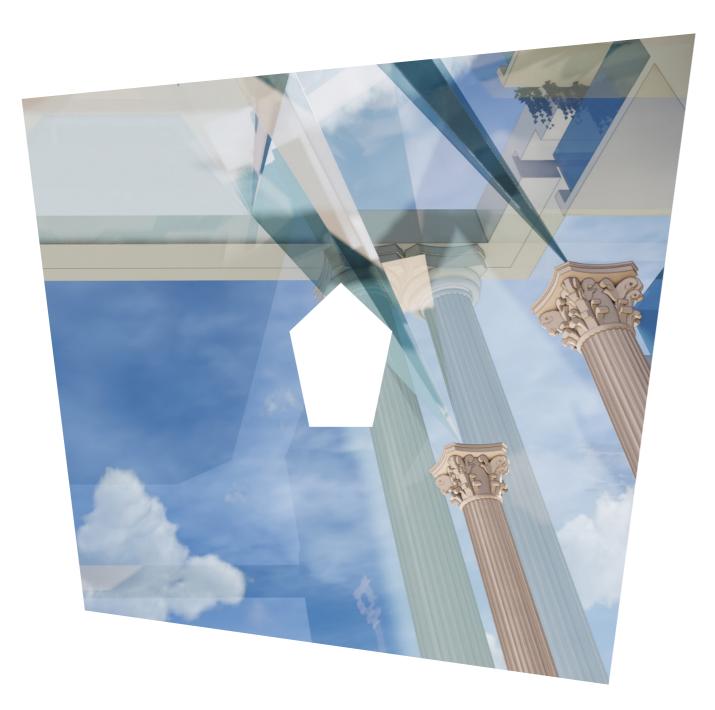
IXI Diamond Neon Genesis Evangelion

Where wishes come true





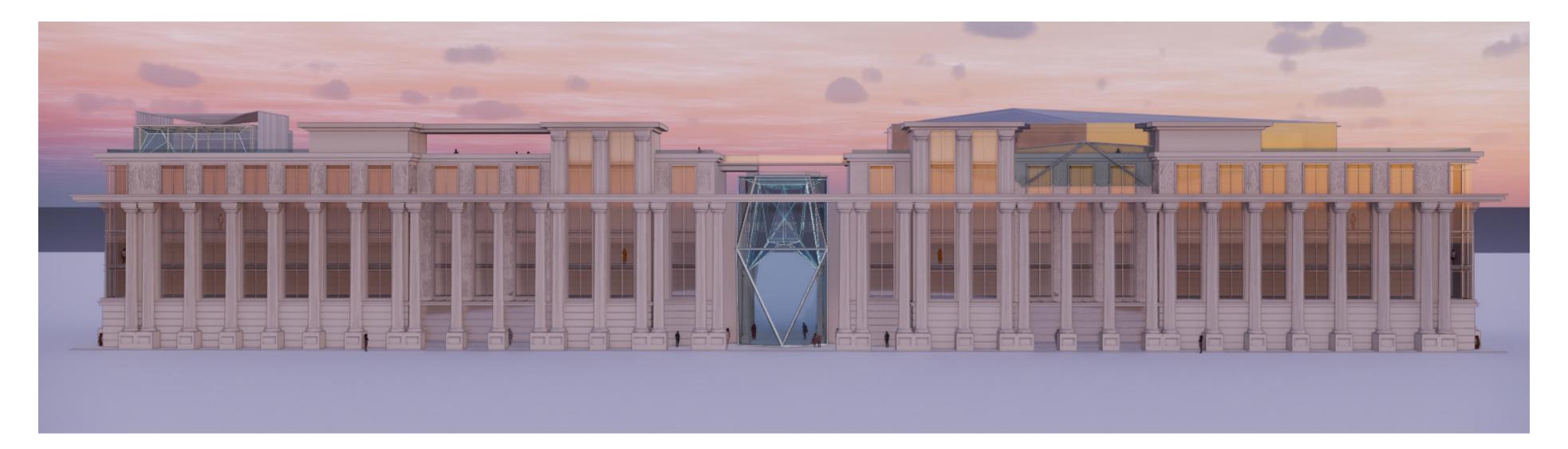


Presentation Book

Development of Luxury Resort Hotel 2025







IXI Diamond Evangelion

RESORT FACILITIES	
Restaurant	272 m ²
Hidden temples	374 m²
Wedding & Banquet Hall	500 m ²
Roof swimming pool	165 m²
Beauty and Wedding saloon	76 m ²
Gym	253 m ²
Spa	100 m ²
Early Check-in private lounge	261 m ²
Shops	133 m²
Beach Bar	175 m²
Roof dining	205 m ²
Roof pool bar	56 m ²
Library & Computer lounge	see meeting center

IXI DIAMA

Ambience room - 2

Infinity room - 26 >

IXI Diamond Evangelion

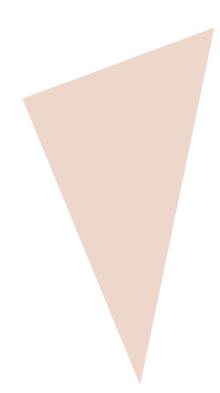
MAND EV	ANGELION ROOMS & SUITES			ND EVANGELION SUITES
- 24 x	Ocean view bedroom / 53 m². Ocean view bathroom / 28 m².	-	Queen Suite - 3 x (6 bedrooms)	Penthouse with 2 bedrooms, 2 bathrooms, living room, aquariums and 180 degree view / 203 m².
6 x	Ocean view bedroom / 53 m². Bathroom with the view to the tropical mountain side and Creole village / 28 m².		Palace suite - 2 x (4 bedrooms)	4 bedrooms can be rented separately or as a 2 bedroom family suites. The larger suite has 113 m ² and the smaller has 83 m ² . When connected, the suite consists of 215 m ² .

