



VILLA
GRANDE

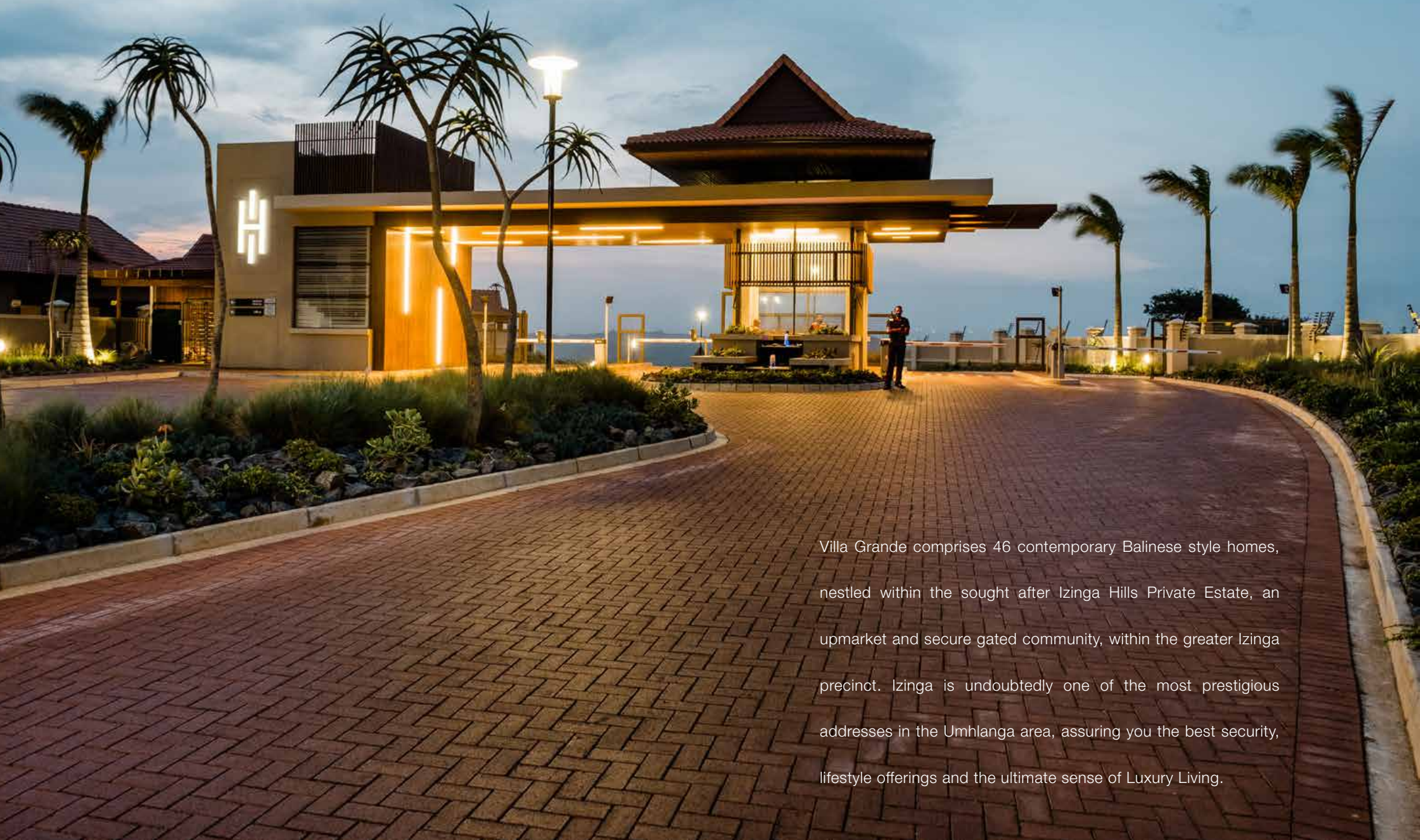


IZINGA HILLS

PRIVATE ESTATE

46 FREE-STANDING SECTIONAL TITLE VILLA'S WITHIN IZINGA RIDGE

PRESTIGIOUS ADDRESS



Villa Grande comprises 46 contemporary Balinese style homes, nestled within the sought after Izinga Hills Private Estate, an upmarket and secure gated community, within the greater Izinga precinct. Izinga is undoubtedly one of the most prestigious addresses in the Umhlanga area, assuring you the best security, lifestyle offerings and the ultimate sense of Luxury Living.

