



MUCHMORE
Architecture & Landscape

SHIVO GARDEN CITY - TANZANIA



PRECONCEPT DESIGN *rev.00*

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DESIGNTEAM: CHRISTIAN BONU - GIANMARIO SERRELI - BAHAREH GHAZI - RICCARDO SIMONETTI - ADEZ ANWAR



Paje

Location

SITE PLAN



BRIEF

LOCATION

Paje, Tanzania

SALEABLE AREA - TBC

COMMERCIAL AREA

- TBC

APARTMENTS

- 1 x LOW RISE (G+3)
- 2 x MEDIUM RISE (G+5)
- 1 x HIGH RISE (G+8)

- **TOTAL 181 APARTMENTS**

VILLA TYPES

- TYPE A x 11
2 bed + 3 bath
140 sqm + private villas
- TYPE B x 8
3 bed + 3 bath
175 sqm + private villas
- TYPE B.1 x 24
2 bed + 2 bath
175 sqm + 3 bath
- TYPE C x 27
3 bed + 3 bath
120 sqm + private villas
- TYPE D x 15
1 bed + 1 bath
40 sqm + chalet

- **TOTAL 85 VILLAS**

Maalum caves

Masterplan layout

Preliminary concept

Masterplan guidelines

RIVERFRONT VIEWS FOR EACH VILLA

Every villa must be designed in such a way that it offers a view of the waterfront, leveraging the orientation and positioning of each dwelling to maximize the waterfront views and visual experience.

GREEN CORRIDORS AND WATER FEATURES

Incorporation of green corridors and systems of pools or canals that stretch across the entire length of the plot, promoting biodiversity, integration with the natural landscape, and creating a livable and relaxing environment for the inhabitants.



Masterplan sketch



Masterplan Layout

Masterplan guidelines

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The Waterfront Oasis is a bold reimagining of waterfront living — a masterplan that leverages the natural curvature and presence of the river to weave in immersive, luxurious experiences while prioritizing ecological sensitivity and visual grandeur.

The layout strategically staggers built forms and open spaces to optimize river views for every residential cluster and public node.

A signature element of the development is the private pool system carved directly into the river's edge. Instead of being separate bodies, these pools are protected inlets of the river, designed with soft edges and gentle transitions.

Within these protected areas lie a series of manicured islands—each programmed for exclusive leisure:

Private cabana islands with sunken lounges.
Dining islands for event hosting or sunset dinners.





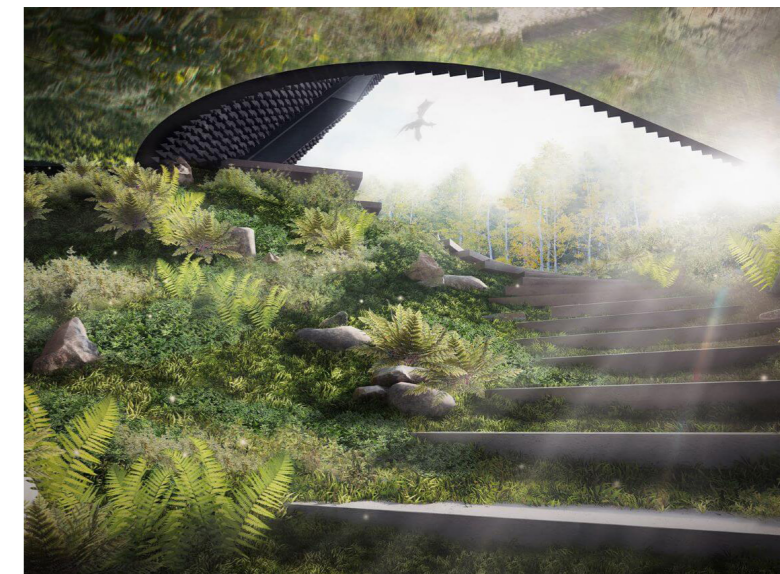
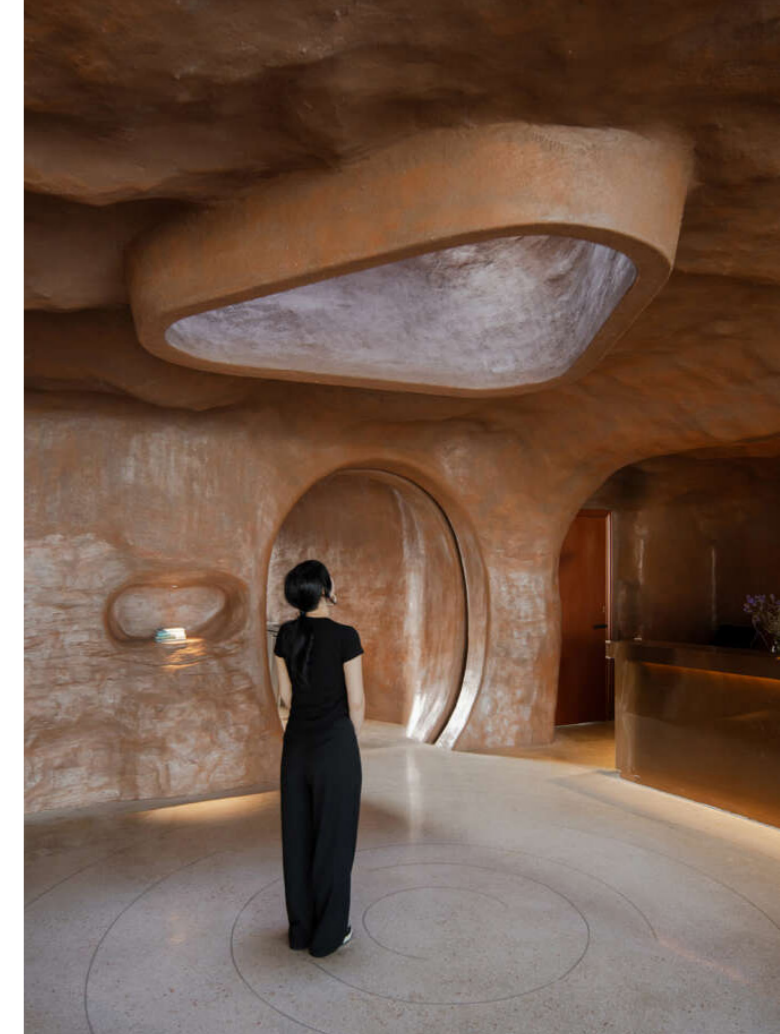
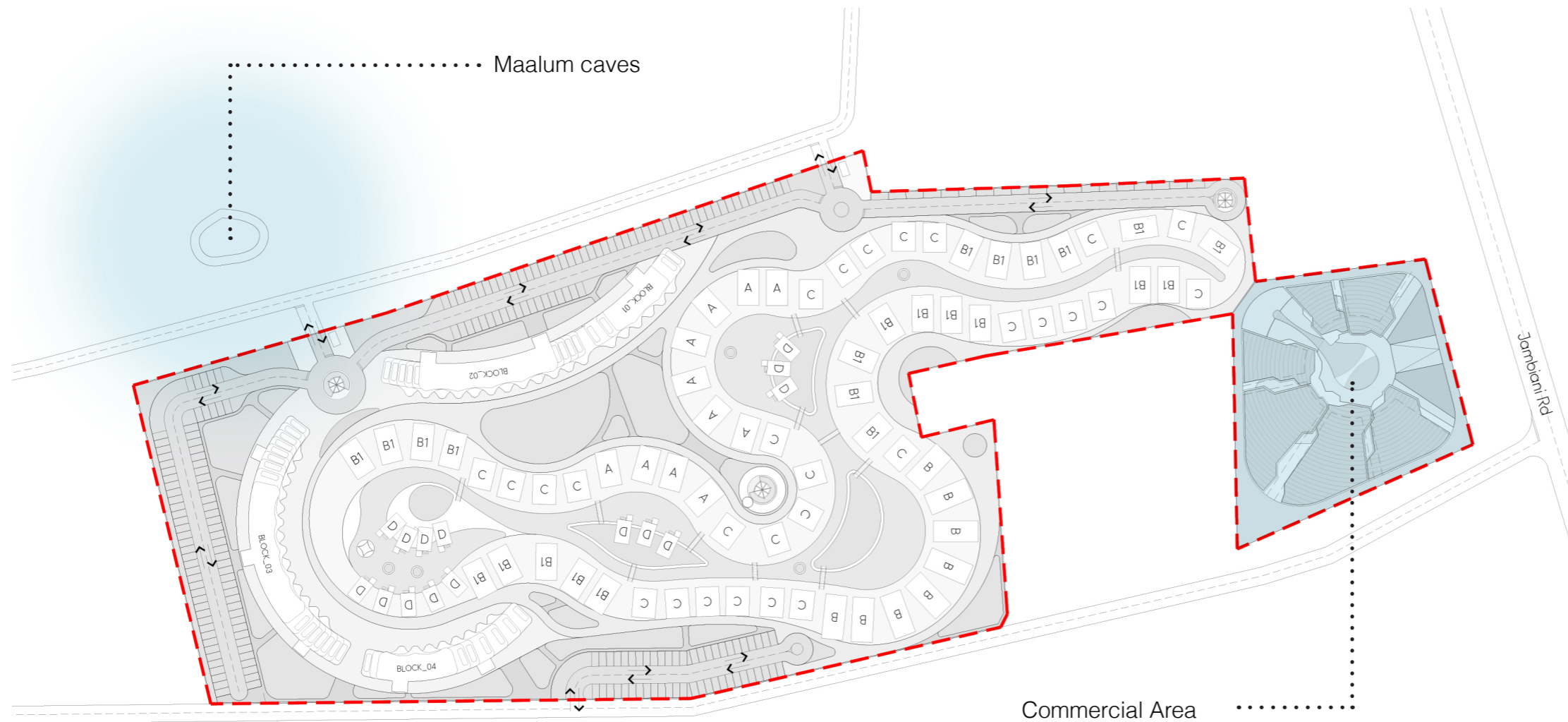
The Riverfront Oasis is a bold reimagination of waterfront living — a masterplan that leverages the natural curvature and presence of the river to weave in immersive, luxurious experiences while prioritizing visual connectivity.

Green Corridors: Breathing Life into the Site
Spanning the length of the site are multi-layered green corridors — wide, landscaped spines that not only facilitate movement but also bring shade, cooling, and biodiversity to the urban edge. These corridors act as filters between built zones and the natural river.

They serve as ecological connectors and recreational promenades, complete with bike trails, native planting palettes, and subtle water runnels that guide visitors towards the riverbanks.

Masterplan layout

Analysis diagram



Maalum caves

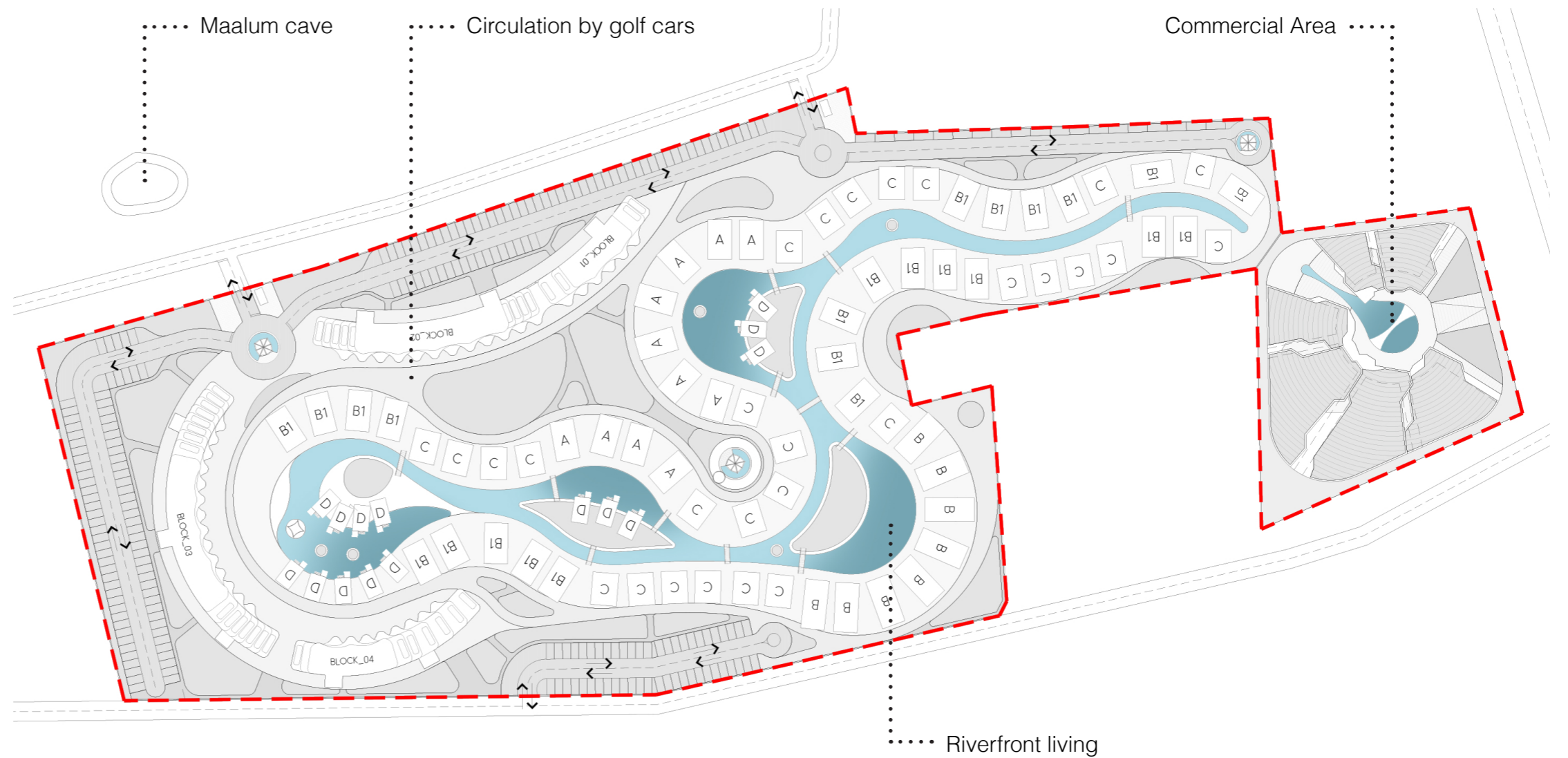
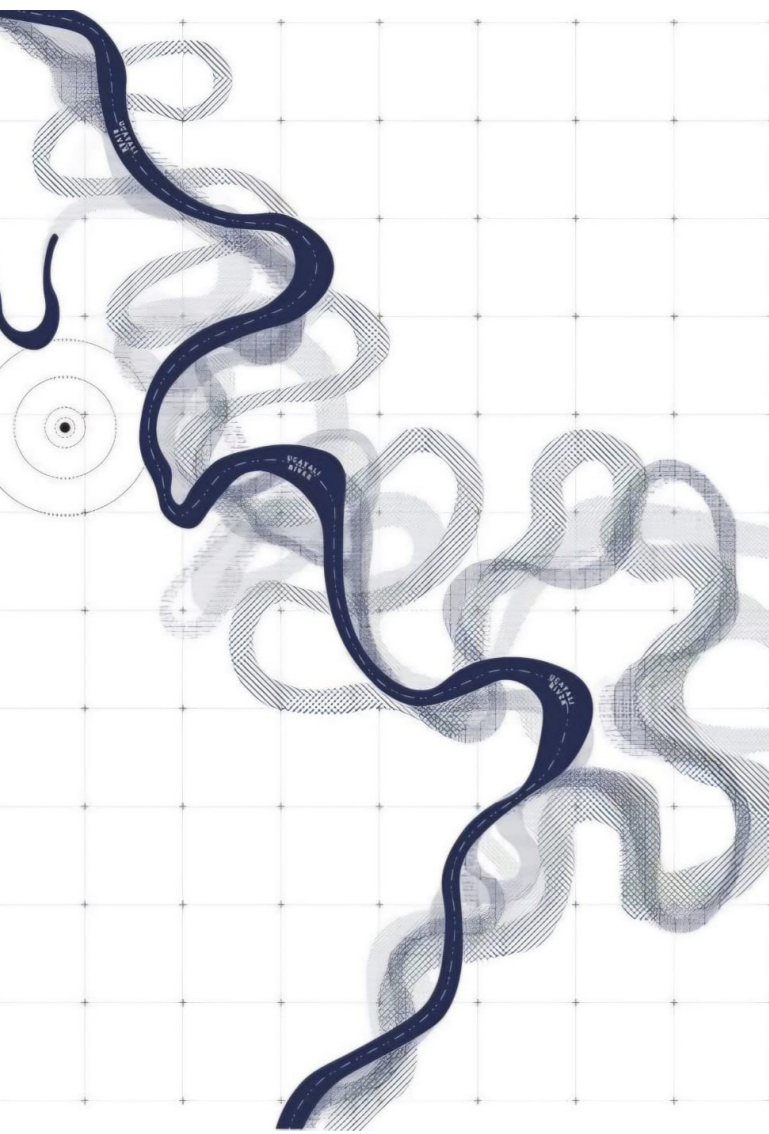
The commercial area is designed with the concept of seamlessly integrating the buildings into a cave-like environment, inspired by the nearby Maalum Caves. Interiors feature rugged, rocky surfaces, evoking the raw beauty of natural cave formations.

Skylights are carefully positioned to pierce through the rocky ceilings, allowing soft streams of daylight to filter into the spaces, creating an immersive, organic atmosphere.

These enclosed, cave-like spaces gradually transition and open up toward a large central atrium, where the architecture breaks open to the ground floor, unveiling a fountain-like water shape that anchors the entire development.

Masterplan analysis





Water features

Water flows through the masterplan as a unifying feature, with varied levels separating the main river from secondary pools. This layering creates pockets of privacy and seclusion while maintaining a continuous flow. It enhances movement, cools the environment, and adds visual richness. The design balances connectivity with calm, enriching the overall experience.

