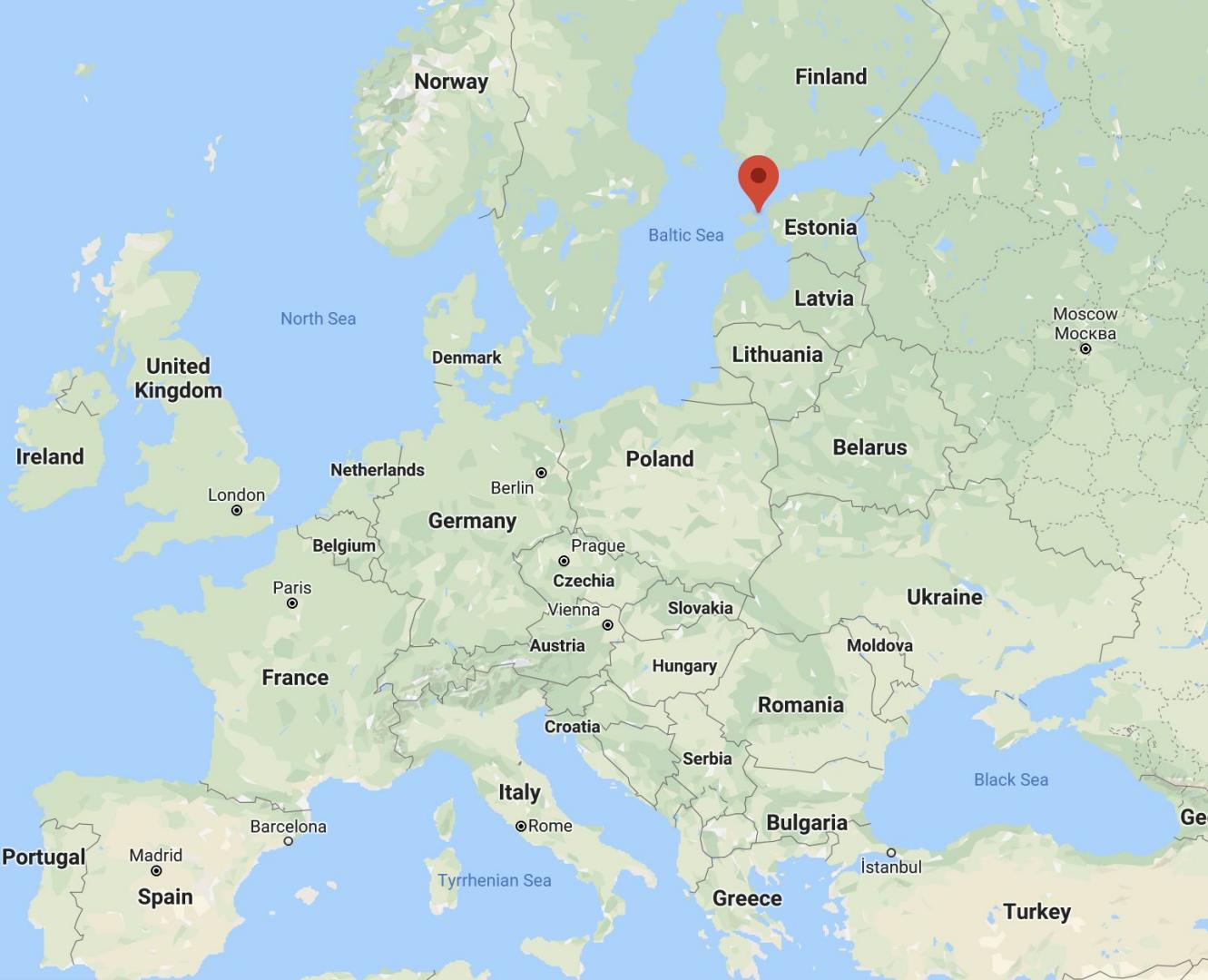


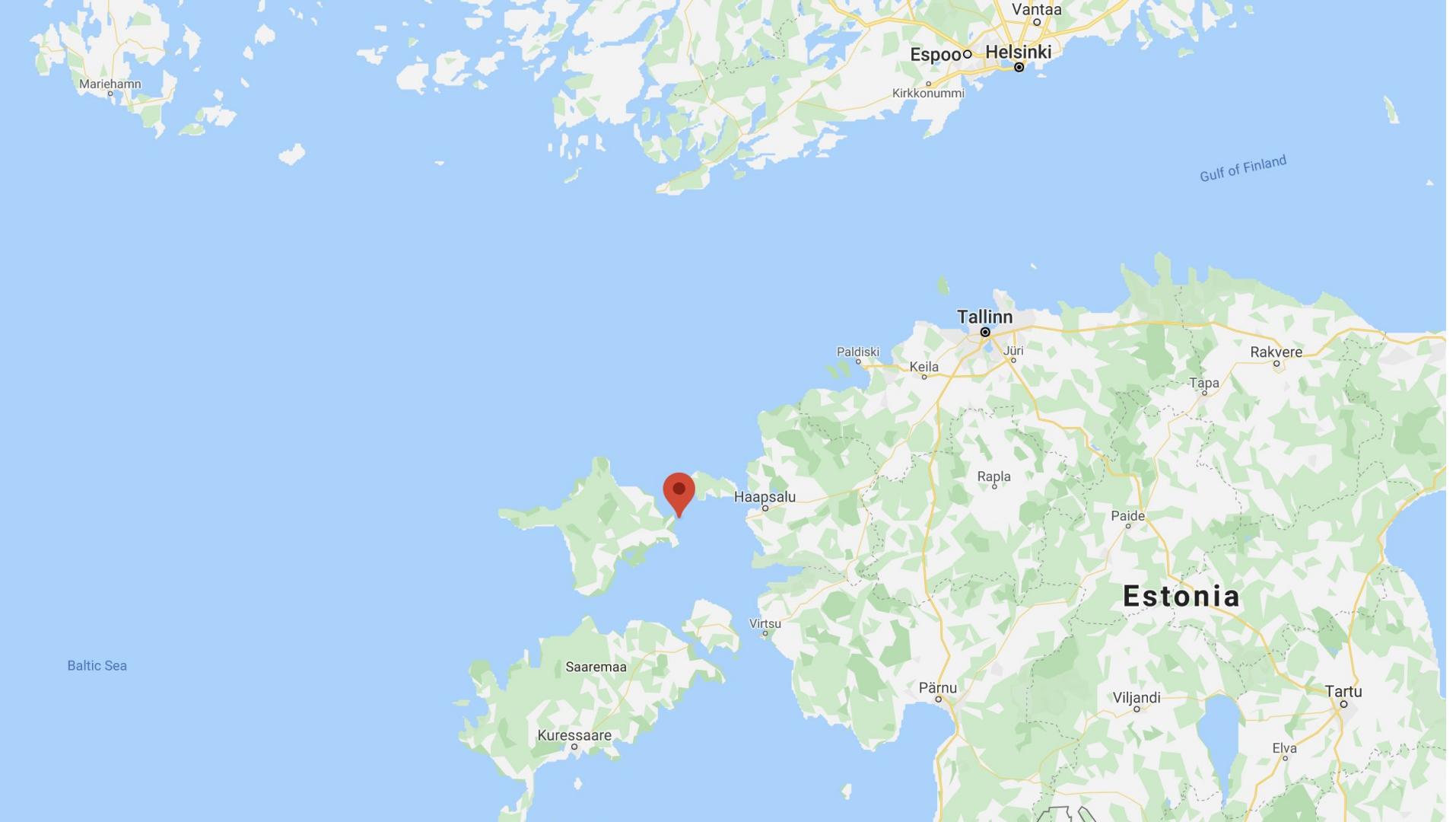
Realising human potential to heal the planet

