



# 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 <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4,250,000	R2,296	R1,900	R4,196	R2,991	R21,350	complete
2	442m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R2,991	R24,350	complete
3	463m <sup>2</sup>	4-bedroom	235m <sup>2</sup>	R5,895,000	R2,296	R2,200	R4,496	R4,177	R33,106	complete
4	358m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4,250,000	R2,296	R1,900	R4,196	R2,991	R24,350	complete
5	316m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R3,950,000	R2,296	R1,900	R4,196	R2,775	R24,000	complete
6	316m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4,095,000	R2,296	R1,900	R4,196	R2,880	R24,000	complete
7	327m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4,095,000	R2,296	R1,900	R4,196	R2,880	R24,000	complete
8	329m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R3,352	R26,676	complete
		4-bedroom	236m <sup>2</sup>	R5,450,000	R2,296	R2,200	R4,496	R3,856	R30,607	
9	359m <sup>2</sup>	4-bedroom	235m <sup>2</sup>	R4,785,000	R2,296	R2,200	R4,496	R3,377	R24,300	complete
10	362m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R3,352	R26,676	complete
		4-bedroom	236m <sup>2</sup>	R5,450,000	R2,296	R2,200	R4,496	R3,856	R30,607	
11	346m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R3,570	R26,676	complete
12	358m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R3,570	R26,676	Oct-25
		4-bedroom	236m <sup>2</sup>	R5,450,000	R2,296	R2,200	R4,496	R4,108	R30,607	
13	333m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R3,570	R26,676	Oct-25
14	440m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R3,570	R26,676	Oct-25
15	346m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4,750,000	R2,296	R1,900	R4,196	R3,570	R26,676	15 months from date of sale

RESERVED  
SOLD



# 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 <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	<b>R4,920,000</b>	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	<b>R5,650,000</b>	R2,296	R2,200	R4,496	R4,261	R31,730	
27	302m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	<b>R4,920,000</b>	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	<b>R5,650,000</b>	R2,296	R2,200	R4,496	R4,261	R31,730	
28	299m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	<b>R4,920,000</b>	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	<b>R5,650,000</b>	R2,296	R2,200	R4,496	R4,261	R31,730	
29	301m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	<b>R4,920,000</b>	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	<b>R5,650,000</b>	R2,296	R2,200	R4,496	R4,261	R31,730	
30	345m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	<b>R4,920,000</b>	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	<b>R5,650,000</b>	R2,296	R2,200	R4,496	R4,261	R31,730	
31	333m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	<b>R4,920,000</b>	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	<b>R5,650,000</b>	R2,296	R2,200	R4,496	R4,261	R31,730	
32	379m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	<b>R4,920,000</b>	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	<b>R5,650,000</b>	R2,296	R2,200	R4,496	R4,261	R31,730	

RESERVED  
 SOLD  
 NEW PHASE RELEASED OCT 2024

**UPGRADES (available at purchase):**



No.	Selection items	COST		TICK
<b>HOUSE TYPE</b>				
1.1	Three bedroom Type A		R40,000	choose one
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		
<b>PARKING</b>				
3.1	Carport - standard	No additional cost		choose one
3.2	Double Garage - upgrade		R174,000	
<b>GARDEN AREA</b>				
4.1	Lawn - standard	No additional cost		choose one
4.2	Deck - upgrade		R96,000	
4.3	Swimming pool & deck surround - upgrade		R191,000	
<b>COURTYARD</b>				
5.1	Pergola - upgrade		R92,000	optional
5.2	Concrete braai counter braai - included	No additional costs		
<b>KITCHEN</b>				
6.1	White Finish	No additional cost		choose one
6.2	Storm Grey Finish	No additional cost		
<b>BATHROOM</b>				
7.1a	Light finish - standard	No additional cost		choose one
7.2	Dark finish - upgrade	3-bed	R85,000	
7.2	Bathroom Sanware, Showers and Accessories:	4-bed	R103,000	
<b>SMART OPTIONS</b>				
8.1	Airconditioning in all bedrooms (3) - upgrade	3-bed	R109,000	optional
8.1	Airconditioning in all bedrooms (4) - upgrade	4-bed	R137,000	
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	
<b>LIGHTING AND ELECTRICAL</b>				
9.1	Light option - standard	No additional cost		choose one
9.2	Dark option - upgrade	3-bed	R31,000	
9.2	Darl option - upgrade	4-bed	R35,000	
<b>IRONMONGERY</b>				
10.1	Stainless steel - standard	No additional cost		choose one
10.2	Black - upgrade	3-bed	R6,000	
10.2	Black - upgrade	4-bed	R7,000	

<b>SUB-TOTAL UPGRADES</b>	
<b>ADD HOUSE PRICE</b>	
<b>TOTAL PURCHASE PRICE</b>	

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