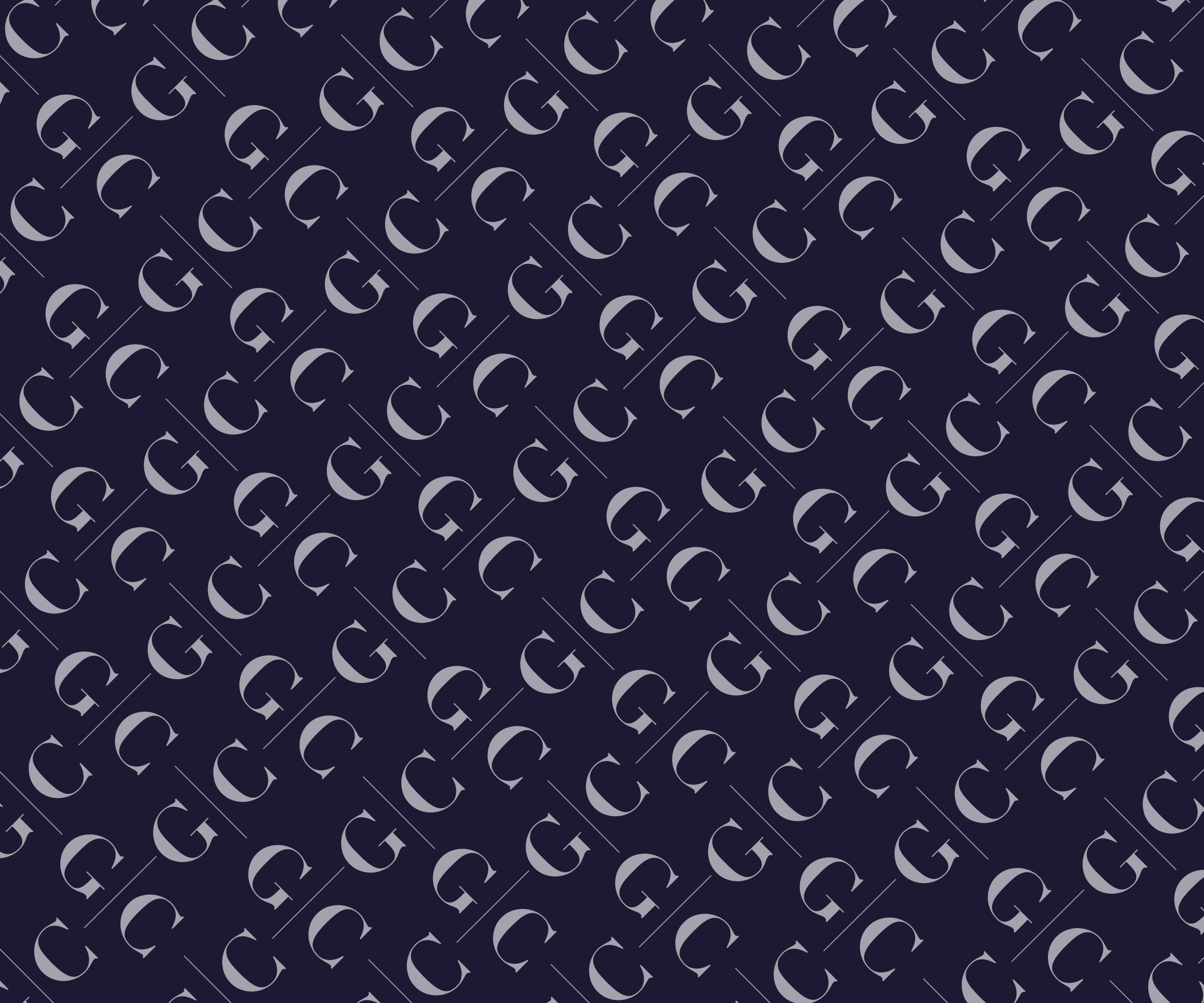


G|C
GOLD COAST
ESTATE
SIBAYA







This is living



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



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FAQS



Introducing Gold Coast Estate Sibaya

From the developers of Ocean Dune Sibaya and Pebble Beach Sibaya comes the exceptional Gold Coast Estate.

Set within KwaZulu-Natal's sought-after Sibaya Coastal Precinct, this secure family estate is nestled between dense coastal forest and the golden sands of the North Coast. Gold Coast Estate offers architecturally-modern freestanding homes and sought-after recreational amenities set within a serene natural environment.

The alluring beauty of Gold Coast Estate is mirrored by the exquisite natural exterior which offers an accessible network of walking, jogging and cycling trails. Many of the bespoke homes enjoy ocean vistas whilst others take full advantage of the majestic forest and dam views.

Bordering Umdloti and Umhlanga, and just a stone's throw away from Durban, Gold Coast Estate offers residents the comfort of an unsurpassed natural setting and the convenience of accessibility.

This is natural living

Located within KZN's premier node

Gold Coast Estate is the preferred residence of discerning local and international investors. Situated on the burgeoning KwaZulu-Natal North Coast and near Umdloti, its location offers easy access to the natural tidal pool, open surf and golden beaches, all protected by the proactive Umdloti Conservancy overseen by the privately-funded Umdloti Improvement Project. Additional retail and commercial offerings can be found 5-minutes away in Umhlanga, with Durban City 20-minutes south. There is immediate access to the M4 coastal highway and N2 with the King Shaka International Airport only a 5-minute drive north of the estate.