ULTIMATE SECURITY

Villa Grande offers unrivalled security that spans multiple layers. Situated within the well-established and superbly secured Izinga precinct, Izinga boasts security camera surveillance systems for the entrances of the suburb, as well as 24hr patrols on public roads and open spaces.

Additionally, Villa Grande is situated within Izinga Hills Private Estate offering 24hr guarded Guardhouse, with advanced access control technology for both residents and visitors. Furthermore, the estate perimeters are secured with electrified fencing and CCTV cameras that are closely monitored at the Guardhouse. The estate is also equipped with a dedicated golf cart to ensure swift and effective 24hr patrols.



24/7 Security
and access control



CCTV monitoring 24/7 of all
access points and common areas

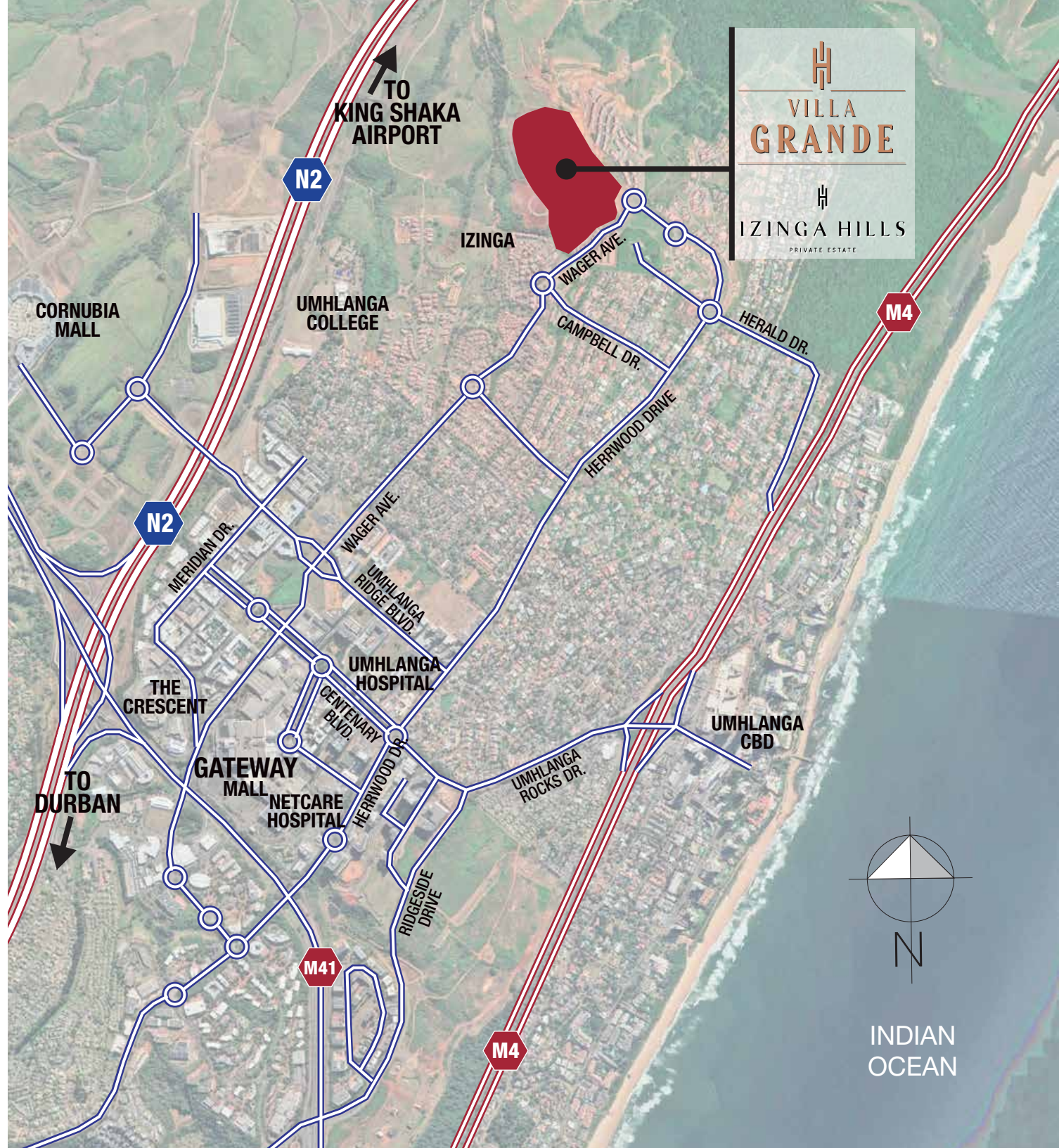


Entire Estate Secured With
Electric Fencing



PERFECT LOCATION

Villa Grande is conveniently situated within the Umhlanga precinct. With easy access to the main highways, the development is a mere 10-minute drive to King Shaka International Airport and 10 minutes from Durban's CBD. Amenities such as private hospitals, shopping malls and some of the best schools are just a stone's throw away.