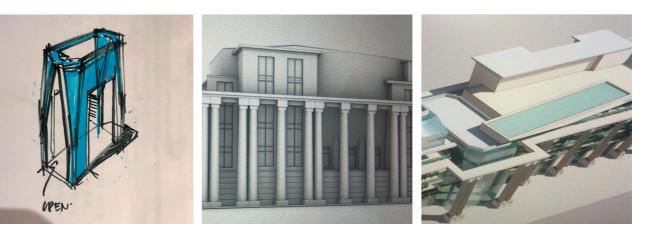
NATIONAL AND REGIONAL BENEFITS

The entire area will enrich itself with high quality development that will increase the value of the property in the region.

The hotel, restaurant will increase the farmers scope and potential to venture into a wider diversity of crops, in order to meet the demands of a 5-star hotel and restaurants, which will include locally made products and condiments and of value-added traditional delicacies.

The size of the hotel and the 5 star standard will allow management to employ very high ratio of local employees to foreigners to capture the essence of African hospitality.

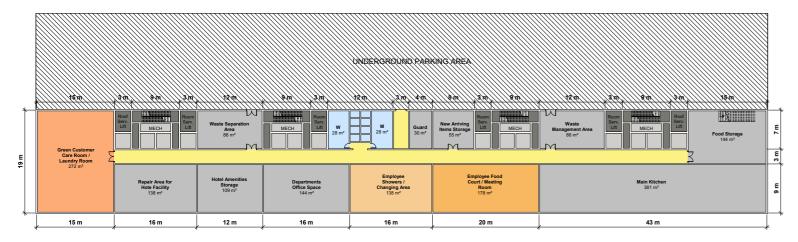




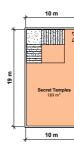


IXI Diamond layout

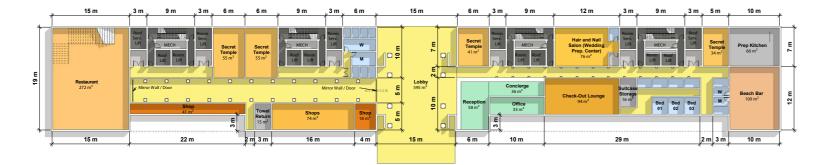
BASEMENT



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

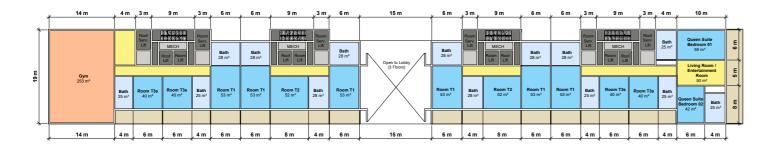


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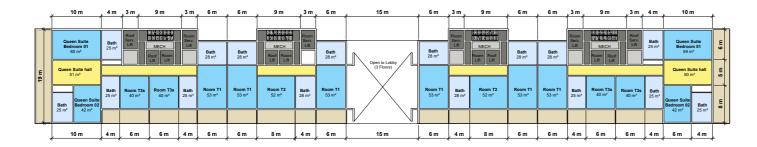
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IXI Diamond layout

THIRTH FLOOR

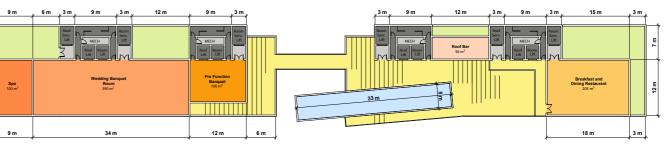


FOURTH FLOOR

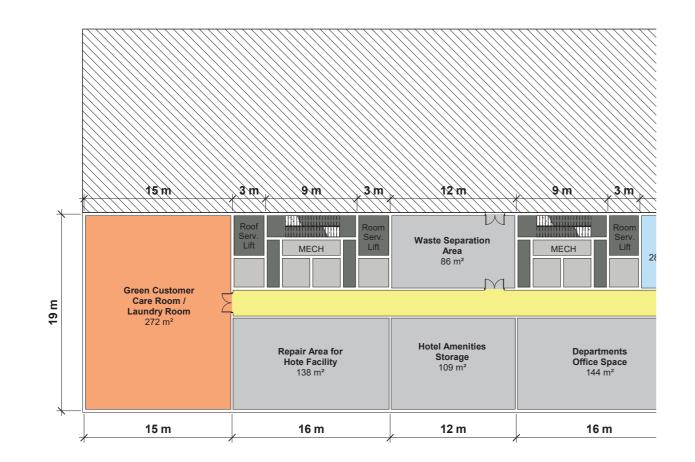


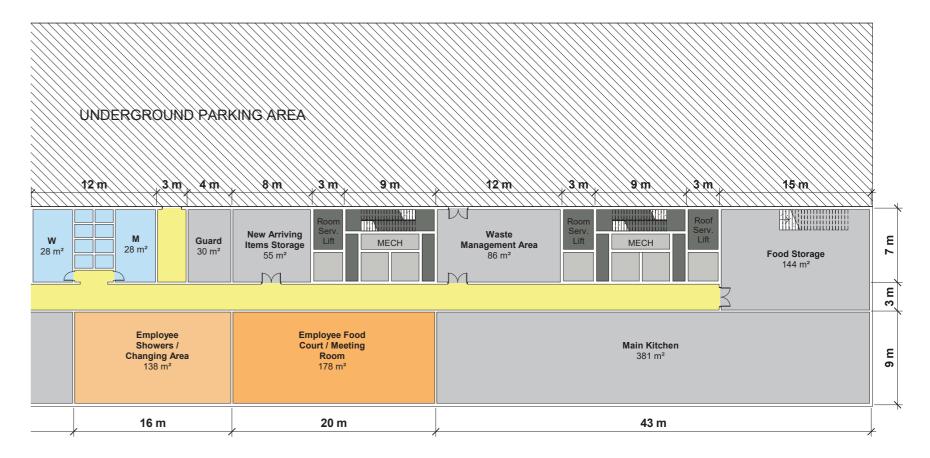
ROOF





BASEMENT





Basement

With specially designed elevator system, the room cleaning or dry cleaning will stay as hidden as possible, providing the mysterious luxury and privacy comfort to every guest. All guest rooms can be served by concierge within seconds. The centrally designed kitchen in the underground will permit the room services to deliver the food anywhere in the palace within minutes and keep the dish hot as from the oven.



