





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 MURCIA
Procurement Director

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



SHIVO DEVELOPMENT PROJECT

RESIDENTIAL TOWER, PAJE, ZANZIBAR

SHIVO

LANDSCAPE CONCEPT DESIGN REV.00

PROJECT DIRECTOR: ROSI SGARAVATTI

PROJECT MANAGER: FEDERICO DIACCI

DESIGN TEAM: ANTONIO SANNA - DAVIDE CARTA - PIERGIORGIO TAVERA

SUPERVISION: MASSIMO BERNARDINO

An elegant residential oasis in Zanzibar

A luxurious retreat rising in the enchanting heart of Zanzibar, Shivo Tower will be more than just a residential building; it will be an unparalleled living experience, where comfort harmoniously blends with the breathtaking beauty of the surrounding nature.

Unique Architecture and refined Design

With avant-garde architectural design, Shivo Tower will stand majestically in Zanzibar's panorama. The building will embody contemporary Italian design, drawing inspiration from the natural world and the beautiful surrounding landscape. Its elevated position and splendid views will inspire an iconic design embracing the rhythm of the sea and the forest, the sky, and the earth.

Light and transparency as Design principles

Light will be an integral part of Shivo Tower's design principles, serving as both practical and metaphorical inspiration. The design will provide transparency to the building, allowing a unique connection with the surrounding landscape while ensuring privacy and tranquility. The tower will be designed to be illuminated by the soft natural light evolving from dawn to dusk, creating an ethereal atmosphere.

Panoramic restaurant and exclusive services

The building will host a panoramic restaurant with refined interiors and timeless design, creating a perfect setting for unforgettable moments in a place of gathering, contemplation, and pure visual pleasure. The panoramic view of the sea will offer an uninterrupted spectacle of Zanzibar's natural beauty.

Pool immersed in Nature

The outdoor spaces on the ground floor will host the crystalline waters of a pool surrounded by the lush beauty of Zanzibar's nature. An oasis of serenity and relaxation, the pool will provide a unique space to unwind and reconnect with the surrounding beauty.

Apartments Tailored for Every Lifestyle

Shivo Tower's apartments will be designed to meet a variety of housing needs. From practical Studio Apartments to spacious Two-Bedrooms, up to the luxury of the Penthouse, there will be a solution for every lifestyle. Each unit will offer high-quality finishes and panoramic views capturing the unique essence of Zanzibar.

Shivo Tower will be much more than a home; it will be the place where dreams come to life, surrounded by the enchanting magic of Zanzibar.

INDEX

- 01** MOODBOARD p. **06**
- 02** THE PROJECT p. **09**
- 03** MAIN ENTRANCE p. **13**
- 04** POOL AREA p. **19**
- 05** DEHORS p. **26**
- 06** SPORT AND PLAYGROUND p. **31**
- 07** VEGETATION p. **36**
- 08** SPORT AND PLAYGROUND p. **44**
- 09** LIGHTING..... p. **47**
- 10** INTERIORS p. **74**
- 11** BILL OF QUANTITIES p. **77**



1.

MOODBOARD
INSPIRATIONS

1.1 MOODBOARD SOFTSCAPE



1.2 MOODBOARD HARDSCAPE





2

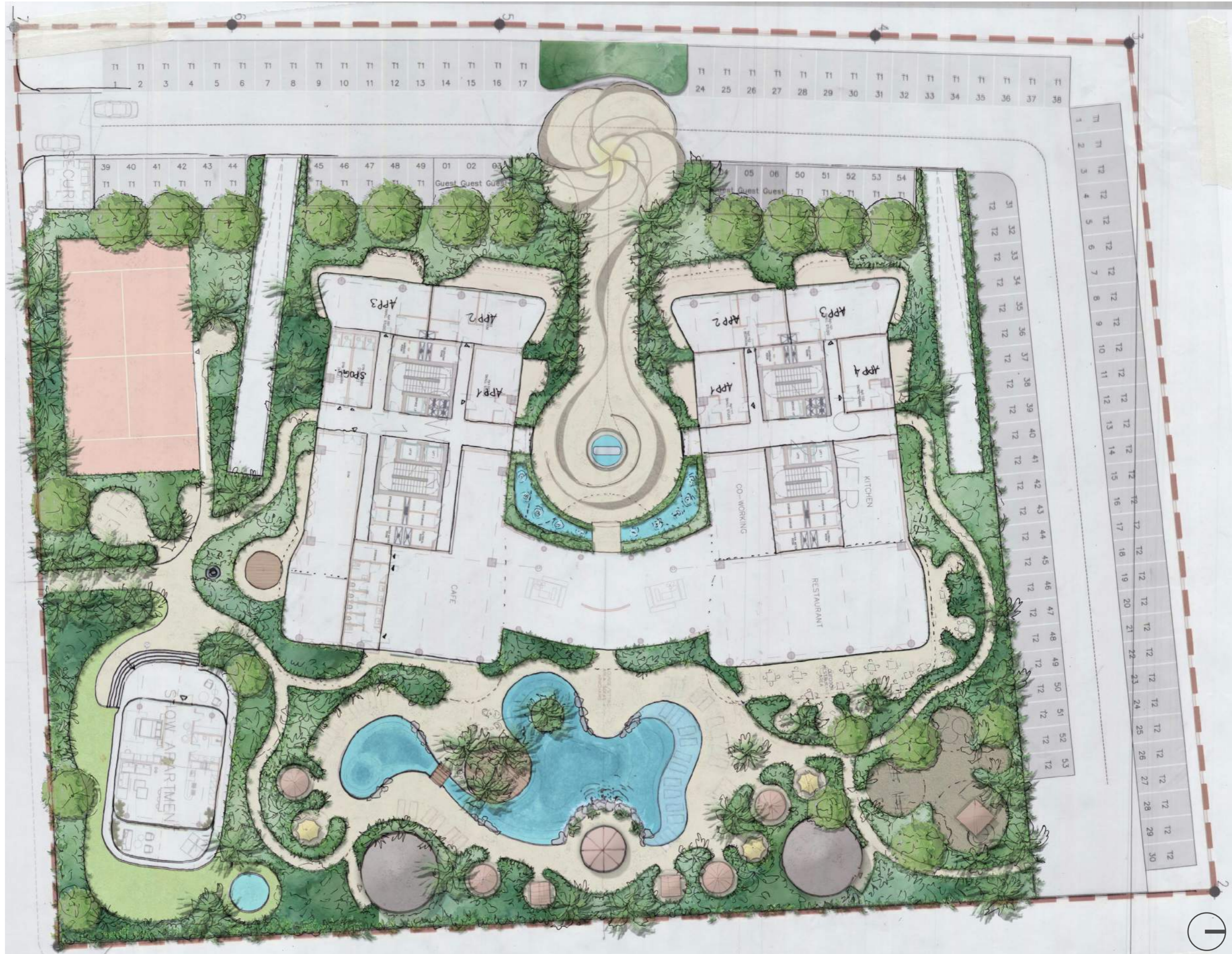
THE PROJECT

DESIGN PLAN

2.1 SKETCH PLAN

The concept of this project is based on the privacy and discovering the spaces and traditions of the local materials that complete the modernity of the new towers.

Everything, starting from the rich and flourishing greenery to the pavements, that are made by local stone, is thought to be integrated into surroundings.



2.2 DESIGN PLAN EXTERNAL AREAS

- 1 MAIN ENTRANCE WITH DECORATIVE PAVEMENTS
- 2 RICH AND FLOURISHED VEGETATION WITH JUNGLE EFFECT
- 3 CENTRAL SCULPTURE (TO BE DEFINED)
- 4 WATER FEATURES
- 5 WAVED TOPIARY HEDGES
- 6 OUTDOOR SPORTS: PADEL, TENNIS-TABLE, YOGA, GYM
- 7 SECONDARY ENTRANCE
- 8 SHOWROOM: FUTURE SPA WITH EXTERNAL POOL AND PRIVATE GARDEN
- 9 CAFÈ DEHOR
- 10 RESTAURANT DEHOR
- 11 POOL
- 12 WOODEN GAZEBO WITH SCENOGRAFIC WATERFALL
- 13 ISOLATED DAYBEDS AND LIVING AREAS AROUND THE POOL, SURROUNDED BY RICH AND SHADING VEGETATION
- 14 PLAYGROUND WITH NATURAL MATERIALS AND PLAYFUL SHADING STRUCTURE
- 15 PRIVATE GARDENS- DECK FLOORING
- 16 SWIMMING POOL- RESIN WITH SAND EFFECT



2.3 DESIGN PLAN LAYOUT

-  1. MAIN ENTRANCE
-  2. POOL AREA
-  3. DEHORS
-  4. SPORT AND PLAYGROUND





3.

MAIN ENTRANCE
REFERENCES

3.1 MAIN ENTRANCE DESIGN PLAN

The entrance alley is a mixed-use, slow paved way where guests and residents feel already immersed in a lush green. We thought that would be a place where residents could walk freely, barefoot and where cars would just fly over. A central statue, sided with water features are the frame for the buildings elevation, and the entrance hall.



