

THE PALLADIUM TOWER

KN 12 ST., KIGALI, RWANDA

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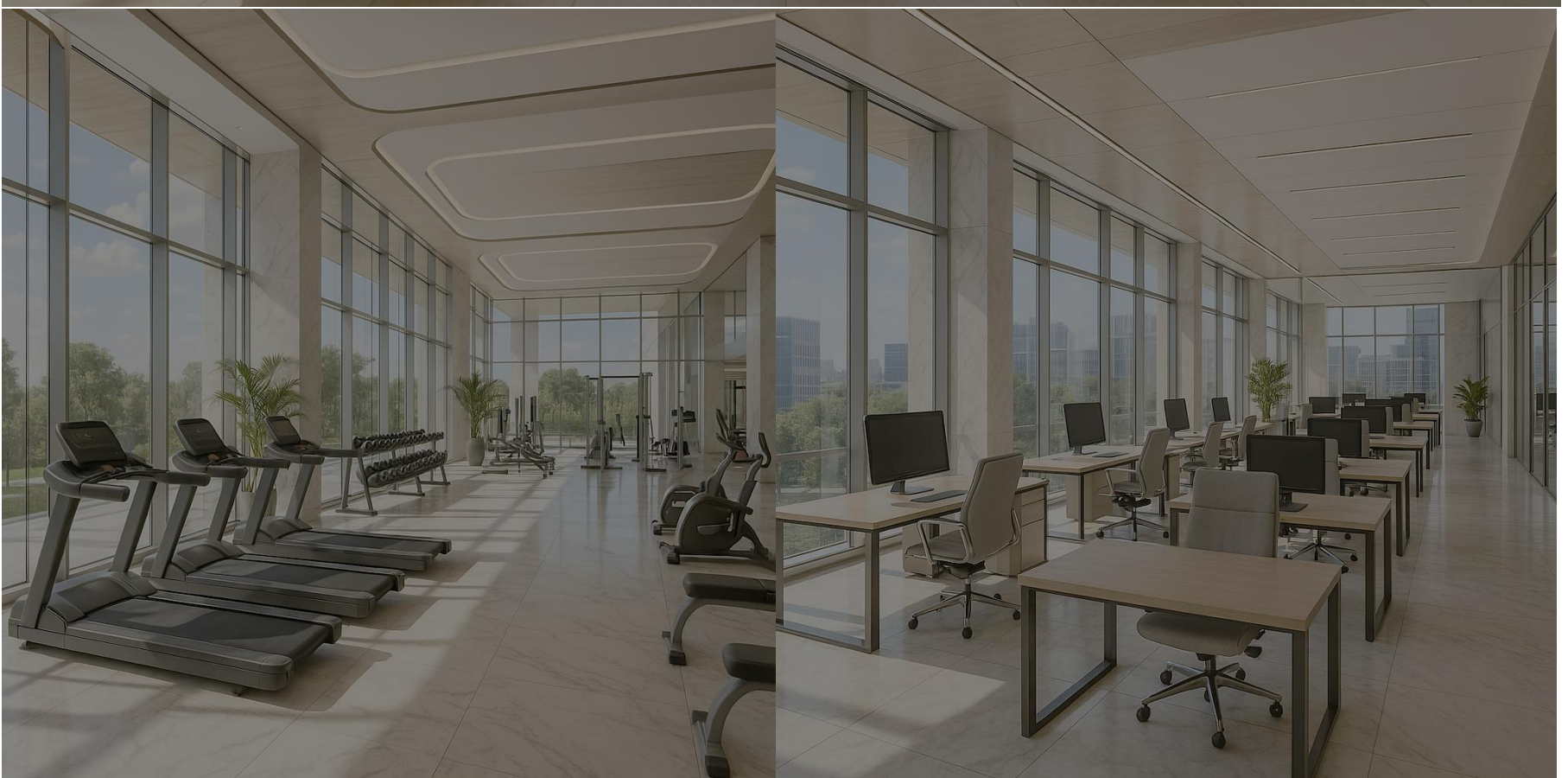
1 PROFILE

The Palladium is a landmark **35-storey** commercial tower setting a new standard in Kigali's skyline. Spanning **300,000 square feet**, the development offers a seamless fusion of sophisticated design, eco-conscious innovation, and vibrant community spaces. Located in the heart of Rwanda's bustling capital, The Palladium is poised to become the city's premier destination for business, shopping, and leisure.



