Jacana Eco Estate…. 

The developer along with the professional team are providing custom finished, modern contemporary homes within a newly built gated estate.

These fresh homes are a unique offering in the area and have been made available at highly competitive prices.

Each home in the estate is custom designed within the specified floor area for the buyer which is facilitated by an outsourced interior layout and design company, Dandelion designs, who assist each family in personalizing their home from internal layouts to floor, sanware and lighting finishes and everything in between.

Design boards and color pallets are compiled by each purchaser for their home and roll out managed through a number of scheduled consultations to ensure the customer is entirely happy with their new home once complete.

The best suppliers and products have been carefully and individually chosen by the developer and interior designer to ensure the highest quality finishes.

The developer oversees all building and undertakes all construction work in the estate with its own team, once again to ensure top quality workmanship and accountability for each element of the build process.

The rolling topography of the site provides each home with a unique outlook over lush green landscapes as far as the eye can see with views over the protected grasslands, wetlands, stream or mountain views.

The highest specifications have been used for the infrastructure, Roads and driveways are paved for guaranteed longevity and an upmarket finish with storm water drainage, electrical and water reticulation meticulously designed by the engineers.

The developed areas of the estate are generously landscaped with a large variety of indigenous plants and trees, these landscaped areas are maturing quickly along with the estate.

The estate has a unique protected midlands mist belt grassland and a wetland with a stream running through the property, these open areas are for the exclusive use of the residents and provide a fresh living space in touch with nature and the midlands lifestyle whilst still maintaining the convenience of its central location.

The open areas are rich with birdlife, a unique array of flowers as well as a diverse variety of fauna and flora cover the estate. Over and above the private green spaces within the estate, the surrounding area is primarily made up of environmental servitudes and wetlands each of which protect the privacy, unique green outlook and exclusivity of the estate.
**PET FRIENDLY**

Pets are part of the family and living in a gated estate should not mean you have to part with them (BC Rules applicable). Each unit has its own exclusive use garden providing controlled outdoor space for pets.

**GREEN ELEMENTS**

Due to increasing pressure on natural resources and home owners pockets for utilities, the units will come standard with rain water harvesting, gas and options for solar and grey water harvesting thus providing a more socially responsible home.

**SECURITY**

Security is an increasingly important factor driving home buyers decisions and motivating tenants. The estate has 24/7 guarding facilities at the gate. Quick close security features and cell phone operated access control. Full electrified perimeter fence link to armed response.

Living in an estate like Jacana Eco Estate means people get to enjoy indoor and outdoor living at anytime.

**FINANCE**

The homes in Jacana Eco Estate have been approved for end user finance by all the major banks, namely: ABSA, FNB, NEDBANK and STANDARD BANK, this makes purchasing in the estate that much easier and gives buyers the extra comfort that the banks find value in these homes.

**COMMON FACILITIES**

Large open areas provide great places for walks, within the grassland and wetland. There will be a large communal fire pit and out door braai facilities looking over the stream and the wetland.

**CONNECTIVITY**

Fibre-to-home options will become available as well as wireless connectivity options.
OVERVIEW

TYPICAL 3 BEDROOM UNIT:

- Double Garage
- Visitors Parking
- Covered entrance
- Entrance Hall
- Guest toilet (optional)
- Open plan living area
- Kitchen
- Scullery and Laundry
- Courtyard
- Folding stack doors to covered veranda
- Timber deck with Pergola
- Main bedroom
- Main en-suite and dressing area
- Bedroom 2
- Bedroom 3
- Bathroom
- Rainwater harvesting tank

FROM: R 3 150 000

*Inclusive of VAT and commission
CASSIA - 3 BEDROOM SIMPLEX APARTMENTS

OVERVIEW

TYPICAL 3 BEDROOM APARTMENT UNIT:
Ground Floor Unit and First Floor Unit

- Single Garage & Parking Bay
- Covered entrance
- Entrance Hall
- Open plan living area
- Kitchen
- Scullery
- Courtyard
- Folding stack doors to covered veranda
- Main bedroom
- Main en-suite bathroom
- Bedroom 2
- Guest bathroom
- Bedroom 3

Garden Unit
FROM: **R 2 450 000**
*Inclusive of VAT and commission

First Floor Unit
FROM: **R 2 250 000**
*Inclusive of VAT and commission

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CASSIA - 3 BEDROOM SIMPLEX APARTMENTS

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 FINISHES

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LET US DESIGN YOUR DREAM HOME

Dandelion Designs is a full-service Residential and Commercial Interior Design and Project Management Company.

