

The iconic Torres Rani is located along Mozambique's picturesque coastline on Avenida da Marginal in Maputo City. It was developed in a joint venture by Rani Investment, the Hospitality and Real Estate business arm of Aujan Group Holdings and Minor Hotel Group. The concept for the Torres Rani was to make a bold statement in the urban fabric of Maputo and create iconic buildings that would enrich Maputo's skyline, whilst satisfying the critical shortage of 'A' Grade Residential and Office accommodation. The development was successfully concluded in 2016 with a Mixed Use Development including the Radisson Blu Hotel with the sinuous shapes of the plan and façade inspired by the rolling hills and undulating coastline of Mozambique. Unimpeded scenery from the two towers capitalizes on the magnificent sea views and coastline, creating a thoughtfully designed peaceful oasis in vibrant metropolis, and offering every convenience that captures the carefree spirit of today's Maputo.

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On the 22nd March 2017, the Torres Rani was inaugurated by President Filipe Nyusi who praised the Aujan Group and Minor Group for their initiative, courage, and vision with an investment of over 250 Million American Dollars. This was followed by Torres Rani honorable receiving two awards in 2017, with best Architectural design awarded to Torres Rani at the Africa Property Investment (API) Awards held in South Africa that recognized innovation and outstanding achievement in the property industry with judges evaluating “infrastructure and transport access, integration into the environment, originality of the concept, technical and architectural quality, services offered, sensitivity to the local community, innovation, sustainability, corporate staff involvement, response to market demands, financial performance, occupancy, and the impact of the project on economic convergence”. In the same year at The Casa Mozambique Real Estate Gala that took place in Maputo, Torres Rani won the most prestigious award of the evening the “best of the best” for overall excellence in all areas competing from 40 projects in Mozambique.

The Torres Rani consists of two tower structures comprising of 775,000 sq. ft. of GFA and includes a residential tower of 181 furnished and serviced world-class residential apartments of 224,000 sq. ft serviced by an international Five-star Hospitality brand - Radisson Blu. There is a state of the art office building, a two-storey secured covered parking garage, and a retail area servicing both the residential and office towers. Lifestyle amenities are included such as two swimming pools, a children's play area, restaurants and lounges, and a state-of-the-art gymnasium surrounded by excellent and effective security.



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Just steps from the scenic waterfront in Mozambique's cosmopolitan capital city, Torres Rani is the place to live, work and relax. The iconic Residential and Office Towers add a new dimension to the cityscape, reflecting the opportunities and rewards of a flourishing economy



The Torres Rani Office tower comprises of 21.749,90 sqm and 16th levels of shell and core . The Apartment tower consists of 15.322,18 sqm

Distinctive architecture with panoramic water views evokes the beauty and tranquility of the ocean. Unrivaled infrastructure and state-of-the-art security bring peace of mind, while five-star facility management assures no detail is overlooked.

As Maputo's most desirable workplace, the Torres Rani address connotes vision and distinction. Each office blends modern design with sophisticated technology and expansive views that make doing business a pleasure. Enviable situated, the offices sit at the intersection of the main arteries of Maputo

The 19th story Residential Tower comprises Studios, T1, T2 & T3. Top floor occupied by 5 penthouses.

- Studio 64 units
- T1 53 units
- T2 48 units
- T3 16 units
- Penthouses 5 units

This world-class residences boasts a Modern design, spectacular views, exclusive recreational facilities and full security, are just a few of the amenities. Serviced by an international Five-Star Hospitality brand, this is the perfect refuge from the frantic pace of city life.

A retail area and First-class conference facilities include 11 Shops incl. Restaurant and 5 conference Rooms with the stunning Rovuma Ballroom of 305 sqm, Nkomati meeting room of 151 sqm, Buzi meeting room of 48 sqm, Lugenda meeting room of 48 sqm and the Lurio meeting room of 60 sqm

Residence Tower facilities include well renowned Restaurant Azul – Located on the ground floor of the residence building, Total Capacity 110 with private dining room for 10

Vivo Bar & Lounge Located on the third floor of the residence tower, trendy and a central meeting point for the Mozambican community to unwind and relax. Furthermore, a stunning Outdoor Swimming Pool, Fitness center, four guest & 1x service elevator.

