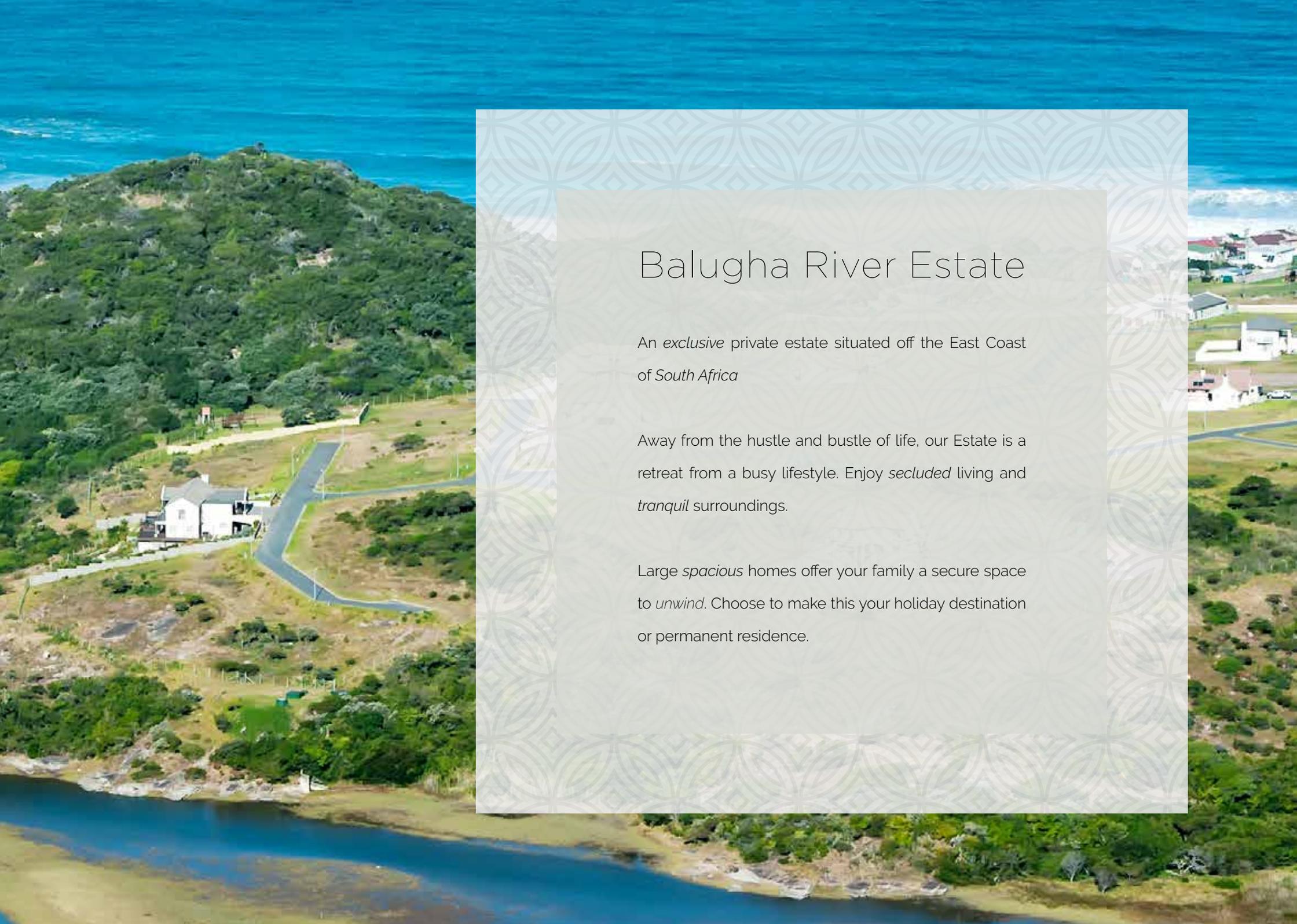




BALUGHA RIVER ESTATE







Balugha River Estate

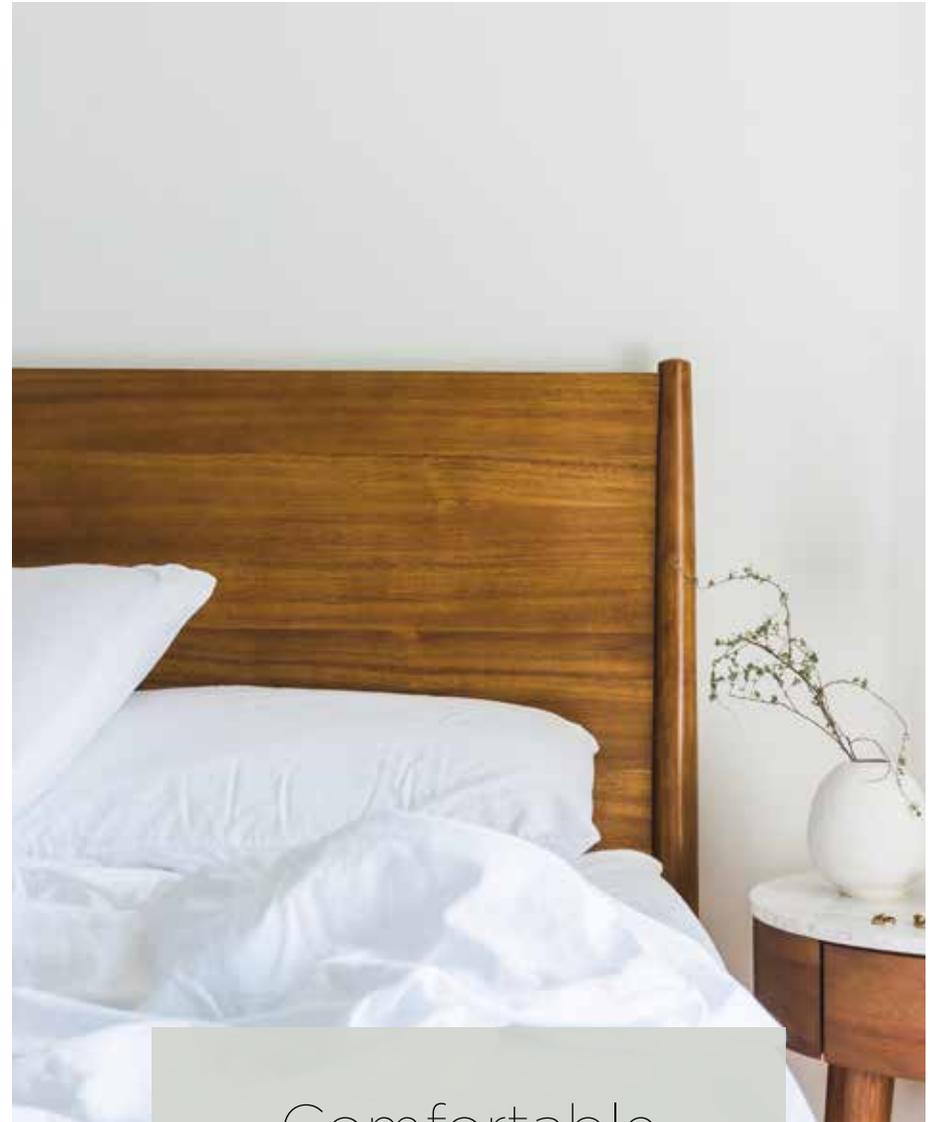
An *exclusive* private estate situated off the East Coast of *South Africa*

Away from the hustle and bustle of life, our Estate is a retreat from a busy lifestyle. Enjoy *secluded* living and *tranquil* surroundings.

Large *spacious* homes offer your family a secure space to *unwind*. Choose to make this your holiday destination or permanent residence.