At the helm are Kath and Caryn who bring years of experience, hard-earned know-how, and creative vision to each project. From the planning and dreaming stages to the day of handover, the process is streamlined and managed by this creative team. They are passionate about people and designing creative spaces to reflect each homeowner’s unique style and way they love to live in their home!

The Developers of Jacana Eco Estate have chosen Dandelion Designs to assist all new homeowners with the selection of specific finishes for their homes, to include the following:

- Internal flow and Layout
- Floor and Wall Finishes
- Sanware
- Lighting
- Cupboarding and Countertops

Dandelion Designs assists homeowners by removing the stress of the build. They work closely with each homeowner to understand their vision, requirements and budget. Dandelion Designs will take this knowledge and in collaboration with the Developer, Architect, and a hand-picked team of Builders & Subcontractors, will ensure your dream home becomes a reality!

Dandelion Designs also offer full interior design to homeowners that seek an even more tailored service. This can be discussed in-person with Kath and Caryn and is billed separately from the contract signed with Jacana Eco Estate.

Additional services include:

- Curtaining and Blinds
- Shutters
- Feature Walls
  (Paint Techniques and Cladding)
- Wallpaper
- Custom Doors
- Custom Furniture for your Space
- Indoor and Outdoor Rugs
- Soft Furnishings
  (Scatters, Throws, Bedside Lamps)
- Feature Lighting
- Artwork and Photographs
- Beds, Headboards and Linens
- Mirrors and Accessories

For further information please contact us on:
caryn@dandelionsa.co.za
072 707 7016
www.dandelionsa.co.za
Buying ‘off-plan’ property means purchasing property in advance of its completion and is typically sold prior to construction commencing, at a significant discount, with a reasonable deposit required.

Buying ‘off-plan’ is making a decision to buy a home based on the documentation available prior to construction.

Buyers choose their properties from plans, elevations and computer graphics, and can exercise their imaginations to envisage the end product.

Purchasing a home before it’s completed can feel risky. However, the right property can increase significantly in value after it is built, making purchasing ‘off-plan’ a financially sound decision.

Buying ‘off-plan’ lets you purchase property at a price below its future market value. This principle has become a commonplace method of sale across the country and globe.

‘Off-plan’ property has been suggested by leading property experts as a good idea for maximizing your buying power and potential return on investment.

**LOCKING IN A DISCOUNT TO MARKET VALUE:** With property prices constantly increasing, ‘off-plan’ developments offer the property investor a chance to lock in a price today, several months before full payment is required.

**PRICES INCREASE AS DEVELOPMENT MATURES:** Once there is physical evidence of construction on the site, the price of the units begin to increase.

**NO TRANSFER DUTY:** The first buyer of a ‘new’ property is exempt from paying transfer duty.

**CHOOSE FITTINGS AND FINISHES:** Buyers are also given considerations to choose their own fittings and finishes as well as having a certain degree of flexibility in the internal layout design. This creates a home or investment tailor made to suit your requirements.

**LOW DEPOSIT:** In order to purchase ‘off-plan’ property, a deposit is needed up-front (usually about 10% of the purchase price), securing the property simply and affordably.

While you consider the possibilities for your future home, leave the conveyancing in our hands.

We are proud to be a part of this exclusive residential development in the heart of Hilton.

Contact Rodney Tretter or Zia Simpson for assistance.

*“To achieve success for our clients by providing cost effective services with utmost integrity through united Directors and Staff, all striving for excellence as a dynamic and leading firm of Attorneys.”*
NHBRC
The Developer and the Builder are NHBRC registered, the purpose of the NHBRC is to set minimum quality standards, quality inspections before, during and after building, major structural warranties for up to five years after completion and to facilitate remedial action between the builder and home owner in the event of complaints via mediation and arbitration.

SALE AGREEMENT
Available on request

BODY CORPORATE
Jacana Eco Estate will be a Sectional Title development and will therefore fall under the Sectional Title Properties Act. Halo Properties will manage the body corporate.

GUEST PARKING
Off street parking will be available for your visitors.

END USER FINANCE APPROVAL
The development has been approved for end user finance by the four major financial service providers.

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