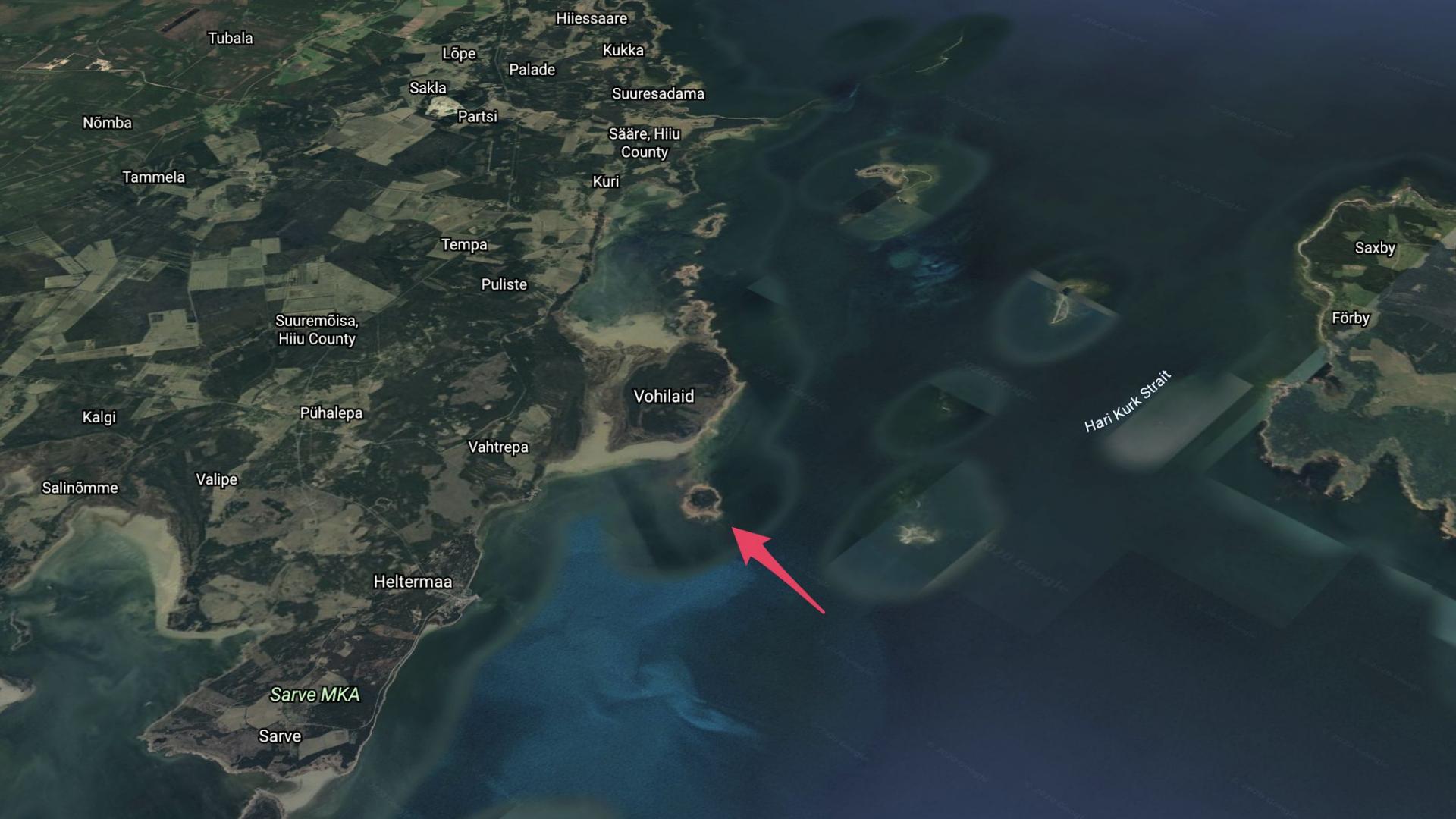
Launchpad for future world leaders

Flow retreats for high-performing teams

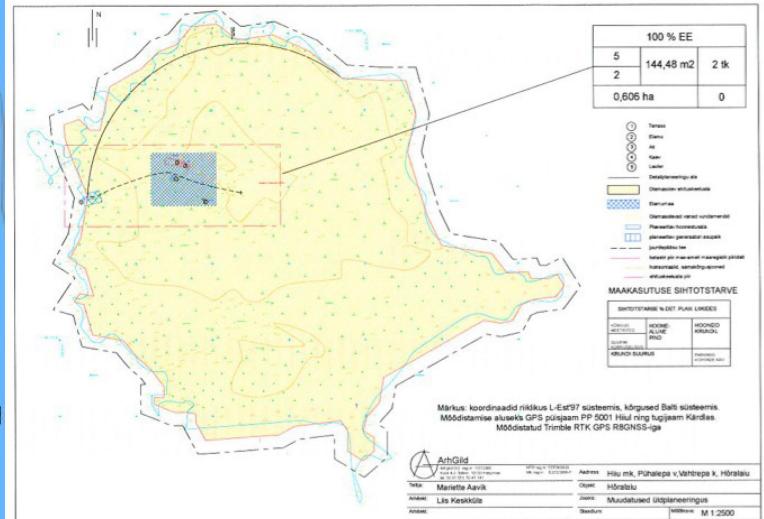
Visionary community of extraordinary people













HÖRA ISLAND

Estonia , Europe USD 999,000.00

INQUIRE NOW

FOR SALE

For Sale > Europe > Estonia

Name	Höra Island
Region	Estonia , Europe
Location	BALTIC SEA
Development	Partially Developed
Title	Freehold
Type	Private Island
Price	\$ 999,000 USD ▾
Size	60.00 Acres
Lifestyles	Large Acreage , Ocean Island , Historic

HÖRA ISLAND

Höra island is 60 acres / 24 ha. The nature is fantastic, typical to northern archipelago, with sea front characterized by junipers while in the central parts of the island there are pines, birches and rowan trees.