Green Laundry room 272 m²

A hotel's laundry room is one of the most environmentally impactful areas of its operations. It is estimated, that laundry services in general account for roughly 15–20% of all energy consumption within a full-service hotel and about 16% of the property's total water usage. It's been estimated, that 75-80% of a fabric's lifecycle impact comes from washing and drying.

IXI Diamond Evangelion Green Customer Laundry room will be equipped with energy efficient washing machines, including ozone laundry washing machines, that diminish environmental impact and lower operational costs. Laundry

disinfecting has been traditionally accomplished by bleaching with chlorine at high temperatures, along with agitation. This bleach is normally a slow reactant at cold temperatures, so hot water is used in conventional washers to enhance the oxidation reaction of chlorine bleach. Ozone, which carries an electrical charge, does the disinfecting in place of hot water.

Ozone works well in cold water and reacts very rapidly, dissolving soil on contact. Being a strong oxidant, adding ozone allows to use significantly less detergent while achieving a superior cleansing effect. Some rinse cycles to remove detergent residues may be shortened, or even eliminated. And with less detergent, linens and clothes do not compact as much, release less lint, adding to the life expectancy of the fabric, including the bright, white fluffy nature.

Ozone laundering has been determined to reduce an overall water consumption by about 20% and detergent/ chemical usage by around 40% on average which means far fewer toxic pathogens being distributed out into environment.

Hotel Waste Separation Area 85 m²

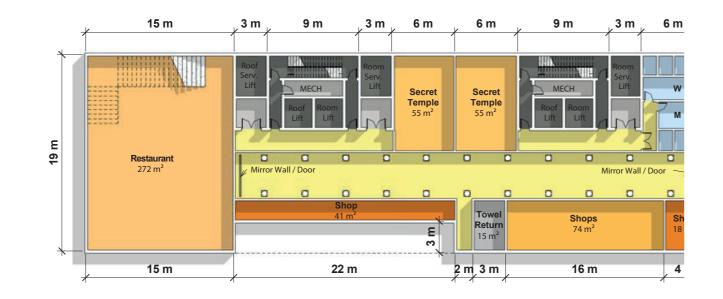
A hotel guest generates about 1kg (2lb) of waste per night, more than half of it in paper, plastic and cardboard. IXI Diamond Evangelion protects the environment by prevention, reuse and recycling of the waste that is delivered to specialized room for storage for daily recycling. Each hotel room and suite will be equipped with the 3 recycling bins in guest rooms for plastics, paper and other waste. Housekeeping trolleys will be fitted with separate bins for collecting recyclable material. This material will be then delivered to the Hotels Waste Separation Area where it will be prepared for recycling deliveries.

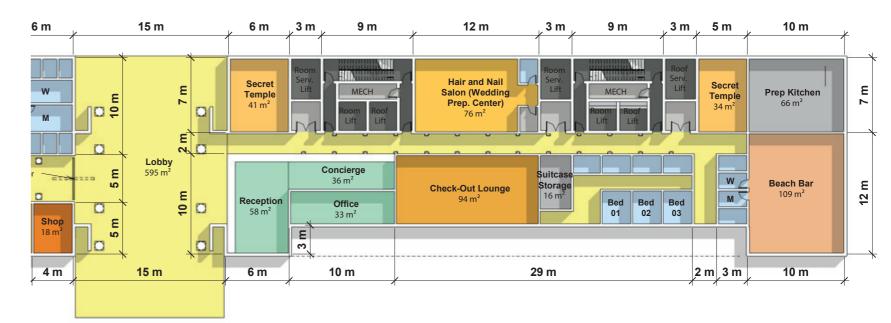


Basement Kitchen

Kitchen located in the basement area serves as main provider of fine dining cooking for 434 customers including breakfast restaurant, Banquet hall, Lounge, room services and also for food court serving more than 100 employees of the hotel. A food storage of 144 m² will be shared by the ground floor Beach Bar Kitchen, where the grilled dishes will be prepared on the open air.

GROUND FLOOR







The Ground Floor Design

IXI Diamond Evangelion Secret Temples Theme that is used along ground floor and first floor of the hotel is giving to the visitors a unique access to experience an entry to the world of the future, which will exhibit magical art features of Seychelles combined with virtual and digital effects and provide never forgetting experience of crossing inside to the new dimension of smells, touch elements and emotion of discovery. The Secret Temples of Diamond Evangelion will be showing new possibilities to the old temples if the modern age arrives.



The Main Lobby 595 m²

Entering the Main Lobby of IXI Diamond shall bring nostalgic emotion as of coming home – to heaven. The space is designed as a road from the real life to the future dream, of a new destiny. The main lobby spaced over 4 floors, will magnetically attract visitors by hand carved marble stone walls, with glass structures and cultural paintings. The Main Lobby shall be an entry to the futuristic palace, rather than a luxury hotel. There will be no waiting around in the lobby, to check in. At the entry, clients will be taken directly to their rooms, where check-in is handled by the guest's personal concierge. For guests arriving with the early flights, hotel prepared one of the largest private relaxation lounge of any hotel in Africa.

Beach restaurant bar 109 m²

The beach restaurant will be open-air dining restaurant, located only few meters from the beach. The restaurant will be serving Ocean theme cuisine, seafood and family-friendly food for snacks and lunch. The restaurant will bring sweet and lovely emotion of sitting at the enchanting terrace and decorations of cozy banquets. The range of fish on the menu will be changing daily, according to the morning's catch. Clients will be able to pair the day's selection with large selection of African wines. The music played in the restaurant will be mixed of the African rhythms, enriching the visitors and employees body movement in this tropical paradise.

