



# HARTLAND

== Lifestyle Estate ==



***Step into the flourishing community of Hartland Lifestyle Estate! Since 2021, we've welcomed 192 residents into our beautiful estate. We've sold a staggering 559 properties, with 43 currently under construction and another 117 about to begin.***

## PLANNED FUTURE AMENITIES

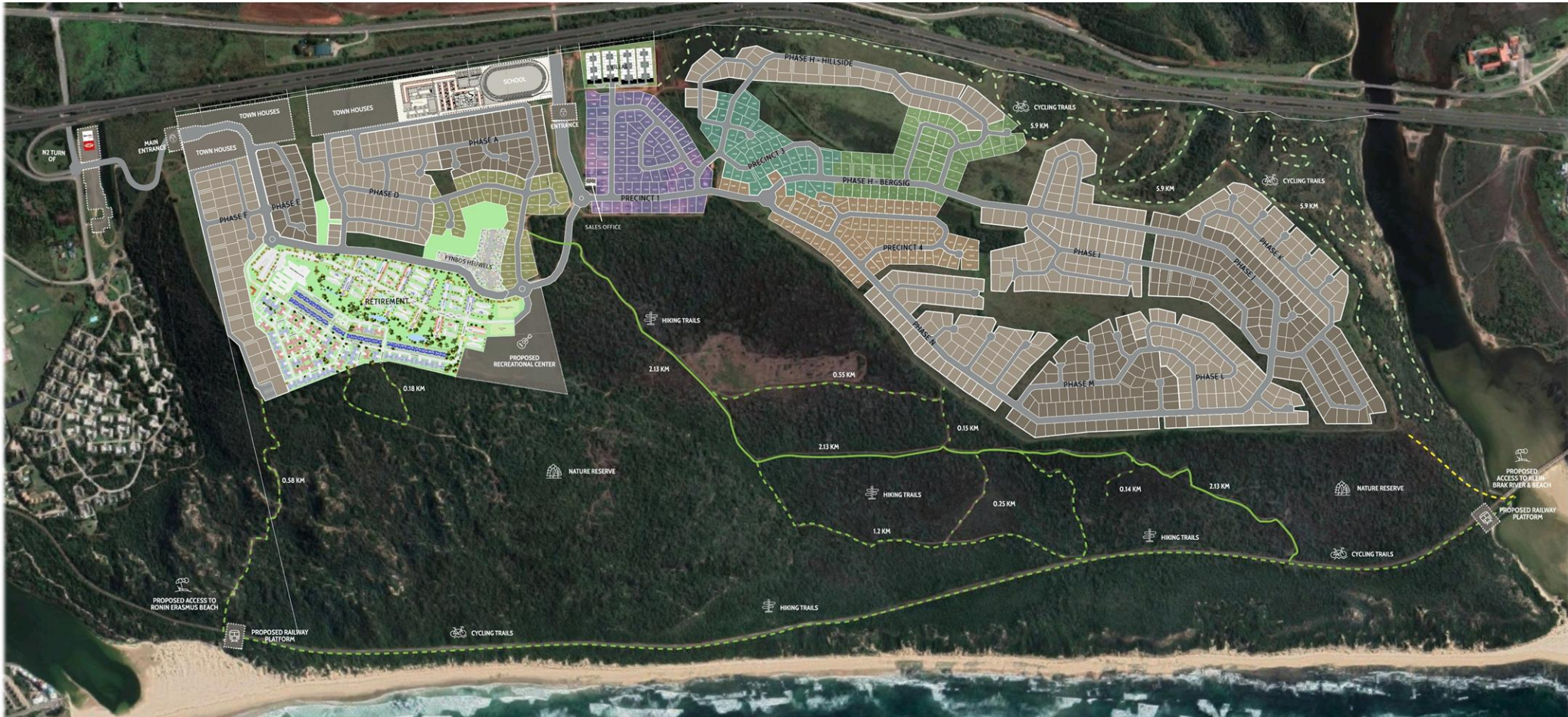
- |  |  |  |
|--|--|--|
|  Recreational Facilities            |  Retirement Village |  Hiking Trails            |
|  Office Park                        |  Private School     |  Pet Friendly             |
|  Convenience Retail Shopping Center |  Nature Reserves    |  Cycling & Walking Routes |

## FEATURES

- Close proximity to shopping malls, private hospitals, schools and George International Airport
- Direct access to both Kleinbrak and Hartenbos River and Beaches
- One of the last developments on the Garden Route
- Immaculate ocean, mountain, valley and river views

## DIRECTIONS

- From George Airport merge onto N2 towards Mossel Bay
- Take Hartenbos/Outshoom turnoff
- At the traffic circle turn left
- At the T-junction turn right onto R102
- Then turn right at the stop street towards Kleinbrak
- After 400m turn right onto the R102 at the next T-junction
- Drive 1.4km and find Hartland Estate on your right



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE H

## **LUXURY LIVING**

Hartland Lifestyle Estate is situated in the heart of the Garden Route, in Hartenbos. Hartland Lifestyle Estate is a Mixed Use Gated Estate and will eventually be home to 2 000 families, offering you security and all the comfort of estate living.