The Sibaya Precinct commands its place along 1 000 hectares of coastal landscape bordered by the Ohlangu and Umdloti estuaries with the existing Sibaya Casino and Entertainment World forming the centre of seven different development nodes. With its foundations firmly in Sibaya, the Gold Coast Estate forms part of an expertly planned precinct centred around the vision of a live-work-play ethos.

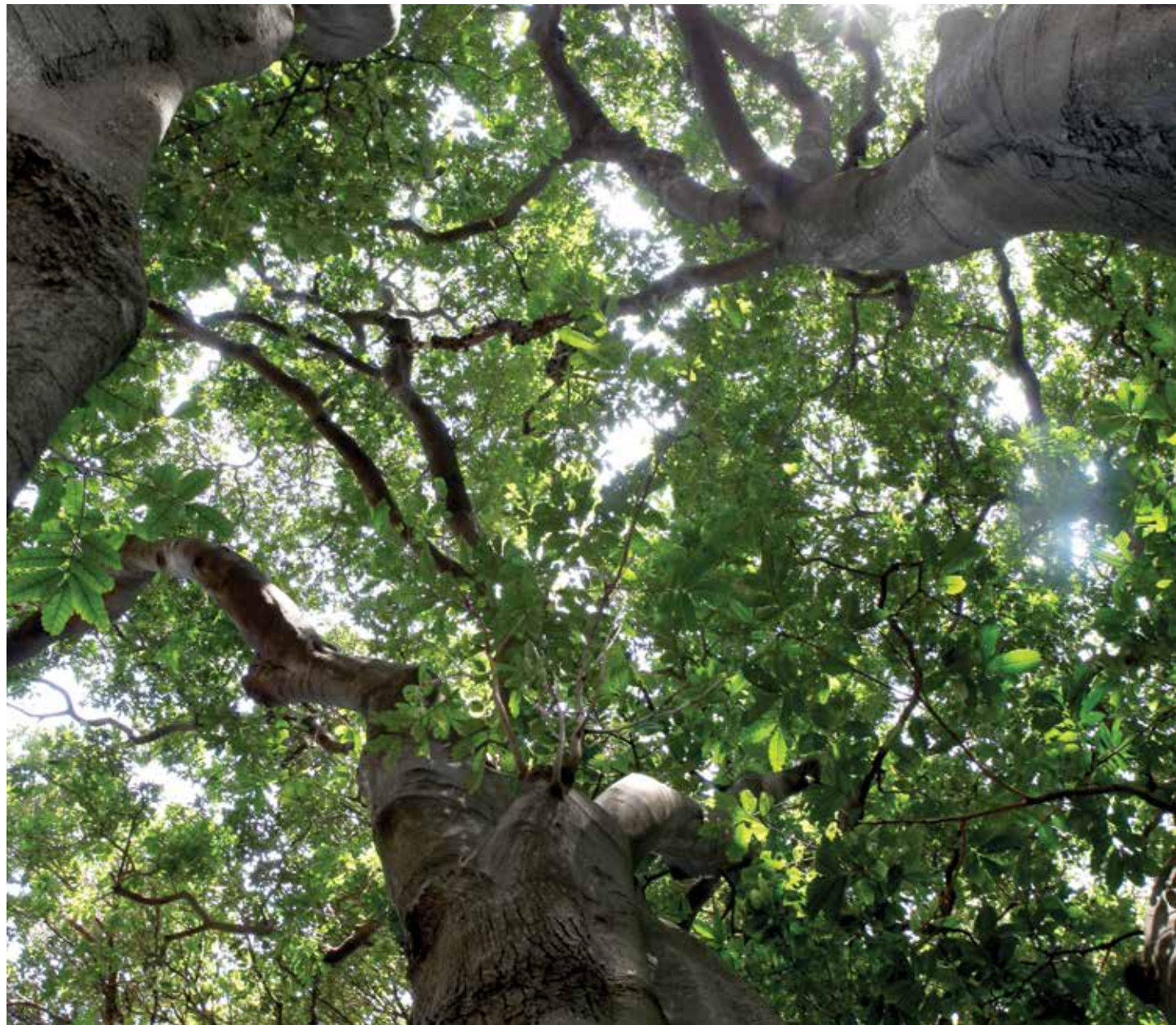
Offering inhabitants retail and commercial accessibility, the node takes full advantage of the astounding natural environment. Shops, restaurant-lined piazzas, educational institutions, sports' fields, offices and hotels will all exist within this vibrant precinct with shuttle services available both internally and externally.







Gold Coast Estate is more than a home. It's a lifestyle. The surrounding Hawaan Forest is the last remnant of a dry coastal dune forest which sits atop a dune dating back 18 000 years, which is home to an abundance of protected flora and fauna. To the east is the undulating Indian Ocean and pristine Umdloti Blue Flag beach ideal for recreational aquatic sport. Residents benefit from direct, security-enabled access to the adjacent dam and wetland as well as to the forest walk which traverses the 350 hectares of protected coastal forest **with a direct pathway down to the Umdloti beach and Umdloti Village.**







Seamless safety & security

8

Residents of Gold Coast Estate will benefit from the added security of the estate's positioning within the security of the greater Sibaya Coastal Precinct. Full-height electric fencing is under-dug to minimise intrusion while smart surveillance and intelligent security systems provide 24-hour perimeter and estate security.

