HEROLDS BAY™
COUNTRY ESTATE

ESTATE MAP

www.heroldsbaycountryestate.co.za

HEROLDS BAY COUNTRY ESTATE QUICK FACTS

- Secure Estate.
- Residential Component Phased (2-6 on map).
- Phase 2 Completed, homes under construction.
- All properties offer full title ownership.
- 99 Country Estate Plots.
- 3 Cluster Home Villages (67 units in total).
- Fibre planned throughout.
- Overlooking sea, pastures, mountains & valleys.
- 2 Minutes to Herolds Bay beach.
- 7 Minutes to George Airport.
- 20 Minutes to George.
- 2 Minutes to the Oubaai Golf Course.
- Retail centre with restaurant.

FACILITIES IN AND AROUND HEROLDS BAY

- Herolds Bay beach and wave pool.
- Surfing & body boarding.
- General beach activities.
- Duttons Cove Restaurant.
- Coastal walking trails.
- Ideal Mountain Biking area.

PUBLIC FACILITIES AT OUR NEIGHBOURS - OUBAAI

- Oubaai Hotel.
- Cucina Restaurant.
- The Herold Café.
- Freesia Pure Spa.
- Oubaai Golf Course (membership options available).
- Oubaai Driving Range.
- Oubaai Golf Academy.
- Oubaai lifestyle centre with tennis court, squash court, gym, pool. (Membership options available).

PURCHASING PROCESS

- Select the Country Estate or Cluster Plot you would like to purchase.
- Sign the relevant documents: Agreement of Sale, Constitution, Architectural Guidelines, Estate Rules, Building Agreement (example only).
- Pay the required design commencement fee.
- Commence design with our panel of Architects after discussing needs and budget.
- We cost the design with our Quantity Surveyor.
- Once all is agreed to, the final Building Agreement is signed by all parties.
- Once funds or financing is in place we build your home to agreed specifications and budget.

ABOUT DALMAR CONSTRUCTION

- Established 1973.
- Member of the NHBRC.
- Construction Industry Development Board (CIDB) rating 9 GB (General Building).
- Construction Industry Development Board (CIDB) rating 8 CE (Civil Engineering).
- Proven track record across various construction sectors.
- Active in developments across South Africa and many other African countries.
- Commence building within 12 months from plot transfer.

GRIP REALTY

Neil Tucker: +27 (0)82 828 4893
www.heroldsbaycountryestate.co.za

gfa

DALMAR
www.dalmar.co.za

HEROLDS BAY
COUNTRY ESTATE

THE COUNTRY ESTATE

Bespoke Plot & Plan

- Interspersed in Phases 2 to 6 are the larger Country Estate Plots.
- Plot Payment: 10% deposit, balance dependent on the phase.
- Minimum build size: 250 sqm.
- The views from the different plots vary between, distant sea views, lake views, mountain views, pasture views and green valley views.

THE CLUSTERS

Bespoke Plot & Plan

- Set in the already serviced Phase 2 are The Clusters Plots.
- Plot Payment: 10% deposit, balance within 21 days.
- Minimum build size: 190 sqm.
- The views from the different plots vary between, sea views, sea and mountain views.

THE CASCADES

Pre-Designed Turnkey Plot & Plan

- Situated in Phase 3 are The Cascades two and three bedroom homes.
- Plot Payment: 10% deposit, balance within 21 days.
- Home sizes between: 190 sqm to 258 sqm.
- The views from all homes are of the Outeniqua Mountain Range and the farm and forest valley.

HEROLDS BAY™
COUNTRY ESTATE

ESTATE MAP

THE COUNTRY ESTATE

Plot information

All plot sizes are provisional and will be confirmed once sites are measured on site.