At the moment there are just few signs left by the man. In the highest place of the island there are old ruins, in fact the base of an old farmstead. By the local plan there is building right for about 3.300 square feet (300 square meters), altogether for about 4.300 square feet (400 square meters).

There is an old well in the island and thus drinkable water is clean, rich in fish and other sea fauna. Höra or locally Hõralaiu Island is located on the main

Key information



\$1m asking price

Less than a condo in San Francisco.



Problem? Solution!

It is far North. We will make it a selling point, see the Northern lights, see the snow for the first time



60 acres of land

For comparison, Richard Branson's Necker Island is 76 acres.

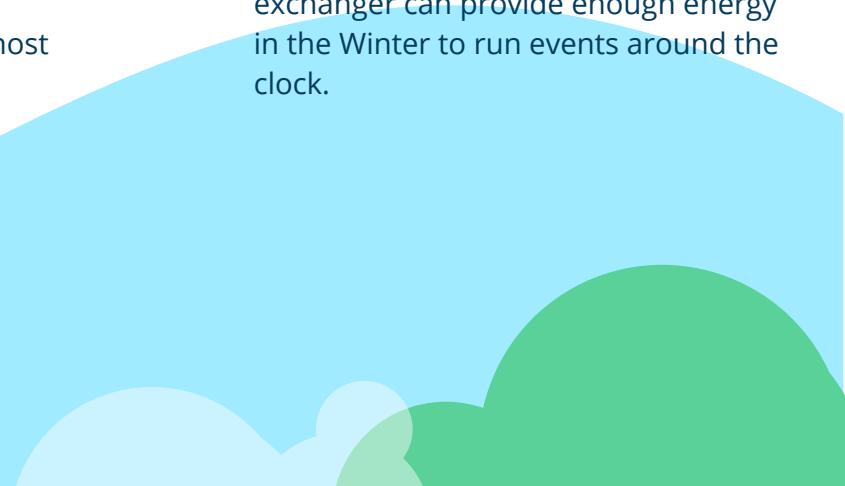
Perfectly capable to host 50+ participants.



