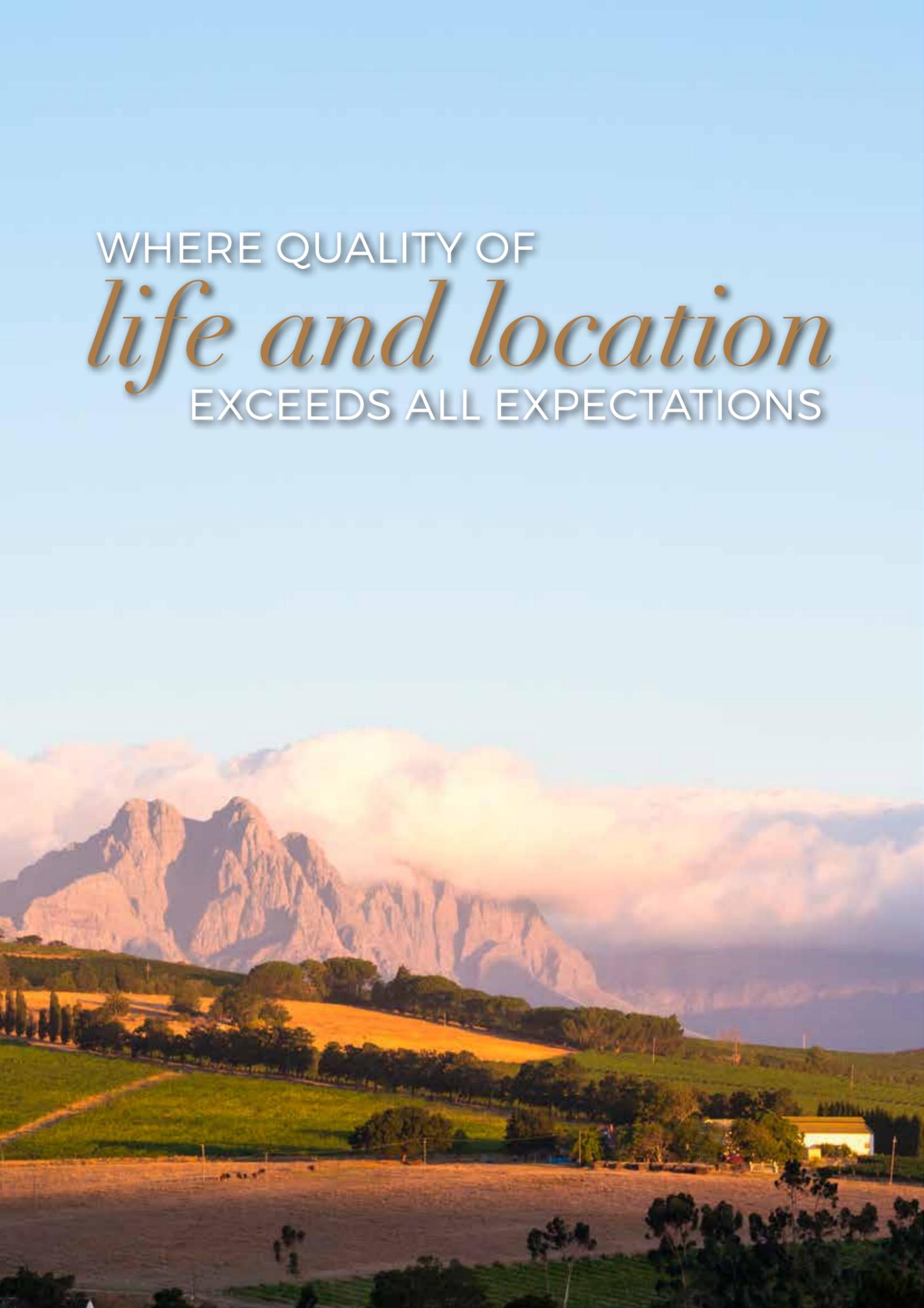


KOELENBOSCH

COUNTRY LIVING REFINED





WHERE QUALITY OF
life and location
EXCEEDS ALL EXPECTATIONS

DISCOVER

— *Nestled in the hamlets of Stellenbosch* —

Stellenbosch - A multi-sensory experience in history, innovation and design certainly needs no introduction to the International arena. Known as the Playground of the South African Winelands; culture, innovation and tradition is what distinguishes this quaint “la provence” and allows this village to stand out from the rest.

