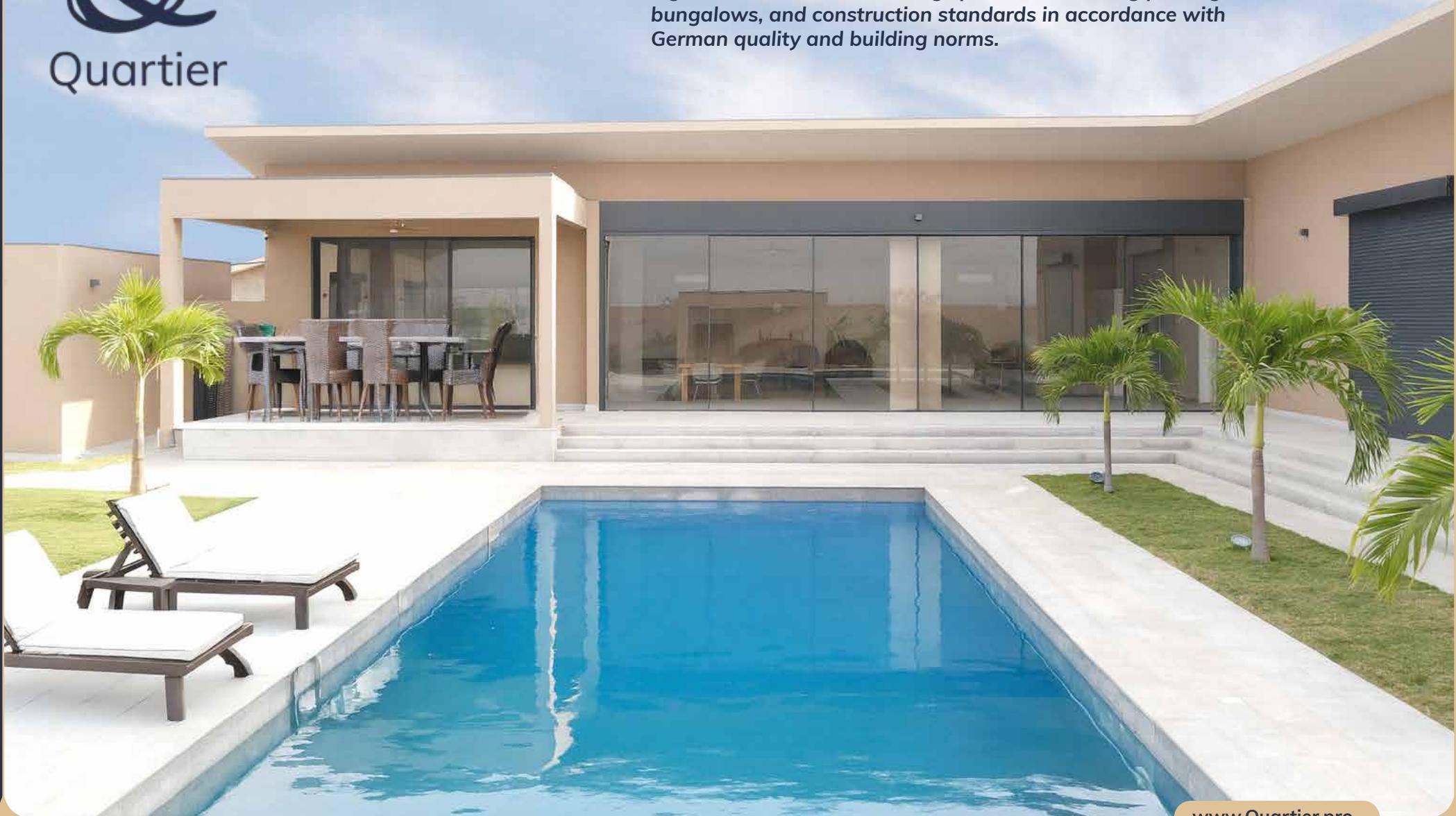
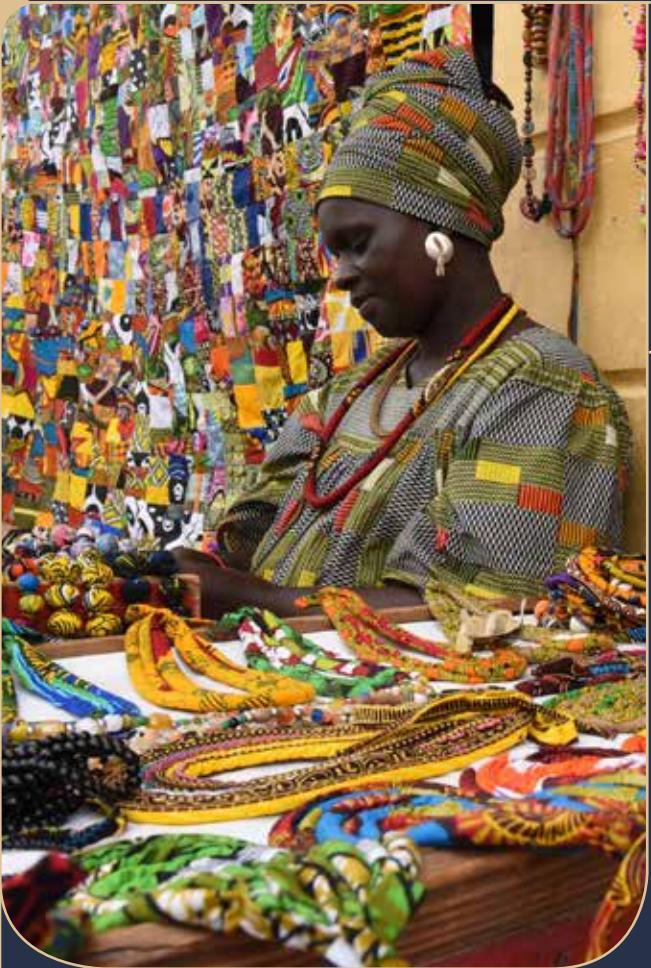


Living in Senegal

Eight exclusive villas featuring spacious swimming pools, guest bungalows, and construction standards in accordance with German quality and building norms.



www.Quartier.pro



The Country and Its People in Senegal

SAFE

Senegal is regarded as one of the safest and most politically stable democracies in Africa.

Senegal, the “Gateway to Africa,” is a country of remarkable diversity and vibrant culture. Located on the west coast of the African continent, Senegal offers a fascinating blend of tradition and modernity.

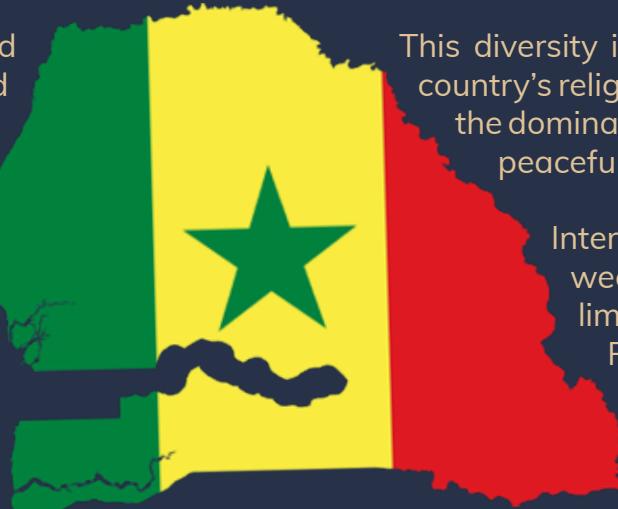
Its people, renowned for their hospitality and known as the people of “Teranga,” are characterized by a warm openness that welcomes visitors from around the world. The country is rich in cultural heritage and presents a kaleidoscope of music, art, and dance — from the traditional Mbalax rhythm to markets and handcrafted works of art.

The official language of the country is French, a legacy of its colonial past, while Wolof is the most widely spoken indigenous language.

DIVERSE

Tradition and modernity are harmoniously combined in an exemplary manner. The hospitality of the Senegalese people makes it easy to feel welcome and quickly at home.

Thanks to the many expatriates living in Senegal—often originating from France, Germany, or other European countries—communication in English or German is also common and generally well understood.



This diversity is also reflected in the country’s religious traditions. Islam is the dominant religion and coexists peacefully with other faiths.

Interfaith marriages between Christians and Muslims are entirely common. Religious holidays of different faiths are often celebrated together and with enthusiasm. There is no hostility or intolerance toward other religions; people live together peacefully, with mutual respect and understanding.

EMERGING

Senegal offers excellent conditions for business activities—both within the country, across the African continent, and on a global scale.



