



THE RESERVE

— ZULULAMI —

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	R2,146	R1,900	R4,046	R2,991	R21,350	complete
2	442m ²	3-bedroom	207m ²	R4,750,000	R2,146	R1,900	R4,046	R2,991	R24,350	complete
3	463m ²	4-bedroom	235m ²	R5,895,000	R2,146	R2,200	R4,346	R4,177	R33,106	complete
4	358m ²	3-bedroom	207m ²	R4,250,000	R2,146	R1,900	R4,046	R2,991	R24,350	complete
5	316m ²	3-bedroom	207m ²	R3,950,000	R2,146	R1,900	R4,046	R2,775	R24,000	complete
6	316m ²	3-bedroom	207m ²	R4,095,000	R2,146	R1,900	R4,046	R2,880	R24,000	complete
7	327m ²	3-bedroom	207m ²	R4,095,000	R2,146	R1,900	R4,046	R2,880	R24,000	complete
8	329m ²	3-bedroom	208/9m ²	R4,750,000	R2,146	R1,900	R4,046	R3,352	R26,676	complete
		4-bedroom	236m ²	R5,450,000	R2,146	R2,200	R4,346	R3,856	R30,607	
9	359m ²	4-bedroom	235m ²	R4,785,000	R2,146	R2,200	R4,346	R3,377	R24,300	complete
10	362m ²	3-bedroom	208/9m ²	R4,750,000	R2,146	R1,900	R4,046	R3,352	R26,676	Feb-25
		4-bedroom	236m ²	R5,450,000	R2,146	R2,200	R4,346	R3,856	R30,607	
11*	346m ²	3-bedroom	208/9m ²	R4,750,000	R2,146	R1,900	R4,046	R3,570	R26,676	Feb-25
12	358m ²	3-bedroom	208/9m ²	R4,750,000	R2,146	R1,900	R4,046	R3,570	R26,676	9 months from date of sale
		4-bedroom	236m ²	R5,450,000	R2,146	R2,200	R4,346	R4,108	R30,607	
13	333m ²	3-bedroom	208/9m ²	R4,750,000	R2,146	R1,900	R4,046	R3,570	R26,676	9 months from date of sale
		4-bedroom	236m ²	R5,450,000	R2,146	R2,200	R4,346	R4,108	R30,607	
14	440m ²	3-bedroom	208/9m ²	R4,750,000	R2,146	R1,900	R4,046	R3,570	R26,676	9 months from date of sale
		4-bedroom	236m ²	R5,450,000	R2,146	R2,200	R4,346	R4,108	R30,607	
15	346m ²	3-bedroom	208/9m ²	R4,750,000	R2,146	R1,900	R4,046	R3,570	R26,676	15 months from date of sale
		4-bedroom	236m ²	R5,450,000	R2,146	R2,200	R4,346	R4,108	R30,607	

RESERVED

SOLD

* SHOW UNIT UNTIL 30 JAN 2025



THE RESERVE

— ZULULAMI —

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
26	265m ²	3-bedroom	208/9m ²	R4,920,000	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m ²	R5,650,000	R2,024	R2,200	R4,224	R4,261	R31,730	
27	302m ²	3-bedroom	208/9m ²	R4,920,000	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m ²	R5,650,000	R2,024	R2,200	R4,224	R4,261	R31,730	
28	299m ²	3-bedroom	208/9m ²	R4,920,000	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m ²	R5,650,000	R2,024	R2,200	R4,224	R4,261	R31,730	
29	301m ²	3-bedroom	208/9m ²	R4,920,000	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m ²	R5,650,000	R2,024	R2,200	R4,224	R4,261	R31,730	
30	345m ²	3-bedroom	208/9m ²	R4,920,000	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m ²	R5,650,000	R2,024	R2,200	R4,224	R4,261	R31,730	
31	333m ²	3-bedroom	208/9m ²	R4,920,000	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m ²	R5,650,000	R2,024	R2,200	R4,224	R4,261	R31,730	
32	379m ²	3-bedroom	208/9m ²	R4,920,000	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m ²	R5,650,000	R2,024	R2,200	R4,224	R4,261	R31,730	

RESERVED
 SOLD
 NEW PHASE RELEASED OCT 2024

UPGRADES (available at purchase):



No. Selection items COST TICK

HOUSE TYPE

1.1	Three bedroom Type A		R40,000
1.2	Three Bedroom Type B	No additional cost	
1.3	Four Bedroom Type A		R40,000
1.4	Four bedroom Type B	No additional cost	

choose one

PARKING

3.1	Carport - standard	No additional cost	
3.2	Double Garage - upgrade		R174,000

choose one

GARDEN AREA

4.1	Lawn - standard	No additional cost	
4.2	Deck - upgrade		R96,000
4.3	Swimming pool & deck surround - upgrade		R191,000

choose one

COURTYARD

5.1	Pergola - upgrade		R92,000
5.2	Concrete braai counter braai - included	No additional costs	

optional

KITCHEN

6.1	White Finish	No additional cost	
6.2	Storm Grey Finish	No additional cost	

choose one

BATHROOM

7.1a	Light finish - standard	No additional cost	
7.2	Dark finish - upgrade	3-bed	R85,000
7.2	Bathroom Sanware, Showers and Accessories:	4-bed	R103,000

choose one

SMART OPTIONS

8.1	Airconditioning in all bedrooms (3) - upgrade	3-bed	R109,000
8.1	Airconditioning in all bedrooms (4) - upgrade	4-bed	R137,000
8.2	Airconditioning on ground floor - upgrade		R41,000

optional

8.3	Back-up power	Quote on request	
8.4	Back-up power and solar	Quote on request	

optional

8.5	Fibre & DSTV Ready - standard	Once off activation fee (3CT)	
8.6	WIFI throughout - upgrade		R12,500

optional

LIGHTING AND ELECTRICAL

9.1	Light option - standard	No additional cost	
9.2	Dark option - upgrade	3-bed	R31,000
9.2	Darl option - upgrade	4-bed	R35,000

choose one

IRONMONGERY

10.1	Stainless steel - standard	No additional cost	
10.2	Black - upgrade	3-bed	R6,000
10.2	Black - upgrade	4-bed	R7,000

choose one

SUB-TOTAL UPGRADES	
ADD HOUSE PRICE	
TOTAL PURCHASE PRICE	

Sign