Shopping space 133 m²

The hand–crafted wooden ship models, the culturally defining jewelry pieces, exotic oils, healing herb as well as delicious foods wrapped for luxury gifting will all make part of the 133 m² area of the hotel.

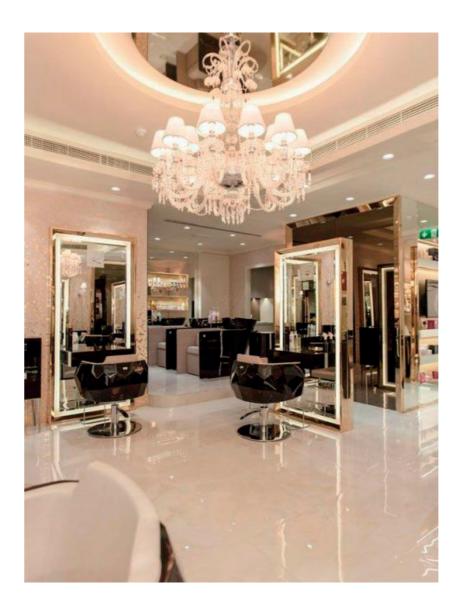




The Private Lounge of 261 m²

(Late check out or early check in lounge) is an ocean view luxury lounge, where clients that are arriving on early flights, or departing by the late night flights, will be allowed to continue their stay with the minimal effect to their comfort and happiness. The lounge stimulates the visitors to enjoy relaxing reading sofas, all-day breakfast, foot massage or facial massage before settling into their room in the time for check in. For guests who wish to jump into ocean immediately after their early arrival, the lounge consists of 4 fully furnished private bathrooms, and 3 private bedrooms that are very comforting especially for families with children.





Beauty Saloon 76 m²

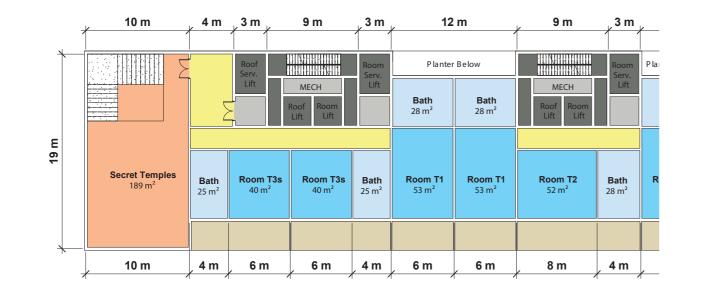
Located on the ground floor will offer hairstyling, haircutting, make up and styling or pedicure or manicure with therapist for podiatry and nail care. Beauty saloon allows hotel guests and citizens of Mahe to book themselves for a beauty treatments session, styling for wedding, parties or special evenings.

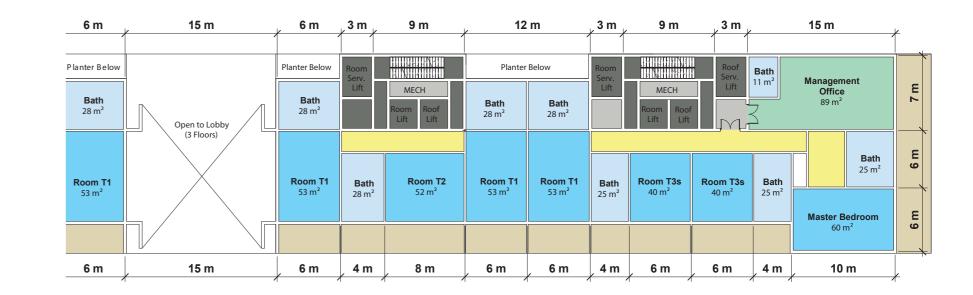
Spa 100 m²

Spa located on the roof floor will provide magnificent views during the holistic-minded therapies, wraps, facials and treatments with apothecary where you can choose natural ingredients from Seychelles. Inside of wood-and-marble décor with smells of the Seychelles original vanilla, the Spa will create a serene ambience illuminated by natural light.

The full-service 100 m² spa will feature luxurious treatments using diamond crystals to smooth skin, with furnishings such as plush beds, dark rosewood floors, pastel trim and walls punctuated with soft wallpaper. The massage rooms will include a bathroom with amenities, including a vanity makeup mirror, robes and slippers. The array of soothing massages can be delivered not only in the hotel Spa, but also in the privacy of guest's suites, on shaded terraces or on the sandy beach overlooking the turquoise blue sea.

FIRST FLOOR







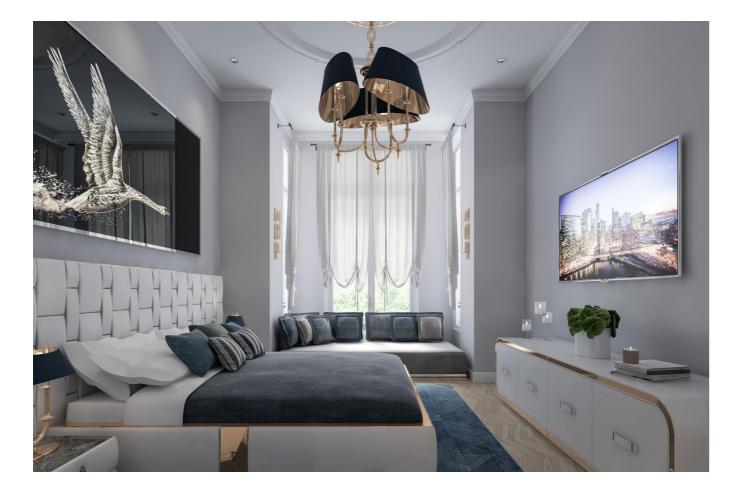
Guest rooms

There are three styles of accommodations — Infinity rooms, Ambience rooms, and Suites. Each features slightly different luxurious perks, décor and views. The room collection is an excellent getaway for honeymooners and those seeking a bit of quiet and romance.