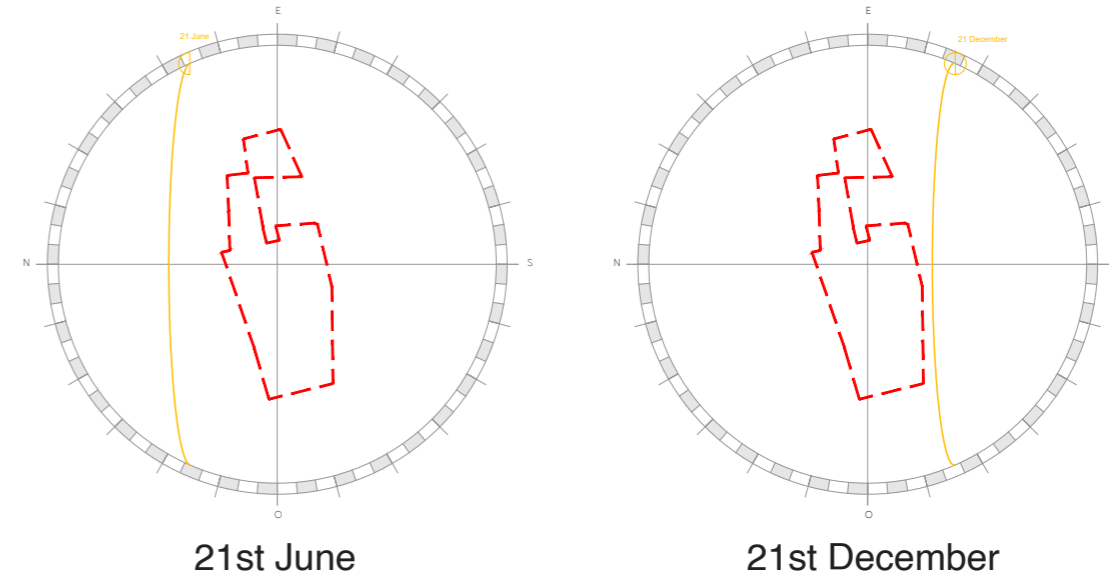
The masterplan option is the result of an extensive exploration of alternative configurations, driven by the unique dimensions of the plot. The primary objective has been to ensure a waterfront view from each villa, leveraging the slight slope of the land towards the river. This led to the development of a masterplan that arranges the villas along the water shape. Along the waterfront, the design incorporates terraced apartments that adapt to the natural gradient of the site, optimizing landscape integration and views.

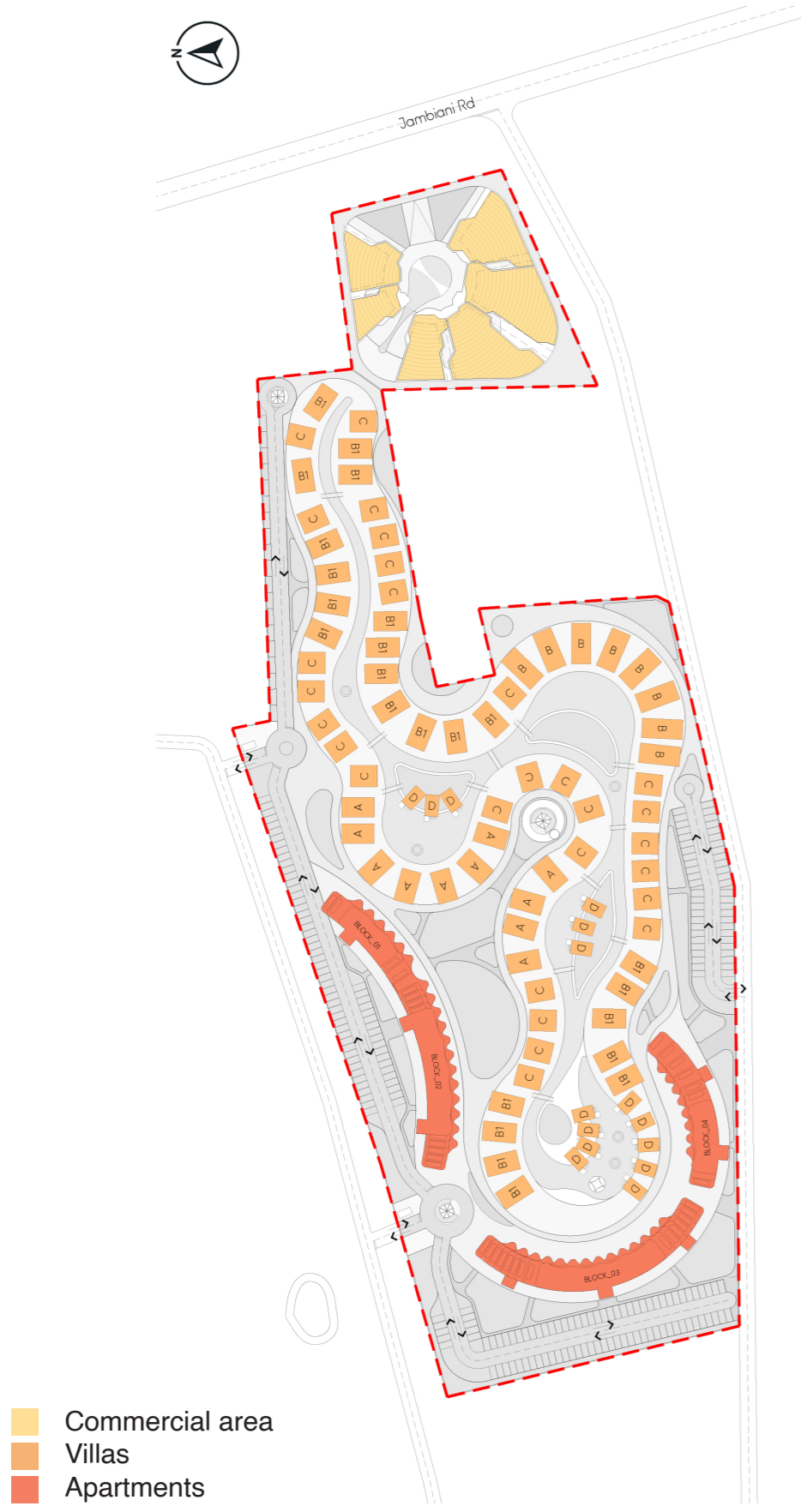
Masterplan analysis



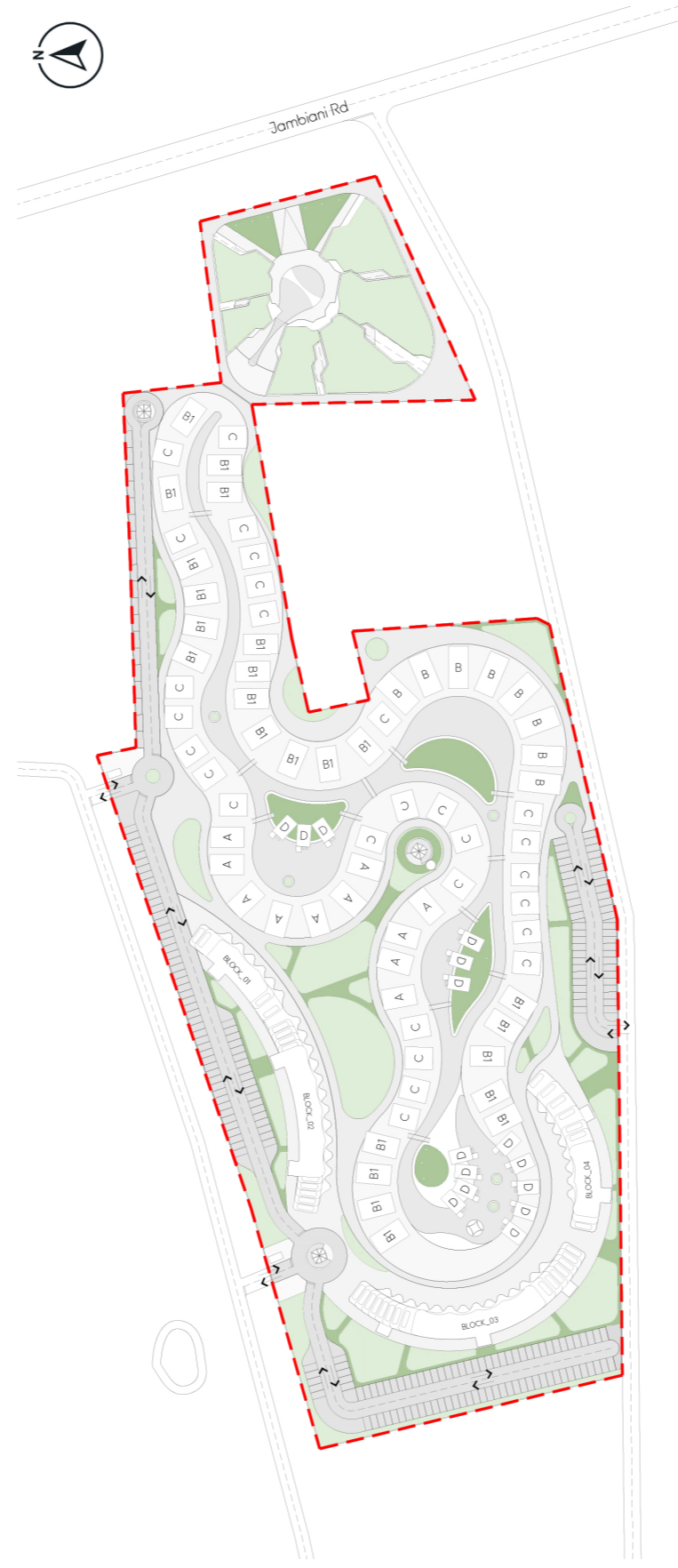
Sun Path Analysis

The design incorporates the sun path analysis to minimize overshadowing of the site and to maximize daylight and exterior views. Building placements and heights have been strategically adjusted to ensure minimal impact on nearby villas, preserving their access to natural light.

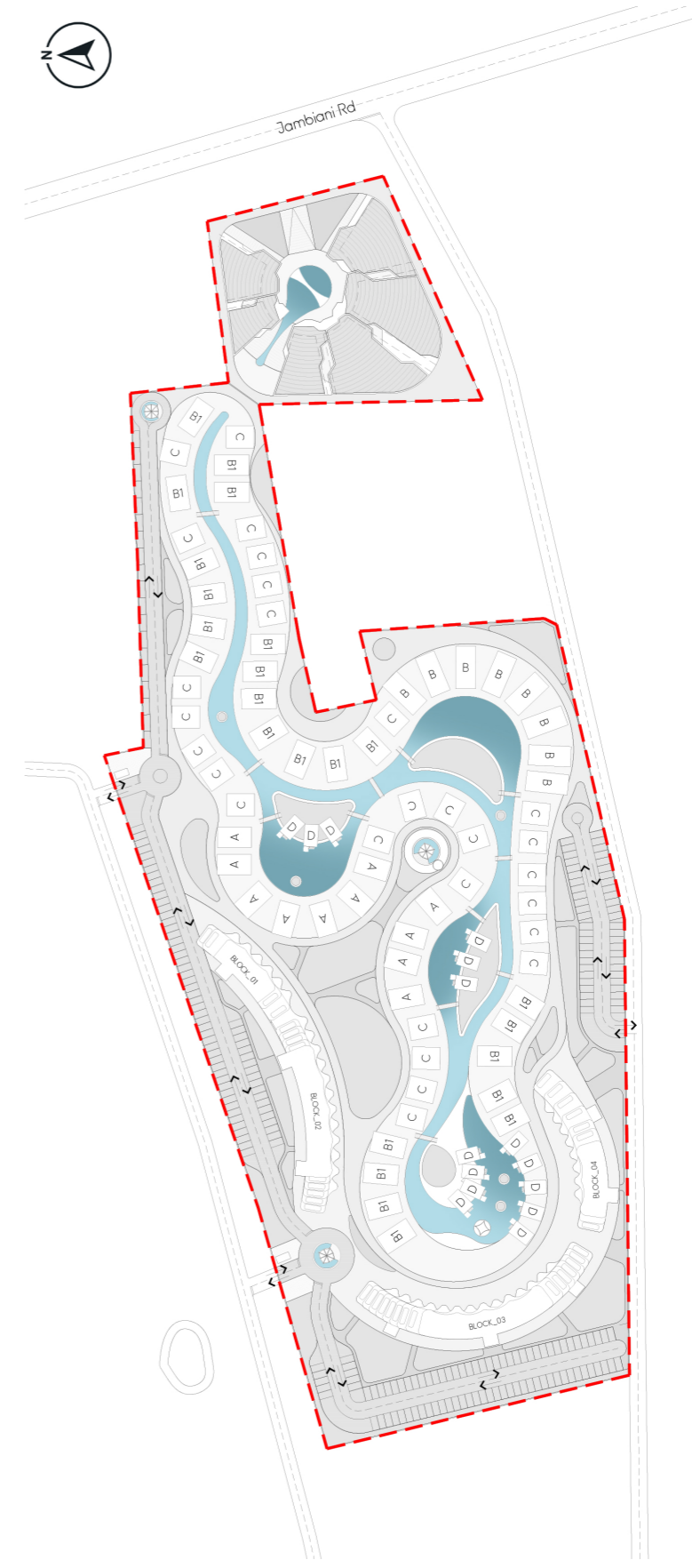




Building footprint



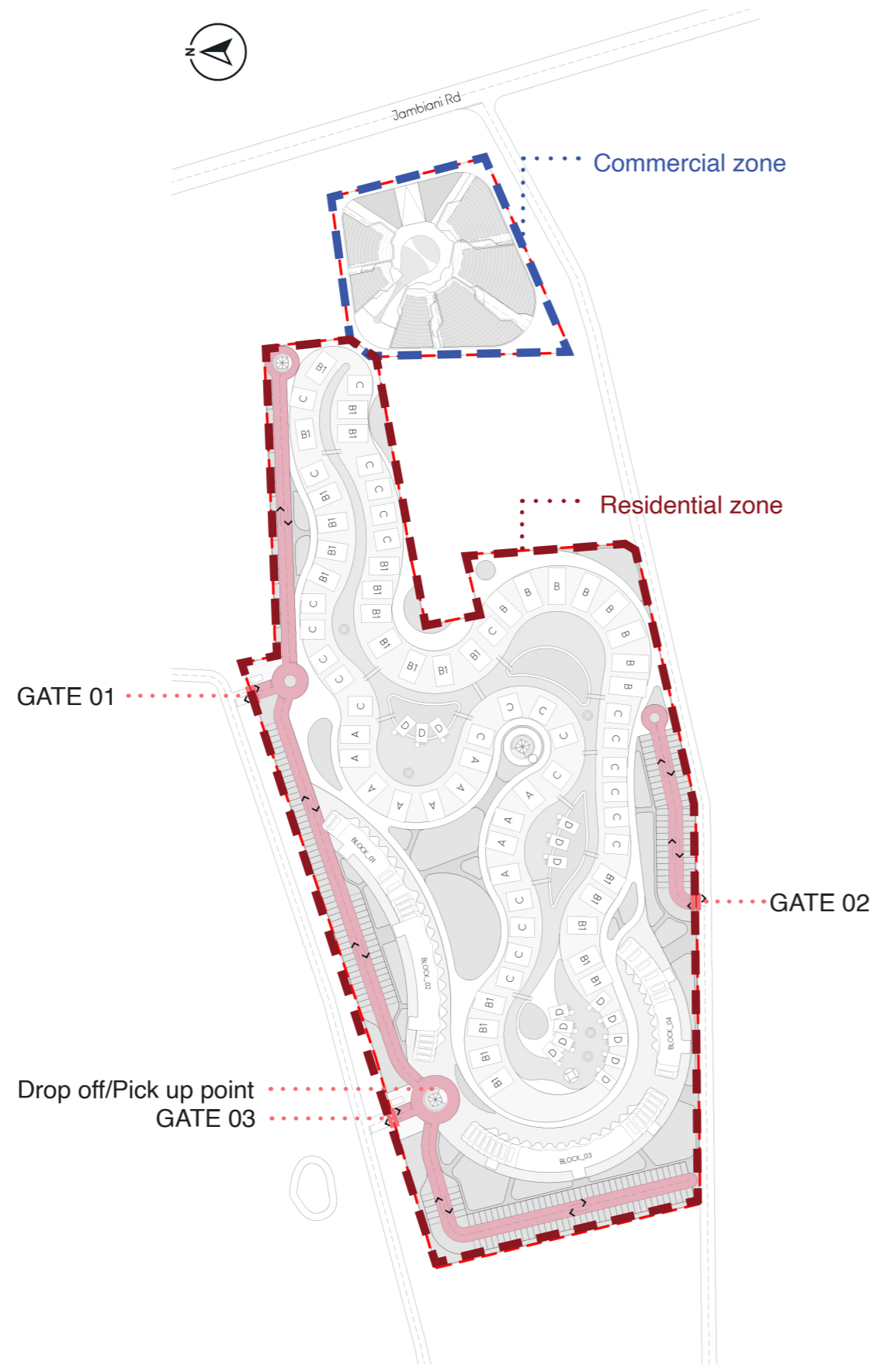
Vegetation



River front

- Commercial area
- Villas
- Apartments

Masterplan analysis diagram



Vehicular circulation



Pedestrian circulation

Masterplan analysis diagram

Commercial Area

Preliminary concept

Commercial area guidelines

ARCHITECTURE AS ARTIFICIAL GEOLOGY

The structure draws inspiration from the local rock formations, simulating the morphology of nearby caves with carved walls, irregular surfaces, and cavernous voids. The building acts as an extension of the earth itself, blurring the line between nature and architecture.

