



THE RESERVE

— ZULULAMI —

06-Feb-24

SITE	LAND SIZE	HOME TYPE	HOME SIZE	PURCHASE PRICE	Zululami Estate Levy	The Reserve Levy	TOTAL Monthly Levy	Municipal Rates (est)	Occupational Interest	Expected date of occupation
1*	505m ²	3-bedroom	207m ²	R4 250 000	R2 024	R1 900	R3 924	R2 991	R21 350	complete
2*	442m ²	3-bedroom	207m ²	R4 750 000	R2 024	R1 900	R3 924	R2 991	R24 350	July 24
3	463m ²	4-bedroom	235m ²	R5 895 000	R2 024	R2 200	R4 224	R4 177	R33 106	complete
4*	358m ²	3-bedroom	207m ²	R4 250 000	R2 024	R1 900	R3 924	R2 991	R24 350	complete
5*	316m ²	3-bedroom	207m ²	R3 950 000	R2 024	R1 900	R3 924	R2 775	R24 000	complete
6*	316m ²	3-bedroom	207m ²	R4 095 000	R2 024	R1 900	R3 924	R2 880	R24 000	complete
7*	327m ²	3-bedroom	207m ²	R4 095 000	R2 024	R1 900	R3 924	R2 880	R24 000	complete
8*	329m ²	3-bedroom	208/9m ²	R4 750 000	R2 024	R1 900	R3 924	R3 352	R26 676	complete
		4-bedroom	236m ²	R5 450 000	R2 024	R2 200	R4 224	R3 856	R30 607	
9*	359m ²	4-bedroom	235m ²	R4 785 000	R2 024	R2 200	R4 224	R3 377	R24 300	complete
10	362m ²	3-bedroom	208/9m ²	R4 750 000	R2 024	R1 900	R3 924	R3 352	R26 676	9 months from date of sale
		4-bedroom	236m ²	R5 450 000	R2 024	R2 200	R4 224	R3 856	R30 607	
11	346m ²	3-bedroom	208/9m ²	R4 750 000	R2 024	R1 900	R3 924	R3 570	R26 676	9 months from date of sale
		4-bedroom	236m ²	R5 450 000	R2 024	R2 200	R4 224	R4 108	R30 607	
12	358m ²	3-bedroom	208/9m ²	R4 750 000	R2 024	R1 900	R3 924	R3 570	R26 676	9 months from date of sale
		4-bedroom	236m ²	R5 450 000	R2 024	R2 200	R4 224	R4 108	R30 607	
13	333m ²	3-bedroom	208/9m ²	R4 750 000	R2 024	R1 900	R3 924	R3 570	R26 676	9 months from date of sale
		4-bedroom	236m ²	R5 450 000	R2 024	R2 200	R4 224	R4 108	R30 607	
14	440m ²	3-bedroom	208/9m ²	R4 750 000	R2 024	R1 900	R3 924	R3 570	R26 676	9 months from date of sale
		4-bedroom	236m ²	R5 450 000	R2 024	R2 200	R4 224	R4 108	R30 607	
15	346m ²	3-bedroom	208/9m ²	R4 750 000	R2 024	R1 900	R3 924	R3 570	R26 676	15 months from date of sale
		4-bedroom	236m ²	R5 450 000	R2 024	R2 200	R4 224	R4 108	R30 607	

SOLD

UPGRADES (available at purchase):



No. Selection items COST TICK

HOUSE TYPE

1.1	Three bedroom Type A	No additional cost		<input type="checkbox"/>
1.2	Three Bedroom Type B	No additional cost		<input type="checkbox"/>
1.3	Four Bedroom Type A	No additional cost		<input type="checkbox"/>
1.4	Four bedroom Type B	No additional cost		<input type="checkbox"/>

choose one

PARKING

3.1	Carport - standard	No additional cost		<input type="checkbox"/>
3.2	Double Garage - upgrade		R159 000	<input type="checkbox"/>

choose one

GARDEN AREA

4.1	Lawn - standard	No additional cost		<input type="checkbox"/>
4.2	Deck - upgrade		R76 000	<input type="checkbox"/>
4.3	Swimming pool & deck surround - upgrade		R161 000	<input type="checkbox"/>

choose one

COURTYARD

5.1	Pergola - upgrade		R89 000	<input type="checkbox"/>
5.2	Charcoal built-in braai - upgrade		R9 000	<input type="checkbox"/>

optional

KITCHEN

6.1	White Finish	No additional cost		<input type="checkbox"/>
6.2	Storm Grey Finish	No additional cost		<input type="checkbox"/>

choose one

BATHROOM

7.1a	Light finish - standard	No additional cost		<input type="checkbox"/>
7.2	Dark finish - upgrade	3-bed	R80 000	<input type="checkbox"/>
7.2	Bathroom Sanware, Showers and Accessories:	4-bed	R103 000	<input type="checkbox"/>

choose one

SMART OPTIONS

8.1	Airconditioning in all bedrooms (3) - upgrade	3-bed	R101 000	<input type="checkbox"/>
8.1	Airconditioning in all bedrooms (4) - upgrade	4-bed	R125 000	<input type="checkbox"/>
8.2	Airconditioning on ground floor - upgrade		R30 000	<input type="checkbox"/>

optional

8.3	Back-up power	Quote on request		<input type="checkbox"/>
8.4	Back-up power and solar	Quote on request		<input type="checkbox"/>

optional

8.5	Fibre & DSTV Ready - standard	Once off activation fee		<input type="checkbox"/>
8.6	WIFI throughout - upgrade		R12 000	<input type="checkbox"/>

optional

LIGHTING AND ELECTRICAL

9.1	Light option - standard	No additional cost		<input type="checkbox"/>
9.2	Dark option - upgrade	3-bed	R30 000	<input type="checkbox"/>
9.2	Darl option - upgrade	4-bed	R33 000	<input type="checkbox"/>

choose one

IRONMONGERY

10.1	Stainless steel - standard	No additional cost		<input type="checkbox"/>
10.2	Black - upgrade	3-bed	R5 000	<input type="checkbox"/>
10.2	Black - upgrade	4-bed	R6 000	<input type="checkbox"/>

choose one

SUB-TOTAL UPGRADES	
ADD HOUSE PRICE	
TOTAL PURCHASE PRICE	

Sign