

THE RETREAT

Nature & Agriculture Retreat



A shared vision: own a small piece of land, build a meaningful retreat together, and create a sustainable rural enterprise.

Pilot: 46 guntas $\approx$ 1.15 acres



The Vision

A place where agriculture, nature, reflection and community come together.

NATURE

Green spaces, trees, walking paths, water harvesting and quiet places to reconnect.

AGRICULTURE

Fruit, vegetables, nursery activities, protected cultivation and demonstrations.

RETREAT

Permitted accommodation, reflection, wellness, learning and small-group experiences.

COMMUNITY

A shared destination developed by people who each own a small part of the land.

SUSTAINABLE ENTERPRISE

Build carefully, operate professionally and share the economic value created by the project.

Why start with the Mahad pilot?

Use the first property to prove the concept before expanding.

46

guntas in the initial portion

≈1.15

acres

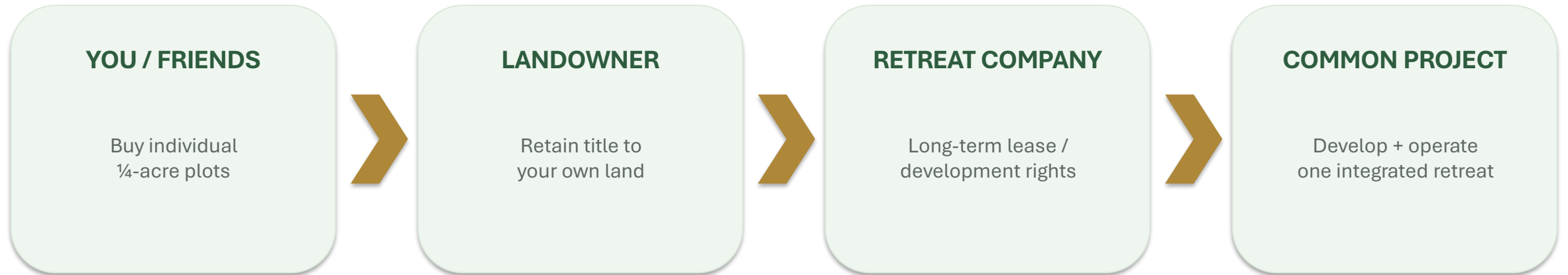
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integrated retreat concept

- Begin with a manageable footprint and develop only what is legally permitted.
- Create a visible demonstration site for agriculture + retreat activities.
- Document the operating model, costs, bookings and visitor experience.
- Use the pilot to attract additional landowners and expand organically.

The Friends' Landowner Model

Each participant owns a small agricultural plot; the retreat is developed and operated collectively.



- ¼ acre = 10 guntas ≈ 10,890 sq ft.
- Plots remain individually owned; the operating/development arrangement is contractual.
- The project should be designed as one destination rather than many separate mini-resorts.

How the Retreat Could Grow

A staged approach keeps the project manageable and allows expansion only when the model works.

PHASE 1

46 guntas pilot

Farm + landscape + permitted
visitor/retreat facilities

Prove the concept

PHASE 2

Add friends' ¼-acre plots

Expand agriculture,
accommodation and common
facilities as permitted

Build the community

PHASE 3

Acquire/lease adjoining land

Larger nature/agriculture
retreat, training and
experiences

Create a destination

What We Can Build Around

The exact buildings and uses will depend on permissions, zoning and applicable agricultural/agro-tourism rules.

Agriculture

Fruit trees • vegetables • nursery • protected cultivation

Water & ecology

Rainwater harvesting • ponds where permitted • composting • native planting

Experiences

Farm visits • nature walks • learning programmes • quiet/reflection spaces

Hospitality

Only permitted accommodation and allied facilities, designed within applicable rules

Education

Hydroponics • smart agriculture • sustainable farming demonstrations

Community

Small gatherings, workshops and retreat programmes where permitted

How the Economics Could Work

The commercial terms should be agreed before development and documented in the landowner agreements.

LANDOWNER CONTRIBUTION

- Purchase of individual agricultural plot
- Land made available under a long-term registered arrangement
- Landowner retains ownership
- Receives the agreed economic benefit from the project

PROJECT / COMPANY

- Development planning
- Permissions and professional coordination
- Construction / infrastructure funding
- Marketing, bookings and operations
- Maintenance and customer experience

REVENUE & PROFIT

Potential revenue streams:

- Accommodation
- Retreat programmes
- Farm experiences
- Training/workshops
- Produce / farm products
- Other permitted activities

Profit-sharing formula to be agreed transparently.

A Fair Partnership Framework

The goal is alignment: landowners, developer/operator and the project all benefit when the retreat succeeds.

LANDOWNER	PROJECT / OPERATOR	SHARED GOVERNANCE
Own the land	Develop the concept	Written agreements
Grant defined development/use rights	Fund or arrange development	Transparent accounts
Receive agreed rent / revenue / profit share	Operate and market	Agreed reporting
Exit / transfer rules defined	Maintain facilities	Defined decision rights

Protection for Everyone

Before anyone buys land or invests in development, the project should be legally and financially documented.

- Verify title, 7/12, 8A and mutation/ferfar records.
- Survey and demarcate every individual plot.
- Confirm access road and right of way.
- Check zoning and development permissions for the exact location.
- Confirm what agricultural / agro-tourism construction is permitted.
- Use a registered long-term lease/development agreement where appropriate.
- Define development costs, maintenance, revenue, profit, exit and inheritance rules.
- Keep project accounts separate and transparent.

Principle: no construction should begin until the applicable permissions are confirmed.

The Invitation

Own ¼ acre.

Become part of a larger agricultural and nature-retreat vision.

Let the land remain yours while the collective project creates value through responsible development and professional operation.

Start small • Develop responsibly • Grow together

Discussion draft — final structure subject to legal, planning and financial due diligence.