

MANATSIRE RESIDENCE

KUMBA KWAKANAKA

Interior Finishes, FF&E & Delivery Framework

Home is beautiful. Home is good.

CLIENT ISSUE FRAMEWORK | SEPTEMBER 2026

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Interior Architecture, Delivery & Project Coordination



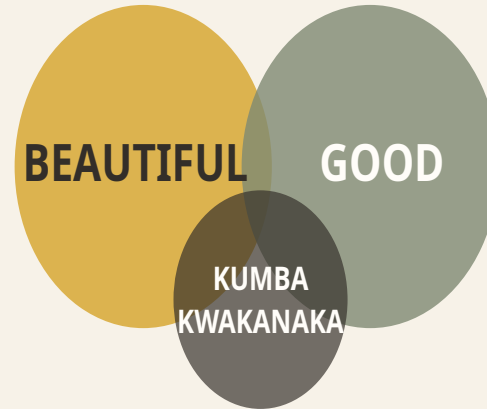
Kumba Kwakanaka

A Shona idea with two truths at once: home is beautiful, and home is good.

*Home is beautiful.
Home is good.*

The interior should hold both meanings at once. Beauty is expressed through proportion, light, texture, material restraint and the landscape. Goodness is expressed through comfort, ease, privacy, practicality and the feeling of sanctuary.

Kumba Kwakanaka is the filter through which every finish, view, room and procurement decision is tested.



BEAUTY

The valley belongs inside

Use light, material and proportion to amplify the site rather than compete with it.

GOODNESS

Quiet, not empty

Warm restraint, comfortable use and clarity matter more than visual excess.

SANCTUARY

Rooms may differ

Each room can have its own identity while remaining part of one calm interior language.

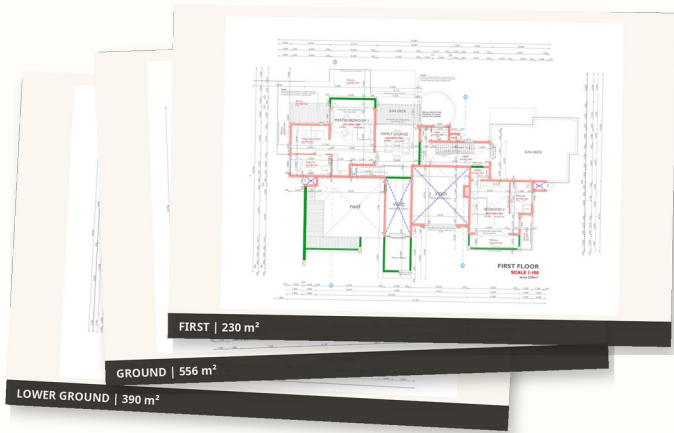
PRACTICALITY

Designed in

Maintenance, movement, storage, servicing and everyday rituals are part of the design.

Three levels. One interior language.

The site already gives the project its strongest asset: layered valley views. The interior should protect, frame and deepen that relationship.



LOWER GROUND

GROUND

FIRST

1,176 m²

APPROX. GROSS FLOOR AREA

3

LEVELS

THE VALLEY AS A DESIGN RULE

Let's not shut out the reason the house is positioned where it is: the valley.

- 01 Protect seated sightlines** Where a sill blocks the view, test whether it can be lowered or reworked.
- 02 Frame, do not cover** Glazing, curtains and furniture should frame the landscape rather than interrupt it.
- 03 Carry the view through levels** Use circulation, lounges and balconies to keep visual continuity to the valley.
- 04 Use material restraint** Warm neutrals should sit quietly enough for landscape, light and shadow to lead.

What we are actually picking up

A substantial completed shell with strong spatial bones. The interior intervention begins with measured verification, selective corrections and coordinated finishes.

