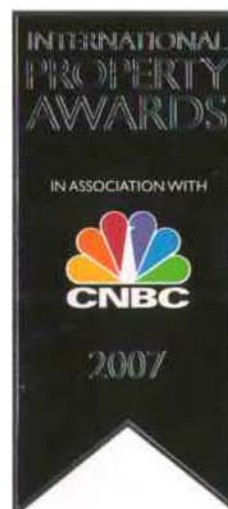


# WORLD'S BEST COUNTRY WINNERS

DEVELOPERS • AGENTS • DESIGN • INTERIORS





kurland polo estate and agri village



maselspoort



gouritsmond agri village



As specialists in Coastal Development and Architectural Design, CMAI has 25 years of experience in :

- Unlocking Land Value
- Improving the Quality of Living Environments
- Creating Better Places for People to Live

We believe in :

- Optimising commercial, socio-economic and environmental value
- Environmentally sensitive development
- An holistic approach leveraging diverse skills
- Innovation, creativity & flair
- Responding to the unique tastes of every client

The CMAI group offers an "Ideas-to-Fulfillment" solution including:

- Identifying the development potential of large land holdings
- Securing development and environmental approvals
- Master Planning
- Urban Design
- Project Co-Ordination and Management
- Residential Architecture, Urban Design, Commercial and Landscape Architecture

land planning - urban design - architecture - landscape architecture

po box 2498 knysna 6570 south africa tel: +2744 3826732 fax: +2744 3821184 cmengine@theboatshed.co.za

the original thought factory

www.cmai.co.za





**B**ack in 2000 when prospective buyers visited Thesen Island they were confronted with a none-too-promising sight. Derelict buildings and rusting machinery littered this 90-hectare wasteland and most visitors were convinced that making the island habitable – let alone a desirable community – was impossible.

However those who bought into the vision of urban designer Chris Mulder have been handsomely rewarded. The Thesen Islands development is now one of Africa's largest and most technically advanced marinas. On the southern coast of South Africa, it's set in the spectacular Knysna River Estuary, a rich and ecologically important estuarine system. Spread over 90 hectares, the marina is arranged across 19 man-made islands, linked by bridges and 13km of roads and includes indigenous trees and a multi-

tude of shrubs, hedges and fynbos. Aware that South Africans would make up the majority of buyers, the Thesen Islands Development Company and Chris Mulder Associates has aimed Thesen Islands at a defined market: nature lovers, boating enthusiasts, the environmentally conscious and those who simply value privacy and security.

The marina contains over 520 residential houses and apartments, all designed in the Knysna Maritime vernacular, most with their own water frontage – many have private jetties and mooring, some even have private beaches. There's also a communal 5,000m<sup>2</sup> beach, tennis and squash courts and a state-of-the-art clubhouse. Thesen Harbour Town is the commercial hub and sports a range of shops, restaurants and offices plus a hotel and spa. The

## INTERNATIONAL PROPERTY AWARDS

IN ASSOCIATION WITH



BEST MARINA  
DEVELOPMENT  
SOUTH AFRICA  
Thesen Islands by  
Thesen Islands  
Development Company  
2007



geelhoutboom - orchard house



george rex - courtyard house



hemel en aarde village

CMAI provides comprehensive skills to ensure the successful creation, design and fulfilment of challenging commissions in the built environment.

Innovation and a sensitive approach to design results in a unique Architecture that is carefully integrated into its surroundings.

A committed team with a wide field of expertise and a firm knowledge base creates projects that are refreshingly South African. We believe in a sensitive response to the unique tastes of every client, integrity of form and function and a fresh approach to challenge convention.

land planning - urban design - architecture - landscape architecture

po box 2498 knysna 6570 south africa tel: +2744 3826732 fax: +2744 3821184 cmengine@theboatshed.co.za

- the original thought factory -

www.cmai.co.za





marina has 13 hectares of parkland with marine and marsh bird reserves and a heron breeding ground.

The most impressive piece of redevelopment is the Dry Mill apartments, just a short walk from Thesen Harbour Town. Drawing inspiration from the historic structure of the original sawmill, the innovative design of Dry Mill incorporates industrial elements such as exposed steel girders and trusses, creating a chic and modern building with well-balanced proportions and high open spaces. Luxury apartments occupy three storeys and are

available with two, three or four bedrooms. Each has a generous open-plan living and entertainment space on the top level, sleeping quarters in the middle, and – situated on the ground floor – a double or triple garage and additional entertainment area leading to a garden with private jetty and optional pool. Decks are a prominent feature on all levels, creating a flow between interior and exterior living – duplexes or penthouses provide an alternative to the three-storey apartments. Current owners include retired CEOs, successful young business people and professionals from many fields.

**Chris Mulder & Associates Inc.**

PO Box 2498, Knysna 6570, South Africa

Telephone: +27 (0)44 382 6732 Fax: +27 (0)44 382 1184

Email: [cmai@theboatshed.co.za](mailto:cmai@theboatshed.co.za) Web: [www.cmai.co.za](http://www.cmai.co.za)

INTERNATIONAL  
PROPERTY  
AWARDS

IN ASSOCIATION WITH



BEST REDEVELOPMENT  
(MULTIPLE UNITS) SOUTH  
AFRICA

The Dry Mill - Thesen Islands by  
Thesen Islands Dry Mill  
Development Company

2007