

# FOXDALE FOREST N E W

68% OF STANDS SOLD

June 2024 Edition



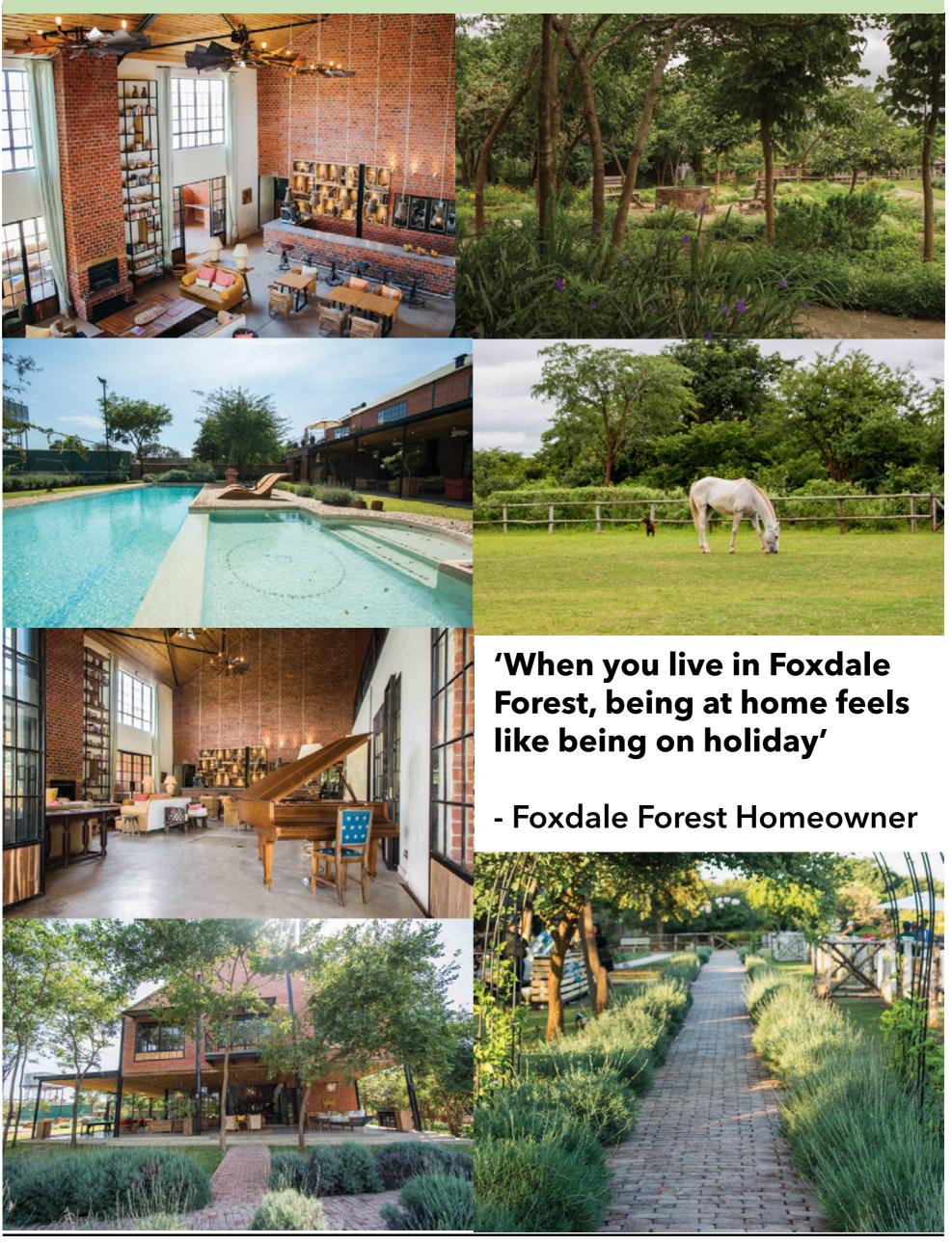
SHOW DAYS: JUNE 1ST-2ND | JULY 6TH-7TH | SAT - 09AM TO 5PM | SUN - 10AM TO 4PM





This Paper is fully biodegradeable. Tear it up and add it to your compost heap when you have finished reading the newspaper.

# LIVE IN FOXDALE FOREST AND ENJOY OUR HOMEOWNER FACILITIES



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# ABOUT FOXDALE FOREST'S PAYMENT PLANS

All prices and payment plans are denominated in US Dollars.



CASH PLAN

5% Discount



### 1-YEAR PLAN

- •20% down payment
- Balance paid over12 equal monthly installments
- •INTEREST FREE!

WHAT MAKES FOXDALE FOREST'S

**PAYMENT PLANS SMART?** 



### 2-YEAR PLAN

- •20% down payment
- Balance paid over24 equal monthly installments
- •10% INTEREST



# 3 or 5 YEAR PLAN

- •20% down payment
- •Balance paid over 36 – 60 equal monthly installments
- •14% INTEREST



https://foxdaleforest.plotify.land/



### BUY NOW, PAY OVER TIME

Buy now and benefit from your land's capital appreciation but pay affordably over a period of your choice.

EARN
CAPITAL GAINS
15-20%
EVERY YEAR



#### **SMART CURRENCY**

Foxdale Forest's payment plans are denominated in US Dollars but they allow you to pay in the currency of your earnings, be that EUR, GBP, Kwacha or others.

SAVE UP TO 3% ON FX COSTS EVERY MONTH



#### SMART PAYMENT

For Zambians in the Diaspora, Foxdale Forest allow you to pay into our bank account in your country meaning that you avoid sending money across borders.

