



MARKETING PACK



PHASE 2 - NOW SELLING TURNKEY HOMES

Full-title family living in Kuils River, with the Bottelary Hills and Winelands on your doorstep.

Welcome to Zevenbosch Estate

Zevenbosch Estate is a thoughtfully planned residential estate in Kuils River comprising 165 full-title homes. The development combines modern three-bedroom homes, private gardens, open-plan living and a managed estate environment, with convenient access to the Stellenbosch Winelands, Helderberg Basin and greater Cape Town.

The estate is positioned close to everyday conveniences including Zevenwacht Mall, schools, hospitals, golf courses and wine estates. Residents also benefit from children’s play areas and a Homeowners’ Association that helps manage the estate and its shared environment.

Security & everyday convenience

- 24-hour manned security
- Comprehensive CCTV and perimeter surveillance
- Electrified perimeter fencing
- Backup power supporting security functions
- Perimeter breach detection and early-warning systems
- Fibre-ready homes
- Pet-friendly living, subject to HOA approval

On your doorstep

Destination	Approx. distance
Zevenwacht Mall	1.4 km
Saxenburg Wine Estate	2 km
Mikro Primary School	4 km
Zevenwacht Wine Estate	4.5 km
De Kuilen High School	5 km
Haasendal Gables	6 km
Netcare Kuils River Hospital	6 km
Cape Town International Airport	16 km
Stellenbosch	16 km

PHASE 2 - Choose the home that suits you

Introduces three home types A, C and G, all with three bedrooms, modern finishes and open-plan living. Type A is a single-storey home, while Types C and G are double-storey homes with additional floor area.

Type	Storeys	Bedrooms	Bathrooms	Garage	Home size
A	Single	3	1.5	1	131.57 m ²
G	Double	3	1.5	1	160.40 m ²
C	Double	3	1.5	1	167.09 m ²

Type A — *single-storey living*

A practical single-level layout with three bedrooms, open-plan kitchen/living areas and a single garage. It is the most compact Phase 2 option and is well suited to buyers who prefer all living spaces on one level.



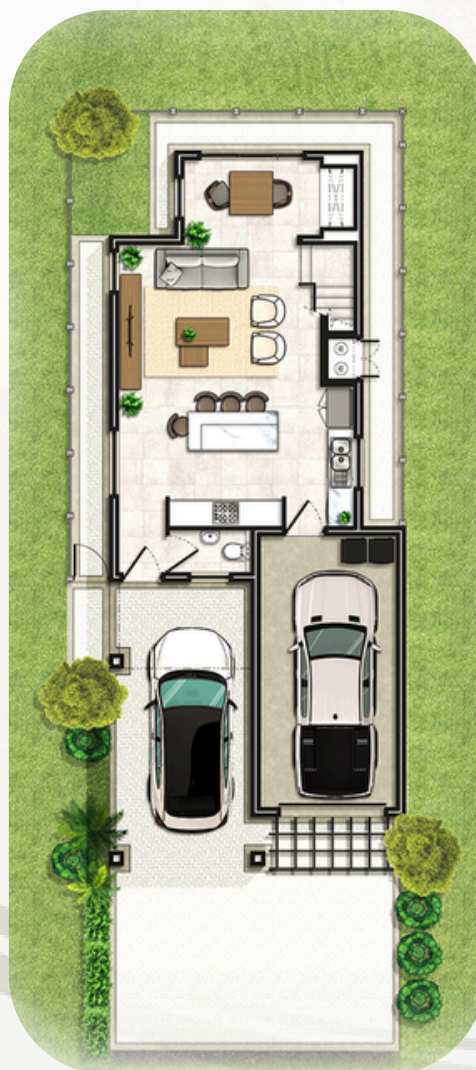
Type C — Double-storey living

At approximately 167.09 m², Type C is the largest of the three Phase 2 options. The double-storey design combines generous open-plan living with three bedrooms, a single garage and covered parking.



Type G — *Double-storey living*

Type G provides approximately 160.40 m² of accommodation over two levels. The ground floor focuses on open-plan living and entertaining, while the bedrooms are positioned upstairs. A garage and covered parking form part of the overall layout.





