



Saratoga
E S T A T E

Discover the Perfect Balance

Country-style Tranquility, City Convenience

Unwind after a busy day in a place that promotes life at a more leisurely pace. An exquisite sanctuary from where to sit back and appreciate life's simple pleasures. Enjoy the feeling of space, the fresh air, the sense of peace - all with the knowledge that everything you need is, in reality, right on your doorstep.





ARTIST IMPRESSION



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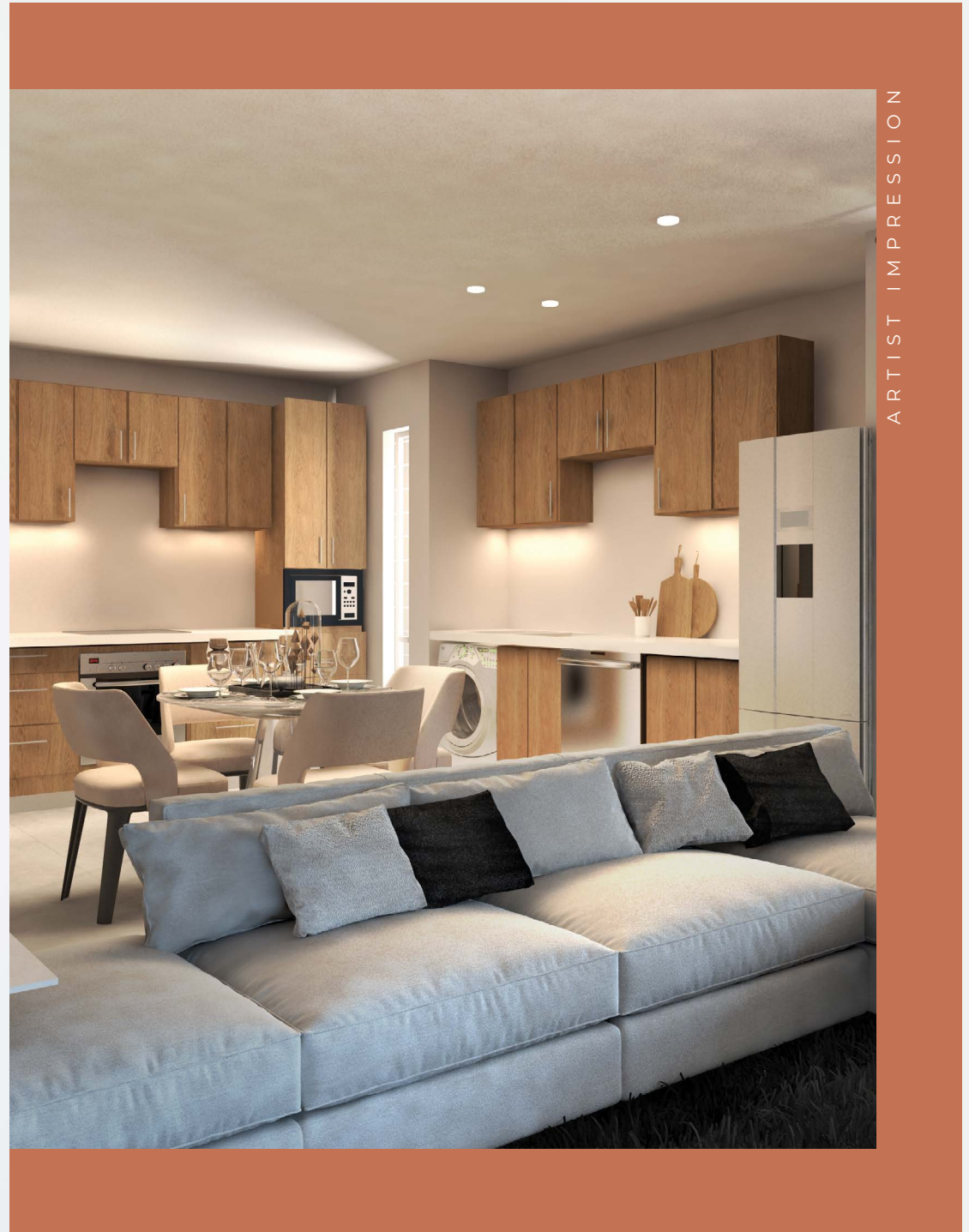




Welcome to Your New Lifestyle.

Welcome to Saratoga Estate.