SITE DEVELOPMENT AERIAL VIEW

A life of ultimate convenience and leisure, Izinga sits just outside the Umhlanga Ridge Town Centre, where all the popular, essential and trendy amenities are right on your doorstep.

Greater Umhlanga has become one of Kwa-Zulu Natal's most important economic hubs. Its population has increased by 57% within the 10-year census period, making it one of the fastest growing areas in South Africa.

VILLA LEGEND

- | | | |
|------|----------|--|
| TYPE | A | Villa Grande features 5 different Villa designs that cater for all purchaser requirements and tastes |
| TYPE | B | |
| TYPE | C | |
| TYPE | D | |
| TYPE | E | |



DEVELOPMENT FEATURES

When you live within Izinga Hills you can be assured a lifestyle of indulgence and comforts. Renowned for its outdoor lifestyle, residents will enjoy taking a stroll through the estates beautifully landscaped gardens.

All Villas have been positioned to maximise access to the lush green landscape views.



TYPICAL VIEW FROM VILLA GRANDE



All gardens to reflect the water wise and indigenous planting of the Izinga Estate.



All lighting will be eco-efficient LED technology, designed by the developments Electrical Engineer.



All Villa's come supplied with a series of innovative options and solutions for energy supply.



All Villa's will feature fibre-optic connections for all entertainment and Home-Office applications.



PERSONALIZED LIVING

Villa Grande's distinctive contemporary Balinese architecture epitomises a lifestyle of exquisite taste and luxury, with an integration of captivating landscape views, and spacious open plan living within one of Umhlanga's most esteemed residential neighbourhoods.

Presenting a rare opportunity to stand out from the crowd, Villa Grande is your chance to live like no one else.



Villa Grande features minimalist and contemporary interiors which are perfectly adapted to the modern urban lifestyle, and are carefully designed to create a sense of spaciousness and integration with the lush green landscape views.

These homes come fully fitted with quality upmarket finishes such as designer kitchens with quartz counter tops, stainless steel appliances, porcelain tiles and European sanitaryware and taps just to name a few.