Infinity rooms T1

The IXI Diamond has in its project embodied the concept of 180 degree rooms, which will give half of all hotel rooms the unique advantage of both worlds, that is the magnificent view of the Ocean from their bedrooms and view to the tropical mountain from their bathroom. Each room will incorporate wood floors, wall panels and wardrobes rather than closets, are among the luxe touches.



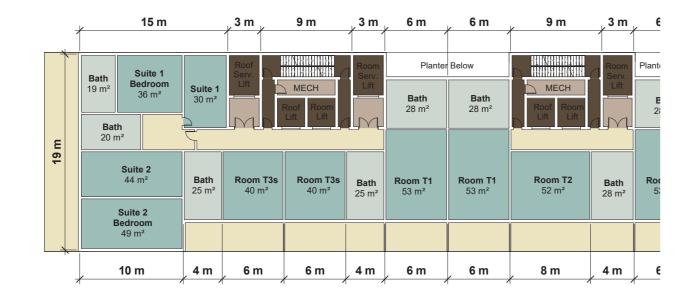
Ambience rooms T2

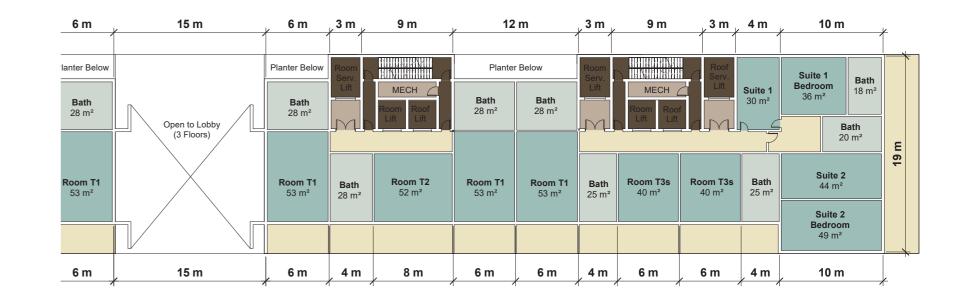


Ambience rooms are designed with the bedrooms and bathrooms with Ocean Views. Spacious closets will add a touch of luxury to the light–filled guest rooms and the warm wood finish of the boiserie will balance with the calm– ing cream tones of the wallpaper and reflect the streaming sunshine through large palace windows.



SECOND FLOOR







Room design

The architecture of the type.

The architecture of the 2nd floor suites gives very high variability to the hotel management. The room can change into a double bedroom suite just by unlocking one door. In case of more individual rents will be required the suite will be divided into two beautifully spaced rooms, with private bathrooms with garden or ocean views.



The architecture of the rooms will provide breathtaking panoramas of the Ocean view regardless of the room

Guest room design

With the most elegant French style beds and marble-top wooden dressers the best technology will come to the place. Plasma TVs, DVD/CD players, Apple TV players, I-Home docking station that charges mp3 devices and Bluetooth device will serve the guests the best sound of entertainment. The closets will be designed as a wall build areas with enough room for suitcases. All rooms will have spacious balconies with stylish wooden tables and chairs and a view toward the Ocean.

Room design styled in serene tons of soft white, yellow, and creams, whilst absorbing the ocean color blue in every sense, meaning every guest room faces the ocean and enjoy a proximity to the beach that's not usual of hotels of today. Nightstands will also provide up-to-date technology with temperature control, light control, sound control, direct service call to the concierge, room cleaning dry cleaning, taxi services or even fresh morning coffee and fresh fruit basket to be delivered to the room in 7 minutes.



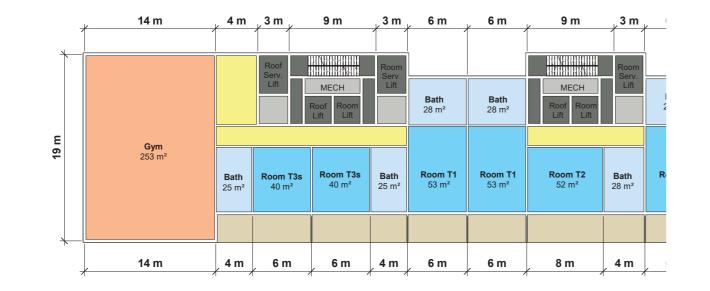


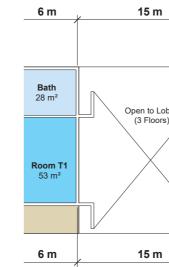
Palace Queen Suites

Palace Queen Suites are stunning two-bedroom suites with lavishly designed living area and large bedrooms of 42 and 59 m². The Suite is Ideal for holidays with children, especially to be remembered by the central game center unit, PlayStation and Nintendo gaming station directly in their mountain view bedroom.

Except the Large TV in the shared living area, the Queen Suite hall will have own private whiskey bar stocked with 20 varieties of the brown spirit, but also complimentary soft drinks, fresh fruit dishes, biscuits, candy bars, ice-creams and delicacies changing daily.

THIRD FLOOR







Gym 112 m²

A new state-of-the-art fitness center with private trainers and technology machines will offer bespoke Fitness programs, Joga sessions or Aquatraining sessions, that can be organized with a personal coach. Swimming with private swimming instructor and on-staff nutritionist, might be another addition to hitting the gym. For the active set, the resort will offer a wide array of water sports, as well as yachting and fishing excursions, that take full advantage of island surroundings.



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										50 m			
	Room T1 53 m ²	Bath 28 m ²	Room T2 52 m ²	Room T1 53 m ²	Room T1 53 m ²	Bath 25 m²	Room T3s 40 m²	Room T3s 40 m ²	Bath 25 m²	Queen Suite Bedroom 02 42 m ²	Bath 25 m ²	E	
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En-Suite Bathrooms

Bathrooms range of size 25 to 28 m² and are of the largest on the island.