WATER AS GENERATING ELEMENT

A permanent water feature lies at the heart of the site, both symbolic and functional. It serves as the compositional and spatial fulcrum of the project: pathways, commercial spaces, and openings are arranged around it, emphasizing the relationship between water, light, and material.

FILTERED LIGHT

Natural light enters through carefully placed openings in the ceiling, softened and diffused by the architectural structure, creating gentle and evocative atmospheres that mimic the lighting experience inside a cave.



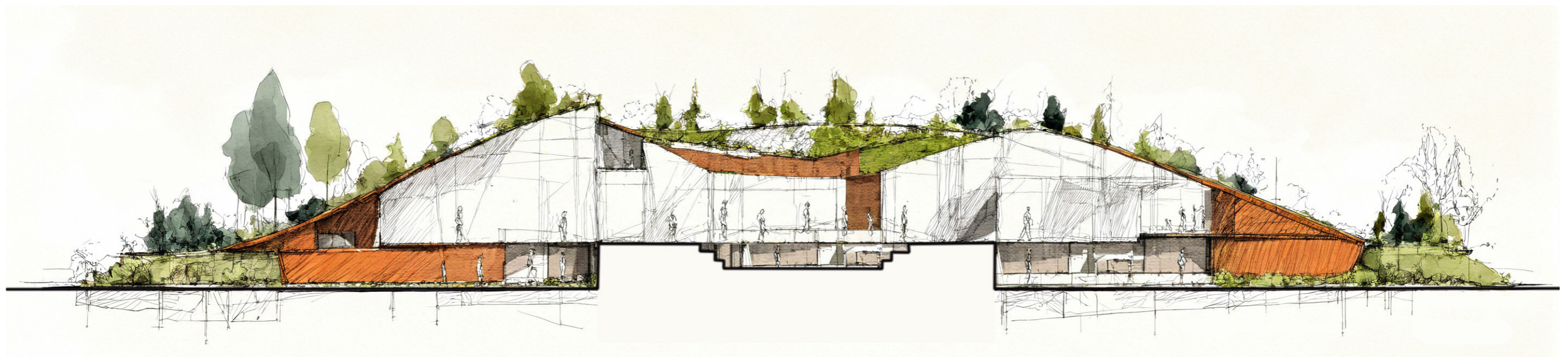
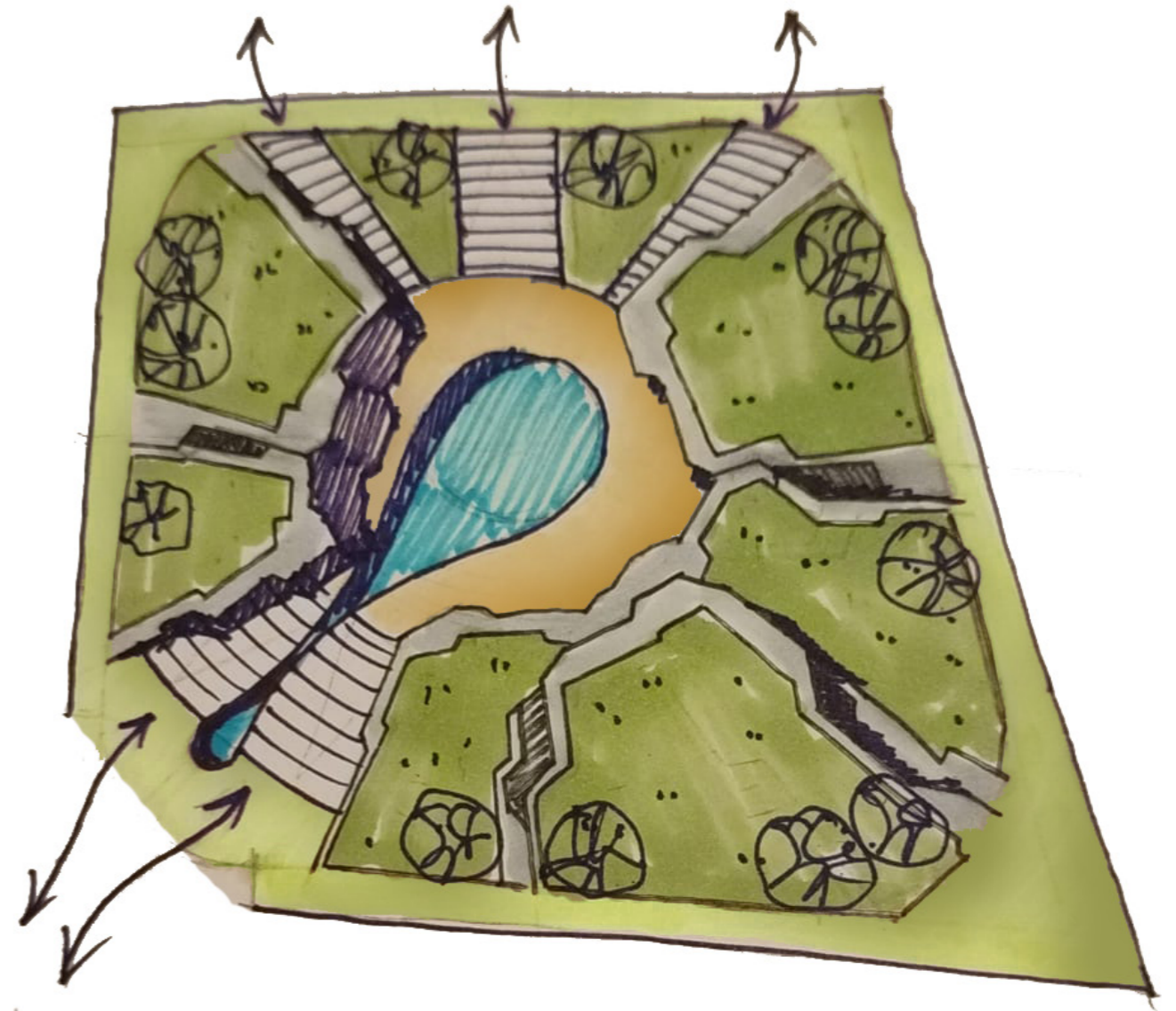
Commercial Area

Located on a strategically positioned plot, just a short distance from the natural site of Maalum, this new commercial space blends seamlessly into the surrounding landscape, following an architectural approach centered on environmental integration and sustainability. The concept draws inspiration from the karst cave formations typical of the area: sculpted rock volumes, fluid and shaded spaces, and an intimate, immersive atmosphere reminiscent of the cave experience itself.

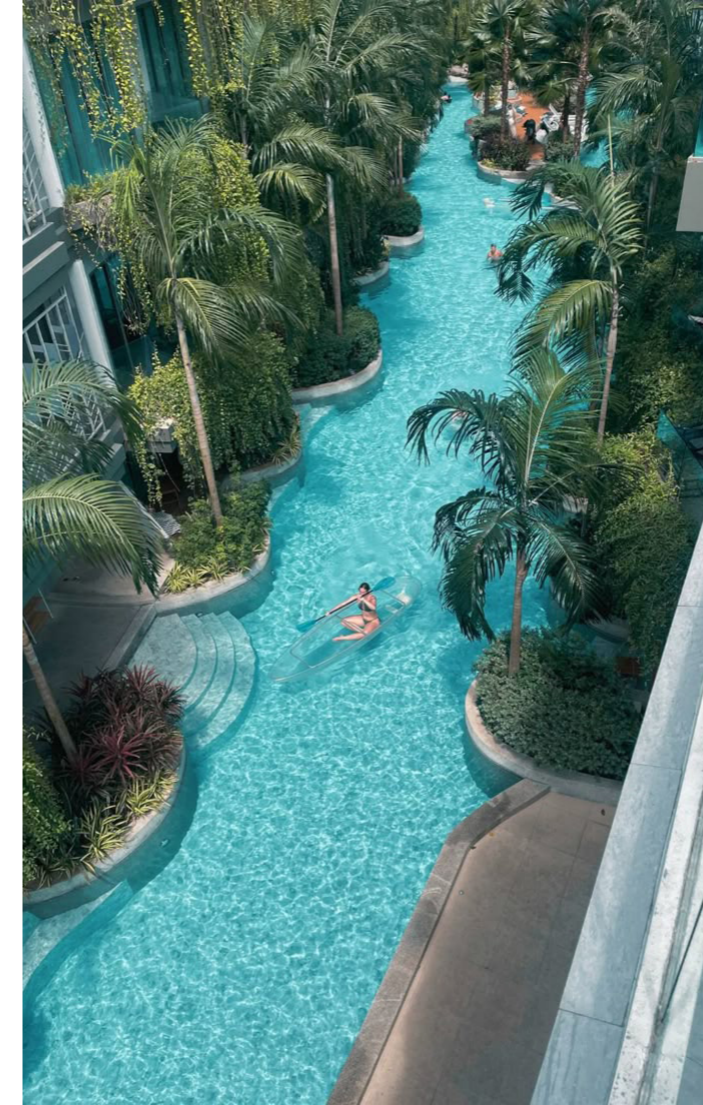
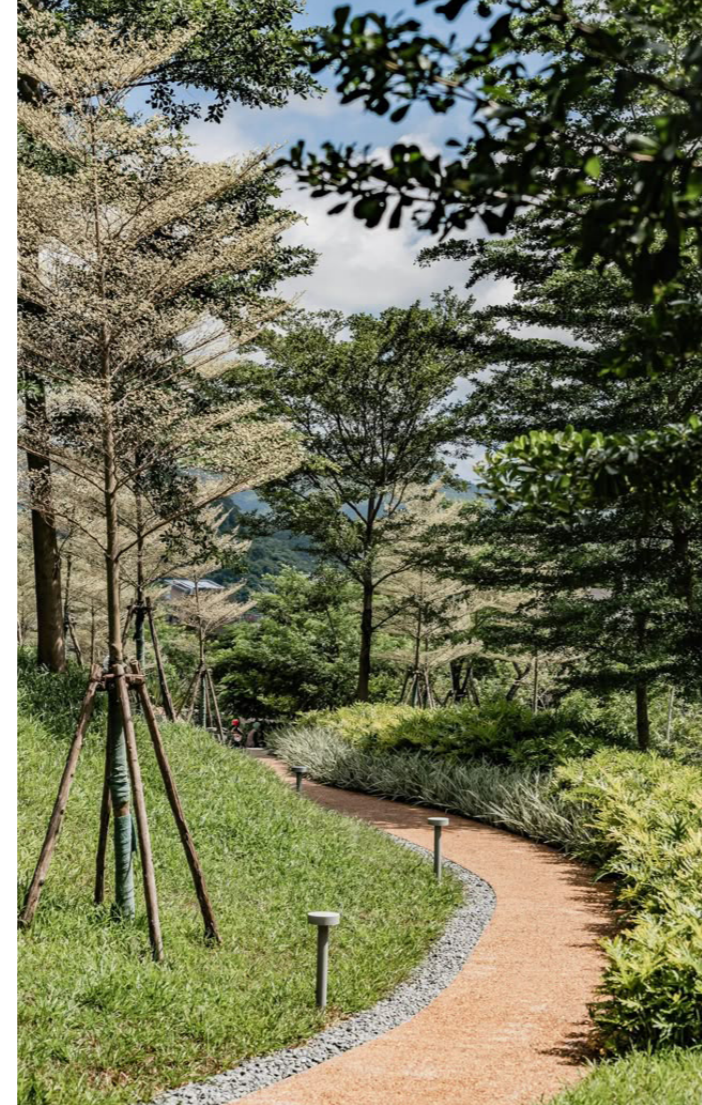
The entire complex develops below ground level, minimizing visual impact and providing a naturally regulated microclimate ideal for commercial activities. Winding pathways, stone walls, and plays of light created by strategically placed skylights and openings evoke the magic of the cave, transforming the shopping

experience into a sensory journey. Inside the area, visitors will find artisan boutiques, exhibition spaces, dining areas, and wellness zones, all designed using local materials and traditional building techniques reinterpreted with a contemporary touch. Water—an essential element of the Maalum cave—is reintroduced as a signature feature through reflecting pools, fountains, and underground water elements that enhance the atmosphere with freshness and harmony.

This underground project represents a new vision of commercial development: a place where nature, architecture, and culture converge to offer an authentic experience that respects the Zanzibari context while attracting visitors and promoting local resources in an innovative and sustainable way.



First layout sketches



The material palette draws from the Earth, featuring warm tones that harmonize with the crystal-clear waters of the sea and pools, and the lush vegetation of Tanzania.

Mood references



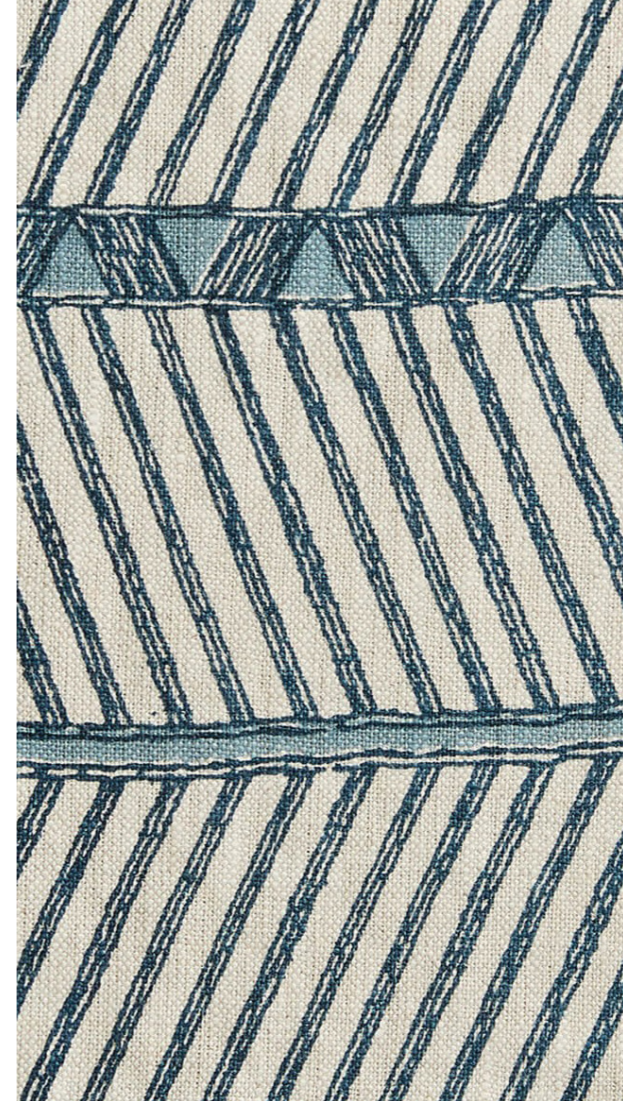
Apartments layout

Preliminary Concept

Apartments guidelines

THE PROJECT IS A STATEMENT – BOLD, TIMELESS, AND ROOTED IN PAJE.

It stands as a contemporary icon, reflecting the ambition, clarity, and quality of a place ready to define its own architectural identity. With sculptural forms, refined materials, and intentional detailing, this building is designed to stand apart—not just for how it looks, but for what it represents: a new benchmark for design in the highlands.