Secluded



Comfortable

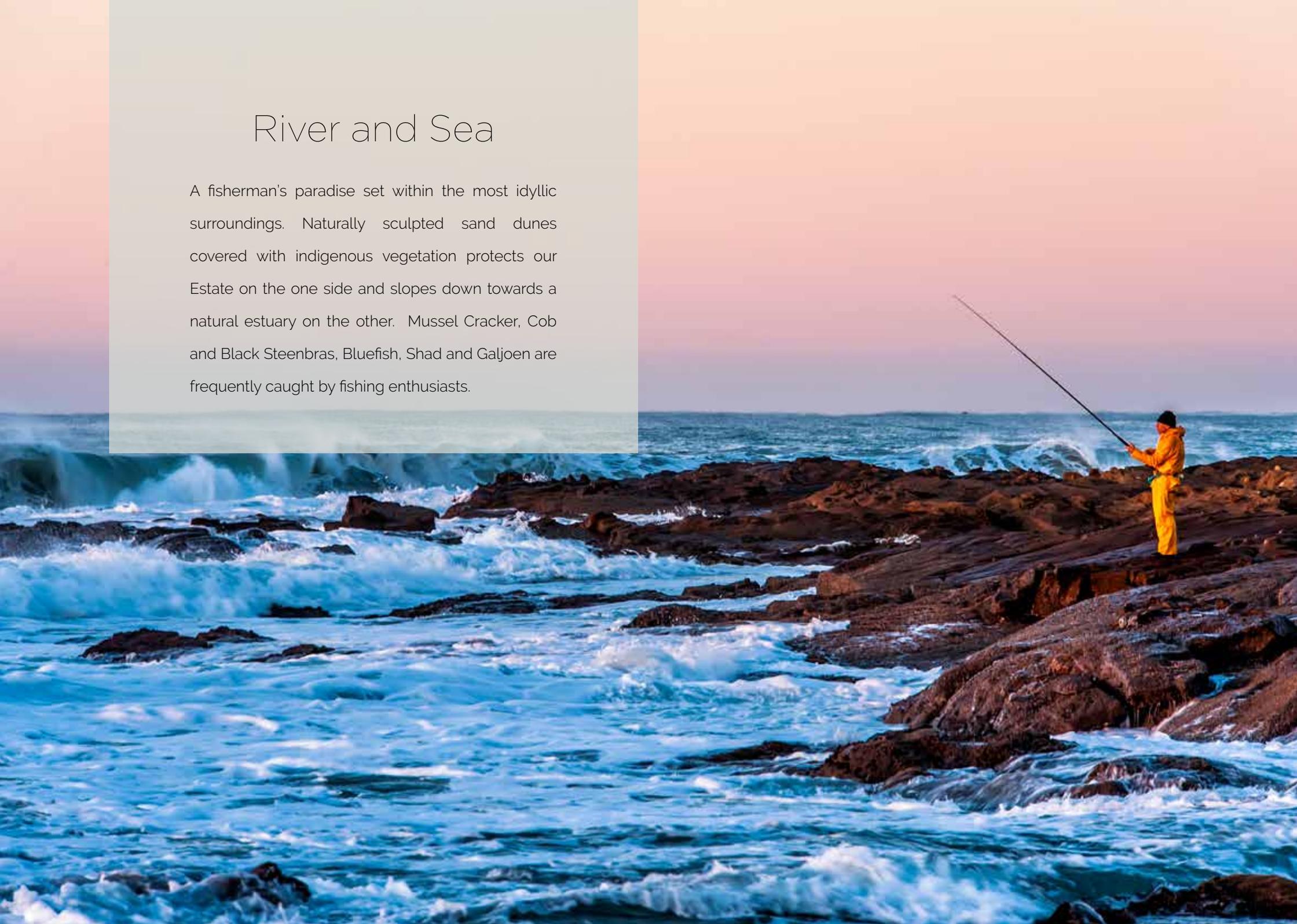
Find your way home

Nestled between sea and nature, our estate is located away from the city centre. Balugha gives you an opportunity to enjoy *unspoilt views, safety* and *tranquillity* within a securely gated estate. Retail outlets, a local pharmacy and a wide variety of family orientated leisure and entertainment options at Crossways Village Centre are a short drive away for you to enjoy.



River and Sea

A fisherman's paradise set within the most idyllic surroundings. Naturally sculpted sand dunes covered with indigenous vegetation protects our Estate on the one side and slopes down towards a natural estuary on the other. Mussel Cracker, Cob and Black Steenbras, Bluefish, Shad and Galjoen are frequently caught by fishing enthusiasts.



Secure Lifestyle

Nestled in between land and water, the valley produces picturesque views throughout the Estate. Direct River access and Sea Views is a benefit of being positioned in one of the most sought after stretches on the coast line. Residents can enjoy the safety of the estate whilst remaining close to nature.

Our established private gated estate remains independent from municipal resources and as a homeowner and resident, you will have access to various amenities within the estate.

- Biometric access control • Secure Perimeter • Established Roads
- Independent water supply • On-site reverse osmosis water system
- Anaerobic waste treatment plant • Balugha Boma and play area



Rest in nature

Walking out onto your river facing balcony, you will be met by enchanted sights of blesbuck coming to the waters edge to drink. Enjoy a short walk to the secluded beach or visit one of the many activities that the wild cost has to offer. Retiring for the evening, you may hear to distant roaring of lions coming from one of the prestigious local game reserves to the North.