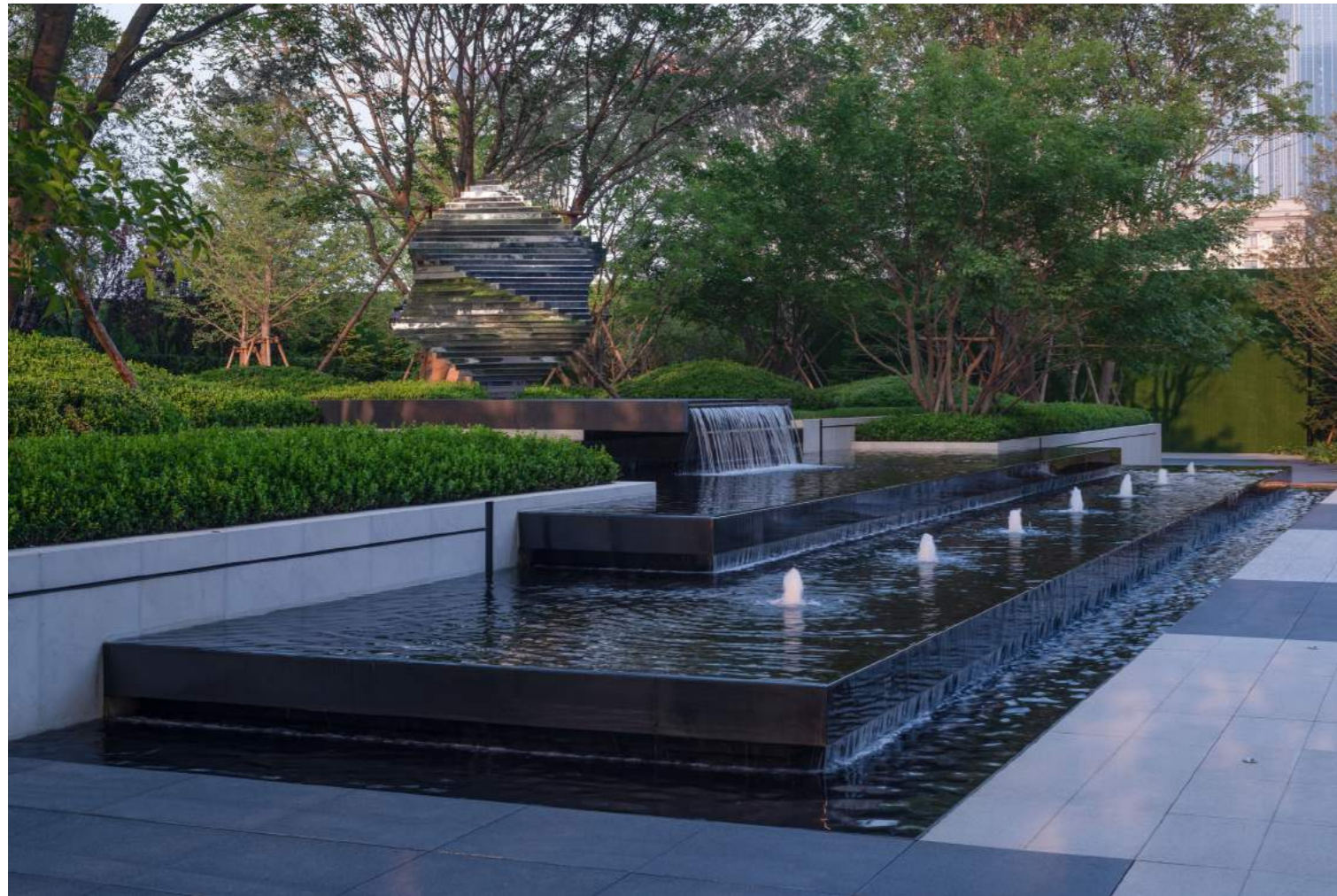
3.2 MAIN ENTRANCE PAVINGS



3.3 MAIN ENTRANCE VEGETATION



3.4 MAIN ENTRANCE WATER FEATURES



- *rich vegetation*
- *scenografic water features*
- *precious flooring*

ENTRANCE BOULEVARD



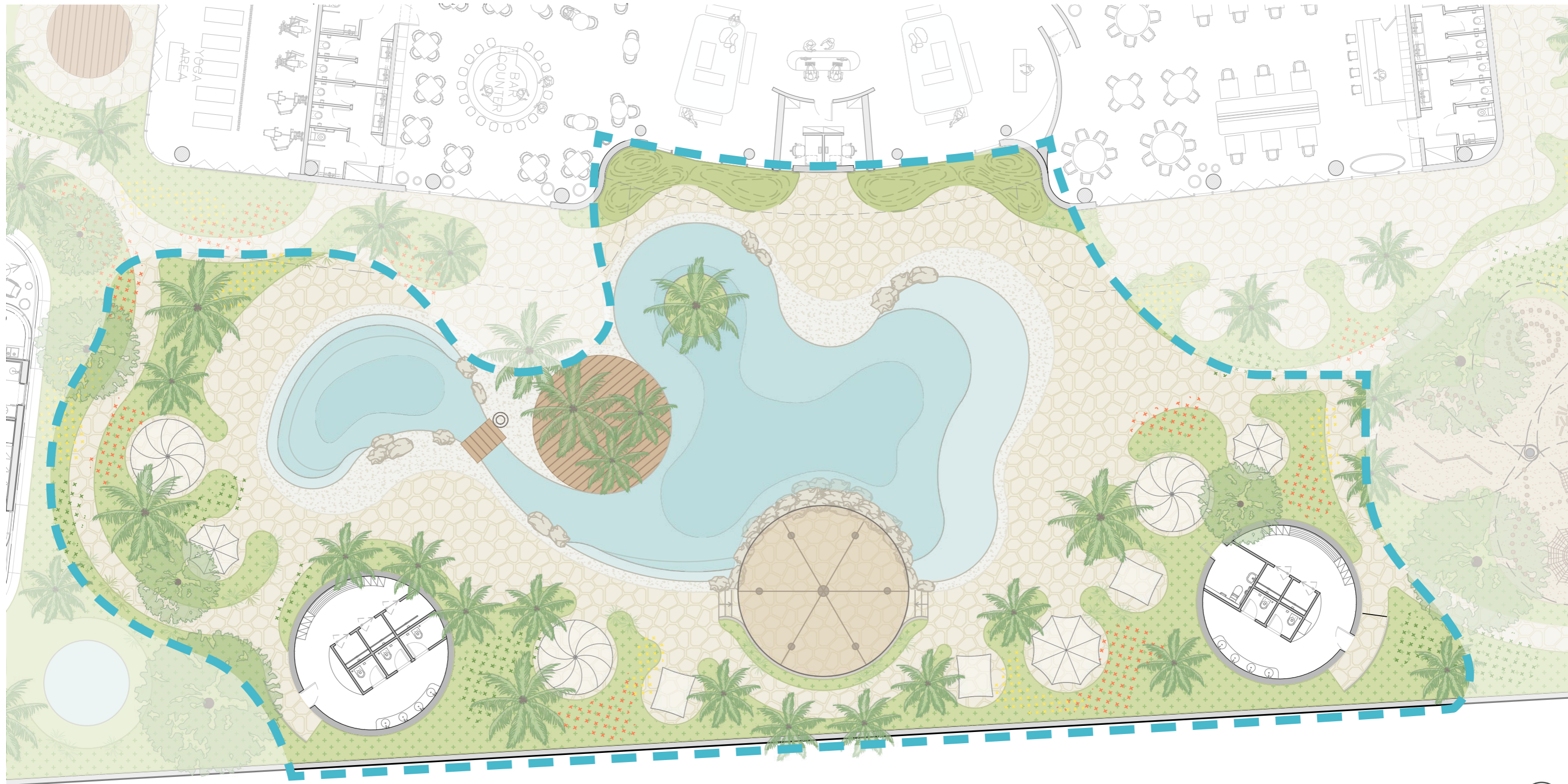


4.

POOL AREA
REFERENCES

4.1 POOL AREA DESIGN PLAN

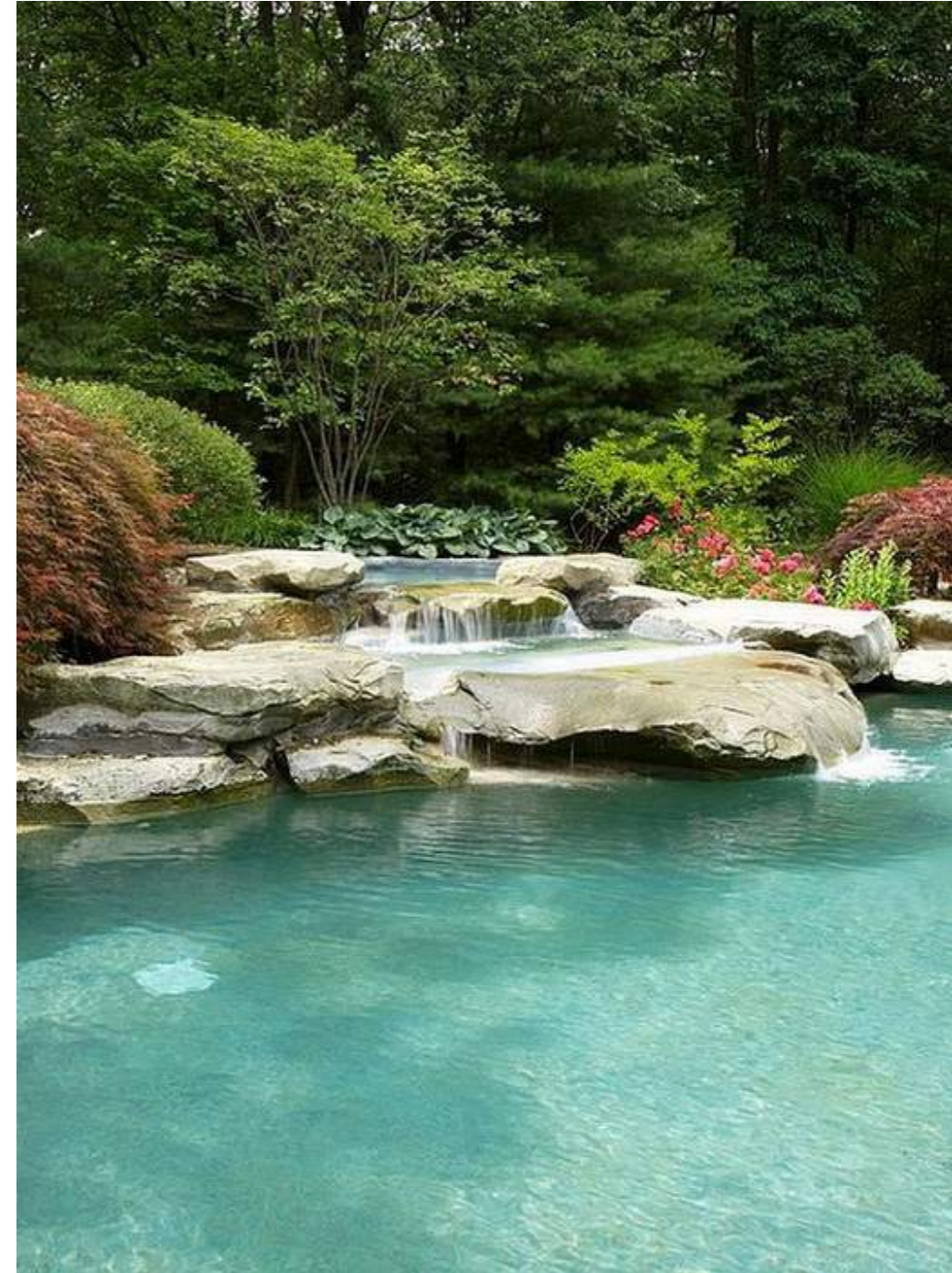
The pool area features an integrated swimming pool with a sandy beach effect, a versatile kiosk, and private inlets, perfectly complementing the residential focus of the entire development.