GEOGRAPHY

Located at the westernmost point of Africa, the country offers an impressive diversity of landscapes, cultures, and natural environments.

Senegal covers an area of approximately 196,722 square kilometers and is bordered by the Atlantic Ocean to the west. The country shares borders with Mauritania to the north, Mali to the east, and Guinea and Guinea-Bissau to the south.

The capital city, Dakar, located on the Cap-Vert Peninsula, is the westernmost city on the African mainland and represents a major cultural and economic hub.

Senegal's geographical diversity is striking: from the arid savannahs of the north and east to the fertile soils of the Casamance region in the south, as well as mangrove forests and lagoons along the coastline. The Senegal River, which forms the northern border with Mauritania, is the country's most important source of water.

Senegal is regarded as one of the most stable democracies in Africa. Since gaining independence from France in 1960, the country has experienced several peaceful transfers of power.



POLITICAL SITUATION

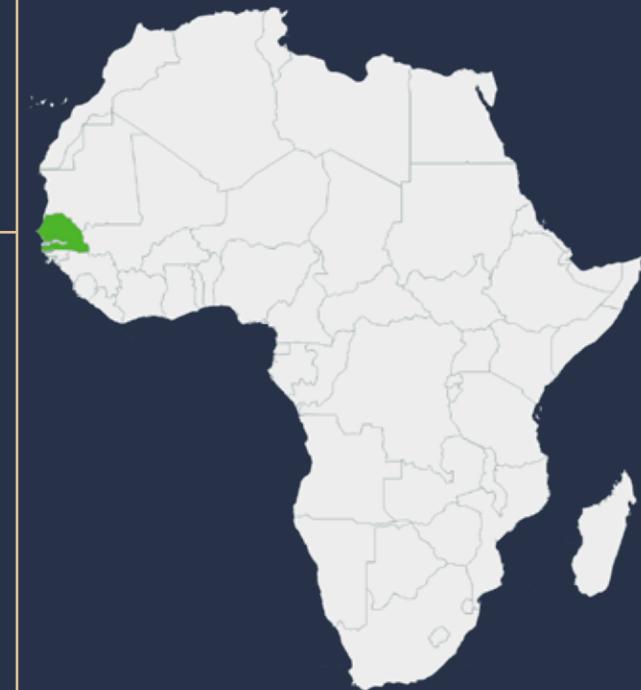
Senegal is a presidential republic characterized by regular, free elections and a stable democratic system.

Its political system is a presidential republic, in which the President serves as both Head of State and Head of Government. Senegalese politics are characterized by an active civil society and regular, free elections. This political stability has helped establish Senegal as a regional model of democratic governance.

Senegal is considered a safe and welcoming travel destination, captivating visitors with its cultural diversity and natural beauty.

In larger cities such as Dakar, a reasonable level of everyday awareness—common in cities worldwide—is advisable to avoid minor incidents such as pickpocketing. Notably, the U.S. Department of State has rated the security situation in Senegal more favorably than in some European countries, including Germany.

The southern Casamance region has developed in recent years into a popular destination, well known for its beaches, natural landscapes, and warm-hearted population.



Although the situation there has stabilized sustainably, travelers are advised to consult the latest travel guidance issued by their respective foreign ministries prior to departure.



Distance and Accessibility



ACCESSIBILITY

Senegal is easily accessible from Central Europe, with several airlines offering direct and connecting flights that reach the country within just a few hours.

Senegal is located approximately 4,500 to 5,000 kilometers from Central Europe, depending on the departure point. The typical flight time from Frankfurt am Main to Dakar is around 6 to 7 hours.

The international Blaise Diagne International Airport, situated about 40 kilometers from Dakar, is a modern aviation hub with strong connections to Europe and other parts of the world. Numerous major as well as smaller airlines operate regular flights to and from Dakar.



DISTANCE

Depending on the point of departure in Europe, the distance is approximately 4,500 to 5,000 kilometers.

From Berlin, Frankfurt, Brussels, Paris and other European hubs, travel to Senegal is straightforward and convenient.

In addition, the Senegalese national airline Air Senegal operates a very modern fleet and serves a wide range of destinations within Africa as well as selected routes in Europe.





The region around Saly



SALY

One of the most popular regions along Senegal's Atlantic coast.

Saly, a coastal region in Senegal, is regarded as the country's tourism center and is located approximately 80 kilometers south of Dakar.

This picturesque town is renowned for its long sandy beaches, vibrant atmosphere, and a wide range of leisure and recreational activities, making it a popular destination for both local residents and international visitors.

The people of Saly embody the well-known Senegalese "Teranga"—the country's famous tradition of hospitality—and welcome travelers with genuine warmth and openness. The region is characterized by a colorful blend of local traditions and modern influences, creating a truly distinctive way of life.

Set within this scenic environment is the QUARTIER residential development, featuring eight high-quality villas designed to meet the highest standards of comfort and quality.



TERANGA

In and around Saly, you will experience Senegalese hospitality in a truly distinctive way.





LOCATION

The Petite Côte offers expansive sandy beaches and a picturesque coastal landscape.



SAFETY

Saly is considered a particularly safe and well-managed region in Senegal.

Saly is located on the Petite Côte, a coastal stretch south of Dakar renowned for its picturesque scenery. The region is characterized by expansive beaches and lush tropical vegetation.

The Atlantic Ocean plays a defining role in life in Saly, serving both as an important economic factor—particularly through fishing—and as a major attraction for tourists seeking relaxation on the beaches or engaging in water sports.

The surrounding area of Saly also includes smaller villages and protected natural areas that highlight the region's diversity. A particular highlight is the nearby Bandia Nature Reserve, where visitors can observe animals such as giraffes, zebras, and antelopes in their natural habitat.

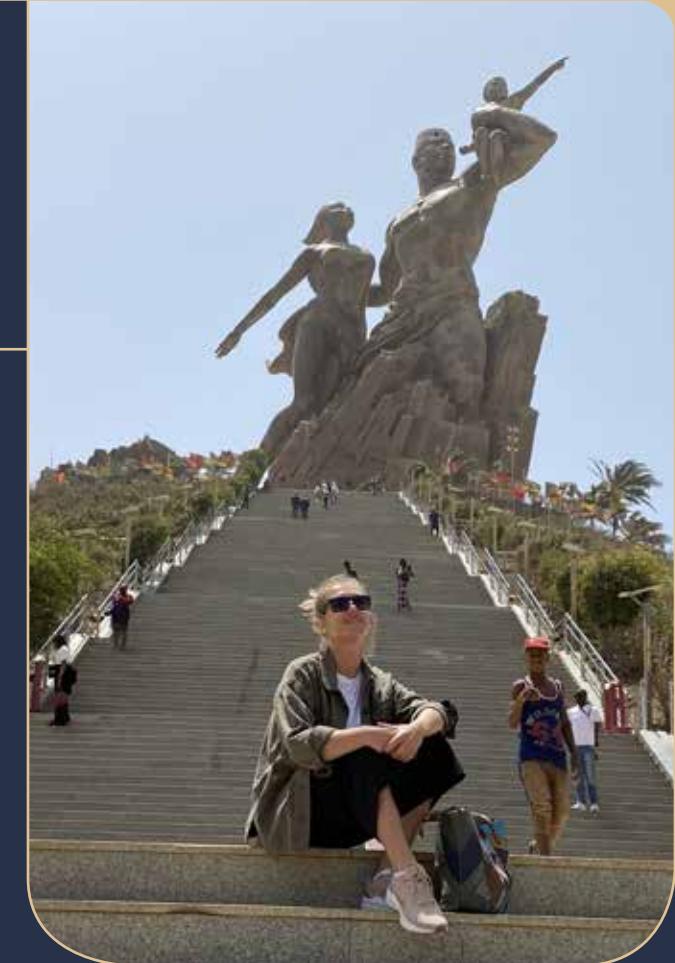
The nearby Somone Lagoon is likewise an ideal destination for enjoying nature, swimming, or spending leisure time at one of the beachside bars.

Like the rest of Senegal, **Saly** enjoys a stable political environment. The region benefits from nationwide stability and the country's positive economic development. Visitors can travel to Saly with confidence, knowing they are in a safe and well-managed area.

Local authorities and communities are committed to creating a harmonious environment that meets the needs of both residents and the many visitors to the region.

Saly is regarded as one of the safest regions in Senegal.

Over the years, the area has developed into a well-established tourism center, where appropriate security measures are in place to ensure the safety and comfort of visitors.