Saratoga Estate is an exclusive new development in Beaulieu, Midrand. Situated halfway between Johannesburg and Centurion, Saratoga Estate offers all the tranquility of country style living, with all the convenience of the city.



ARTIST IMPRESSION



Easy, Modern Living.



Discover simplicity, elegance & comfort with our freestanding three-bedroom, two-bathroom duplexes.



With clean geometric lines and a classic gable pitch roof, the exterior of our homes is modern, yet familiar. Cream walls, wooden doors and manicured green verges balance the sleek, modern architecture. The bright and airy interior benefits from an open-plan layout and clever use of space.





On the upper level, the spacious master suite includes a dedicated dressing room space as well as en suite bathroom with shower, bath and double vanity. Another full bathroom is shared by two additional bedrooms, making these homes the perfect fit for a family.







On the ground floor, you'll find an elegantly finished open-plan kitchen, dining and lounge area. Tiled floors are complemented by stone countertops, while compact kitchen storage makes for a clean, uncluttered look.





Ideal for entertaining, the main living space opens out via large glass sliding doors onto a generous veranda and private garden. Let your guests enjoy the tranquility of the estate from the veranda, while you tend to the braai. What better way to enjoy a sunny afternoon?



So Much More...

- Thoughtful, modern architecture
- High quality, low maintenance materials
- Eco-friendly design
- Tiled floors and stone countertops
- Choice of three wood veneer finishes for kitchen cupboards and bathroom vanity
- Satellite TV connection
- Fibre / data connection
- Prepaid electricity
- Bosch hob, oven and extraction fan
- Hans Grohe fittings
- Heat pump geyser
- LED lighting
- Low-emissivity glazing on windows
- Private garden
- Attractive, low maintenance slab veranda
- Double garage
- Pet friendly
- 24-hour access-controlled guardhouse
- Electric fencing around perimeter wall
- Located within secure Beaulieu Estate





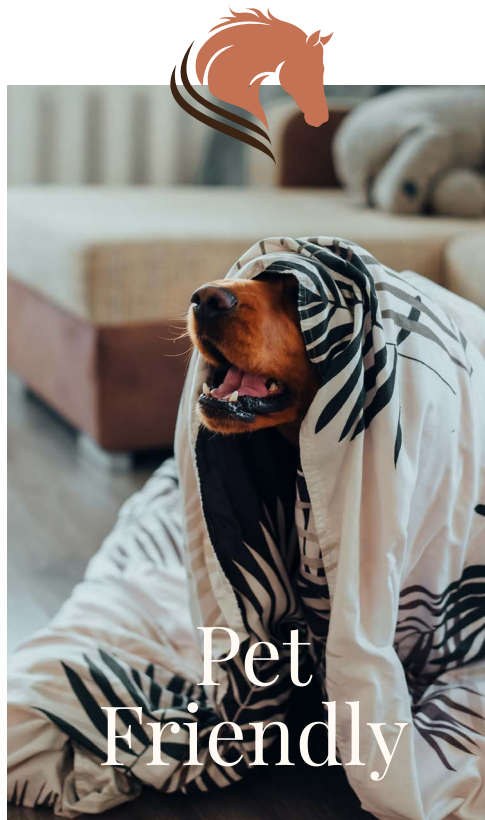
An Investment in Your Wellbeing



With its wide-open spaces and carefully preserved natural beauty, Beaulieu is the ideal location for lovers of the great outdoors. Unwind with a scenic afternoon ramble along the 21km of bridle paths or enjoy the solitude of a bird hide in the Beaulieu Bird Sanctuary. Perfect your golf swing with nine holes at the neighboring Kyalami Country Club or explore the estate on horseback. For the more adventurous, take a spin on the tarmac at Kyalami Racetrack.



Saratoga Estate benefits from its location within the secure, access-controlled community of Beaulieu. For added security, access to Saratoga Estate itself is controlled from a 24-hour guardhouse and the perimeter wall is electric fenced. Doubly secure, for your peace of mind.



Saratoga Estate welcomes four-legged friends because we know that pets make a house feel like a home. Enjoy a walk with your pups; with the speed limits on the roads within the estate, it's sure to be a relaxing experience.

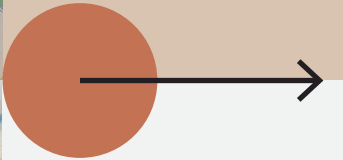


With no transfer duty and low monthly levies, you can be assured that your investment in a full title home in Saratoga Estate is a solid one.