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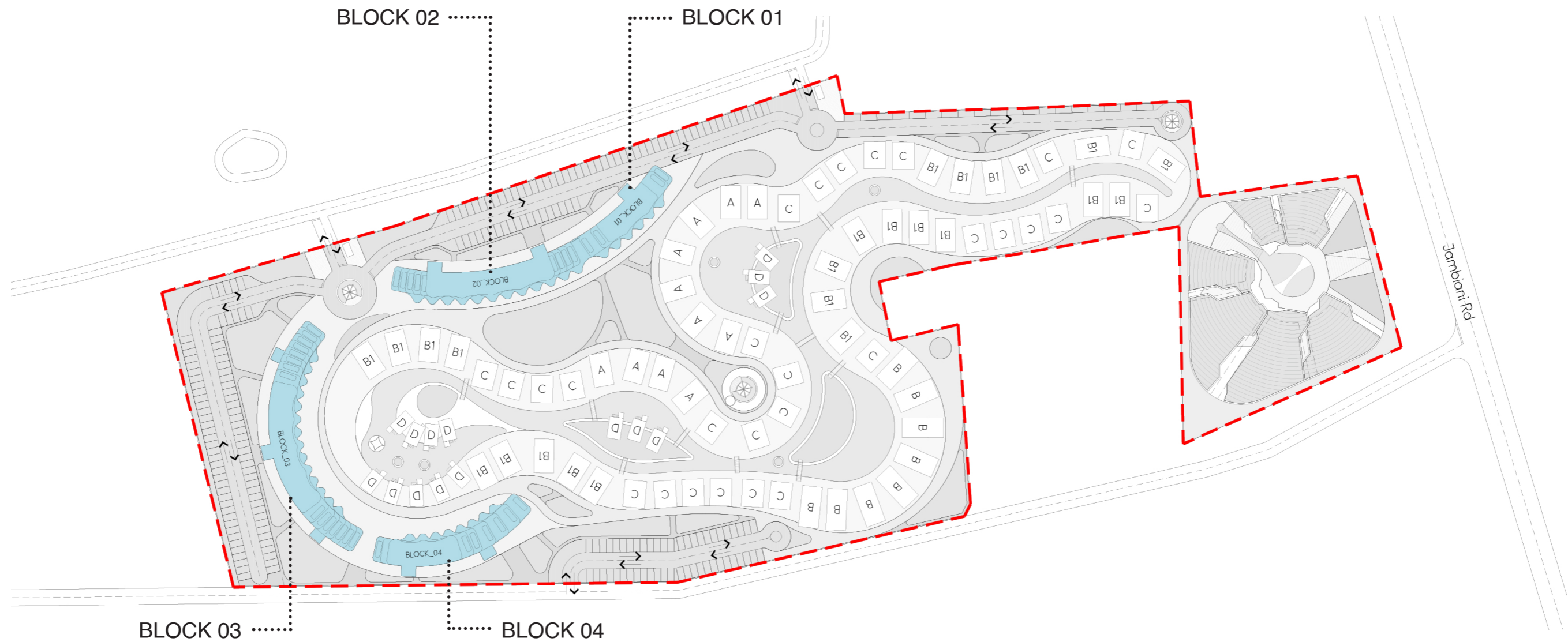
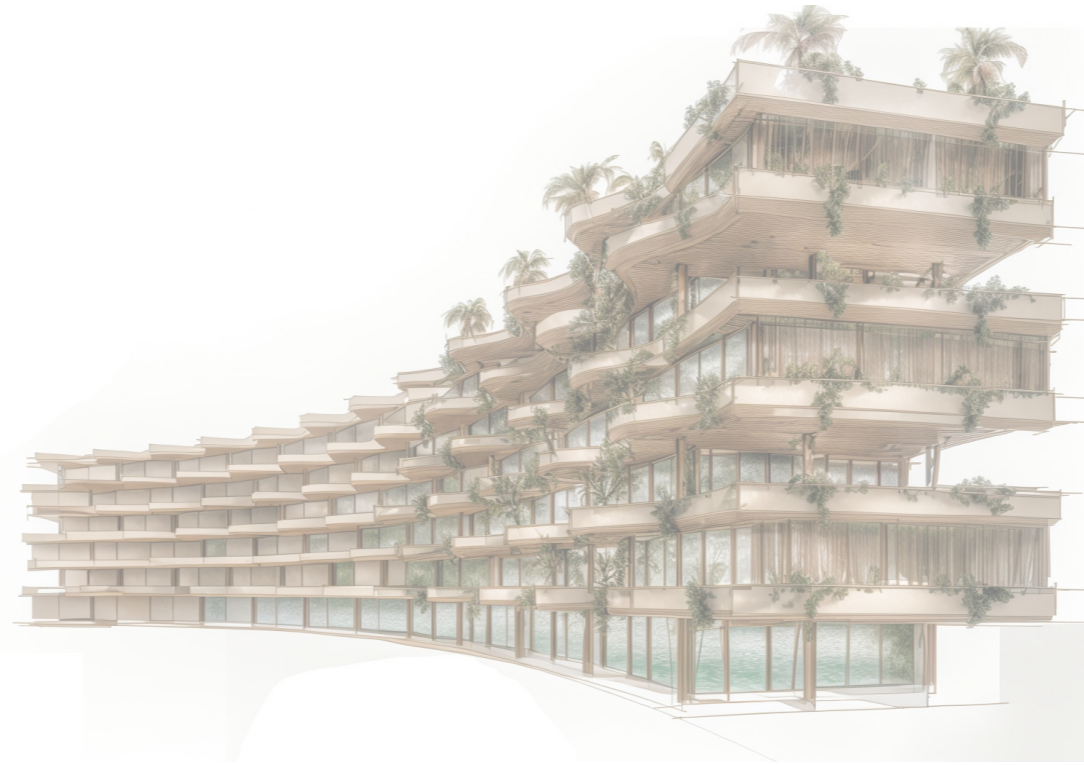


Mood Reference

Terraced apartments

The terrace apartments are positioned to offer stunning, unobstructed views across the site, overlooking the central water body and the golf course beyond. Each unit is carefully oriented to maximize these vistas, creating a strong visual connection to the landscape.

At the ground floor, a vibrant hub of amenities — including a restaurant, bar, café, and curated retail spaces offering residents and visitors a rich social and leisure experience.



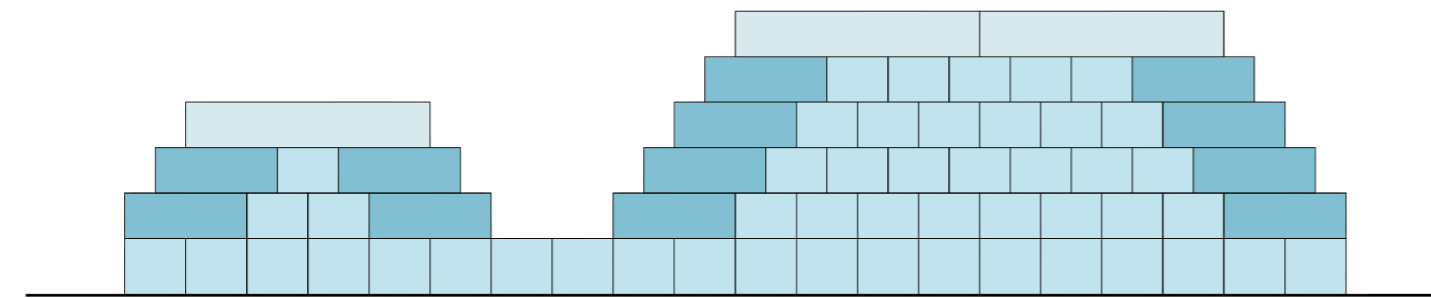
Block Apartment

Terraced apartments

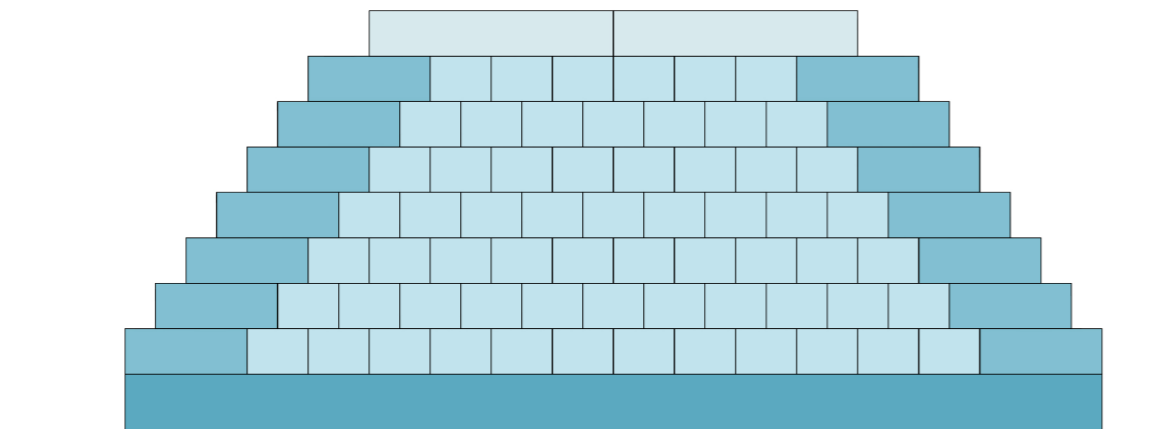
The terraced apartments consisting of four multi-storey buildings arranged in a sinuous sequence. Each building features a stepped configuration, gradually reducing in footprint on the upper floors to create a dynamic silhouette and a series of terraced levels.

The internal layout follows a clear functional scheme. The top floor of each building is reserved for exclusive penthouses with panoramic views. One-bedroom apartments with private pools are positioned at the ends of each floor, while studio apartments occupy the

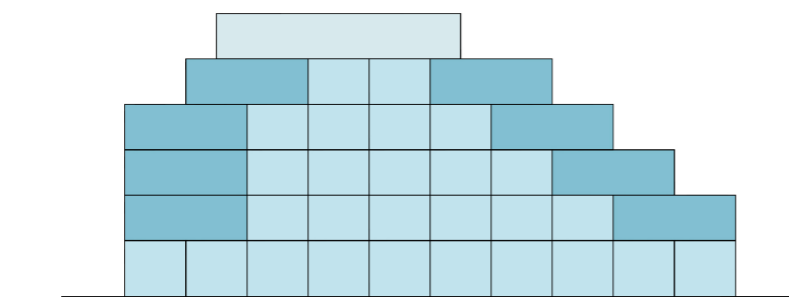
central portion, optimized for efficiency and livability. On the ground floor, additional studio apartments are present in all buildings except the third. The tallest building instead accommodates shared amenities, including a reception area, restaurant, bar, and gym, designed to meet residents' daily needs.



BLOCK 01-02

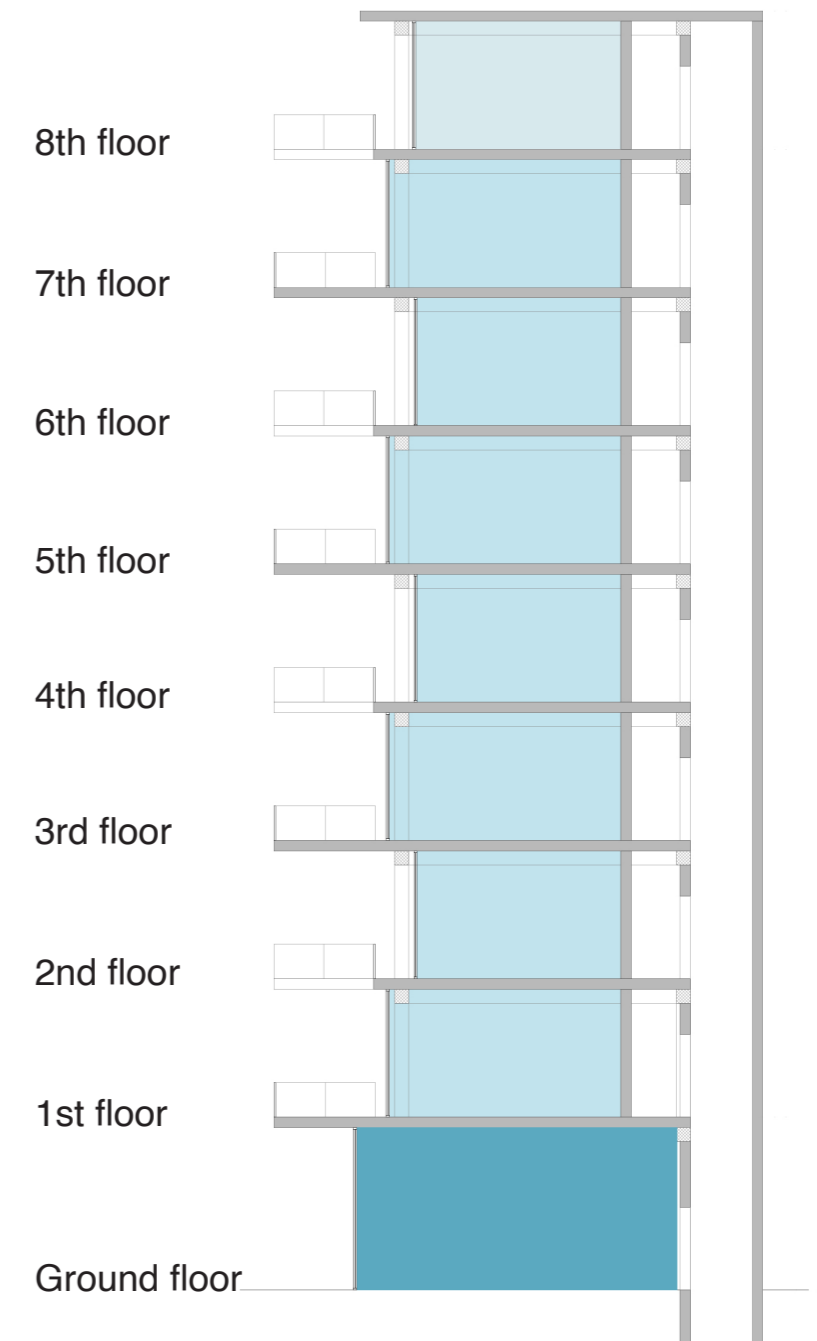


BLOCK 03



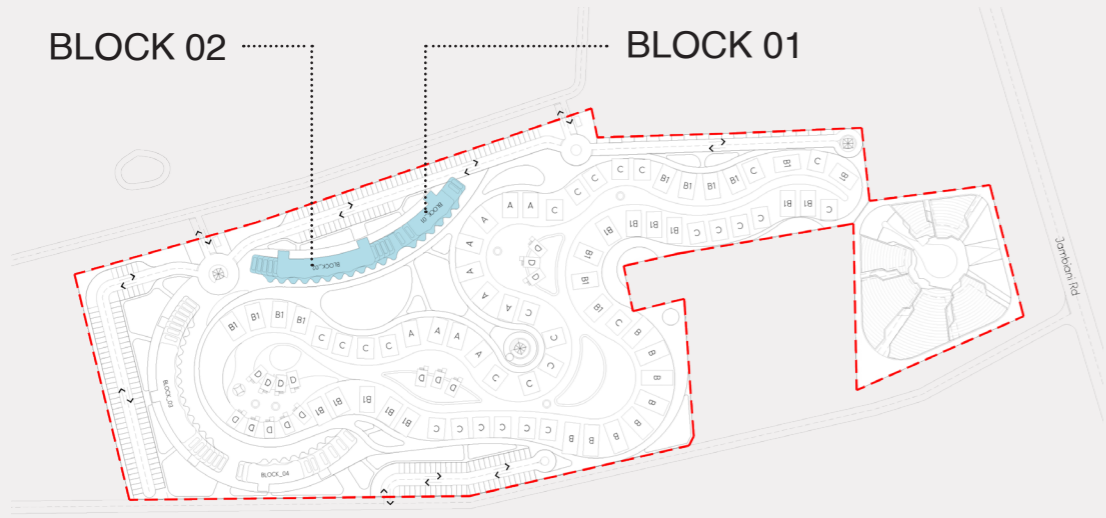
BLOCK 04

- Penthouse Apartment (No.s 6)
 - 1 Bedroom Apartment (No.s 34)
 - Small studio Apartment (No.s 139)
 - Amenities (730 sqm)
- TOTAL 179 Apartments**