100% off the grid

Complete autonomous sustainability.

Efficient building technology and heat exchanger can provide enough energy in the Winter to run events around the clock.



Benefits of Estonia



European Union

Standardized and predictable law



Because of the island :)

There are not many island of this size for this price



Stable government



Digital society

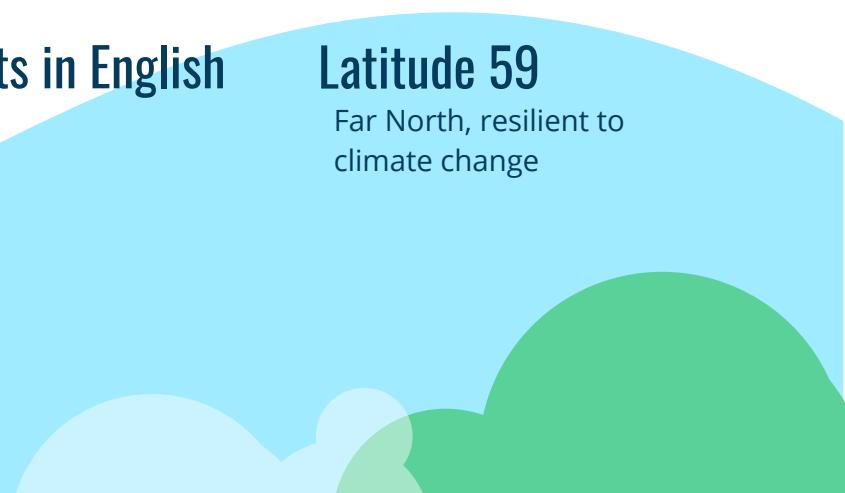
Most documents available online



Most documents in English

Latitude 59

Far North, resilient to climate change



Due diligence

Planning permission, conservation area, contacting local council.

Checking the owner, debts, court judgements...

Legal structure

Company that owns the island

Company that runs the island

Construction cost

It depends upon the conversation with the local council planning department.

Access to banking services

Ability to purchase property with only 20-30-40% downpayment would release a lot of cashflow.