Plot number	Plot size Sqm	Address
1	1251	70 Kropaarsingel
2	1077	68 Kropaarsingel
3	1075	66 Kropaarsingel
4	1073	64 Kropaarsingel
5	1070	62 Kropaarsingel
6	1107	60 Kropaarsingel
7	951	4 Raaigrasslot
8	861	3 Raaigrasslot
9	938	2 Raaigrasslot
10	830	1 Raaigrasslot /55 Kropaarsingel
11	872	57 Kropaarsingel
12	719	59 Kropaarsingel
13	904	61 Kropaarsingel
14	868	63 Kropaarsingel
15	922	65 Kropaarsingel
16	921	67 Kropaarsingel
17	834	69 Kropaarsingel
18	848	71 Kropaarsingel
19	988	73 Kropaarsingel
20	860	75 Kropaarsingel
21	727	77 Kropaarsingel
22	809	81 Kropaarsingel
23	912	83 Kropaarsingel /3 Swenkgraslaan
24	847	5 Swenkgraslaan
25	842	7 Swenkgraslaan
26	858	9 Swenkgraslaan
27	917	11 Swenkgraslaan
28	933	13 Swenkgraslaan /43 Kropaarsingel
29	785	45 Kropaarsingel
30	844	47 Kropaarsingel
31	995	49 Kropaarsingel
32	773	51 Kropaarsingel
33	800	54 Kropaarsingel
34	800	52 Kropaarsingel
35	886	50 Kropaarsingel
36	850	46 Kropaarsingel
37	858	44 Kropaarsingel
38	987	42 Kropaarsingel
39	899	40 Kropaarsingel
40	877	38 Kropaarsingel
41	909	36 Kropaarsingel
42	885	34 Kropaarsingel
43	1010	32 Kropaarsingel
44	1004	30 Kropaarsingel
48	787	28 Kropaarsingel
49	805	26 Kropaarsingel
50	805	24 Kropaarsingel
51	805	22 Kropaarsingel
52	805	20 Kropaarsingel
53	805	18 Kropaarsingel
54	805	16 Kropaarsingel
55	805	14 Kropaarsingel
56	843	12 Kropaarsingel
57	805	10 Kropaarsingel
58	805	8 Kropaarsingel
59	805	6 Kropaarsingel
60	806	4 Kropaarsingel
61	923	39 Kropaarsingel
62	888	37 Kropaarsingel
63	888	35 Kropaarsingel
64	876	33 Kropaarsingel /1 Hawerslot
65	1490	3 Hawerslot
66	815	8 Swenkgraslaan
67	841	6 Swenkgraslaan /1 Rooiklawerslot
68	820	3 Rooiklawerslot
69	823	5 Rooiklawerslot
70	820	7 Rooiklawerslot
71	1162	5 Hawerslot
72	1076	6 Hawerslot
73	1021	4 Hawerslot
74	916	31 Kropaarsingel /2 Hawerslot
75	794	29 Kropaarsingel
76	942	27 Kropaarsingel /1 Witklawerslot
77	824	3 Witklawerslot
78	835	5 Witklawerslot
79	898	7 Witklawerslot
80	878	9 Rooiklawerslot
81	840	10 Rooiklawerslot
82	812	8 Rooiklawerslot
83	779	6 Rooiklawerslot
84	957	4 Rooiklawerslot
85	988	4 Swenkgraslaan / 2 Rooiklawerslot
86	909	2 Swenkgraslaan / 1 Kropaarsingel
87	866	3 Kropaarsingel
88	911	5 Kropaarsingel
89	957	7 Kropaarsingel
90	917	9 Kropaarsingel
91	906	11 Kropaarsingel
92	840	13 Kropaarsingel
93	881	15 Kropaarsingel
94	880	17 Kropaarsingel
95	895	19 Kropaarsingel
96	933	21 Kropaarsingel
97	946	23 Kropaarsingel
98	879	25 Kropaarsingel / 2 Witklawerslot
99	746	4 Witklawerslot
100	884	6 Witklawerslot
101	837	8 Witklawerslot
102	1025	10 Witklawerslot
103	15 Plots	The Cascades
104	27 Plots	The Clusters
105	25 Plots	25 units

THE CASCADES

Plot & House Information

All plot sizes are provisional and will be confirmed once sites are measured on site.

House Number	Plot Size	House Type	Description	Ground floor Area	1st Floor Area	Lower Ground	Garage	Staircase	Covered Patio	Total (Council)	Balcony	Yard	Gross Total
1	476	Type C	3 Bedroom	59	112		47		20	238	10	10	258
2	460	Type Bm	3 Bedroom	107		54	40	8	17	226	10	9	245
3	313	Type B	3 Bedroom	107		54	40	8	17	226	10	9	245
4	407	Type A	2 Bedroom	122			37		20	179	10	7	196
5	357	Type Am	2 Bedroom	122			37		20	179	10	6	195
6	361	Type Bm	3 Bedroom	107		54	40	8	17	226	10	9	245
7	306	Type B	3 Bedroom	107		54	40	8	17	226	10	9	245
8	401	Type A	2 Bedroom	122			37		20	179	10	7	196
9	378	Type Am	2 Bedroom	122			37		20	179	10	6	195
10	332	Type Bm	3 Bedroom	107		54	40	8	17	226	10	9	245
11	313	Type B	3 Bedroom	107		54	40	8	17	226	10	9	245
12	411	Type A	2 Bedroom	122			37		20	179	10	7	196
13	373	Type Am	2 Bedroom	122			37		20	179	10	6	195
14	390	Type Bm (1)	3 Bedroom	107		54	40	8	17	226	10	9	245
15	360	Type B	3 Bedroom	107		54	40	8	17	226	10	9	245

THE CLUSTERS

Plot information

All plot sizes are provisional and will be confirmed once sites are measured on site.

Plot number	Plot size Sqm
C1	495
C2	480
C3	500
C4	513
C5	515
C6	524
C7	504
C8	539
C9	608
C10	494
C11	481
C12	487
C13	499
C14	507
C15	533
C16	457
C17	494
C18	653
C19	475
C20	558
C21	519
C22	635
C23	547
C24	537
C25	611
C26	594
C27	605