4.2 POOL AREA ORGANIC POOL

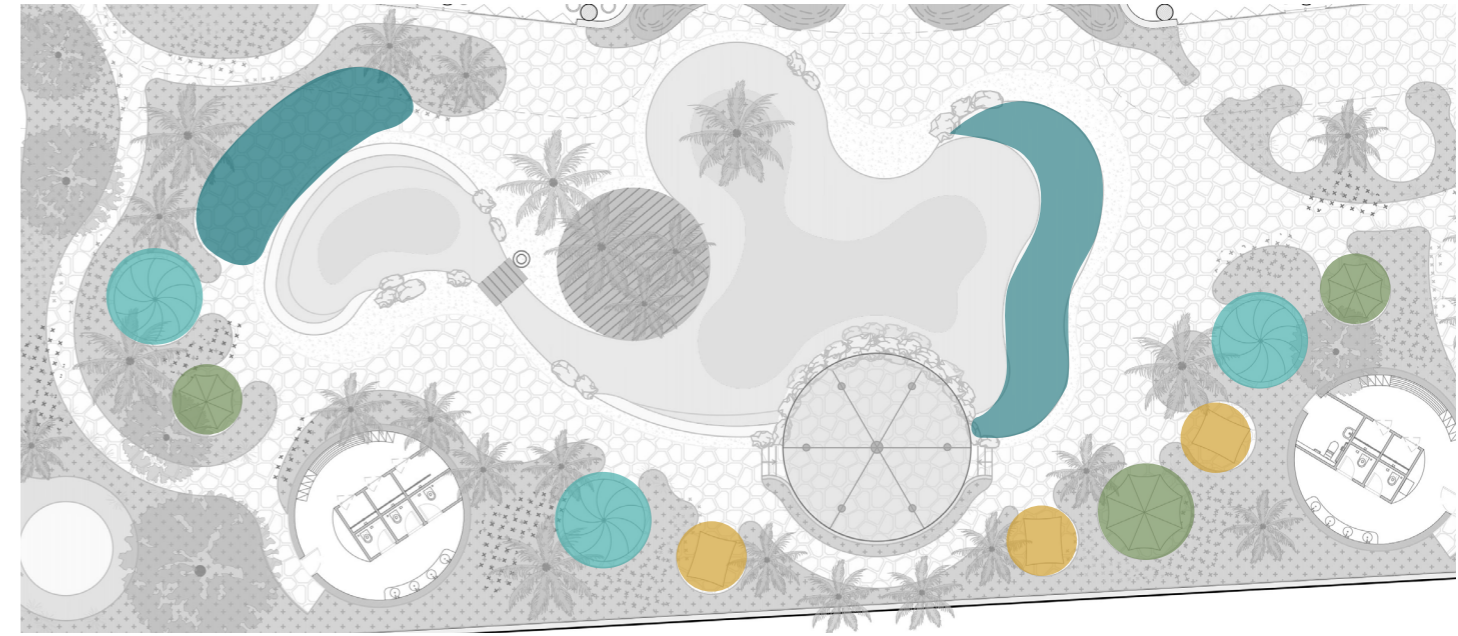


4.3 POOL AREA PAVINGS AND MATERIALS



- local materials
- natural effect
- organic design

4.1 POOL AREA FURNITURES



DAYBEDS



SMALL LIVING AREAS



NESTS



SUNBEDS AROUND THE POOL



SWIMMING POOL AREA 1



SWIMMING POOL AREA 2



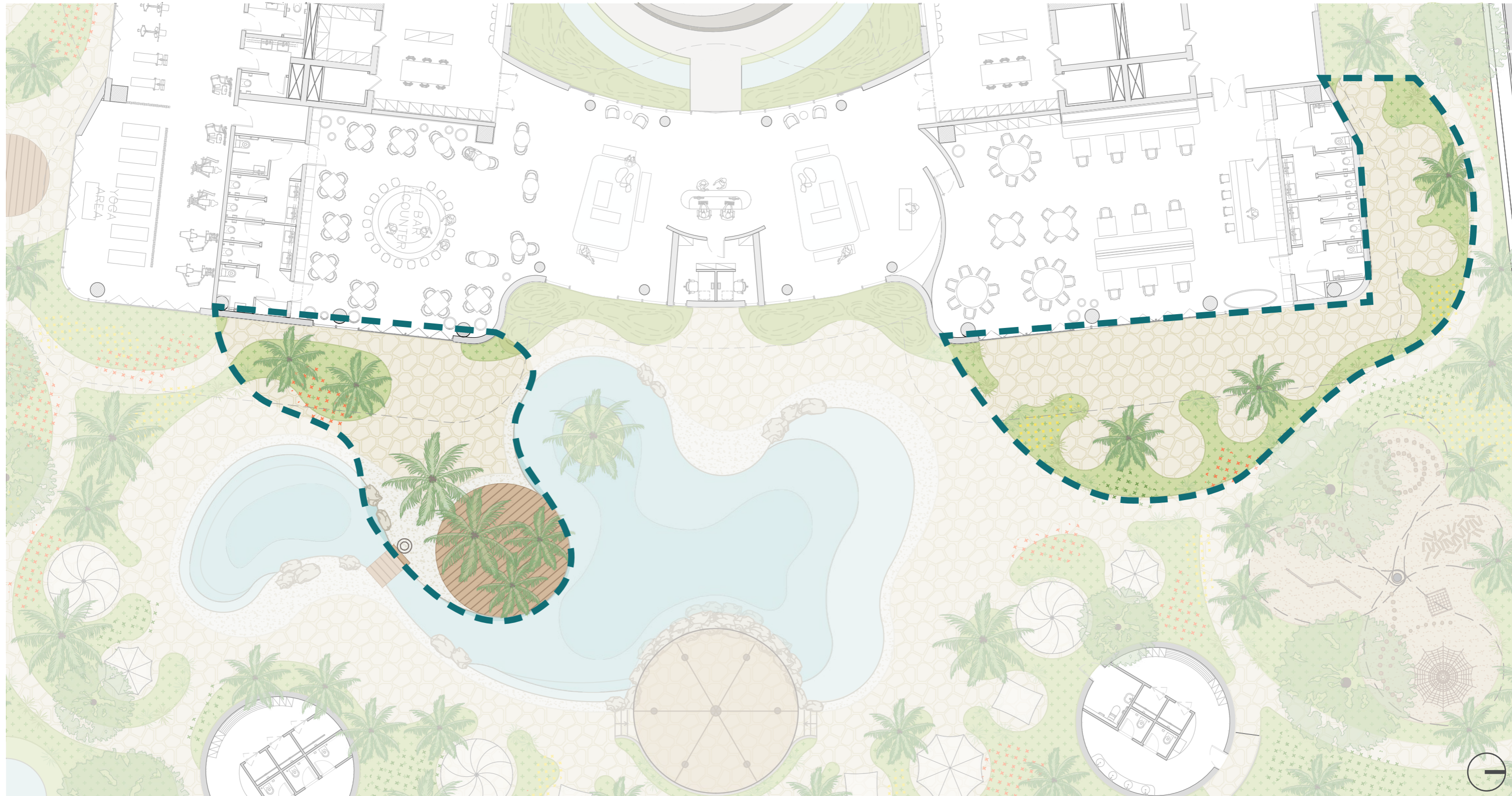


5.

DEHORS
REFERENCES

5.1 DEHORS DESIGN PLAN

Following the organic design scheme, these areas blend intimate and open spaces, offering versatile uses for both residents and guests.



5.2 RESTAURANT EXTERNAL AREA



5.3 CAFÈ EXTERNAL AREA



- intimate and relaxing sensation
- organic shapes and materials
- high quality furnitures

5.4 DEHORS LIGHTING





6.

SPORT AND
PLAYGROUND
REFERENCES

6.1 SPORT AND PLAYGROUND DESIGN PLAN

Functional spaces are distinct yet interconnected by winding paths, enhanced by the strategic placement of plants and lighting.



6.2 PLAYGROUND NATURAL MATERIALS



6.3 SPORT PADEL AND TENNIS TABLE



6.4 GYM OUTDOOR AREA



- local materials
- natural effect
- organic design



7.

VEGETATION
REFERENCES

7.1 VEGETATION TREES

A specific study of local plants create a selection of trees, such as: Orchid tree, Royal poinciana, Neem tree, Yellow trumpetbrush, Mango, Papaya.



7.1 VEGETATION TREES



7.2 VEGETATION SHRUBS AND BIG PLANTS

A specific study of local plants create a selection of shrubs and big plants, such as : Desert rose, African milk tree, Raffia palm, Wild date palm, Christmas palm, Chinese fan palm, Zanzibar palm.



7.2 VEGETATION SHRUBS AND BIG PLANTS



7.2 VEGETATION SHRUBS AND BIG PLANTS



7.3 VEGETATION BLOOMING PLANTS

A specific study of local plants create a selection of blooming plants, such as : Zanzibar gem, Passion-fruit, Chinese hibiscus, Lantana, Strelitzia, Plumeria, Madagascar periwinkle, Golden dewdrop.



