

ZULULAMI

LUXURY COASTAL ESTATE

PHASE 1: TRANSFER READY				
180 stands 175 sold 5 available				
ERF	SIZE (m²)	PURCHASE PRICE	HOA LEVY (monthly)	TRANSFER DATE
1175	1223	R2 350 000	R2 296	TRANSFER READY
1180	1538	R2 410 000	R2 296	TRANSFER READY
1185	1414	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 88 sold 8 available				
1578	1498	R1 900 000	R2 296	TRANSFER READY
1581	1672	R2 110 000	R2 296	TRANSFER READY
1630	1586	R3 300 000	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	505m ²	3-bedroom	207m ²	R4 250 000	R2 296	R1 900	R4 196	R2 991	R21 350	complete
2	442m ²	3-bedroom	207m ²	R4 750 000	R2 296	R1 900	R4 196	R2 991	R24 350	complete
3	463m ²	4-bedroom	235m ²	R5 895 000	R2 296	R2 200	R4 496	R4 177	R33 106	complete
4	358m ²	3-bedroom	207m ²	R4 250 000	R2 296	R1 900	R4 196	R2 991	R24 350	complete
5	316m ²	3-bedroom	207m ²	R3 950 000	R2 296	R1 900	R4 196	R2 775	R24 000	complete
6	316m ²	3-bedroom	207m ²	R4 095 000	R2 296	R1 900	R4 196	R2 880	R24 000	complete
7	327m ²	3-bedroom	207m ²	R4 095 000	R2 296	R1 900	R4 196	R2 880	R24 000	complete
8	329m ²	3-bedroom	208/9m ²	R4 750 000	R2 296	R1 900	R4 196	R3 352	R26 676	complete
		4-bedroom	236m ²	R5 450 000	R2 296	R2 200	R4 496	R3 856	R30 607	
9	359m ²	4-bedroom	235m ²	R4 785 000	R2 296	R2 200	R4 496	R3 377	R24 300	complete
10	362m ²	3-bedroom	208/9m ²	R4 750 000	R2 296	R1 900	R4 196	R3 352	R26 676	complete
		4-bedroom	236m ²	R5 450 000	R2 296	R2 200	R4 496	R3 856	R30 607	
11	346m ²	3-bedroom	208/9m ²	R4 750 000	R2 296	R1 900	R4 196	R3 570	R26 676	complete
12	358m ²	3-bedroom	208m ²	R5 035 000	R2 296	R1 900	R4 196	R3 570	R26 676	Nov-25
13	333m ²	3-bedroom	208m ²	R4 750 000	R2 296	R1 900	R4 196	R3 570	R26 676	Oct-25
14	440m ²	3-bedroom	208m ²	R5 075 000	R2 296	R1 900	R4 196	R3 570	R26 676	Dec-25
15	346m ²	3-bedroom	208m ²	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 ²	3-bedroom	208/9m ²	R4 920 000	R2 296	R1 900	R4 196	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m ²	R5 650 000	R2 296	R2 200	R4 496	R4 261	R31 730	
27	302m ²	3-bedroom	208/9m ²	R4 920 000	R2 296	R1 900	R4 196	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m ²	R5 650 000	R2 296	R2 200	R4 496	R4 261	R31 730	
28	299m ²	3-bedroom	208/9m ²	R4 920 000	R2 296	R1 900	R4 196	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m ²	R5 650 000	R2 296	R2 200	R4 496	R4 261	R31 730	
29	301m ²	3-bedroom	208/9m ²	R4 920 000	R2 296	R1 900	R4 196	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m ²	R5 650 000	R2 296	R2 200	R4 496	R4 261	R31 730	
30	345m ²	3-bedroom	208/9m ²	R4 920 000	R2 296	R1 900	R4 196	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m ²	R5 650 000	R2 296	R2 200	R4 496	R4 261	R31 730	
31	333m ²	3-bedroom	208/9m ²	R4 920 000	R2 296	R1 900	R4 196	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m ²	R5 650 000	R2 296	R2 200	R4 496	R4 261	R31 730	
32	379m ²	3-bedroom	208/9m ²	R4 920 000	R2 296	R1 900	R4 196	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m ²	R5 650 000	R2 296	R2 200	R4 496	R4 261	R31 730	

RESERVED
 SOLD

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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	

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

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

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

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

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	

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	

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

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

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

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

SUB-TOTAL UPGRADES	
ADD HOUSE PRICE	
TOTAL PURCHASE PRICE	

Sign