ZULULAMI
LUXURY COASTAL ESTATE

PHASE 1: TRANSFER READY 180 stands | 168 sold | 12 available				
ERF	**SIZE (m²)**	**PURCHASE PRICE**	**HOA LEVY (monthly)**	**TRANSFER DATE**
1175	1223	**R2 350 000**	R2 146	TRANSFER READY
1179	1776	**R2 410 000**	R2 146	TRANSFER READY
1180	1538	**R2 410 000**	R2 146	TRANSFER READY
1184	1307	**R2 350 000**	R2 146	TRANSFER READY
1185	1414	**R2 350 000**	R2 146	TRANSFER READY
1186	1233	**R2 350 000**	R2 146	TRANSFER READY
1188	1029	**R2 350 000**	R2 146	TRANSFER READY
1193	1319	**R2 720 000**	R2 146	TRANSFER READY
1194	1312	**R2 720 000**	R2 146	TRANSFER READY
1203	1456	**R1 980 000**	R2 146	TRANSFER READY
1204	1823	**R1 980 000**	R2 146	TRANSFER READY
1205	1406	**R1 980 000**	R2 147	TRANSFER READY
PHASE 2: TRANSFER READY **96 stands | 87 sold | 10 available**				
1578	1498	**R1 900 000**	R2 146	TRANSFER READY
1581	1672	**R2 110 000**	R2 146	TRANSFER READY
1630	1586	**R3 300 000**	R2 146	TRANSFER READY
1632	1165	**R3 750 000**	R2 146	TRANSFER READY
1668	1165	**R2 595 000**	R2 146	TRANSFER READY
1669	1161	**R2 595 000**	R2 146	TRANSFER READY
1670	1157	**R2 595 000**	R2 146	TRANSFER READY
1671	1291	**R2 595 000**	R2 146	TRANSFER READY
1672	1199	**R2 595 000**	R2 146	TRANSFER READY

Site adjustments TBC
Sea views
< > Under offer

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	505m²	3-bedroom	207m²	**R4,250,000**	R2,146	R1,900	R4,046	R2,991	R21,350	complete
2	442m²	3-bedroom	207m²	**R4,750,000**	R2,146	R1,900	R4,046	R2,991	R24,350	complete
3	463m²	4-bedroom	235m²	**R5,895,000**	R2,146	R2,200	R4,346	R4,177	R33,106	complete
4	358m²	3-bedroom	207m²	**R4,250,000**	R2,146	R1,900	R4,046	R2,991	R24,350	complete
5	316m²	3-bedroom	207m²	**R3,950,000**	R2,146	R1,900	R4,046	R2,775	R24,000	complete
6	316m²	3-bedroom	207m²	**R4,095,000**	R2,146	R1,900	R4,046	R2,880	R24,000	complete
7	327m²	3-bedroom	207m²	**R4,095,000**	R2,146	R1,900	R4,046	R2,880	R24,000	complete
8	329m²	3-bedroom	208/9m²	**R4,750,000**	R2,146	R1,900	R4,046	R3,352	R26,676	complete
		4-bedroom	236m²	**R5,450,000**	R2,146	R2,200	R4,346	R3,856	R30,607	
9	359m²	4-bedroom	235m²	**R4,785,000**	R2,146	R2,200	R4,346	R3,377	R24,300	complete
10	362m²	3-bedroom	208/9m²	**R4,750,000**	R2,146	R1,900	R4,046	R3,352	R26,676	Feb-25
		4-bedroom	236m²	**R5,450,000**	R2,146	R2,200	R4,346	R3,856	R30,607	
11*	**346m²**	**3-bedroom**	**208/9m²**	**R4,750,000**	**R2,146**	**R1,900**	**R4,046**	**R3,570**	**R26,676**	**Feb-25**
12	358m²	3-bedroom	208/9m²	**R4,750,000**	R2,146	R1,900	R4,046	R3,570	R26,676	9 months from date of sale
		4-bedroom	236m²	**R5,450,000**	R2,146	R2,200	R4,346	R4,108	R30,607	
13	333m²	3-bedroom	208/9m²	**R4,750,000**	R2,146	R1,900	R4,046	R3,570	R26,676	9 months from date of sale
		4-bedroom	236m²	**R5,450,000**	R2,146	R2,200	R4,346	R4,108	R30,607	
14	440m²	3-bedroom	208/9m²	**R4,750,000**	R2,146	R1,900	R4,046	R3,570	R26,676	9 months from date of sale
		4-bedroom	236m²	**R5,450,000**	R2,146	R2,200	R4,346	R4,108	R30,607	
15	346m²	3-bedroom	208/9m²	**R4,750,000**	R2,146	R1,900	R4,046	R3,570	R26,676	15 months from date of sale
		4-bedroom	236m²	**R5,450,000**	R2,146	R2,200	R4,346	R4,108	R30,607	