7.3 VEGETATION BLOOMING PLANTS

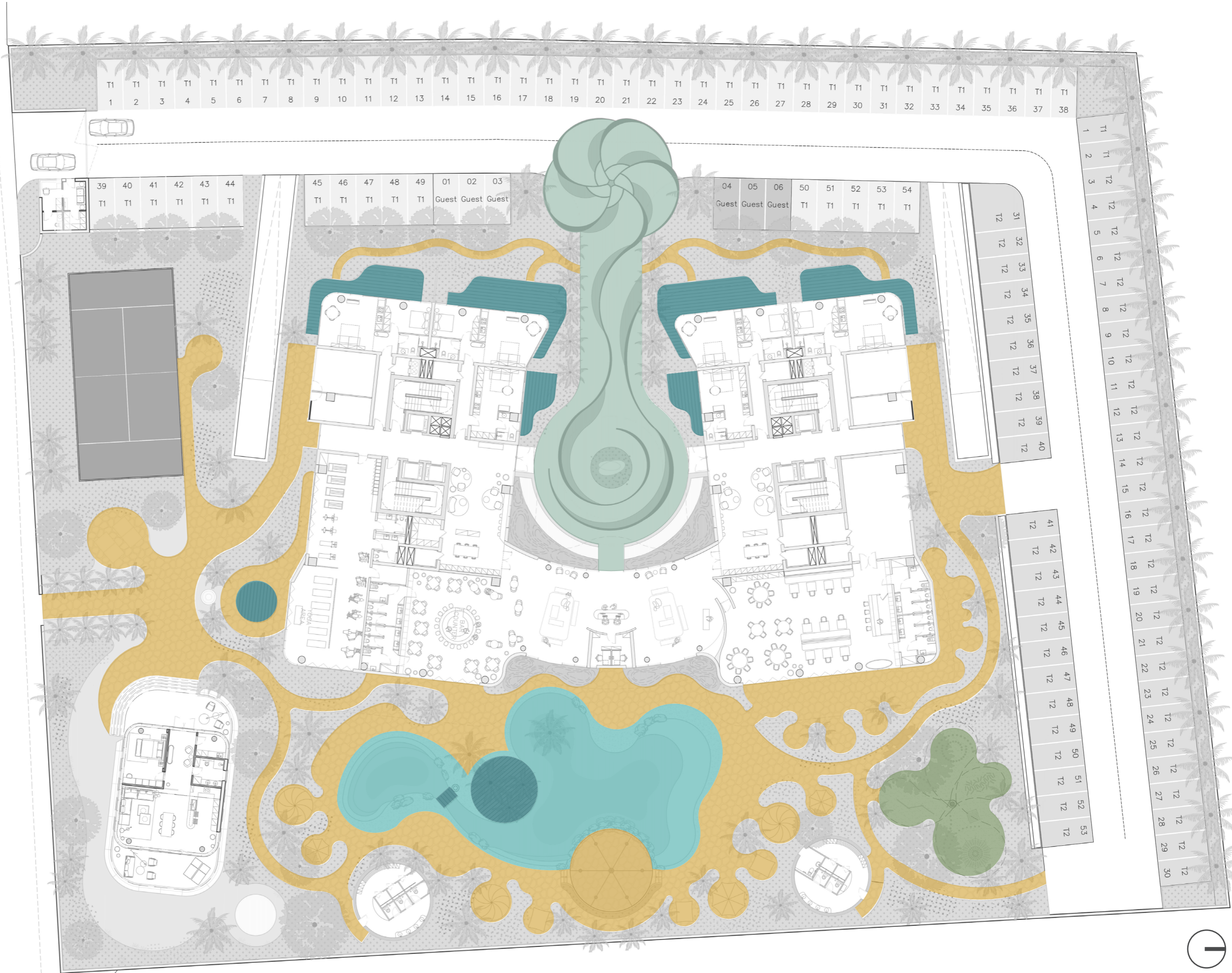




PAVINGS
REFERENCES

8.1 PAVINGS KEYPLAN

- OPUS INCERTUM
- PLAYGROUND PAVED WITH BARK
- DECORATIVE/MOSAIC PAVING
- POOL PAVING WITH SAND EFFECT
- WOODEN FLOORING



8.2 PAVINGS

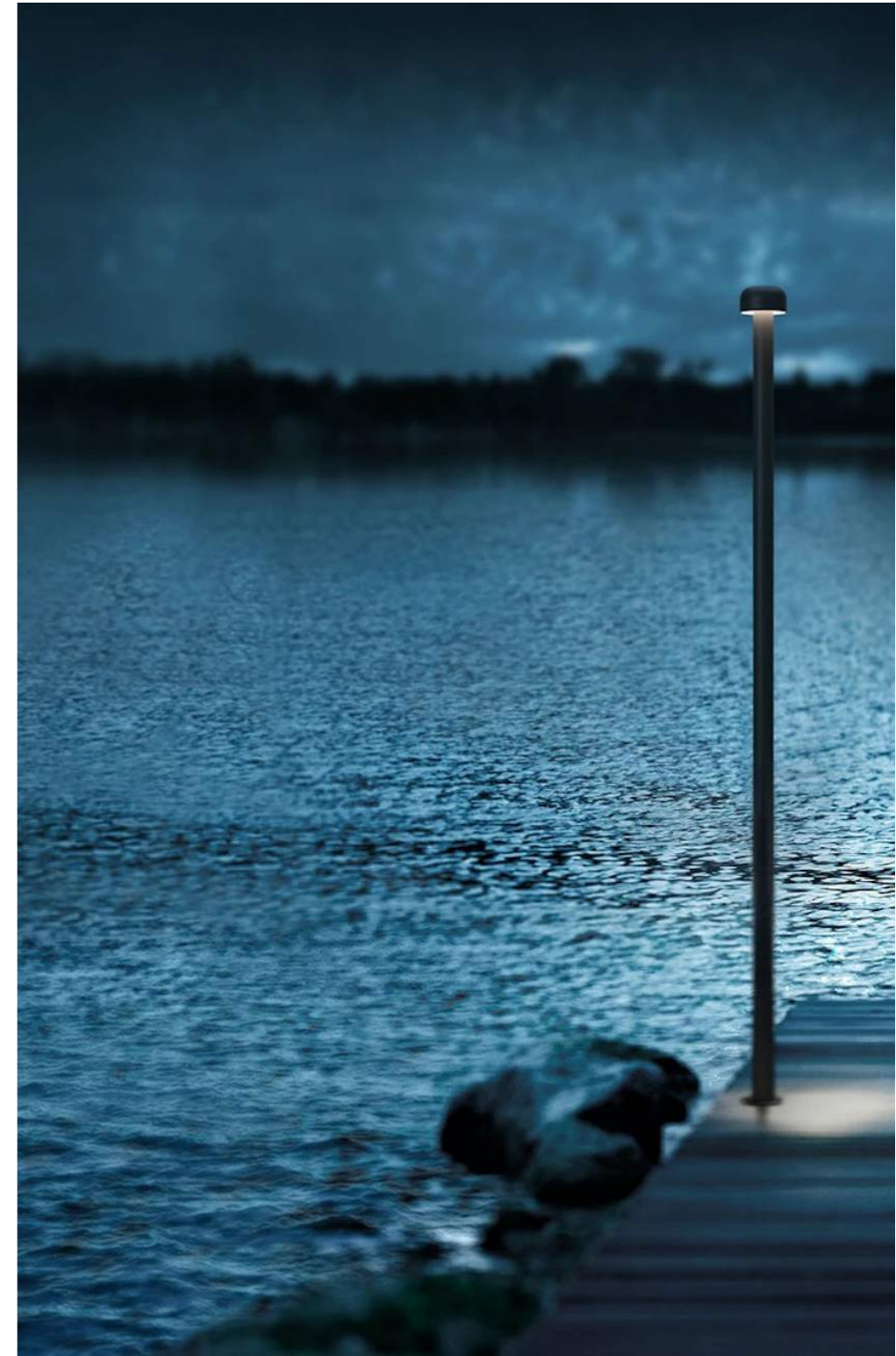
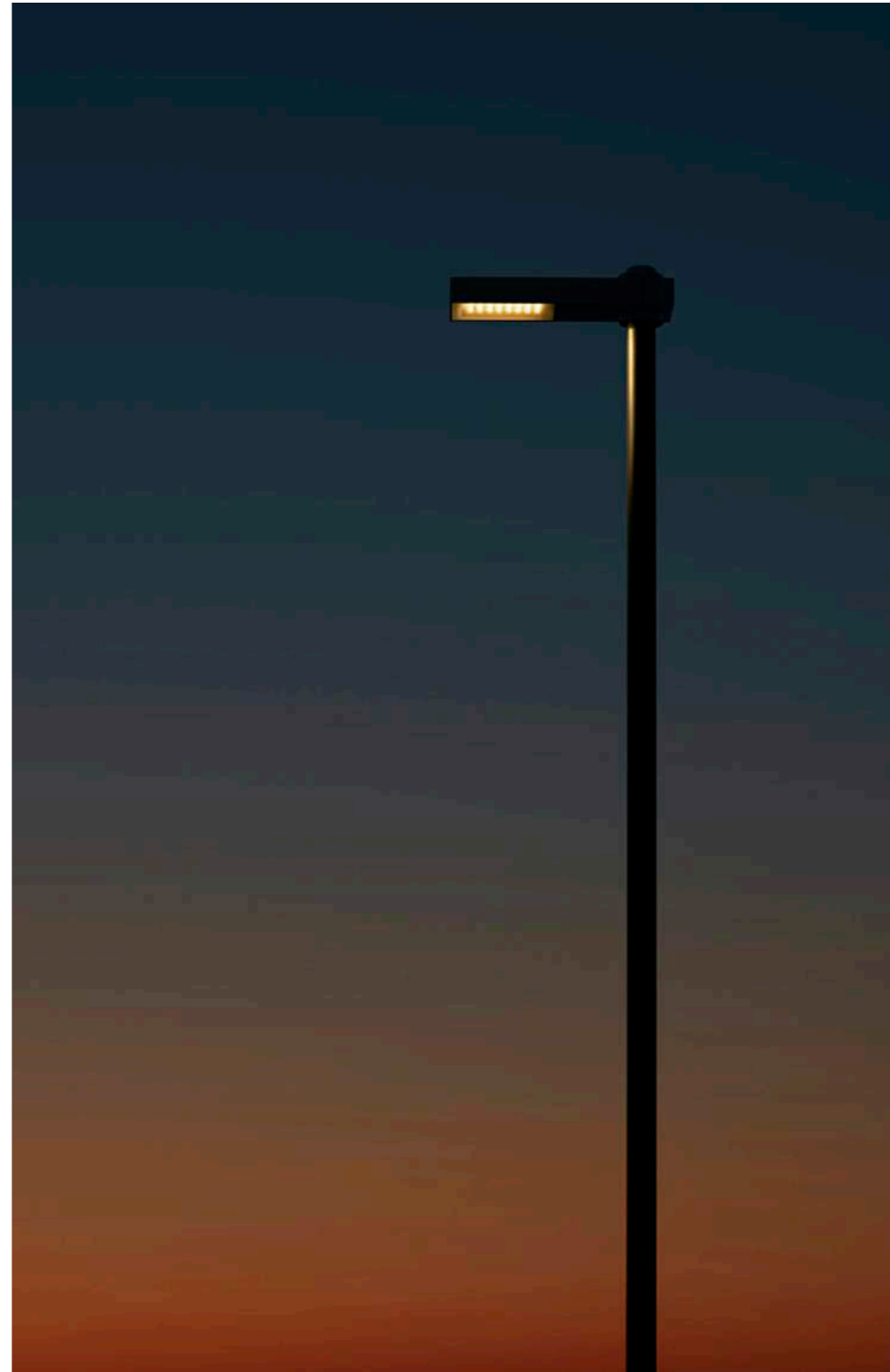




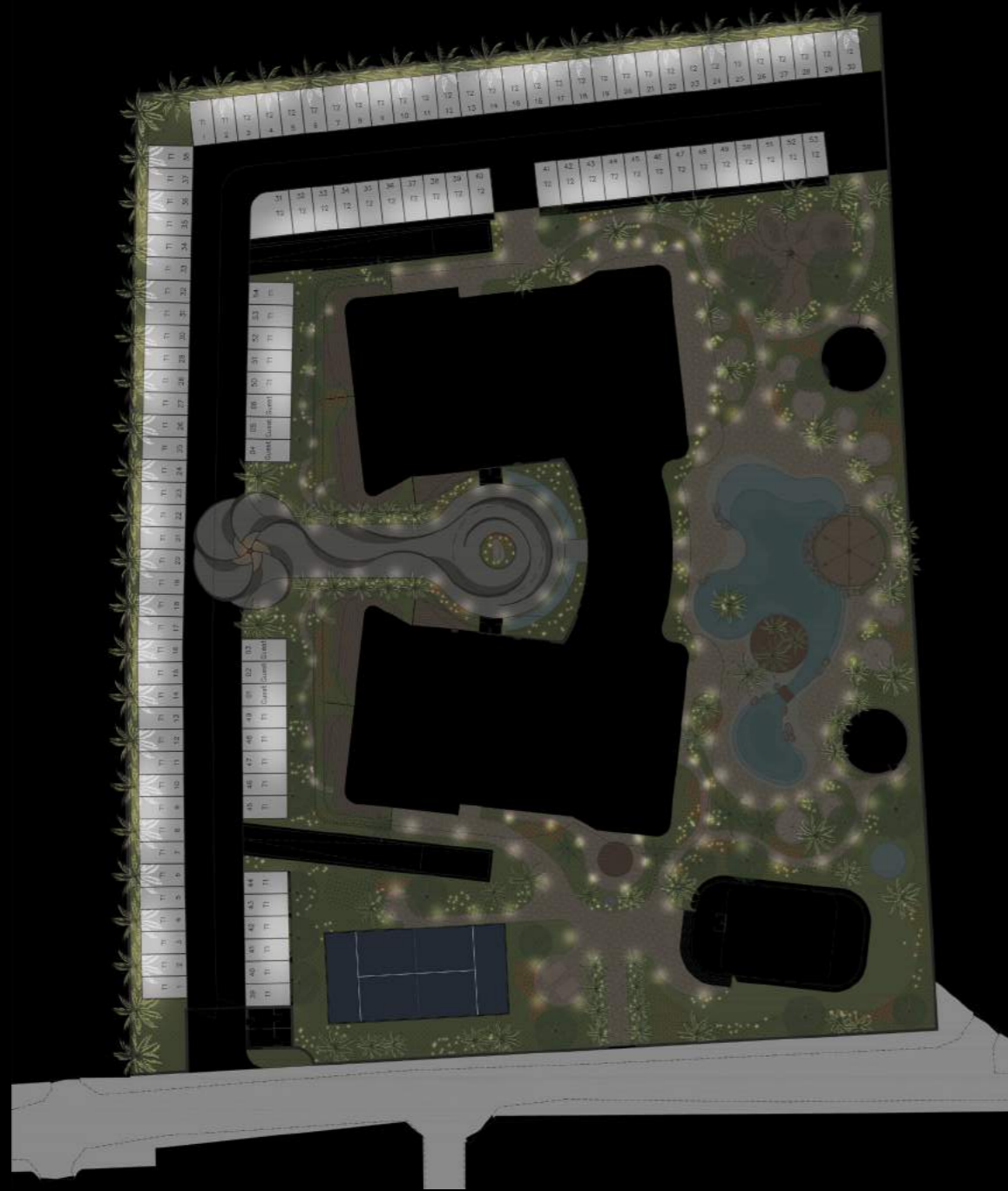
9.