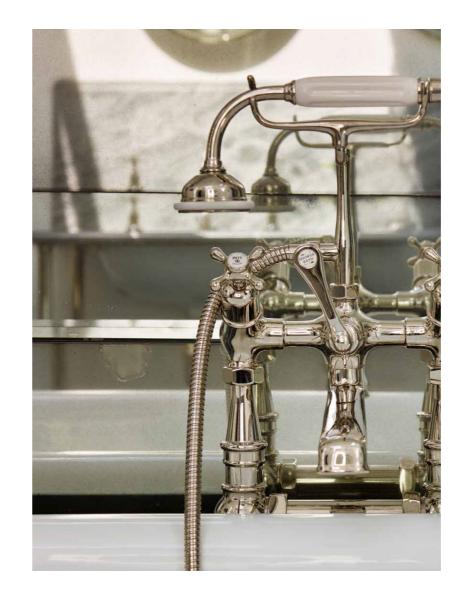
The space includes separate rain showers and deep spa-like tubs, bathroom sofa, dresser and make up table with large colonial mirror to mark up the palace experience. Marble, mirrors and pendant crystal chandeliers bedeck the large bathrooms. Clients will enjoy the advantage of the bathroom TV, while enjoying a soak in the deep bathtub.

The Bathroom furnishings will be of elegant Renaissance design, marble countertops placed on cabinets stocked with towels and bathroom amenities.

En-Suite Bathroom amenities

The Bathroom design will have amazing luxury cabinets filled with all around the world hair and body treatments, shampoos and spa products that will permit the guests to select to try new hair product from the regional or international brands of the world, during their very precious holiday time, in this tropical destination. The guests will not need to feel intimidated or rushed by sellers of beauty shops, here they will get in touch with rare to find products, limited editions but also local products to test during the whole-time space in this joyful paradise.

Hotel is very dedicated to the comfort and happiness of a woman's in the En–Suite bathroom experience. She will enjoy the automatic nail dryer machine, nail and sawing kit, steamer and elegant wooden Eco hangers that protect the shape of the clothes. The stocked bathroom cabinets will surprise and delight with not only soft sounding ECO hair dryers, but also flat irons, diffusers, and a wooden "amenity chest."

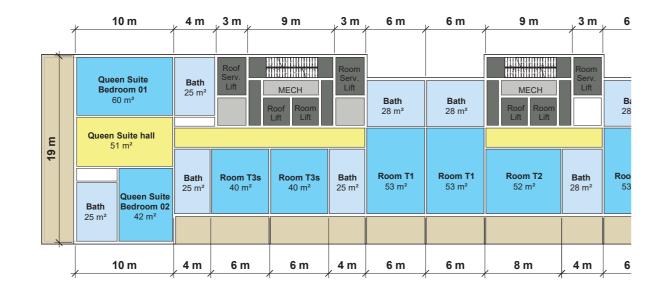


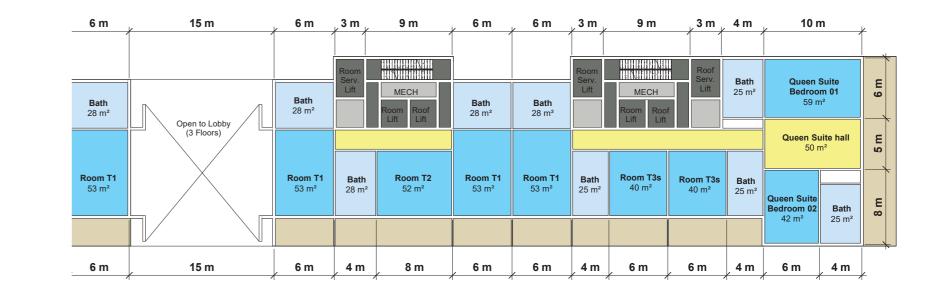
En-Suite Bathroom & Environment

The hotel is dedicated to the ecological solutions when serving the customers, hotel loundry room will be ozone washing machines with less detergent, where linens and clothes do not compact as much and they release less lint, adding to the life expectancy of the fabric including the bright, white fluffy nature.

The way the clients are served the shampoos and amenities is diminishing the use of plastic or waste. The products are refilled rather than replaced to avoid the ordinary result which is that on average only 15 % of the shampoos and soaps are used and the balance is thrown away.

FOURTH FLOOR







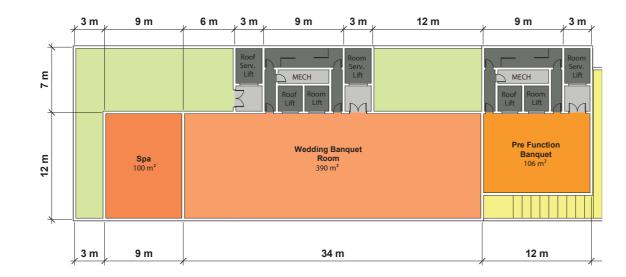
Palace Queen Suites

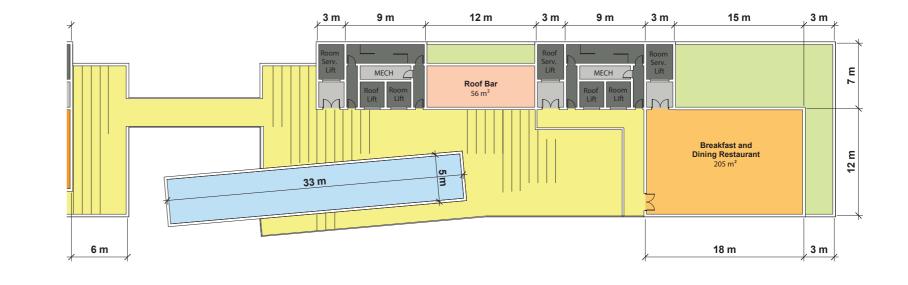
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ROOF







Roof top restaurant 247 m²

The Infinity restaurant is featuring all-day dining with both à la carte and buffet options and 180-degree views of the Baie Lazare. Light and airy all-day dining venue will be offering a lavish buffet breakfast complemented with live action stations. A cozy breakfast will be enlightened by 1950s-style counter service of traditional Seychelles food collection. The staff will provide whole-morning care for the children, so that the parents can enjoy the dishes, prepared by the acclaimed Seychellois chefs.



