



ISLAND-RELEASE

„I did not plan an Island and try to find a use; I had the use and found ORSOS Islands.“

Gábor Orsós

Philosophy

Gábor Orsós has sought the most beautiful places on earth. The aim of the hotel and real estate affine entrepreneur was to build small, fine hotel chains in magical places, after his motto: **life and holidays far away from mass tourism - quality holiday in harmony with nature.**

Of course he found many such places: beautiful bays, but with no infrastructure; wonderful beaches where there is six months rainy season; countries, rich in culture and full of natural beauty, but with unstable political and / or economic security...

"Did you know that 80 to 90 percent of the world's most beautiful places are inhabited due to lack of infrastructure, most of it accessible only by water?"

Gábor Orsós wanted to combine the positive attributes of mainland properties with those of luxury yachts and found ORSOS Islands.

Mobility and placement

ORSOS Islands has no engine - ORSOS Islands has energy! Wherever you decide you want your Island placed, your **green Island** is supplied henceforth **completely energy self-sufficient** with **electricity** and **water**. ORSOS Islands is thought for a life on beautiful, secluded coasts and protected bays but yet mobile. The Island is made to be **transported with tugs, for shorter distances, or cargo ships, for greater distances** to the desired location. The necessary infrastructure can be found in every major port. Feel free to organize the island-transportation yourself or allow us to manage this logistical task for you. ORSOS Islands has been devised to be **close to the coast, or to settle in sheltered bays with calm**, clear water. Wherever you would love to moor a yacht - you can place ORSOS Islands. With the advantage that you decide when you want to and move to another beautiful location.

More Facts and features

The Island has, with more than **20 meters** (66 feet) wide and over **37 meters** (121 feet) in length, great potential for a sophisticated and spacious layout. With about **400 square meters effective area on three levels**, it creates up to **1,000 square meters living space**. With **six equivalent double rooms**, each including a bathroom, the Island offers space for up to **12 residents**. One floor lower there is space for at least **four crew** members, including its own sanitary facilities. A spacious living room in the Main Deck, a vast recreation and cinema hall in the lower deck, a total of **three kitchens** (one main kitchen with storage and refrigeration area); garage; laundry room, service station and more makes ORSOS Islands to a feel-good residence that is **energy independent. A complete energy management system controls all of this**. Thanks to the versatile design on several levels ORSOS Islands offers **theoretically** space for up **to 80 people**.

The Island outside - the house in the sea

For ORSOS Islands the outdoor area is important, because for most people there is nothing better than living by the sea. You can do this here on two completely accessible levels.

Main Deck: The spacious terrace of the Main Deck invites exactly to this. From the large, stable floating platform with two outside ladders you can enjoy various water sports. On the Island-sides there are also two ladders, with which you can easily slip into the sea. Each side is complemented by two sheltered outdoor showers. On the front side of the Island there is another, multipurpose area - which can be used as, for example, an outdoor fitness platform.

Garage: From the front of the main outdoor platform decks you have access via a ladder to the garage, where you have the possibility to store your water sports equipment. A boat-port, where you can easy "park" your motorboats, completes this.

Sun Deck: A wonderful highlight is the Sun Deck. A spacious sun roof with comfortable lounges characterizes this deck, which guarantees an impressive observation deck for stunning sunsets. Here are also, in addition to comfortable seating for up to 15 people, an attractive barbecue buffet and an appealing bar for drinks. The large Jacuzzi and a comfortable sitting area for about seven people close the circle of this varied and sophisticated deck. Both Sun Deck and Main Deck are completely accessible. On ORSOS Islands you can wander around and enjoy the wonderful view at its best.

The Island inside - full of light and functional

Main Deck: Inside the bright Main Deck there is a spacious living room, a lounge and a kitchenette with breakfast bar and dining area. The main deck implies a virtually seamless transition between inside and outside. Wide sliding doors and the sliding skylight flood the deck with air and light. Even without air conditioning you can enjoy therefore a pleasant feeling, which is otherwise known only from South Pacific destinations.