SAVE UP TO
5%
ON MONEY TRANSFER
COSTS EVERY MONTH

APPLY NOW



3-5 YEAR PAYMENT PLAN AVAILABLE ONLY
UNTIL 31ST DECEMBER 2024

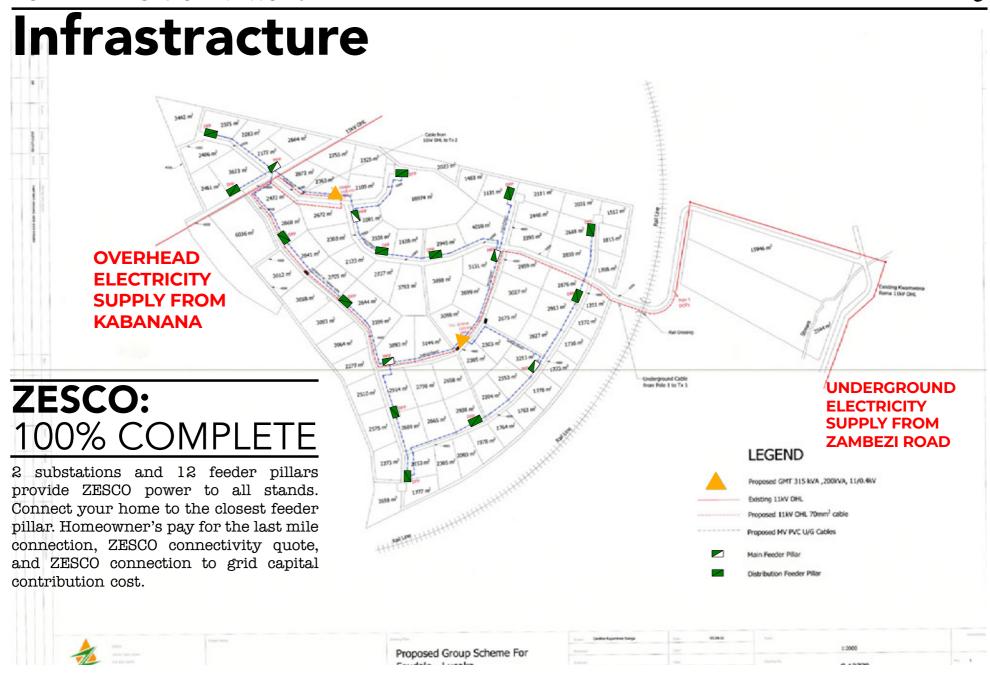
www.zambia.plotify.land/foxdale-forest

Find out directly from Foxdale Forest if you qualify for a payment plan and to receive a VIP invitation to view their plots. It only takes 2 minutes and you don't need any documents.

We are building model homes. Cottage or 3-4 bedroom home. Built sustainably, by our team with 15 years of green construction experience. From 2026 walk into your dream green home.



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# **SEWERAGE:** SHARED BETWEEN DEVELOPER & HOMEOWNER

The developer and the homeowner share the cost on a 50 / 50 percent basis of installing a domestic sewerage treatment plant. All homeowner black & grey water is directed into the plant. Enzymes eat the solid waste. The liquid waste gravity feeds through four chambers with filtration, before being stored in a greywater harvesting tank, ready for garden irrigation.



### **HOMEOWNER'S LEVY:**

USD 150 per month, towards maintenance of all common homeowner facilities: pool, tennis court, clubhouse, field, water tank, roads, drainages, street lights gardening, security, nature trail. Levy commences 6 months from signing contract of sale.

### **WATER: 100% COMPLETE**

2 commercial boreholes and 2 domestic boreholes supply water into the centralised 180,000L water tank, and water lines run along all roads, providing water to homeowner's. Connect to centralised water supply from the manhole located outside your plot. Water is billed monthly based on metered monthly water consumption.



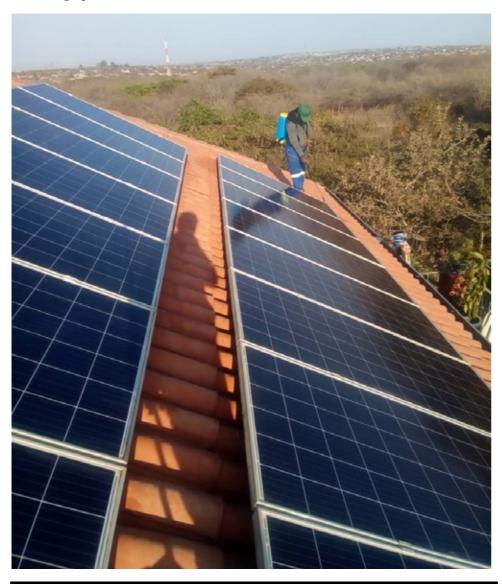
# ROADS, SOLAR STREET LIGHTS & NATURE TRAILS: 100% COMPLETE

High-grade crusher run and compacted roads completed, which allow rainwater to be seep back into the ground and preserve our underground water table. Solar street lights fitted across all roads. Natural trails provide easy access to the club house and common areas.

# Our Sustainability Values

### **SOLAR**

Enjoy the sound of nature, with backup power for all homeowners provided through solar power and inverters. We also encourage heating of water using solar geysers.



## HOME BUILD COVERAGE AT 15% OF STAND, TO PROTECT OUR FOREST

To ensure we continue to live in our primary indigenous forest, homeowners can build on 15% of their plot only. This percentage covers the ground floor footprint, but homeowners can build double story.