Surrounding areas

Inkwenkwezi Private Game Reserve

Mpongo Private Game Reserve

Discover Africa's Big 5 only a few minutes drive from the estate.

Prana Lodge

Experience 5 star luxury at an award winning spa and hotel

Areena Riverside Resort

The Perfect family getaway for the adventurous .

Emerald Vale Brewery

A Local spot for perfect pizza experience at Barefoot Café restaurant

Enjoy a craft beer experience uniquely customised for the whole family

Tea in the trees

Open exclusively on weekends for a unique, breakfast experience.

Residence can also enjoy direct river access and safe swimming at Glengariff beach with boat launch spots, surfing spots and scuba diving areas nearby.



Choice

Because we specialize in both design and construction, our team of professionals at MHG Property will be able to offer you a seamless and holistic building experience from start to finish. If you would like to design your own, unique home within our gated estate, let our team of professionals assist you.





The Process

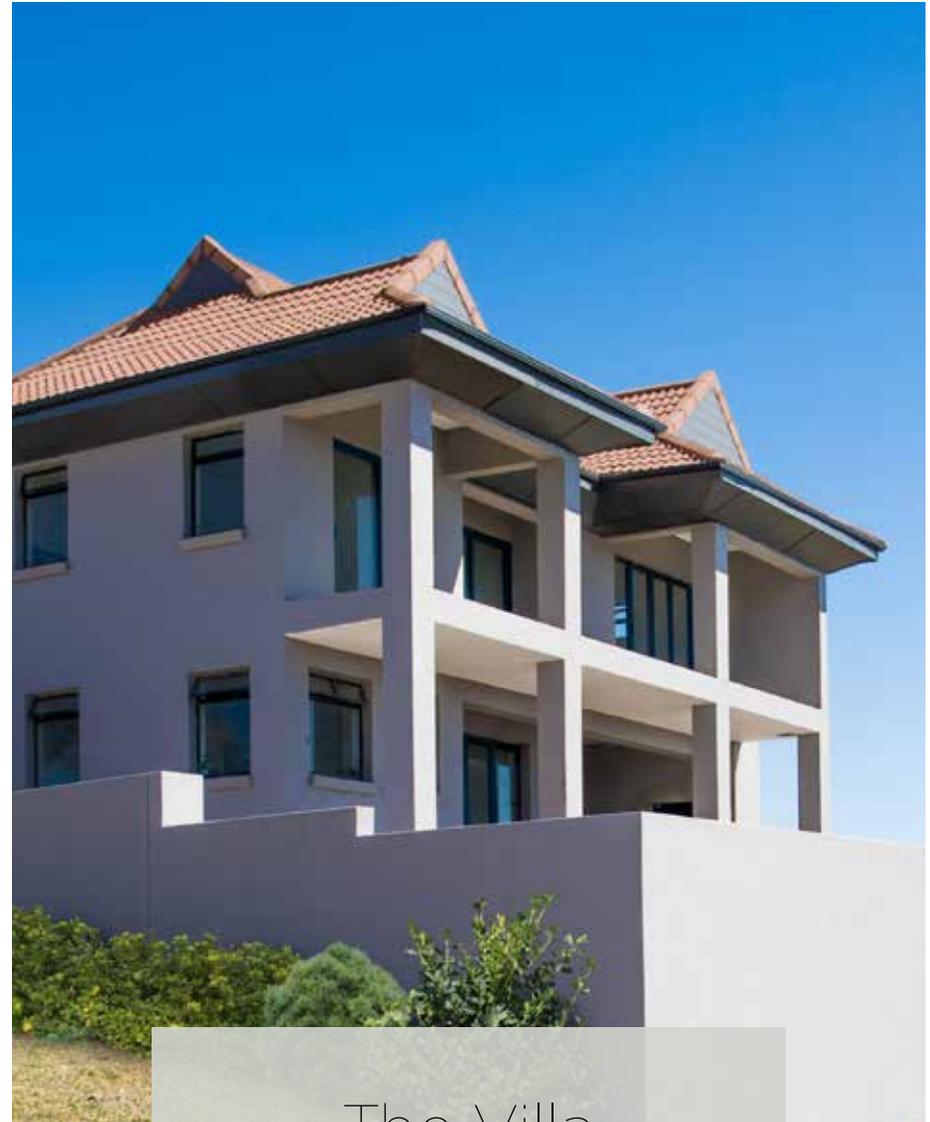
- Plot selection
- Accommodation Requirements
- Home Design Brief
- Concept Plan
- On approval of the concept plan a sketch plan package is completed.
- Selection of finishes
- Municipal plan

All building is controlled according to the NHBRC Regulation, which gives your home a 5 year warranty on construction.