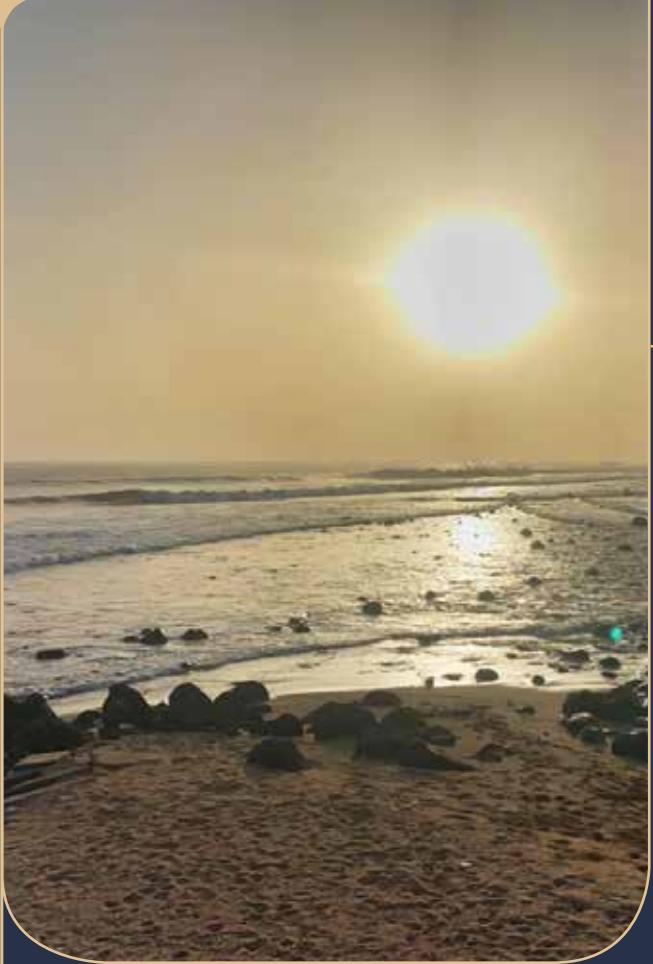
According to the travel advisories published on travel.state.gov for Germany and Senegal, the U.S. Department of State assesses Senegal as being safer than Germany.

Travel Advisory
October 21, 2024

Senegal - Level 1: Exercise
Normal Precautions

Travel Advisory
May 13, 2025

Germany - Level 2: Exercise Increased Caution



The Region Surrounding Saly



CLIMATE

Saly enjoys a tropical climate year-round, characterized by consistently warm temperatures.

Saly has a warm, tropical climate with consistently high temperatures throughout the year. The hottest months are typically between March and June. The rainy season extends from June to October, with August being the month with the highest rainfall. During the dry season, from November to May, conditions remain largely dry and pleasant. On average, the region enjoys six to eight hours of sunshine per day, with the dry season being

Month	Ø Max Temperature	Ø Lowest Temperature	Rain	Ø hours of sunshine
January	28 °C	18 °C	5 mm	8 per day
February	29 °C	19 °C	5 mm	8 per day
March	30 °C	20 °C	5 mm	8 per day
April	31 °C	21 °C	10 mm	8 per day
May	31 °C	22 °C	15 mm	8 per day
June	30 °C	24 °C	50 mm	7 per day
July	29 °C	25 °C	150 mm	6 per day
August	29 °C	25 °C	250 mm	5 per day
September	30 °C	24 °C	150 mm	6 per day
October	31 °C	23 °C	70 mm	7 per day
November	30 °C	21 °C	20 mm	8 per day
December	29 °C	19 °C	10 mm	8 per day



HEALTHCARE

The region surrounding Saly offers a high standard of medical care, exceeding the national average.

noticeably sunnier than the rainy season.

Medical care in the Saly region of Senegal is relatively well developed compared to rural areas of the country. However, standards are not always fully comparable to those commonly found in Europe.

In Saly and the surrounding towns such as Ngaparou and M'bour, there are several clinics and healthcare centers providing basic medical services.

One example is the Clinique du Littoral, which covers a range of medical specialties. Well-stocked pharmacies are also available in the immediate area.

For specialized treatments or more complex medical procedures, patients can travel to the capital city, Dakar, where larger hospitals and specialized physicians are available. Several clinics in Dakar offer medical care that meets internationally recognized standards.



ACCESSIBILITY

The region surrounding Saly is very easily accessible due to its close proximity to the international airport.

Saly is easily accessible from Central Europe. With a flight time of approximately 6 to 7 hours from European hubs to Dakar, usually including one stopover or direct from Lisbon, Paris, or Brussels—the journey can be comfortably completed within half a day.

Year-round flight connections are available with a wide range of international airlines, including Lufthansa, Air France, Brussels Airlines, Royal Air Maroc, Iberia, KLM, and Turkish Airlines.

The Blaise Diagne International Airport, one of the most modern airports in West Africa, is located approximately 40 kilometers from Saly. From there, the Saly region can be reached in about 30 minutes via a well-developed road network. In addition, a state-of-the-art and comfortable rail connection is currently nearing completion, which will soon allow Saly to be reached conveniently and reliably by train directly from the airport.



CONCLUSION

Living safely in a pleasant climate within a beautiful natural setting — that is what Saly offers.

Saly is a true gem along the Senegalese coast, offering a perfect balance of relaxation, adventure, and cultural experiences.

With its stunning beaches, friendly local population, and rich cultural heritage, it is an ideal place to experience the beauty and hospitality of Senegal. Its close proximity to Dakar and excellent accessibility make Saly a particularly attractive destination for those who value a tropical climate and cultural diversity.

A well-developed infrastructure, a wide range of shops, and solid medical services contribute to a relaxed and comfortable lifestyle. In addition, the established international expatriate community makes settling in easier and is always willing to share its experience and provide support on a wide range of practical matters.





The Region Surrounding Saly



BASIC INFRASTRUCTURE & ESSENTIAL SERVICES

Large supermarkets, smaller local shops, and traditional markets offer a wide selection of both international and local products.

A reliable and comprehensive supply of food and everyday goods is well ensured. Several large supermarkets offer a range of products comparable to those found in German or French supermarkets.

In addition to a wide selection of imported European goods, customers also benefit from an extensive range of local products, which are generally significantly more affordable while often offering a comparable level of quality.





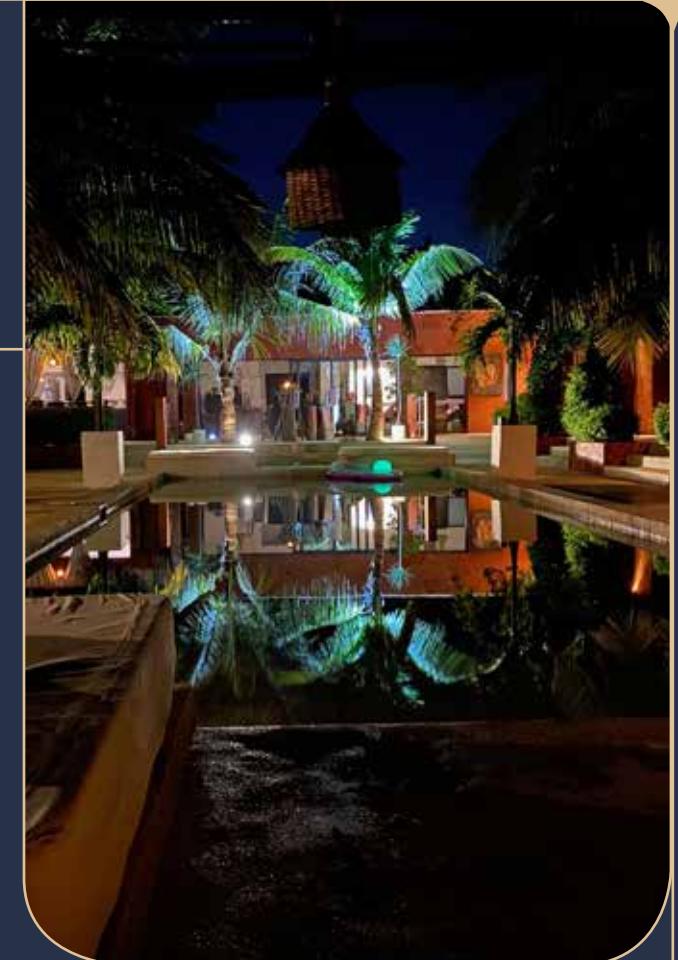
DINING OUT

Restaurants can be found in and around Saly in ample numbers. From antelope steak to fresh oysters and locally caught fish, the area offers a wide and diverse selection of both international and local cuisine.



BEACH BARS

Along the entire coastline, there are numerous small and larger bars and restaurants located directly on the beach.



a must try

Enjoy an antelope burger at the restaurant of the Bandia Reserve, while observing wildlife in its natural surroundings.