Ample and secure Parking made up of 16.824,53 sqm constituting 604 bays (covered and uncovered).

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OVERVIEW: OF MIXED RETAIL INCLUDING CONFERENCE ROOMS-AZUL - GYM AND PARKING

	Net Area	Total GLA	Building Specific Allocations (including Roof)	Total Area in m2 (Net Area + Balcony + Floor Common + Roof + Building Common)	Allocation of Common Areas for Both Buildings (in m2)	Total Area in m2 (Net Area + Balcony + Floor Common + Roof + Building Common)
Retail	1,249.19	1,249.19	-	1,249.19	254.73	1,503.92
Conference Rooms	1,270.19	1,270.19	-	1,270.19	259.01	1,529.20
Azul Restaurant	486.32	486.32	138.94	3,985.34	784.34	4,769.69
Gym	108.68	108.68	17.21	125.89	22.16	148.05
Parking 604 bays	16,824.53	16,824.53	-	16,824.53	-	16,824.53
TOTAL	23,298.99	23,298.99	156.15	23,455.14	1,320.24	24,775.39

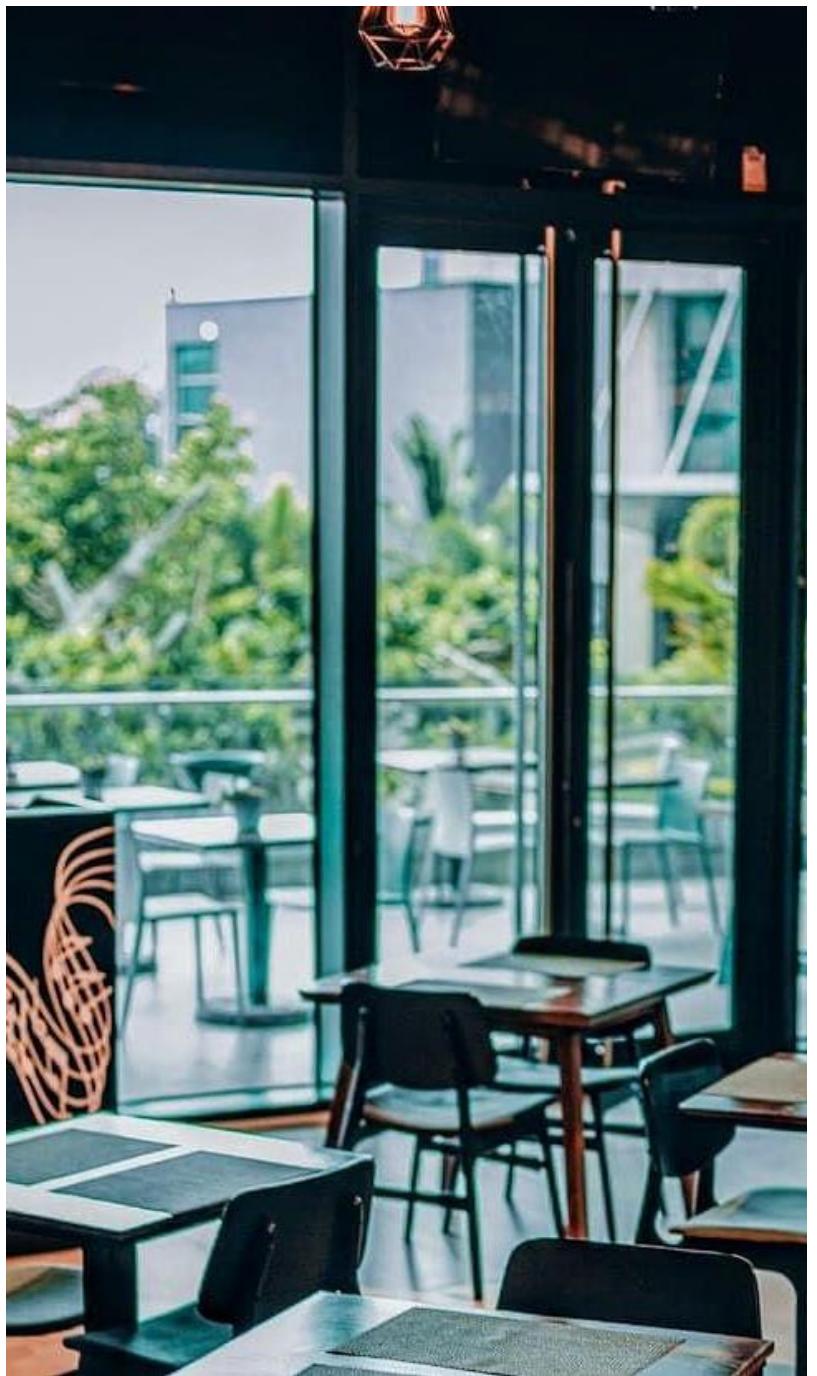
RETAIL: Commercial Tower - 10 shops

Shop No.	Level 0	TOTAL SQM
Shop 05	35.03	35.03
Shop 06	57.76	57.76
Shop 07	110.01	110.01
Shop 08	49.31	49.31
Shop 01 & 02	124.96	124.96
Shop 03	103.16	103.16
Shop 04	25.87	25.87
Restaurant 01	236.72	236.72
Shop 09	134.00	134.00
Shop 10	227.96	227.96
TOTAL RETAIL	1,104.78	1,104.78



A **retail area** and First-class conference facilities include 11 Shops incl. Restaurants and 5 conference Rooms with the stunning Rovuma Ballroom of 305 sqm, Nkomati meeting room of 151 sqm, Buzi meeting room of 48 sqm, Lugenda meeting room of 48 sqm and the Lurio meeting room of 60 sqm









The technically Sophisticated modern Office Tower consists of 15 levels of office floors, that are serviced by 5 dedicated high speed lifts, and comprise of a total of 23 604 m² with access via a dedicated entrance foyer linked to the ground floor retail mall.

The exclusive Retail Area is located on the ground floor offering a variety of retail outlets and restaurants, adding significant value to the mixed use development with a variety of shopping outlets. The retail portion of the project primarily serves as a convenience hub to the towers.

The building also features two dedicated parking levels common to all the facilities, residential, office and conference facilities which are located at the lower ground level, and surface parking on the retail level, making up to a total of 604 parking bays, 451 of which are covered.

