THE VILLAGE

ZIMBALI LAKES

The depictions herein are for illustration purposes only and are subject to change without prior notice.

LUXURY RETIREMENT LIVING

ZIMBALI

Est. 1996

A LEGACY OF LUXURY

Zimbali has established itself as the iconic estate along KZN's North Coast, and has set a precedent for luxury estate living nationally and internationally. Zimbali has proven itself as an unrivalled investment option and is a multi-award-winning estate of critical acclaim.

Built on the foundations of quality and conservation, Zimbali Coastal Resort has become an estate synonymous with luxury coastal living and is an estate which offers a choice of dining, entertainment, sports, recreational and leisure facilities.

ZIMBALI
LAKES RESORT

A NEW CHAPTER IN THE ZIMBALI LEGACY

On the back of resounding success, Zimbali presents a new chapter in luxury estate living at Zimbali Lakes Resort.

This multi-generational estate offers retirees, young professionals and families the opportunity to live the Zimbali lifestyle. The Zimbali Lakes Resort is a carefully-curated mix of premium amenities within a gated estate.

The natural environment is central to the foundations of Zimbali Lakes Resort. The estate is designed to preserve and protect the surrounding landscape and its fauna, presenting a rich blend of modern luxury living, pristine wild beauty, and wide-open spaces stretching over 300 hectares of breath-taking landscape.

The bustling retail piazza and family-focused facilities offer a world of choice within the safety and comfort of the secure Zimbali Lakes Resort environment.

LUXURIOUS RETIREMENT LIVING

Set within the Zimbali Lakes Resort, The Village is Zimbali's much-awaited retirement offering.

As part of the internationally-acclaimed and hugely successful Zimbali Resorts, The Village offers developers and investors the chance to be a part of the overwhelming demand for retirement estate living on KZN's North Coast.

The Village provides the platform for investors to partner with master developer IFA Hotels & Resorts in the creation of the ultimate holistic retirement estate.

Offering a dedicated onsite Healthcare Centre, assisted living facilities and professional post-operative care, The Village is geared around the retirement market's demand for secure retirement living for over-55's, within a Zimbali address. The Village benefits from access to all amenities within Zimbali Lakes Resort, catering to a range of lifestyle choices.

"ZIMBALI'S MUCH-AWAITED RETIREMENT OFFERING..."

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PURCHASE OPPORTUNITIES

The Village is geared for a maximum of 750 single-level homes, following a design ethos of living in harmony with nature. This ethos is translated through natural hues and materials which complement the surrounding natural environment. The prime location of The Village means residents enjoy ocean, forest, fairway and lake views.

Future residents of The Village will benefit from access to a wide range of amenities suitable for all levels of activity and lifestyles. The Village is designed with retirement living in mind, and offers residents the perfect mix of amenities within a comfortable, serene and secure environment.

ZIMBALI LAKES MAP DISTANCES

NETCARE ALBERLITO HOSPITAL:	1.8KM	KING SHAKA INTERNATIONAL AIRPORT:	17KM
BALLITO JUNCTION MALL:	2KM	UMHLANGA NETCARE HOSPITAL:	25KM
VICTORIA HOSPITAL MEDICLINIC:	12KM	GATEWAY THEATRE OF SHOPPING:	25KM
DUBE TRADEPORT:	16.5KM	CENTRAL UMHLANGA:	29KM

FACILITIES

Residents have direct and unrestricted access to all lifestyle, sport, recreation and retail facilities within Zimbali.

These include:

- Zimbali Sports Club (Membership options)
- Zimbali Beach Club
- Pristine beaches and dams
- Resort-style swimming pools
- The Water Club
- Retail Piazza

THE CLUBHOUSE

The Clubhouse caters for all levels of activity and lifestyles. The gymnasium and yoga studio cater to those who are looking to keep active, whilst the library and business lounge offer a quiet and serene space for time alone to deal with important matters. Residents can engage and socialise at one of the many interactive areas at The Clubhouse, such as games rooms, arts and crafts rooms or the Tea Lounge and Lookout Bar which overlooks the beautiful golf course greenery below.

"A PLACE TO SOCIALISE AND INTERACT..."

"DESIGNED WITH RETIREMENT LIVING IN MIND"

PROFESSIONAL
HOLISTIC CARE

THE HEALTHCARE CENTRE

With up to 250 beds and doctors' rooms onsite, the Healthcare Centre at The Village offers round-the-clock care. With professional and discreet post-operative care and assisted living facilities, The Village is designed around retirement living. Residents in the assisted living facility will benefit from daily meals served in the dining room, whilst the onsite Frail Care Centre provides 24-hour professional, holistic care. Basement parking and elevators will allow ease of access for residents and visitors.

TEE OFF IN STYLE

Zimbali Lakes Resort boasts a world-class 18-hole golf course of championship design. A dramatic and unique course, which is designed to harmoniously blend with the natural surrounds.