LIGHTING
REFERENCES

9.1 LIGHTING PARKING



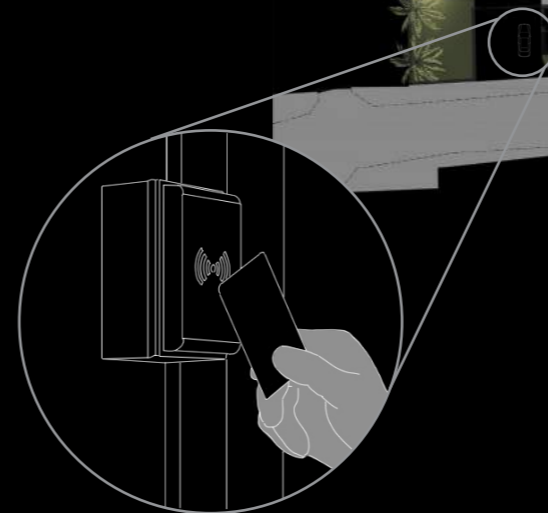
9.2 LIGHTING WELCOME SCENERY



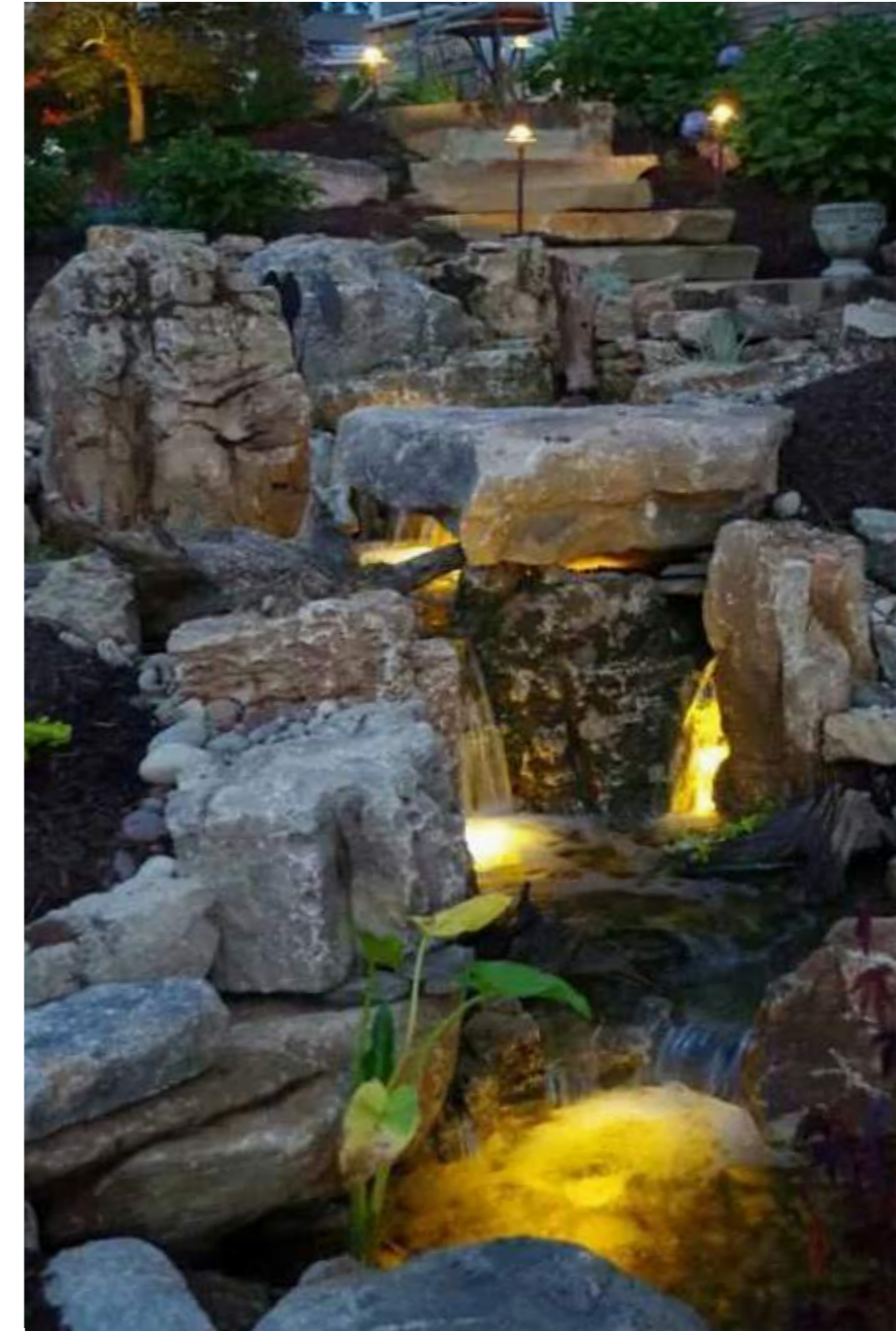
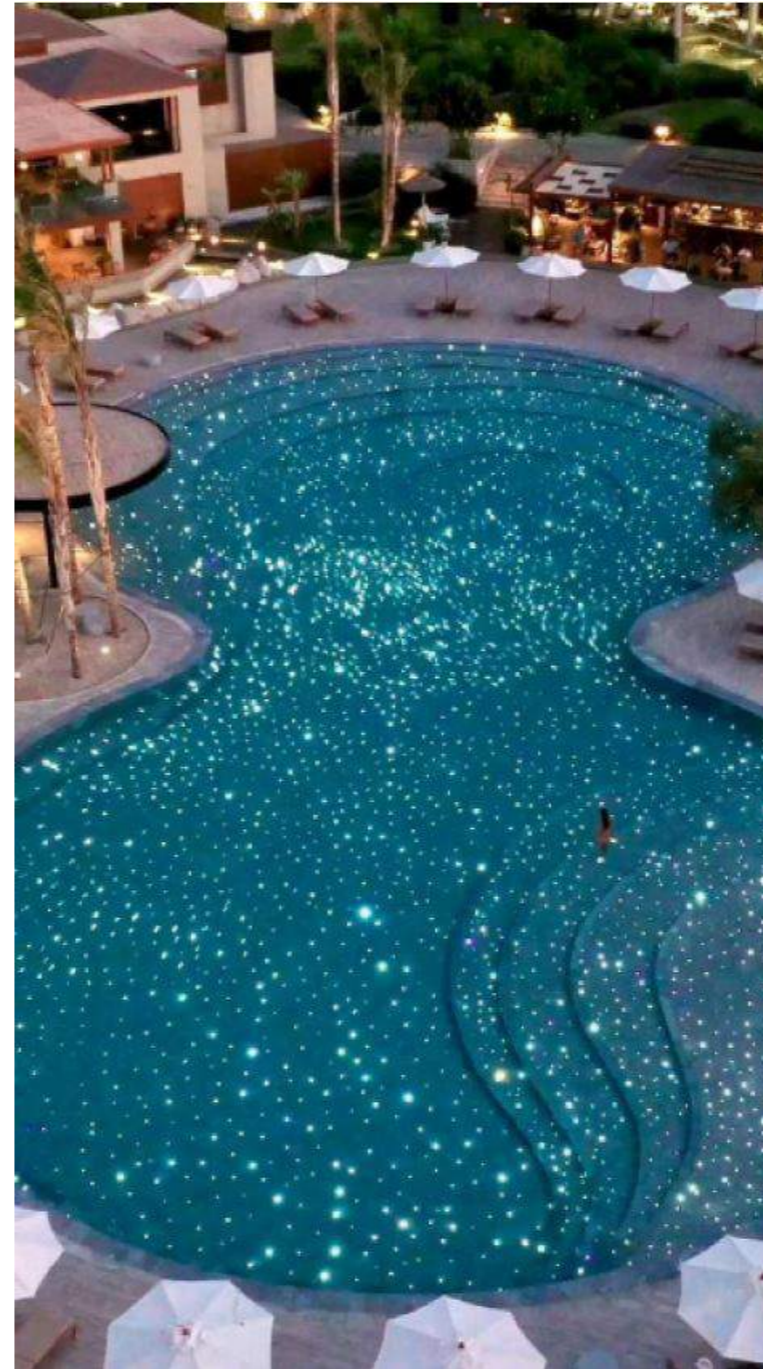
NIGHT SCENERY