TYPE A – SINGLE-STOREY LIVING

Phase 2 : R 2 990 000.00 - Turnkey

Home Size : 131.57 m²



TYPE C – DOUBLE-STOREY LIVING

From R3 120 000 – Turnkey

Home size: 167.09 m²



TYPE G – DOUBLE-STOREY LIVING

R3 085 000 – Turnkey

Home size: 160.40 m²

Phase 2 — Turnkey price list

Phase 2 will be marketed on a turnkey basis.

PLOT	PLOT SIZE	TYPE	HOME SIZE	PRICE INCLUDING VAT
Erf 27883	168	Type C - Hipped	167,09 m2	R3 120 000,00
Erf 27884	172	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27885	172	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27886	172	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27887	167	Type C - Hipped	167,09 m2	R3 120 000,00
Erf 27901	189	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27902	172	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27903	247	Type C - Gable	167,09 m2	R3 270 000,00
Erf 27888	179	Type G - Gable	160,40 m2	R3 085 000,00
Erf 27889	179	Type G - Gable	160,40 m2	R3 085 000,00
Erf 27890	179	Type G - Gable	160,40 m2	R3 085 000,00
Erf 27891	179	Type G - Gable	160,40 m2	R3 085 000,00
Erf 27897	179	Type G - Gable	160,40 m2	R3 085 000,00
Erf 27898	179	Type G - Gable	160,40 m2	R3 085 000,00
Erf 27899	179	Type G - Gable	160,40 m2	R3 085 000,00
Erf 27900	179	Type G - Hipped	160,40 m2	R3 085 000,00
Erf 27904	251	Type C - Hipped	167,09 m2	R3 270 000,00
Erf 27905	251	Type C - Gable	167,09 m2	R3 270 000,00
Erf 27906	249	Type C - Gable	167,09 m2	R3 270 000,00
Erf 27907	247	Type C - Gable	167,09 m2	R3 270 000,00
Erf 27892	168	Type C - Hipped	167,09 m2	R3 120 000,00

Phase 2 — Price list continued

Phase 2 will be marketed on a turnkey basis.

Erf 27893	172	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27894	172	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27895	172	Type C - Gable	167,09 m2	R3 120 000,00
Erf 27896	167	Type C - Hipped	167,09 m2	R3 120 000,00
Erf 27908	223	Type C - Gable	167,09 m2	R3 180 000.00
Erf 27909	172	Type C - Hipped	167,09 m2	R3 120 000,00
Erf 27910	189	Type C - Hipped	167,09 m2	R3 120 000,00
Erf 27929	204	Type A - Hipped	131,57 m2	R2 990 000,00
Erf 27930	204	Type A - Gable	131,57 m2	R2 990 000,00
Erf 27931	204	Type A - Gable	131,57 m2	R2 990 000,00
Erf 27932	204	Type A - Gable	131,57 m2	R2 990 000,00
Erf 27933	204	Type A - Hipped	131,57 m2	R2 990 000,00
Erf 27934	204	Type A - Hipped	131,57 m2	R2 990 000,00
Erf 27935	204	Type A - Gable	131,57 m2	R2 990 000,00
Erf 27936	204	Type A - Gable	131,57 m2	R2 990 000,00
Erf 27937	204	Type A - Gable	131,57 m2	R2 990 000,00
Erf 27938	204	Type A - Hipped	131,57 m2	R2 990 000,00
Erf 27939	205	Type A - Gable	131,57 m2	R2 990 000,00
Erf 27940	240	Type A - Gable	131,57 m2	R2 990 000,00

FINISHES

BLACK HARMONY



Interior Design Option 1

Black Harmony

These are interior design finishes and fittings options, specified to create a unique look and feel for your home. All loose interior items, such as furniture, smalls, appliances etc. are sold separately. Feel free to customise your options by selecting from the categories below.

DAYLIGHT TONES



Interior Design Option 2

Daylight Tones

These are interior design finishes and fittings options, specified to create a unique look and feel for your home. All loose interior items, such as furniture, smalls, appliances etc. are sold separately. Feel free to customise your options by selecting from the categories below.

URBAN NEUTRAL



Interior Design Option 3

Urban Neutral

These are interior design finishes and fittings options, specified to create a unique look and feel for your home. All loose interior items, such as furniture, smalls, appliances etc. are sold separately. Feel free to customise your options by selecting from the categories below.

