

ZULULAMI

LUXURY COASTAL ESTATE

PHASE 1: TRANSFER READY				
180 stands 168 sold 12 available				
ERF	SIZE (m ²)	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	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 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	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

Husk

ZULULAMI

Unit	Block	Level	Type	View	Unit size m ²	Covered Patio size m ²	Entrance Court size m ²	Total Size m ²	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	Welland 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	Welland 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	Welland 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	Welland 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	Welland 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	Welland 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	Welland 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	Welland 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	Welland 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	Welland 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