WELCOME SCENERY



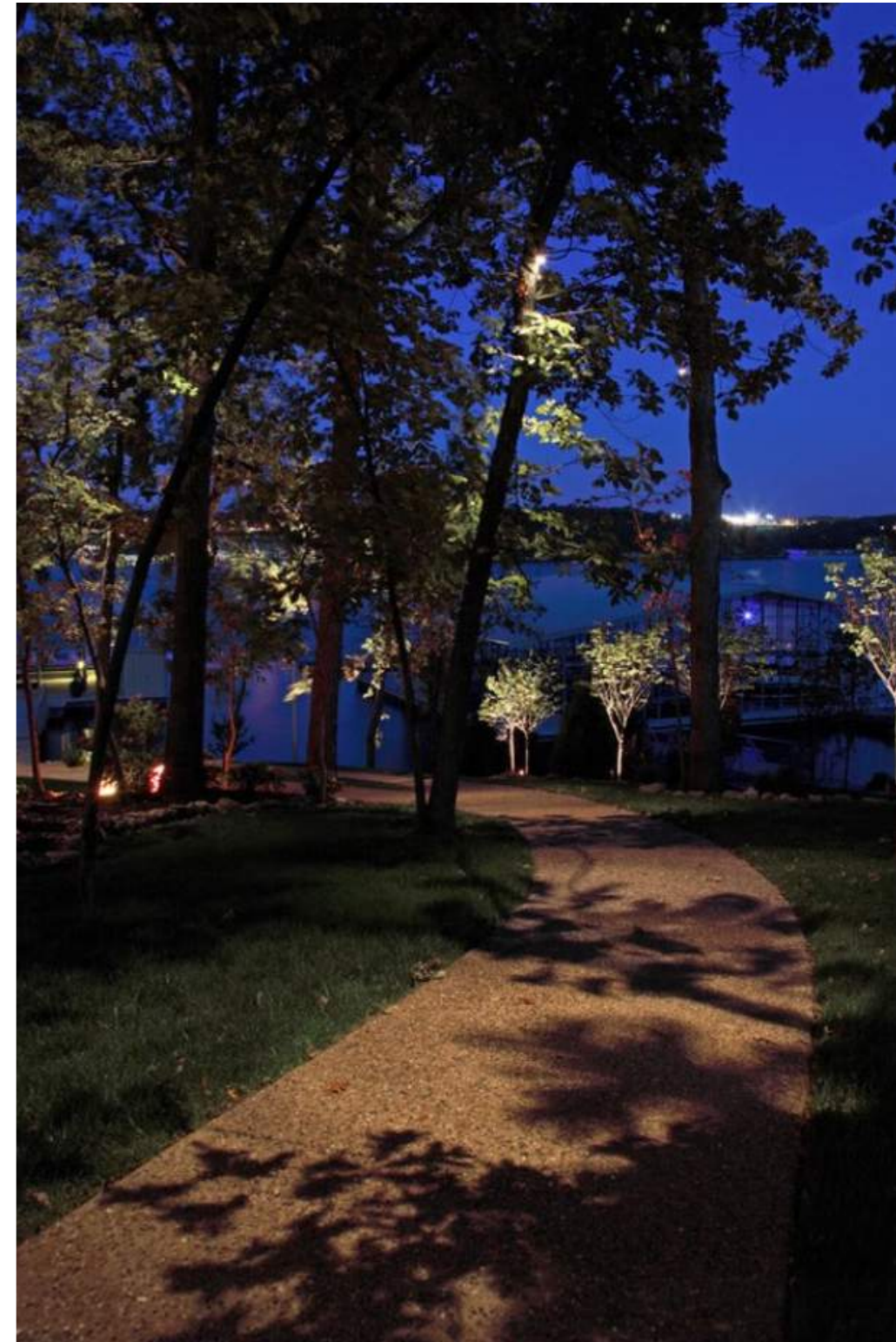
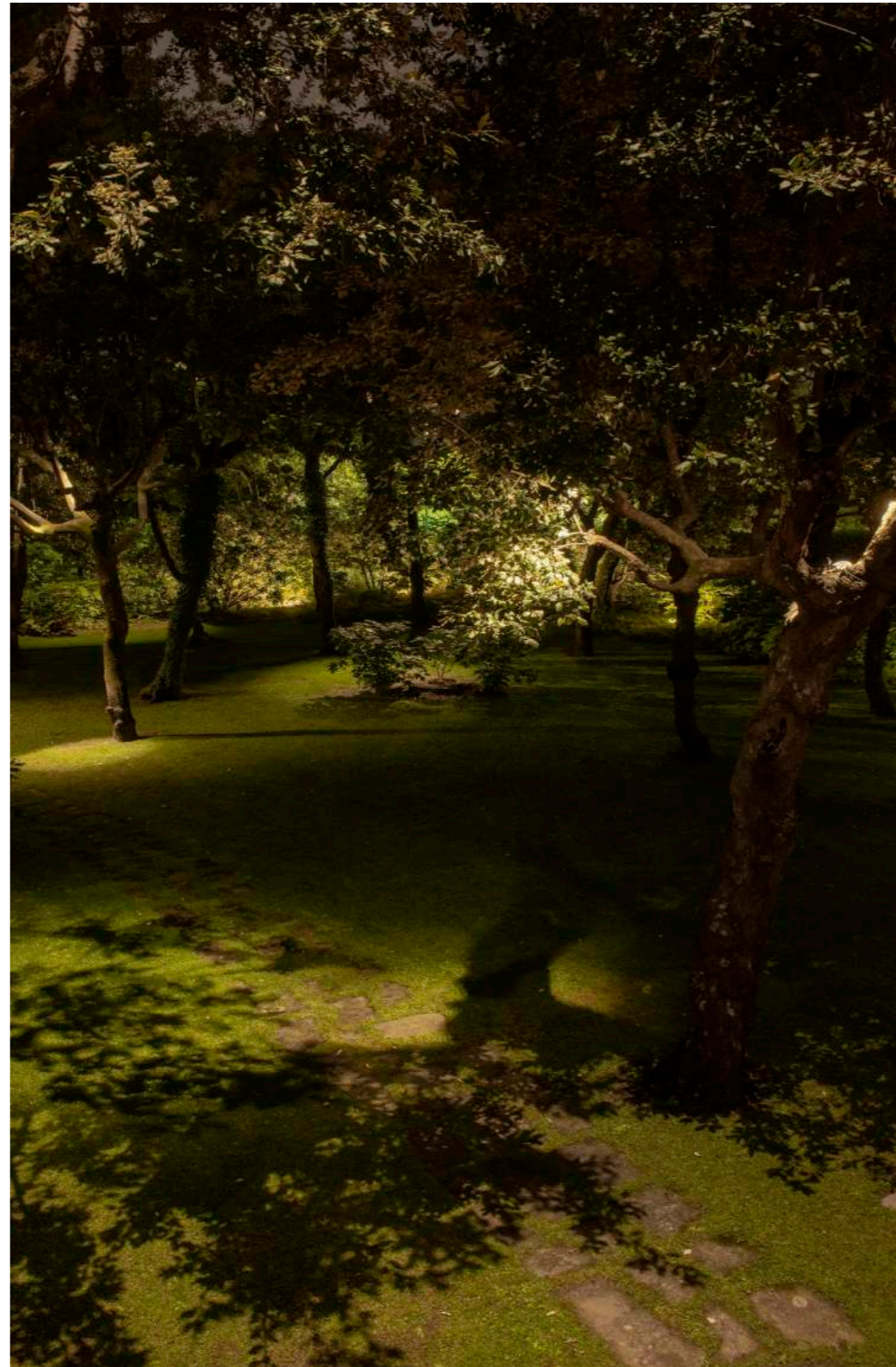
9.3 LIGHTING POOL AREA



9.4 LIGHTING DEHORS



9.5 LIGHTING MOON LIGHT EFFECT



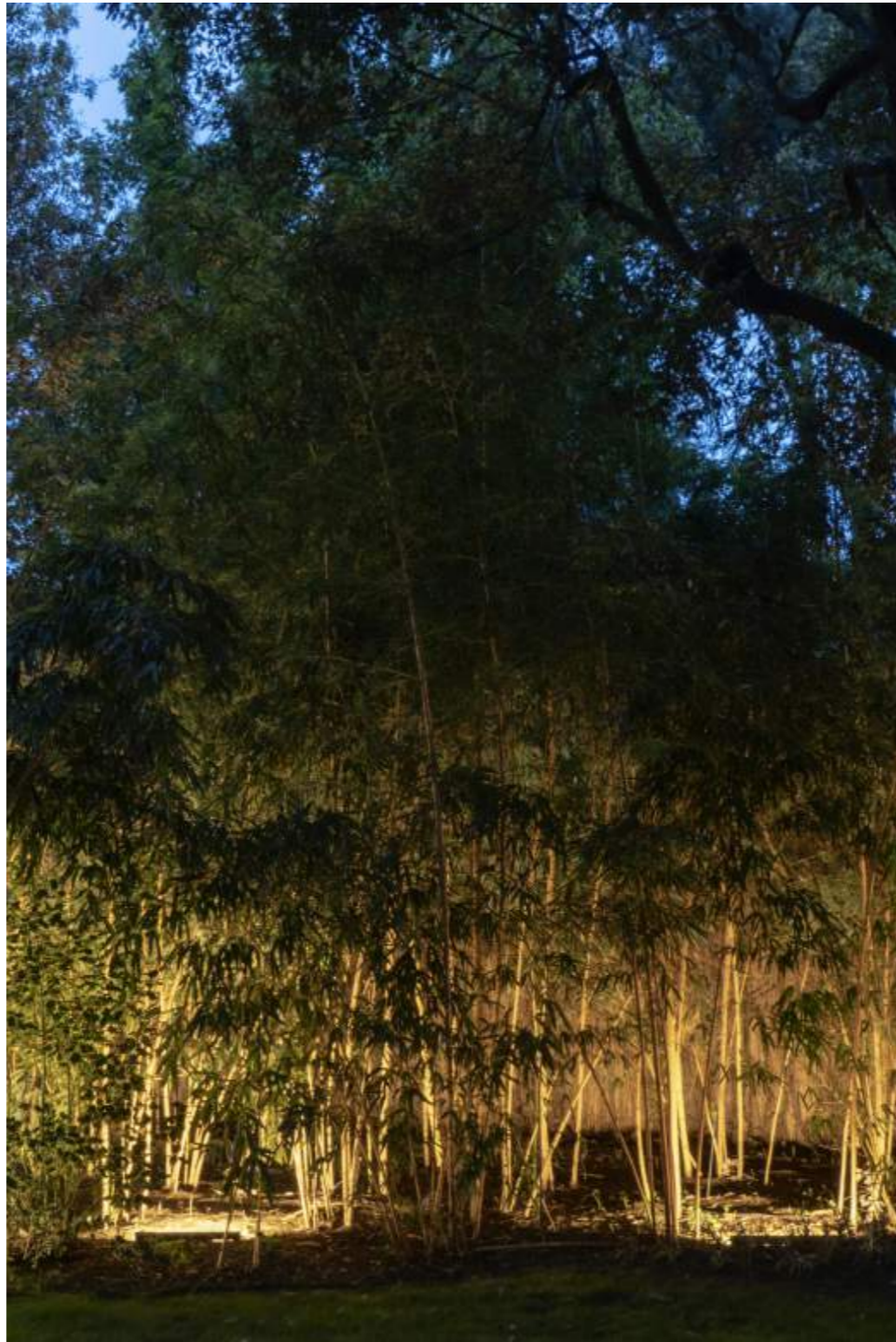
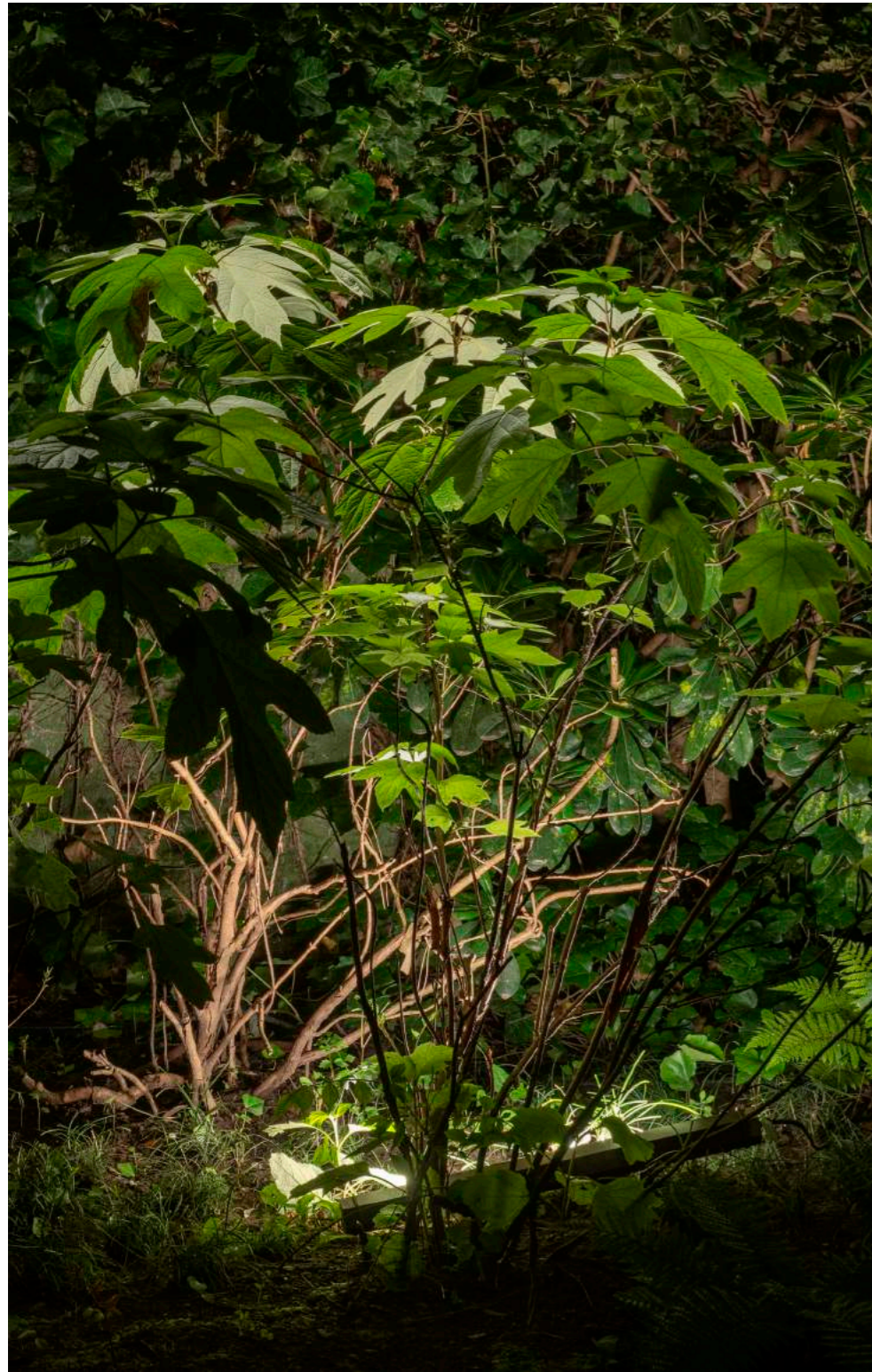
9.6 LIGHTING NEST EFFECT



