



SKYHAVEN

WHITEPAPER



Welcome to the forefront of real estate innovation with the SkyHaven Token - a groundbreaking opportunity to invest in one of Sandton's most prestigious properties. In an exclusive merger of luxury real estate and cutting-edge blockchain technology, we are proud to present the SkyHaven Token, a unique digital asset representing fractional ownership of the SkyHaven Penthouse. Nestled in the vibrant heart of Sandton, Johannesburg, this exquisite New York-style penthouse is not just a residence; it's an experience, a slice of urban paradise that redefines luxury living.

By tokenizing the SkyHaven Penthouse, a real-world asset, we are democratizing investment in high-end real estate, making it accessible and flexible like never before. The SkyHaven Token isn't just an investment in property; it's an entry into a lifestyle of unparalleled opulence and exclusivity, a chance to own a piece of the African sky. Join us in this venture and be part of the future of real estate investment.



THE PROPERTY

Welcome to a pristine offering in the heart of Sandton, known as Africa's Richest Square Mile. This four-bedroom New York style penthouse in Sandton offers unparalleled luxury and sophistication, creating an exclusive living experience.

UNIQUE ACCESS AND PRIVACY

The journey begins with a private elevator leading to a secluded reception area. The fingerprint-enabled, elegant wooden front door unveils an ambiance reminiscent of a New York City rooftop dwelling.

ENTERTAINMENT HAVEN

Spanning an impressive area, the main level is an entertainment paradise. It boasts a family/cinema room with a balcony, an expansive indoor formal dining area accommodating an 18-seater table, and an open-plan lounge. The space is enhanced by a modern kitchen with Miele appliances, black granite countertops, including a scullery with a walk-in pantry.

OUTDOOR EXTRAVAGANCE

The external areas feature a solar-heated plunge pool, a bar counter, and a raised, open-air jacuzzi. The terrace offers versatility for dining or lounging, presenting an opportunity for personalized embellishment.

PRIVATE ENTERTAINMENT SUITE

Step into the ultimate realm of upscale leisure with your own Private Entertainment Suite, a space skillfully designed for exclusive and stylish gatherings. This luxurious area features a bar, an inviting fireplace, and breathtaking panoramic city views, offering an unparalleled setting for hosting a variety of events. Whether it's a chic cocktail evening, a relaxed get-together, or a glamorous social affair, this versatile suite provides the perfect backdrop for creating unforgettable experiences in the comfort of your penthouse.

ACCOMMODATION AND COMFORT

The main level includes a luxurious guest suite with potential for a kitchenette. The mid-level is a sanctuary with two additional bedrooms, including a master suite with a dressing room, jet bath, and a private bathroom.



ROOFTOP TERRACE

The upper-level terrace is a masterpiece, perfect for alfresco dining and enjoying breathtaking views of the Magaliesberg Mountain Range and Northcliff Hill.

ADDITIONAL HIGHLIGHTS

- Ideal filming location - The SkyHaven Penthouse has been featured on BBC Lifestyle and on the Sitcoms Redemption and Savage Beauty.
- Potential for high-end AirBnB.
- Comprehensive climate control with air-conditioning and underfloor heating.
- Astro-Turf surfacing on outdoor areas.
- Private closed double garage and store room in a secure basement.
- 24-hour security, including CCTV and concierge services.
- Building generator ensuring uninterrupted power.
- Location and Connectivity
- 1000 m² of luxury in Sandton's core.
- Proximity to healthcare facilities, shopping centers, and Sandton City.
- Exceptional internet connectivity with fast Wi-Fi over 200Mbps.

CONCLUSION

An embodiment of the Carpe Diem spirit, this penthouse is more than a residence; it's a statement of grandeur and exclusivity. Schedule your private viewing to experience this marvel firsthand.

Note: Strict body corporate regulations ensure the maintenance of this prestigious environment.

THE OPPORTUNITY

OVERVIEW

We are thrilled to offer investors a unique opportunity to own a fractional share in the SkyHaven Penthouse, a beacon of luxury in Sandton, Johannesburg. This investment is ingeniously structured as a flip debenture, a financial tool perfectly suited for real estate with high appreciation potential.