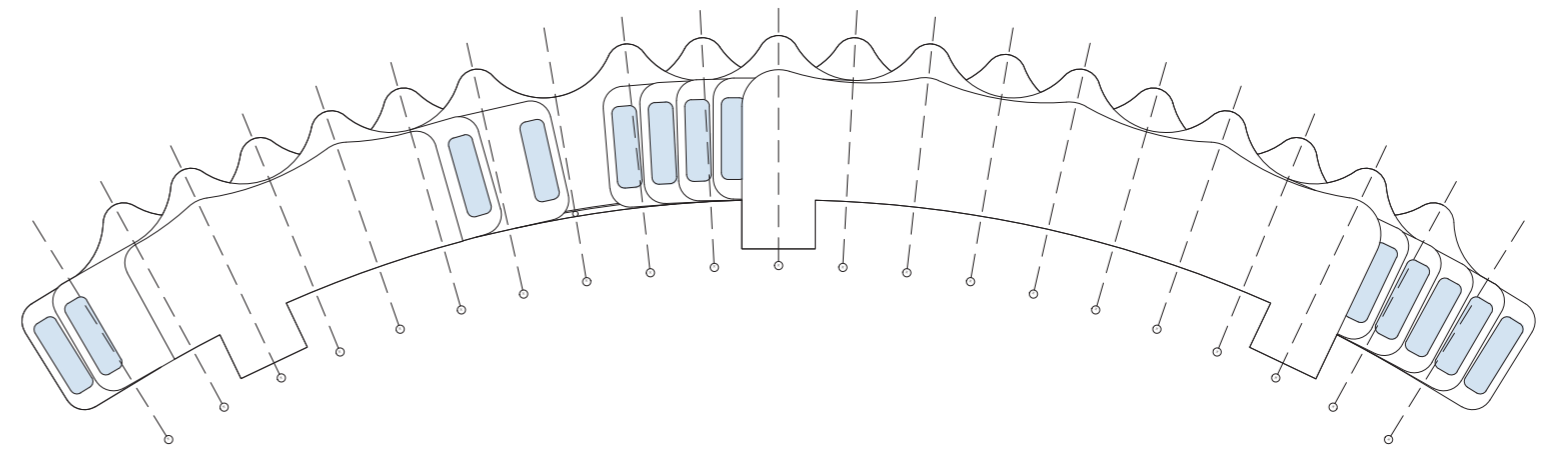


Program zoning

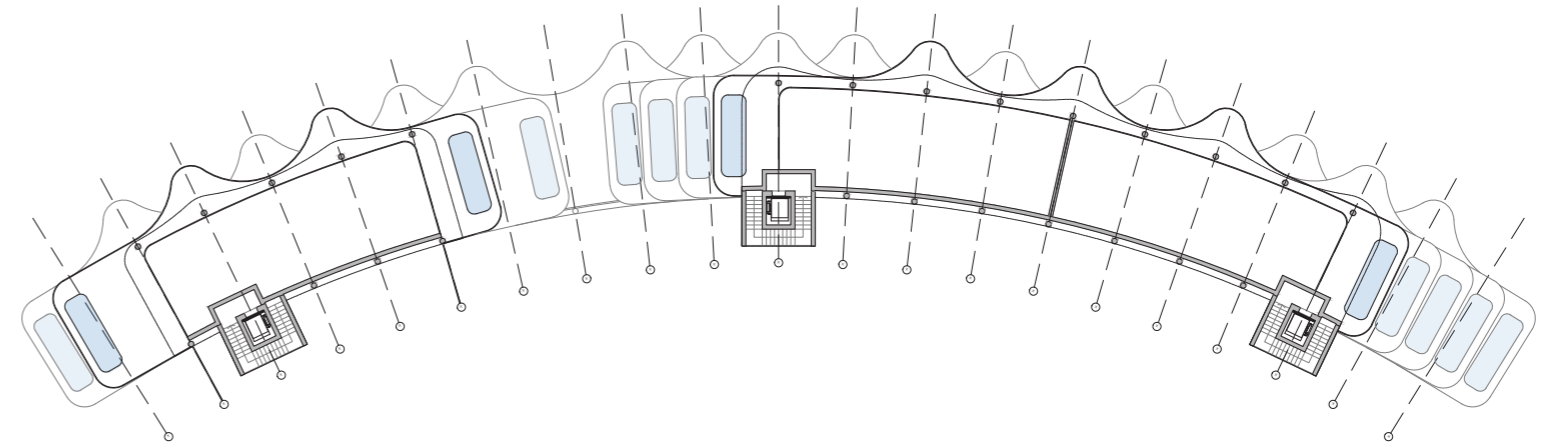
BLOCK 02 BLOCK 01



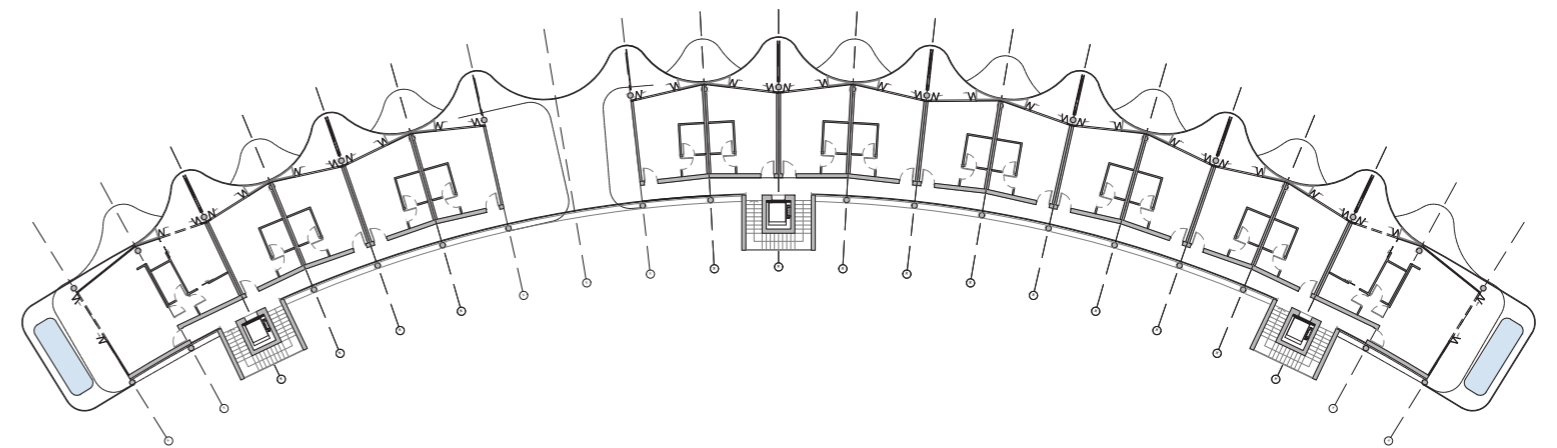
Roof



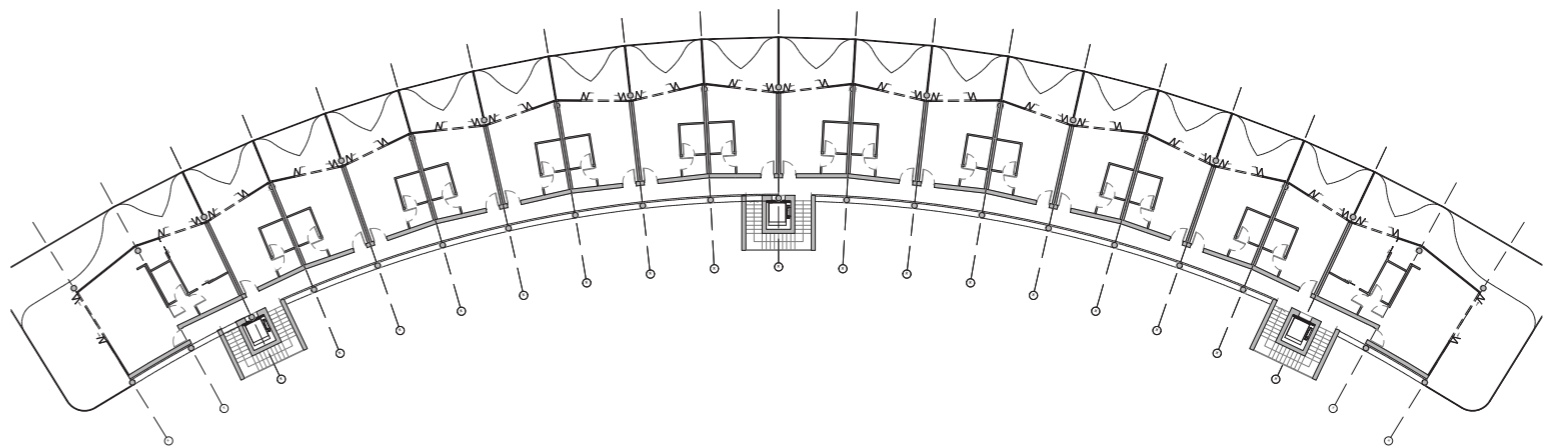
Penthouse floor



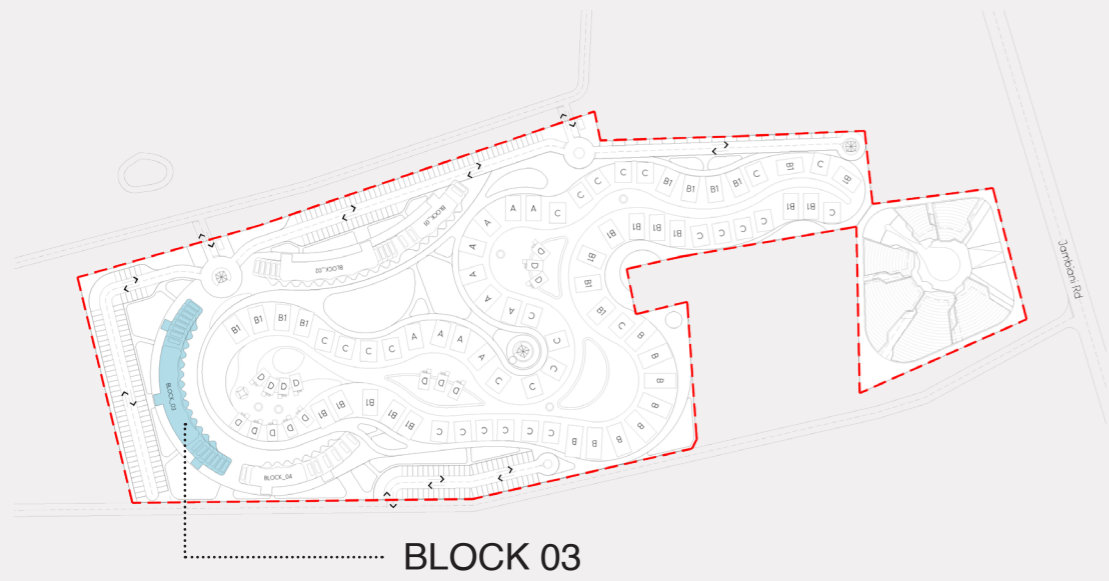
Type Floor



Ground Floor

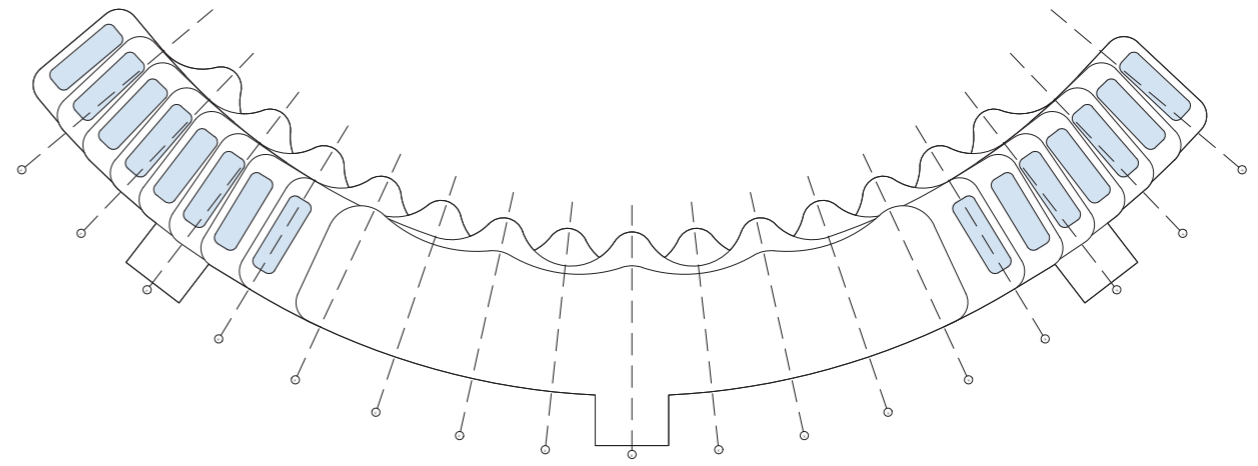


BLOCK 01,02 layouts

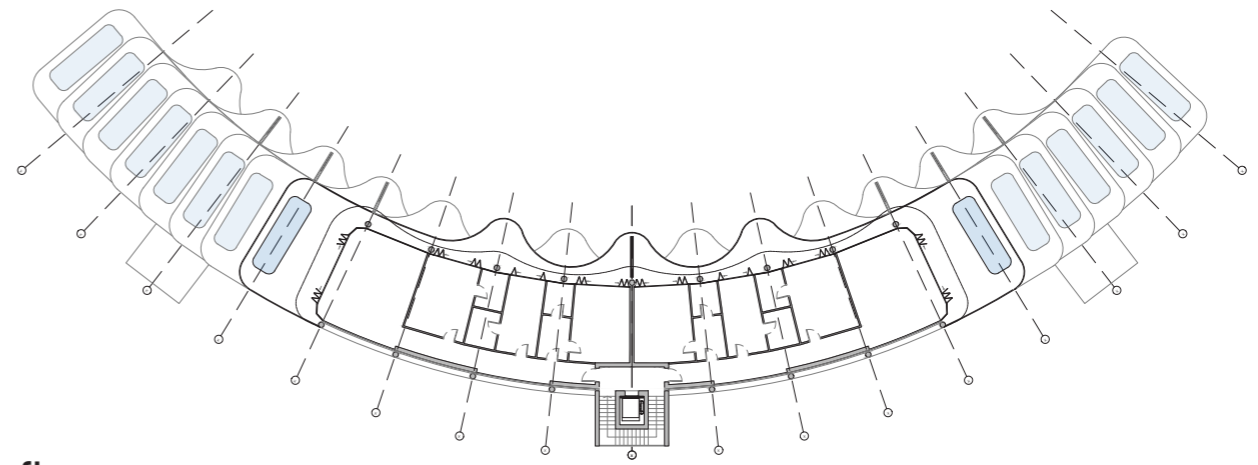


BLOCK 03 layouts

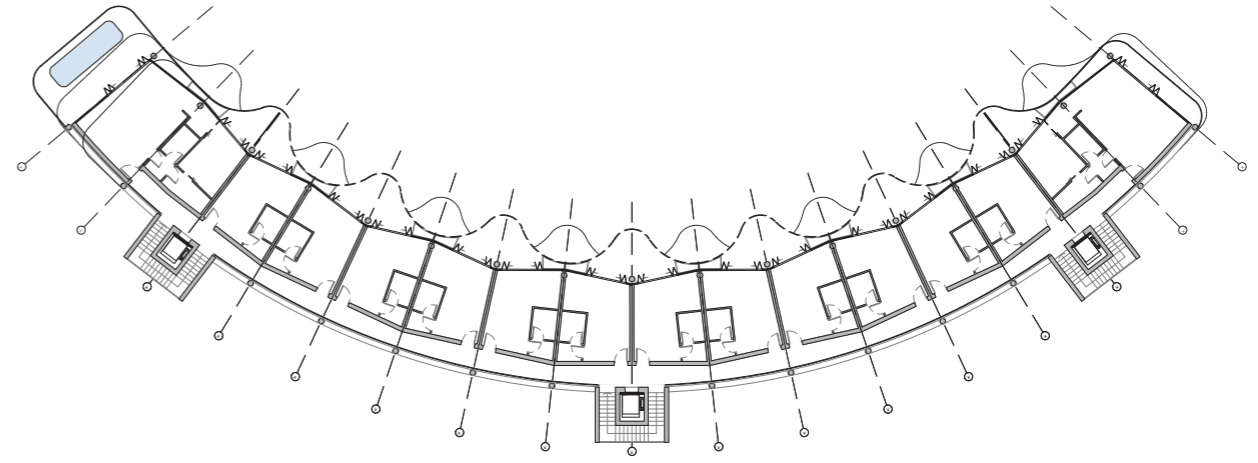
Roof



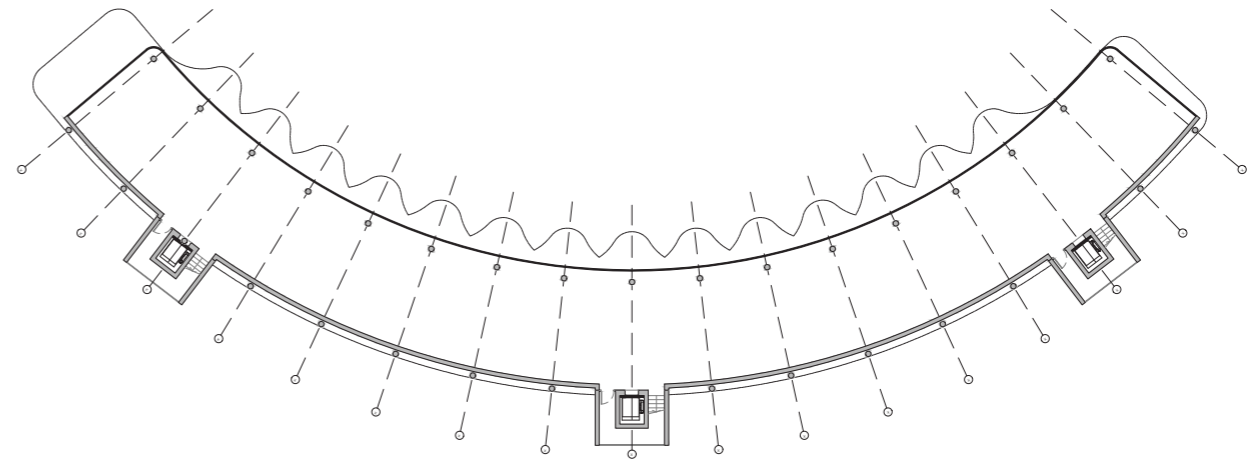
Penthouse floor

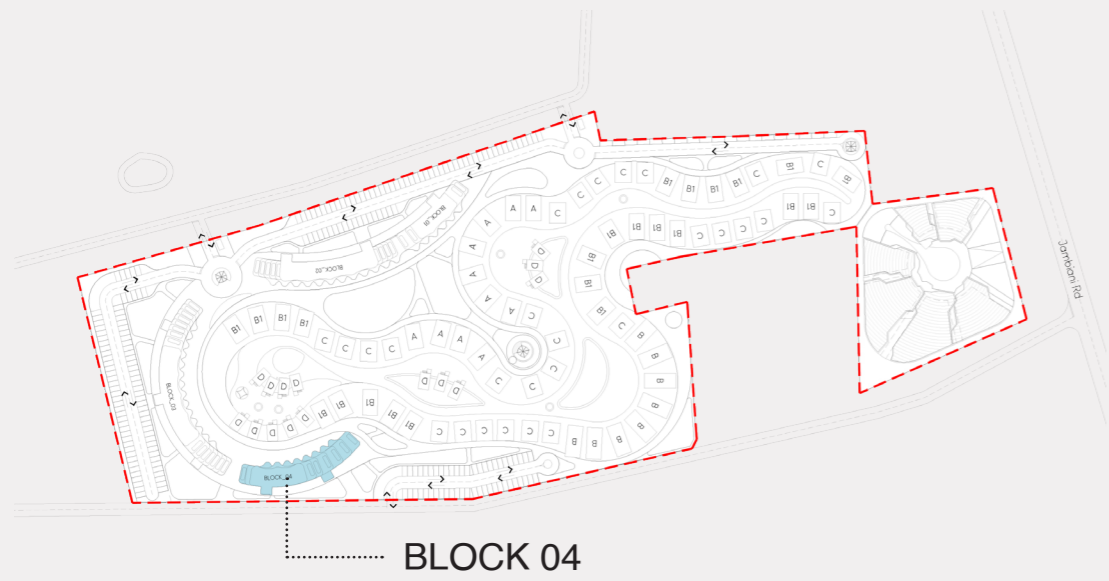


Type Floor



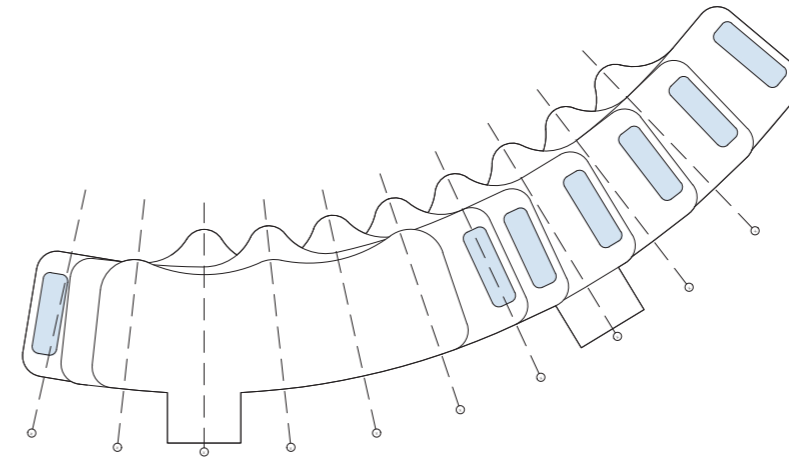
Ground Floor



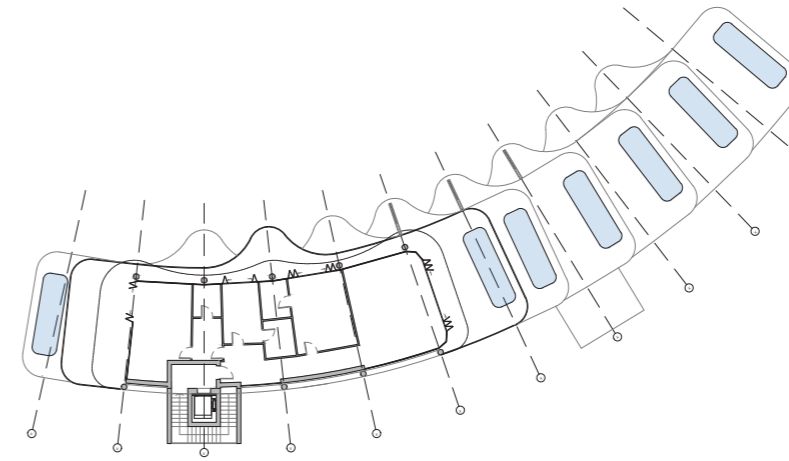


BLOCK 04 layouts

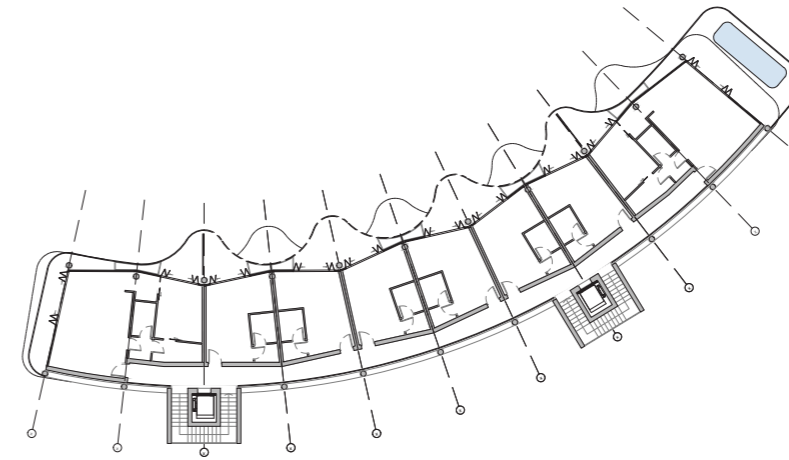
Roof



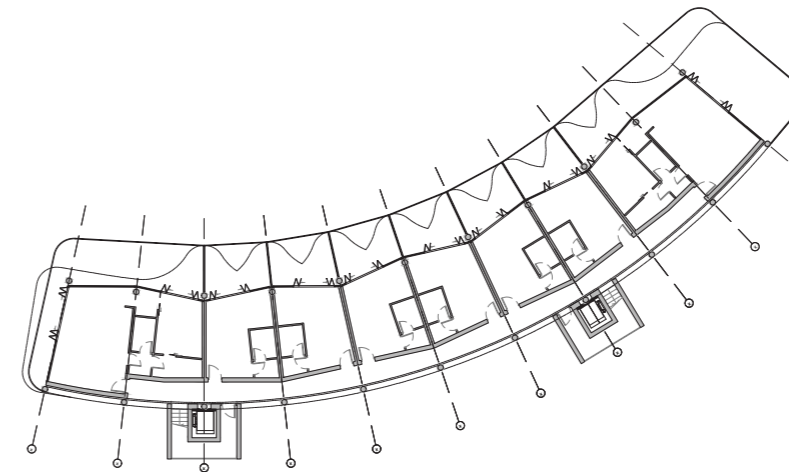
Penthouse floor

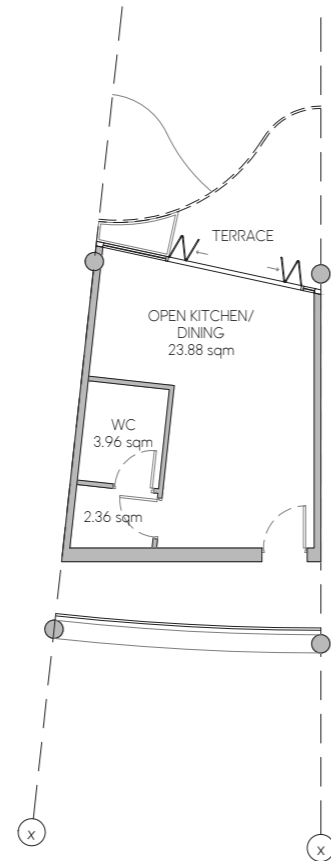


Type Floor



Ground Floor





1 module Apartment

1room + 1bath (approx. 35 sqm + terrace)

STUDIO APARTMENT (No.s 139)



Mood image

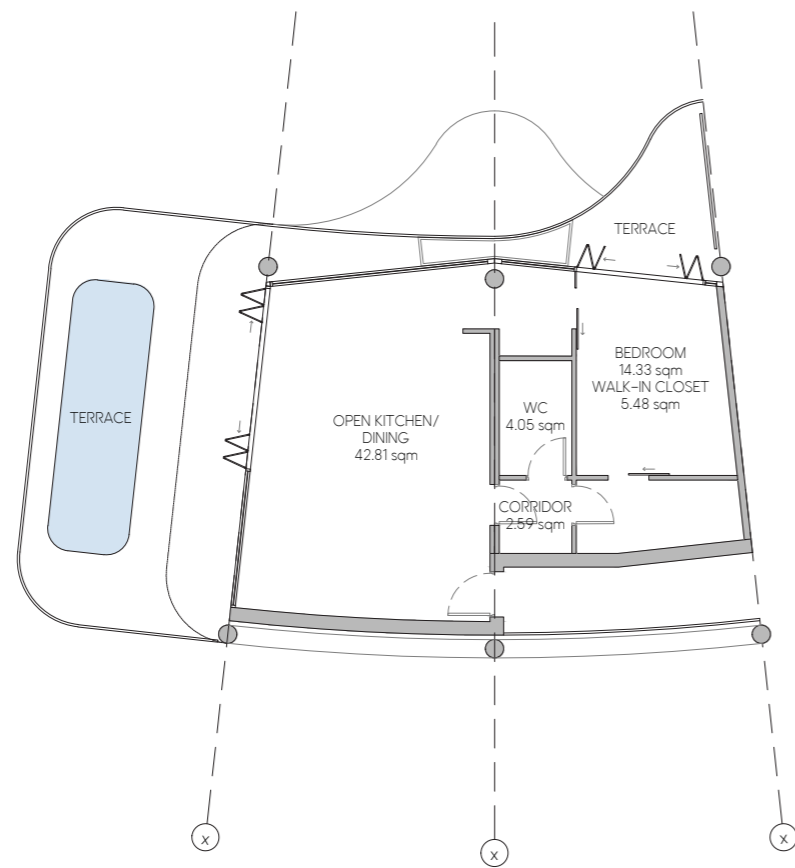
Net floor area: 30.2 sqm

Gross floor area: 34.98 sqm + 9.56 sqm terrace

A compact and functional living solution, the one-module apartment is ideal for singles, young professionals, or temporary stays.

The unit features a small open-plan living area with a kitchenette, a full bathroom, and a private terrace.

The terrace, directly accessible from the living space, overlooks the plot below, offering a direct visual connection with the landscape and communal areas. The efficient layout ensures comfort and livability within a contemporary, minimal design.



2 module Apartment

1bed + 1bath (approx. 70 sqm + terrace + private pool)

1 BED APARTMENT (No.s 34)



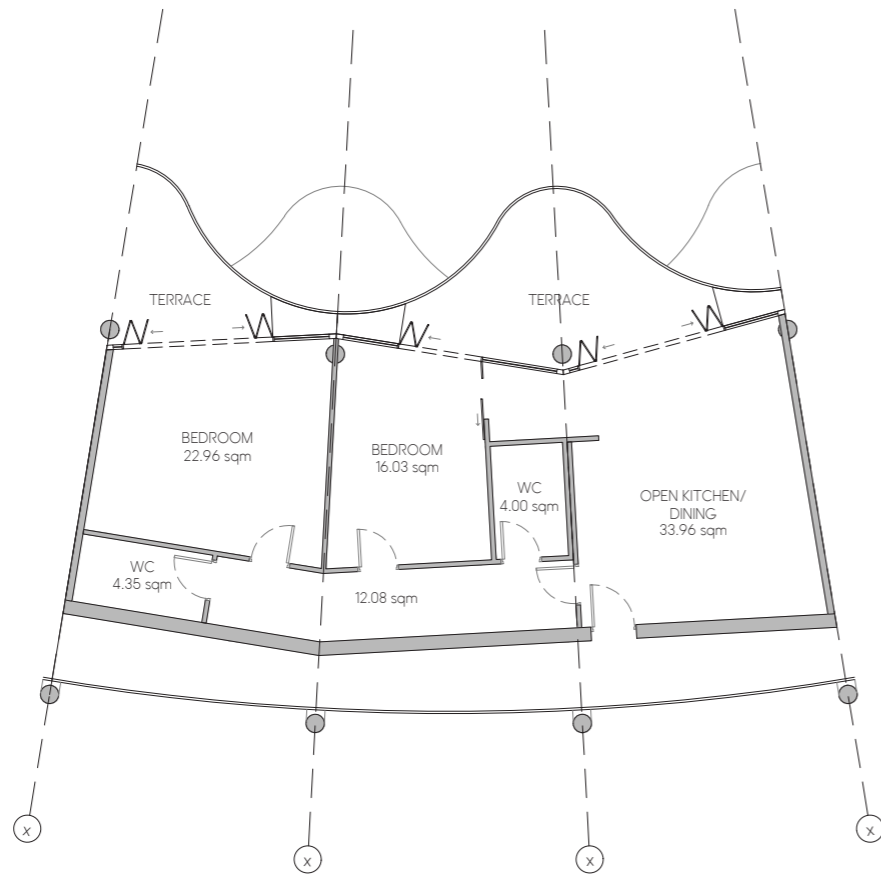
Net floor area: 70.26 sqm

Gross floor area: 77.98 sqm + 57.34 sqm terrace and pool

The two-module apartment offers a medium-sized layout, perfect for couples or those seeking a balance between space and functionality.

It includes a spacious living area with an open kitchen, a master bedroom with a walk-in closet, a bathroom, and a terrace with a private pool.

The living space opens directly onto the terrace, extending the interior outward and providing panoramic views over the entire plot. The pool enhances the outdoor area, offering additional leisure and comfort.



3 module Apartment (optional)

2bed + 2bath (approx. 105 sqm + terrace)