## HEDGES & SHORT FENCES AROUND PLOTS (NO WALLS)

Relish in the greenery of a hedge around your plot within Foxdale Forest. With the security of a boundary wall around the entire development.



## SEWERAGE TREATMENT

All homeowner's have a residential sewerage treatment plant, where grey and black water is purified and used for garden irrigation.



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## COMMON HOMEOWNER FACILITIES

Experience community living, with our shared Club House, pool, tennis court, sports field, horse riding facilities and herb garden.



### WATER PRESERVATION

Use garden sprinklers, drip irrigation, and irrigate gardens using your purified black and grey water. We notify homeowner's via our 'homeowner whats app group' on a weekly basis of their week's water consumption.



### WATER WISE GARDENS

Consider using succulents and water-wise plants in your garden, to reduce on irrigation.



# WASTE MANAGEMENT & COMPOSTING

Separate your Food, Paper, Plastic, Glass, Tin & Other Waste. It will be collected weekly and taken to our waste management area for composting and recycling.



## RAINWATER HARVESTING

Dig a rainwater harvesting pit in your yard; directing rainwater from your home roof into the underground water table. We also encourage the collection of rainwater in tanks.



# NATURAL GARDENS

Maintain a part of your garden as an unirrigated natural garden. Preserve wild mushrooms, and enjoy grasses, and stunning natural flowers.



# Membership At Foxdale Forest

Our annual membership package provides you with access to the common home owner facilities at Foxdale Forest.

Meet at the Old Barn Club House, swim, walk, run, cycle, use the tennis court, horse ride, plant, join kids fitness and nature clubs and nourish your soul at Foxdale Forest USD 800 PER ANNUM INC. VAT FOR FAMILY MEMBERSHIP USD 400 PER ANNUM INC. VAT FOR INDIVIDUAL MEMBERSHIP Excludes horse riding lessons and tennis lessons, which have additional charges. Excludes hosting a gathering at the Club House with more than 10 individuals. Additional guests pay K200 per visit and may join thrice as a guest.













## **Rent Our Club House**

<b>Event Type</b>	No. of People	Facilities included	Excluded	Price (USD) Low Season JAN - AUG	Price (USD) High Season SEP - DEC	Security Depo. (USD)
Large event	Over 300	Full club house, kitchen, car park, field, club house side room, swimming, pool, security and clean hygiene facilities and use of facility for photos.	Cutlery, Chairs, Tables, Plates & Food	6,000	6,900	500
Wedding/ Anniversary/ Party	Up to 300	Full club house, kitchen, car park, field, club house side room, swimming, pool, security and clean hygiene facilities and use of facility for photos.	Cutlery, Chairs, Tables, Plates & Food	3,000	3,450	500
Wedding/ Anniversary/ Party	Up to 150	Full club house, kitchen, car park, field, club house side room, swimming, pool, security and clean hygiene facilities and use of facility for photos.	Cutlery, Chairs, Tables, Plates & Food	2,000	2,300	500
Party/ Team building	Up to 100	Club house, kitchen, car park, field, swimming pool, security guards and clean toilets, use of facility for photos	Cutlery, Chairs, Tables, Plates & Food	1,000	1,150	250
Party/ Team building	Up to 50	Club house, Kitchen, car park, field, swimming pool, security and clean hygiene facilities use of facility for photos.	Cutlery, Chairs, Tables, Plates & Food	500	575	100
Boardroom hire	Up to 30	Club house, car park, field, security and clean hygiene facilities, use of facility for photos, nature trails.	Cutlery, Chairs, Tables, Plates & Food	300	300	100
Photo session	>50 Guests	Club house, patio, walk paths, field, horses, swimming pool and forest	Tennis Court	150 per hour	150 per hour	
Photo session	20-50 guests	Club house, patio, walk paths, field, horses, swimming pool and forest	Tennis Court	100 per hour	100 per hour	
Photo session	Up to 19	Club house, patio, walk paths, field, horses, swimming pool and forest	Tennis Court	50 per hour	50 per hour	
Videography	Up to 15	Club house, patio, walk paths, field, horses, swimming pool and forest	Tennis Court	100 per hour	100 per hour	

ltem	USD	QTY available	
Cutlery:		(forks /knives: 100 of each)	
(knives / forks / spoons)	0.1	(spoons: 100 of each)	
Wine / Water glasses	0.10	200 water. 100 wine	
Piano	250	1	
Plates large	0.20	45	
Plates small	0.15	200	
PA system	90	1	
Projector	80	1	
Jumping Castle	45	1	