UPPER LEVEL

- Valley entertainment deck + power feed
- Bedroom + curved balcony
- Stacked guest bathroom
- North-facing pyjama lounge
- Master-sized suite + WIC + bathroom

MIDDLE LEVEL

- Main master + lounge / high-sill issue
- Second bedroom + walk-through WIC
- Double-volume main lounge + fireplace
- Entrance lobby + void
- Secondary lounge + wrap balcony
- Gym + bathroom / sauna option

LOWER LEVEL

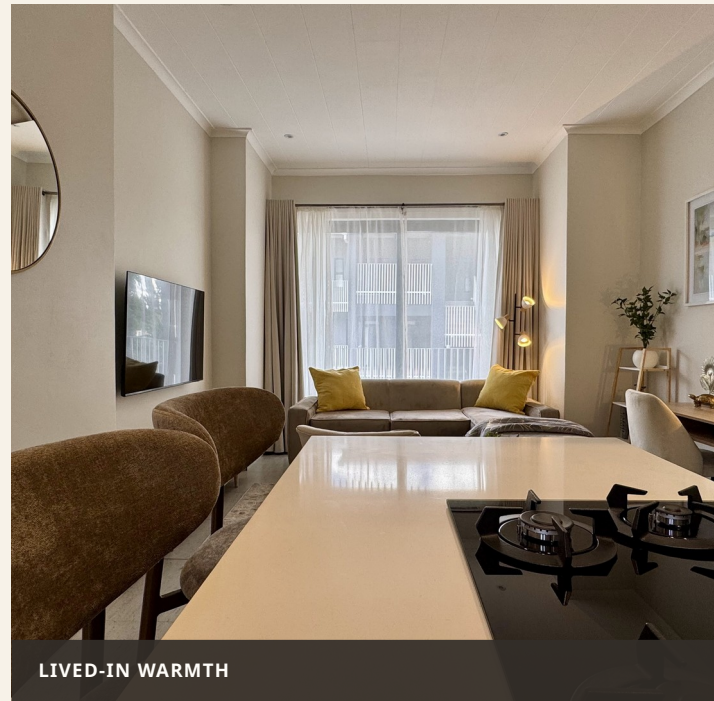
- Valley lounge + pool relationship
- Kitchen + dining opportunity
- Closable heavy-cooking scullery
- Guest wing + shared bathroom
- Coffee / kitchenette station
- Bar beside void lounge

INTERVENTION MODE

Keep what works • correct what interrupts use or view • coordinate first-fix • specify finishes • procure intelligently • complete the shell as a home

Warm restraint

The starting language is calm and refined: warm neutrals, natural wood, softened light and small moments of contrast.



Material can make the shell feel lighter without making it cold.

Project / studio imagery from Nyashaa's existing reference stock.

Everyday sanctuary

Not a show-house. A high-end home that remains easy to live in, with one aspirational reference added to the project imagery.



Cream • natural timber • charcoal / black details • selective ochre notes • layered drapery • quiet upholstery

The design language

A restrained kit of parts gives us enough consistency to move room by room without making the entire house repetitive.



Base surfaces

Warm off-whites, soft greige and stone tones. Avoid cold blue-greys.

Timber

Oaks / warm brown tones; pale natural grain; avoid orange-heavy stains.

Metal + glass

Restrained charcoal / black accents; warm metal only where it adds refinement.

Softness

Sheers, full-height drapery, textured upholstery, rugs and acoustic softness in larger spaces.

Lighting

Layered ambient, task and accent light. Warm colour temperature and careful glare control.

Feature moments

One or two disciplined moves per room: false beams, joinery, art, stone, texture or controlled colour.

Interior finishes + FF&E scope

The appointment coordinates the interior package rather than redesigning the completed architectural shell.

Floor + wall finishes	Tiles, engineered timber, screeds, adhesives, trims	Ceilings	Predominantly local gypsum flat-board; selected feature work
Paint + wall finishes	Base paints, specialist coatings, selected texture	Glass + mirrors	Shower screens, mirrors and selected interior glass
Joinery + cabinetry	Kitchens, wardrobes, vanities, bars, feature joinery	Internal openings	Door leaves / faces on existing frames, hardware coordination
Lighting + electrical	Fittings, selected controls, first-/second-fix coordination	Sanitary fittings	Bathrooms, guest WCs, kitchen / utility sanitaryware
Appliances	Integrated kitchen and utility appliances	Furnishing	Furniture, rugs, curtains, accessories, art and loose items
Preparatory works	Selective shell-adjustment drawings and coordination	Project management	Programme, procurement control, reporting and installation coordination

Detailed room schedules, measured quantities and live supplier quotations supersede these scope-level assumptions during mobilisation.

Prepare the shell before the finishes begin

The shell is fundamentally sound. The intention is to make focused corrections now so the eventual interior specification is not compromised later.