The terrain encompasses great variation, from challenging carries to immaculately-manicured greens across water, and through forest. Situated at the Zimbali Sports Club, residents enjoy modern amenities and well-appointed cloakrooms. The onsite Pro Shop is stocked with everything a golfer could want with premium brands offering apparel, gear and gloves.

GREEN & SERENE SPACES

Embrace an active and healthy lifestyle as you experience the beauty of the outdoors at Zimbali Lakes Resort. Residents can capitalise on all the estate has to offer for nature lovers; from bird hides and vast lakes and dams, to walking paths as well as running and biking trails. The protected nature conservancy is the perfect opportunity to observe one of the many species of bird or buck in their natural habitat.

THE VILLAGE

ZIMBALI LAKES

BUYER'S GUIDE

DESIGN AND ARCHITECTURAL GUIDELINES

GENERAL SPECIFICATIONS - CORE BUILDING DETAILS

1. FOUNDATIONS AND STRUCTURE

1.1 The building is founded on a piled foundation, with reinforced concrete columns and walls with concrete slabs.

2. FLOOR SLABS

2.1 Ground bearing slabs are RC surface beds.

3. WALLS

3.1 Party and external walls are non-load bearing masonry; internal walls are masonry walls.

4. EXTERNAL ENVELOPE

4.1 Combination of high performance glass façade and masonry.

4.2 Powder coated aluminium shop fronts and windows with louvered screens.

5. ROOF

5.1 Reinforced concrete slabs. Proprietary torch on waterproofing membrane to roof slabs Derbigum or equally approved.

6. INTERNAL PLUMBING AND FIRE SERVICES

6.1 HDPE drainage pipes with natural vent stacks, HDPE water reticulation pipes from an individual hot water system, and pressurised fire hose reels and hydrants all according to national building regulations. Tanks to systems located at basement level.

7. BALUSTRADES

7.1 Stainless steel / glass balustrades.

8. LOUVERED SCREENS

8.1 Patented louvered screens to service ducts.

9. LIFT INSTALLATION

9.1 Lift installation designed to the required capacity and speed to adequately accommodate traffic flow, with car interior to architect's specifications.

9.2 2 x passenger elevators, load capacity about 1350kg.

10. SECURITY SYSTEM

10.1 Advanced access control with security card access to main lobbies and lifts.

10.2 24-hour onsite security guarding; with CCTV monitoring and recording.

11. ELECTRICAL INSTALLATION

11.1 Individual electrical meters for all residential units.

11.2 Emergency power supply for common area emergency systems and all elevators.

11.3 Standby generator for essential services.

12. AIR-CONDITIONING

12.1 Standalone split systems for each unit; comprising of ceiling concealed indoor units in bedroom and living rooms with external condensers on balconies.

13. TELEVISION AND TELEPHONE

TV outlets and telephone outlet in communal area and main bedroom.

14. WATER SYSTEM

14.1 Mains water supply with 1-day reserve water supply held onsite.

14.2 Individual water meters for all residential units.

14.3 Centralised hot water system providing hot water to units.

15. WASTE WATER TREATMENT SYSTEM

15.1 All waste water disposed into municipal waste system.

16. LIGHTNING PROTECTION

16.1 Lightning protection system in accordance with SANS 10313.

17. SIGNAGE

17.1 Unit and directory signage to architect's specifications and to match existing development signage.

18. BOUNDARY AND SCREEN WALLS

18.1 Boundary and screen walls including entrance gates to all architect's designs and specifications.

19. SWIMMING POOLS, GARDENS AND TERRACES

19.1 Landscaping to landscape architect's designs and specifications.

20. CAR PARKING

20.1 Approximately 320 car parking bays allocated accordingly to sale agreement.

20.2 Automatic cars access control to gate and car park floors.

20.3 Parking garage, entertainment area, pools and decks to architect's and structural engineer's designs and specifications.

21. GENERAL DRAINAGE AND MAINS

21.1 Stormwater and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

THE VILLAGE
ZIMBALI LAKES

APARTMENT INTERNAL FINISHES

1. FLOORS
1.1 Imported porcelain tiles.

2. SKIRTING
2.1 To be 140mm purpose-made timber skirting.
2.2 Bathroom skirting to be tiled to match porcelain floor tiles.

3. DOORS
3.1 Entrance door – Purpose-made, shop-fitted feature, solid wood with stainless steel ironmongery.
3.2 Internal doors – Solid timber jam linings and architraves all doors to be purpose made to designer's details. Stainless steel ironmongery.

4. CEILINGS
4.1 Flush plastered ceiling with cornice details fixed with patented suspension system, painted with super acrylic paint.