## **LIFESTYLE**

Hartland Lifestyle Estate is situated in the heart of the Garden Route in Hartenbos on 375 hectares and will house over 2000 homes. Situated near good schools, an excellent private hospital and George Airport, this community offers the perfect home location while working or commuting from Gauteng.

- ❖ PET FRIENDLY
- ❖ CYCLING TRAILS
- ❖ HIKING TRAILS
- ❖ RECREATION AREA
- ❖ OFFICE PARK
- ❖ RETAIL SHOPPING
- ❖ RETIREMENT VILLAGE

## **TECHNOLOGY**

Today's reliance on the internet for convenience and efficiency call for the need of smart homes driven by steady internet connection. If technology is essential to your lifestyle, we have you covered. Homeowners in the Hartland Lifestyle Estate have the opportunity to capitalise on our fibre ready homes, allowing for continued career focus without sacrificing enjoyment of estate activities with family and loved ones.

# TRAILS OF HARTLAND AND THE OUTENIQUA MOUNTAINS

At Hartland Lifestyle Estate, we pride ourselves on merging the comforts of luxury living with the raw beauty of nature. Right within our estate, you'll find exclusive hiking and cycling trails, carefully designed to allow residents an immersive experience amidst the scenic landscapes. As you traverse our internal trails, the lure of the wild beckons you further. Just a heartbeat away, the majestic Outeniqua Mountains await. Let their trails guide you through nature's vibrant tapestry of flora and fauna. Whether you're venturing into the depths of tranquil forests or challenging yourself on rugged mountain climbs, the Outeniqua range promises awe-inspiring vistas—vast coastal panoramas and the mesmerising contours of the countryside. For both the avid explorer and the peace-seeking wanderer, Hartland and the Outeniqua Mountains offer unparalleled journeys.



# FYNBOS HEUWELS - VILLAS



# FYNBOS HEUWELS – VILLAS

**Ground Floor: R2 350 000 / First Floor: R2 230 000** Transfer Duty Included

Excellent 2 bedrooms, 2 bathrooms, single garage villas selling at an affordable price. These first floor homes will have exposed beams, creating an open and light feeling. Patio with built-in braai for those leisurely summer evenings. Choose your finishes from a magnificent range of choices. Completion by end 2024.



# FYNBOS HEUWELS – VILLAS

## GROUND FLOOR PLAN

02 AREA: Internal		
Element ID	Zone Name	Area
<b>SHARED</b>		
	Shared Covered Entrance	19.71
	Shared Covered Entrance	26.04
		45.75 m <sup>2</sup>
<b>UNIT 1</b>		
	Bathrm	5.64
	Bedroom 2	10.87
	Braai	1.39
	Covered Patio	10.21
	En-Suite	4.17
	Kitchen / Dining	16.52
	Lounge	13.44
	Main Bedroom	12.30
	Planter	2.57
	Private Garden	17.27
		94.38 m <sup>2</sup>
<b>UNIT 2</b>		
	Bathrm	5.64
	Bedroom 2	10.57
	Braai	2.27
	Covered Patio	10.06
	En-Suite	4.17
	Kitchen / Dining	16.52
	Lounge	13.44
	Main Bedroom	12.41
	Planter	2.57
	Private Garden	19.60
		97.25 m <sup>2</sup>
<b>UNIT 3</b>		
	Bathrm	5.64
	Bedroom 2	10.87
	Braai	1.39
	Covered Patio	10.41
	En-Suite	4.17
	Kitchen / Dining	16.52
	Lounge	13.44
	Main Bedroom	12.30
		74.74 m <sup>2</sup>
<b>UNIT 4</b>		
	Bathrm	5.64
	Bedroom 2	11.08
	Braai	2.16
	Covered Patio	10.16
	En-Suite	4.17
	Kitchen / Dining	16.52
	Lounge	13.44
	Main Bedroom	12.41
		75.58 m <sup>2</sup>
		387.70 m <sup>2</sup>

02 AREA: Internal 1:1



FRONT ELEVATION ↑

0.