Relaxing comfort promise **six, approximately 20 square meter large**, elegant rooms. They are accessible from the living area and located half a floor below. Each of the nearly identical rooms includes a luxurious bath with tropical shower and vacuum toilet.

A bathtub can be planned on request.

Furthermore, the rooms are equipped with the latest consumer electronics and large, shatterproof windows that allow a picturesque view.

Two rooms per side are attached by a-connect system, which offer enough space for the whole family, if necessary.

A recreation room for the staff, including cooking and dining area; an office from which you can control all the technology and a **separate guest toilet** are also on this level.

Lower Deck: Below sea level there is a large event and entertainment space for social events, such as cinema, karaoke or dance. Additionally you will find the technical equipment for the safe operation of the Island and the main kitchen with store and cold storage. Also on this floor are laundry, service station and two staffrooms for up to four crew members, each including sanitary installations. This has the advantage that the crew staff have all the necessary facilities available and the Island-owners enjoy more privacy.

Garage: Inside the garage jet skis, sports equipment and small motorboats can be easily accommodated.

The Green Island

"ORSOS Islands is an environmentally friendly and sustainable residential and tourist object that leaves no lasting impact on nature."

ORSOS Islands is completely energy autonomous!

The **power supply** is fed **day** and **night** over a **noiseless wind power system**.

By day light through more than **160 square meters solar panels**.

Heat recovery from sea water represents the base for **heating** and **air conditioning**.

Abundant energy is divided among different **batteries** or to **generate drinking water** (from sea water) filled to capacity in the **12.000 Liter-Tank** or provides energy also **used for filtering and purifying waste water - which leaves the island only with drinking water quality**.

If you have the wish for more water capacity, so the tank can readily customized.

The **garbage selection** works via a collection and storage system in a separate, refrigerated garbage depot. Here the waste is compressed, stored hygienically and odour-free and can be removed at any time.

The system also supplies all plants automatically with water.

The total **energy management** can be controlled and monitored comfortably from the office.

To ensure the power and security to ORSOS Islands **during increased energy** consumption or poor weather conditions, the Island is equipped with **two diesel engines** and a **fuel reserve** of **6.000 Liter** (extensible if necessary).

Safeness

"One hundred percent safety can never exist – but ORSOS Islands is doing everything possible to comply with international safety standards and exceed them!"

Ship engineers, designers and specialists have created the perfect architecture and **innovative compact construction** of ORSOS Islands. The upper deck is dominated by high-quality **aluminium** materials, shatterproof **glass** and **composite**. The core of the Island, a **steel body** with **over three meters draft** is **extremely stable** and provides a pleasant, **mainland like ambiance**.

Of course, all safety regulations, as well as in boat building are observed and approved by **German Certification (GL / Germanischer Lloyd)**. The ORSOS Island GmbH ensures that the Islands are designed and manufactured according to the **strictest rules**.

While being built, **supervisors and specialists are there for on-site inspection**. The extensive features are completed by **lifeboats, alarm systems** and **thought-out escape routes**.

With a **level control system** ORSOS Islands can be **lifted gradually as needed**; the **aluminium outer panels** and the **floating platform** can **be folded in or out simply by pressing a button**. These **security measures** transform primarily the main deck into a fortress, secondly it facilitates the **transport by tug boats**, because an increased level reduces the resistance and the folded parts make the docking easier.

ORSOS Islands has **two anchors**. We recommend **two additional buoys** according to your wishes in terms of mobility and - if you want to keep the island secure and **stable** and **for long stays in one place** - please see "**See-Flex**" System (www.seeflex.net)

Annotating let's say that ORSOS Islands was designed to anchor in coastal safe waters.

Enjoy the views of virgin beaches in a sheltered near bay.