LUXURY LIVING

VILLA TYPE A



REAR ELEVATION

VILLA TYPE A

FRONT ELEVATION



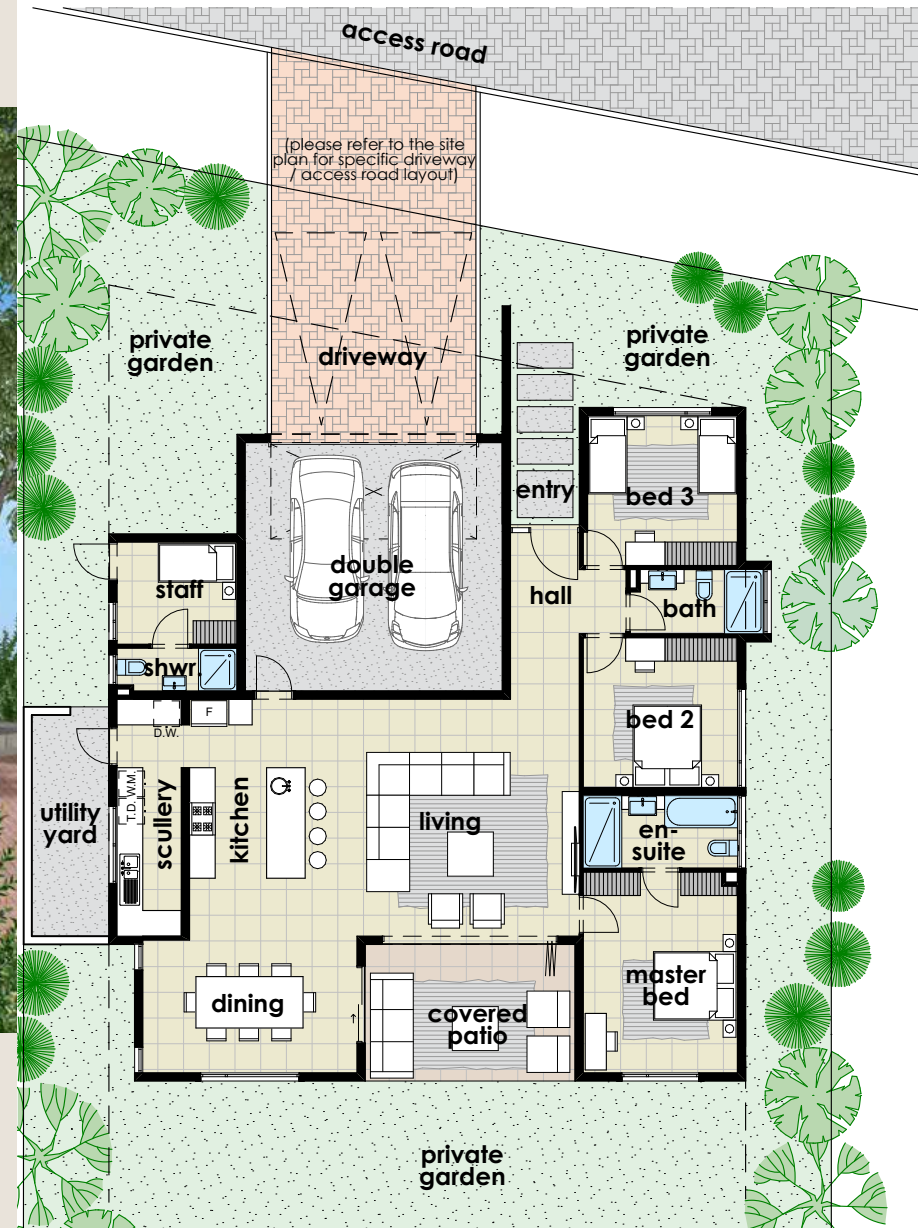
AREA SCHEDULE :

Villa Ground	160 ^{m²}
Covered Terrace	20 ^{m²}
Double Garage	38 ^{m²}

Total **218^{m²}**

VILLA FEATURES :

- 3 Bedrooms (2 x En-Suite)
- Guest Bathroom
- Open-Plan Living Area
- Kitchen & Scullery
- Covered Patio
- Double Garage & Guest Parking
- Staff Accommodation