GROUND FLOOR PLAN

1:100

AREA: Construction		
Element ID	Zone Name	Area
<b>SHARED</b>		
	Shared Covered Entrance	19.71
	Shared Covered Entrance	26.04
		45.75 m <sup>2</sup>
<b>UNIT 1</b>		
	Braai	1.39
	Covered Patio	10.21
	Planter	2.57
	Private Garden	17.27
	UNIT 1	79.67
		111.11 m <sup>2</sup>
<b>UNIT 2</b>		
	Braai	2.27
	Covered Patio	10.06
	Planter	2.57
	Private Garden	19.60
	UNIT 2	80.28
		114.78 m <sup>2</sup>
<b>UNIT 3</b>		
	Braai	1.39
	Covered Patio	10.41
	UNIT 3	76.91
		88.71 m <sup>2</sup>
<b>UNIT 4</b>		
	Braai	2.16
	Covered Patio	10.16
	UNIT 4	78.14
		90.46 m <sup>2</sup>
		450.81 m <sup>2</sup>

01 AREA: Construction 1:1

Rev120923

FYNBOS

# FYNBOS HEUWELS VILLAS

## FIRST FLOOR PLAN



1.

FIRST FLOOR PLAN

1:100



1

FRONT ELEVATION

1:200



2

SIDE 1 ELEVATION

1:200

**Cladding:** Sandstone cladding  
**Window:** Aluminium windows / Doors as per schedule  
**Balustrade:** 1000mm High standard Stainless Steel Balustrade  
**Walls:** Plaster & Paint to HOA colour palette

**Flashing:** Ridge flashing to match roof  
**Roof:** Springlock 700 roof sheeting  
**Flashings:** Factory formed Custom Barge-Flashing, to suit Roof Sheeting profile  
**Gutters:** Seamless Aluminium square gutters with round downpipe

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Rev120923

FYNBOS



# VACANT STANDS

Beautiful ocean  
and mountain view  
stands at  
affordable prices.

Stand sizes from  
600m<sup>2</sup> to 935m<sup>2</sup>

**PRICED  
FROM  
R850 000  
TO  
R1 800 000**

Including VAT  
No Transfer Duty





## **BESPOKE DESIGN (Example)**

At Hartland Lifestyle Estate, we believe in the power of individuality, creativity, and uniqueness. That's why, in addition to our impressive range of pre-designed plan types, we offer you the ultimate personalised experience of designing your own bespoke home with our registered architects. Embrace the opportunity to create a home that reflects your individuality and embodies your vision. Whether you're inspired by classic elegance, modern minimalism, or a fusion of styles, we are here to help you discover the joy of crafting a one-of-a-kind sanctuary that is uniquely yours at Hartland Lifestyle Estate. Life is too short to live in a house that doesn't feel like your own home.



# BESPOKE DESIGN



# PLANS TO CHOOSE FROM

Built with an ageless architectural design, the “Karoo to Coast” theme complements a culture rich in history. Offering an array of 14 plan types, there is a style to suit any choice or need.

