

# ZULULAMI

LUXURY COASTAL ESTATE

PHASE 1: TRANSFER READY				
180 stands   177 sold   3 available				
ERF	SIZE (m <sup>2</sup> )	PURCHASE PRICE	HOA LEVY (monthly)	TRANSFER DATE
1185	1414	<b>R2 350 000</b>	R2 433	TRANSFER READY
1204	1823	<b>R1 980 000</b>	R2 433	TRANSFER READY
1205	1406	<b>R1 980 000</b>	R2 433	TRANSFER READY
PHASE 2: TRANSFER READY				
96 stands   95 sold   1 available				
ERF	SIZE (m <sup>2</sup> )	PURCHASE PRICE	HOA LEVY (monthly)	TRANSFER DATE
1630	1586	<b>R3 300 000</b>	R2 433	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 <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4 250 000	R2 433	R1 900	R4 333	R2 991	R21 350	complete
2	442m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4 750 000	R2 433	R1 900	R4 333	R2 991	R24 350	complete
3	463m <sup>2</sup>	4-bedroom	235m <sup>2</sup>	R5 895 000	R2 433	R2 200	R4 633	R4 177	R33 106	complete
4	358m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4 250 000	R2 433	R1 900	R4 333	R2 991	R24 350	complete
5	316m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R3 950 000	R2 433	R1 900	R4 333	R2 775	R24 000	complete
6	316m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4 095 000	R2 433	R1 900	R4 333	R2 880	R24 000	complete
7	327m <sup>2</sup>	3-bedroom	207m <sup>2</sup>	R4 095 000	R2 433	R1 900	R4 333	R2 880	R24 000	complete
8	329m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 750 000	R2 433	R1 900	R4 333	R3 352	R26 676	complete
		4-bedroom	236m <sup>2</sup>	R5 450 000	R2 433	R2 200	R4 633	R3 856	R30 607	
9	359m <sup>2</sup>	4-bedroom	235m <sup>2</sup>	R4 785 000	R2 433	R2 200	R4 633	R3 377	R24 300	complete
10	362m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 750 000	R2 433	R1 900	R4 333	R3 352	R26 676	complete
		4-bedroom	236m <sup>2</sup>	R5 450 000	R2 433	R2 200	R4 633	R3 856	R30 607	
11	346m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 750 000	R2 433	R1 900	R4 333	R3 570	R26 676	complete
12	358m <sup>2</sup>	3-bedroom	208m <sup>2</sup>	R5 035 000	R2 433	R1 900	R4 333	R3 570	R26 676	occupation ready
13	333m <sup>2</sup>	3-bedroom	208m <sup>2</sup>	R4 750 000	R2 433	R1 900	R4 333	R3 570	R26 676	complete
14	440m <sup>2</sup>	3-bedroom	208m <sup>2</sup>	R5 075 000	R2 433	R1 900	R4 333	R3 570	R26 676	occupation ready
15	346m <sup>2</sup>	3-bedroom	208m <sup>2</sup>	R4 750 000	R2 433	R1 900	R4 333	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>	R4 920 000	R2 433	R1 900	R4 333	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	R5 650 000	R2 433	R2 200	R4 633	R4 261	R31 730	
27	302m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 920 000	R2 433	R1 900	R4 333	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	R5 650 000	R2 433	R2 200	R4 633	R4 261	R31 730	
28	299m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 920 000	R2 433	R1 900	R4 333	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	R5 650 000	R2 433	R2 200	R4 633	R4 261	R31 730	
29	301m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 920 000	R2 433	R1 900	R4 333	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	R5 650 000	R2 433	R2 200	R4 633	R4 261	R31 730	
30	345m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 920 000	R2 433	R1 900	R4 333	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	R5 650 000	R2 433	R2 200	R4 633	R4 261	R31 730	
31	333m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 920 000	R2 433	R1 900	R4 333	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	R5 650 000	R2 433	R2 200	R4 633	R4 261	R31 730	
32	379m <sup>2</sup>	3-bedroom	208/9m <sup>2</sup>	R4 920 000	R2 433	R1 900	R4 333	R3 701	R27 630	15 months from date of sale
		4-bedroom	236m <sup>2</sup>	R5 650 000	R2 433	R2 200	R4 633	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		choose one
4.2	Deck - upgrade	R96 000		
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 additional 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		choose one
7.2	Dark finish - upgrade	3-bed	R85 000	
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	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		

**LIGHTING AND ELECTRICAL**

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	

**IRONMONGERY**

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>	

Sign \_\_\_\_\_