Taste freshly harvested oysters in the Somone Lagoon and take in the scenic views.

Try Thieboudienne, Senegal's traditional national dish, at a local bistro.



The Region Surrounding Saly



MEDICAL CARE - PHARMACIES

Pharmacies meeting modern standards and offering a broad and well-stocked range of products are available in sufficient numbers.

In many towns, including Saly, modern pharmacies are available that offer a product range comparable to that found in Germany or France. Many medications that require a prescription in European countries can often be purchased directly without a prescription.

A reliable basic supply of all medications typically found in a standard household medicine cabinet is therefore well ensured.





PHYSICIANS

Physicians are generally available locally, even in smaller towns, and are in any case well represented throughout the Saly region.

In many places, there are medical practices run by local physicians that are adequately equipped to provide initial medical care. Specialists such as dentists, gynecologists, ophthalmologists, and pediatricians are also available.

In Dakar, several hospitals are located, varying in terms of facilities and scope of services. Depending on the institution, comprehensive medical care across all specialties is available. Well-equipped



HOSPITALS

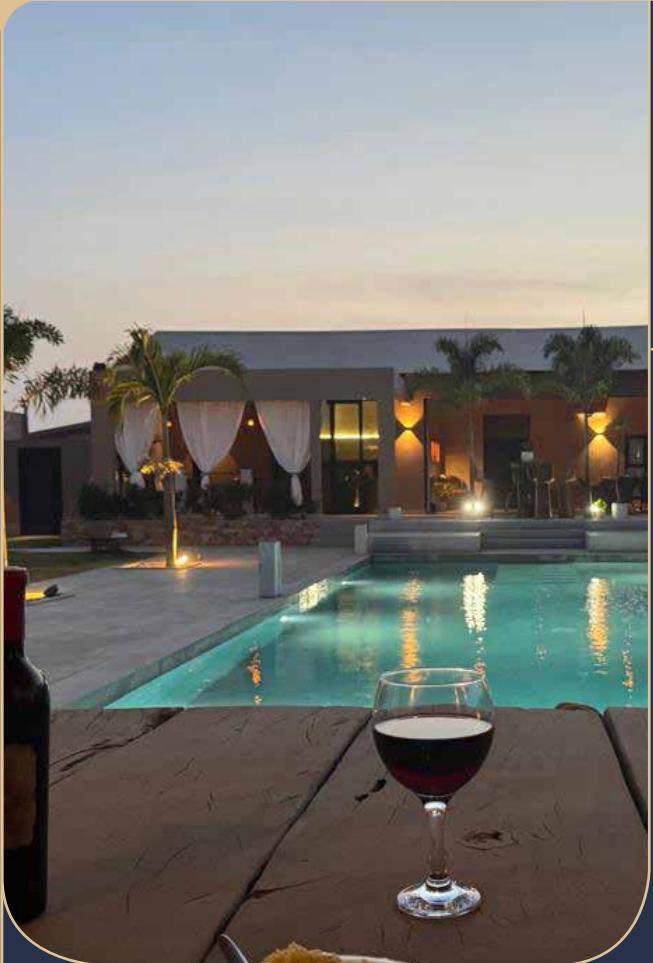
Several hospitals are located in the capital city of Dakar, approximately a one-hour drive from Saly.

operating theaters for emergency procedures are also in place. In addition to public hospitals, there are private clinics as well as specialized trauma and emergency clinics.

The German Embassy regularly publishes an updated list of physicians covering almost all medical specialties.

Veterinary services are also available, with several veterinarians located in Dakar as well as in the wider Saly region.





QUARTIER



THE RESIDENTIAL COMPLEX



STANDARDS

Living in a prime location within a secure environment.

Independent water and power supply, with high-speed internet available via LTE.

The QUARTIER gated community is located on the Petite Côte in western Senegal, approximately 70 kilometers by road south of the capital, Dakar. The exact coordinates are 14.485533° N and –17.051322° W. This location lies close to the center of Ngaparou, a charming seaside village known for its picturesque beaches and relaxed atmosphere.

Ngaparou borders the popular tourist destination Saly to the south and La Somone to the north. The region is characterized by a blend of traditional fishing villages and modern tourism infrastructure. Its proximity to the Atlantic Ocean offers numerous opportunities for water sports and beachside recreation.

The surrounding area features a well-developed infrastructure, including restaurants, shops, and leisure facilities that cater to both residents and visitors. Ngaparou is connected to Dakar and other major cities via the main N1 roadway.

Overall, the QUARTIER development of-

fers a harmonious combination of traditional Senegalese lifestyle and modern comfort. The fittings and construction meet European standards. High-quality tiles are used throughout all interior spaces, while outdoor areas and swimming pools are finished with imported granite.

Water supply is secured through an on-site well with a dedicated water reservoir. A reliable power supply can be provided on request through private photovoltaic systems with generously sized battery storage, complemented by an additional connection to the local electricity provider.

The area is fully equipped with high-speed LTE internet, and a dedicated fiber-optic connection is currently in planning.



REACHABILITY

The region surrounding Saly is very easily accessible thanks to its close proximity to the international airport.

Saly is easily accessible from Central Europe. With a flight time of approximately 6 to 7 hours the journey can be comfortably completed within half a day.

The Blaise Diagne International Airport, one of the most modern airports in West Africa, is located approximately 40 kilometers by road from Saly. From there, the region can be reached in about 30 minutes via a well-developed road network. In addition, a state-of-the-art and comfortable rail connection is currently nearing completion, which will soon allow Saly to be reached conveniently and punctually by train directly from the airport.



CONCLUSION

Living safely in a pleasant climate within a beautiful environment is still affordable and very much possible here.

Saly is a true gem along the Senegalese coast, offering a perfect combination of relaxation, adventure, and cultural experiences.

With its stunning beaches, friendly local population, and rich cultural heritage, it is an ideal place to experience the beauty and hospitality of Senegal. Its proximity to Dakar and excellent accessibility make Saly a particularly attractive destination for those who appreciate a tropical climate and cultural diversity.

A well-developed infrastructure, a wide range of shops, and a solid standard of medical care contribute to a relaxed and comfortable quality of life.

DISTANCES

Selected Destinations and Approximate Distances from QUARTIER (straight-line distance)

Parc Exotique du Senegal	1 km
Beach	2 km
Lagune del la Somone	2 km
Ngaparou	2 km
Saly	3 km
Reserve de Bandia	9 km
Airport DSS	21 km
Dakar City Centre	50 km
Fathala Wildlife Reserve	100 km
Banjul, Gambia	125 km
Saint Louis	180 km
Kap Verde	700 km
Berlin	5.000 km

GOOD TO KNOW

A permanent residence permit for Senegal can be obtained within a relatively short timeframe. Senegalese citizenship may also be acquired upon meeting certain legal criteria. We are happy to assist with the procurement of the necessary documents through our established local contacts.



QUARTIER



BUILDINGS

Single-storey main residence and single-storey bungalows featuring large glazed façades.

Sowohl das Hauptgebäude als auch die Bungalows sind nach modernen Standards realisiert.

Der Wohnbereich hat eine riesige Glasfront, durch die - geschlossen oder geöffnet - immer eine optische Verbindung zum Außenbereich entsteht. Auch die Bungalows besitzen eine große Glas-Schiebeanlage,



STANDARDS

In particular, many components and materials in the sanitary and electrical systems were specially imported to ensure a consistently high standard of quality.

die komplett geöffnet werden kann. Stabile elektrische Rollläden bieten eine optimale Möglichkeit zur Verdunklung und dienen gleichzeitig zum Schutz.

Der Bereich zwischen Hauptgebäude und angrenzendem Bungalow ist wahlweise als offener Bereich oder als begehbarer Kleiderschrank und Saferoom realisiert.





ROOF TYPES

The buildings in two of the completed developments are fitted with a classic timber roof, while two feature a modern concrete shed roof.