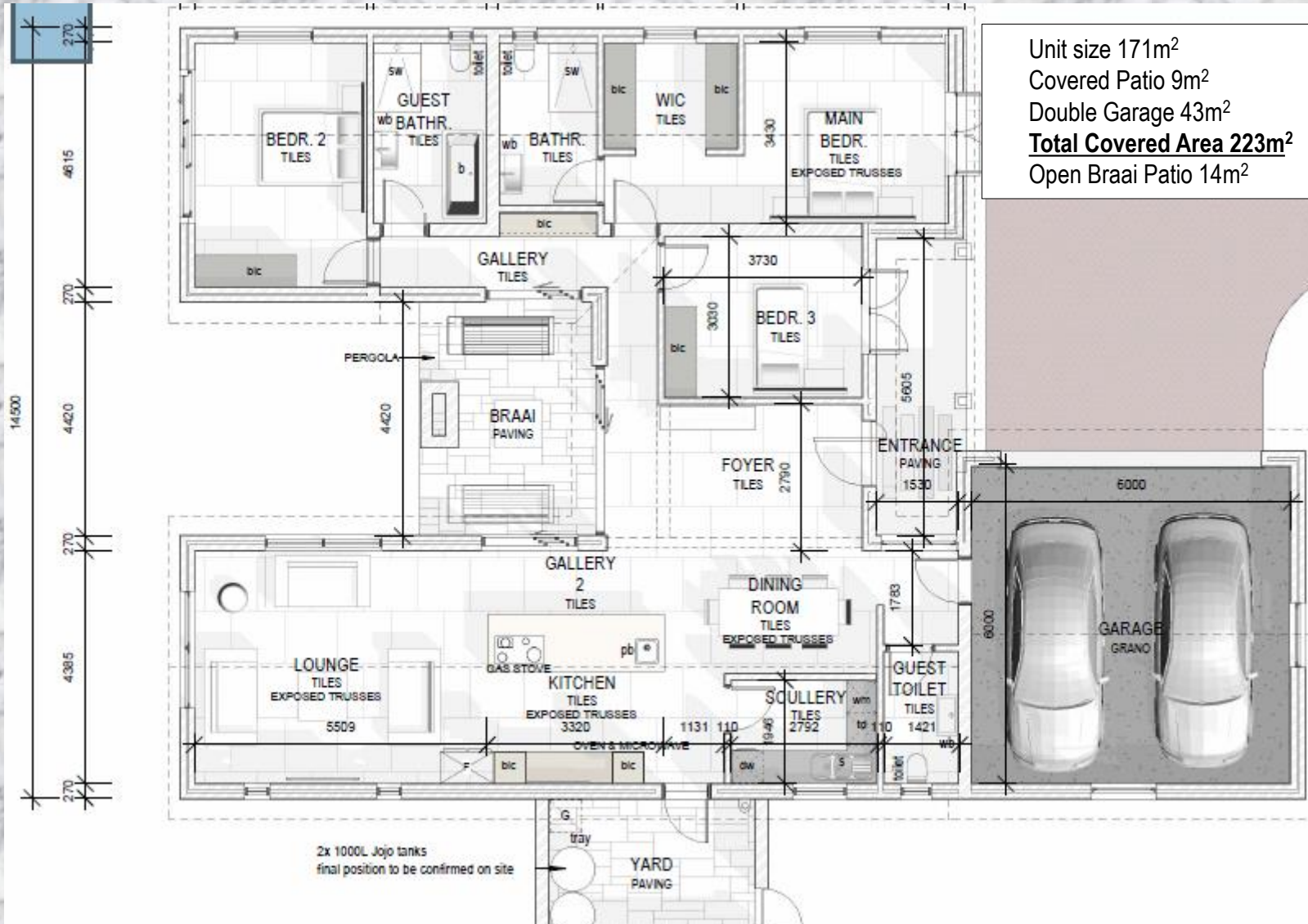
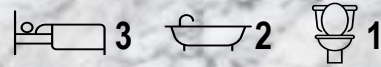
The Hartland lifestyle is about high quality and low consumption. The buildings are all finished to eco-efficient standards. Solar geysers are our standard, harnessing the power of the sun to reduce monthly costs and our carbon footprint. Our commitment involves more than just solar and includes LED lights and gas hobs as standard material to finish your eco-friendly home.