2 BED APARTMENT



Mood image

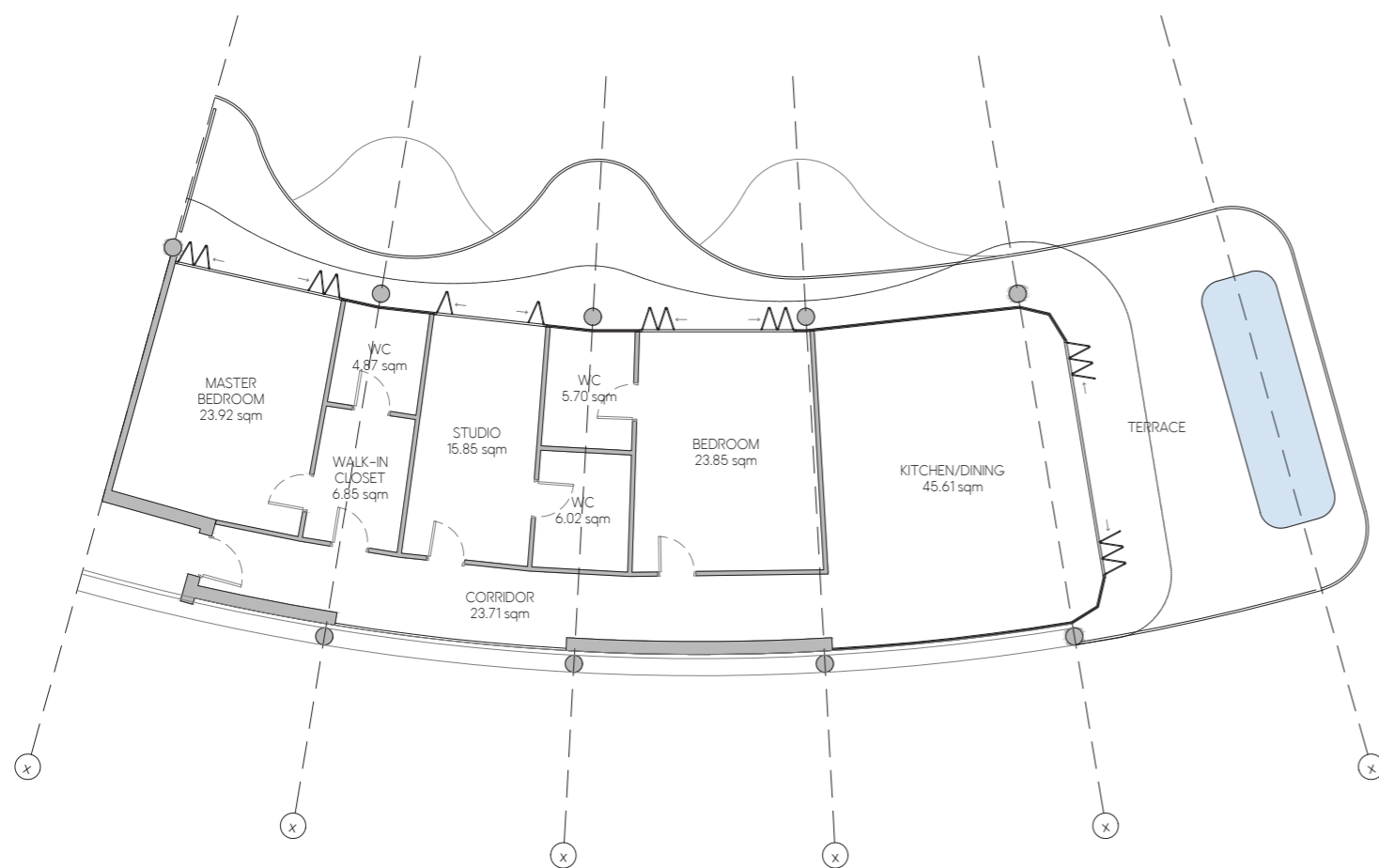
Net floor area: 93.38 sqm

Gross floor area: 104.94 sqm + 28.68 sqm terrace

Designed for families or residents in need of generous space, the three-module apartment offers a flexible and spacious layout.

It consists of an open-plan living and kitchen area, two bedrooms (including one master suite), two bathrooms, and a large terrace. All rooms are arranged for maximum comfort and functionality, with direct access to outdoor views.

The expansive terrace, overlooking the plot below, serves as an ideal outdoor living area for relaxation, entertainment, or recreational activities.



4 module apartment

3bed + 3bath (approx. 170 sqm + terrace + private pool)

PENTHOUSE (No.s 6)



Mood image

Net floor area: 156.38 sqm

Gross floor area: 168.07 sqm + 96.38 sqm terrace and pool

The exclusive penthouse is distinguished by its generous spaces, high-end finishes, and a spectacular private rooftop pool. The residence enjoys a commanding view over the entire surrounding lot, offering an open and evocative panorama that encompasses the full extent of the urban development.

Large floor-to-ceiling windows and a wrap-around terrace create a seamless connection with the outdoors, maximizing natural light and visual interaction with the landscape. The pool, perfectly integrated with the terrace, serves as a private oasis of relaxation suspended above the land.

Villas layout

Preliminary Concept

Villas guidelines

RIVERFRONT VIEWS FOR EACH VILLA

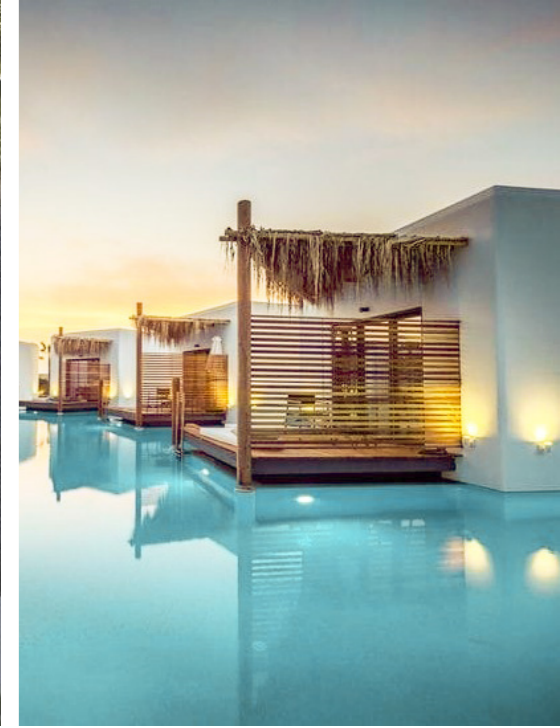
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GREEN CORRIDORS AND WATER FEATURES

Incorporation of green corridors and systems of pools or canals that stretch across the entire length of the plot, promoting biodiversity, integration with the natural landscape, and creating a livable and relaxing environment for the inhabitants.

MINI-GOLF COURSE

To create a cohesive, interactive, and socially engaging residential community by integrating a mini golf course as a central recreational corridor between the villa zone and the apartment zone, fostering a sense of belonging, casual interaction, and shared experience among residents.





The material palette draws from the Earth, featuring warm tones that harmonize with the crystal-clear waters of the sea and pools, and the lush vegetation of Tanzania.



