



中铁建工诺德地产

Beijing China Railway Noble Real Estate Development Co., Ltd.

一诺千金 德行天下

Victoria Noble Center

2019.04





中铁建工集团有限公司
CHINA RAILWAY CONSTRUCTION ENGINEERING GROUP

诺德 · 一诺千金 德行天下





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The project is seated in Dar es Salaam, Tanzania. Which located in the southeast corner of the junction of BAGAMOYO road and MWINJUMA road. It is about 3 kilometers from the rich area of the Peninsula and 5 km away from downtown, occupied the center of the new CBD.

"Victoria area" where the project sited, which will be the new CBD of the city.





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- ◆ The total area of the project is 4819 square meters for commercial and residential use
- ◆ Double tower, one floor is underground, sixteen above ground, total 42407.86 square meters
- ◆ The ground floor area is 39225.91 square meters and the underground floor area is 3182.35 square meters
- ◆ The volume ratio is 8.14, the building base area is 2985.46 square meters, and the building density is 61.95%
- ◆ The project started in early 2017 and is scheduled to be completed and delivered by the early of 2019 (March, 2019)





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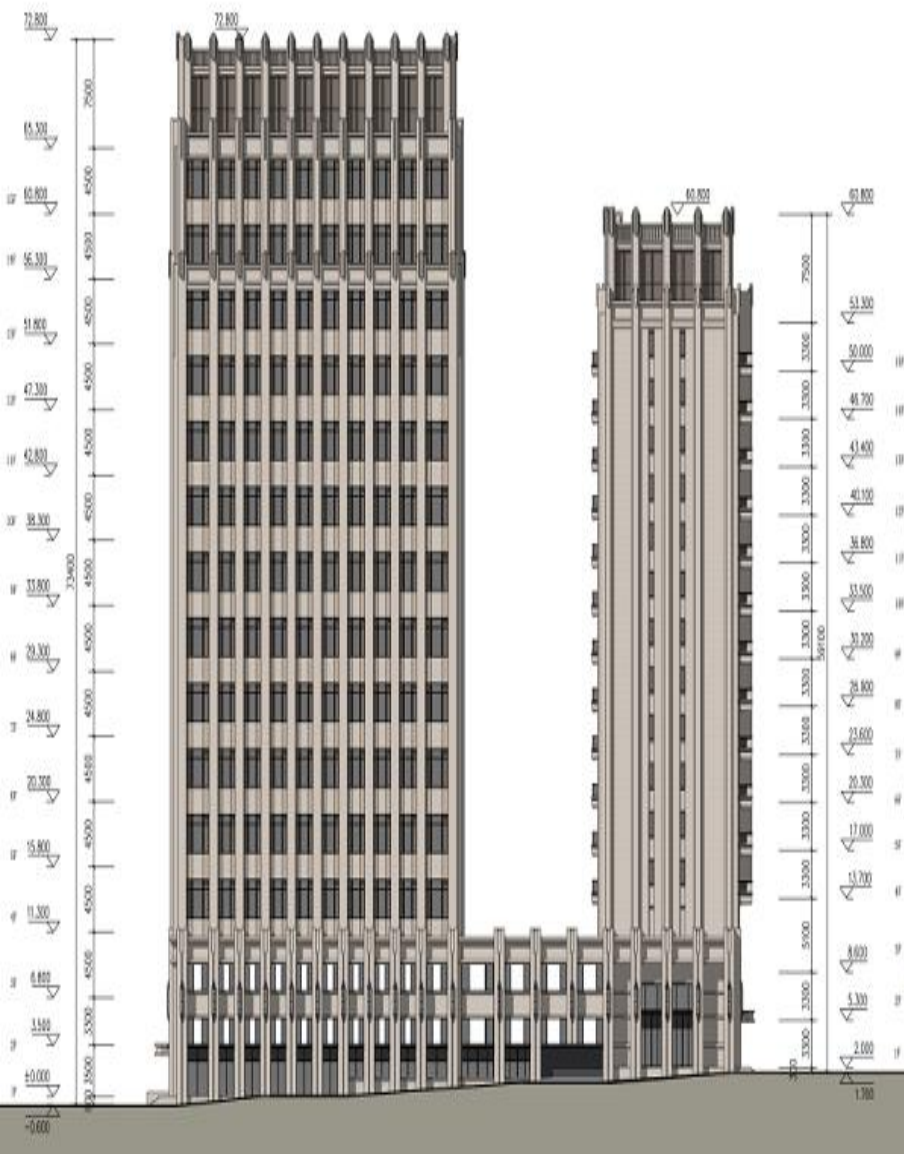
- ◆ Promote name: VICTORIA NOBLE CENTER
- ◆ Developer: CRJE INVESTMENT (E.A.) LIMITED
- ◆ Investor: China Railway Construction Engineering Group (CRCEG)
- ◆ Architectural & planning design : Institute of architectural design, Tianjin university
- ◆ Contractor: CRJE (EAST AFFICA) LIMITED
- ◆ Property management company: CRJE INVESTMENT (E.A.) LIMITED
- ◆ Reception center calling (Sale hotline) : +255 798 999 888
- ◆ Expected delivery time: middle 2019 (JUN 2019)
- ◆ Land nature: commercial and residential. business form: office, commerce, residence
- ◆ Acquisition of land derivative rights: 19 September 2016
- ◆ Land tenure: 98 years (from July 1, 2016), continue after expiration