# PLAN TYPE 1

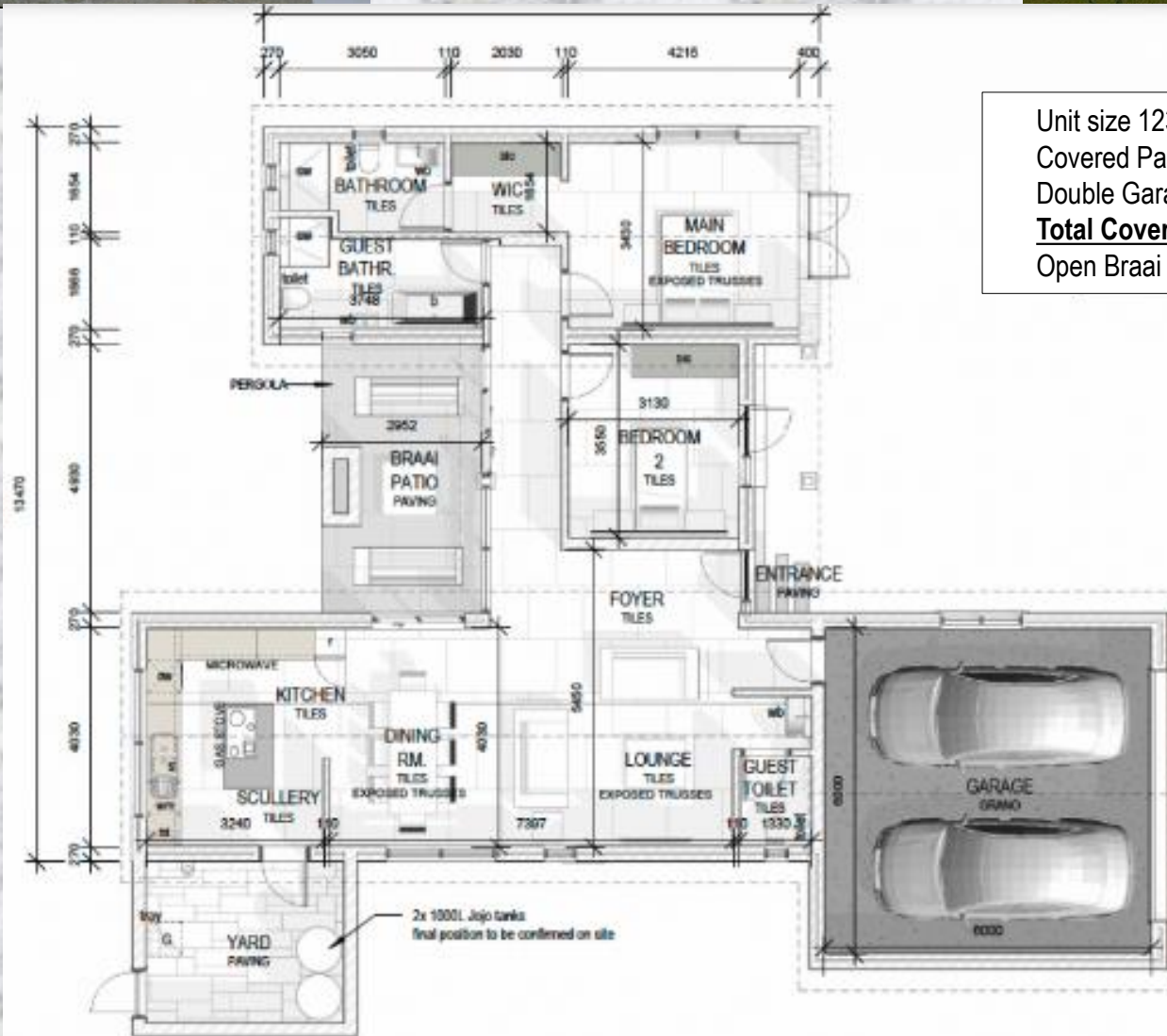
**R3 000 000**



# PLAN TYPE 2

**R2 530 000**

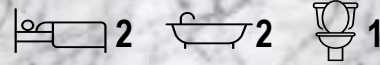
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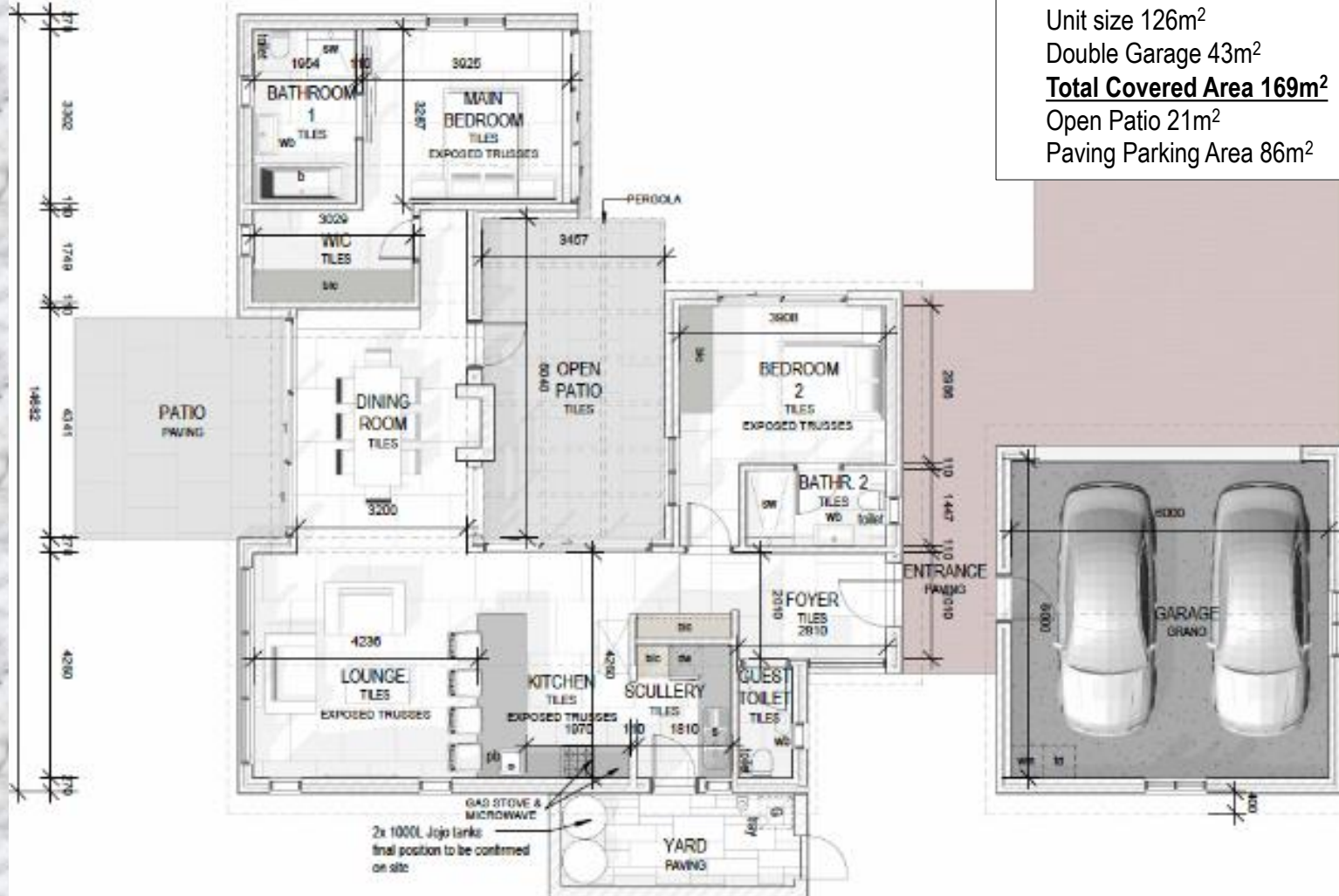
Unit size 123m<sup>2</sup>  
Covered Patio 6m<sup>2</sup>  
Double Garage 43m<sup>2</sup>  
**Total Covered Area 172m<sup>2</sup>**  
Open Braai Patio 15m<sup>2</sup>