*Far away but close to
everything that counts*

Situated on the R304 just 7.5 kilometers from both the N1 highway and the historic town of Stellenbosch; Koelenbosch is conveniently located for accessibility to Franschhoek and Paarl – the gourmet and wine estate capitals of South Africa.

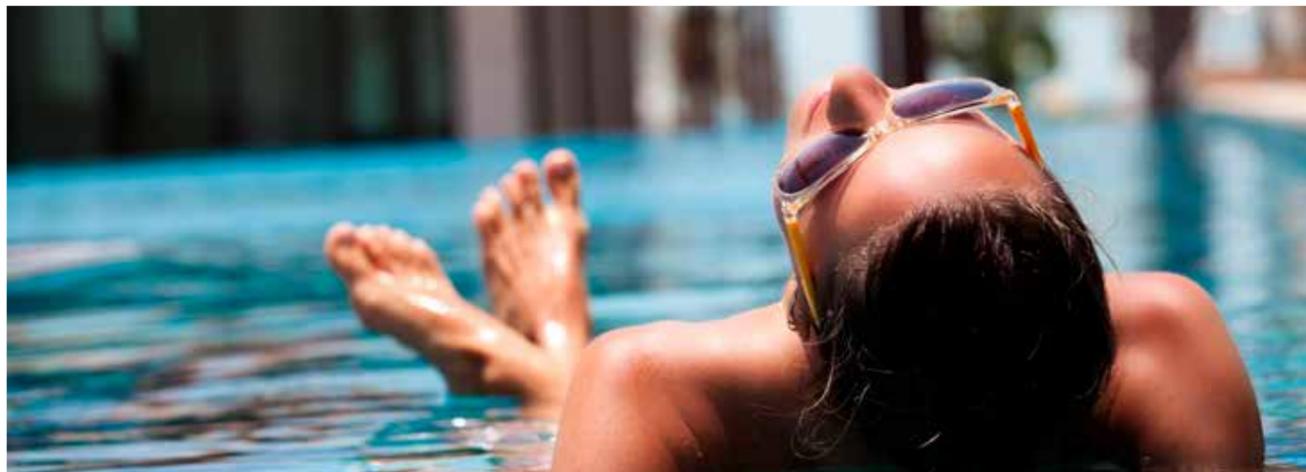
This unique offering is not only 20 minutes away from Cape Town International Airport but a leisurely 30-minute drive from the City of Cape Town – voted numerous times as one of the world’s top destinations.

Table Mountain welcomes you upon entering this cosmopolitan city.

The V & A Waterfront will be your first introduction into the many world-class facilities and activities that Cape Town has to offer.

From a variety of “blue flag” sandy beaches to high street shopping, street cafés, delis, coffee shops and fine dining experiences.

Cape Town offers you the Golden mile of the Atlantic Seaboard, also referred to as the “Côte d’Azur” of Africa – a World Class Marina for yachting and boating, a promenade that offers endless views, premium golfing and leisure activities and local entertainment.



IDYLIC & IDEAL

WHERE ALL YOUR SENSES COME ALIVE

You are invited on an adventurous road trip - Country Living Refined Into Modern Luxury - where all your senses come alive - where life and location exceeds all expectations. Discover the secret called Koelenbosch.

A sanctuary where luxury, comfort and functionality are effortlessly combined. A tranquil, secure and quiet haven defined by passion, joy and energy - a harmony of the soul.

This exceptional development is exclusive yet affordable for singletons, retired tranquillity seekers and young couples. Gauteng commuters and families alike - whether it's a one-night stay, one year assignment or for permanent living - Koelenbosch offers this luxurious yet affordable lifestyle to everyone who seeks it.

Distinct Living

Located near world-class convenience and leisure facilities that offer residents and visitors the true experience of quality village life. This is what gave rise to the idyllic and ideal once-off creation of Koelenbosch.

Even the jetsetting CEOs need their private place of solitude. Now they too can return to their very own Winelands address as it pleases them.