GROUND FLOOR

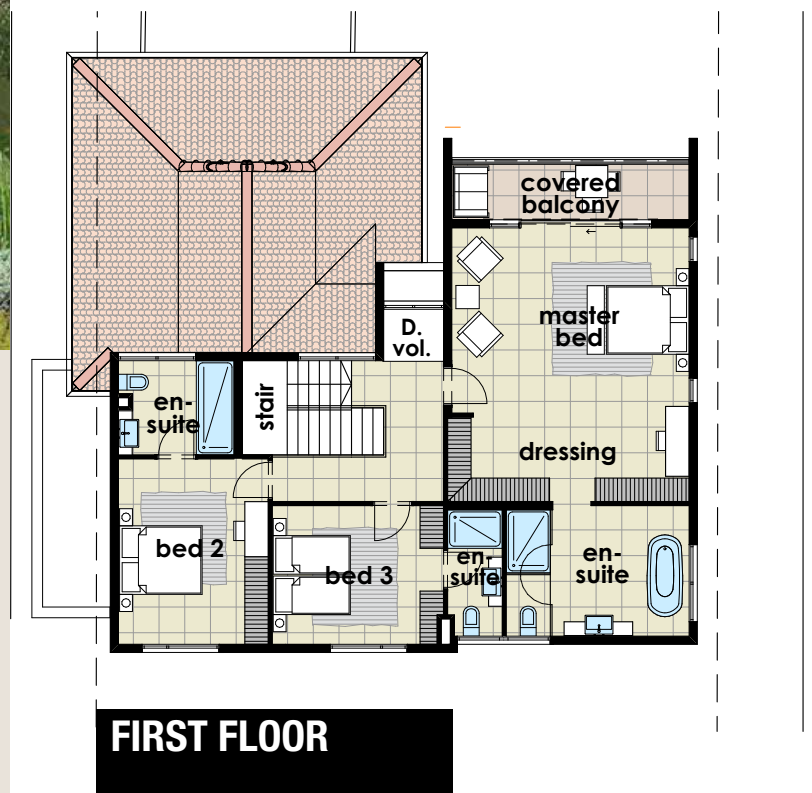
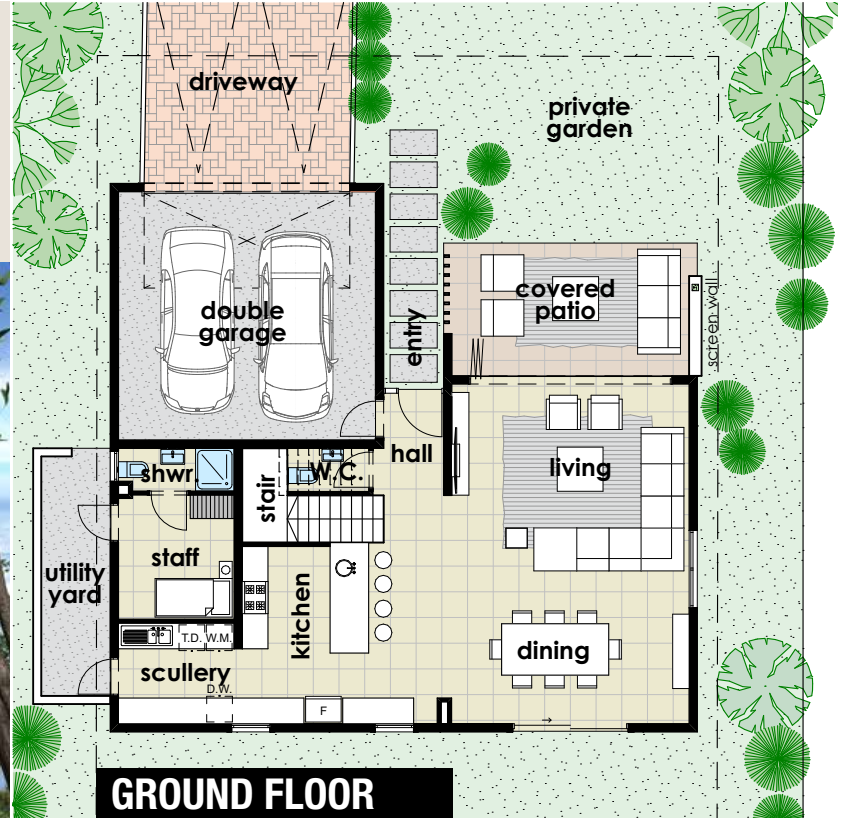
VILLA TYPE B



REAR ELEVATION

VILLA TYPE B

FRONT ELEVATION



AREA SCHEDULE :

Villa Lower Level	103m ²
Covered Terrace	18m ²
Double Garage	39m ²

Villa Upper Level	107m ²
Covered Terrace	8m ²

Total **275m²**

VILLA FEATURES :

- 3 Bedrooms (All En-Suite)
- Open-Plan Living Area
- Kitchen & Scullery
- Covered Patio & Balcony
- Double Garage & Guest parking
- Staff Accommodation
- Utility Yard