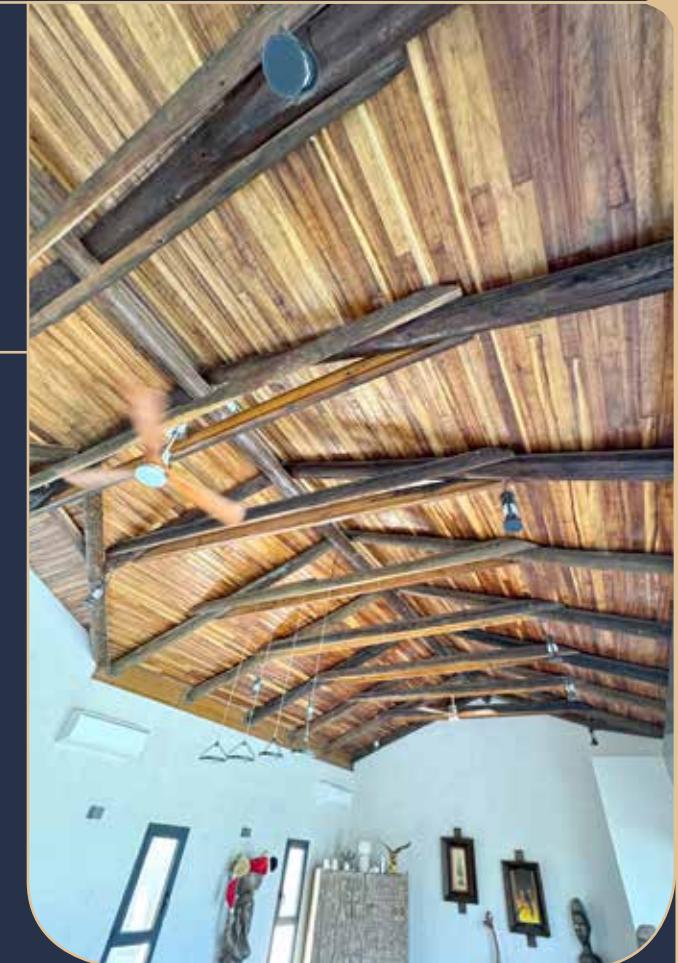
Whether classic or modern, both house types have their own distinct charm.

In front of the high-quality kitchen is a large, fully covered terrace, providing an ideal space for dining, socializing, or relaxing. At the opposite end of the large swimming pool, there is a covered pool house.



LIVING COMFORT

All rooms are air-conditioned, and all beds are equipped with mosquito nets.





QUARTIER

www.Quartier.pro



AUTARKY

Our concept for the development is designed to achieve the highest possible degree of self-sufficiency.

QUARTIER was developed with the objective of providing the highest possible level of independence and security of supply—fully aligned with the principles of a modern, sustainable lifestyle. To achieve this, several integrated systems work seamlessly together.

Independence through Smart Technology and sustainable infrastructure.

Power Supply – 100% sustainable energy from the sun.

Photovoltaic systems installed on the rooftops generate sufficient capacity to reliably cover daily energy requirements. Dedicated technical rooms in each main residence are designed to accommodate battery storage sys-



WATER

An on-site well, water reservoir, and water treatment system ensure the reliable supply of water for the entire development.

tems and the necessary control technology, ensuring uninterrupted power supply during nighttime hours.

An additional connection to the public electricity grid is available and can be used either as a backup solution or as the primary power source, depending on individual preferences.





ENERGY

Private photovoltaic systems combined with generously sized battery storage units ensure an independent and reliable energy supply.

- Pure Water from Untouched Depths A privately owned 185-meter deep well with an integrated filtration system reliably supplies the residential development with up to 14 cubic meters per hour. A central water reservoir ensures a constant and sufficient water supply at all times. In addition, each villa can optionally be equipped with its own water system and dedicated storage tank.

- Internet – Fast, Stable, and Independent High-speed LTE internet is already available. A dedicated fiber-optic connection is currently in preparation.

- Additional Features

In the areas of sanitary installations, electrical systems, and security, construction relies on a high proportion of imported components to ensure superior quality standards. Cooling appliances and air-conditioning systems can be operated with solar support. If required, connection options for emergency power generators are available.



INTERNET

High-speed LTE internet is available. Starlink can be used as a backup solution, and a fiber-optic connection is currently in preparation.



A separate technical building houses the filtration system for the well water. Beneath it, a 24 m³ underground water reservoir is installed. The roof surfaces are utilized for solar panel installations.

QUARTIER

VILLA Q1

Main Residence

214 m² of living space

61 m² open-plan living area

Expansive floor-to-ceiling glazed façade with electric shutters

Spacious bathroom, shower, bathtub

High-quality fitted kitchen

Large walk-in wardrobe

Utility room

Fully air-conditioned

Classic timber roof

3 Guest Bungalows

One attached bungalow with 30 m²

Two separate bungalows, each 25 m²

Bathroom with shower, separate toilet

Air conditioning

Large double bed with mosquito net

Large glazed façade with electric shutters

Outdoor Features

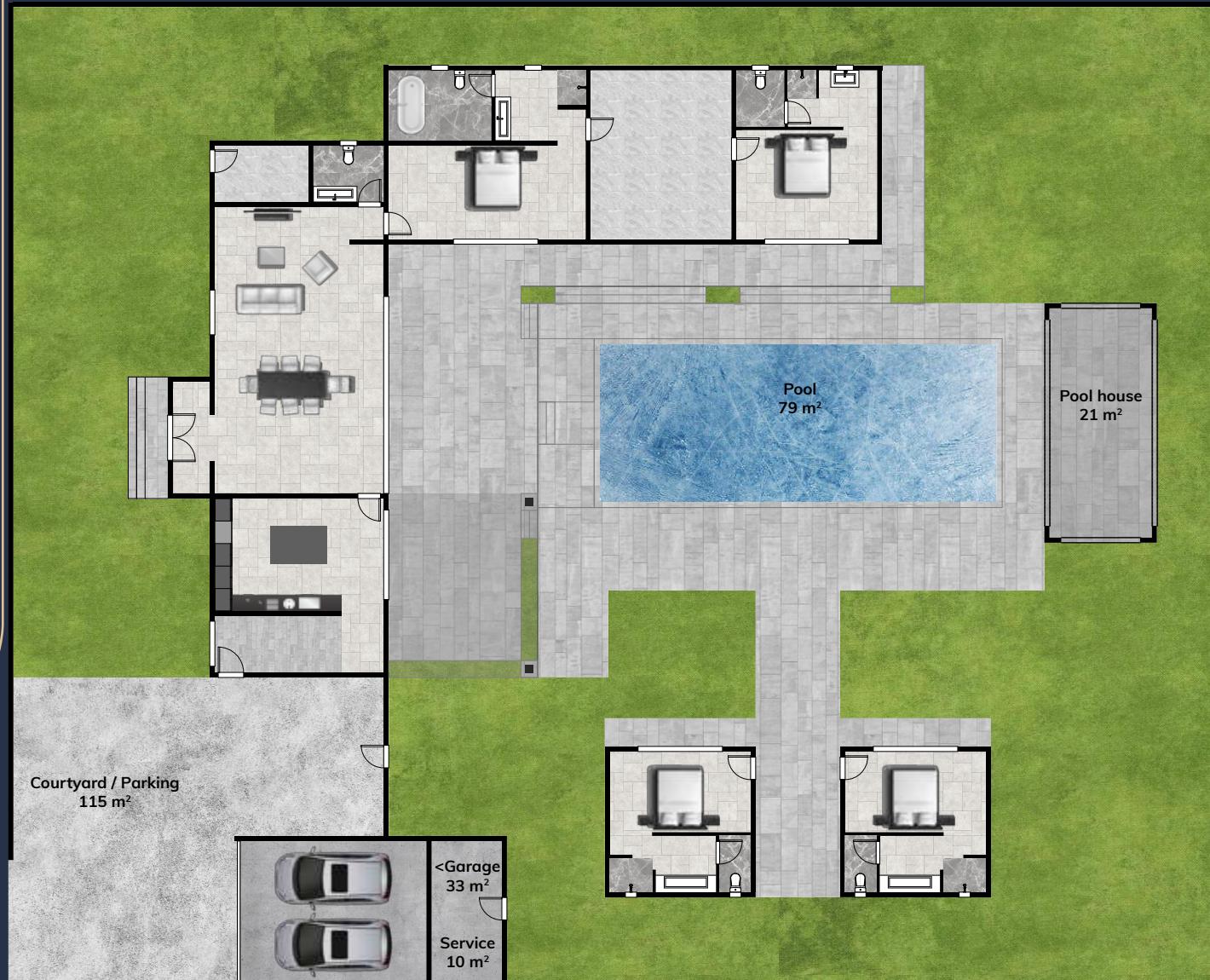
79 m² swimming pool, 1.60 m deep, illuminated

Spacious pool house

Large double garage with 33 m²



SITE OVERVIEW - PLOT SIZE 1.497 m²





MAIN BUILDING 214 m²



BUNGALOW 25 m²

Two identical guest bungalows, each with a total floor area of 25 m², featuring a private shower and WC, as well as a fully glazed front façade with shutters.