Saratoga
ESTATE



Perfectly Positioned

Situated in sought-after Beaulieu, Saratoga Estate offers residents access to wide open spaces and unspoiled, natural beauty – just minutes from the city.

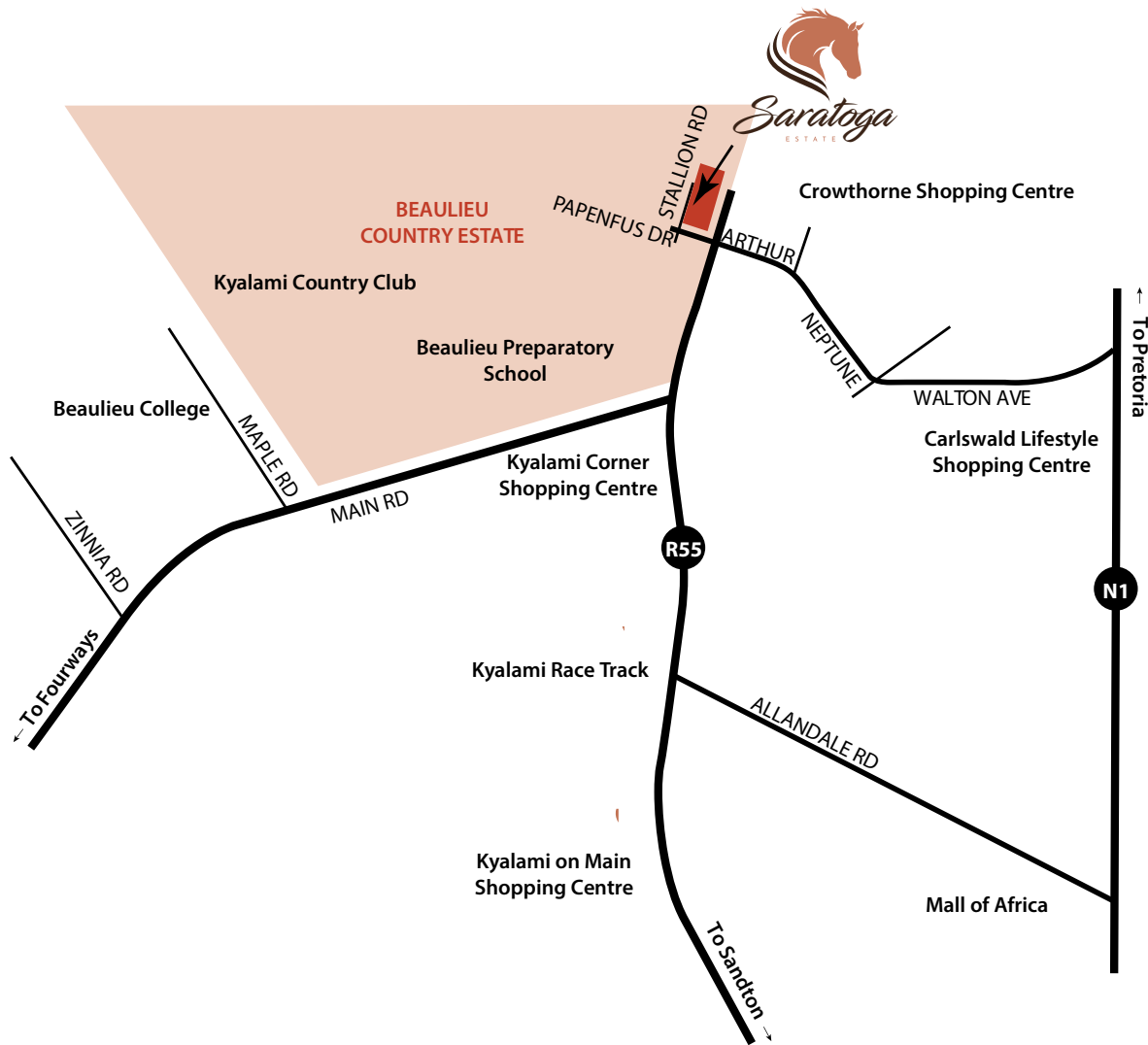
Saratoga Estate occupies a prime position, conveniently situated close to the Midrand Business District, with the commercial hubs of Sandton and Pretoria easily accessible via nearby arterial roads.

