



Avani Walvis Bay

Reece Daniel and Sam Wenger

Co-Founders
AMSONIA

#InvestNamibia



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ABOUT US

Amsonia: Building Tomorrow



CULTURALLY INSPIRED, INNOVATIVELY DESIGNED DEVELOPMENTS

At Amsonia, we're not just developers; we're **innovators, visionaries**, and **pioneers** of change. Founded by two intrepid entrepreneurs driven by a passion to redefine the norms of property development, our journey has been characterized by a relentless pursuit of innovation and a refusal to settle for the status quo.

What sets us apart?

Hands-On Involvement: We roll up our sleeves and immerse ourselves in every aspect of the development process. Our hands-on approach ensures that no detail goes unnoticed. From concept to completion, we're there every step of the way, guiding, shaping, and sculpting each project with precision and care.

Unwavering Innovation: From day one, we've challenged the norms, questioned traditional practices, and dared to dream bigger. Our portfolio is a testament to our willingness to push boundaries that elevate the standards of the industry.



ABOUT US

Our Record of Ground-Up Enterprises



WE HAVE EXPERIENCE BUILDING BRANDS THAT CUSTOMERS LOVE

A lifestyle & eco-focused gated community
SERENITY HILLS



Award-winning fusion cuisine
THE PACKSHED



Life-saving healthcare in Namibia
FIGO HEALTH



MEET OUR TEAM



Sam Wenger

Sam gathered more than 15 years experience in international executive hospitality in various sectors, including 5 star luxury hotels, airports, and Alpine resorts, before moving into construction and architectural design.



Reece Daniel

Prior to establishing Amsonia's businesses, Reece co-founded Figo Health, a leading dialysis provider in Namibia. Reece also worked in real estate corporate finance at CBRE Spain where he gathered over \$1 billion in transaction experience. Reece is a CFA charterholder.



VALUE PROPOSITION



4-star rated amenities in the city centre with far-superior business travel accommodation and unique go-to F&B offerings to support the increased business travel.

Market

Location and Site: Few low-quality hotels in city centre.

Design: Dated and few amenities.

Facilitates: Restaurant and small conference area.

Market supply:



Avani

Location and Site: Prominent city centre location.

Design: Distinguished modern design with state-of-the-art amenities, commercial, food and beverage spaces.

Facilitates: Various F&B, casino, rooftop pool, and conference facilities.

Avani WB:



AN ICONIC LANDMARK FOR THE NAMIBIAN COAST

An emblematic design, improving the infrastructure of Walvis Bay and creating a unique destination for tourist and business travellers alike.



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SUSTAINABLY DEVELOPED

With the goal of being EDGE certified, the building will be optimised for resource efficiency, light, and flow.



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FOR LOCALS & TOURISTS

Street-side F&B offering in the heart of the Walvis Bay business district, providing a memorable experience and meeting space for both local professionals and visitors.



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IDENTITY RECORD

Avani Walvis Bay



Project Description/Overview

The Avani Walvis Bay Hotel is a ground up development of **commercial, hotel** and **casino** facilities in Walvis Bay, Namibia.

The development aims to address the sub-standard business travel accommodation demand in the Namibian coastal region ahead of the demand growth driven by the oil industry advancements.

In addition, the development also aims to capitalise on the **prime real estate** in Walvis Bay town centre with a street side bistro to serve as an amenity and meeting point for local professionals.



REGION

Walvis Bay



LOCALITY

Central Business District



TOTAL CAPEX REQUIRED (USD)

14.6 million USD



TOTAL WORKING CAPITAL REQUIRED (USD)

1.1 million USD



REVENUE STREAM 1

Hotel Rooms



REVENUE STREAM 2

Gaming



REVENUE STREAM 3

F&B, conferencing & events

PROJECT PRESENTATION



Project Status

TOWN PLANNING PHASE

Casino Consent Granted

Consent Use for the use of our property as a casino, ensuring legal and regulatory approval to operate and capitalize on the lucrative gaming industry.

Town Planning

A further 6 months required for the remaining town planning studies.

Management Contract

Draft contract with Minor Hotels for the Avani brand has been negotiated and reviewed.



TARGET MARKET

National and International tourists and business travelers.



INFRASTRUCTURE REQUIREMENTS

Accommodation, casino, conference, and business centre.



SOCIO-ECONOMIC IMPACT

Creating 300 jobs and patron focused food and beverage service, casino, event space, and hotel contribute to the local communities social and economic development.



ADDITIONAL INFORMATION

Total required funding : USD 15.7 million

FINANCIAL PERFORMANCE








Financial Forecasts (USD)

OPERATIONAL YEARS





YEAR 1

YEAR 2

YEAR 3

	YEAR 1	YEAR 2	YEAR 3
 Sales	6,765,111	8,798,388	10,947,789
 Expenses	3,373,626	4,287,066	5,253,033
 Gross Profits	3,391,485	4,511,322	5,694,756
 EBITDA	1,863,208	2,434,731	3,053,997
 Net Profit	1,808,343	2,098,395	2,509,561

Profitability Indicators

 Net Present Value (NPV)	6,000,000
 Internal Rate of Return (IRR)	24%
 Payback Period	8 years
 Discount Rate	12% WACC



Thank You

One-one engagements with the project promoters, can be arranged via the Bench B2B App or by contacting Ms. Selona Kamendu at +2648 1425 499 (Whatsapp) or at selona.kamendu@nipdb.com

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