This proactive security and perimeter intrusion detection system is monitored by a dedicated high-tech, security operations centre with offsite monitoring capability and no-delay response time in emergency situations and is not guard-dependent. Residents are protected from any infringement before it occurs. Security is further bolstered by biometric access control allowing residents to move effortlessly in and out of the estate whilst eliminating any threat of intrusion. Gold Coast Estate offers state-of-the-art security that blends seamlessly with the design.

This is secure living





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Gatehouse

Gold Coast Estate









Live a luxurious lifestyle

Forming the heart of Gold Coast Estate is the elegant clubhouse, designed for both recreational family use, general entertainment and corporate events. Residents can swim in the infinity pool or languish on the day-beds overlooking the estate while the ground floor restaurant provides the perfect place to unwind and enjoy a sumptuous meal. Business meetings, corporate functions and general office work takes place on the upper level of the clubhouse, home to the Executive Lounge with boardroom and office space; all with fibre-optic teleconferencing facilities. This will form a base for the central Gold Coast Estate Concierge. The estate also enjoys close proximity to future medical and healthcare facilities.

This is inspired living





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Gold Coast Estate residents have access to the 25m lap pool, 500m² gym, squash court, fitness studio, tennis court and putting green, all located within the clubhouse and its surrounds. An intricate network of 75 kilometres of paths, nature trails and elevated boardwalks runs throughout Gold Coast Estate and into the Sibaya precinct providing runners, walkers and cyclists with endless opportunities to view duiker and bushbuck. Gold Coast Estate borders one of the only marine conservancies in KZN and is a primary breeding and feeding ground for the HumpBack whale, a regular sight on the ocean horizon.

The Gold Coast Estate App allows residents to order from the clubhouse, book amenities, events and spa sessions, as well as offering location-based emergency tracking to establish every resident's whereabouts if needed. Shuttle services will be easily accessed with routes extending throughout the precinct and beyond.



Enjoy direct access to the serenity and beauty of one of Sibaya Coastal Precinct's primary water and wetland areas. For those wanting to soak up the sun, revitalise, and reconnect with family, the dam is the ideal place for some catch and release fishing, late afternoon picnicking, or simply lazing around.









This is executive living







This is bespoke living

Every aspect of the clubhouse will reflect sophisticated, contemporary living. Residents can sit back and relax and enjoy the finer things that Gold Coast Estate has to offer. Residents can take advantage of the wine cellar and cigar bar in a luxurious environment in the company of friends and neighbours.







A childhood paradise

Family life is central to Gold Coast Estate which means children are catered for with any number of engaging activities. A putting green and games room will be based at the clubhouse alongside a children's pool and water slides. Children's parks will be allocated throughout Gold Coast Estate complete with trampolines, swing sets, jungle gyms and slides. Every effort is made to ensure the designs are suited to children of all ages with careful consideration to quality equipment. Parents can relax knowing their children are safely catered for in a completely secure environment.

Recognising the growing need for a dedicated private school to meet the area's education demands, Tongaat Hulett Developments and ADvTECH have announced the opening of a new private school which will facilitate 2 000 pupils from Grade 0 to Grade 12 as of 2020. The school's convenient positioning, adjacent to Gold Coast Estate, means that kids are able to walk or cycle to school, via dedicated pedestrian and cycling boulevards within the safety and security of the Sibaya precinct.





The central ethos for Gold Coast Estate is to provide children with a carefree, active lifestyle. This principle has been carefully incorporated into all aspects of the facilities within the estate.

This is family living





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Clubhouse aerial view





Gold Coast Estate is within cycling and walking distance from the private school situated within the Sibaya precinct





This is classical living

Paws for thought

Gold Coast Estate offers pet-owners the opportunity to enjoy estate living. After all they too are part of the Gold Coast Estate community and lifestyle.







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



Design with the future in mind

The design ethos of Gold Coast Estate is designed to work in tandem with the natural landscape, preserving valleys and coastal forest with construction limited to hilltops; promising unobscured views central to the aesthetic approach. All internal and external spaces will capitalise on the views while maintaining user comfort and privacy resulting in a double or single-storey home that is dual-sided with a transparent centre and accompanying basement.

True to the precinct ethos of reduced environmental impact, homes are designed for energy efficiency through the incorporation of heat pumps, rainwater harvesting, solar panels, gas appliances and charging stations for electric automobiles.

Sophisticated design means smart homes with a palette harmoniously complemented by nature where modern facilities abound. Each home is optimised for full home-automation allowing the owner to remotely control all aspects including home security, energy use within the home, temperature control, with the option of mechanised control of lighting, curtains and appliances. Fibre-optic cables throughout the precinct will allow for the uninterrupted flow of high-speed internet. Distributed technology means that services such as DSTV, telephone and internet can all be set up seamlessly while fibre optics ensure high-speed connectivity to every home.

This is smart living















Invest in a lifestyle

Within Gold Coast Estate the four luxurious villages of Maui, Bondi, Kirra and Laguna comprise of 202 freestanding homes and 105 future executive beach pad apartments. Each village will be uniquely characterised while sharing the common ethos of family and community living.