4-7%

ANTICIPATED SHELL / DRAWING
ADJUSTMENT SCOPE

This is a scope indicator, not a cost percentage.

Final changes remain at the client's discretion and may be executed through the client's existing contractor relationship. Based on the current walk-through, the interventions should remain targeted rather than become a shell redesign.

Selected bathroom adjustments

Test roughly half of the bathroom layouts for better sanitary positioning, storage and user comfort.

Window adjustments

Review about four openings where sill height, location or view quality interrupts interior planning.

Pipes + first-fix services

Move selected plumbing points and coordinate under-deck electrical / lighting positions before ceilings close.

Closet + door refinements

Test selected WIC openings, door positions and local door-leaf requirements against furniture and storage.

Stair + threshold review

Flag uncomfortable steps and interfaces; determine what is practical to improve without heavy structural work.

Double-volume feature work

Main lounge may receive lightweight false beams / bulkhead construction with a wood-look finish.

Indicative interior budget

Round planning targets for decision-making, supported by a broader department-by-department exposure range on the next page.

US\$400-520k FINISHES + FITTINGS WORKING TARGET	US\$100-185k FURNISHING	US\$500-705k COMBINED PROCUREMENT TARGET	US\$3.8k MOBILISATION
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HOW THE RANGE SHOULD BE READ

LOW CASE Local production where it is strong, practical sanitary ranges, disciplined tile selections, existing steel door frames retained and measured scope control.	HIGH CASE More imported content, more premium floor / wall selections, higher cabinetry and stone specifications and a more expansive furnishing mix.
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COMMERCIAL LOGIC	Client-facing ROM allowances, not quotations. Monthly project-management fees are excluded from the procurement target.
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Finishes + fittings by department

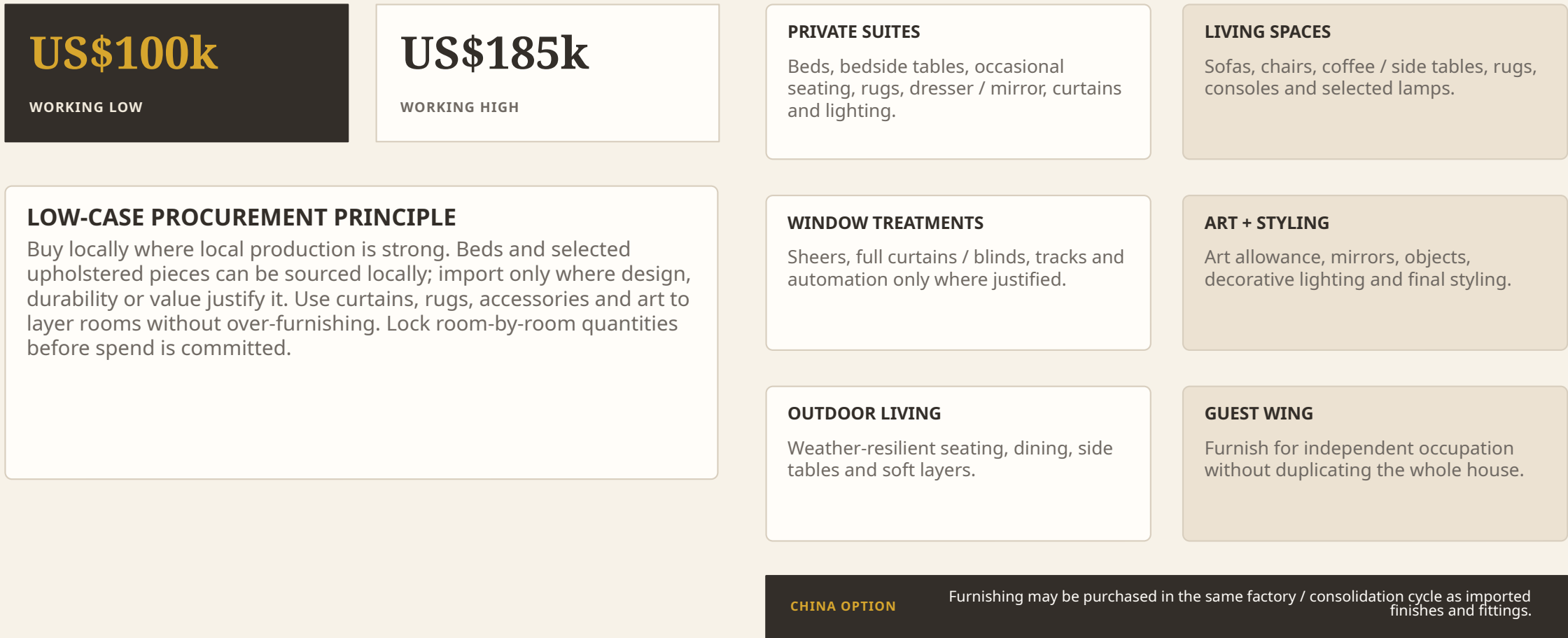
Department exposure ranges are shown individually. The working project target remains controlled through final selection and scope decisions.