The building professionals, contractor and consulting teams were also very successful in optimising the site's potential with developing systems that minimize energy consumption, protecting and conserving water, using environmentally preferred products, enhancing the Indoor Environmental Quality (IEQ), and streamlining operational and maintenance practices. The building structure itself is primarily a reinforced concrete column and slab system, with concrete block.

The talented Professional Team consisted of:

Architects Principal Architect: DSA Architects International

Local Architects: Mesch Architects

Project Managers: Metrum Project Managers

Quantity Surveyors: RLB / Pentad Quantity Surveyors

Civil Engineers: DG Consulting Engineers

Structural Engineers: DG Consulting Engineers

Mechanical Engineers: Acend Engineers

Other Consultants:

Landscaping Consultant: Landmark Studios

Interior Design Consultant: Dakota Design

Lift Consultant: Proj-i-Tech

EIA Consultant: Salomon Lda

HVAC: ACEND Consulting Engineers

Principal Contractor/s: Stefanutti Stocks / SS Construcoes Mocambique

Electrical Engineers: CKR Consulting Engineers

Fire Consultants: CKR Consulting Engineers

Torres Rani followed an environmentally sustainable design with measures incorporated such as Grey-water is used for irrigation and HVAC has water cooled chillers, supplied from treated grey water recovery, HFC refrigerant used in lieu of CFC, VRV and inverter split-units used, the Glass façade has a high specification to reduce solar gain, hot water recovery from chillers, All lighting in public and site areas are LED. The architects ensured that the building design embraced economic benefits by improving efficiencies and eliminating waste, in terms of energy, water, and material savings. All electrical and mechanical services are linked to the Building Management System. The system monitors the status of each sub-system and provides billing, energy and maintenance management information with Standby power with 100% backup provided by 3 x 1,600kVA prime rated generators.