Plot & Plan vs Turnkey — what is the difference?

The important difference is not the design of the house, it is how the purchase and build costs are packaged and who carries certain development-period costs.

	Plot & Plan	Turnkey — Phase 2
Purchase structure	The erf and construction price are identified separately in the sale/building documentation. The building amount is paid through construction progress stages.	A single all-in marketed price gives the buyer a clearer upfront picture of the cost of the completed standard home.
Progress payments	Bond-financed builds use progress payments to the contractor; cash builds are also paid according to agreed construction stages.	The turnkey structure is designed to simplify the buyer experience by packaging the development-period cost into the turnkey offering.
Interim interest	Interim interest is serviced by the buyer until completion.	For Phase 2, the turnkey offering is intended to remove interim interest from the buyer's additional out-of-pocket development costs.
Bond & transfer fees	Transfer costs are paid by the developer; Bond registration fees are paid by the buyer	Phase 2 is being presented as an all-inclusive turnkey offering with bond and transfer fees included , subject to the final OTP and finance structure.
Budget certainty	The final buyer cost can be affected by finance structure, progress payments and approved extras.	Greater price certainty: the advertised turnkey price is easier to budget around, with approved optional extras remaining separate where applicable.

Why turnkey is attractive for a buyer

- One clear purchase price – easier budgeting.
- No interim interest while we build – less financial pressure during construction.
- Bond & transfer fees included – fewer upfront costs.
- No construction cost surprises – know what you're paying from the start.
- We manage the build – less stress and administration.
- Choose your approved finishes – personalise your new home.
- Time to prepare – plan your move while your home is being built.
- Move into a brand-new home – completed and ready for handover.
- Simple journey – choose your erf, home and finishes, then watch it come to life.

Important: The signed OTP, building agreement and quotation always take precedence over marketing material. Optional extras or approved variations are additional unless specifically included in the final contract.

What is included in your home?

- The supplied House Specification and Finishes schedule sets out a modern standard specification. Highlights include:
- Cavity-wall construction using cement maxi bricks
- Charcoal roof finishes, roof insulation and aluminium rainwater goods
- White aluminium windows and selected aluminium external doors
- Motorised white sectional garage door with two remotes
- Poly-skimmed and painted internal walls
- Vinyl flooring and tiles according to the approved floor plan and developer selection
- 20 mm granite kitchen worktops and client-choice kitchen cupboard colour from the developer selection
- DEFY 600 gas hob, electric oven and stainless-steel chimney extractor
- Geberit concealed cisterns, frameless shower doors and selected Bluetide mixer finishes
- 200L solar geyser
- Washing-machine and dishwasher connection points
- Boundary walls, front/back paving, roll-on lawn and landscaping in line with estate guidelines
- Gas cage/connection, bathroom accessories and house street number

Items not included as standard

Landscaping beyond the estate guideline, curtain rails and blinds, TV dishes/aerials, mirrors, washing lines and gas bottles are excluded from the standard specification.

Changes and optional extras

Any upgrade or variation must be approved in writing before work proceeds. The contractor is not obliged to accept changes, structural changes are not allowed, and approved extra costs must be paid in advance. Always confirm the latest change policy and cut-off dates before making selections.

Your 7-Step Buying Journey

FROM INTEREST TO KEYS

1

Choose your home & finishes

Review the available homes and select the erf, house type and finishes that suit you.

2

Arrange finance

Use the development bond originator, Almarie Nel, or discuss your preferred finance route with your agent.

3

Sign the Offer to Purchase

Your agent prepares the OTP and guides you through the signing process.

4

Submit for bond approval

If applicable, the OTP is submitted for bond approval. Once approved, the documents proceed to BMH Attorneys.

5

Pay the deposit

For a bond transaction, a R20,000 deposit is paid into the attorneys' trust account after bond approval.

6

Confirmation of sale & reservation

Once the OTP is signed, finance is approved (where applicable) and the deposit is paid, your home is reserved and marked as sold.

7

Construction to handover

Your home is built, inspections are completed and, once ready, we'll guide you through the final handover process.