Maui village houses 55 homes, with Bondi having 54 homes, Kirra with 47 homes and Laguna housing 46 homes. Each village offers the owner a choice of 5 different and unique home types: Maine, Orissa, Alaia, Lazarette and Pacifica.



This is quality living











*One must live well
to know what living is*

-BERTALT BRECHT-





FLOOR PLANS

Home type 1

MAINE

4 Bedroom, 4 Bathroom

Ground floor	65.62
First floor	188.80
Garage	36.91
Covered patio	58.55

349.88m²





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

Maine | House Type 1

Home type 2

ORISSA

4 Bedroom, 3 Bathroom

Unit area	187.08
Garage	36.00
Covered patio	46.64

269.72m²



----- Single-level



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

Orissa | House Type 2

Home type 3

ALAIA*3 Bedroom, 4 Bathroom*

Ground floor	74.85
First floor	165.25
Covered patio	45.97

286.07m²



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Alaia | House Type 3

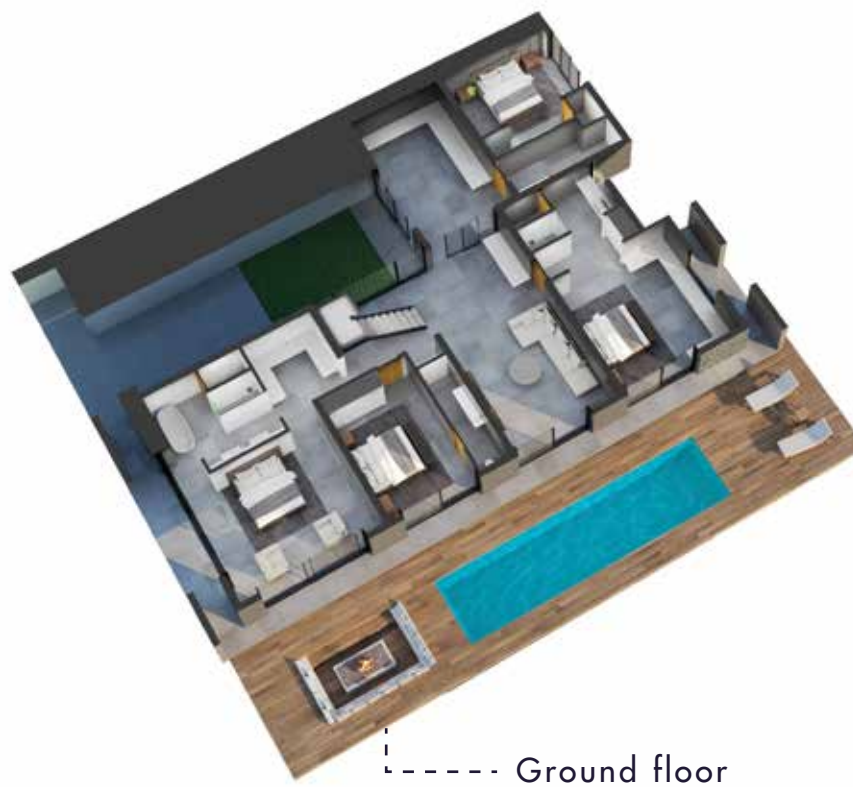
Gold Coast Estate

Home type 4

LAZARETTE

5 Bedroom, 6 Bathroom

Ground floor	228.89
First floor	108.09
Garage	36.39
Covered patio	86.35

459.72m²



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

Lazaratie | House Type 4

Gold Coast Estate

Home type 5

PACIFICA

5 Bedroom, 6 Bathroom

Ground floor	298.51
First floor	162.80
Garage	34.64
Covered patio	100.63

596.58m²

----- First floor



----- Ground floor



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

Pacifica | House Type 5

Pricing & Legal

Below please find an outline of the purchasing process related to Gold Coast Estate. For additional terms and conditions, please refer to the Sales Agreement.

STEP 1:

Signature of Pre-Emption Agreement and Payment of Pre-Emptive Consideration – this will be R250, 000.00 or 10% of the land purchase price, whichever is the greater.

STEP 2:

Within 14 days of signature of the Pre-Emption Agreement, the purchaser will need to sign their formal Sale Agreement and Building Contract. Within these 14 days the purchaser will need to set up an appointment with their selling agent to choose a house type, which will be inserted into the Sale Agreement. It is important that this is done timeously, as the purchaser will have 14 days in which to sign the Sale Agreement and Building Contract.

STEP 3:

The Purchaser has 30 days from the date of signature of the Sale Agreement to secure the purchase price of the land.

STEP 4:

Once the land is transferred, the purchaser has 6 months to secure the contract sum (building cost) as per the building agreement. However, the purchaser is required to commence building operations within 30 days from date of transfer. If they fail to commence building operations within a period of 30 days, from the 31st day their contract sum (building cost) will increase at the rate of 1% per month, compounded monthly, until building operations have commenced.

STEP 5:

If the purchaser fails to commence building operations within 6 months, the following provisions shall apply:

5.1

They will be liable for a penalty fee of 20% of the contract sum which is paid to the Developer. This will entitle them to an automatic extension and the rights to commence building in their own time. This amount is over and above the contract sum as set out in the Sale Agreement and Building Agreement.