*This property
has already
been sold.*



QUARTIER

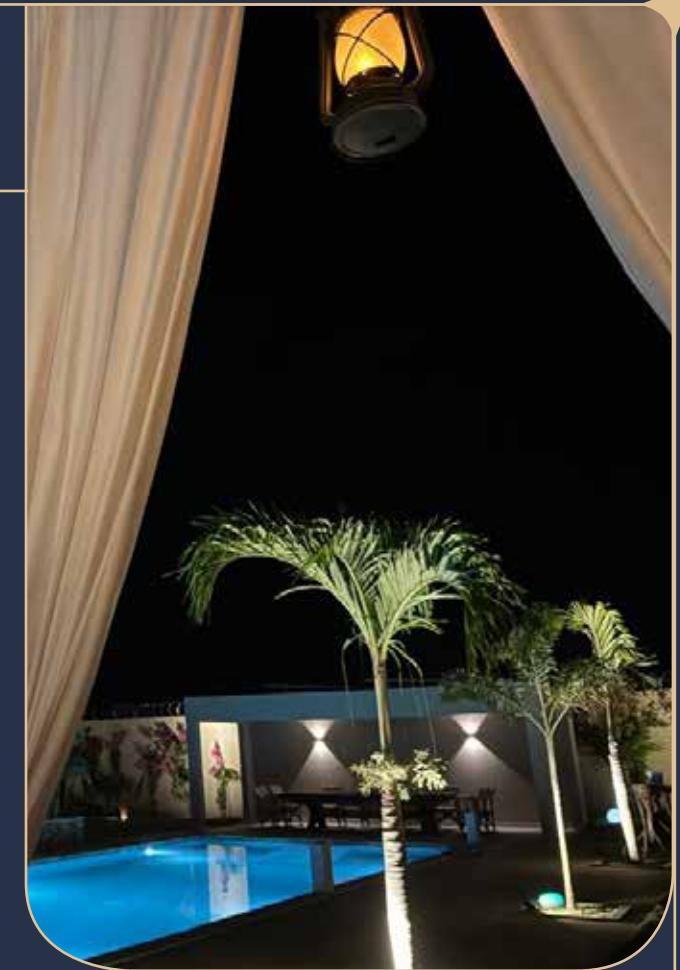


PICTURES OF VILLA Q1





PICTURES OF VILLA Q1



VILLA Q2

Main Residence

267 m² of living space
96 m² open-plan living area
Expansive floor-to-ceiling glazed façade with electric shutters

Spacious bathroom with shower and bathtub

High-quality fitted kitchen
Large walk-in wardrobe

Utility room

Fully air-conditioned

Modern shed roof constructed of pre-tressed concrete

3 Guest Bungalows

Each with 30 m² of living space
Bathroom, shower and separate toilet

Air conditioning

Large double bed with mosquito net

Large glazed façade with shutters

Outdoor Features

132 m² swimming pool, 1.60 m deep, illuminated

Spacious pool house

Large double garage with 39 m²

QUARTIER



SITE OVERVIEW - PLOT SIZE 1.485 m²



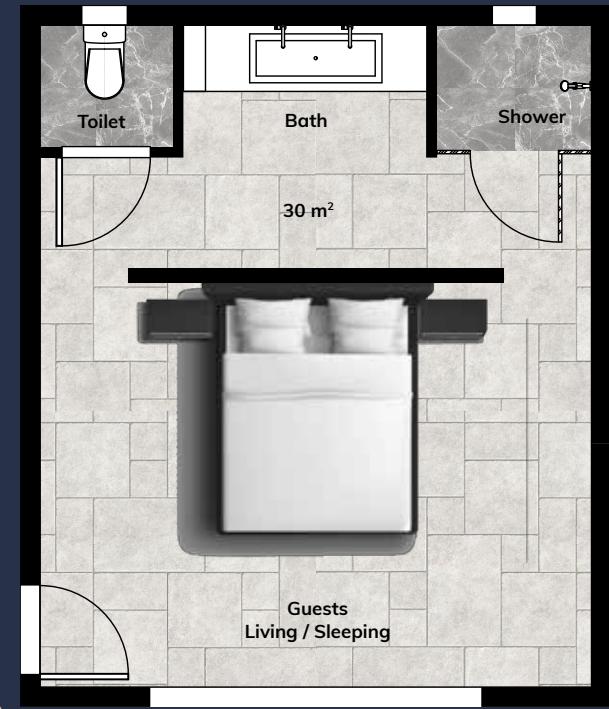


MAIN BUILDING 267 m²



Bungalows 30 m²

Two identical guest bungalows, each with a total floor area of 25 m², featuring a private shower and WC, as well as a fully glazed front façade with shutters.



*This property
has already
been sold.*

QUARTIER



PICTURES OF VILLA Q2





PICTURES OF VILLA Q2



VILLA Q3

Main Residence

209 m² of living space
62 m² open-plan living area
Expansive floor-to-ceiling glazed façade with electric shutters

Bathroom with shower and bathtub

High-quality fitted kitchen

Large walk-in wardrobe

Utility room

Fully air-conditioned

Classic timber roof

3 Guest Bungalows

One bungalow with 30 m² and two with 25 m² of living space

Bathroom with shower, separate toilet

Air conditioning

Large double bed with mosquito net

Large glazed façade with shutters

Outdoor Features

77 m² swimming pool, 1.60 m deep, illuminated

Spacious pool house

Large garage with 26 m²

QUARTIER



SITE OVERVIEW - PLOT SIZE 1.149 m²



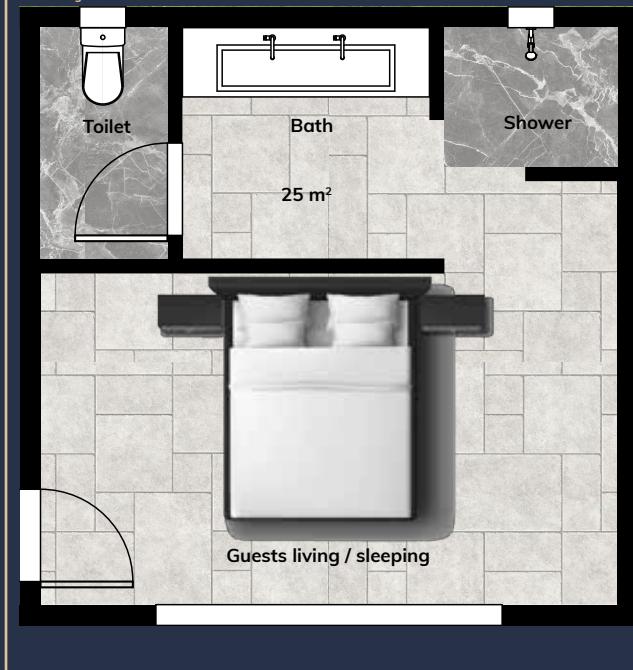


MAIN BUILDING 209 m²



Bungalows 25 m²

Two identical guest bungalows, each with a total floor area of 25 m², featuring a private shower and WC, as well as a fully glazed front façade with shutters.



*This property is
scheduled for
completion in
2026.*

VILLA Q4 & Q6

Main Residence

176 m² of living space
53 m² open-plan living area
Expansive floor-to-ceiling glazed façade with electric shutters

Spacious bathroom with shower and bathtub

High-quality fitted kitchen
Large walk-in wardrobe

Utility room

Fully air-conditioned

Modern shed roof constructed of pre-tressed concrete

3 Guest Bungalows

One bungalow with 30 m² and two with 25 m² of living space

Bathroom with shower & separate toilet

Air conditioning

Large double bed with mosquito net

Large glazed façade with shutters

Outdoor Features

73 m² swimming pool, 1.60 m deep, illuminated

Spacious pool house

Large garage with 27 m²

QUARTIER



SITE OVERVIEW - PLOT SIZE 1.122 m²





MAIN BUILDING 176 m²



Bungalows 25 m²

Two identical guest bungalows, each with a total floor area of 25 m², featuring a private shower and WC, as well as a fully glazed front façade with shutters.