# PLAN TYPE 3

**R2 580 000**



Unit size 126m<sup>2</sup>  
Double Garage 43m<sup>2</sup>  
**Total Covered Area 169m<sup>2</sup>**  
Open Patio 21m<sup>2</sup>  
Paving Parking Area 86m<sup>2</sup>

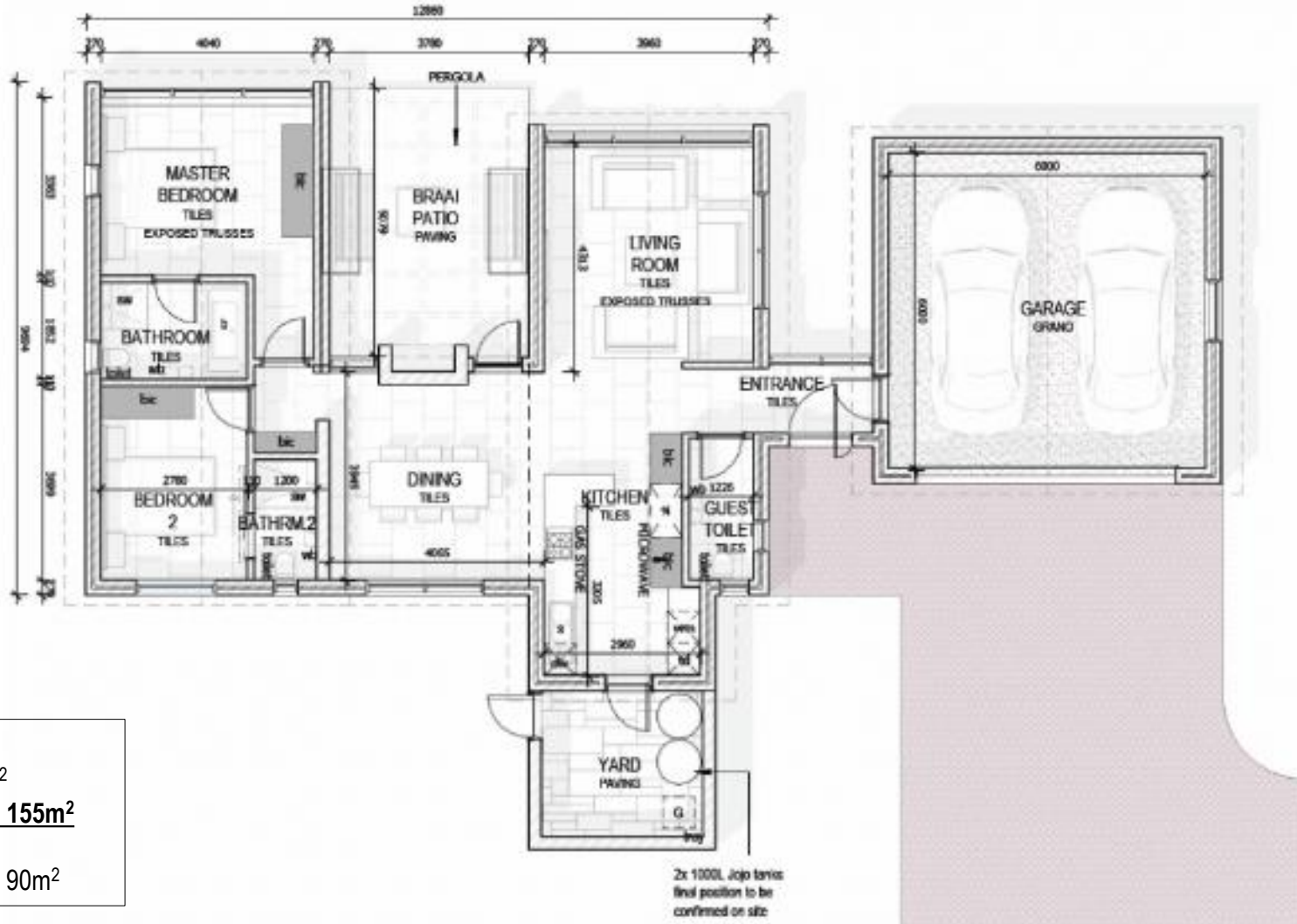






# PLAN TYPE 4

**R2 340 000**



Unit size 112m<sup>2</sup>  
 Double Garage 43m<sup>2</sup>  
**Total Covered Area 155m<sup>2</sup>**  
 Open Patio 20m<sup>2</sup>  