Primary objectives

Community

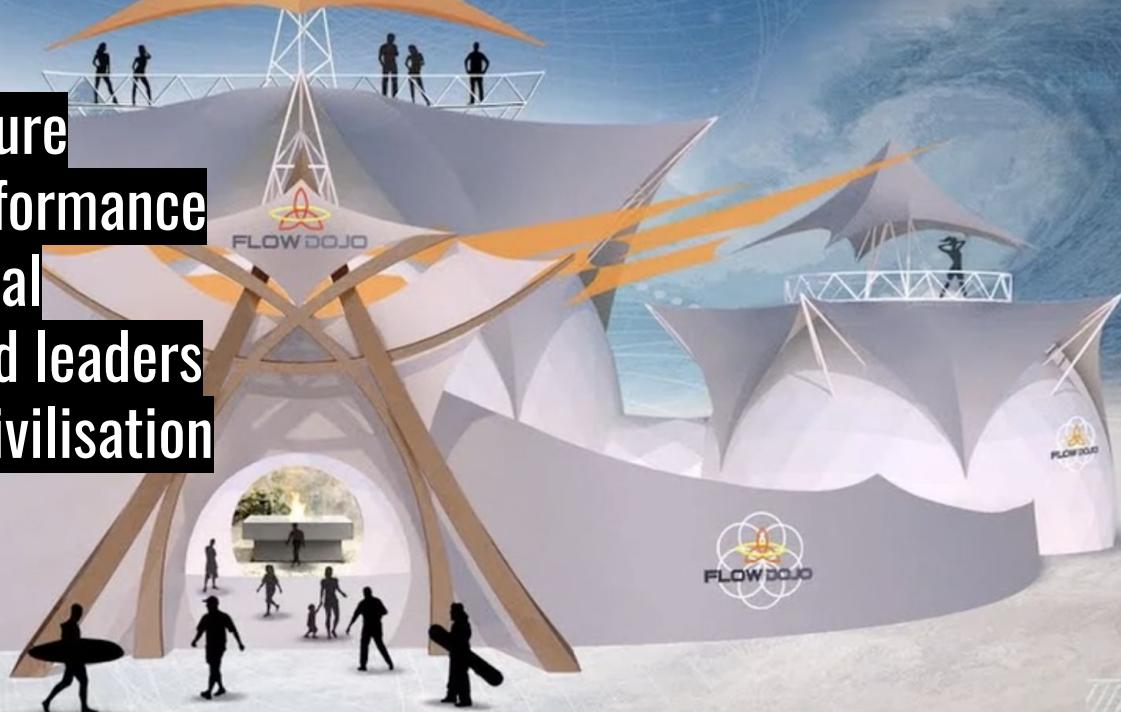
Regenerative permaculture

Flow state and peak performance

Realising human potential

Empowering future world leaders

Rewriting priorities of civilisation



\$300

Per night per person

Ballpark estimates from high-end resorts

<https://www.rythmia.com/>

<https://www.phuketcleanse.com/>

<https://www.papayaplayaproject.com/>

50%

Presale discount

Working with the local government and architects to establish in more details what is the permitted development.

WORK IN PROGRESS

On the right there is data from the Buffer blog.
Amazing company with open-source ethos!

<https://open.buffer.com/plan-remote-retreat/>

Buffer in Madrid 2017		Budget v3 - post scouting + availability poll 2		
Item	Description	Quantity	Rate (€)	Budget (\$)
Hotel		76		\$101,516
Single Occupancy	7 nights	48	\$120	\$44,352
Double Occupancy	7 nights	28	\$140	\$30,184
Single Occupancy (extra)	Early arrivals, 1 night	8	\$155	\$9,548
Double Occupancy (extra)	Early arrivals, 1 night	5	\$175	\$8,738
Leadership retreat	3 nights	6	\$156	\$7,315
Retreat Prep Days	10 nights (total)	2	\$155	\$1,705
Early Arrivals Covered by Buffer	1 night	18	\$130	\$1,430
Distribution of gifts		74	\$3	\$244
Meals		76		\$54,679
Breakfast	8 days	80	\$10	\$7,040
Lunch	8 days	80	\$15	\$10,560
Dinner	8 days	80	\$30	\$21,120
Team Dinner	Drinks included: https://cl.ly/0V1A2	76	\$108	\$9,029
Welcome Drinks	Teammates & Partners	100	\$59	\$6,490
Retreat Prep Days	4 days	2	\$55	\$440
Transport				\$78,678
Teammate Flights	Average	76	\$912	\$69,312
Childcare Stipend		4	\$250	\$1,000
Caregiver Allowance (Flights)		2	\$1,400	\$2,800
Airport Transfer in Madrid	Madrid Taxi flat fee	76	\$60	\$5,016
Miscellaneous transport	For group activities	1	\$500	\$500
Workspace				\$1,232
Table Rental	4 days	10	\$20	\$880
Cleaning Crew	4 days	4	\$20	\$320
Miscellaneous				\$34,250
SIM card		73	\$20	\$1,606
Retreat Shirts	Teammates & Partners	140	\$12	\$1,680
Swag - tote bag		76	\$8	\$608
Swag - gratitude cards		76	\$3	\$228
Team Bonding Activity Materials	Game + Guides	1	\$100	\$100
Insurance - Team		76	\$50	\$3,800
Insurance - Individual		76	\$10	\$760
Incidentals				\$25,000
Visas		3	\$100	\$300
Activities				\$8,360
Fun Stuff	Allowance?	76	\$100	\$8,360
Scouting Trip				\$2,485
Flight SIN => MAD		1	\$1,258	\$1,258
Flight MAD => LIS		1	\$90	\$90
Airport Transfer		2	\$30	\$66
Dear Hotel	Madrid Hotel Option 1	3	\$90	\$270
ME Madrid	Madrid Hotel Option 2	4	\$162	\$648
SIM card	Top up for Europe-wide use	1	\$35	\$35
Buffer lunch	Thank you, Jose & Miriam!	3	\$15	\$45
Total				\$278,715

Potential media partners

Influencer economy. Everything on the internet is free. Pay premium for the experience.