Ceilings	US\$22-28k	Local gypsum flat-board + selected false beams	Floor + wall finishes	US\$110-144k	Largest swing: tile / timber / wall-finish choices
Sanitary fittings	US\$32-40k	Practical SA/local ranges + shipping allowance	Glass / mirrors / screens	US\$11-12k	Bathrooms + selected mirrors / glass
Internal doors	US\$7-14k	Door leaves / faces on existing steel frames	Cabinetry + stonework	US\$100-240k	Kitchens, WICs, bars, vanities, feature joinery
Electrical fittings	US\$22-25k	Lighting, switches, sockets, selected controls	Integrated appliances	US\$42-55k	Kitchen / utility appliance package
Mouldings / specialist work	US\$12-16k	Selective feature work only	General / travel / sundries	US\$5-6k	Project logistics + local float
Paintwork	US\$16-20k	Interior/exterior finishing + specialist moments			
ILLUSTRATIVE DEPARTMENT SUBTOTAL		US\$379-600k	WHERE THE RANGE LIVES		
			Floor/wall finishes and cabinetry/stone remain the strongest cost drivers.		

Category highs show exposure caps; they are not expected to occur simultaneously. Selection control keeps the working project target at approximately US\$400-520k.

Furnishing is treated as a second procurement stream

The local / SA route can be phased. Under the China route, loose furnishing can instead be consolidated into the main procurement cycle.



Alternative procurement route | China direct

A consolidated planning option for imported finishes, fittings and furnishing. Ceilings remain locally sourced and installed.

US\$500-705k

SA / LOCAL WORKING TARGET

US\$350-450k

CHINA DIRECT LANDED TARGET

c. US\$150-255k

LIKE-FOR-LIKE PLANNING DELTA

WHAT MOVES TO CHINA

Sanitary + brassware	Export-grade sanitaryware, mixers, drains and accessories
Lighting + electrical fittings	Decorative lighting, switches, sockets and selected controls
Floor + wall finishes	Tiles, selected timber / stone-look finishes, trims and accessories
Cabinetry + stonework	Kitchen, wardrobes, vanities, bar and feature joinery where value justifies
Appliances + equipment	Selected integrated appliances and equipment packages
Loose furnishing	Furniture, rugs, mirrors, decorative lighting and selected accessories

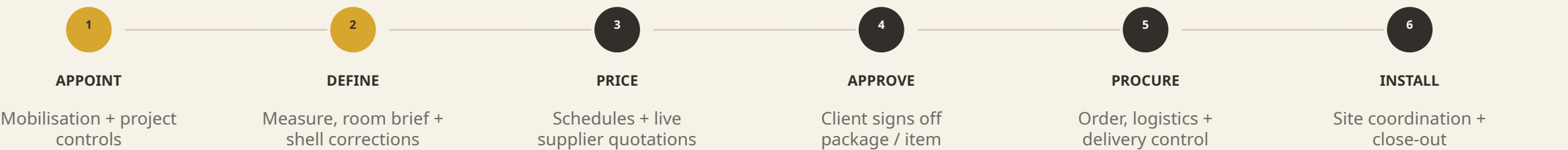
HOW THE CHINA RANGE IS BUILT

1	Supplier / factory cost	Direct-manufacturer planning rates, specification matched as closely as possible.
2	Consolidation + freight	Factory collection, warehouse consolidation, container / freight and delivery planning.
3	Import landing	Duties / import VAT and clearance allowances at planning level; HS classification to be verified.
4	Procurement margin	12% consultant procurement margin included in the client-facing China totals.
5	Local exceptions	Gypsum ceilings, local installation labour and selected local items remain Zimbabwe sourced.

