ZULULAMI
LUXURY COASTAL ESTATE

| PHASE 1: TRANSFER READY<br>180 stands \| 179 sold \| 1 available | | | | |
|---|---|---|---|---|
| **ERF** | **SIZE (m²)** | **PURCHASE PRICE** | **HOA LEVY (monthly)** | **TRANSFER DATE** |
| 1205 | 1406 | **R1 980 000** | R2 433 | TRANSFER READY |
| **PHASE 2: TRANSFER READY<br>96 stands \| 95 sold \| 1 available** | | | | |
| **ERF** | **SIZE (m²)** | **PURCHASE PRICE** | **HOA LEVY (monthly)** | **TRANSFER DATE** |
| 1581 | 1672 | **R2 110 000** | 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 | 505m² | 3-bedroom | 207m² | **R4 250 000** | R2 433 | R1 900 | R4 333 | R2 991 | R21 350 | complete |
| 2 | 442m² | 3-bedroom | 207m² | **R4 750 000** | R2 433 | R1 900 | R4 333 | R2 991 | R24 350 | complete |
| 3 | 463m² | 4-bedroom | 235m² | **R5 895 000** | R2 433 | R2 200 | R4 633 | R4 177 | R33 106 | complete |
| 4 | 358m² | 3-bedroom | 207m² | **R4 250 000** | R2 433 | R1 900 | R4 333 | R2 991 | R24 350 | complete |
| 5 | 316m² | 3-bedroom | 207m² | **R3 950 000** | R2 433 | R1 900 | R4 333 | R2 775 | R24 000 | complete |
| 6 | 316m² | 3-bedroom | 207m² | **R4 095 000** | R2 433 | R1 900 | R4 333 | R2 880 | R24 000 | complete |
| 7 | 327m² | 3-bedroom | 207m² | **R4 095 000** | R2 433 | R1 900 | R4 333 | R2 880 | R24 000 | complete |
| 8 | 329m² | 3-bedroom | 208/9m² | **R4 750 000** | R2 433 | R1 900 | R4 333 | R3 352 | R26 676 | complete |
| | | 4-bedroom | 236m² | **R5 450 000** | R2 433 | R2 200 | R4 633 | R3 856 | R30 607 | |
| 9 | 359m² | 4-bedroom | 235m² | **R4 785 000** | R2 433 | R2 200 | R4 633 | R3 377 | R24 300 | complete |
| 10 | 362m² | 3-bedroom | 208/9m² | **R4 750 000** | R2 433 | R1 900 | R4 333 | R3 352 | R26 676 | complete |
| | | 4-bedroom | 236m² | **R5 450 000** | R2 433 | R2 200 | R4 633 | R3 856 | R30 607 | |
| 11 | 346m² | 3-bedroom | 208/9m² | **R4 750 000** | R2 433 | R1 900 | R4 333 | R3 570 | R26 676 | complete |
| 12 | 358m² | 3-bedroom | 208m² | **R5 035 000** | R2 433 | R1 900 | R4 333 | R3 749 | R26 676 | RENTED |
| 13 | 333m² | 3-bedroom | 208m² | **R4 750 000** | R2 433 | R1 900 | R4 333 | R3 570 | R26 676 | complete |
| 14 | 440m² | 3-bedroom | 208m² | **R5 075 000** | R2 433 | R1 900 | R4 333 | R3 570 | R26 676 | occupation ready |
| 15 | 346m² | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 261 | R31 730 | Q1 2027 |

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 433 | R1 900 | R4 333 | R3 701 | R27 630 | Q1 2027 |
| | | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 261 | R31 730 | |
| | | | | | | | | | | |
| 27 | 302m² | 3-bedroom | 208/9m² | **R4 920 000** | R2 433 | R1 900 | R4 333 | R3 701 | R27 630 | Q1 2027 |
| | | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 261 | R31 730 | |
| | | | | | | | | | | |
| 28 | 299m² | 3-bedroom | 208/9m² | **R4 920 000** | R2 433 | R1 900 | R4 333 | R3 701 | R27 630 | Q1 2027 |
| | | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 261 | R31 730 | |
| | | | | | | | | | | |
| 29 | 301m² | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 475 | R31 730 | Q1 2027 |
| | | | | | | | | | | |
| 30 | 345m² | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 475 | R31 730 | Q1 2027 |
| | | | | | | | | | | |
| 31 | 333m² | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 475 | R31 730 | Q1 2027 |
| | | | | | | | | | | |
| 32 | 379m² | 4-bedroom | 236m² | **R5 650 000** | R2 433 | R2 200 | R4 633 | R4 475 | R31 730 | Q1 2027 |

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 - included in 4-bed | | 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