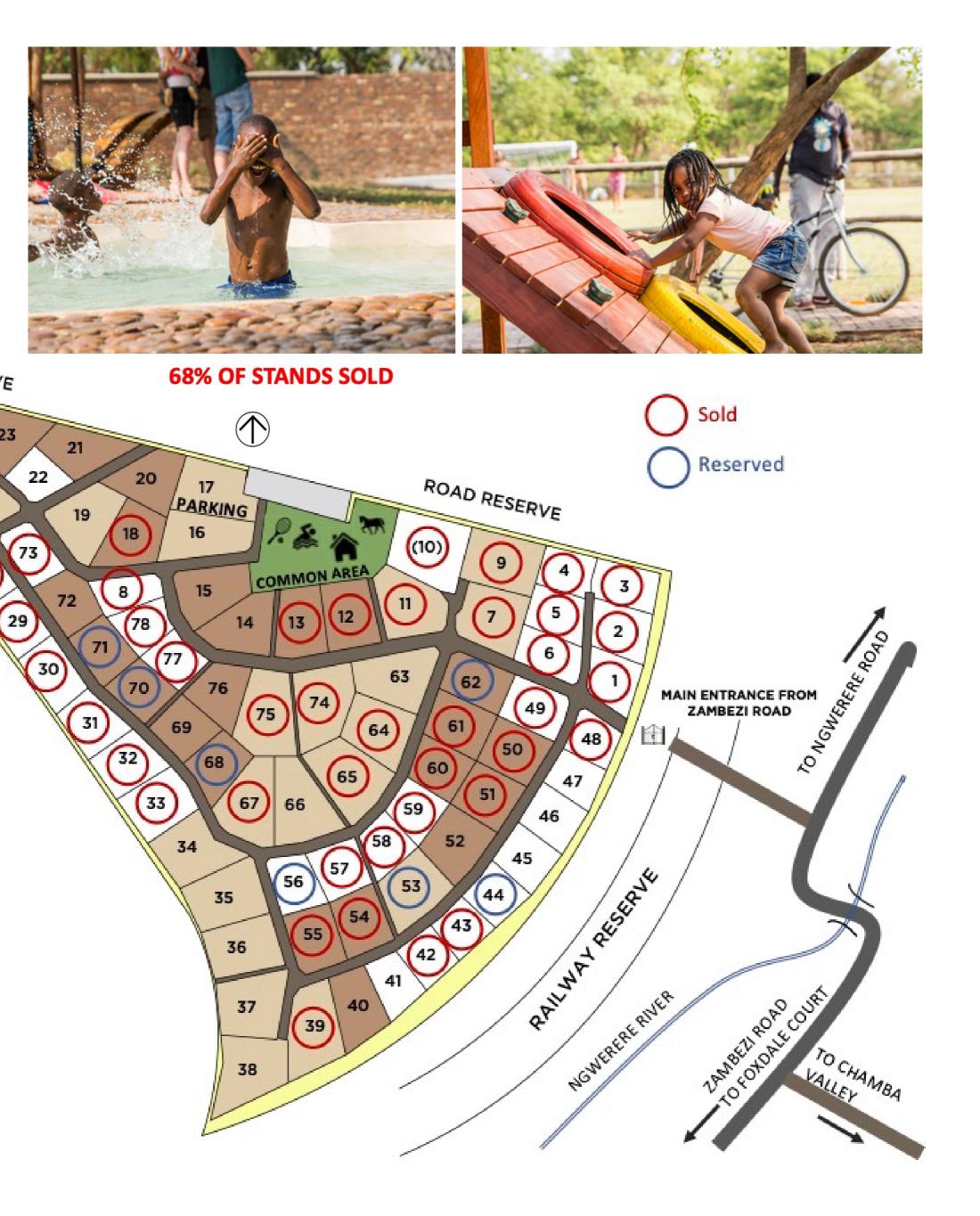
WEDDINGS, CONFERENCES & WORKSHOPS, TEAM BUILDING, PARTIES, PICNICS, PHOTOSHOOTS

Contact Us: Memory Ng'uni +260 975 116 755 +260 211 356 6366 memory@foxdaleforest.com



