

Masa Centre

Changing Gaborone's enviroscape



The Masa Centre, a massive property development owned by Three Partners Resort (Pty) Ltd (TPR) that represent a partnership between RDC Properties and three citizen consortia Shakawi, Lavia and Keboife Holdings, is the first mixed use development in Botswana and is tipped to be the largest commercial and business cradle on the land, wrestling the honors from established business and commercial hubs such as the International Commerce Park, Kgale Mews, International Finance Park and the fast growing Fairgrounds.

Design Philosophy

Arctez, the architectural firm behind many icons in Botswana, is the creative brain behind the up-coming magnificent Masa Centre in Gaborone's Central Business District. The practice should be granted due credit for transforming the Developers' quest to bring a truly world class property development to Botswana.



Conceived as a state of the art facility, Masa Centre will offer the business community seven floors of world class office space that is being partitioned according to use and

preference by the many local and international firms that are gearing themselves to operate from this iconic business hub. To add life to the architectural creations, South Africa based Interior Design Company Blacksmith has been added to the design team.



Facilities

Hospitality industry giant and anchor tenant African Sun Limited got the bigger chunk of the space availed, from where it will be operating a four star hotel under the Holiday Inn brand. A total of 155 rooms, a conference facility, a swimming pool with a panoramic view on the third floor, a lounge and restaurant account for the major features of the hotel.

Locally based entertainment entity Capital Entertainment Centre is bracing up to bring in multi theaters cinema featuring the highest and latest digital technology such as the 3D movie type of entertainment. A casino, wellness centre, bars and mainly administrative offices make part of the many and diverse facilities within Gaborone's soon-to-be business and commercial nerve centre.

Remarkable features

While the Masa Centre is a remarkable milestone in the history of property development in Botswana, the project team is equally impressive. Delivering a project within budget has become a serious challenge any project team would face today considering the rocketing nature of building materials and shoddy workmanship by some companies, given such a scenario, it calls for more than financial prudence to curb excessive spending beyond the budgetary frame works.

From the initial projected investment budget of P350 the project has consumed far less, thanks to Gaam Associates the Quantity Surveyors assigned this project in collaboration with the client and the entire team for cost effectively bringing down the figures to around P216 million, which is no mean feat taking in to account the costs challenges a project of this magnitude would pose.

The Centre boasts of being the first multi-purpose development in Botswana, the anchor tenant African Sun Limited is coming to Botswana for the first time through the re-introduction of the Holiday Inn brand, while underground managed parking facility will complement the outstanding features.

Finishes

The floors will utilize a combination of laminated floors, porcelain tiles, ceramic tiles and granite. Interior walls are adorned in a mixture of laminated paneling, ceramic tiles and paints, while exterior walls are an assortment of brickwork, fair faced concrete, plaster and gamma zenith. Landscaping within and around the complex is a blend of contemporary and modern landscape architecture.



Project team

Project Managers	PAM
Main Contractor	ICC
Architects	Arctez
Quantity Surveyors	Gaam Associates
Civil and Structural Engineers	ADA
MEP Engineers	AR Edwards
Interior Designer	Blacksmith - Interior
Landscape Architect	VMO Landscape- Architect