Bespoke Homes



The Villa

The Villa

An Exclusive river facing unit designed to incorporate modern open plan living with outdoor entertaining. Start with a main bedroom blending seamlessly into the open plan en-suite and onto your private balcony for breath taking river and sea views.

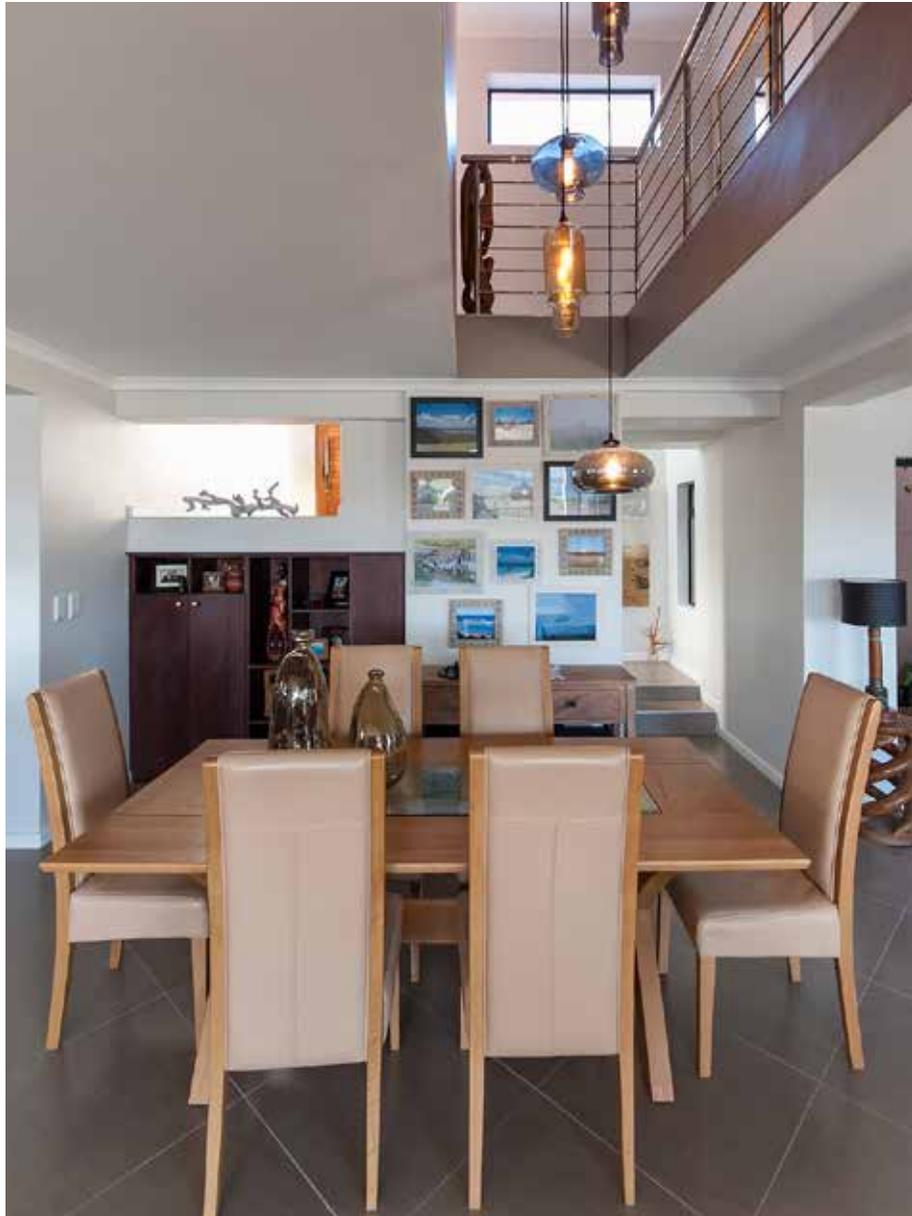
The Villa will give you a choice of three river facing rooms and the option for more.

Limited units available.





Spacious



Contact Us

www.balugha.co.za

Viewing by appointment only

043 726 0551

www.missionholdinggroup.co.za

MHG | PROPERTY
DEVELOPMENT
SPECIALISTS