### Foxdale Forest Plot Price List

PLOT NO.   SURVEY   AREA   SQM PRICE (USD)   CODE (USD)   (USD)   CODE (USD)	
1	
2   Sub A3   2,392   30   71,760   SOLD   SOLD	
3   Sub A2   2,227   30   66,810   SOLD     4   Sub A1   1,818   35   63,630   SOLD     5   Sub Z   2,125   35   74,375   SOLD     6   Sub Y   1,758   35   61,530   SOLD     7   Sub X   2,810   47   132,070   SOLD     8   Sub A44   1,697   47   79,759   SOLD     9   Sub W   3,194   47   150,118   SOLD     10   Sub   SOLD     11   Sub V   2,860   55   157,300   SOLD     12   Sub U   3,006   50   150,300   SOLD     13   Sub T   2,786   50   139,300   SOLD     14   Sub S   2,833   55   155,815     15   Sub R   3,177   55   174,735     16   Sub M   3,271   47   153,737     17   Sub N   3,104   Parking area     18   Sub L   2,703   40   108,120   SOLD     19   Sub K   3,123   40   124,920     20   Sub J   2,369   40   94,760   3-5 YEAR PAYMENT PLAN ATTRACTS 14% INTERESTINATION ATTRACTS 14% I	
4         Sub A1         1,818         35         63,630         SOLD           5         Sub Z         2,125         35         74,375         SOLD           6         Sub Y         1,758         35         61,530         SOLD           7         Sub X         2,810         47         132,070         SOLD           8         Sub A44         1,697         47         79,759         SOLD           9         Sub W         3,194         47         150,118         SOLD           10         Sub         SUB         SOLD         12 EQUAL MONTHLY INSTALLMENTS           11         Sub V         2,860         55         157,300         SOLD         2 YEAR PAYMENT PLAN:           12         Sub U         3,006         50         150,300         SOLD         20% DOWNPAYMENT WITH BALANCE PAID IN           13         Sub T         2,786         50         139,300         SOLD         20% DOWNPAYMENT WITH BALANCE PAID IN           14         Sub S         2,833         55         155,815         2 YEAR PAYMENT PLAN ATTRACTS 10% INTERES           15         Sub R         3,177         55         174,735         3         2 YEAR PAYMENT PLAN         2 YEAR PAYM	
5         Sub Z         2,125         35         74,375         SOLD           6         Sub Y         1,758         35         61,530         SOLD           7         Sub X         2,810         47         132,070         SOLD           8         Sub A44         1,697         47         79,759         SOLD           9         Sub W         3,194         47         150,118         SOLD           10         Sub         SOLD         SOLD         2 YEAR PAYMENT PLAN:           11         Sub V         2,860         55         157,300         SOLD         2 YEAR PAYMENT PLAN:           12         Sub U         3,006         50         150,300         SOLD         20% DOWNPAYMENT WITH BALANCE PAID IN           13         Sub T         2,786         50         139,300         SOLD         20% DOWNPAYMENT WITH BALANCE PAID IN           14         Sub S         2,833         55         155,815         2 YEAR PAYMENT PLAN ATTRACTS 10% INTERES           15         Sub R         3,177         55         174,735         3         2 YEAR PAYMENT PLAN:         2 YEAR PAYMENT PL	
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20 Sub J 2,369 40 94,760 3 - 5 YEAR PAYMENT PLAN ATTRACTS 14% INTE	25 24
21 Sub H 2,928 40 117,120	
22 Sub G 1,993 40 79,720	
23 Sub F 2,636 40 105,440	
24 Sub E 2,269 40 90,760	(26)
25 Sub B 2,241 35 78,435	
26 Sub C 2,566 35 89,810 SOLD	
27 Sub D 4,109 30 123,270	37
28 Sub A39 1,811 30 54,330 SOLD	27
29 Sub A38 2,171 30 65,130 SOLD Colour Code USD p/sqm	
30 Sub A37 2,323 30 69,690 SOLD 50 - 55	CK ENTRANCE TO
31 Sub A36 2,301 30 69,030 SOLD 45 - 49	EAT NORTH ROAD
32 Sub A35 2,470 30 74,100 SOLD 40 GR 33 Sub A34 2,808 30 84,240 SOLD 35	
35 Sub A34 2,606 50 84,240 SOLD 35 35 36 34 Sub A33 3,415 30 102,450 30	28
35 Sub A32 3,665 30 109,950 25	
36 Sub A31 3,256 30 97,680	
37 Sub A30 3,276 30 98,280 68% OF PLOTS SOLD	
38 Sub A29 3,701 30 111,030	/4
39 Sub A28 3,568 30 107,040 SOLD	
40 Sub A27 2,808 30 84,240	
41 Sub A26 2,303 30 69,090	
42 Sub A25 2,134 30 64,020 SOLD	
43 Sub A24 2,174 30 65,220 SOLD UTILITIES	
44 Sub A23 2,184 30 65,520 RESERVED	
45 Sub A22 2,230 30 66,900	
46 Sub A21 2,553 30 76,590	VE 7000M
47 Sub A20 1,790 30 53,700 PLOTS ABO 48 Sub A19 2,076 30 62,280 SOLD	VE 3000M
48 Sub A19 2,076 30 62,280 SOLD 49 Sub A18 2,812 35 98,420 SOLD	
50 Sub A17 2,571 35 89,985 SOLD	
	WEEN 2500 7000M
52 Sub A15 2,930 35 102,550 RESERVED	WEEN 2500-3000M
53 Sub A14 3,139 35 109,865 RESERVED	
54 Sub A13 2,295 35 80,325 SOLD	
	THAN 2500M
56 Sub A11 2,210 40 88,400 RESERVED	111AI 2300H
57 Sub A10 2,111 40 84,440 SOLD	
58 Sub A9 1,728 40 69,120 SOLD	
59 Sub A8 1,785 40 71,400 SOLD COMMUNAL	AMENITIES
00 00070 0010	AMENINES
61 Sub A6 2,368 40 94,720 SOLD	
62 Sub A5 2,540 40 101,600 RESERVED 63 Sub A56 3,250 50 162,500	
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65 Sub A53 3,301 40 132,040 SOLD VALENTO	WICK
66 Sub A52 3,443 40 137,720	
67 Sub A51 3,500 40 140,000 SOLD	
68 Sub A49 2,272 40 90,880 RESERVED	
69 Sub A48 2,196 40 87,840 PRICE LIST VALID UNTIL	
70 Sub A43 2,153 40 86,120 RESERVED	
71 Sub A42 2,273 40 90,920 30TH JUNE 2024	
72 Sub A41 2,249 40 89,960 Sub A41	
73 Sub A40 1,718 40 68,720 SOLD	
74 Sub A54 3,621 45 162,945 SOLD	
75 Sub A50 3,680 45 165,600 SOLD PRICES DUE TO INCREA	SE
76 Sub A47 2,495 50 124,750	<u></u>
77 Sub A46 1,828 50 91,400 SOLD FROM 1ST JULY 2024	
78 Sub A45   1,831   45   82,395   SOLD	
Workshop         Sub P         2,744         -         Workshop           Common area         Sub Q         9,334         -         Field & Club House	
Common area Sub Q 9,334 - Field & Club House	





# **CATERING AT FOXDALE FOREST**

For events at Foxdale Forest, you are welcome to bring along catering or use outside caterers. We do offer catering for small groups of up to 30 guests. For larger numbers we are unable to provide catering services, but can make the kitchen available.