5.2

OR – the Developer can elect to buy back the land from the Purchaser at 70% of the purchase price originally paid.

PRE-EMPTION PENALTY PROVISIONS:

- If the transaction is cancelled within 60 days or less of signature of the Pre-Emption Agreement, the Purchaser forfeits R100 000.00 of the Pre-Emptive Consideration.
- If the transaction is cancelled after 60 days of signature of the Pre-Emption Agreement, the Purchaser forfeits the full amount of the Pre-Emptive Consideration.





Fact Sheet

DEVELOPMENT:

Gold Coast Estate

DEVELOPER: New Cruise Investments

PRODUCT USE: Residential

DESIGN CONSULTANTS AND**PROFESSIONAL TEAM:**

Project Architect: John Van Wyk - COA

Landscape consultant: Lucas Uys

Project Management: DEVMCO

Electrical Engineer: Anderson Vogt

Structural Engineer: Struxit Projects

Civil Engineer: Struxit Projects

Building Contractors: DEVMCO Panel

Land Surveyors: LD Baker & Associates

Quantity Surveyors: EST QS

Sales & Marketing Team: ID Realty

CONVEYANCERS: Anthony Whatmore & Company

BANK: TBA

TOTAL SITE AREA: 180 000m²

TOTAL NUMBER OF HOMES: 335

MONTHLY LEVY:

Estimated at approximately R2 500 per month

LEVY STABILISATION FUND: R10 000 on transfer

CONSTRUCTION START: 2018

ESTIMATED COMPLETION: 2021

RESIDENTIAL FACILITIES:

- Clubhouse
- Wine cellar and events
- Kids area with super tubes and fountains
- Lazy lounge area
- 25m lap pool
- Sunken lounge area
- Private gym
- Squash court
- Aerobics studio
- Restaurant
- Business lounge
- Concierge service
- Tennis court
- Putting green
- Central park area
- Jogging/cycling paths
- DSTV-ready access for all homes
- Fibre to the home
- Outdoor play area
- Wi-Fi to all common areas

AREA AMENITIES:

- Direct access to fishing dam
- 350 hectares of Sibaya Forest
- Forest walkways and bird hides
- Forest zipline
- Ohlanga River walking trail
- Bicycle and pedestrian promenades
- 6.5km beach
- 75km walking trails, paths and boardwalks
- Retail shopping centres

DISCLAIMER:

Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.





This is beach estate living

Design & Architectural Guidelines

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

1.

FOUNDATIONS AND STRUCTURE

1.1

The building is founded on 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 sheet roofs

6.

INTERNAL PLUMBING AND FIRE SERVICES

6.1

HDPE drainage pipes with natural vent stacks, HDPE water reticulation pipes from individual hot water system, and pressurized 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. SECURITY SYSTEM

9.1

Advanced access control with security card access to main entrance booms and village booms.

9.2

24-hour on-site security guarding; with biometrics, CCTV monitoring and recording.

10. ELECTRICAL INSTALLATION

10.1

Individual electrical meters for all residential units.

10.2

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

11. AIR-CONDITIONING

11.1

As per client's optional extra.

12. TELEVISION AND TELEPHONE

12.1

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

13.**WATER SYSTEM****13.1**

Individual water meters for all residential units.

13.2

Heat pump options are available.

14.**WASTE WATER TREATMENT SYSTEM****14.1**

N/A All waste water disposed into municipal waste system.

15.**LIGHTNING PROTECTION****15.1**

Lighting protection system in accordance with SANS 10313.

16.**SIGNAGE****16.1**

Unit and directory signage to architects specifications and to match existing development signage.

17.**BOUNDARY AND SCREEN WALLS****17.1**

Boundary and screen walls including entrance gates to all architects designs and specifications.

18.**SWIMMING POOLS, GARDENS AND TERRACES****18.1**

Landscaping to Landscape Architects designs and specifications.

19.**CAR PARKING****19.1**

Automatic garage doors.

20.**GENERAL DRAINAGE AND MAINS****20.1**

Storm water and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

INTERNAL FINISHES

1.

FLOORS

1.1

Imported porcelain tiles.

2.

SKIRTING

2.1

To be 100mm purpose made timber skirting.

2.2

Bathroom skirting to be tile to match porcelain floor tile

.

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 is optional and only provided if the client chooses to have.

6.

BEDROOM CUPBOARDS

6.1

Fitted built in cupboards 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 cistens.

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 interiors designer's specifications.

9.3

Bathroom splash backs as per interior designer's specifications.

10.

ELECTRICAL

10.1

BEDROOMS

10.1.1

Two double sockets allowed per bedroom with LED down lights. Only Main bedroom provided with DSTV.