Mood references



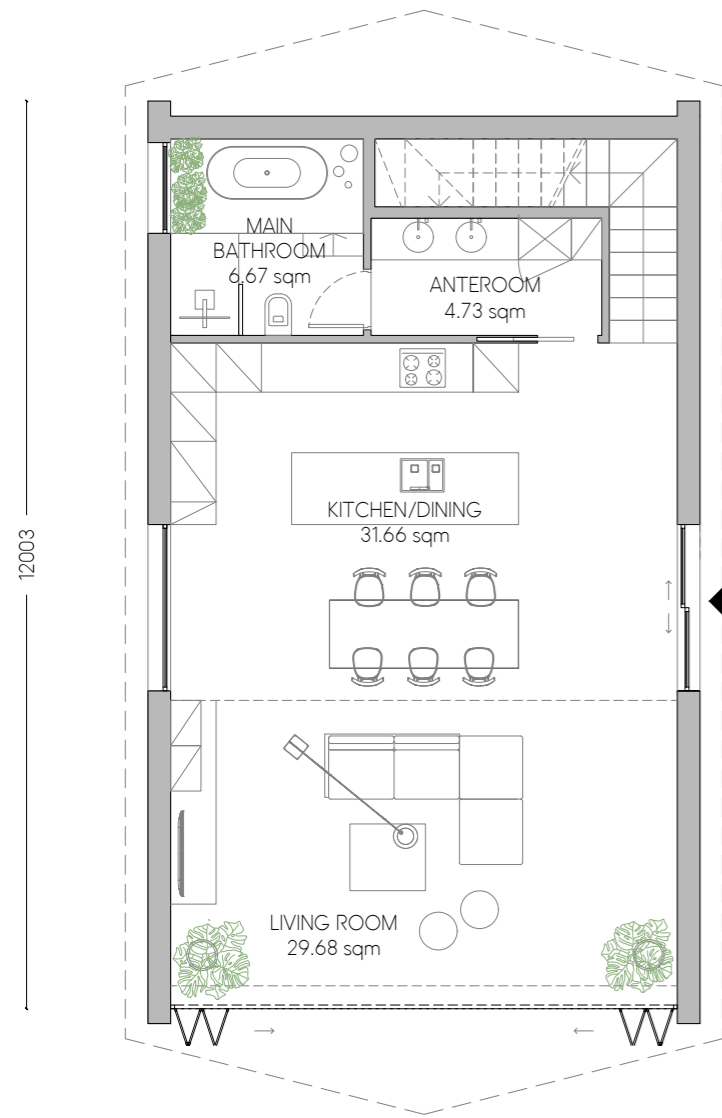
2 Bedroom Villas

2 bed + 3 bath (approx. 140 sqm + private pool)
(sloped roof)

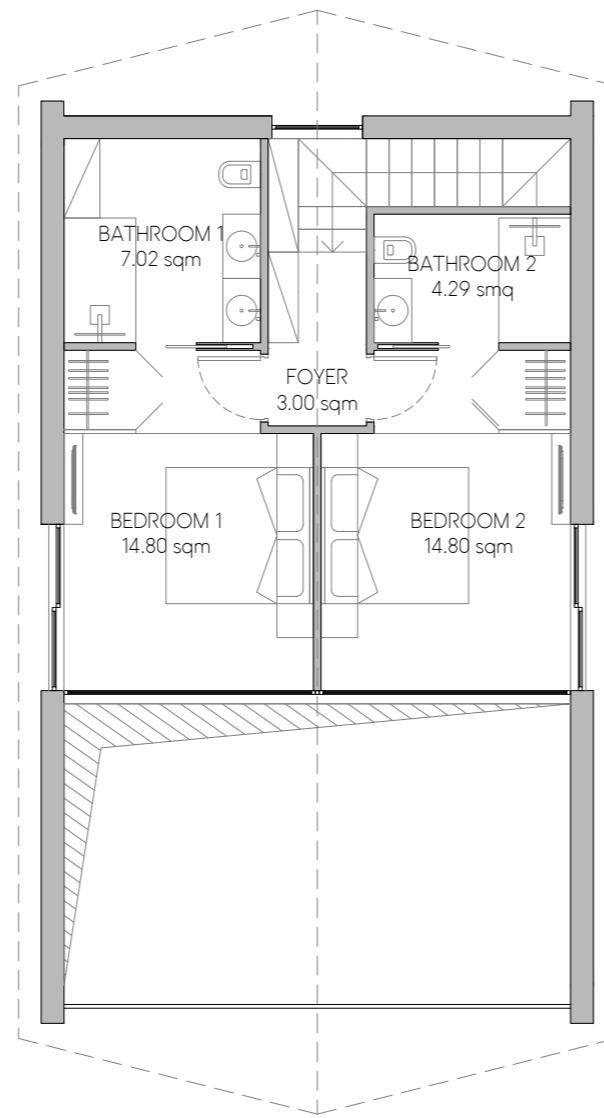
TYPE A



MASTERPLAN



Ground floor



First floor



Mood image

2 Bedroom Villas

2 bed + 3 bath (approx. 140 sqm + private pool)
(sloped roof)

LEGEND		NET AREA	GROSS AREA
TYPE A	sqm	118.60	142.01
Type A - ground floor	sqm	75.23	86.17
Type A - first floor	sqm	43.37	55.85

TYPE A (No.s 11)

Net floor area: 118.6 sqm

Gross floor area: 142 sqm + 21.9 sqm terrace

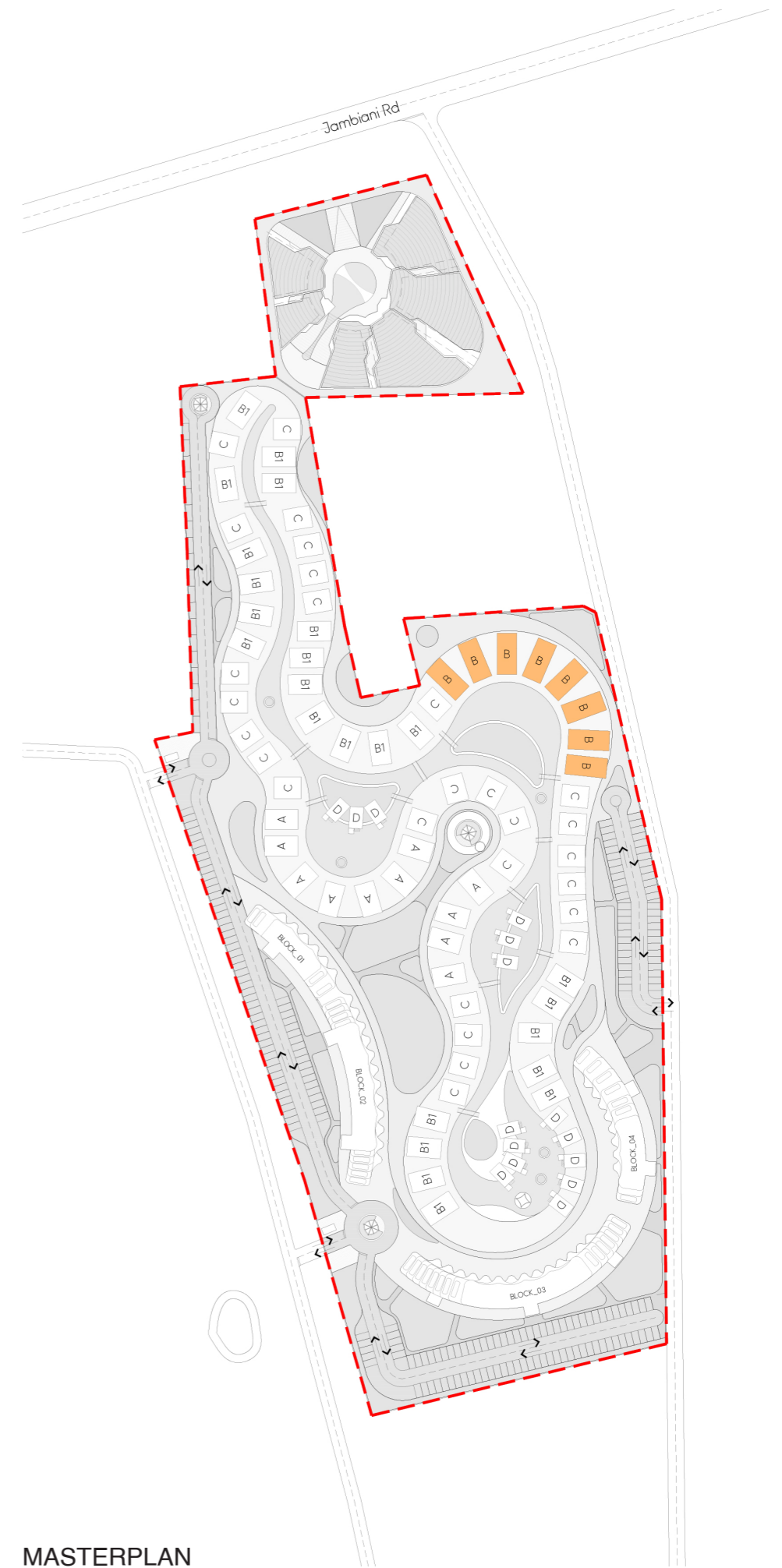
Type A, a two-story villa with a pitched roof, features a compact yet efficiently designed net livable area that includes two bedrooms and two bathrooms. Like its counterpart, Type A's living area is strategically placed on the side facing the sea, boasting a double-height ceiling with a sophisticated sunken living room, which adds an element of luxury and spaciousness to the home. The bedrooms on the upper floor offer views over this airy living space, further enriching the living experience. The seafront side of the villa is enhanced by a large sliding glass window that extends to the full height of the living area, framing the lush greenery, the expansive sea, and the pool area, seamlessly blending the indoor and outdoor environments.



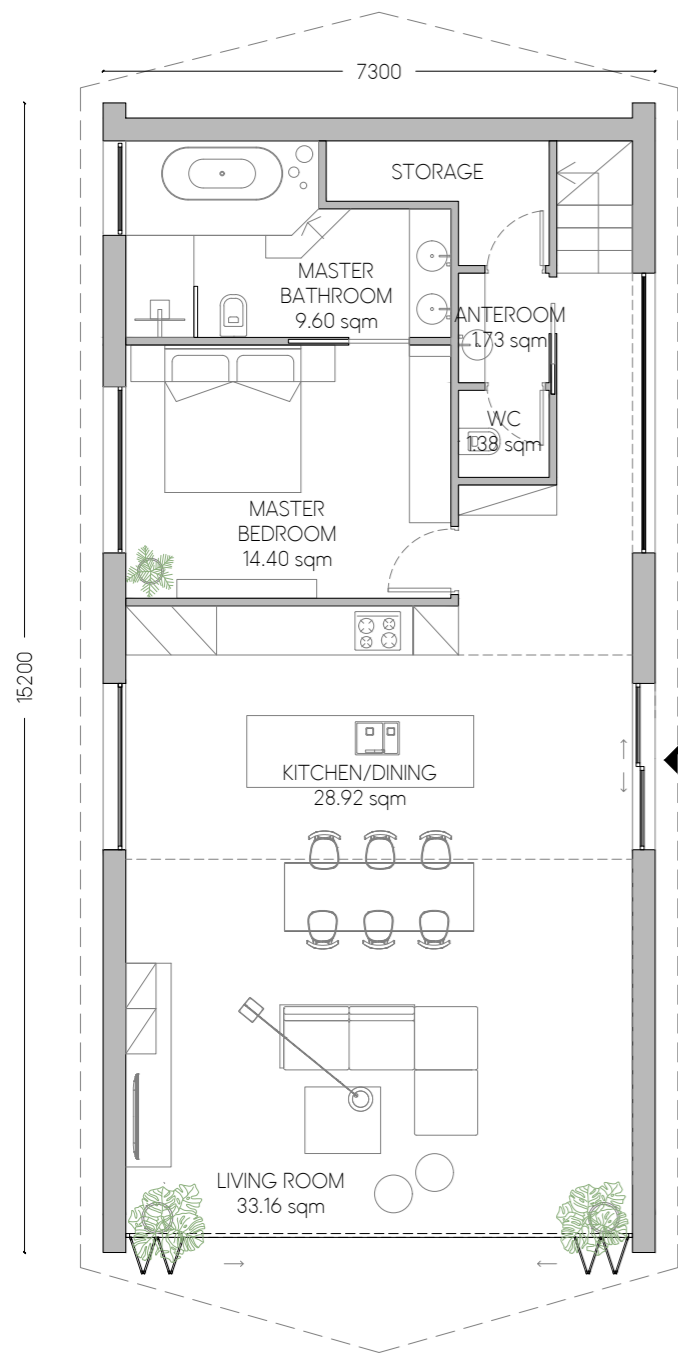
3 Bedroom Villas

3bed + 3bath (approx. 175 sqm + private pool)
(sloped roof)

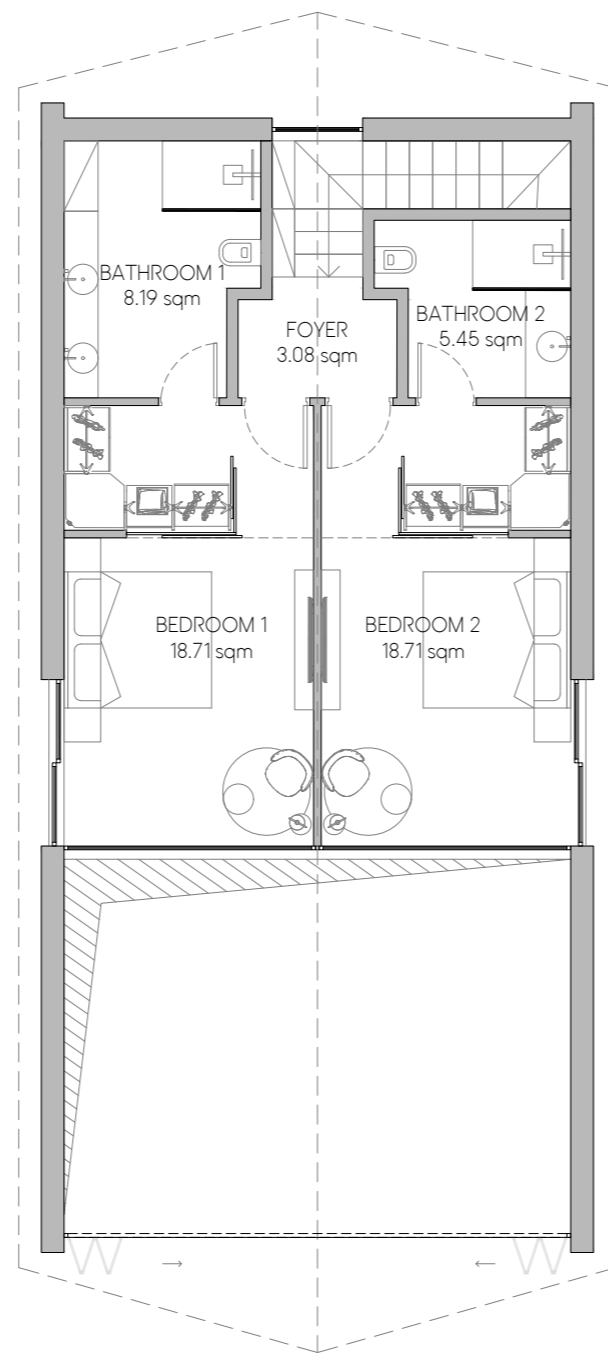
TYPE B



MASTERPLAN



Ground floor



First floor

3 Bedroom Villas

3bed + 3bath (approx. 175 sqm + private pool)
(sloped roof)

LEGEND		NET AREA	GROSS AREA
TYPE B	sqm	153.10	179.58
Type B - ground floor	sqm	94.35	108.04
Type B - first floor	sqm	58.75	71.54

TYPE B (No.s 8)



Net floor area: 153.5 sqm

Gross floor area: 179.58 sqm + 21.9 sqm terrace

Type B is a two-story villa defined by its contemporary flat roof and thoughtfully designed layout. It offers a comfortable net livable area that includes two bedrooms and two bathrooms. The villa's layout places the living area on the sea-facing side, featuring a striking double-height volume and a refined sunken living room. This design not only amplifies the sense of space but also floods the interior with natural light.

The upper-floor bedrooms overlook the expansive living area, further enhancing the villa's open and airy ambiance. Dominating the sea-facing façade is a full-height sliding glass window, framing sweeping views of lush greenery, the vast sea, and the inviting pool. This seamless visual connection blurs the boundary between indoor and outdoor living.