9.7 LIGHTING PALM TREE



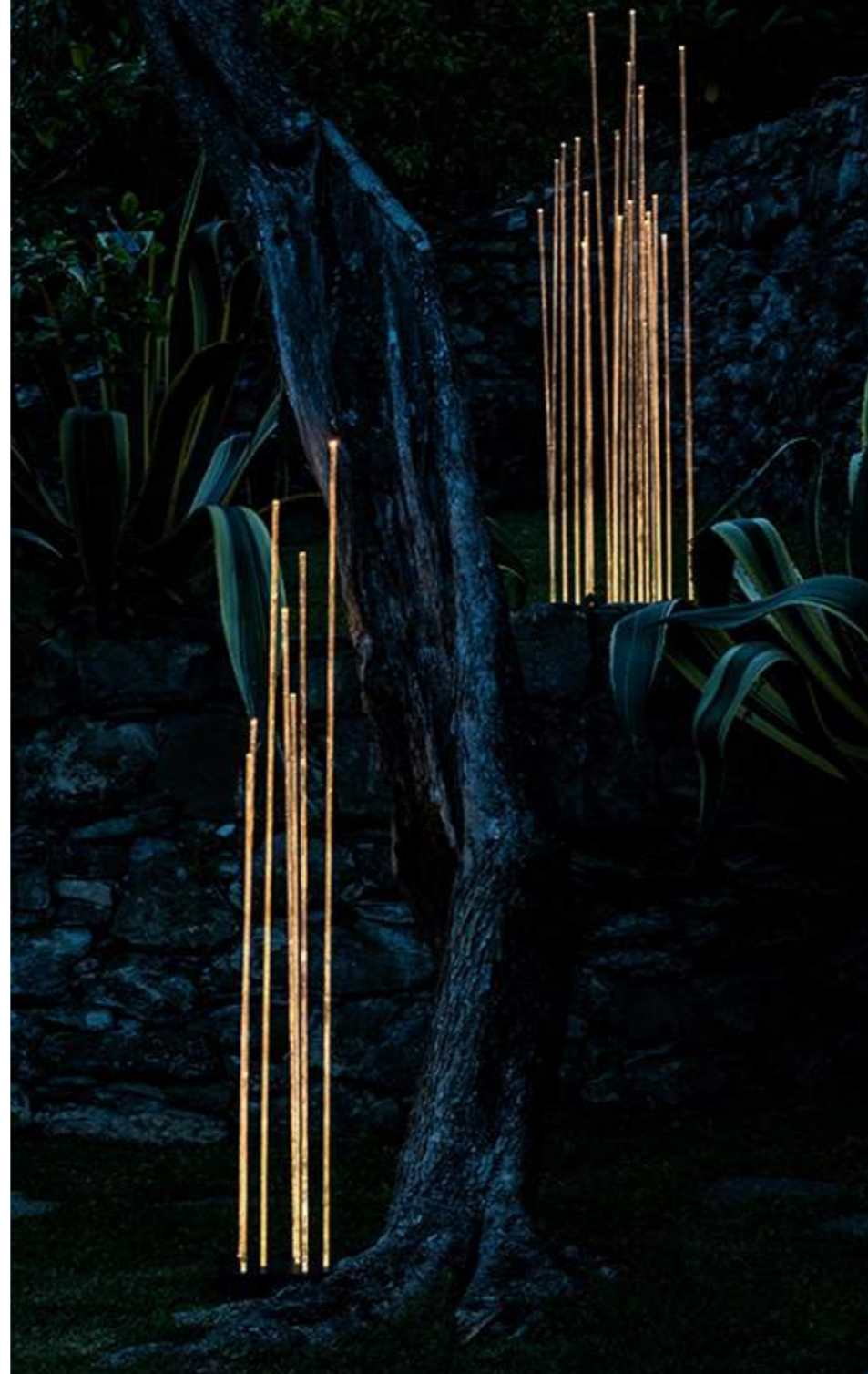
9.8 LIGHTING VAPOR



9.9 LIGHTING FIRE FLY



9.10
LIGHTING
FIRE FLY



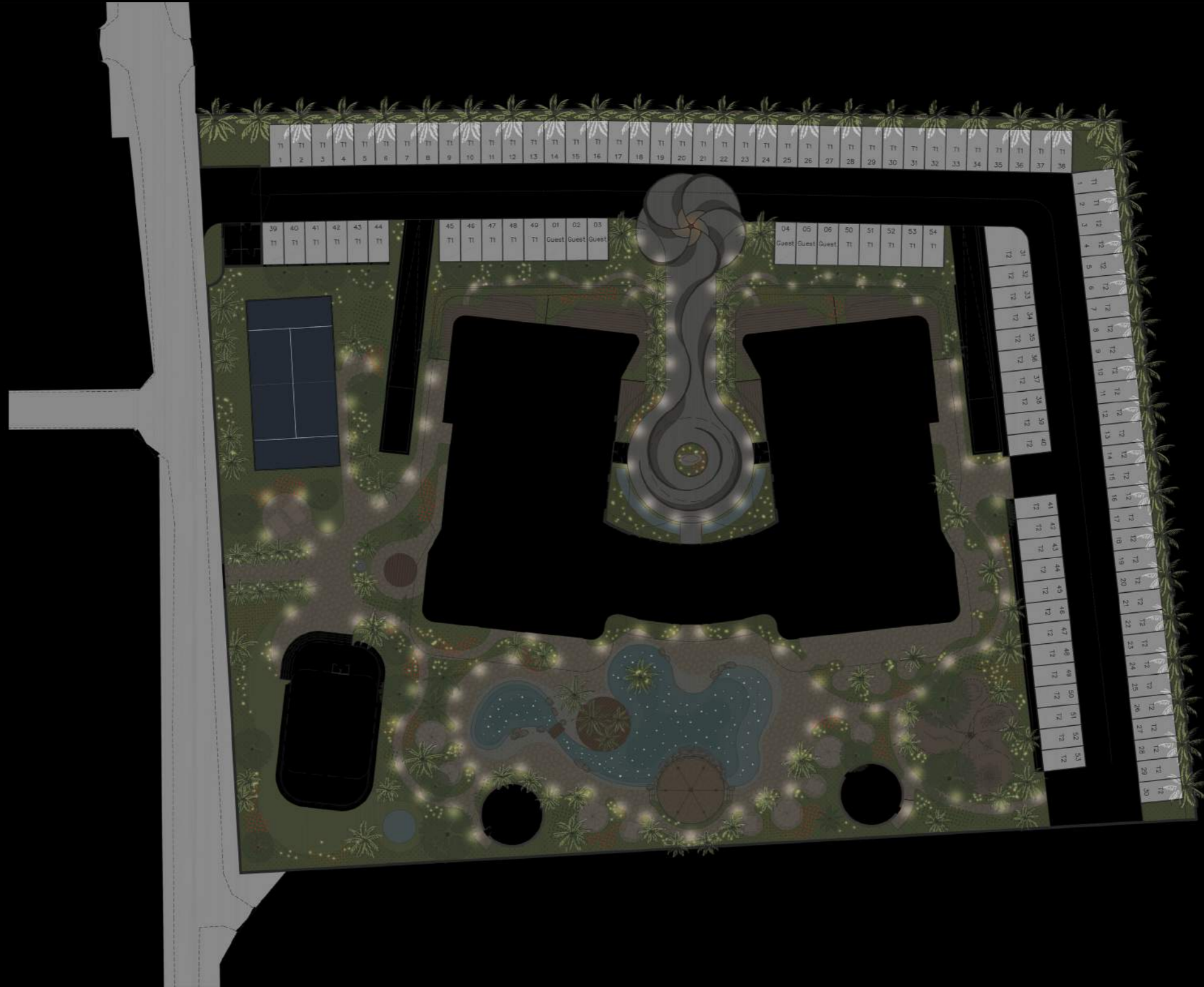
9.11 LIGHTING PATH



9.12 LIGHTING SCENERY 1



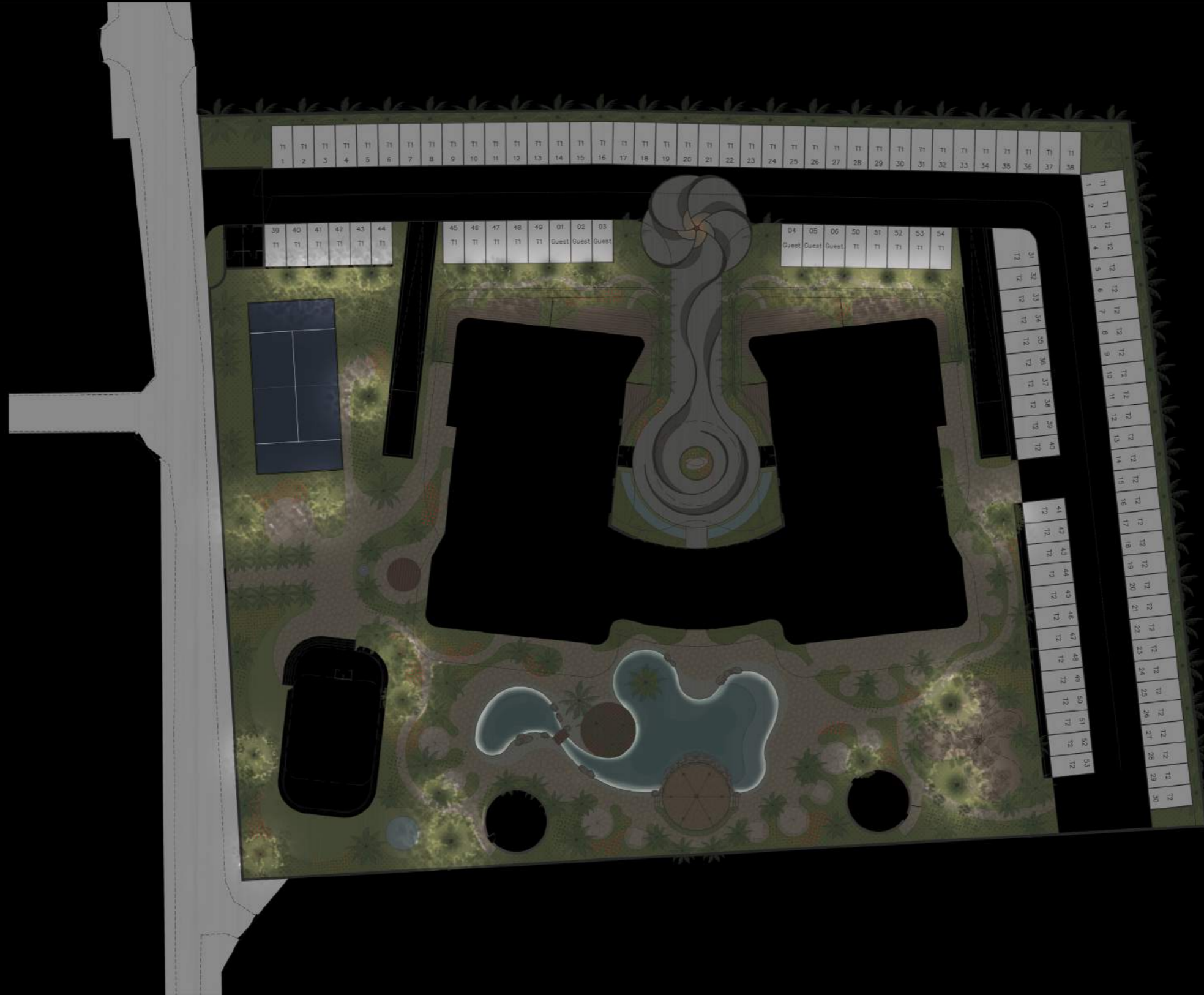
9.13 LIGHTING SCENERY 2



9.14 LIGHTING SCENERY 3



9.15 LIGHTING SCENERY 4



9.16 LIGHTING SCENERY PROGRAM



18:00



18:45



19:30



20:15



21:00



21:45



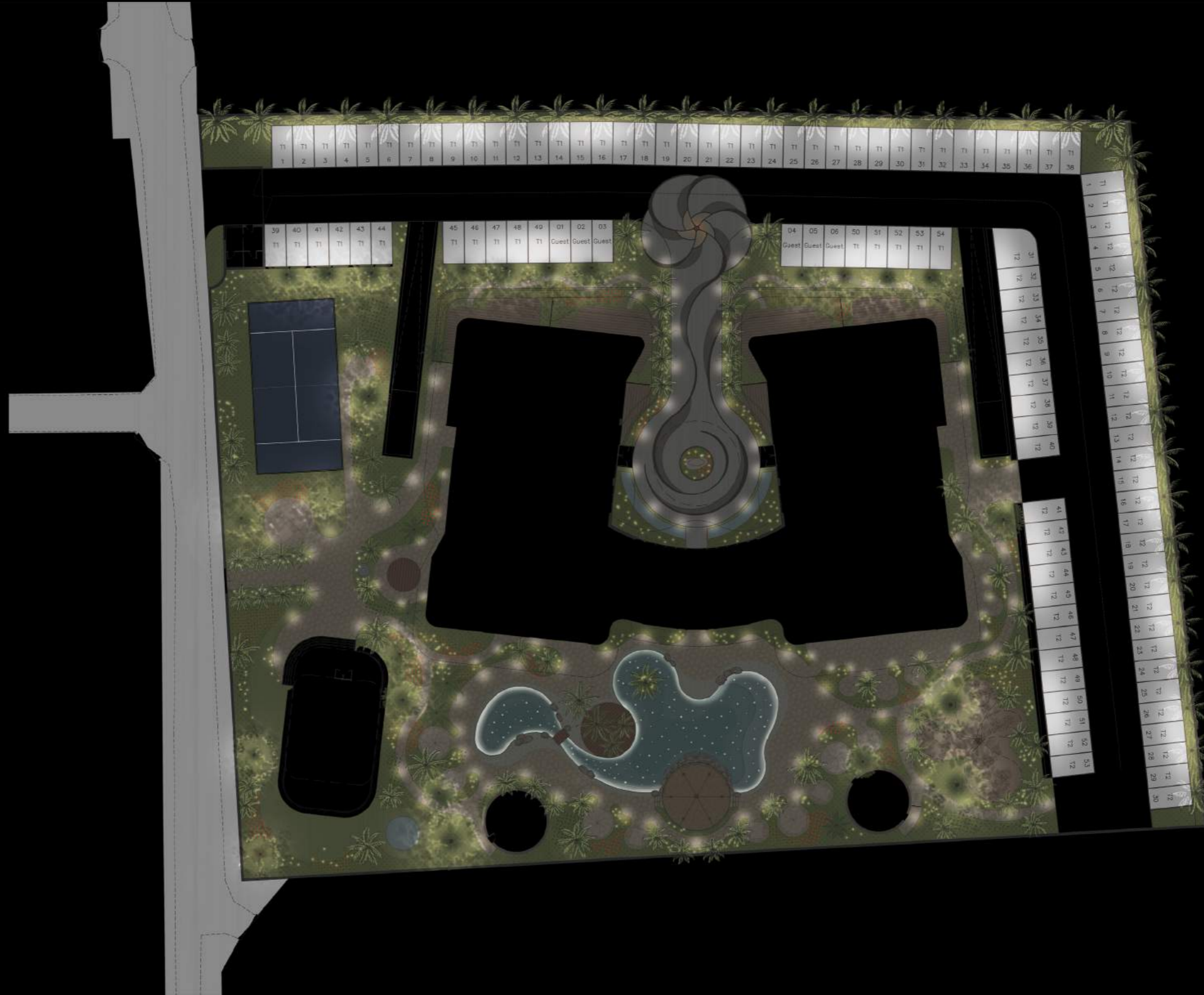
22:30



23:15

Ultimate lighting scenarios will be defined in the construction design phase.

9.17 LIGHTING SCENERY ALL ON



9.18
LIGHTING
VIEW 01 ALL OFF



9.19 LIGHTING SECTORS

PALM TREES



FIRE FLIES



PATH MARKERS



VAPOR



9.20
LIGHTING
VIEW 01 ALL ON



9.21
LIGHTING
VIEW 02 ALL OFF



9.22 LIGHTING VIEW 02 SECTORS

PALM TREES



FIRE FLIES



PATH MARKER



VAPOR



STARS



POOL LINE



9.23
LIGHTING
VIEW 02 ALL ON



9.24
LIGHTING
VIEW 02 ALL OFF



9.25 LIGHTING VIEW 02 SECTORS

PALM TREES



FIRE FLIES



PATH MARKER



VAPOR



STARS



POOL LINE



9.26
LIGHTING
VIEW 02 ALL ON





INTERIORS
REFERENCES

10.1 INTERIORS



10.2 INTERIORS



11. BOQ

BILL OF QUANTITIES

SHIVO TOWERS - CONCEPT DESIGN

BOQ - Bill Of Quantities_REV.00

REF	MAJOR GROUP	REF	GROUP ELEMENTS	DESCRIPTION OF ELEMENTS INCLUDED IN PRICE	QUANTITY	UNIT	UNIT RATE	COST (USD)	TOTAL PER GROUP ELEMENT (USD)
				1. Landscaping and External Work					
1	EXTERNAL ENVELOPE								
		3,1	Floor Finishes						