Media powerhouses that are working towards empowering humanity and already have an existing audience.

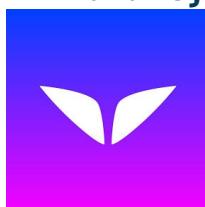
We **love** these guys, we would **love** to work together. Our place + their audience = positive sum game ⚡⚡⚡

London Real



[1.8m on YT](#)

Mindvalley



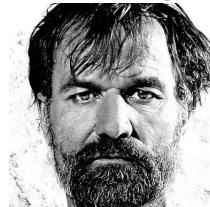
[1.61m on YT](#)

Flow Genome



[82k on FB](#)

Wim Hof



[1.2m on Insta](#)

Bulletproof



[311k on Twitter](#)

Russell Brand



[11.5m on Twitter](#)

Impact Theory



[1.54m on YT](#)

Steven Kotler



[24k on Twitter](#)

Tim Ferriss



[1.6m on Twitter](#)

MAPS



[85k on Twitter](#)

Safety, trust, security

EU residence permit

If you from overseas,
€65,000 investment gets
you a residence permit
in the EU 

“Survival of the richest”

Exceptional read: <https://onezero.medium.com/survival-of-the-richest-9ef6cddd0cc1>

Finally, the CEO of a brokerage house explained that he had nearly completed building his own underground bunker system and asked, “How do I maintain authority over my security force after the event?”

Our bunkers will be very basic at first, only the excavation and concrete part, no life support systems.

If you are in the “preppers” camp this option might be for you. We will make the island investment work for you and generate profit.

Finalizing legal structure

\$1m asking price

Seller is likely to agree for less, I have been in touch with him, as well as local government and environmental agency.

It's private, contractual negotiation. One of the exceptions from open-source, public by default.

(ask me privately for details)

Prepayment for services

1 week = \$1k chunk
Totally affordable and attainable

Crowdfunding

Democratizing the process

Separate holding company

Our plan involves that company that **owns the island** will be separate from the company **operates the island**.

Ownership: real estate, land ownership, stable, predictable.

Operations: customer service, people, marketing, sales.

Land registry: obtained the data from the land registry [63902:001:3377](#)

Owner: contacted and discussing with the owner. Additional due diligence required.

Court data: there is an ongoing litigation and restriction on the sale [2-19-18739/21](#)

Local government: obtained the details of the existing planning permission.

Environmental agency: obtained the details of the Natura 2000 programme. [Tweet proof](#)

Banks: messaged every single bank in Estonia. We are with TransferWise. [Tweet proof](#)

Company opened: registration number 14986163, <https://basexisland.com/bank>

Lawyers: had multiple calls, all research public: <https://github.com/basexisland/legal>

3D renders: See the next slide

Logo: See [99designs competition](#)





Mars and his previous experience



Latitude59 is the flagship startup and tech event of the world's first digital society.

eventbrite.com/e/base-island-trip-tickets-102851629994

Join us for the reconnaissance tour on 29-30 August,
Immediately after the Latitude 59 event.





Thank you

basexisland.com
@basexisland

info@basexisland.com
0044 758 629 4279
calendly.com/marsxr/basex
(book a call with me)

marsrobertson.com
@marsXrobertson

QUESTIONS

What if this particular island is gone?

We will offer investors option to return money or continue hunt for another island - check the plan B1 B2 B3...

Can you do this in London?

Repurposing distressed commercial real-estate...

...is totally possible but the island project is way more exciting..

...and offers a lot of benefits such as isolation and connection with nature.

Why open-source?

I believe in trust and transparency. As much as possible I'd like to run the business in the open-source manner. Our competitive advantage is the location, not secrecy. We welcome franchise model around the world to achieve **network effect, brand recognition and community support.**