Condominium USD 4.00 per sqm that Includes

- ❖ Full security (We have 61 guards, CCTV camera system, electric fence, all gates controlled by security and access control, card reader in all elevators);
- ❖ Fire evacuation system;
- ❖ 3 Generators and diesel use;
- ❖ Centralized air-condition system;
- ❖ Technical team 24h/7 to assist all tenants on their requirements (all maintenance issues we have senior engineer to resolve any technical problems that Tenants might experience);
- ❖ Covered Parking space (guards and control system with cards) for additional security;
- ❖ Water pumps and large water tanks in case of water cuts in the city (drinkable water, treated);
- ❖ Cleaning of common area and elevators;
- ❖ The condominium is comprehensive at the Torres Rani as we have high levels of preventative Covid-19 measures, additional cleaning of common areas, elevators, with special cleaning products, temperature measures for all, dispensers with alcohol gel.
- ❖ COVID preventative measures.

TORRES RANI

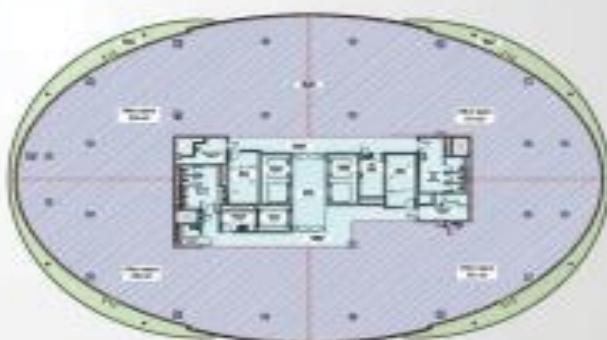
Office Space for Rent



DESCRIPTION

- Premium grade offices
- Uninterrupted power and water supply
- State of the art security, control access and CCTV monitoring
- International property management team
- Panoramic sea and city views
- Dedicated covered parking
- Energy efficient building
- Floor area ranging from 1,100m² to 1,600m²
- Adjacent to Radisson Blu Hotel and Radisson Blu Residences
- Retail Centre with various shops and services.

OFFICE AREA SPACE



TORRES RANI complex consists of 79.713,39 sqm

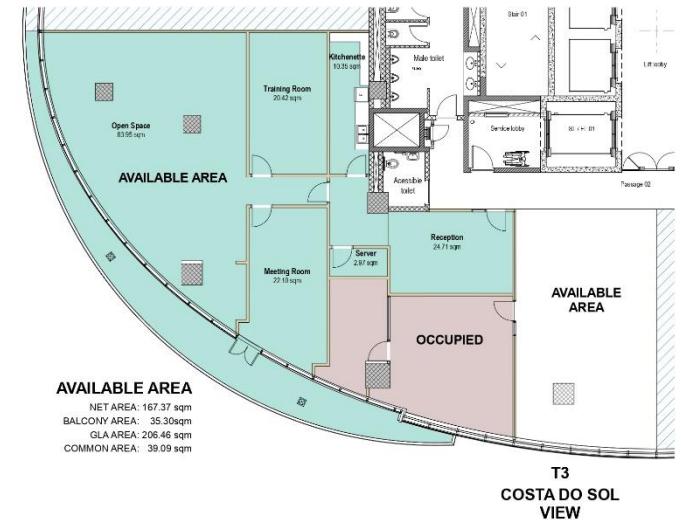
OFFICE TOWERS – 21.749,90 sqm

The 16th level Office Tower, has shell and core areas available and consists of Physically 15 floors (level 13 does not exist).

White box offices that had been vacant

Available two office spaces in white box (fit-out) located on the 4th floor and another on the 8th floor.