RESERVED

SOLD

* SHOW UNIT UNTIL 28 FEB 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	265m²	3-bedroom	208/9m²	**R4,920,000**	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,024	R2,200	R4,224	R4,261	R31,730	
27	302m²	3-bedroom	208/9m²	**R4,920,000**	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,024	R2,200	R4,224	R4,261	R31,730	
28	299m²	3-bedroom	208/9m²	**R4,920,000**	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,024	R2,200	R4,224	R4,261	R31,730	
29	301m²	3-bedroom	208/9m²	**R4,920,000**	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,024	R2,200	R4,224	R4,261	R31,730	
30	345m²	3-bedroom	208/9m²	**R4,920,000**	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,024	R2,200	R4,224	R4,261	R31,730	
31	333m²	3-bedroom	208/9m²	**R4,920,000**	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,024	R2,200	R4,224	R4,261	R31,730	
32	379m²	3-bedroom	208/9m²	**R4,920,000**	R2,024	R1,900	R3,924	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**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			choose one
1.3	Four Bedroom Type A			R40,000	
1.4	Four bedroom Type B	No additional cost			
PARKING					
3.1	Carport - standard	No additional cost			choose one
3.2	Double Garage - upgrade		R174,000		
GARDEN AREA					
4.1	Lawn - standard	No additional cost			
4.2	Deck - upgrade		R96,000		choose one
4.3	Swimming pool & deck surround - upgrade		R191,000		
COURTYARD					
5.1	Pergola - upgrade		R92,000		optional
5.2	Concrete braai counter braai - included	No addditional costs			
KITCHEN					
6.1	White Finish	No additional cost			choose one
6.2	Storm Grey Finish	No additional cost			
BATHROOM					
7.1a	Light finish - standard	No additional cost			
7.2	Dark finish - upgrade	3-bed	R85,000		choose one
7.2	Bathroom Sanware, Showers and Accessories:	4-bed	R103,000		
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		optional
8.2	Airconditioning on ground floor - upgrade		R41,000		
8.3	Back-up power	Quote on request			optional
8.4	Back-up power and solar	Quote on request			
8.5	Fibre & DSTV Ready - standard	Once off activation fee (3CT)			optional
8.6	WIFI throughout - upgrade		R12,500		
LIGHTING AND ELECTRICAL					
9.1	Light option - standard	No additional cost			
9.2	Dark option - upgrade	3-bed	R31,000		choose one
9.2	Darl option - upgrade	4-bed	R35,000		
IRONMONGERY					
10.1	Stainless steel - standard	No additional cost			
10.2	Black - upgrade	3-bed	R6,000		choose one
10.2	Black - upgrade	4-bed	R7,000		

SUB-TOTAL UPGRADES	
ADD HOUSE PRICE	
TOTAL PURCHASE PRICE	

Sign

Husk
ZULULAMI

Unit	Block	Level	Type	View	Unit size m²	Covered Patio size m²	Entrance Court size m²	Total Size m²	Parking Bays	Purchase Price	Body Corporate Levy (estimated)	Zululami Estate Levy (estimated)	Total Levy (estimate)	Rates (estimated)	Occupation Date (estimated)	Occupational Interest
1	A	Lower	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	C36 & 34	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
2	A	Lower	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	C37 & 35	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
3	A	Lower	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	T1	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
4	A	Lower	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	T2	R 2,699,000	R 1,478	R 2,146	R 3,624	R 1,873	occupation ready	R 17,978
5	A	Lower	3 Bed, 2 bath	Sea facing	115.5	21.5	5.2	142.2	T11	R 3,425,000	R 1,955	R 2,146	R 4,101	R 2,397	occupation ready	R 22,196
6	A	Upper	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	C38 & 40	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
7	A	Upper	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	C39 & 41	R 2,699,000	R 1,478	R 2,146	R 3,624	R 1,873	occupation ready	R 17,978
8	A	Upper	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	T5	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
9	A	Upper	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	T6	R 2,774,000	R 1,478	R 2,146	R 3,624	R 1,928	occupation ready	R 17,978
10	A	Upper	3 Bed, 2 bath	Sea facing	115.5	21.5	5.2	142.2	T4	R 3,425,000	R 1,955	R 2,146	R 4,101	R 2,397	occupation ready	R 22,196
11*	B	Lower	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	C7 & 28	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
12	B	Lower	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	T3	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
13	B	Lower	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	T9	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
14	B	Lower	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	T12	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
15	B	Lower	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	T13	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
16	B	Lower	3 Bed, 2 bath	Sea facing	115.5	21.5	5.2	142.2	T17	R 3,435,000	R 1,478	R 2,146	R 3,624	R 2,404	occupation ready	R 22,196
17	B	Upper	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	T10	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
18	B	Upper	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	T8	R 2,774,000	R 1,478	R 2,146	R 3,624	R 1,928	occupation ready	R 17,978
19	B	Upper	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	C14 & 27	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
20	B	Upper	2 Bed, 2 bath	Sea facing	84.2	11.8	12.2	108.2	T15	R 2,785,000	R 1,478	R 2,146	R 3,624	R 1,935	occupation ready	R 17,978
21	B	Upper	2 Bed, 2 bath	Wetland Facing	84.2	11.8	12.2	108.2	T16	R 2,774,000	R 1,478	R 2,146	R 3,624	R 1,928	occupation ready	R 17,978
22	B	Upper	3 Bed, 2 bath	Sea facing	115.5	21.5	5.2	142.2	C18 & C19	R 3,350,000	R 1,871	R 2,146	R 4,017	R 2,343	occupation ready	R 22,196
23	B	Lower	3 Bed, 2 bath	Sea Facing	130.6	18.1	22.3	171	42 & C43	R 3,650,000	R 2,222	R 2,146	R 4,368	R 2,559	occupation ready	R 24,196
24	B	Upper	3 Bed, 2 bath	Sea facing	130.6	18.1	22.3	171	C44 & 45	R 3,650,000	R 2,138	R 2,146	R 4,284	R 2,559	occupation ready	R 24,196

SOLD

Parking allocations: C = covered; T = Tandem covered

*** SHOW UNIT # 11** Keys at Zululami Sales Office