Wholesome LIVING

Wholesome living captures the priceless and comfortable lifestyle that Koelenbosch offers its owners and residents.

It will be a convenient weekend breakaway for Capetonians, or "the good life" crowds anywhere in the world - when the busyness of life gets too much.

Koelenbosch offers you a haven of tranquillity on your doorstep. Now you too have the opportunity to not only experience but own your own piece of "France Provence", in the heart of the Stellenbosch Winelands; a mere 30 minutes away from the City Centre.

MICROCLIMATE

Being within this microclimate with its location just outside of Stellenbosch, it offers more comfortable temperatures on peak summer days of approximately 5 degrees cooler than the hottest days in Stellenbosch - where the temperature might peak at close to 40 degrees - Koelenbosch will be around 35 degrees on the same given day.



Priceless

Due to the large number of households "semigrating" from the other provinces down to the fairer Cape, Koelenbosch will be one of the more popular addresses in the region - offering quality of life and wholesome Country Living within a secure environment.





Unique DEVELOPMENT FEATURES

“As good as it gets” where quality of life and location exceeds all expectations.

A Limited Country lifestyle opportunity of just 74 free standing homes

24-hour access controlled and patrolled security for peace-of-mind living

A variety of modern luxury 3 bedroom home options

Homes were designed to take the striking views of the Winelands into consideration

A wide selection of optional extras to suit your every need

A selection of premium brands including 5 Bosch appliances are included to turn your kitchen into a Gourmet theatre.

Parks and play areas, picnic spots and landscaped open areas

A leisure & lap swimming pool and entertainment area will be part of your refined country lifestyle experience

Lovely walkways

Koelenbosch will also offer short, medium and long-term rental opportunities for investors.

World-Class property after sales service-offering; a complete management service to absent owners and their guests and tenants.

THE NEXT STEP

Your experience with us has not come to an end... In fact it is only just beginning - request your NEXT STEP brochure or visit thenextstep.co.za



Leisure INVESTMENT

WHY KOELENBOSCH IS A LEISURE INVESTMENT

Get this Stellenbosch Winelands address while it is available at affordable levels. Now you too can enjoy all the benefits and privileges of the Winelands when you invest in Koelenbosch. Investors will be able to own an enviable Country Lifestyle property, located just 30 minutes away from Internationally acclaimed Cape Town City and just 20 minutes from Cape Town International Airport.

Looking at the residential and financial demand for property in the Stellenbosch Winelands and surrounds, these limited 74 opportunities will command a healthy return in both Capital growth and return on investment with healthy rental returns.

Due to the high demand for properties in this region, it is not uncommon for buyers to make a profit by on-selling whilst the home is being completed and then on-sold again; due to the demand increasing as the development of the properties unfold. The astute investors buy in early and seize the opportunity – make sure that you do the same with our turnkey, hassle-free solution to either the investor or the end user.

Demand & Supply

There is a high demand and limited supply of developments offering a refined Country Lifestyle – Now you too can own an address in the Hamlets of Stellenbosch. The question is – will you have this opportunity again at this level?

The high demand for rental properties in the region is compounding the growth factor, and once again this is continually contributing to the demand for quality properties in the Winelands – for both short-term stays and long-term rentals.

This Dennis Moss designed development, presents you with a limited offering of only 74 lifestyle opportunities, a development that will not be expanded on in the future – seize the moment by making this your new address.



RETURN ON *investment*

The Stellenbosch Winelands hosts some of South Africa's most luxurious events, functions, weddings, conferences and sporting events.

Capetonians can slip away to this tranquil world to escape the hustle and bustle of city life that is conveniently close enough to be a "home away from home".

Tourism and relocation figures increase significantly each year and the need for secure, convenient accommodation at the right location is growing in line with these demands.

Cape Town had its best occupation rates in 2016 and hotels wished for more beds...

The Cape Winelands hosts an ever increasing number of international golf tournaments sport events and hospitality venues, attracting more fans, competitors and crowds from around the world.

Visitors want to experience "the good life" in one of the best locations that Africa has to offer.

Holidaymakers from all over South Africa will enjoy a Country Lifestyle getaway – a mere 30-minute drive from Cape Town – oh so convenient should you have the need for an evening of City life.