With the **two**, in the purchase price implied (rescue) **boats**, one for **6 people** and another for **14 people**, you can

quickly get to the bank, for example, to spend a nice day on the beach, or the nearest port for shopping trips.

Comparison with ...

Real estate: Compared to a mainland property a **change of location can always** be made to avoid rainy seasons or to escape unstable situations.

Because ORSOS Islands is **energy autonomous** you don't have the **fixed costs** that you would have to pay on the mainland.

By changes in business or private life you can "take" ORSOS Islands at any time with you by tug or cargo ship.

Also, mobile offices are therefore easy to implement with ORSOS Islands. You create a popular workplace, durable and portable.

Yachts: capacity and floor area of ORSOS Islands **are equal to a yacht** with round about **60 meters** from the **top luxury** segment.

ORSOS Islands **costs only a fraction of such a yacht**, as well as **purchase and operating costs**, for example by significantly **lower personnel expenses** and **missing port charges**.

80 to 90 percent of all the yachts are stationary always at the same place. For similar sized yachts, often 10 to 12 people a boat crew is needed (sometimes more). ORSOS Islands, due to the energy management system, a trained islands-keeper is sufficient.

The Island creates with more than 20 meters (66 feet) wide, over 37 meters (121 feet) in length and about 400 square meter floor space on three floors (a total of 1,000 square meter living area) a much better room arrangement as yachts.

Opportunities of usage

"The operation of the island is designed for both: private usage and exclusive variants of the hotel business."

Private island > hotel chain > event island > cafe > business > charter and more

Every ORSOS Islands is built individually after order! For private use business or both...

Some ideas: A cost-effective way to use the ORSOS Islands as a holiday destination is a **purchasing pool** by several parties, who inhabit the Island alternately. The coordination can be managed for a small annual fee at the **charter-platform** of the ORSOS Iceland GmbH. This saves the hassle of phone calls and avoids any double bookings elegant and comfortable. As **Island-owner**, even if you **don't use the Island permanently**, you have the same option.

The platform informs interested customers about the **current locations** as well as **the availability of the Islands** and conducts the **online booking**.

The ORSOS Island GmbH takes over the central **quality management, marketing and promotion** of the Islands and mediates **between Island owners and interested parties**.

Hotels and private groups have the possibility to establish **residential parks**.

For this purpose, **several Islands are connected by a floating or fixed bridge system** between **themselves and with the mainland**. In this way several Islands form an **archipelago**. Just two of many benefits are the feeling of the guests to build an **elite residential community** and the efficiency in the care of the islands.

As a place of **events** ORSOS Islands is **interesting to companies with a superior claim**. The Islands **can be branded with any corporate design**; they are an **exclusive advertising opportunity that attracts a lot of attention**.

Worldwide you can realize a **flexible** use in the **VIP island** segment or as an **event area**.

Island equipment

Because each Island will be built according to your wishes, we will summarize the main contents briefly again:

Equipment as shown * "Green Energy Management System" using internationally recognized brands for worldwide service warranty * **Jacuzzi** * planters with irrigation system * **a motorboat for 6 and one for 14 passengers** * LED lighting system * complete communication and entertainment electronics * **kitchen: indoor grill and bar; kitchenette / bar with a dining area; main kitchen with storage and cold storage** * aquarium * laundry, furnished * service station, without tools * **garage for storing water sports equipment, diving equipment, etc.** * two open side

showers outdoors with water-ladders, two ladders on the swim platform * **Garage for compact motor boats with inspection hatch for loading and unloading of cargo** * **enrolment of the Island-owner and the island-keeper.**

The technical description of the basic equipment we have listed separately and we will be happy to send it to you in concrete buying interest.

In addition you can realize for example:

Floating bridges, to connect with other Islands and / or the mainland * floating helicopter landing platform with dock system to the island * sea water pools for safe relaxation for the whole family * wellness area with sauna...