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- ◆ Height of office building: 70.55m (G+15floors) ; Total height of residential building: 55.49m (G+15floors)
- ◆ podium building: 3floors
- ◆ Standard floor area of office building: approximately 1513.4m²
- ◆ Elevator configuration: 5 for office building (including one fire elevator) ; two units for residential 、 Two households per unit with two elevators
- ◆ Floor height: Office lobby is about 7.25m、 1st-2ND floor: 3m、 3rd-15th standard floor 4.5m; residence G-1ST floor 3.3m 、 2ND FLOOR 3.6m、 3RD-15TH standard floor 3.3m
- ◆ Net height: net height of office building after decoration: about 3.4m; Residential standard floor after decoration net height is about 2.8 meters
- ◆ Total residential : 59 units, 52 are three-bedroom (with an area of 184 / 168m²) and 7 unites are 1 and 2bedrooms (ranging from 81 to 113m²)
- ◆ Parking spaces: 218 standard parking spaces, 9 mini parking spaces, 56 underground parking spaces, 162 standard above ground parking spaces and 9 mini parking spaces
- ◆ Vehicle entrance: office building near BAGAMOYO side, podium building near MWINJUMA side
- ◆ Seismic crack: 6 degrees; Building fire resistance: ground and underground building for office ,residence are all first grade
- ◆ Architectural form: office building cast-in-place frame shear wall.residential-shear wall

OFFICE SPACE FLOOR PLAN



Household type analysis

4.5 meters to enjoy the high level, more space may be used; Multi-area selection with 105-232 square meters. Smart combination of free division ; the use of central core tube set, more comprehensive use of lighting surface; Each floor is equipped with tea break room to facilitate the staffs.



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Office building delivery standard

External facade

- ◆ Office building on both sides of the road: G-2nd floor dry hanging stone
- ◆ podium building faces the side of the road : G-2nd floor dry hanging stone
- ◆ Exterior walls and other parts: NATURAL STONE COATING

public washroom

- ◆ Ground: brickflooring tile
- ◆ Wall: Ceramic tiles
- ◆ Ceiling: plasterboard ceiling
- ◆ Sanitary ware: installed in place

Ground floor lobby and elevator hall

- ◆ Ground: stone material
- ◆ Wall: stone material
- ◆ Ceiling: plaster board ceiling
- ◆ Lobby Door: Glass rotary and vertical hinged door
- ◆ Elevator: FUJI elevator

Indoor supporting facilities

- ◆ Air conditioning: VRV central air conditioning
- ◆ Power supply: power supply into the home
- ◆ Network and telephone: reserved interface for weak electric wells
- ◆ Fire: Spray

Interior decoration standard

- ◆ Wall: Rough
- ◆ Wall: Rough
- ◆ Ceiling: Rough
- ◆ related pipe well in the pipeline reservation

Standard elevator hall

- ◆ Ground : flooring tile
- ◆ Wall: paint glass:
- ◆ Ceiling: plaster board ceiling