10.2.**COMMUNAL AREAS****10.2.1**

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

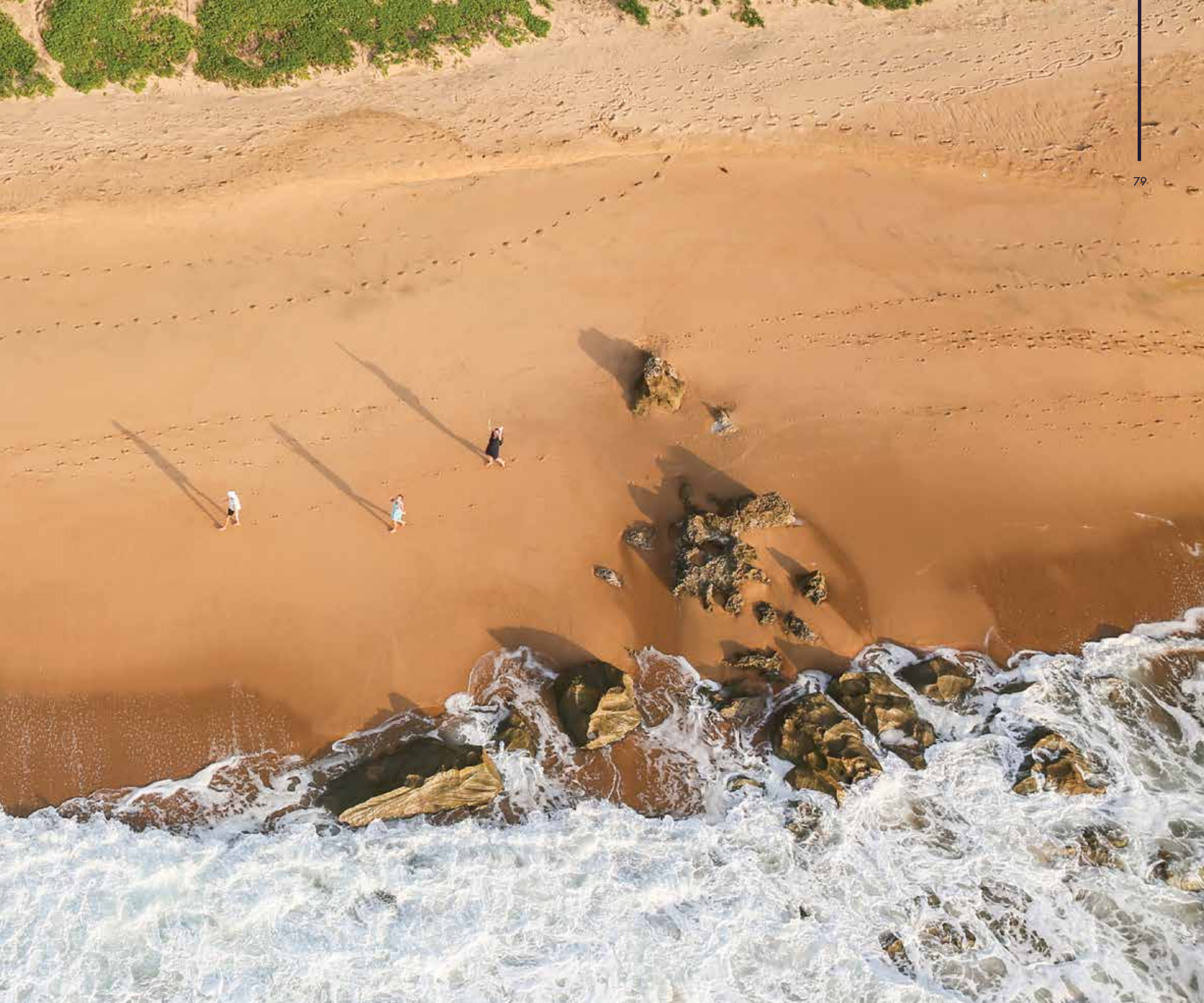
10.3**GENERAL****10.3.1**

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. Selected natural materials such as stone and timber will have some variations in colour and tone.

An aerial photograph of a beach. At the bottom, white-capped waves are crashing onto the shore. The sand is a warm, golden-brown color, marked with numerous footprints that lead from the water's edge towards the top of the frame. In the upper portion of the image, there is a strip of lighter sand with patches of green, low-lying coastal vegetation.

This is beach living



Frequently Asked Questions

WHO IS THE DEVELOPER?

New Cruise Investments, the developers of Ocean Dune Sibaya and Pebble Beach Sibaya.

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

eThekweni Municipality

WHERE ARE THE NEAREST SHOPS, HOSPITAL AND BUSINESS NODES IN THE AREA?

You will be 5 minutes away from King Shaka International Airport, Gateway Theatre of Shopping, La Lucia Mall, Netcare Umhlanga Hospital and Netcare Umhlanga Medical Centre, however once the Sibaya Coastal Precinct is established a variety of amenities and shops will become available within the node.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

Gold Coast Estate is a gated development, offering

CCTV cameras and biometric access control. There will be guards on golf carts, 24/7 fence monitoring, and controlled perimeter inspections. The estate has a double layer of security with the added benefit of being located within the securely managed environment of Sibaya Coastal Precinct.

HOW IS THE PROPERTY OWNERSHIP MANAGED?

Through the appointed Home Owners Association.

WHEN WILL CONSTRUCTION BEGIN AND END?

Construction due to commence in 2018 and is estimated to be complete in 2021.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

Owners will be allowed to move into their purchased homes when the beneficial occupation has been approved by local authorities.

HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?

Levies will be approximately R2500 per month.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?

The owner has independent contracts with each of the service providers and will be responsible for each directly.

WHAT IS THE TOTAL VALUE ON COMPLETION?