AT YOUR *fingertips*



What does Koelenbosch offer outside the security gates?

Only 7,5 kilometers away... Stellenbosch, the home of **Stellenbosch University**. It boasts the highest weighted research output per full-time academic staff member of all South African universities and the second-highest number of scientists in South Africa who have been rated by the National Research Foundation (NRF). The University also has the highest student success rate in the country.

Franschhoek, the gourmet capital of South Africa with centuries-old vineyards and Cape Dutch architecture, right on your doorstep.

The **wine farms** of Stellenbosch and Paarl just around the corner - boasting world-renowned wine making expertise and exquisite food.

Just 20 minutes to **Delaire Graff** - The Jewel of Africa - awarded one of the World's best Wine Estates.

Most recently, the 2015/2016 Telegraph Travel Awards chose **Cape Town** as the **Best City in the World** for the fourth year running, dusting out Vancouver and Venice.

Cape Town International Airport a convenient 20 minutes away.

Several **excellent schools** including Bridge House Private School, Franschhoek, Paul Roos Gymnasium in Stellenbosch, Paarl Boys High, Paarl Girls High & La Rochelle Girls to name just a few.

A new **Curro School** is being planned just 5 minutes from Koelenbosch.

Mountain bike routes · Horse & running trails · Paragliding · Music festivals · Art exhibitions · Golf estates.

WHAT YOU *need to know*

FACT SHEET

Reserve your Property with a 10 % deposit within 7 days of signing.

Bond approval or guarantee to be delivered within 30 days (unless alternative arrangements have been agreed upon).

Monthly Levies & Rates

The R1500p/m levy covers the following: premium security, landscaping and maintenance of communal areas and roadways, the Communal Leisure facility with its lap pool for soaking up the sun and socializing with your fellow residents within this safe community.

Rates:

The average Rates & Taxes for a completed property at Koelenbosch will range between R1100 and R1400 per month.

PROJECTED LONG, MEDIUM AND SHORT-TERM RETURNS

Due to the high demand for short, medium and long-term rentals, along with all the events hosted by the wine farms, golf estates, schools, and the University; herewith some projections based on current market trends: (NB - note that due to this excellent location, spacious and secure lifestyle offering in the Cape Winelands, future returns are expected to be higher than current market trends).

Long-term accommodation 12 months and longer

- Owner occupied.
- Young families who can't afford to buy yet, will be able to rent.
- People who live and work in Stellenbosch who prefer country living.
- Young professionals who seek a wholesome lifestyle with easy accessibility.
- Commuters from other provinces and abroad will enjoy the convenience of an International Airport, easy access to highways and a place they can call home.

Short-term Accommodation

Why would Koelenbosch be an attraction to the short-term market?

Projected rental income between R1500 and R3 500 per day (depending on season, special days and events).

- Location that truly exceeds expectations.
- Safe and secure.
- Beautiful surroundings, peace and tranquillity.
- Close proximity for exploring the best gourmet restaurants, authentic bakeries, art galleries, historical and world class wine farms such as Delaire Graff, and quaint boutique high street shopping.
- Events and functions hosted in the Winelands.
- Countless activities and facilities to enjoy such as: walking, hiking, biking, horse-riding, fly-fishing, wine tasting and many more art, cultural and historical introductions to participate in.

Medium-term accommodation 3 to 6 months

Who is the medium-term market?

Projected rental income between R22 000 and R35 000 (depending on the season and other inclusions)

- Numerous foreigners and retired international couples wanting to explore the Winelands for 1 to 6 month periods; but also making the Winelands their base while they visit other parts of South Africa for short trips.
- This is an increasing market due to the excellent value offering and favourable exchange rate for most foreign guests.
- Contract workers from abroad and other provinces in need of medium-term accommodation.
- Families or individuals in need of intermediate accommodation while waiting for houses to be built or transfers to be completed.



ADDITIONAL *extras*

LEISURE

A swimming pool and entertainment area with beautiful green parks will be carefully landscaped.

GOLF

DevonValley Golf Course is right on your doorstep with other renowned golf courses such as Pearl Valley and De Zalze just a 20-minute drive away.