The Sky Pool 138 m²

The Sky Pool will be a private poolside retreat that offers personalized service, including complimentary refreshments, chaise lounges, and upgraded robes and towels.

Pool attendants will come by regularly with an endless stream of amenities : drink spritzes, ice cream, sunglass cleaning service and other.

The Spa will provide massage at any IXI Diamond hotel, including the pool side private cabana, overlooking the pool, with personal sunshade. The roof pool will be designed with saltwater, and soft bottom, so it feels as if you're bouncing as you walk in the water. Swimming pool views shall endorse the breathtaking moments as a serene spot for relaxation.

Roof Bar

During the day, the roof will be a great place for families. The rooftop pool is always desired by children, and so the Hotel roof bar will accompany the sunshine and swim with variety of ice-creams and creole delicacies, mixed nonalcoholic drinks, natural coconuts and other famous Seychellois fruits.

In the afternoon the Roof Bar will get musical offering small dishes, quick bites and drinks, including African coffee and Fresh Fruit Smoothies accompanied by the sunset views over the Ocean.

After dark, the Seychellois legendary Takamaka will be expertly mixed in this lit Bar with live music.



Attaining to Clients wishes

Each hotel room comes with private bar filled with complimentary soft drinks, biscuits and candy bars, private bathroom luxury cabinet filled with all around the world hair and body treatments, amenities and shampoos as well as complimentary Wi–Fi access fitted with a tablet device. Acting as a digital concierge, clients can discover the hotel's facilities, see local events and attractions or order room service with one click.

Personal Attaché front desk located next to the Main Lobby will serve to attain clients with their special requests, travel plans and bookings. For other extra-curricular activities, clients can leave the planning to the experts — the resort's experienced "alchemists" can help guests customize every minute of their getaway, from packing up picnics for a tropical mountain excursion or arranging a sunset cruise around the island.

Those wishing for printing the everlasting memories, with the gorgeous beach as a backdrop, let the hotel photographer set up personal photo-shoot completed with hair and make-up at the Hotel Beauty Saloon.

For a unique island-inspired experience, guests can embark on a deep sea fishing excursion with a professional fisherman, followed by a delicious lunch or dinner prepared with own catch of the day, directly at the Hotel's Restaurant based on guest's selection.

THE ENVIRONMENT

A conservation program under the constant surveillance of a hotel on site will ensure, that no damage is done to coastal trees.

Furthermore, the native and endemic trees found in the coastal vegetation will be of botanical interest, as such trees are becoming rare to find on the coast of Mahe. The hotel with its environmental ethos will undertake all necessary measure to combat erosion for the preservation of the coastal vegetation, which will be one of its most valuable asset and distinguishing feature.







Green Mobility Director

Green Mobility Director reporting directly to the General Hotel will have mobilization and management powers over the execution of the green solutions, system changes, purchasing changes and implementation of the decisions and recommendations, toward the energy savings and green mobility.

Green Mobility Director will appoint a member of each hotel division for representing the energy and ecological solutions and strategies including : Technical expertise in areas such as operations, engineering and purchasing

- Marketing and sales for external intelligence about consumers and green solutions world wide
- Developing all staff interest in environmental matters
- Determining the environmental goals that the facility will undertake
- Specifying the way in which hotel aims to integrate within the community in the ecology protection and natural development

The Green mobility director will be responsible for:

- Coordinating environmental audits for water, waste, energy, carbon emissions and purchasing
- Being motivating ambassador to guests and clients

- Engineering
 - Laundry
- General management
- Grounds and recreation
- Housekeeping
 - Purchasing
- Front desk

Monthly and annual reports indicating the baseline and progress made towards achieving the green energy goals will be communicated with general manager directly.

Departmental representation such as front desk, food and beverage, housekeeping

Monitoring of performance against established goals

Departments that will be audited by the Green Mobility Director are:

Kitchen and food and beverage department

ECO HOTEL

Hotel green solutions include :

• Purchasing of various sizes of the washing machines. This will increase energy efficiency, when washing clothes for guests. (Meaning, one large washing machine will not be using a lot of energy for only small load of clothes. Multiple 5kg machines will ensure all machines washing for clients are fully loaded and therefore energy and efficiency will be maintained).

• Purchasing high quality washing machines, ozone loundry washing machines and machines with good water consumption ratings that will assure the quality rinse cycle, which will not need to be repeated.

• Employing Loundry room Ecological Controller that will lead the team of professionals working for the Green Laundry room specializing to operate and monitor washing, dry cleaning, and drying machinery, including adding chemicals and cleaning lint traps based on the green washing machinery instruction. Controller will check regularly for leaking dump valves, ensure that all water inlet valves are closing properly and check that level controls on water reuse tanks are working properly.

• Employing Laundry room Sanitaries, fully trained in green laundry solutions, with responsibilities such as: identifying stained or damaged items and determine status for repair, spot treatment, rewash, or discard. Sanitary will inspect cleanliness of articles removed from the washer, dryer, or dry-cleaning machines and place in clean linen carts, setting dryers to designated times and temperatures, based on fabrics contained in load. Sanitaries will be trained to remove lint and debris from dryer screeens, dry cleaning filters, and drain trap after each load, iron or fold cleaned articles into designated size, either by hand or folding machine.







