ZULULAMI
LUXURY COASTAL ESTATE

PHASE 1: TRANSFER READY 180 stands | 173 sold | 7 available				
ERF	**SIZE (m²)**	**PURCHASE PRICE**	**HOA LEVY (monthly)**	**TRANSFER DATE**
1175	1223	**R2,350,000**	R2,296	TRANSFER READY
1179	1776	**R2,410,000**	R2,296	TRANSFER READY
1180	1538	**R2,410,000**	R2,296	TRANSFER READY
1185	1414	**R2,350,000**	R2,296	TRANSFER READY
1186	1233	**R2,350,000**	R2,296	TRANSFER READY
1204	1823	**R1,980,000**	R2,296	TRANSFER READY
1205	1406	**R1,980,000**	R2,296	TRANSFER READY
PHASE 2: TRANSFER READY 96 stands | 89 sold | 7 available				
1578	1498	**R1,900,000**	R2,296	TRANSFER READY
1581	1672	**R2,110,000**	R2,296	TRANSFER READY
1632	1165	**R3,750,000**	R2,296	TRANSFER READY
1668	1165	**R2,595,000**	R2,296	TRANSFER READY
1669	1161	**R2,595,000**	R2,296	TRANSFER READY
1670	1157	**R2,595,000**	R2,296	TRANSFER READY
1671	1291	**R2,595,000**	R2,296	TRANSFER READY

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**	R2,296	R1,900	R4,196	R2,991	R21,350	complete
2	442m²	3-bedroom	207m²	**R4,750,000**	R2,296	R1,900	R4,196	R2,991	R24,350	complete
3	463m²	4-bedroom	235m²	**R5,895,000**	R2,296	R2,200	R4,496	R4,177	R33,106	complete
4	358m²	3-bedroom	207m²	**R4,250,000**	R2,296	R1,900	R4,196	R2,991	R24,350	complete
5	316m²	3-bedroom	207m²	**R3,950,000**	R2,296	R1,900	R4,196	R2,775	R24,000	complete
6	316m²	3-bedroom	207m²	**R4,095,000**	R2,296	R1,900	R4,196	R2,880	R24,000	complete
7	327m²	3-bedroom	207m²	**R4,095,000**	R2,296	R1,900	R4,196	R2,880	R24,000	complete
8	329m²	3-bedroom	208/9m²	**R4,750,000**	R2,296	R1,900	R4,196	R3,352	R26,676	complete
		4-bedroom	236m²	**R5,450,000**	R2,296	R2,200	R4,496	R3,856	R30,607	
9	359m²	4-bedroom	235m²	**R4,785,000**	R2,296	R2,200	R4,496	R3,377	R24,300	complete
10	362m²	3-bedroom	208/9m²	**R4,750,000**	R2,296	R1,900	R4,196	R3,352	R26,676	complete
		4-bedroom	236m²	**R5,450,000**	R2,296	R2,200	R4,496	R3,856	R30,607	
11	346m²	3-bedroom	208/9m²	R4,750,000	R2,296	R1,900	R4,196	R3,570	R26,676	complete
12	358m²	3-bedroom	208m²	**R5,035,000**	R2,296	R1,900	R4,196	R3,570	R26,676	Nov-25
13	333m²	3-bedroom	208m²	**R4,750,000**	R2,296	R1,900	R4,196	R3,570	R26,676	Oct-25
14	440m²	3-bedroom	208m²	**R5,075,000**	R2,296	R1,900	R4,196	R3,570	R26,676	Dec-25
15	346m²	3-bedroom	208m²	**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	265m²	3-bedroom	208/9m²	**R4,920,000**	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,296	R2,200	R4,496	R4,261	R31,730	
27	302m²	3-bedroom	208/9m²	**R4,920,000**	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,296	R2,200	R4,496	R4,261	R31,730	
28	299m²	3-bedroom	208/9m²	**R4,920,000**	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,296	R2,200	R4,496	R4,261	R31,730	
29	301m²	3-bedroom	208/9m²	**R4,920,000**	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,296	R2,200	R4,496	R4,261	R31,730	
30	345m²	3-bedroom	208/9m²	**R4,920,000**	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,296	R2,200	R4,496	R4,261	R31,730	
31	333m²	3-bedroom	208/9m²	**R4,920,000**	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,296	R2,200	R4,496	R4,261	R31,730	
32	379m²	3-bedroom	208/9m²	**R4,920,000**	R2,296	R1,900	R4,196	R3,701	R27,630	15 months from date of sale
		4-bedroom	236m²	**R5,650,000**	R2,296	R2,200	R4,496	R4,261	R31,730	

RESERVED
SOLD

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

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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,805	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,805	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,328	R2,296	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 1,721	R2,296	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 2,072	R2,296	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 1,988	R2,296	R 4,284	R 2,559	occupation ready	R 24,196

SOLD

Parking allocations: C = covered; T = Tandem covered