2 EVERY AMENITY

- **Retail Mall:**
A bright, open mall space lined with premium shops and boutiques, finished with marble flooring and glass storefronts.
- **The Lounge Bar:**
A cozy yet elegant bar with marble countertops, natural light, and a relaxed afternoon lounge atmosphere.
- **Fitness Center:**
State-of-the-art gyms and wellness facilities offering premium amenities to tenants and guests.
- **Dining Options:**
A curated selection of cafés, casual dining, and fine restaurants, including rooftop venues with sweeping city views.
- **Office Spaces:**
Premium-grade, flexible office environments designed with sustainability and innovation in mind.
- **Atrium:**
A soaring central atrium filled with natural light, vertical gardens, and water features, creating a tranquil urban oasis.
- **Parking:**
A multi-level secure underground parking facilities.





3 TECHNICAL DETAILS

BUILDING SIZE: 99,841 SF (30 Floors)

PARKING: 15,200 SF \$450 per underground stall

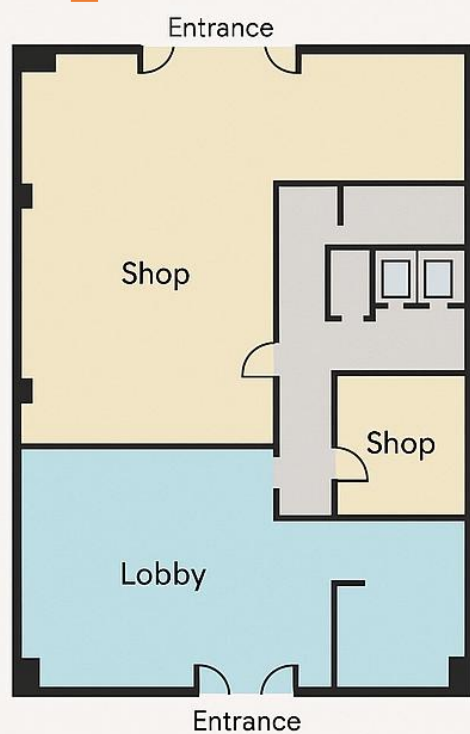
OPERATIONS COST AND TAXES: \$24 per SF per annum

ANNUAL NET RENT: Market

TENANT IMPROVEMENT ALLOWANCE: Negotiable

LAYOUT: Washrooms on each floor

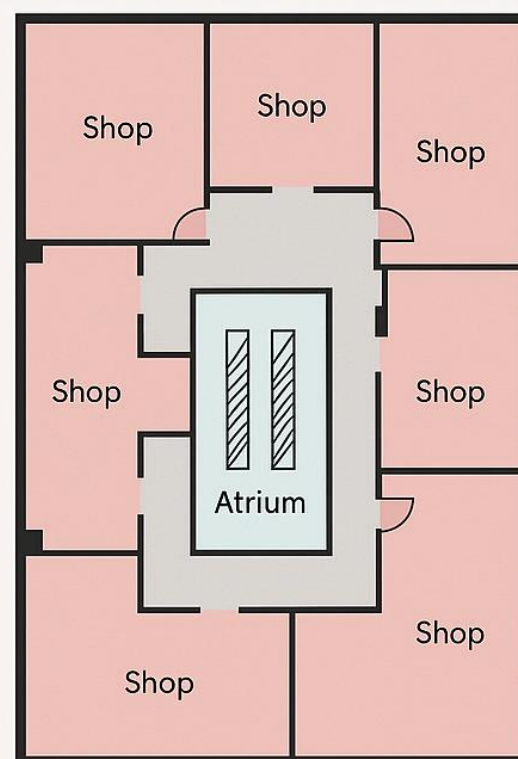
4 FLOOR PLAN



GROUND FLOOR



OFFICE FLOOR



MALL FLOOR

THE PALLADIUM

Kigali, Rwanda

Overview:

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Key Details:

- Height:** 35 storeys
- Total Area:** 300,000 square feet
- Location:** Kigali city center, Rwanda
- Architectural Style:** Sleek minimalist, emphasizing clean lines, glass façades, and natural materials
- Lighting:** Abundant natural light with large glass surfaces and skylights
- Sustainability:** Eco-friendly design featuring rooftop gardens, energy-efficient systems, and lush indoor greenery

Amenities:

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Architectural Highlights:

- Rooftop gardens promoting environmental sustainability and relaxation
- Floor-to-ceiling glass windows offering panoramic views of Kigali
- Luxurious use of marble and natural wood finishes throughout
- Bright, airy interiors designed for comfort and collaboration
- Eco-conscious design integrating greenery within interior spaces

Vision:

The Palladium is envisioned as a future-forward icon in Kigali — a dynamic blend of commerce, culture, and community. It is more than a building; it is a lifestyle destination for those who aspire to work, shop, and thrive in an inspiring environment.