5. AIR-CONDITIONING
5.1 Air-conditioning to all living areas and bedrooms.

6. BEDROOM CUPBOARDS
6.1 Fitted built-in cupboard doors to be hung on concealed hinges.

7. BATHROOMS
7.1 Custom designed vanities.
7.2 Toughened frameless glass shower screens.
7.3 Imported sanitary ware and brassware – Hansgrohe taps, Geberit cisterns.

8. KITCHEN
8.1 Designer fitted kitchen.
8.2 Engineered Quartz counter tops.
8.3 Stainless steel sink and drainer with Hansgrohe mixer.
8.4 Prep bowl where space allows.
8.5 All apartments provided with SMEG or similar appliances.

9. WALLS
9.1 Masonry wall with 2 coat plaster, painted with super acrylic paint.
9.2 Kitchen splash backs as per interior designer's specifications.
9.3 Bathroom splash backs as per interior designer's specifications.

10. ELECTRICAL
10.1. BEDROOMS
10.1.1 Two normal sockets allowed per bedroom with LED down lights. Only main bedroom provided with a communal aerial television and telephone outlet.

10.2. COMMUNAL AREAS
10.2.1 Communal areas have one double socket in the living area and one double socket in the dining area. Kitchen and scullery provided with four double sockets and a stove and geyser isolator. All lighting LED down lights. TV outlet provided in the living area, as well as telephone and intercom outlets.

10.3. GENERAL
10.3.1 Open spaces and passages have LED down lights normally switched. Provision for socket outlets dependent on the space allocation.

NOTE Finishes/ Materials standard natural materials such as stone and timber may be changed to equal other and approved alternatives, with some variations in colour and tone.

FREQUENTLY ASKED QUESTIONS

WHO IS THE DEVELOPER?
IFA Hotels and Resorts

WHICH MUNICIPAL BODY GOVERNS THIS AREA?
KwaDukuza Municipality

WHERE ARE THE NEAREST SHOPS, HOSPTIALS AND BUSINESS NODES IN THE AREA?
There is easy access to major highways, namely the M4 and N2. Zimbali Lakes is near King Shaka International Airport, Alberlito Hospital, Zimbali beach and many heritage sites from the traditional Zulu villages to the St. Lucia World Heritage Site. Other nearby amenities, that are 5 minutes away including top golf courses, the Ballito Junction Mall, Ballito Bay Mall, The Lifestyle Centre, business parks and office blocks.

ARE PETS ALLOWED?
Yes, but owners must adhere to the Terms and Conditions of the Fauna Centre.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?
State-of-the-art security with biometric access-control, infra-red cameras, fibre-optic enabled communications and technology.

HOW IS THE PROPERTY OWNERSHIP MANAGED?
Each of the 5 nodes will be individually managed under their own Constitutions, with all 5 falling under the Master Zimbali Lakes Homeowner's Association.

WHEN WILL CONSTRUCTION BEGIN?
Construction will commence in the first half of 2018, and the project life is 15-20 years.

WILL I BE ALLOWED TO USE MY OWN ARCHITECT FOR THE CONSTRUCTION OF MY HOME?
Yes, however there is an architectural code that the architect will have to adhere to, with all designs being approved by the appointed Design Review Committee. For The Village, you will need to use the approved Village development team.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME ONCE CONSTRUCTION IS COMPLETE?
Owners will be allowed to move into their purchased units when the beneficial occupation has been approved by the relevant local authorities.

WHAT IS THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE VILLAGE ON COMPLETION?
750 residential units.

WHAT IS THE ESTIMATED VALUE OF ZIMBALI LAKES RESORT ON COMPLETION?
In excess of R10 Billion.

WHAT IS THE TOTAL SIZE OF THE NODE?
c.300 Hectares.

AS AN OWNER DO I HAVE FULL ACCESS TO ALL FACILITIES WITHIN THE ZIMBALI LAKES RESORT?
Yes, certain restrictions will apply so please refer to memberships.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?
Yes, but certain restrictions will apply in respect of short-term letting.

WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?
Yes, but Keller Williams Realty is appointed by the master developer.

WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR THE RESALE OF MY PROPERTY?
Yes.

CAN I USE THE FACILITIES IF MY PROPERTY IS BEING RENTED OUT?
Yes, please refer to memberships.

WHAT ARE THE LEVIES AND WHEN ARE THEY DUE?
The levy stabilisation fund for all nodes is 2%. The Village has an additional 5% on sale of property.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?
All utilities are provided by the Zimbali Facilities Management Company at market rates.

WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?
Yes, as long as owners provide facilities that are within the regulations of the constitution.

HOW DO I GET TO THE BEACH FROM THE LOCATION?
The Beach Club will provide access via the underpass to the beach.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?
Through the Zimbali Facilities Management Company.

WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?
The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.

WHAT ARE THE MUNICIPAL RATES?
The estimated rates can be calculated based on KwaDukuza Municipality rates policy.

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