A stone's throw from Saratoga Estate, you'll find Kyalami Corner, Crowthorne and Waterfall Corner Shopping Centres for everyday essentials. Treat yourself to some retail therapy at the larger centers, Mall of Africa, Forest Hill City and Fourways Mall are just a short drive away.

Families with children can take their pick from various excellent private schools.

With its country feel and scenic vistas, along with access to the main commercial hubs, private schools and plenty of shopping and dining options, Saratoga Estate offers its residents the best of both worlds.





The Perfect Balance

This is Saratoga Estate.





Site Development Plan



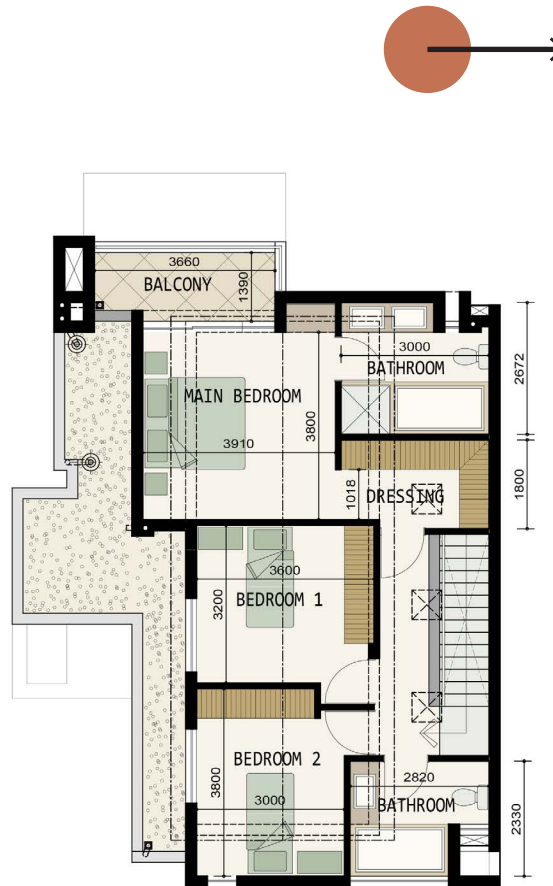
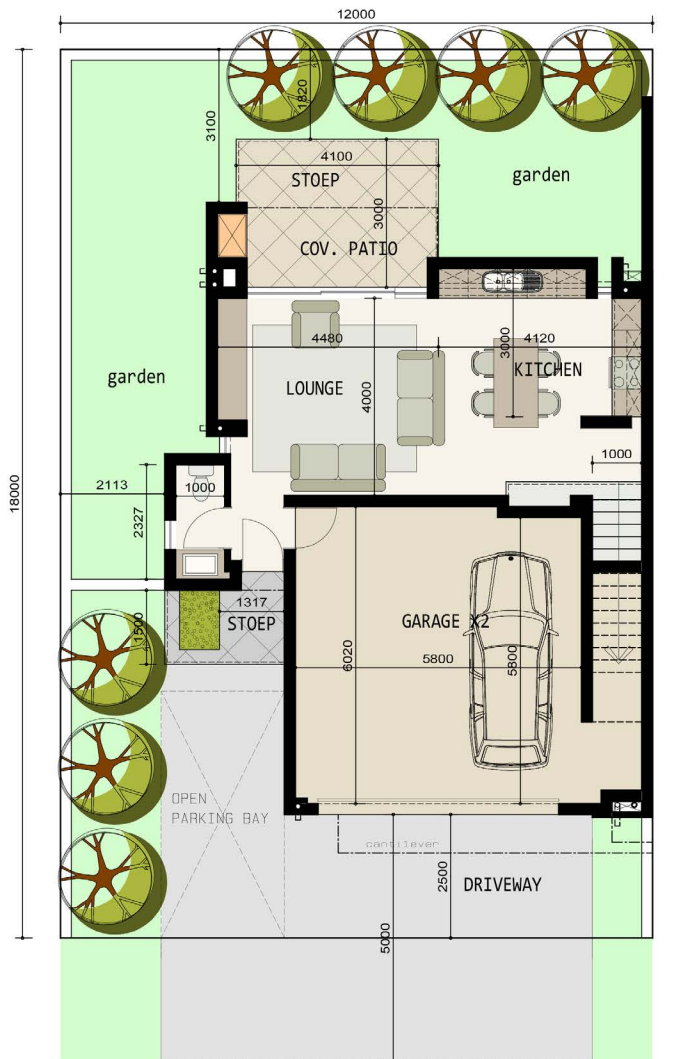
Unit Type A