Delight in the DETAILS

FURNITURE PACKAGES

Our interior philosophy is *country living refined into modern luxury.*

WHAT IS LUXURY TO US?

"Luxury lies in Comfort and where Functionality is key"

Compiled by the NEXT STEP team -

Me-Jaune introduces interior designs that include a refined contemporary country style or a superior classic luxury interior. Designed to suite the individual.

- **Modern/contemporary/minimalistic** design for the young professional and/or young married couple.

- **Relaxed modern country wholesome** design for the young family and/or warm wholesome individual.
- **Superior classic luxury**
Enjoy owning a home that is a showpiece yet also a place of comfort

APPLIANCES

Kitchens are fully fitted with the following BOSCH appliances: Oven, hob, fridge, tumble dryer, dishwasher and washing machine. [Value: ± R30 000]

WEYLANDTS

In strategic alliance with Weylandts. An authentic and masculine brand with soul.



Site Map



*The Koelenbosch Country Estate is currently in the planning and development phase and the finished product may differ from the artist's impressions/pictures depicted in this document.

DEVON PLACE CENTRE
 On-site Property Sales Office
 Petrol Station
 Convenience Store
 Boutique Wine Shop
 Safari outdoor store
 Eateries & Gift shops etc

UNIT *Type A*



Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living / Dining Room / Kitchen
- Patio
- Upstairs Balcony
- 2 Garages
- Internal: 199m²
- External: 50m²
- Total Area: 249m²

UNIT *Type C*



Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living / Dining Room / Kitchen
- Patio
- 2 Garages
- Internal: 196m²
- External: 39m²
- Total Area: 235m²

UNIT *Type E*



Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living / Dining Room / Kitchen
- Patio
- Upstairs Balcony
- 2 Garages
- Internal: 204m²
- External: 40m²
- Total Area: 244m²

UNIT *Type S3*



Single Storey Detail

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living / Dining Room / Kitchen
- Terrace
- 2 Garages
- Internal: 169m²
- External: 30m²
- Total Area: 199m²

UNIT *Type S5*



Single Storey Detail

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living / Dining Room / Kitchen
- Terrace
- 2 Garages
- Internal: 134m²
- External: 30m²
- Total Area: 165m²

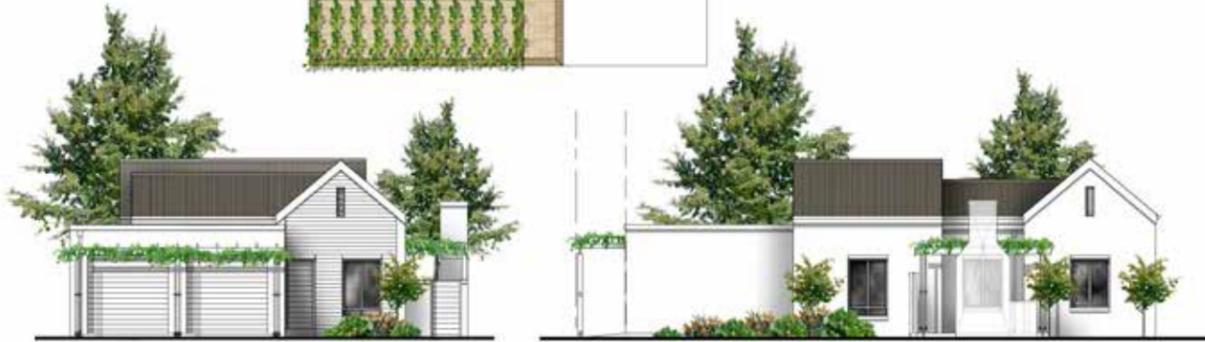
UNIT *Type S6*



Single Storey Detail

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living / Dining Room / Kitchen
- Terrace
- 1 Garages
- 1 Parking Bay
- Internal: 100m²
- External: 40m²
- Total Area: 140m²

UNIT *Type S7*



Single Storey Detail

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living / Dining Room / Kitchen
- Terrace
- 2 Garages
- Internal: 117m²
- External: 25m²
- Total Area: 142m²



TIMING IS *Everything*



THE POWER OF INDEPENDENT ADVICE

Magnus is a director of Brenthurst Wealth Management. He oversees investment strategies and research as well as client communication.