Helpful buyer information

Ownership, levies & utilities

- **Full-title ownership:** buyers receive a freehold title deed for their individual erf.
- **HOA levy :** approximately R1,450 per month, payable from transfer.
- Municipal rates and taxes become the buyer's responsibility from transfer.
- Water, sewer and electricity are municipal connections; electricity and water are pre-paid.
- Homes are fibre-ready.
- The HOA manages common property and shared services.

Warranties

- 3 months — minor workmanship and finish defects
- 1 year — roof leaks caused by poor workmanship or material failure
- 5 years — major structural defects affecting stability or safety

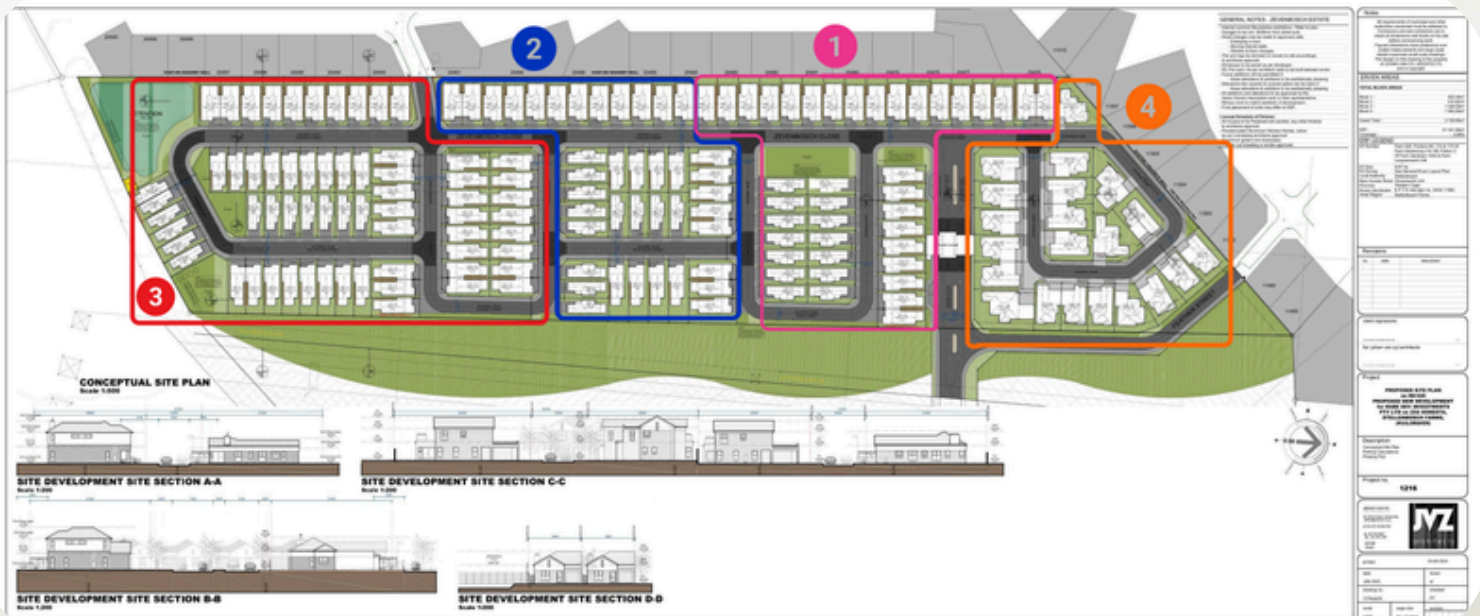
Estate rules

All residents are subject to the Zevenbosch HOA rules. Pets are allowed subject to approval of the homeowners. Short-term letting / Airbnb is not allowed. Exterior alterations, fencing and paint colours are also subject to estate requirements and approval.

Important contacts

Contact	Details
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Bond originator	Almarie Nel • 082 462 3165 • almarie@cmco.co.za
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Estate website	www.zevenboschestate.co.za

Site Development Plan



Explore Zevenbosch Estate

Scan the QR code below or visit the estate website to view house types, plans and development information.



www.zevenboschestate.co.za

This welcome pack is a marketing guide prepared from the supplied Zevenbosch Estate documents, Phase 1 and Phase 2 price list and current estate website information. Prices, availability, levies, specifications and development details may change. The signed contractual documents and latest approved plans/specifications take precedence.