CAPITAL RAISING VIA FLIP DEBENTURE

The flip debenture is a strategic method of capital raising, specifically chosen for acquiring properties like the SkyHaven Penthouse that demonstrate strong potential for an increase in value.

SHORT-TERM RETURNS THROUGH QUARTERLY RENTAL DISTRIBUTIONS

An integral component of the SkyHaven Token investment strategy is the generation of short-term returns via market-related rental income. This approach capitalizes on the penthouse's prime location and luxurious appeal, ensuring a steady stream of rental revenue. Investors can anticipate receiving these returns on a quarterly basis, providing a regular and reliable source of income. This rental distribution is meticulously calculated to reflect current market rates, ensuring that investors reap the benefits of real-time property value and rental demand in the prestigious areas of Sandton and its surroundings. This method not only enhances the immediate value of the investment but also strengthens the overall financial performance of the SkyHaven Token, offering investors a tangible return in the short term.

LONG-TERM BENEFITS THROUGH PROFIT-SHARING MECHANISM

The SkyHaven Token is structured to deliver long-term value to investors through a profit-sharing mechanism that comes into effect upon the sale of the SkyHaven Penthouse. This mechanism is designed to distribute the sale profits equitably among investors, in accordance with the terms established at the time of issuance. Our strategic goal is to enhance the property's value over time, allowing us to sell at a premium. This long-term benefit not only reflects the potential for capital appreciation but also reinforces our commitment to ensuring that investors share in the success of the investment. Through this model, investors are poised to benefit from the significant upside potential of real estate value growth in the prestigious Sandton area.

SKYHAVEN PENTHOUSE VALUATION AND INVESTMENT OPPORTUNITY

In June 2021, the SkyHaven Penthouse attracted a significant offer of R23.45 million, a testament to its inherent value and allure. While this initial offer was not concluded as a result of transient economic factors, it underscores the penthouse's high-worth potential in a thriving market.

An independent valuation appraised the property at R18 million. Investors now have a unique opportunity to purchase a share of the SkyHaven Penthouse at the discounted value of R14 million.

INTEREST RATE ENVIRONMENT AND ITS IMPACT

The current economic climate indicates a halt in interest rate hikes, setting a positive scene for the real estate market.

Historically, such periods have led to a surge in property investments and value appreciation.

For SkyHaven Token investors, this represents a timely opportunity to invest in a market ripe for growth, enhanced by the property's inherent value and strategic flipping approach.

LEGAL AND FINANCIAL STRUCTURE

This initiative is underpinned by a well-defined legal and financial framework designed by Schindlers Attorneys that facilitates fractional ownership in this high-value asset.

TOKENIZED LIMITED PARTNERSHIP

By acquiring SkyHaven Tokens, investors gain a stake in a limited or en commandite partnership.

These tokens embody fractional ownership in the partnership, which in turn holds a share in the SkyHaven Penthouse.

ISSUANCE OF FINANCIAL INSTRUMENTS

To finance the acquisition of the SkyHaven Penthouse, a debenture is issued to the partnership.

The debenture is structured to offer a return based on the profit generated from the sale of the SkyHaven Penthouse.

PARTNERSHIP STRUCTURE

A general partner is appointed who is responsible for the overall management and strategic decision-making.

This entity assumes unlimited liability.

Token holders, as limited partners, have a passive role and limited liability, confined to the amount they have invested.

PROFIT GENERATION AND DISTRIBUTION

The primary avenue for profit generation is through the strategic sale of the SkyHaven Penthouse.

Proceeds from the sale are distributed to investors based on the terms outlined in the debenture, efficiently executed via smart contract technology.

PROFIT SHARING MODEL

Investors are entitled to a share of the profits, proportional to their investment stake and in line with the debenture terms.

INVESTMENT DYNAMICS

This model presents a balanced investment opportunity, aligning potential returns with the successful sale of the SkyHaven Penthouse while mitigating individual investor risk.

It democratizes access to high-value real estate investment, ensuring legal compliance and structured risk management.

