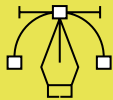


**CENTRAL
LOCATION**



**INNOVATIVE
DESIGN**



**WELCOMING
VIBE**

* Artist's impression, subject to change
without prior notification



CO-OPERATIVE SPACES

**Introducing the CO-OP.
Your business, health and
retail community space.**

Complementing the Zululami Luxury Coastal Estate offering, The CO-OP is a community-centred development that will service the North Coast residential suburbs, providing an attractive and appealing retail and business hub to some 35 000 consumers out of season and 140 000 in season.

This modern mixed-use commercial development will be home to professional and wellness services while looking to give local retail businesses an unparalleled platform to showcase and sell their wares.

The central location, careful tenant mix and innovative design will ensure businesses survive and thrive in this people-friendly setting.



35 000
CONSUMER MARKET
OUT OF SEASON*



140 000
CONSUMER MARKET
IN SEASON*

* Source: North Coast Courier, Jul. 2018

BIOPHILIC DESIGN – MORE THAN JUST A PLACE OF WORK

The CO-OP is more than just a place of work. The design of the space has been based on biophilic principles.

Biophilic spaces are designed to reduce stress, improve cognitive function, enhance creativity, foster wellness and encourage healing. The CO-OP has been designed to integrate effortlessly into the natural surroundings, creating an inner sanctum for both tenants and visitors. It will feature lush sub-tropical planting, giving the feel of working in and with nature.

BENEFITS OF BIOPHILIC DESIGN INCLUDE:



A lively environment which fosters calm



Improvement in productivity and creativity



Increased ability to learn and focus



Enhanced wellness and healing

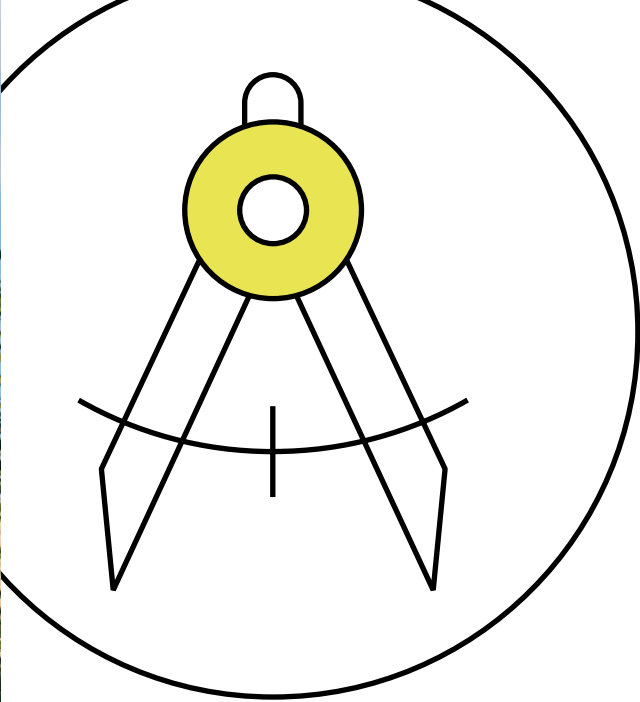


Greater consumer participation within the retail space

THE CO-OP AT ZULULAMI



* Artist's impression, subject to change without prior notification



COMPLEMENTARY ARCHITECTURE

The modular design of the complex offers a space that effortlessly allows nature to be integrated into the design. From the moment you enter the CO-OP you will be drawn in and through the space.

The multi-level offering will give visitors superlative exposure to the tenants, as all services and offerings will be naturally integrated into the space according to their offering. Design elements from raw wood to steel link the natural world to modern imprints, while the subtle earthy colours used throughout foster a serene environment.

In addition to blending in with the natural environment, the CO-OP features playful design elements from sculpture to urban furniture, skilfully used to infuse splashes of colour into the space.

BIOPHILIA:
(bahy-oh-fil-ee-uh)

The innate and genetically determined affinity of human beings with the natural world.