VILLA TYPE C



REAR ELEVATION

VILLA TYPE C

FRONT ELEVATION

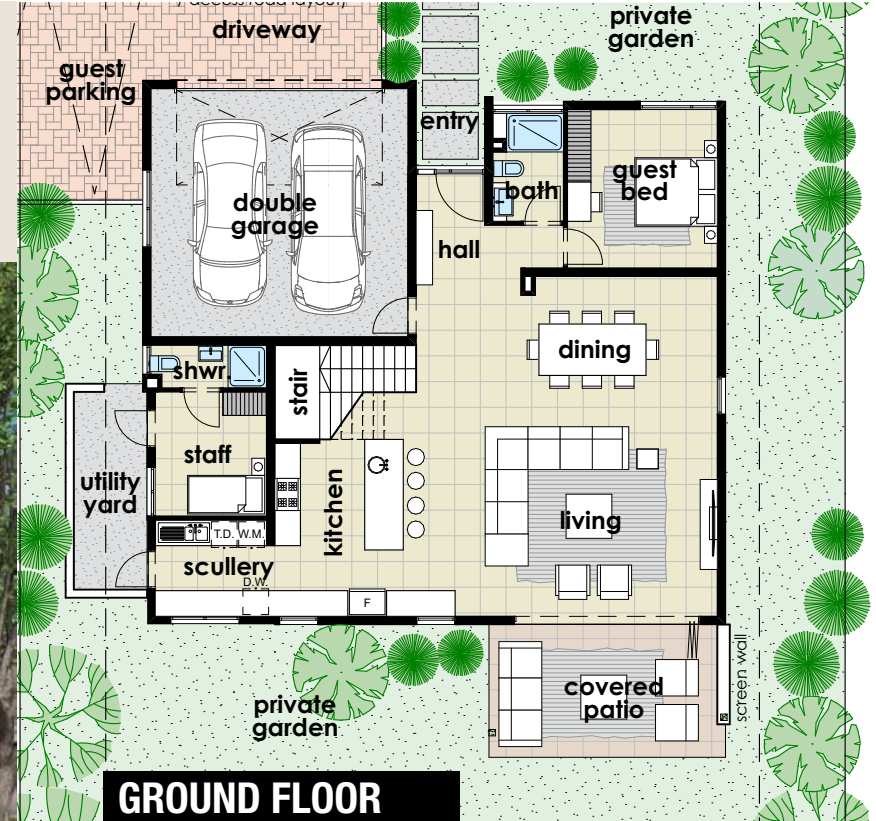


AREA SCHEDULE :

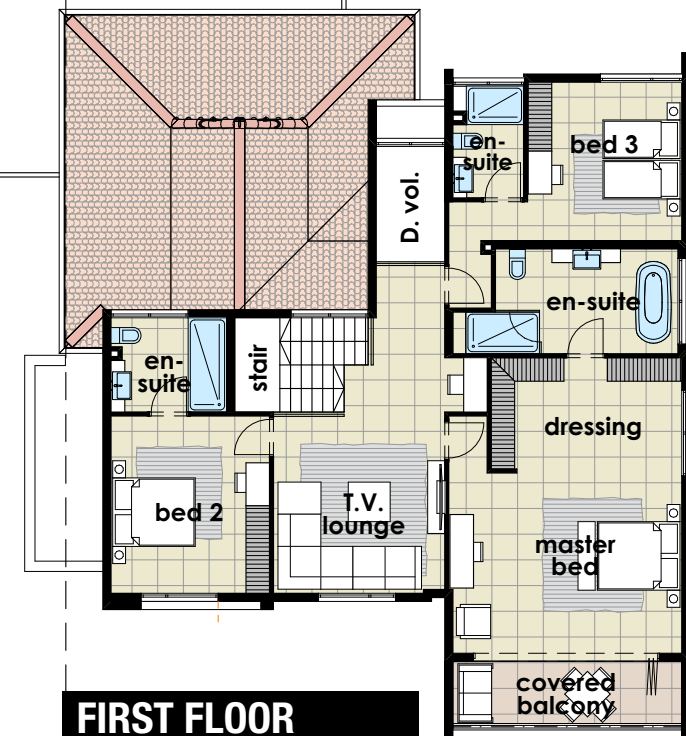
Villa Lower Level	129m ²
Covered Terrace	17m ²
Double Garage	39m ²
Villa Upper Level	131m ²
Covered Terrace	9m ²
Total	325m²

VILLA FEATURES :

- 4 Bedrooms (3 x En-Suite)
- Guest Bathroom
- Open-Plan Living Area
- Kitchen & Scullery
- Pajama Lounge
- Covered Balcony & Patio
- Double Garage & Guest Parking
- Staff Accommodation
- Utility Yard