Estimated value upon completion is R2 billion.

WILL THERE BE ANY STORAGE FACILITIES?

There is garage and storage options within each home, as well as storage within the clubhouse for recreational activities.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

Yes, however this will be decided by the Body Corporate once it has been established.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, both long term and short term rentals will be permitted, however this is subject to Body Corporate authorisation.

WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?

Yes, however to ensure security is maintained there will be an accreditation process that real estate companies must adhere to.

ARE PETS ALLOWED?

Residents will be allowed 2 pets per home; weighing a maximum of 20kg's each.

CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY APARTMENT?

Yes, but all changes and bespoke designs will need to be approved through the designated estate architects, Craft of Architecture (COA).

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, all the common facilities within Gold Coast Estate will be made available to all residents.

WILL THE OPTION OF HOME AUTOMATION BE AVAILABLE?

Yes, home automation is available.

WILL THERE BE AIR-CONDITIONING IN THE HOMES, OR WILL I BE ABLE TO INSTALL MY OWN?

Yes, there are various packages available.

HOW DO I GET TO THE BEACH FROM THE LOCATION?

Shuttle service, or on foot via the walkways provided by Tongaat Hulett Developments.

WHERE CAN MY GUESTS PARK?

Each home will have a minimum of two exclusive guest parking bays.

CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

No, facilities are only available for residents.

HOW MANY PARKING BAYS DO I GET?

Each home will have a minimum of a double garage and two exclusive guest parking bays.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed and fibre to the home will be installed.

WHO TAKES CARE OF THE MAINTENANCE OF THE BUILDING?

This will be the responsibility of the elected Body Corporate.

WILL THERE BE A GENERATOR?

Yes, there will be a generator for the clubhouse.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, the building will have a NHBRC certificate.

WHAT IS THE BUILDING WARRANTY?

The building warranty is based on the JBCC standard, which is 3 years.

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?

Estimated rates can be calculated using a formula:

Property Value - rebate = rebate valuation x randage

(R0,0119000) = gross rates/12 months

WHO IS ADVTECH ACADEMY?

Slbaya Coastal Precinct has introduced the first ADvTECH Academy within KwaZulu-Natal. The ADvTech Group started in 1909 in South Africa, and has gone onto establishing a number of high quality educational brand and college opportunities throughout South Africa. These include Crawford College Schools, Rosebank College, Vega School, Varsity College, Trinityhouse School and many more. ADvTECH Academies follow a Cambridge syllabus, which is of international standards, and provides education for children from grade 0 to 12, and have currently enrolment 13 800 students throughout South Africa.