OXFORD DICTIONARY



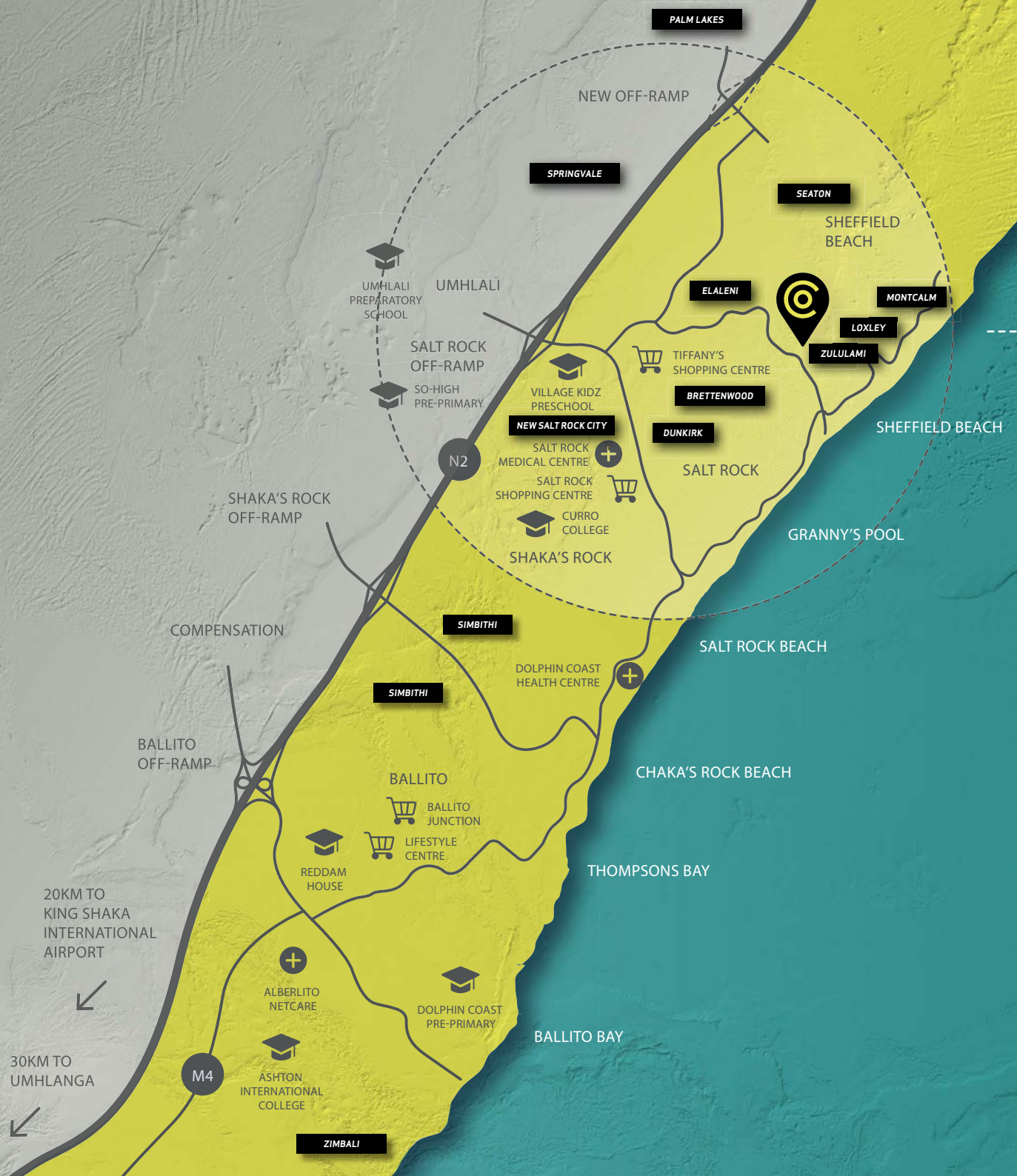
CENTRAL LOCATION - EASY ACCESS

The CO-OP lies at the centre of the North Coast residential, school and community landscape and ultimately gives you access to over 7 700 middle- to upper-income families in its immediate vicinity.