3 BED, 2 BATH

area schedule

GROUND FLOOR	53,16m ²
GARAGE & STORE	42,30m ²
CANTILEVER ENTR.	3,59m ²
OPEN PATIO	12,70m ²
COVERED PORCH	2,95m ²
FIRST FLOOR	76,22m ²
EXCL. DOUBLE VOLUME	6,41m ²
EXTRA CANTILEVER	0,56m ²
TOTAL	184,89m²





Unit Type B

3 BED, 2 BATH

area schedule

GROUND FLOOR	47,41m ²
GARAGE & STORE	46,27m ²
COVERED PATIO	7,70m ²
OPEN PATIO	5,67m ²
OPEN PORCH	3,00m ²
FIRST FLOOR	75,02m ²
EXCL. DOUBLE VOLUME	4,48m ²
EXCL. OPEN BALCONIES	6,41m ²
EXTRA CANTILEVER	4,48m ²
TOTAL	179,42m²





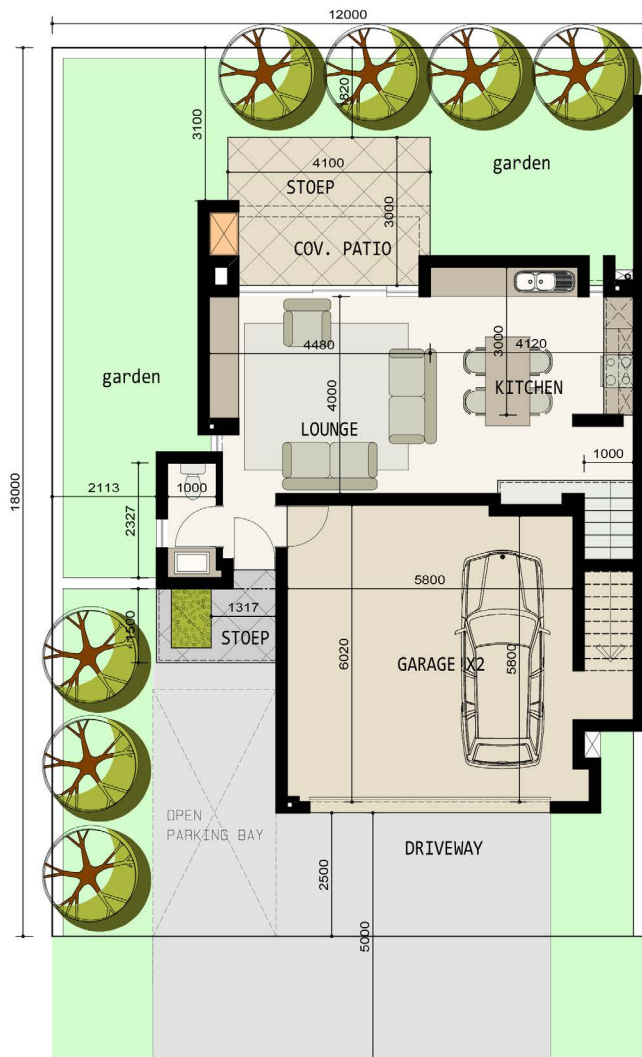
Unit Type C

2 BED, 2 BATH

area schedule

GROUND FLOOR	53,16m ²
GARAGE & STORE	42,30m ²
CANTILEVER ENTR.	3,59m ²
OPEN PATIO	12,70m ²
COVERED PORCH	2,95m ²
FIRST FLOOR	63,71m ²
EXCL. DOUBLE VOLUME	6,41m ²
EXTRA CANTILEVER	0,56m ²
TOTAL	172,38m²





Unit Type D

2 BED, 2 BATH

area schedule

GROUND FLOOR	47,41m ²
GARAGE & STORE	44,81m ²
COVERED PATIO	7,70m ²
OPEN PATIO	5,67m ²
OPEN PORCH	3,00m ²
FIRST FLOOR	58,16m ²
EXCL. DOUBLE VOLUME	4,69m ²
EXCL. OPEN BALCONIES	6,41m ²

TOTAL 162,77m²





Your New Life Awaits.

If you're ready to embrace the tranquility of country style living, without compromising on the convenience of the city, or if you have any questions about our homes, please get in touch.

Dave: 074 101 6304

www.saratogaestate.co.za