WASTE MANAGEMENT



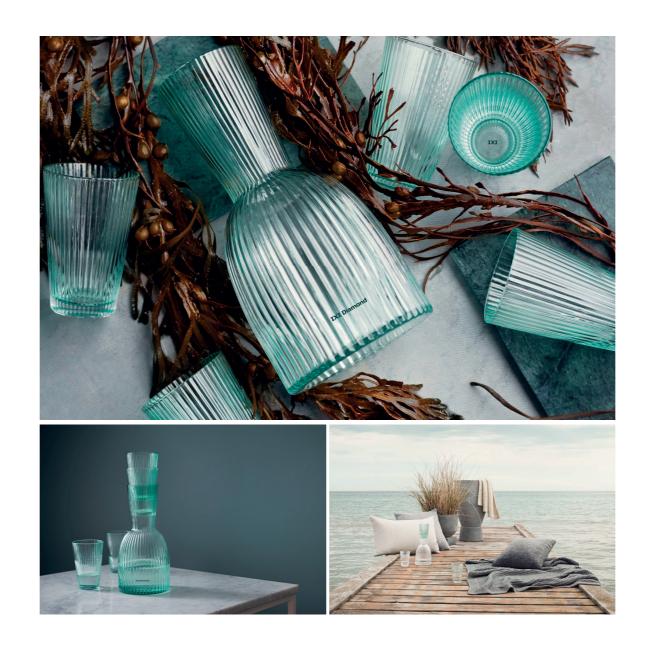
Plastic item	IXI Diamond Evangelion replacement				
Water bottles / minibar	· Glass bottle				
water bottles / minibar	· Glass carafe in the room				
Wrapped single-use plastic cups	• Glass cups				
	· Soap, shampoo, shower gel dispensers				
Amenities / toiletries	 Providing amenities of the top world brands and collection of the local Seychelles spa and beauty products for the purchase independently. 				
Diantia hagin hin	· Don't use plastic bags				
Plastic bag in bin	· Compostable bags				
Door hanger	· Reusable door hanger (wooden, bamboo)				
Hatal directory	Paper brochure				
Hotel directory	· App				
Wrapped slippers	· Slippers in cotton bags				
Loundry plastic base	· Reusable loundry bags (cotton, linen) or paper bags				
Loundry plastic bags	· Loundry on demand				
Toothbrush	· Toothbrush on demand				
IOULIDIUSII	· Wooden / Bamboo toothbrush				
Pens	· Pencils				
FEIIS					

· Paper, wooden, bamboo pens

WASTE MANAGEMENT OF GUEST ROOMS (including bathroom)

WASTE MANAGEMENT

WASTE MANAGEMENT OF KITCHEN AND RESTAURANTS								
Plastic item	IXI Diamond Evangelion							
Single-use cups	· Glass cups							
	• No straws policy (on request only)							
Straws	Reusable straws (stell / glass)							
	Single-use straws (paper / straw / edible / bamboo)							
	Stirrers on request							
Stirrers	 Reusable stirrers (paper / steel / wooden / bamboo / straw / glass) 							
	 Single-use stirrers (paper / wooden / bamboo / straw) 							
Plates and cutlery	 Reusable cutlery (metal) and porcelain / china crockery 							
Water bottles	· Glass bottles							
Pre-portioned food items (jams	·Dispensers							
honey, chocolate, butter, cereals,	· Open jars / bowls							
yoghurt, etc.)	· Pre-portioned without plastic (e.g. butter)							
	· No coasters							
Coasters	· Reusable coasters (wooden / bamboo / cork / glass)							
	· Single-use coasters (paper)							
Single packed sweets, cookies, nuts and others	• Provide snacks in bowls / on plates							



WASTE MANAGEMENT OF KITCHEN AND RESTAURANTS

Plastic item	IXI Diamond Evangelion			
	Sauce dispensers			
Sachets for sauce (mayonnaise, ketchup, etc.)	Providing sauce in bowls			
(Providing sauce in a bottle (e.g. at buffet)			
Marilla and and a	Paper / palm tree leaves boxes			
Meal box and wrappings	• Paper bags			
	• Refillable / reusable bottles (e.g. metal)			
Single-use drink cartoons / container	· Aluminium cans			
	Recycled / recyclable drink containers			
Single packed sugar, salt,	· Sugar dispenser			
pepper, sweeteners	· Salt and pepper table sets			
	• Milk cans / cups			
Pre-portioned milk cups / sachets	• Milk powder (in the rooms)			
	· Glass bottles			
Single-use plastic wrappings	Placing food in boxes / trays			
Single tea bag wrappings	 Loose tea bags (in box) or in paper wrapped tea bags 			
	· Loose tea plus tea bags to refill			
	Only providing on demand			
Plastic bags	· Compostable / biodegradeble bags (e.g. starch)			
	· Reusable bags (e.g. linen) / paper bags			
	Reusable decoration			
Plastic decoration	Wooden / bamboo / paper decorations			
	· Leaving out unnecessary decorations			

where wishes come true



IXI Diamond Neon Genesis Evangelion

WASTE MANAGEMENT OF SWIMMING POOLS AND SPA							
Plastic item	IXI Diamond Evangelion						
All Spa liquids / soaps / gels / oils	Refillable flasks / dispensers (ecological / biological liquids / soaps / gels / oils)						
	Reusable cutlery (metal) and porcelain / china crockery						
Lunch options (cutlery, plates, cups)	Reusable hard plastic plates and cutlery						
	Single-use compostable / biodegradable plates and cutlery (wooden / cardboard / bamboo / palm leaves / corn / wheat)						
	· Strippers in bathrobe (in pockets , in basket)						
Wrapped slippers	· Slippers in cotton bags						
	· Slippers on demand						

GENERAL - SHOPS, MAIN	GENERAL - SHOPS, MAINTENANCE, GARDENING, PURCHASING									
Plastic item	IXI Diamond Evangelion									
Shop items / gifts	 Items made out of local / biological natural materials 									
	Paper / cardboard packing where possible									
Docking	Compostable / biodebradable plastics									
Packing	Buing environmentally friendly products from local companies.									



IXI Diamond Evangelion

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