Magnus obtained a BA (Hons) degree from RAU and started his career as an investment journalist with Beeld in 1976, becoming the Business and Investment Editor of The Star in 1986. During his career as an investment journalist, he attended countless international investment conferences across the world, including meetings with the International Monetary Fund and World Bank.

He was founder of The Star Investors Club, which he ran for ten years until 1998 when he sold his investment business to Citadel. He wrote his popular column Money Matters in The Star and other newspapers across the country for more than fourteen years. Magnus initiated the first phone-in programme on personal finance on Radio 702, which he ran for 11 years.

Magnus has frequently appeared on local television, including the 52-part series 'The World of Money', which was based on the book with the same title. He is the author of several books on investments and retirement planning including 'Making Money Made Simple' (co-authored with Noel Whittaker), 'The World of Money', 'Don't Say You Haven't Been Warned', 'Retirement: The Amazing and Scary Truth' (co-authored with Bruce Cameron) and numerous other books. Magnus presents "Geldsake met Moneyweb" on RSG every Friday at 18h00.

BRENTHURST

THE HOME OF WEALTH

INTRODUCE

Wealth creation in New Property Developments

Risk | Value | Return

Sharing the same mantra

"The best leaders in the world remain students" and the most important key is KNOWING your RISK whether it is property or equities.

BRENTHURST WEALTH

SUE HEYSTEK | ANNERETTE | SANDRE MARAIS

The power of independent advice & a singular focus on excellence.

- The deciding factor of your investment is how well it is managed.
- It is a variety of functions and the right fundamentals: the right team, energy, intelligence and integrity, followed by innovation, persistence, consistency and excellence.
- Excellence in this field remains a moving target - we keep reinventing ourselves every day.

A BRENTHURST WEALTH SIGNATURE INTRODUCTION

Leading international investment strategist Magnus Heystek is setting the example himself: "I invite my Brenthurst followers to discover Koelenbosch - an investment opportunity nestled in the Hamlets of Stellenbosch."

Our Professional TEAM

CREATING HERITAGE FOR GENERATIONS TO COME

HDK DEVELOPMENTS

Pieter Horn with 25 years of experience in property law and development.

We develop building and build relationships, upgrade areas and uplift communities

Jannie Kotze with 23 years in engineering and construction.

The Hamlets of Stellenbosch is no longer just a holiday destination for the well-heeled or an idyllic place to retire: it's enjoying a prolonged renaissance, with what seems like a continuous rise of new commercial and residential developments.

Toon de Koning's 35 years experience in developing residential and commercial properties in Europe.

The partnership offers the expertise to design and develop high-end exclusive developments, uplifting areas and enriching communities.

The HDK partners has been pivotal in this change and believe wholeheartedly in the potential of the area and its multi-sensory experience.

DENNIS MOSS PARTNERSHIP

Dennis Moss Partnership is an interdisciplinary office established in 1983 and based in Stellenbosch, South Africa. The firm offers services in architecture, urban and regional planning, landscape architecture & environmental planning.

Notable developments include Eden Island, De Zalze Winelands Golf Estate, Devonvale Golf & Wine Estate, Welgevonden Estate, La Clémence Village and a variety of boutique hotels.

PJS CONSTRUCTION

An established and reputable family business that has been successfully following their passion in every dream home or large scale project they undertake. With a long established tradition of personal guidance and assistance they always strive to exceed expectations in delivering the final product.

With extensive experience in all matters of construction in property development and client satisfaction their focus is delivering the best end product to meet the client's needs. PJS are big enough to offer specialist expertise in all areas of construction. Koelenbosch's beautiful and well-constructed show unit is proudly delivered by PJS.

"What you see is what you get" PJS

CHANTELLE VISSER EXECUTIVE THE NEXT STEP

A singular focus on excellence in after sales service.

The same question always comes up once an investor has concluded a real estate purchase 'Who will be assisting me through the next steps of my investment?'

We soon realised that the experience does not come to an end after the sale has been concluded in fact, the journey for the investor is only just beginning.