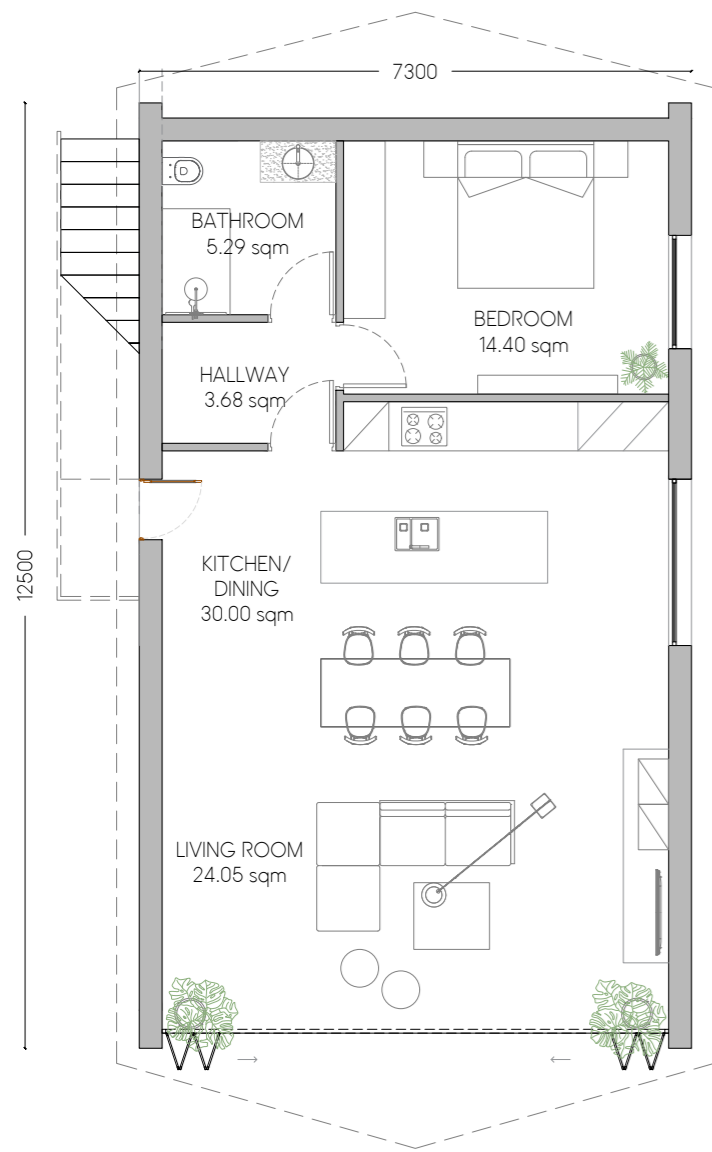
2 Bedroom Villas

2 bed + 2 bath (approx. 175 sqm + private pool)
(sloped roof)

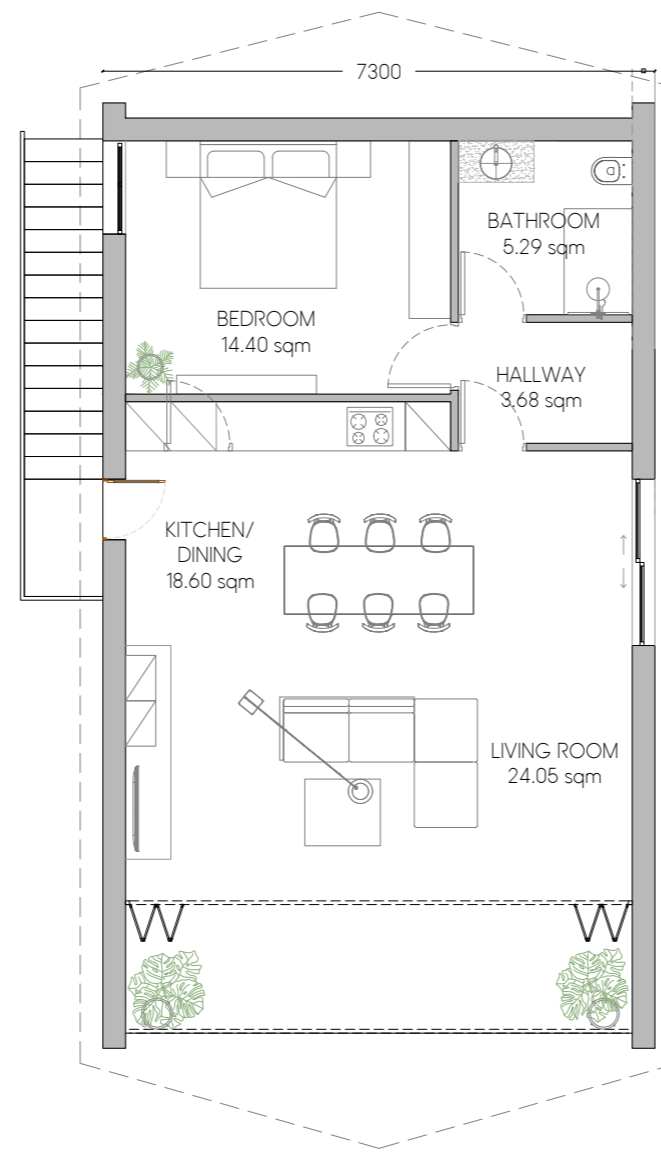
TYPE B.1



MASTERPLAN



Ground floor



First floor



Mood image

2 Bedroom Villas

2 bed + 2 bath (approx. 175 sqm + private pool)
(sloped roof)

LEGEND		NET AREA	GROSS AREA
TYPE B.1	sqm	143.45	176.65
Type B.1 - ground floor	sqm	77.42	88.32
Type B.1 - first floor	sqm	66.03	75.91
Type B.1 - ff balcony	sqm		12.41

TYPE B.1 (No.s 24)

Net floor area: 143.45 sqm

Gross floor area: 176.65 sqm + 21.9 sqm terrace

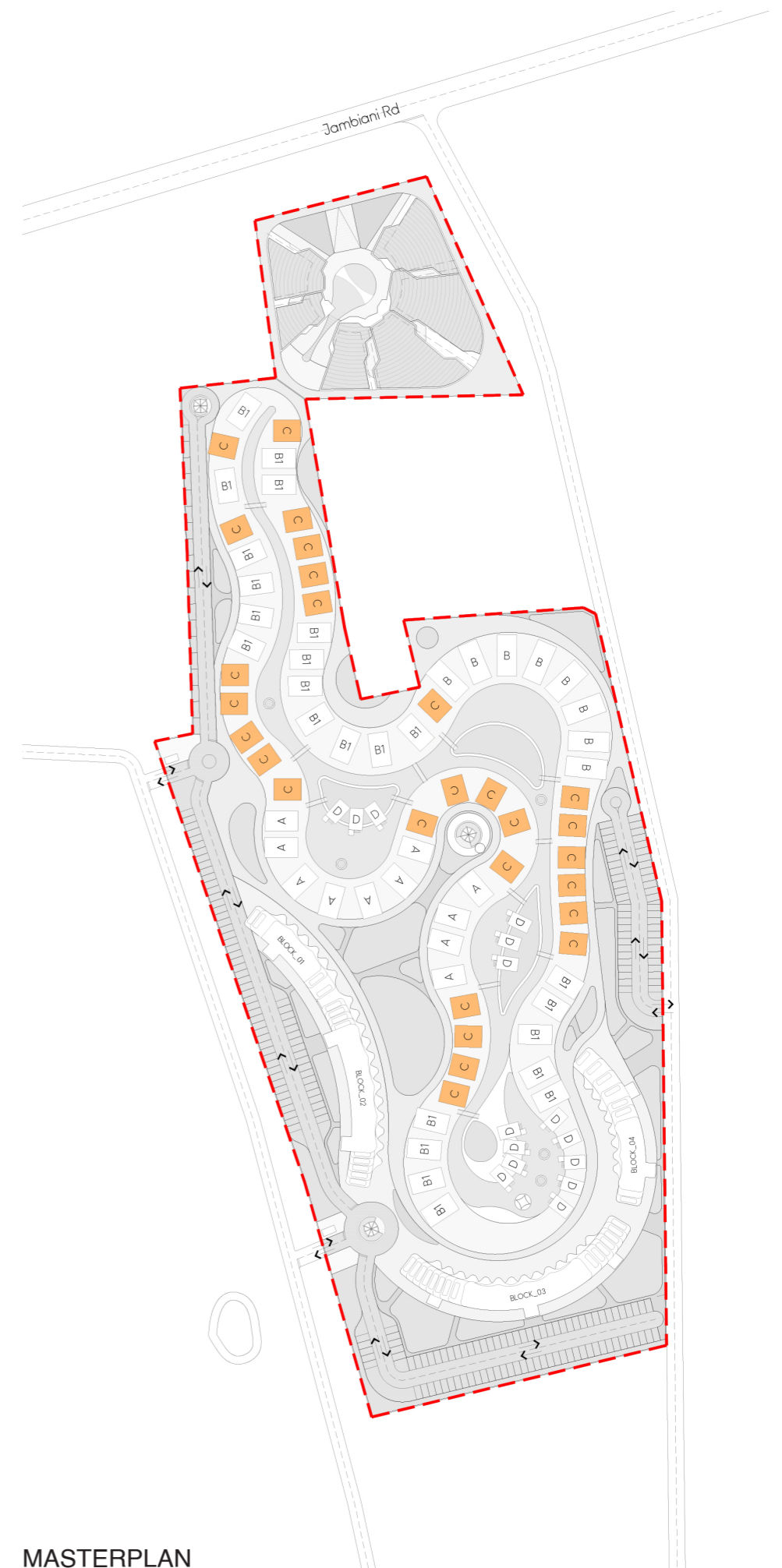
Type B.1 is a two-storey villa designed for spacious family living, featuring a balanced layout across both floors. The ground floor opens into a large, integrated living and dining area with full-width sliding doors that connect directly to a front garden terrace, ideal for indoor-outdoor living. The open-plan kitchen sits adjacent to the main space, with windows positioned for natural light and ventilation. A private bedroom at the back, with an ensuite bathroom, provides flexibility as a guest suite or private retreat. On the upper floor, two well-proportioned bedrooms sit on either side of a central corridor, each with built-in wardrobes and access to generous windows. A shared bathroom is conveniently located, while the layout ensures privacy and separation from the more social spaces below.



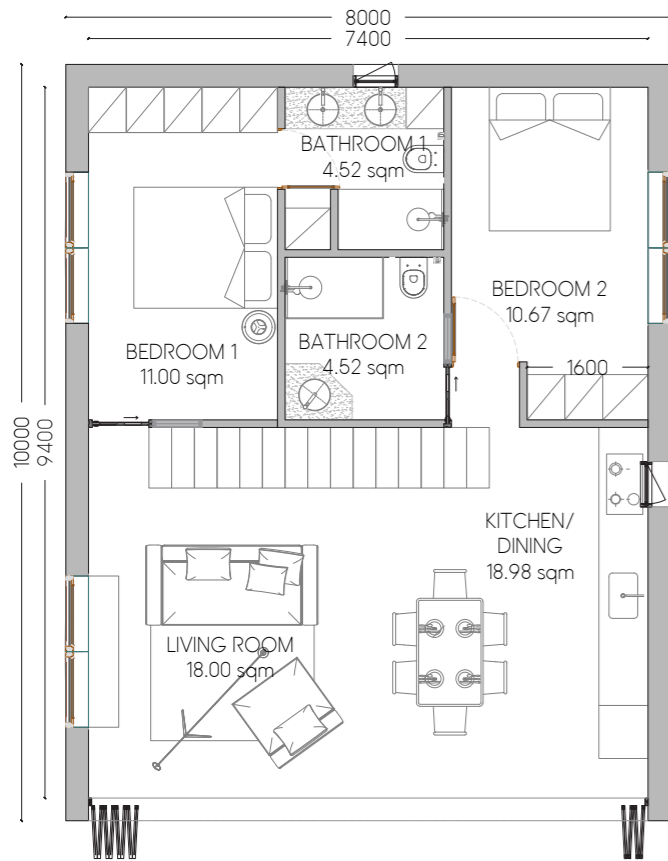
3 Bedroom Villas

3 bed + 3 bath (120sqm + private pool)
(sloped roof)

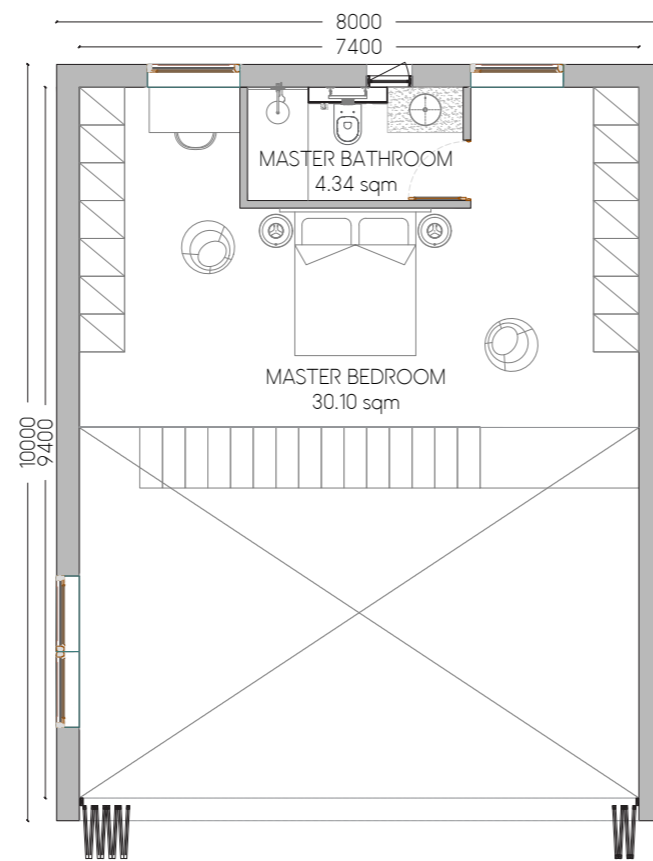
TYPE C



MASTERPLAN



Ground floor



First floor

3 Bedroom Villas

3 bed + 3 bath (120sqm + private pool)
(sloped roof)

LEGEND		NET AREA	GROSS AREA
TYPE C	sqm	102.13	120.32
Type C - ground floor	sqm	67.69	80.00
Type C - first floor	sqm	34.44	40.32

TYPE C (No.s 27)



Mood image

Net floor area: 102.13 sqm

Gross floor area: 120.32 sqm + 24 sqm terrace

Type C, a two-story villa apartment with a pitched roof, spans a net livable area of approximately 150 square meters and includes three bedrooms and two bathrooms. The distinct feature of this villa is the living area, positioned on the side facing the river, highlighted by a striking double-height space with an elegant sunken living room. The sleeping area on the upper floor overlooks this living space, enhancing the view and living experience. The river-facing facade is dominated by a large sliding glass window that spans the full height of the living area, offering uninterrupted views of the green gardens, the sea beyond, and the pool, ensuring a visual and spatial integration between the interior and exterior.



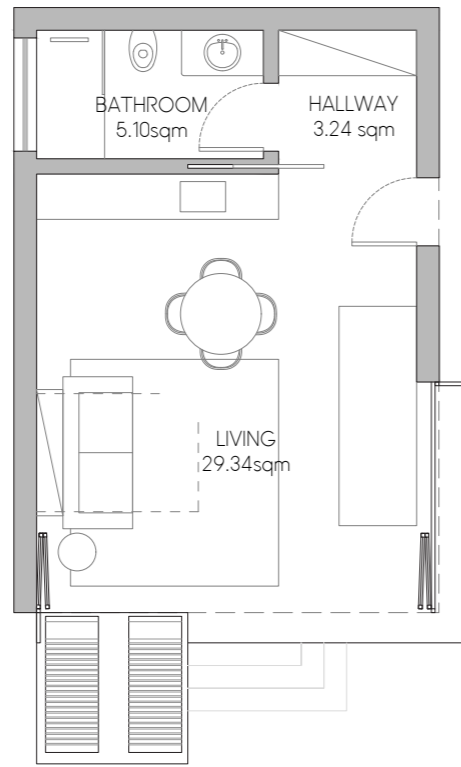
1 Bedroom Chalets

1 bed + 1 bath (40sqm)
(sloped roof)

TYPE D



MASTERPLAN



Ground floor

1 Bedroom Chalets

1 bed + 1 bath (40sqm)
(sloped roof)

LEGEND		NET AREA	GROSS AREA
TYPE D	sqm	37.68	45.00
Type D - ground floor	sqm	37.68	45.00

TYPE D (No.s 15)



Mood image

Net floor area: 102.13 sqm

Gross floor area: 120.32 sqm + 4 sqm terrace

Given the plot's slender shape and 350-meter length, the green corridors are designed to serve dual purposes: they are vast vistas onto the sea and dynamic elements that evoke strong emotional and aesthetic responses. Alongside these corridors, two elongated water features interact with the land's natural contours, accompanied by pedestrian walkways on wooden planks that meander through rich and varied vegetation.

The central villas, characterized by their flat roofs, are strategically positioned alongside these pathways, ensuring they do not impede the flow through this public space. In this layout, the delineation between private and public realms is seamlessly integrated, creating organic transitions.

WHO WE ARE

We are a joint venture created by two Italian firms HZ Studio and Sgaravatti Group, operating worldwide in the fields of architecture, engineering and landscaping. We are Italian, but above all we are Mediterranean. A territory which has been influenced by important ancient civilisations: Phoenicians, Carthaginians, Greeks, Romans, Byzantines, Ottomans and Arabs. This is our origin, our culture and our identity, and we are constantly working to promote the culture of beauty.



CHRISTIAN BONU
Architecture Director



IVAN ZUCCA
Engineering Director



ROSI SGARAVATTI
Landscape Director



PIERPAOLO MURGIA
Procurement Director

Christian Bonu and Ivan Zucca founded in 2006 HZ Studio - Architecture & Engineering firm based in Italy, with office in Milan and Cagliari .

The strong starting concept was the creation of a multidisciplinary platform of international character where, through an integrated architectural and engineering approach, it is possible to create architectures which engrave the ever-changing force of our own century. The firm's philosophy is the continuous search for innovative state-of-the-art solutions, as well as constant teamwork in the construction and management activities of building sites. The architectural, environmental, plant-related and executive quality of projects is analysed and developed through specific softwares stemming from the founders' international specialisation, in order to design buildings in which the planning and executive procedure are an integrated process. Their strengths lie in avant-garde planning in contemporary design along with construction research and experimental technology. The design of architectural sustainable buildings, the innovative construction approach and the meticulous research in the energy sector bring the studio to a quality standard of extreme specialisation, as acknowledged by our numerous institutional and corporate clients.

Rosi Sgaravatti and Pierpaolo Murgia, continues the tradition of one of the most important and oldest Italian companies in the field of greenery, having successfully and continuously worked since 1820, the Sgaravatti Group.

The company's internal professional resources allow to fully manage, both in Italy and abroad, each project phase, also in the context of considerably complex orders, starting from the study of the territory, the planning, up to the environmental impact assessment. The production of selected lawns and typical Mediterranean essences, of which Sgaravatti supervises the entire life cycle from cutting to growing and plant positioning, guarantees high quality essences, safe grafting, as well as lush vegetation of large specimens. Over the years, the group has designed and built many parks and gardens in different parts of the world, such as the United Arab Emirates, Ukraine, Azerbaijan, Antigua and Tunisia. For two hundred years we have grown millions of plants, made small gardens, imperial parks, revived the desert, revegetated cliffs and escarpments, planted orchards and meadows, but above all we have cultivated and spread the love for green.



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