ZULULAMI
LUXURY COASTAL ESTATE

PHASE 1: TRANSFER READY 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 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	**SOLD**	R2 433	R1 900	R4 333	R2 991	R21 350	complete
2	442m²	3-bedroom	207m²	**SOLD**	R2 433	R1 900	R4 333	R2 991	R24 350	complete
3	463m²	4-bedroom	235m²	**SOLD**	R2 433	R2 200	R4 633	R4 177	R33 106	complete
4	358m²	3-bedroom	207m²	**SOLD**	R2 433	R1 900	R4 333	R2 991	R24 350	complete
5	316m²	3-bedroom	207m²	**SOLD**	R2 433	R1 900	R4 333	R2 775	R24 000	complete
6	316m²	3-bedroom	207m²	**SOLD**	R2 433	R1 900	R4 333	R2 880	R24 000	complete
7	327m²	3-bedroom	207m²	**SOLD**	R2 433	R1 900	R4 333	R2 880	R24 000	complete
8	329m²	3-bedroom	208/9m²	**SOLD**	R2 433	R1 900	R4 333	R3 352	R26 676	complete
		4-bedroom	236m²		R2 433	R2 200	R4 633	R3 856	R30 607	
9	359m²	4-bedroom	235m²	**SOLD**	R2 433	R2 200	R4 633	R3 377	R24 300	complete
10	362m²	3-bedroom	208/9m²	**SOLD**	R2 433	R1 900	R4 333	R3 352	R26 676	complete
		4-bedroom	236m²		R2 433	R2 200	R4 633	R3 856	R30 607	
11	346m²	3-bedroom	208/9m²	**SOLD**	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	**SOLD**	R2 433	R1 900	R4 333	R3 570	R26 676	complete
14	440m²	3-bedroom	208m²	**SOLD**	R2 433	R1 900	R4 333	R3 570	R26 676	complete
15	346m²									mid 2027
		4-bedroom	236m²	**R5 650 000**	R2 433	R2 200	R4 633	R4 261	R31 730	

RENTED - CONTACT PAT

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