Previous tenant's left behind their fit-out (walls, ceiling, divisions, electrical installation, air-conditioning). If tenant requires some modifications in any of this area's it is possible, as long as does not compromise any structure of the building.





SHELL & CORE OFFICE SPACE

Available Offices in shell & core unit costs include the building structure, vertical circulation, public spaces, physical plant support spaces, and site improvement.

Base structure, including foundation, beams, columns, floor slabs, and roof structure.

Common areas, including entrance vestibule, main lobby, public elevator lobby, fire egress stairways and corridors, mechanical rooms, electrical switchgear, public and service elevator shafts;

Electrical and mechanical systems,

Public toilets each floor;

Electrical and mechanical systems, including central heating, ventilation, and air conditioning systems, chiller plant, cooling tower, emergency generator, and Building Automation System;

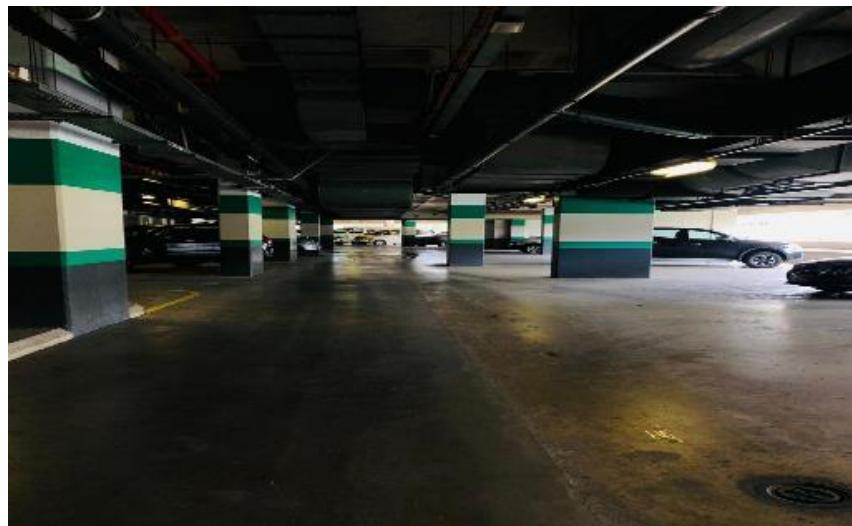
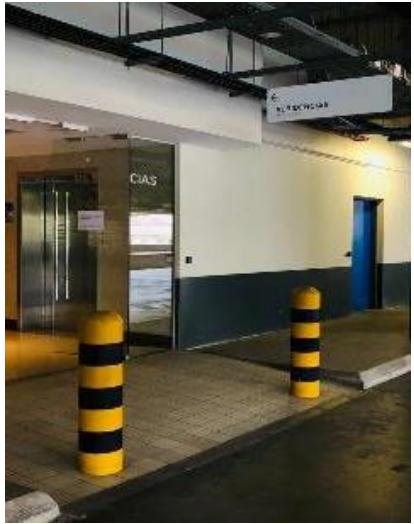
Combination fire standpipe/sprinkler system and central fire alarm system;

HELPDESK

Our outstanding customer support is available from Monday to Friday, 7am to 5.30pm, to assist Tenants with maintenance issues that they might experience.

Receiving visitors at the front desk by greeting, welcoming, directing and announcing them appropriately