*This property is
scheduled for
completion in
2026.*

VILLA Q5

Main Residence

171 m² of living space
53 m² open-plan living area
Expansive floor-to-ceiling glazed façade with electric shutters

Spacious bathroom with shower and bathtub

High-quality fitted kitchen
Large walk-in wardrobe

Utility room

Fully air-conditioned

3 Guest Bungalows

Each with 30 m² of living space
Bathroom with shower and separate toilet

Air conditioning

Large double bed with mosquito net

Large glazed façade with shutters

Outdoor Features

73 m² swimming pool, 1.60 m deep, illuminated

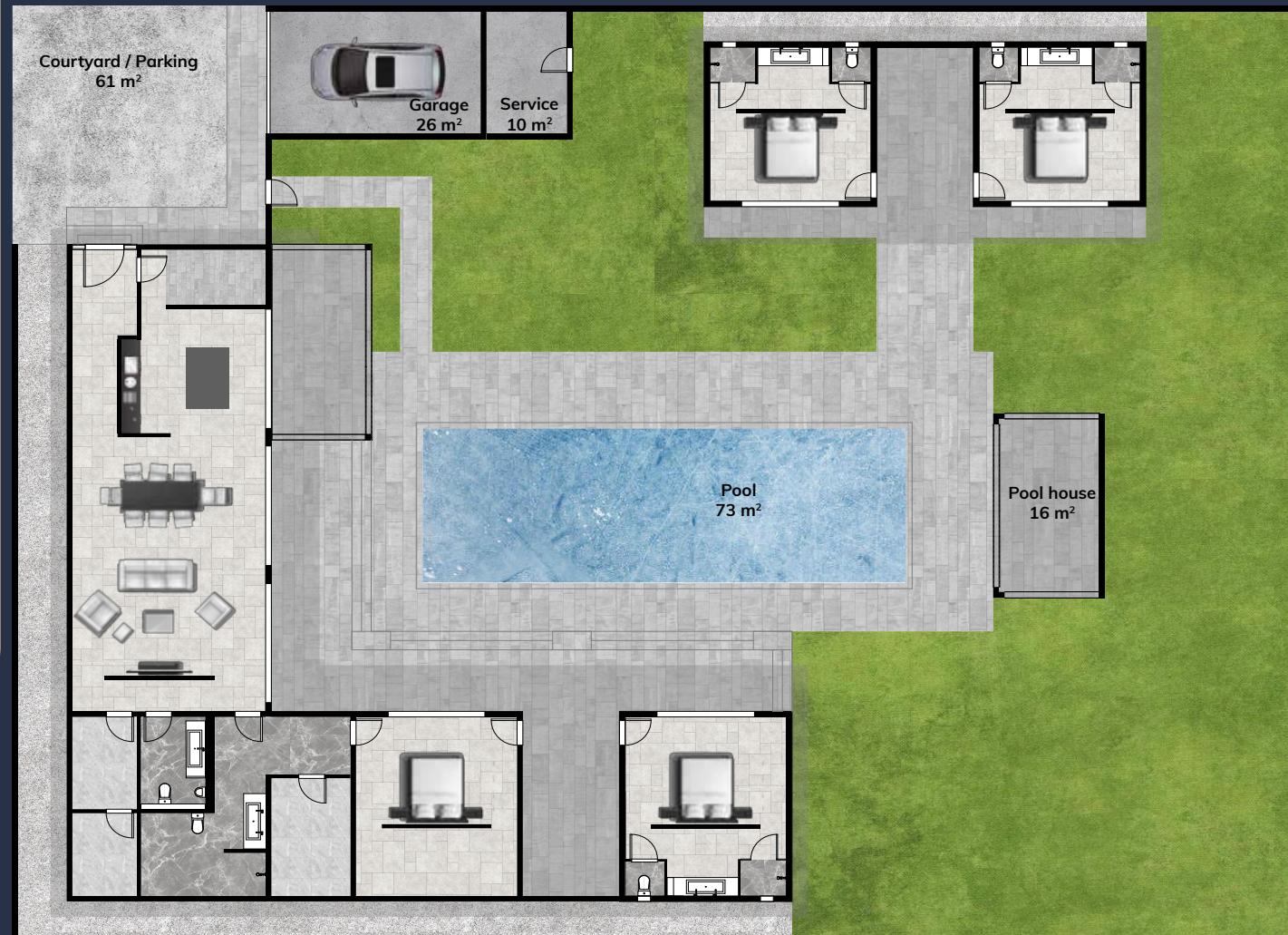
Spacious pool house

Large garage with 26 m²

QUARTIER



SITE OVERVIEW - PLOT SIZE 1.161 m²





MAIN BUILDING 171 m²



Bungalows 30 m²

Three identical guest bungalows, each with a total floor area of 30 m², featuring a private shower and WC, as well as a fully glazed front façade with shutters.



QUARTIER

VILLA Q7

Main Residence

106 m² of living space
60 m² open-plan living area
Expansive floor-to-ceiling glazed façade with electric shutters

Spacious bathroom with shower and bathtub

High-quality fitted kitchen

Utility room

Fully air-conditioned

4 Residential Bungalows

Each with 78 m² of living space
Bathroom with shower and separate toilet

Air conditioning

Large double bed with mosquito net

Large glazed façade with shutters

Outdoor Features

58 m² swimming pool, 1.60 m deep, illuminated

Spacious pool house

Large double garage with 30 m²



SITE OVERVIEW - PLOT SIZE 1.489 m²





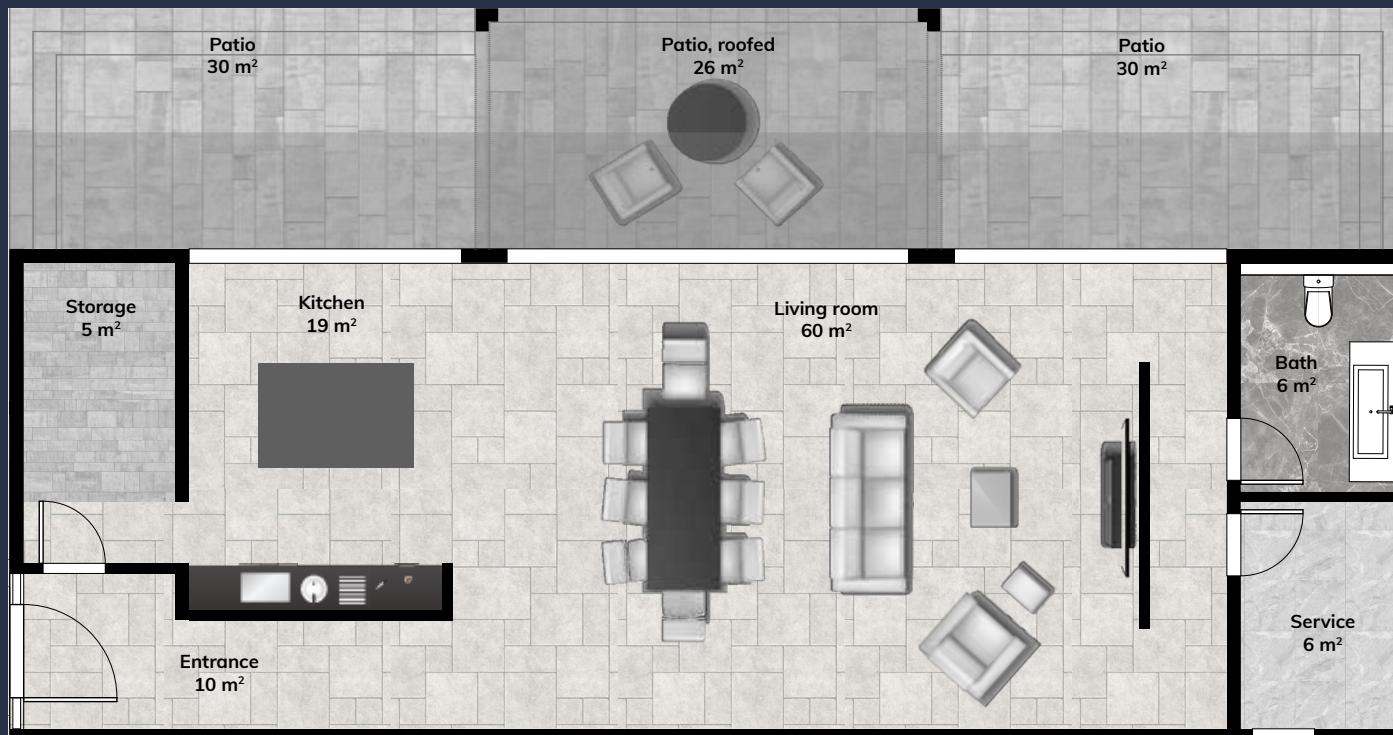
MAIN BUILDING 106 m²

The planned Villa Q7 stands out for its unique residential concept. In this design, the free-standing bungalows serve as the primary private living spaces, while the main house functions as a shared communal area, comparable to a co-living or shared-living concept.

Four bungalows, each with approximately 78 m² of floor space, are designed as pri-

vate residences, each featuring its own sanitary facilities, living area, and bedroom.

The main house accommodates a large kitchen and a spacious living area intended for shared use by all residents. This concept offers a distinctive living solution that ensures personal privacy while actively encouraging community and shared living.



Bungalows

Four identical semi-detached bungalows, each with a total floor area of 78 m², featuring a private shower and WC, as well as a fully glazed front façade with shutters.