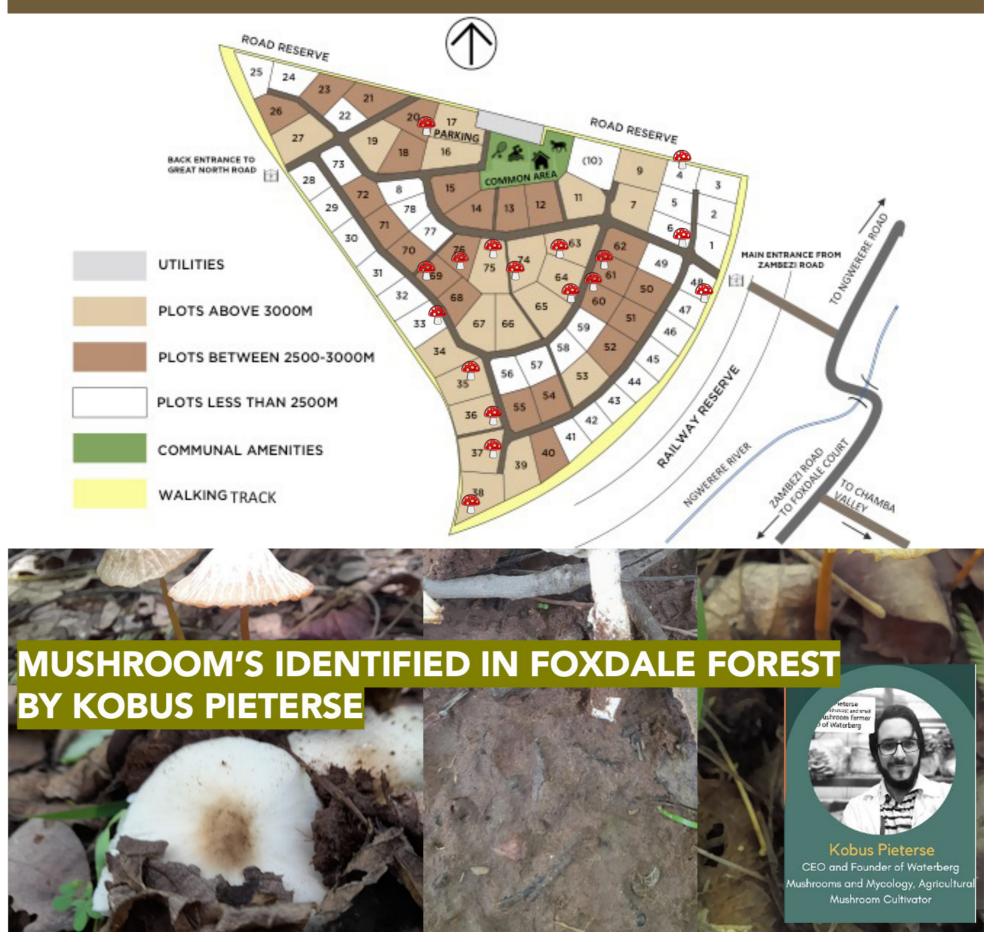
We can run a cash bar, or you are welcome to bring your own drinks along, and if needed, our bartender can help with serving.

If Foxdale Forest do the catering glasses, plates & cutlery are included for up to 30 people. If outside caterers are engaged, Foxdale Forest can hire out glasses, crockery and cutlery to your catering company if needed. However in both cases glasses, crockery and cutlery or go missing, the recovery price will be deducted from your security deposit.





# PRESERVE BIODIVERSITY AND INDIGENOUS EDIBLE MUSHROOMS IN OUR FOREST



# 'WHAT'S FOR DINNER MUMMY'? 'TENTE MUSHROOM'S WHICH I PICKED IN OUR GARDEN, ENJOY!'.

In Foxdale Forest, we have mapped out the locations of edible mushrooms! Please use this map to see all the spots! A metal beacon with the letter 'M' has been planted on the ground, in all of the edible mushroom locations. You can find your mushrooms for dinner using this map, or choose a plot to buy, with edible mushrooms on, so you'll always have delicious fresh mushrooms in your garden! We ask all homeowners who have a mushroom beacon located on their plot not to disturb the ground, or plant grass or other plants in the special mushroom area, so you can enjoy the freshest of mushrooms during the rainy season right from your garden, and share this incredible phenomenon with your family. Happy picking and eating!

**FOXDALE FOREST IS SET IN A PRIMARY INDIGENOUS FOREST. HERE ARE NAMES** OF TREES IDENTIFIED. SPOT THE TRESS **AROUND THE CLUB HOUSE** 