GROUND FLOOR



FIRST FLOOR

VILLA TYPE D



REAR ELEVATION

VILLA TYPE D

FRONT ELEVATION

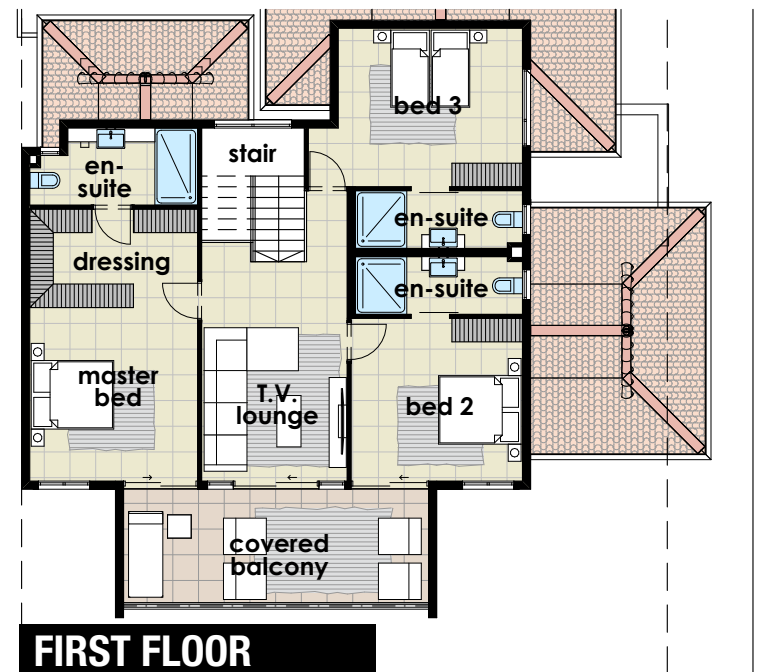
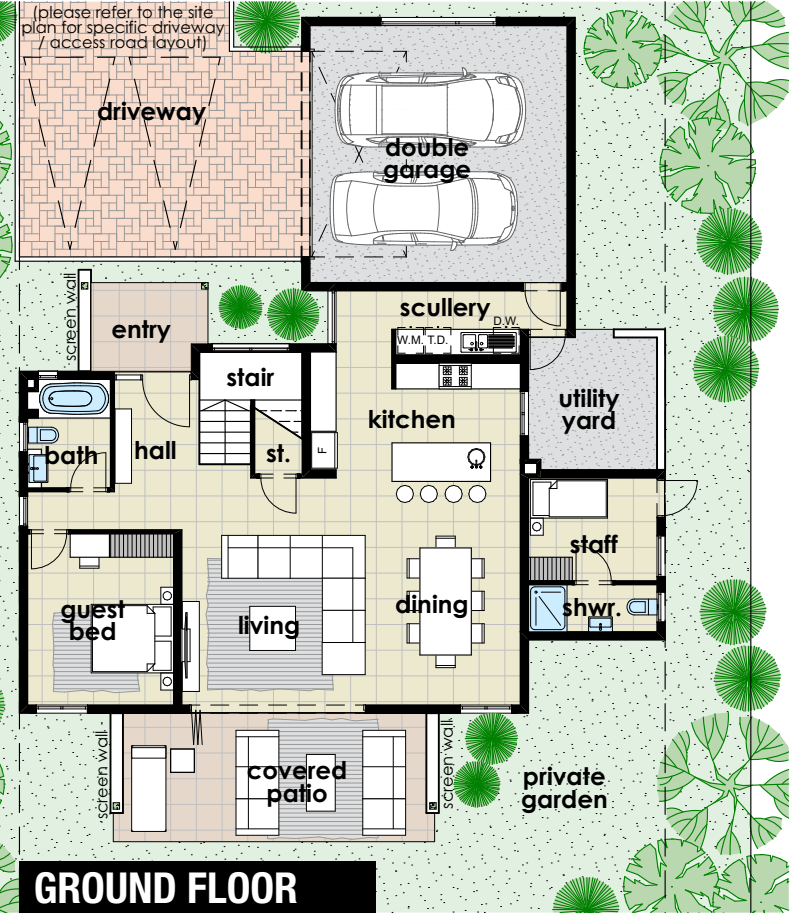


AREA SCHEDULE :

Villa Lower Level	119m ²
Covered Terrace & Entry	27m ²
Double Garage	41m ²
Villa Upper Level	105m ²
Covered Terrace	21m ²
Total	313m²

VILLA FEATURES :

- 4 Bedroom (3 x En-Suite)
- Guest Bathroom
- Open-Plan Living Area
- Kitchen & Scullery
- Covered Patio & Balcony
- Pajama Lounge
- Double Garage & Guest Parking
- Staff Accommodation
- Utility Yard