Surrounding Estates	Proximity	No. of Homes*
1. Seaton Estate	<3km	± 1270
2. Zululami Luxury Coastal Estate	0km	± 950
3. Elaleni Coastal Forest Estate	<1km	± 210
4. Brettenwood Coastal Estate	0km	± 710
5. Dunkirk Estate	<3km	± 330
6. Loxley Estate	<2km	± 30
7. Montcalm Oceanside Estate	<2km	± 30
8. Springvale Country Estate	<5km	± 120
9. Simbithi Eco Estate	<10km	± 1620
10. Zimbali Coastal Resort	<14km	± 1450
11. Palm Lakes	<6.5km	± 920
12. New Salt Rock City	<4km	±100
TOTAL		7740

* These figures are approximates only and are intended to provide an indication of the number of surrounding residential estate homes. Sourced from information in the public domain.

THE CO-OP AT ZULULAMI



CHRISTMAS BAY

SPRINGVALE
COUNTRY ESTATE

SEATON

ZULULAMI

CHRISTMAS BAY

SHEFFIELD BEACH

GRANNY'S POOL

SALT ROCK BEACH

Medical Facilities	Proximity
1. Alberlito Hospital	<10km
2. Salt Rock Medical Centre	<3,5km
3. Dolphin Coast Health Centre	<4,5km

Local Schools	Proximity	No. of Pupils
1. Umhlali Preparatory School	<4,5km	± 1000
2. Curro Mount Richmore	<4,5km	± 800
3. Ashton Int. College	<10km	± 1350
4. Reddam House	<11km	± 1220
5. So-High Pre-Primary	<4km	±100
6. Village Kidz Preschool	<3.5km	±240
7. Dolphin Coast Pre-Primary	<10.5km	±60



OUR TENANTS

MEET ALL YOUR NEEDS AT THE CO-OP:

Bespoke offices

Light and airy modules of 50m² offices are ideally suited to professionals from engineers and architects to accountants, lawyers and any number of remote working businesses. All offices will be customised to suit the tenants' specific needs and can be increased in modules of 50m².

Health & Wellness

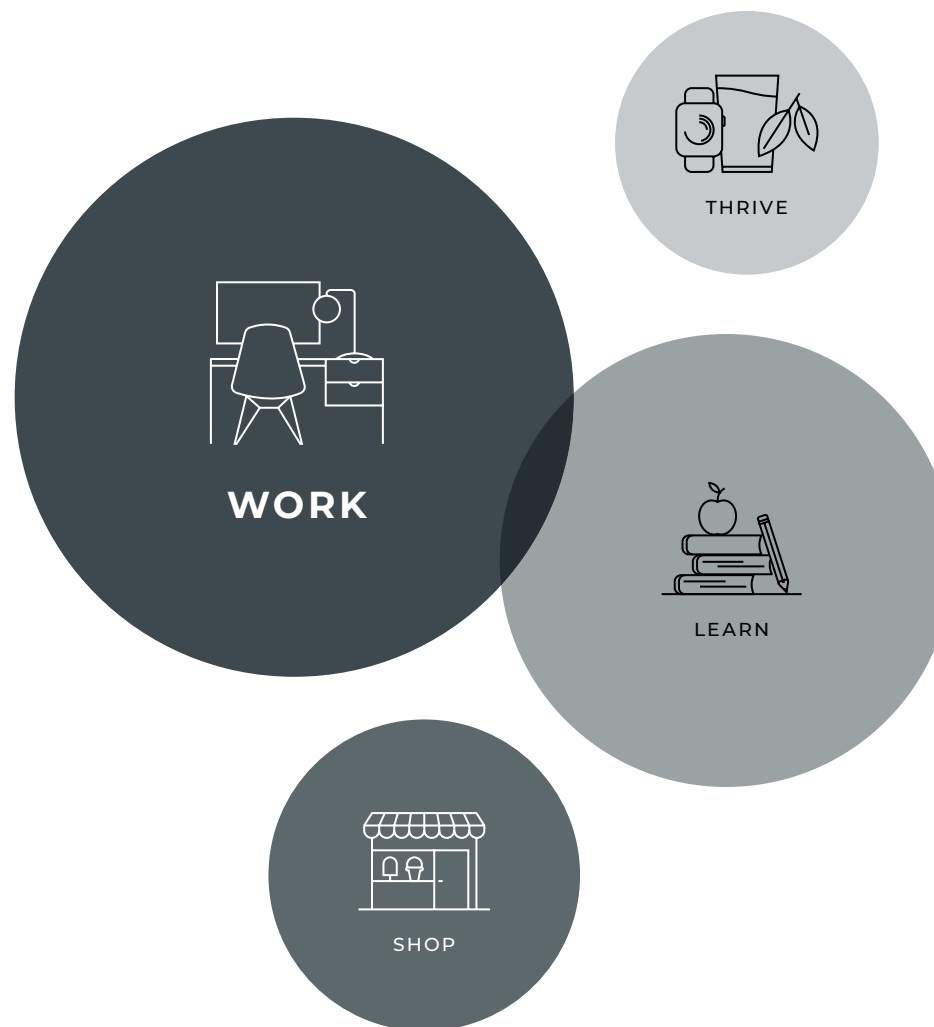
We are calling on health care, wellness and fitness professionals who are looking for rooms and studios in an environment that is conducive to fostering wellbeing and healing. Our central location is easily accessible for patients and clientele alike.