### Zebrawood Brachystegia spiciformis

#### Chewing gum tree Diplorhynchus condylocarpon

### Torch wood Balanites aegyptiaca

### Golden bean tree Markhamia obtusifolio



### Red bushwillow Combretum apiculatum































Red-hot poker

coral tree

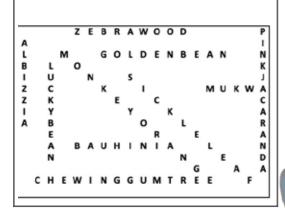




## **WILD FLOWER SEEDS FOR SALE**



### The answers to word search





# FOR SEWERAGE TREATMENT PLANTS

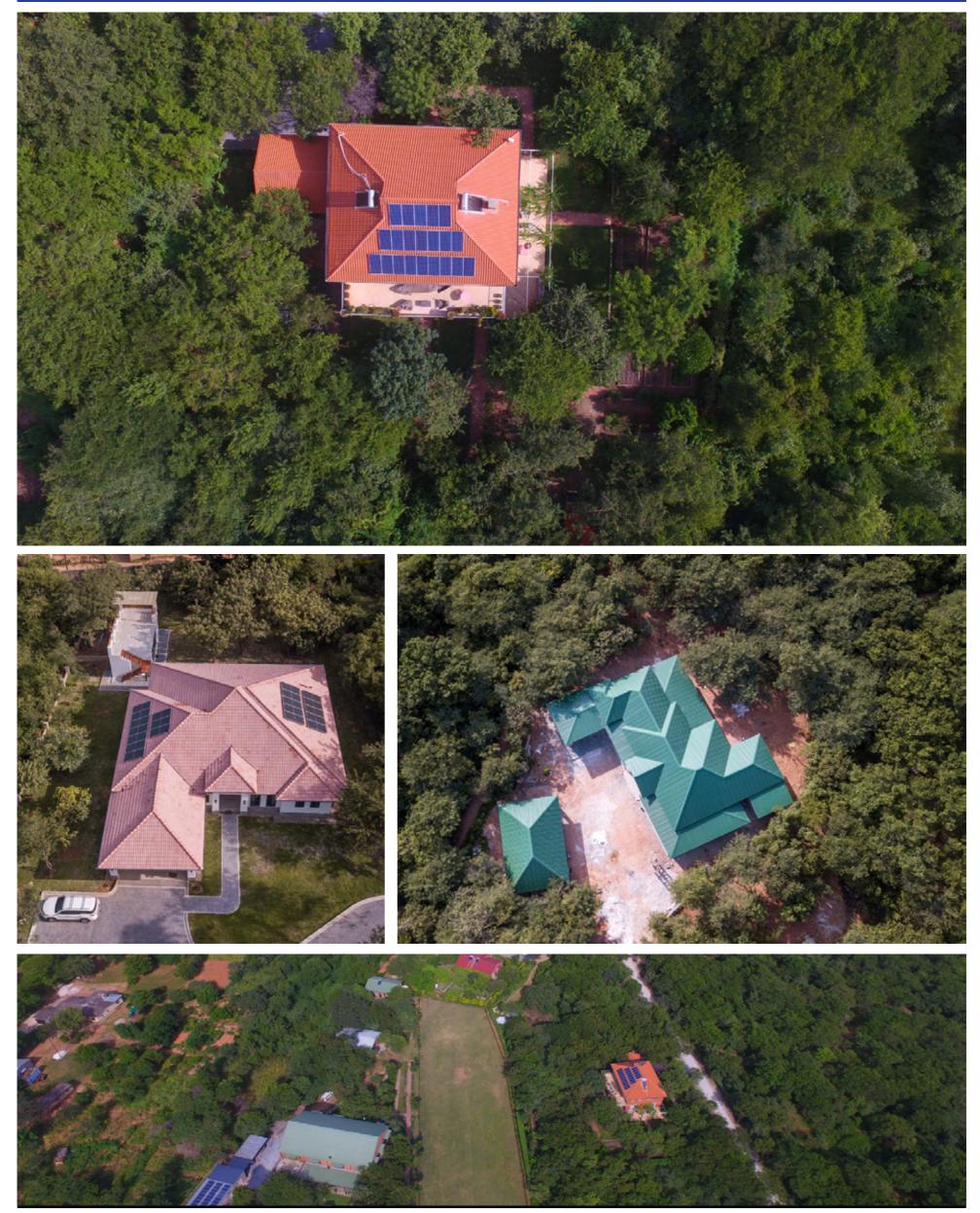
remember to dose your plant once a month with a lid full of the bio enzyme, by flushing it down your loo. Bio enzyme is available for sale from the foxdale forest club house at usd 100 per bottle.

> THE BOTTLE LASTS OVER 2 YEARS IN YOUR HOUSEHOLD.

watch our sewerage treatment plan management video on our Green Construction Zambia youtube channel in either English or Chinyanga

https://www.youtube.com/watch?v=uDeLA2kbnpQ (English) https://www.youtube.com/watch?v=hBeEx6vk0-A (ChiNyanja)

# LIVING IN OUR FOREST



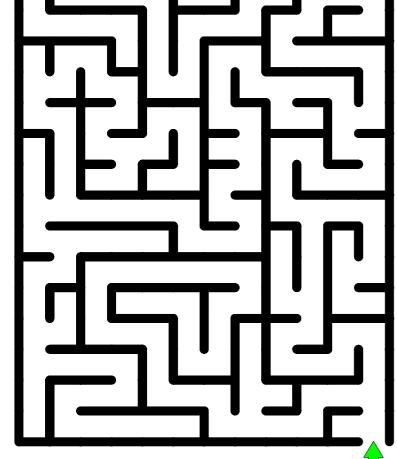
This Paper is fully biodegradeable. Tear it up and add it to your compost heap when you have finished reading the newspaper.



# WORD SEARCH

Here are some of the names of trees in Foxdale Forest, find them in the word search!

GOLDEN BEAN
SICKLE LEAF
LUCKYBEAN
MUKWA
ZEBRAWOOD
CHEWING GUM TREE
PINK JACARANDA
BAUHINIA
MONKEY ORANGE
TORCH WOOD
ALBIZZIA



Help him get to the mushroom



B G T Y Z E B R A W O O D B G T Y U P A F W Y U U I I F D S A B C S C D E I L S E M A D G O L D E N B E A N I F N B J L D O S D F V V B G D F G G U G K I N U E H N F G S Y J K L N J S J H J Z R C D F N K F D I I O Q D M U K W A Z Q K F G F G E C D C H C A F N M B C I P Y R E W T H Y C A K A E F H J K A A L B H T R T Y U O D D L R D O P L R C S E W J T Y T Y R R F W E W U Y T A I F A D B A U H I N I A S Q L I E R N O R N I R R T S Q D T U N A H E W Q D A D J U N F D S J I H G F G V H A J A N C H E W I N G G U M T R E E W V F G K M K V H Z P Y E D R T W Q U I O P L

The answers to word search on page 14



Invest in our risk rated bond or stock portfolios, crypto asset fund, or work with us to design an investment solution tailored to your investment needs.