Every ORSOS Islands - a unique

Individuality: almost unlimited possibilities for designing **your very own Island.** The final **purchase price** is based on your customer needs in terms of interior design, kind of desired materials, but also to use, requirements and planned functions. We have a **base purchase price** of **5.2 million euro**, as shown by us beforehand.

Logistics: Our prices are quoted ex shipyard. **The transport**, starting from Asia (Hong Kong) or Central Europe can be managed by both. **The purchaser** may specify that he wants to check it himself or give the order to haul at the **ORSOS Island GmbH.**

Upon request, the Island will be transported from the factory using a fitted hauler to the desired coastal location, anchored professionally and set ready.

The current delivery time is between **18 to 24 months** of production release. We produce on a "first-come-first-served" principle. To see the floor plan of all decks, visit: www.orsosisland.com> Island data

Order and purchase

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Standard Island

The ORSOS Islands is a non-traditional floating steel construction. **This combines the high stability of pontoon islands and the easy mobility of ferries.**

The **hull** of the island **consists of a caste system** with **four separate** rooms. An additional **excellent protective** action in the event of a leak provides **double side walls**, and **the double bottom** of the fuselage.

ORSOS Islands **has no engine** and **is still mobile**. The Island is designed so that **transportation** can be **made by means of tugs, for shorter distances**, or **cargo ships**, for **greater distances** to the desired location.

Once the Island is at its proposed location, there are **several ways to fix it**. This depends on what is expected of an **optimal security, stability** and **comfort** for islanders.

Optional for the Island are various fixation options: ORSOS Islands has **two anchors** and it is recommended by needed and desired mobility either **two additional buoys** or a **connection to the mainland**.

If you want to keep the Island **stable** and **secure against the wind** and **waves** and **plan long stays on site**, there is the possibility to use an elastic seabed fixing - the **Sea-Flex System** (www.seaflex.net) .

Additionally or optionally it is possible to use a special motion **damping ballast** system which achieves similar **results** as the **Seaflex system**.

By heavy thunderstorms with strong waves, the main deck is also protected, as the aluminum outer panels and the floating platform can be folded away by pressing a specific button. Thus, the living spaces are protected from damage.

The complete structure of the

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Main deck consists of a **saltwater-resistant aluminum** structure. For exterior cladding and decorative elements **modern composite** materials are used.

The standard flooring for all open outdoor platforms (Sun Deck, Main Deck) exists, on an ORSOS Islands from high quality synthetic teak. A similar material with matching texture and color selection we use for the interiors. An exception, are all tiled floors. Of course, we can, if desired, use real teak and other high demand materials for indoor use. The basic requirement is that all the materials are seaworthy.

Interior walls, ceilings, doors and windows are built from standard fireproof foiled wood panels. Furniture, railings and other decorative items made of solid wood. Of course, it also offers the possibility to make the choice of materials individually.

In standard operation, ORSOS Islands are covered almost entirely by green energy. The power supply is fed **day and night** over a noiseless **wind power** system and by **daylight** on more than **160 square meters, solar panels.** **Heat recovery** from sea water constitutes the basis for **heating and air conditioning.**

If the batteries **have not saved enough energy** to cover the energy supply of the Island entirely, **two diesel generators are switched automatically.** This always guarantees the **safe operation** of the Island.

Heavy nautical equipment and large loads are supplied directly from the diesel engines. Drinking water production, wastewater and waste filtering system again based on green energy.

ORSOS Islands is produced in **different versions, depending** on the **location** and **the desired functions.** The base model of ORSOS Island is for the **sea** and a **slight change of location.**

For freshwater variants and long term fixed objects, for example in residential parks, other models are available.

Furthermore, there is the possibility to form special island communities by connecting several Islands.

The materials used, technologies and technical features are dependent on the local and operational expectations and can be changed on request and supplements.

ORSOS Island GmbH.

Gábor Orsós

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