 Paving Parking Area 90m<sup>2</sup>

2x 1000L Jico tanks  
 final position to be  
 confirmed on site



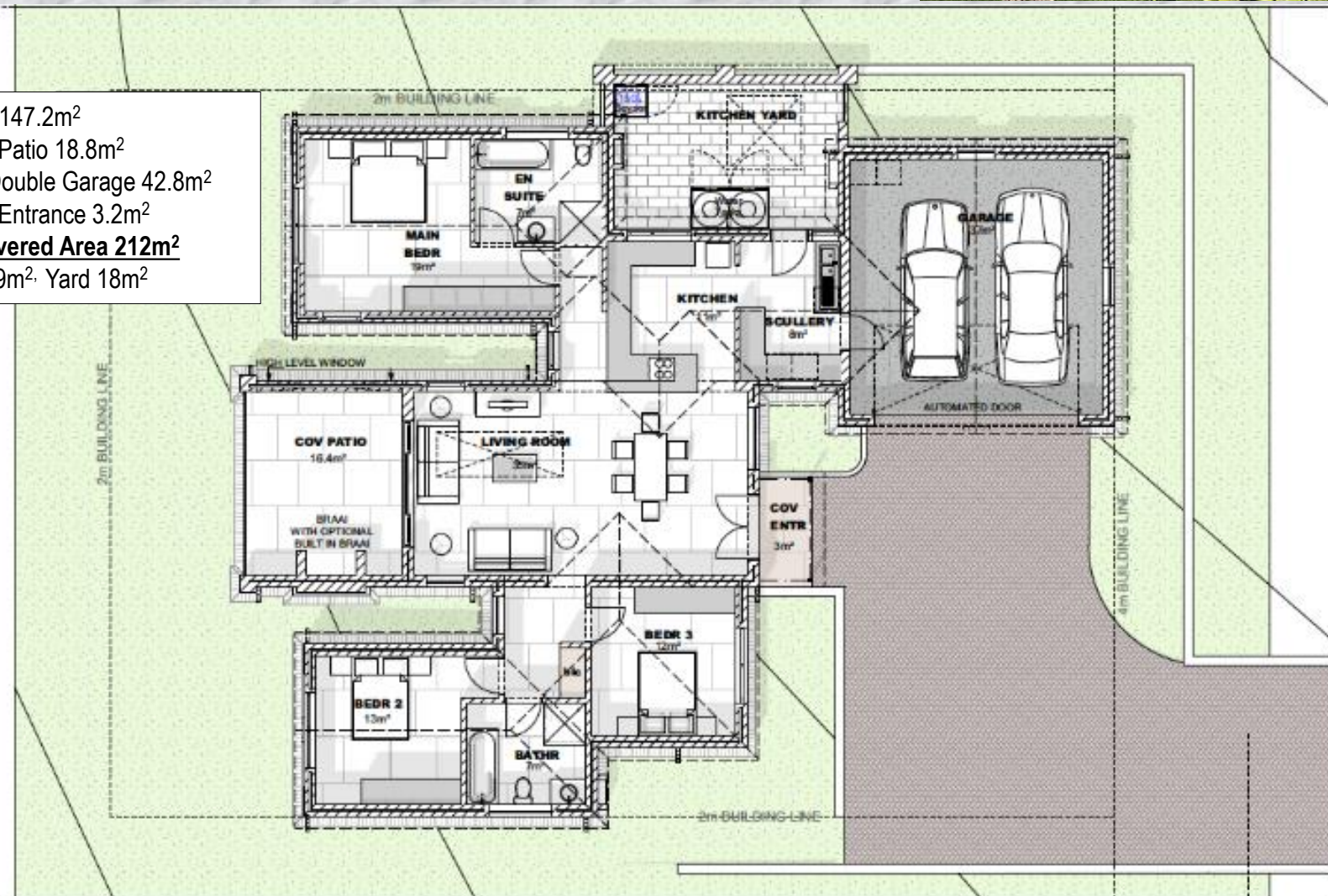
# PLAN TYPE 5

**R2 850 000**

3 2



Unit size 147.2m<sup>2</sup>  
 Covered Patio 18.8m<sup>2</sup>  
 Area of Double Garage 42.8m<sup>2</sup>  
 Covered Entrance 3.2m<sup>2</sup>  
**Total Covered Area 212m<sup>2</sup>**  
 Paving 99m<sup>2</sup>, Yard 18m<sup>2</sup>