### **Trusted Fund Manager**

Regulated by the Securities and Exchange Commission of Zambia, we have over USD 27m assets under management

### Direct ownership and low costs

You own your investments directly which gives you full transparency, strong investor protection and low costs

### Experienced team

International team based in Lusaka with over 30 years of combined experience in asset management

### **Investment options**

USD 25,000: Minimum investment in one of our portfolios USD 250,000: Minimum investment for tailormade portfolio USD 5,000: Minimum investment in our crypto asset fund

Tue Nyboe Andersen, Co-founder and MD +260978525445/ tna@kukulacapital.com

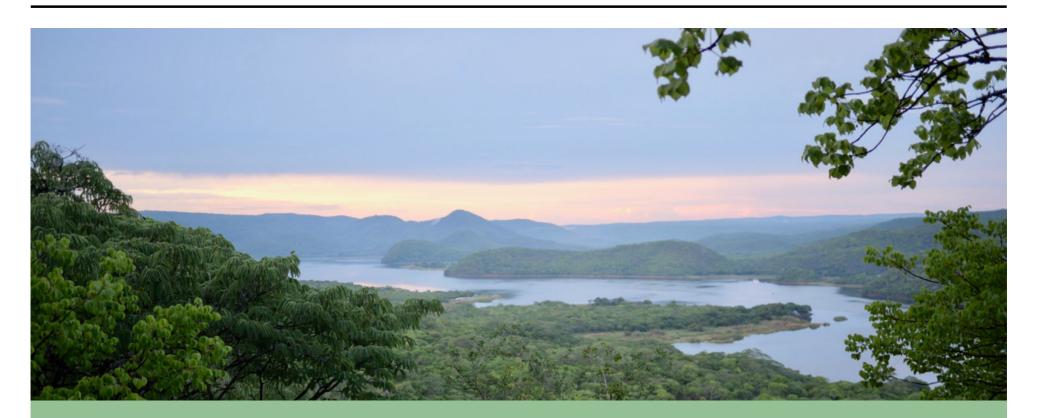
Damien Harris, Crypto asset fund manager +260975331532/ dh@kukulacapital.com











# EXCLUSIVE SITES NEW KAFUE

1 RIVERFRONT PLOT REMAINING 2 HA 120,000 USD

8 RIVER VIEW AND RIVER ACCESS PLOTS 2HA 100,000 USD

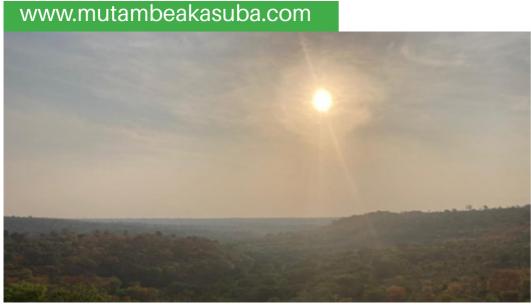


Contact: +260975 115 755/ 260211356 636 memory@ foxdaleforest.com

### **Our Retreats**

### Mutambe Akasuba Lodge & Garden of Peace

Hot Spring & Nature retreat, Chinsali, Muchinga Zambia.







## Kafue Bushman's Camp



## Kalambo Falls lodge & Scientific Research Center

On the shores of Lake Tanganyika, Zambia

www.kalambolodge.com







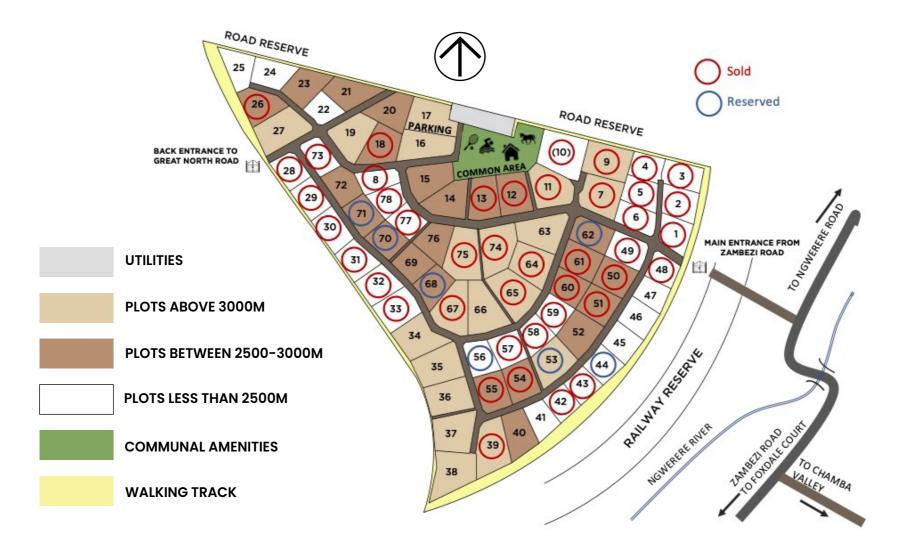
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# An oasis in the heart of Lusaka.

Please contact us to secure your plot.







### **FOXDALE FOREST**

Country living within a secure gated estate. Serviced plots for sale. Our values are no internal walls, protect the trees and provide backup power through solar & inverters. Build your dream green home in the forest.

### **Contact Us:**

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