Education

The CO-OP encourages educators to embrace the biophilic design to enhance learning and skills development. The Centre is ideally suited to host a library, smart-hub, college, tutoring services or any form of play group.

Soft Retail

An exclusive retail offering which fuses boutique stores with top-notch purveyors of superior food and beverage offerings, including coffee, ice-cream, fresh produce, ready-made meals and more. In addition, a select range of retail-related services and décor outlets are planned.



THE CO-OP OFFERING





“We thrive on innovation. Each development we offer seeks to provide something distinctive and unique, combined with quality and a solid investment offering.”



MURRAY COLLINS

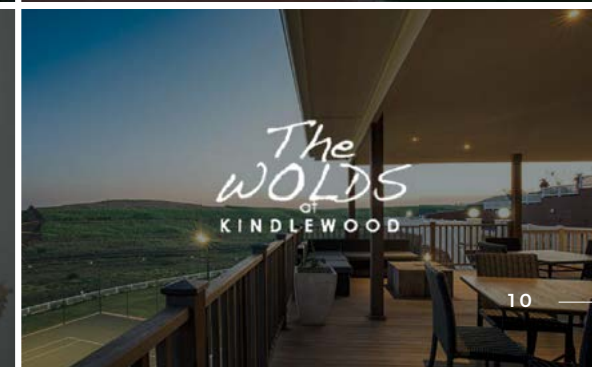
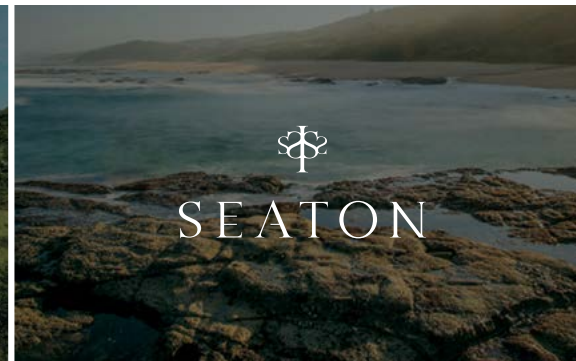
THE DEVELOPERS

Collins Residential, a third-generation family business, has more than 100 years' experience in the property development space.

Collins Residential has a proven track record of developing upmarket property projects situated in prime locations. You'll know a project is part of the Collins Residential portfolio when it bears our trademark fusion of creating modern spaces infused with innovative design and building techniques.

Our innate understanding of the intricacies of the residential property market extends beyond building homes; our focus remains firmly on developing communities.

The Collins Residential portfolio includes distinguished developments such as Zululami Luxury Coastal Estate, Seaton, Mount Edgecombe Retirement Village, Emberton, The Links and The Wolds.



PROFESSIONAL TEAM

DEVELOPER

Collins Residential

QUANTITY SURVEYOR

Metric Edge

ARCHITECT

ZAARC

PROPERTY BROKER

ComProp

LANDSCAPE

ARCHITECT

Land Art Studios

MANAGING AGENT

ComProp

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