The Professional Team

Project Architect



Structural & Civil Engineer



Conveyancers



Landscape Consultant



Quantity Surveyers



Sales & Marketing Team

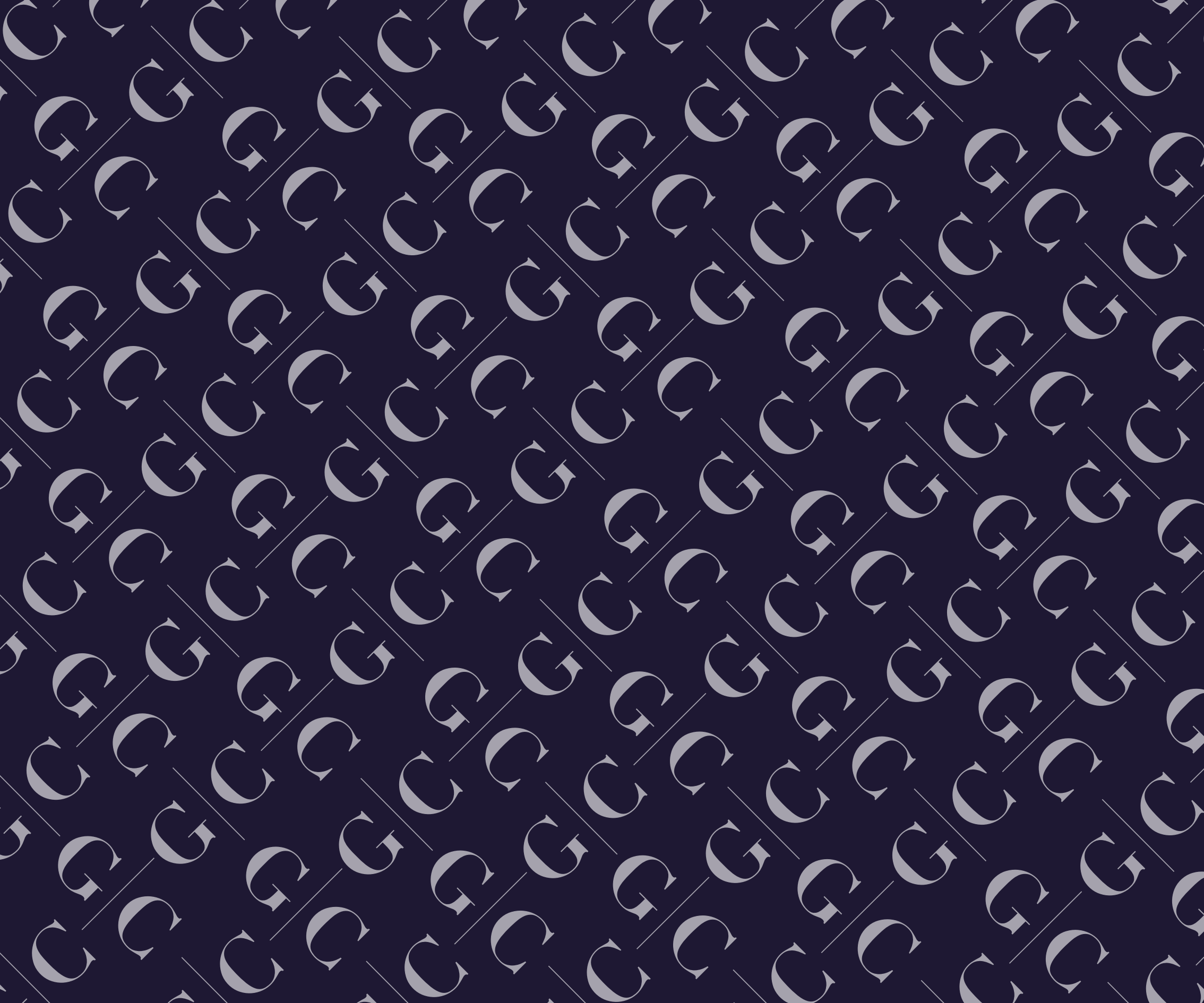


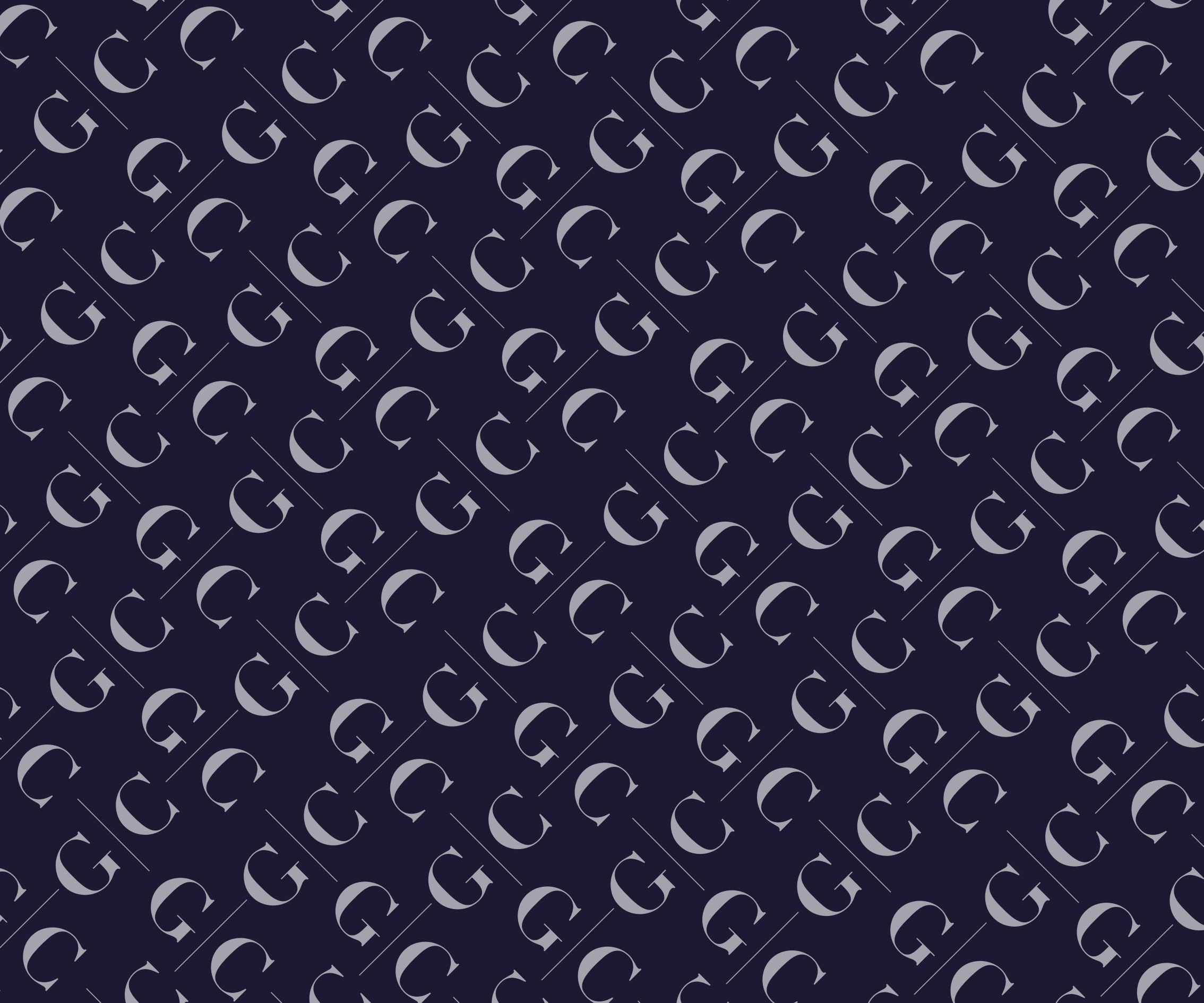
Project Management



Electrical Engineer









087 095 2741