China can consolidate furnishing into the same procurement cycle, reducing repeated freight and allowing a more complete room-by-room buy.

From appointment to controlled spend

The system should move fast without losing control: clear scope, live quotations, approval gates and traceable procurement.



No material purchase is committed before approval.

CONTROL BASE
Programme • cost plan • room schedules • document register

DESIGN + TECHNICAL
Preparatory-work sketches • finishes layouts • ceiling / lighting coordination • bathroom / joinery details

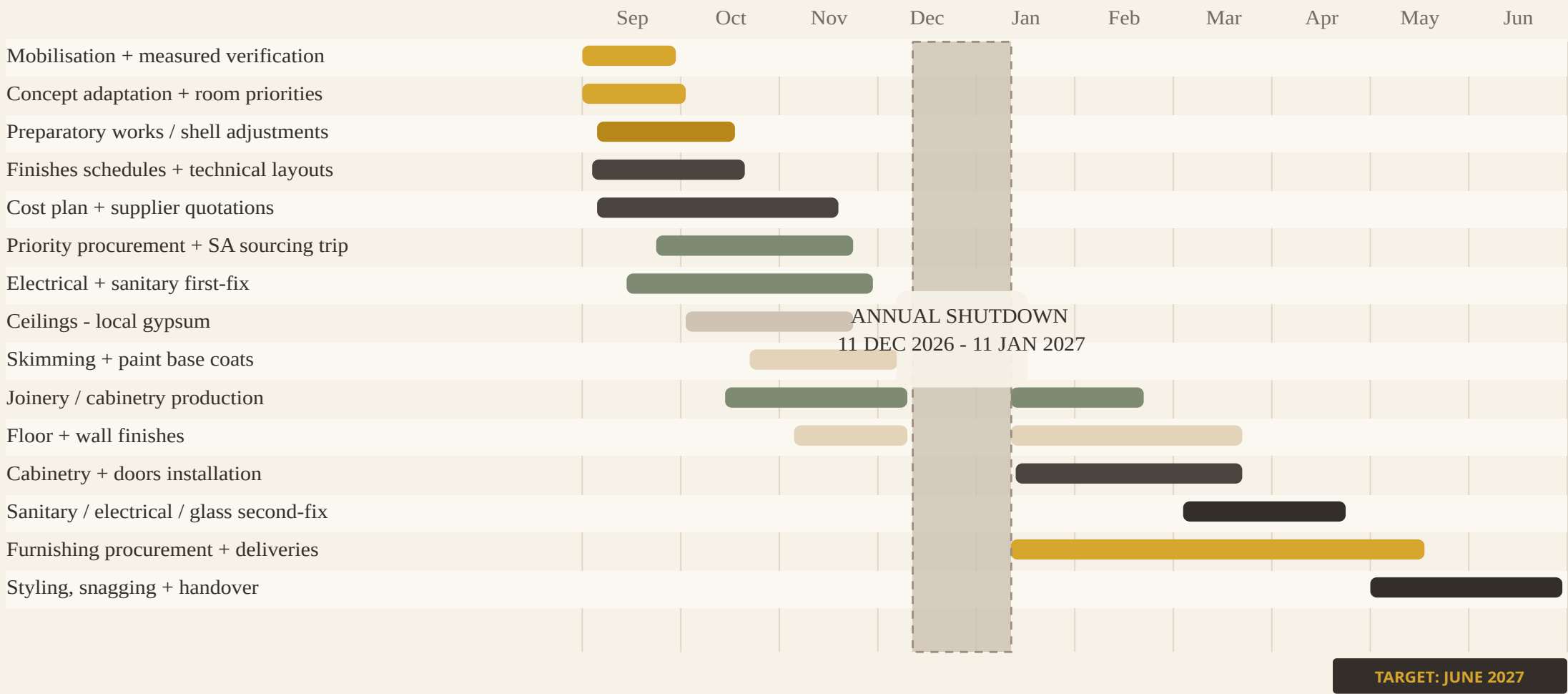
PROCUREMENT
Quote comparison • approvals • purchase control • logistics • delivery checks

SITE DELIVERY + HANDOVER
Trade coordination • installations • second-fix • snagging • styling • handover

SPECIFY → QUOTE → APPROVE → ORDER → RECEIVE → INSTALL → CLOSE OUT

Indicative programme if engaged next week

An overlapping delivery strategy: close the technical setup early, start local work while procurement continues, pause for the annual shutdown and target completion by June 2027.