VILLA Q7 - DAS ANDERE WOHNKONZEPT





LIVING TOGETHER – WHILE ENJOYING INDIVIDUAL PRIVATE LIVING SPACES.

Perfectly suited for groups of friends, senior shared-living communities, or co-operatively organized living concepts.

Villa Q7 is more than just a villa – it is a well-conceived concept for people who wish to combine privacy with a sense of community.

The four generously sized semi-detached bungalows (each approx. 78 m²) allow one or two parties per unit to settle into a private retreat, complete with their own living, sleeping, and sanitary areas. Each bungalow can therefore be divided into two independent residential units with separate entrances, or alternatively used as a single larger unit with a different spatial layout. Various alternative floor plan concepts have been developed, and individual preferences of future residents can still be incorporated.



The central main house includes:

- a spacious communal living area,
- a fully equipped kitchen,
- a large covered terrace,
- the technical room,

and, directly in front, the pool area with sunbathing zones.

Ideal for:

- Groups of friends investing together
- Seniors wishing to live communally without sacrificing privacy
- Therapeutic or spiritually oriented living communities
- Individuals who enjoy spending their leisure time in a community setting while still valuing a private retreat

Alternatively, the property can be acquired today as a modern holiday residence, which can be converted into a primary residence at any time if required.

This concept combines individual freedom with social connection—a living model that is increasingly gaining popularity worldwide.

Bungalows

Floor Plan - Alternative Proposal



The Concept:

Everyone has their own space — yet remains part of a shared community.

The main house serves as the central hub for shared time and communal activities. Each bungalow offers the desired level of privacy and functions as a fully self-contained residential unit. Through the shared use of the swimming pool, garages, and technical infrastructure, operating and maintenance costs can be kept at a correspondingly low level.

VILLA Q8



Main Residence

171 m² of living space
54 m² open-plan living area
Expansive floor-to-ceiling glazed façade with electric shutters

Spacious bathroom with shower and bathtub

High-quality fitted kitchen
Large walk-in wardrobe

Utility room

Fully air-conditioned

4 Guest Bungalows

Each with 30 m² of living space
Bathroom with shower and separate toilet

Air conditioning

Large double bed with mosquito net

Large glazed façade with shutters

Outdoor Features

75 m² swimming pool, 1.60 m deep, illuminated

Spacious pool house

Large garage with 30 m²

SITE OVERVIEW - PLOT SIZE 1.536 m²



QUARTIER



MAIN BUILDING 171 m²



Bungalows

Four identical guest bungalows, each with a total floor area of 30 m², featuring a private shower and WC, as well as a fully glazed front façade with shutters.



QUARTIER



LIVE SAFELY, FREELY & SELF-DETERMINED

TRUE QUALITY OF LIFE – PLANNED AHEAD

In the generously designed homes, daily life unfolds on a single level—without stairs, without barriers. Spacious interiors, an open architectural layout, and views of lush greenery create a sense of lightness that makes everyday living truly enjoyable. The year-round mild climate, combined with abundant sunshine, supports well-being and provides energy for everything you enjoy doing.

Should you ever wish for additional support in daily life—whether household assistance, a personal driver, or help with shopping and errands—this can be arranged easily and at conditions that are scarcely imaginable in Europe. This freedom allows you to focus entirely on the beautiful aspects of life.

A COMMUNITY OF LIKE-MINDED PEOPLE

Living freely and following one's own path—far from unnecessary restrictions. Neighbors know one another and trust each other. Encounters arise naturally: during a friendly chat at the garden gate, on a spontaneous trip to the sea, or beneath the star-filled sky. Respectful personal space and genuine togetherness coexist in perfect balance.

LIVING FREE & INDEPENDENTLY

Independent water supply, modern solar energy systems, and short distances to all essential facilities provide comfort and security. Everything is close at hand, much is possible—and every day holds the potential to be something special.

AFFORDABLE SUPPORT

Whether household help, assistance with shopping and errands, gardening services, or pool maintenance—suitable personnel can be arranged for every area as needed. This allows each resident to decide which tasks they prefer to handle themself-





MIT UNTERSTÜTZUNG IN VIELEN BEREICHEN

ves and where affordable assistance is desirable. Especially in later years, this makes it possible to achieve the right balance between independence and necessary support—including care services—at significantly more moderate costs than in Europe.

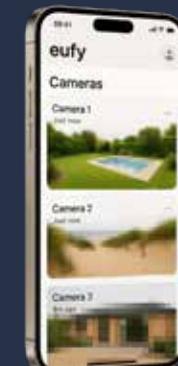
ESCAPING THE WINTER

QUARTIER is ideally suited for escaping the cold and dark winter months in Germany. Simply spend the less pleasant season in Senegal—while enjoying all the comforts that QUARTIER has to offer.



A DEDICATED SECURITY CONCEPT

Our own security team ensures 24/7 access control. The buildings are equipped with modern locking systems and can be accessed via app, token, or conventional key. Communication among residents and with security personnel remains fully operational even in the event of external infrastructure outages, thanks to radio systems and Meshtastic technology. In already occupied properties, a remote monitoring system using multiple cameras and a smartphone app is in place. Some of these cameras are partially powered by their own solar panels, ensuring additional independence and reliability.



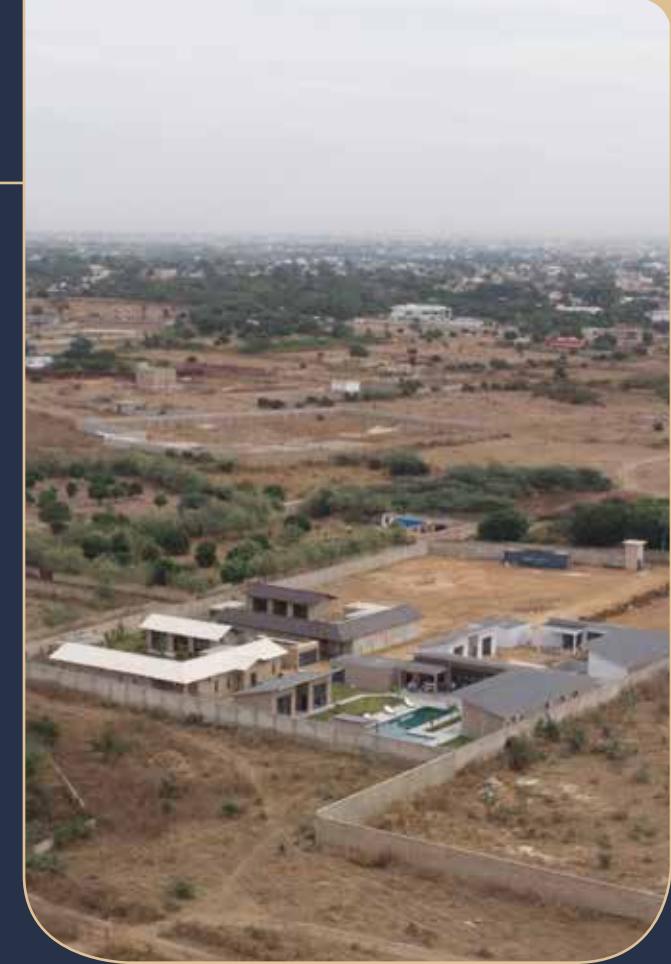


SITE OVERVIEW QUARTIER - PLOT SIZE 11.258 m²





PHOTOS OF VARIOUS CONSTRUCTION PHASES





A place where values connect.

Eight stylish villas with private pools and separate guest bungalows—built to German standards, with meticulous attention to detail and a high level of craftsmanship. Set within a harmonious environment where neighbors know and respect one another, while each resident still enjoys a personal private retreat.

The development is protected by a solid perimeter wall and discreet, reliable security measures. A dependable water supply is ensured by the community's own well, while energy is provided by a modern solar power system—offering security of supply and independence.

Here, people come together who value quality, safety, and a relaxed, self-determined lifestyle—within a climate that naturally encourages connection, comfort, and exchange.

Legal Notice Regarding the Information Contained in This Brochure

The information provided in this brochure regarding the villas within the residential development is based on the current planning and construction status. For the four villas that have already been completed, the stated dimensions and features have been specified to the best of our knowledge and belief. These figures are intended as guidance only and may be subject to minor deviations. The remaining villas are still in the planning phase. Therefore, all stated areas, floor plan layouts, and specification details are non-binding and may be adjusted as planning progresses. Changes—particularly those resulting from regulatory requirements or technical considerations—are expressly reserved.

This brochure does not constitute a binding contractual offer. The purchase of any property is governed exclusively by the notarized deed and the terms and conditions set forth in the purchase agreement.