A blend of passion and perfection with attention to detail. Task orientated to always exceed expectations and do whatever it takes to consistently improve experience and satisfaction.

"The only way to great work is to love what you do."

SANDRE MARAIS LEGAL

Experience and enthusiasm makes her unbeatable – mastering the art of legal advice in her field, with consistency and persistence in delivering individual advice and guidance.

I have been practicing since 1996 and realised right away that my real passion is for property in all its forms, being it New Developments, Commercial, Residential, Mixed Use, Industrial or Land Claims. If I was forced to choose I would have to say that New Developments are my forte, and my first love. The ability to be involved from the inception of a project allows me to provide my clients with the best and most applicable legal advice in all areas of the transaction.

ME-JAUNE INTERIORS

YOUR KEY TO CONTEMPORARY AND FOREVER
CLASSIC FURNISHINGS

Step inside a space created and styled to achieve the perfect balance between timeless luxury and comfort.

Me-Jaune masterfully blends innovation and creativity to create timeless designs. Its an exquisite creation of refined luxury with a dash of daring that is essential to his signature.

Complimented with sultry designer home accessories to energize and welcome you after a long day.

Enjoy your luxury surroundings every day in every way!

LUXURY LIES IN COMFORT & FUNCTIONALITY
IS KEY

"It is true that a thing called beauty is a joy forever"

Sharing the same vision of 'luxury'; Annerette and Me-Jaune are excited to introduce a range of minimalist French interiors that transfers refined country living into modern luxury.

Annerette

NEW DEVELOPMENT SPECIALIST

A singular focus on excellence driven by performance

THE PERFECT BLEND OF EXPERIENCE & INNOVATION

The perfect blend of property experience, specialising in the world's most luxurious residential and mixed-use developments. Our property specialist team is driven by passion, enthusiasm and perfection.

DESIRE FOR NEW CREATIONS

We represent developments that have been designed by people who enjoy the high-life, and open doors to world-class, opulent and timeless living structures in the most desirable destinations.

THE ULTIMATE PLAYGROUND

We urge you to join in and experience the ultimate playground with endless adventures and opportunities. Join us on a journey where only the best is good enough.



Annerette Fourie

"With love and passion you can conquer the world."

Our developments are designed for those who appreciate the finer things in life.

This idyllic and ideal unique destination offers enthusiasts the opportunity to own a lifestyle designed by the fabulous for the stylish.

We don't predict the future; we create it ourselves. My team and I believe in a WIN-WIN situation and we share the same mantra that the "best leaders in the world remain students". Performance in our field remains a moving target so we keep reinventing ourselves every day.

Let me introduce you to a world class experience because "the very best only deserves the very best"



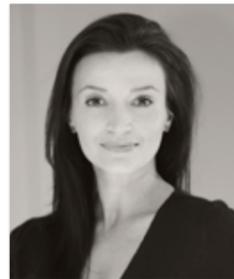
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082 553 3396



Cindy Pascoal

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International *Brand-Creators*

We only engage when the sky is the limit and when we can change the impossible to possible.

SELECTED and handpicked to unlock full potential: this is the definition of our philosophy. We establish brands that are confidently positioned with unmatched precision.

Annerette's creative team is strategically aligned, distinguished by passionate and individuals. As she puts it "We aren't aligned by law but by life and passion". We share the same mantra that "we are only as good as our next new creation", therefore we keep reinventing ourselves every day. Our excellence lies in detail, testing, originality and creativity.

We don't specialize in a one size fits all approach, on the contrary, for us tailor-made is habitual and natural.

- **Willem Jacobs** - Creative director
- **Ben Pretorius** - Mastering the Art in delivering unmatched CGI and CGI Animation.
- **Henry Uys** - Meticulous, Passionate and Talented in Film/Commercial and Editing.
- **Dirk van Niekerk** - Young and talented - Movie director and TV commercial expert.
- **Annerette Fourie** - Sales and Marketing Strategist and campaign director.

*The best way to predict the future is
to create it yourself*

YOUR EXPERIENCE WITH US HAS
NOT COME TO AN END... IN FACT
IT IS ONLY JUST BEGINNING



*Be the first to own...
Nothing compares to brand new...*



The pleasure of having it all.