Commercial framework

Mobilisation establishes the control base. Ongoing management then runs through one monthly framework rather than artificial project phases.

US\$3,800

ONCE-OFF MOBILISATION / SETUP

INCLUDED AT MOBILISATION

- Project setup + document-control structure
- Source drawing review + measured site verification
- Initial preparatory-work layouts and sketches
- Room schedule + initial finishes priorities
- Baseline cost plan + procurement priorities
- Working programme + first approval pathway

WORKING MONTHLY MANAGEMENT FRAMEWORK

STANDARD

Core project-management, procurement and coordination layer.

US\$2,800 / month

CORE DELIVERY

ENHANCED

Core delivery plus enhanced intelligence, reporting and continuity support.

US\$3,600 / month

EI LAYER

Monthly framework excludes client-direct shell-adjustment contractor costs and approved third-party consultants / specialists.

An optional operating layer around the project

Enhanced Intelligence does not replace design judgement or the contractor. It increases visibility, continuity and follow-through across a project with many moving parts.

STANDARD DELIVERY

- Programme + cost tracking
- Procurement / quote control
- Drawing + schedule control
- Site coordination support
- Minutes / decisions
- Client approvals / variations

ENHANCED INTELLIGENCE

- AI-assisted project control
- Automated decision / change tracking
- Cross-package coordination checks
- Resource + procurement intelligence
- Structured issue / risk tracking
- Continuity between meetings + site
- Faster briefing and reporting

Optional full EI system installation / onboarding benchmark: up to US\$7,500 once-off, depending on agreed integration scope.

What happens immediately after appointment

The first fortnight should convert the current site knowledge into a controlled, priced interior brief.

01

Confirm appointment + mobilisation

Mobilisation activates project setup, document control and measured-verification planning.

02

Measured verification

Reconcile floor plans, 360 capture, site notes and critical dimensions.

03

Room-by-room brief lock

Confirm room intent, furniture logic, TV / AC positions, wet-area priorities and client preferences.

04

Preparatory works take-off + sketches

Issue focused shell-adjustment sketches for windows, plumbing, first-fix services and selected layout corrections.

05

Initial finishes palette

Translate Kumba Kwakanaka into a practical room-by-room material and colour system.

06

Budget validation + live quotations

Replace ROM assumptions with current supplier pricing and first procurement priorities.

Minimum useful outcome: room schedule + preparatory-work instruction set + first live cost plan + procurement priority list

Basis, assumptions & controls

This is a working client framework, not a construction issue or a fixed-price contract. Every live package will be validated before commitment.

AREA	Current architectural drawings indicate approx. 390m ² lower ground + 556m ² ground + 230m ² first = approx. 1,176m ² gross.	MARKET	Supplier prices, FX, freight, duties, HS classification, lead times and availability must be revalidated at order stage. China scenario includes a 12% procurement margin and local ceilings.
SHELL ADJUSTMENT	Approx. 4-7% anticipated adjustment to current shell / drawing scope. This is not a cost percentage.	SCOPE	Structural changes, pool works, landscaping, external civils and statutory upgrades sit outside the interior appointment unless added.
COST BASIS	ROM allowances benchmarked from comparable project data and recalibrated to Manatsire's current shell and sourcing strategy.	APPROVALS	No order is placed before client approval of the relevant scope, specification and price.
CEILINGS	Included within finishes: predominantly local gypsum flat-board with selected false-beam / feature work.	TECHNICAL STATUS	This framework guides scope and commercial planning. Construction details are issued separately after verification and coordination.
CLIENT-DIRECT WORKS	Shell alterations remain at client discretion and can be executed through the client's existing contractor relationship.	PROGRAMME	June 2027 is a working target. Lead times, approvals, contractor sequencing and the annual shutdown from 11 Dec 2026 to 11 Jan 2027 remain dependencies.

DRAFT FOR DISCUSSION • NOT FOR CONSTRUCTION • LIVE QUOTATIONS + MEASURED VERIFICATION REQUIRED