ABOUT MATTERHORN HOLDINGS PTY LTD: THE DRIVING FORCE BEHIND SKYHAVEN TOKEN

COMPANY OVERVIEW

Matterhorn Holdings Pty Ltd stands at the forefront of the SkyHaven Token initiative, bringing a wealth of experience and a distinguished reputation in the real estate sector. As the project owner, Matterhorn Holdings is pivotal in steering this innovative investment venture.

YEARS OF EXPERTISE

With a legacy extending 6 years, Matterhorn Holdings has cemented its position as a leader in property management and development.

This tenure in the real estate industry is marked by a consistent track record of success and strategic growth.

DIVERSE PROPERTY PORTFOLIO

Matterhorn Holdings boasts a diverse portfolio, managing 33 properties across several key locations in South Africa.

Their expertise spans several prestigious areas, including Cape Town, Sandton, Rivonia, Midrand, as well as the esteemed Zebula Golf Estate and Spa Lodges.

This portfolio showcases a wide range of properties, from urban luxury developments to serene resort-style lodges, reflecting the company's versatility and adaptability in the real estate market.

COMMITMENT TO EXCELLENCE

At the heart of Matterhorn Holdings' operations is a commitment to excellence and innovation in property management.

Their approach combines meticulous attention to detail, an understanding of luxury market dynamics, and a dedication to delivering exceptional real estate experiences.

STRATEGIC VISION

Matterhorn Holdings' strategic vision has been a driving force in identifying and capitalizing on lucrative real estate opportunities.

Their involvement in the SkyHaven Token project is a testament to their foresight in embracing new investment models and technologies, such as real estate tokenization.

Matterhorn Holdings Pty Ltd is not just the project owner of the SkyHaven Token; they are custodians of a vision that intertwines traditional real estate acumen with innovative investment strategies. Their extensive experience and diverse portfolio make them ideally suited to lead the SkyHaven Token project, promising investors not only a stake in a prime property but also a partnership with a seasoned and reputable leader in the real estate sector.

CONCLUSION

Pioneering a New Era in Real Estate Investment

As we reach the culmination of this white paper, it is evident that the SkyHaven Token is not just an investment; it's a foray into a new paradigm of real estate engagement. Orchestrated with the expertise of Schindlers Attorneys, this innovative tokenization model marks a significant milestone in democratizing access to high-value real estate.

UNIQUE INVESTMENT STRUCTURE

The SkyHaven Token, through its tokenized limited partnership structure, offers a unique blend of security, profitability, and accessibility. By participating as limited partners, investors are granted a share in the profits from the sale of the SkyHaven Penthouse, with their liability meticulously capped at their investment amount. This structure, underpinned by a debenture offers returns based on sale profits, exemplifies a judicious balance between risk and reward.

STRATEGIC ASSET CHOICE

The choice of the SkyHaven Penthouse as the focal asset in this venture is strategic and well-considered. Located in the heart of Sandton, Johannesburg, this property is not just a luxurious living space; it's a symbol of opulence and exclusivity. Its potential for appreciation in value underscores the savvy nature of this investment.

LEGAL AND FINANCIAL INTEGRITY

The legal and financial framework developed by Schindlers Attorneys ensures that the SkyHaven Token stands on a foundation of integrity and compliance. This framework provides a clear, structured path for profit distribution and risk management, enhancing investor confidence.

BROADENING INVESTMENT HORIZONS

The SkyHaven Token initiative opens the doors to real estate investment opportunities that were once beyond the reach of many. By lowering entry barriers and providing a clear, structured investment route, this model invites a diverse group of investors to partake in the lucrative world of high-end real estate.

FINAL THOUGHTS

As we look towards the future, the SkyHaven Token stands as a testament to innovation and accessibility in the real estate market. It represents a unique opportunity to be part of a venture that is not just financially promising but also symbolizes a shift towards more inclusive and diversified investment practices.

We invite you to join us in this groundbreaking journey, to not only invest in a property but to be part of a movement reshaping the landscape of real estate investment. The SkyHaven Token is more than an investment; it's a gateway to a new era of real estate engagement.

Attachment files

- Plans of the SkyHaven Penthouse
- Plans of Ten Degrees Complex
- Valuation
- Wedding Photoshoot Album