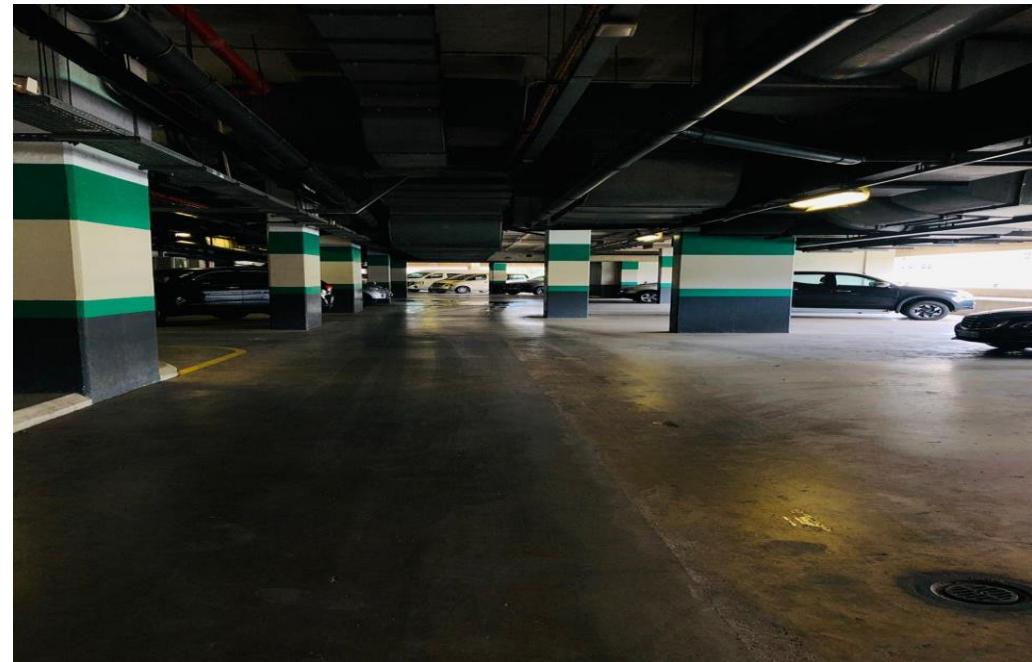
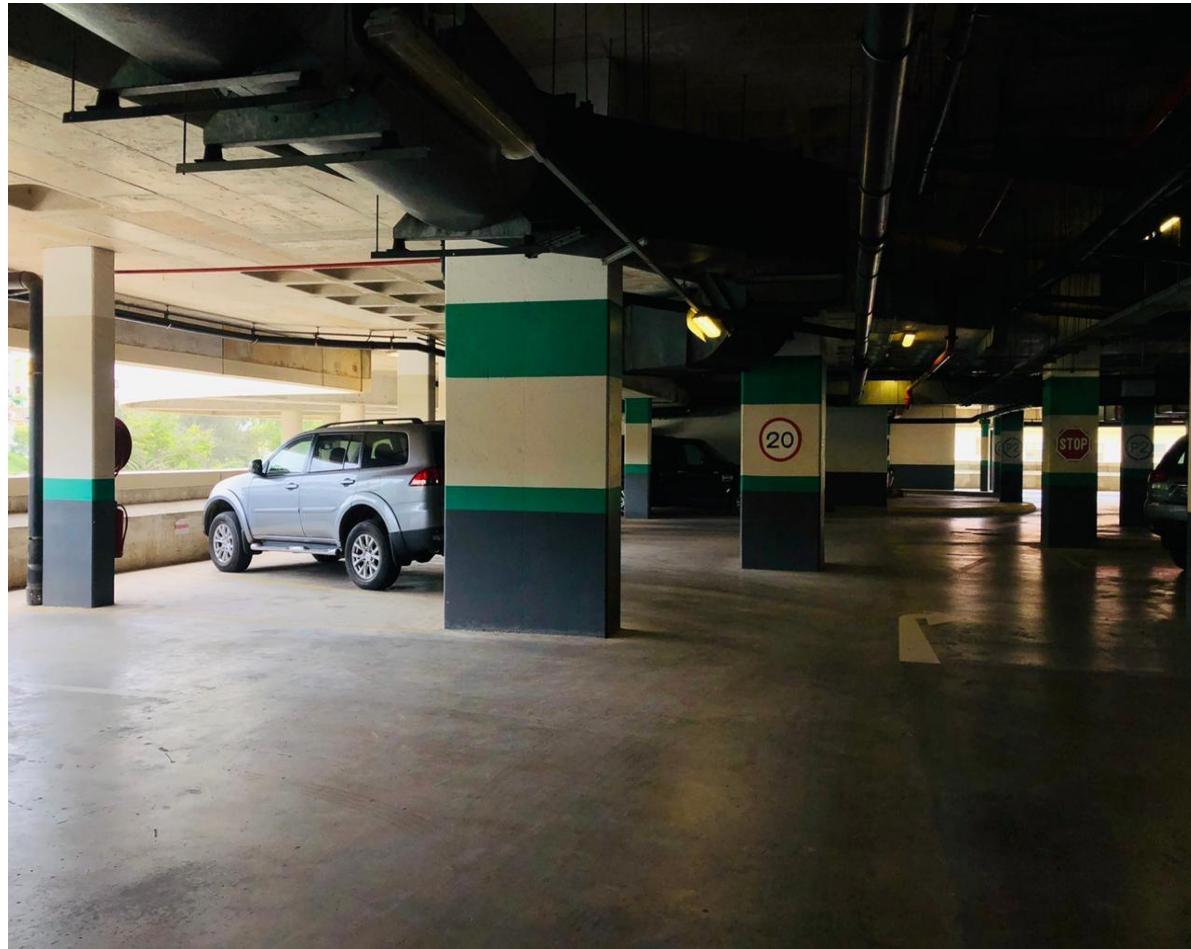