CONCEPTUAL BREAKDOWN

Ground - 5th Floor: Retail (Mall Setting)

- Shops, cafes, pop-up stalls**
- Main atrium** (big open area, escalators, glassy vibe)
- Food court on the 5th floor
- Direct access from street level

Each retail floor could have ~10–15 shops depending on size.

6th Floor: Fitness Center

- Full gym: weights, cardio zone
- Yoga studio / cycling studio
- Locker rooms, showers
- Maybe a rooftop terrace with an outdoor workout zone if 6th floor connects to a podium

7th Floor: Bar / Lounge

- Chill, open-plan bar
- Outdoor balcony seating wrapping around (if possible)
- Could double as an event space for corporate stuff

8th - 33rd Floors: Offices

- Typical floorplate ~6,666 sq. ft
- Flexible floor layouts: small offices, large open-plan offices, co-working spaces
- Shared amenities:
 - Meeting rooms
 - Breakout spaces
 - Coffee points
 - Sky gardens every 10 floors (say on 18th, 28th, 38th)

34th Floor: Executive Offices

- Premium suites for companies
- Private terraces
- Boardrooms

35th Floor: Sky Lounge / VIP Bar / Event Space

- Skyline views
- Indoor-outdoor hybrid setup
- Rooftop garden / green roof

Other important bits:

- **Basement 1–2 floors:** Parking, service access, delivery bays
- **Core of the building:** Elevators, stairs, mechanical rooms
- **LEED design:** Sustainable features like green roofs, solar panels, rainwater harvesting

COST BREAKDOWN

COMPONENT	#FLOOR	AVERAGE SIZE/FLOOR	COST/SQ. FT.	ESTIMATED COST
Office Floors	25	6000 sq. ft	\$300	\$45.0 million
Mall Floors	5	10,000 sq. ft	\$350	\$17.5 million
Fitness Center	1	10,000 sq. ft	\$275	\$2.75 million
Bar & Lounge	1	5,000 sq. ft	\$400	\$2.0 million
Rooftop Garden/Lounge	Partial	3,000 sq. ft	\$500	\$1.5 million
Lobby (Ground Floor)	1	8000 sq. ft	\$500	\$4.0 million
Basement (Parking/Services)	2	10,000sq. ft each	\$300	\$6.0 million

Elevators (8-10 units)	-	-	Lump Sum	\$3.0 million
Mechanical & Electrical	-	-	Lump Sum	\$4.0 million
Contingency (10%)	-	-	-	\$8.5 million
Estimated Total Project Cost				\$94.0 million

OFF-PLAN SALES

For a limited time, The Palladium is offering exclusive off-plan ownership opportunities in both its Grade-A Office Floors and Retail Mall Spaces. Secure your space at early-phase pricing before the tower redefines the city skyline.

Key Investment Highlights;

- Buy Before It's Built: Secure premium commercial real estate at lower pre-completion prices
- Capital Growth: Benefit from rising property values as development progresses
- Flexible Payment Plan: Spread out payments through key construction milestones
- Customizable Fit-Outs: Tailor your space to your business or tenant needs
- Fully Managed Investment: Hands-off revenue generation handled by our expert teams

Ownership Structure and Returns;

Your purchase isn't just ownership — it's a revenue-generating asset.

- Full Floor (approx. 6,000 sq. ft): USD 1.8 million
- Half Floor (approx. 3,000 sq. ft): USD 900,000

After purchase:

We manage the space and rent it out for you with the following Revenue Sharing Model:

- 70% – You (Investor)
- 20% – Aitan Jansen (Development Consultant)
- 10% – Building Management & Admin

AITAN JANSEN

Aitan Jansen is a leading property development and construction company headquartered in Dubai, United Arab Emirates. With a global footprint, the company undertakes high-profile projects across various continents, showcasing its expertise in delivering world-class infrastructure.

Core Services:

- **Property Development:** From residential complexes to commercial hubs, Aitan Jansen specializes in developing properties that cater to diverse needs and preferences.
- **Construction:** The company offers comprehensive construction services, including pre-construction planning, project management, and post-construction support.
- **Renovation:** Aitan Jansen is adept at transforming existing structures into modern, functional spaces, ensuring minimal disruption to occupants.
- **Consulting:** Leveraging its extensive experience, the company provides consulting services to clients, guiding them through every phase of their projects.

Vision and Values:

Aitan Jansen is dedicated to delivering innovative and sustainable solutions that enhance the quality of life for communities worldwide. The company upholds the highest standards of integrity, professionalism, and customer satisfaction.

Contact Information:

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