				PAV 1 - Decorative / mosaic flooring at the main entrance	390	m2	165	64.350	
				PAV 2 - Flat stones in Opus incertum	1.150	m2	110	126.500	
				PAV 3 - Resin pavement pool area	84	m2	110	9.240	
				PAV 4 - Wood decking	50	m2	198	9.900	
				PAV 5 - Natural material for child playground area	110	m2	55	6.050	
				PAV 6 - Sport field	200	m2	TBD		
				PAV 7 - Wood decking private gardens	160	m2	198	31.680	
		3,2	Sof landscape works						
				Preliminary works	2.515	mq	4	11.066	
				Top soil for ground plantation	503	mc	77	38.731	
				Palms parking area	38	cad	2.200	83.600	
				Palms and trees	102	cad	1.100	112.200	
				Shrubs and flowers	2.305	mq	66	152.130	
				Turf in rolls	210	mq	22	4.620	
		3,3	FF&E						
				Sculpture entrance	1	nr	TBD		
				Fountain Gym entrance	1	nr	TBD		
				Gazebo pool area	50	mq	990	49.500	
				Children's play structures	5	nr	4.400	22.000	
				Fornitures for pool area (Sunbed,tents,umbrellas)	9	nr	11.000	99.000	
		3,4	STRUCTURES						
				Shading structures child playground	95	mq	TBD		
		3,5	POOLS AND WATER FEATURES						
				Jacuzzi for SPA	13	mq	1.100	14.300	
				Swimming pool+waterfall	286	mq	1.430	408.980	
				Water features at the entrance	27	mq	1.100	29.700	
		3,6	SYSTEMS						
				Irrigation systems	2.515	mq	20	49.797	
				Lighting systems	4.659	mq	66	307.494	
				Sub-total for Landscaping and External Work					1.630.838

Notes: prices are an average between the European market and the Dubai market.
During the detailed design phase they will be explored locally



MUCHMORE
Architecture & Landscape