PARKING

Tenants have covered and secured Parking bays within the towers for each apartment – guards and control system with cards are issued for additional security and control.

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SECURITY

Comprehensive security, with over 61 Guards (Garda World Security), CCTV camera system and control center, electric fences, a fully enclosed large compound with all gates controlled by security and access control.



SECURITY

CCTV cameras controlled by security 24/7 with multiple screens and recordings.

Mirror at all entrances to verify metals under vehicles.

COVID 19 PREVENTATIVE MEASURES

We have a mandatory screening in all entrances (main, retail, office, residence, and staff entrance) with the records and protocol for any person's body temperature over the max. limit.

Alcohol hand dispensers in strategic places (all entrances, reception, P1, and P2, common/public areas, back of house and all the lifts) have been placed with how to hand rub posters.

Lift usage with limitation of number per passenger (2) with max. capacity-floor signage and suggestion of prioritizing the use of stairs with respect to social distancing.

We have dedicated disinfection crew member at front of the lifts (ground floor, P1 and P2) and assign to disinfect.

We have dedicated a disinfection crew member for the back of the house, common, and public areas to disinfect all key touchpoints as per the cleaning & disinfection frequency.

We have dedicated a disinfection crew member for all lift landing and staircases to disinfect all key touchpoints as per the cleaning & disinfection frequency.

We have a protective screen at the receptions with social distancing floor marks.





Covid 19 Preventative Measures

We reduce number of the urinals and taps at the restrooms, to ensure social distancing requirements.

Communication posters that outline steps that each person should be aware of regarding the Covid-19 -(Poster in the English language) at every floor lift landing, main entrances, elevators, common/public areas, back of the house, reception and additionally we placed how to hand wash and how to stop the spread of germs in every restroom.

Communication Videos on all our media platforms like TV screens in the retail area of an official WHO (worldwide Health Organization) movie regarding .

The cleaning company (NemChem) is in the process of increasing cleaning products to incorporate specific detergents, all staff is wearing masks and gloves. Additional disinfectant soaps have been installed in bathrooms;

Maintenance & security staff have all been given Masks, hand sanitizers, and gloves to be worn.

We have dedicated PPE disposal containers at the garbage room and we have an agreement with the company for PPE disposal. We would like to request your kind assistance to split your PPE garbage from the point with a closed bag for safe and secure handling.

HVAC system is controlled and cleaned & disinfected as per the schedule and attached ventilation protocol. The water for the centralized airconditioning system was set with measures to kill bacteria with UF membrane plants.

COVID 19 Preventative Measures

Our building has received the official certificate for cleanliness, disinfection remote assessment, implementation of all the cleaning and hygiene measures by SGS Global which is the world's leading inspection, verification, testing and certification control company.



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