Public facilities

- ◆ Air conditioning: VRV central air conditioning
- ◆ Fire protection: hydrant, spray Distribution: electrified
- ◆ Network and telephone :reserved interface for weak electric wells
- ◆ Security :yes
- ◆ Vehicles management:Bluetooth access
- ◆ Generator: power distribution



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OFFICE LOBBY
(Rendering)



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ELEVATOR HALL
(Rendering)



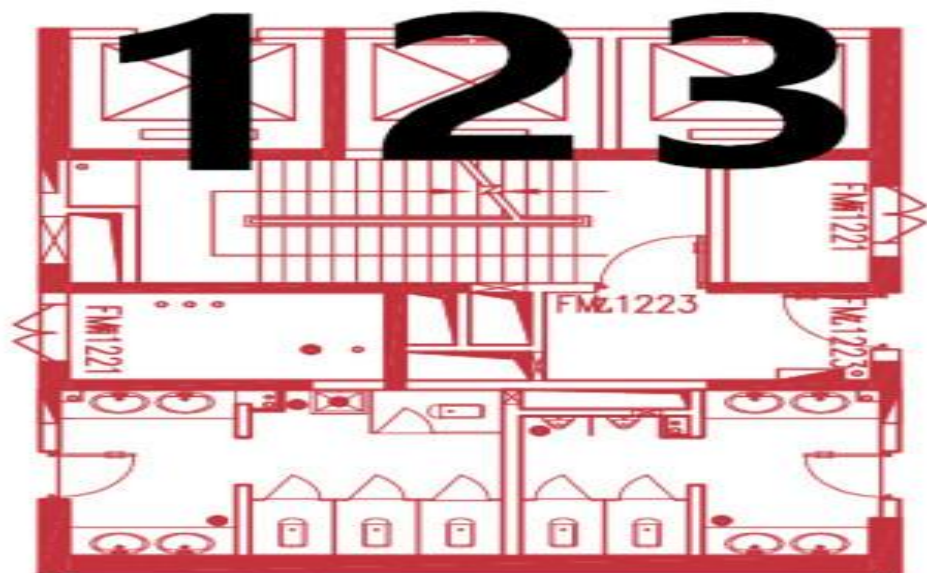
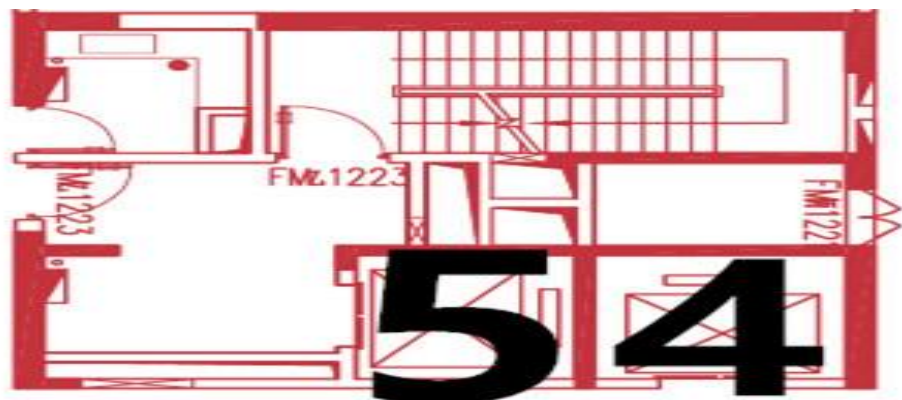
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EPOXY FLOOR PARKING SPACE (Rendering)





FIVE ELEVATORS
EACH FLOOR
(rendering)



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TWO 1000KW
GENERATORS
(Rendering)



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24HOURS CCTV
(rendering)



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车库道闸



取票停车系统



车牌识别系统道闸



车牌识别系统

PARKING LOT GATE SYSTEM (Rendering)



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GUN SECURITY &
SAFETY EXPLOSION
CHECK
(rendering)



A Floor Plan
户型

套内建筑面积约184m²
三室两厅三卫

Net construction area of about 184m²
Three rooms, two hall and three bathrooms



B Floor Plan
户型

套内建筑面积约168M²
三室两厅三卫

Net construction area of about 168 m²
Three rooms, three hall and three bathrooms



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THANKS