VILLA TYPE E



REAR ELEVATION

VILLA TYPE E

FRONT ELEVATION

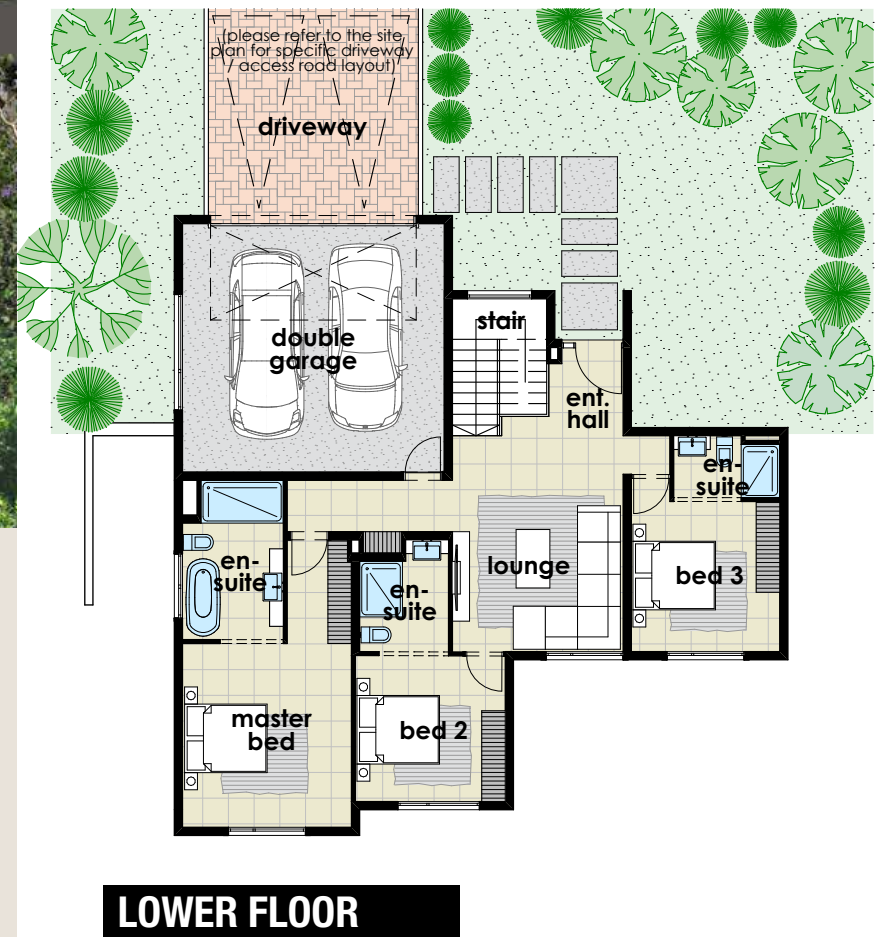
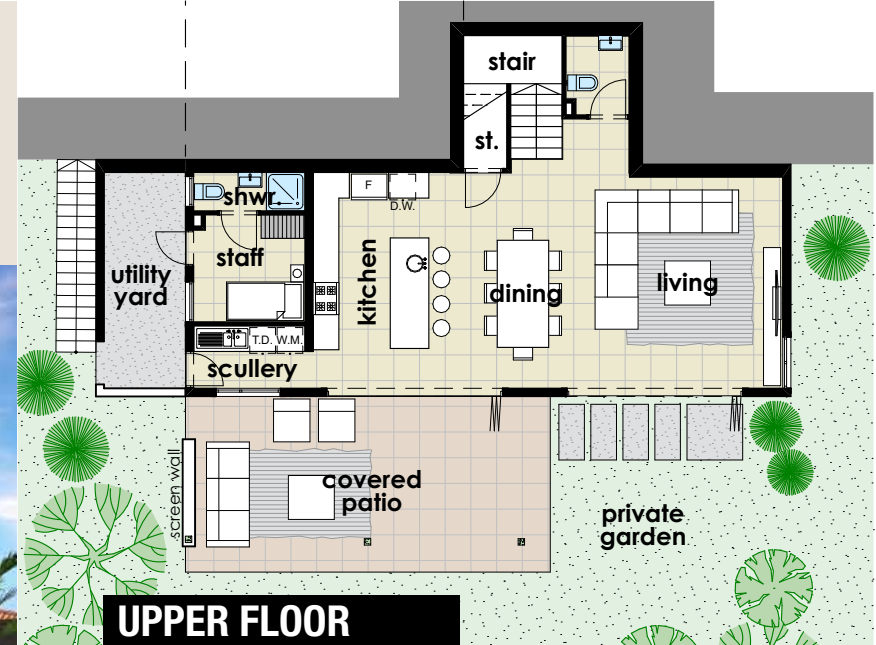


AREA SCHEDULE :

Villa Upper Level	114 ^{m2}
Double Garage	39 ^{m2}
Villa Lower Level	86 ^{m2}
Covered Terrace	35 ^{m2}
Total	274^{m2}

VILLA FEATURES :

- 3 Bedroom (All En-Suite)
- Open-Plan Living Area
- Kitchen & Scullery
- Pajama Lounge
- Covered Patio
- Double Garage & Guest Parking
- Staff Accommodation
- Utility Yard





VILLA GRANDE



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PRIVATE ESTATE

CONTACTS : 061 410 0035 WEBSITE : www.izingahills.co.za



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