

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				
1578	1498	R1 900 000	R2 296	TRANSFER READY
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	505m ²	3-bedroom	207m ²	SOLD	R2 433	R1 900	R4 333	R2 991	R21 350	complete
2	442m ²	3-bedroom	207m ²	SOLD	R2 433	R1 900	R4 333	R2 991	R24 350	complete
3	463m ²	4-bedroom	235m ²	SOLD	R2 433	R2 200	R4 633	R4 177	R33 106	complete
4	358m ²	3-bedroom	207m ²	SOLD	R2 433	R1 900	R4 333	R2 991	R24 350	complete
5	316m ²	3-bedroom	207m ²	SOLD	R2 433	R1 900	R4 333	R2 775	R24 000	complete
6	316m ²	3-bedroom	207m ²	SOLD	R2 433	R1 900	R4 333	R2 880	R24 000	complete
7	327m ²	3-bedroom	207m ²	SOLD	R2 433	R1 900	R4 333	R2 880	R24 000	complete
8	329m ²	3-bedroom	208/9m ²	SOLD	R2 433	R1 900	R4 333	R3 352	R26 676	complete
		4-bedroom	236m ²		R2 433	R2 200	R4 633	R3 856	R30 607	
9	359m ²	4-bedroom	235m ²	SOLD	R2 433	R2 200	R4 633	R3 377	R24 300	complete
10	362m ²	3-bedroom	208/9m ²	SOLD	R2 433	R1 900	R4 333	R3 352	R26 676	complete
		4-bedroom	236m ²		R2 433	R2 200	R4 633	R3 856	R30 607	
11	346m ²	3-bedroom	208/9m ²	SOLD	R2 433	R1 900	R4 333	R3 570	R26 676	complete
12	358m ²	3-bedroom	208m ²	R5 035 000	R2 433	R1 900	R4 333	R3 749	R26 676	RENTED
13	333m ²	3-bedroom	208m ²	SOLD	R2 433	R1 900	R4 333	R3 570	R26 676	complete
14	440m ²	3-bedroom	208m ²	SOLD	R2 433	R1 900	R4 333	R3 570	R26 676	complete
15	346m ²			SOLD						mid 2027
		4-bedroom	236m ²		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	265m ²	3-bedroom	208/9m ²	SOLD	R2 433	R1 900	R4 333	R3 701	R27 630	mid 2027
		4-bedroom	236m ²		R2 433	R2 200	R4 633	R4 261	R31 730	
27	302m ²	3-bedroom	208/9m ²	SOLD	R2 433	R1 900	R4 333	R3 701	R27 630	mid 2027
		4-bedroom	236m ²		R2 433	R2 200	R4 633	R4 261	R31 730	
28	299m ²	3-bedroom	208/9m ²	SOLD	R2 433	R1 900	R4 333	R3 701	R27 630	mid 2027
		4-bedroom	236m ²		R2 433	R2 200	R4 633	R4 261	R31 730	
29	301m ²	4-bedroom	236m ²	R5 950 000	R2 433	R2 200	R4 633	R4 475	R31 730	mid 2027
30	345m ²	4-bedroom	236m ²	SOLD	R2 433	R2 200	R4 633	R4 475	R31 730	mid 2027
31	333m ²	4-bedroom	236m ²	R5 950 000	R2 433	R2 200	R4 633	R4 475	R31 730	mid 2027
32	379m ²	4-bedroom	236m ²	R5 650 000	R2 433	R2 200	R4 633	R4 475	R31 730	mid 2027

RESERVED
SOLD

COST

TICK

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 - included in 4-bed	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