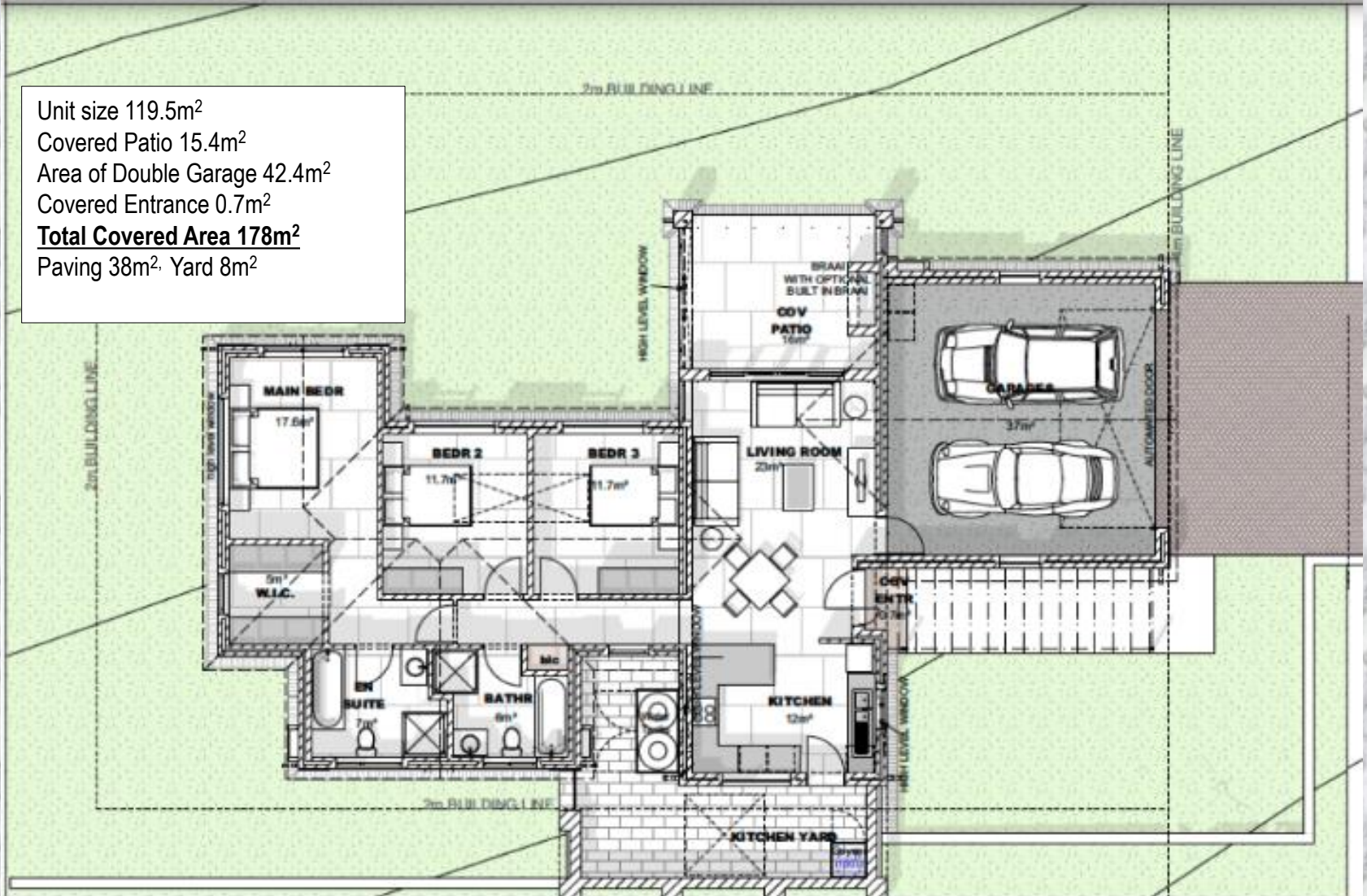
# PLAN TYPE 6

**R2 480 000**

3 2



Unit size 119.5m<sup>2</sup>  
 Covered Patio 15.4m<sup>2</sup>  
 Area of Double Garage 42.4m<sup>2</sup>  
 Covered Entrance 0.7m<sup>2</sup>  
**Total Covered Area 178m<sup>2</sup>**  
 Paving 38m<sup>2</sup>, Yard 8m<sup>2</sup>



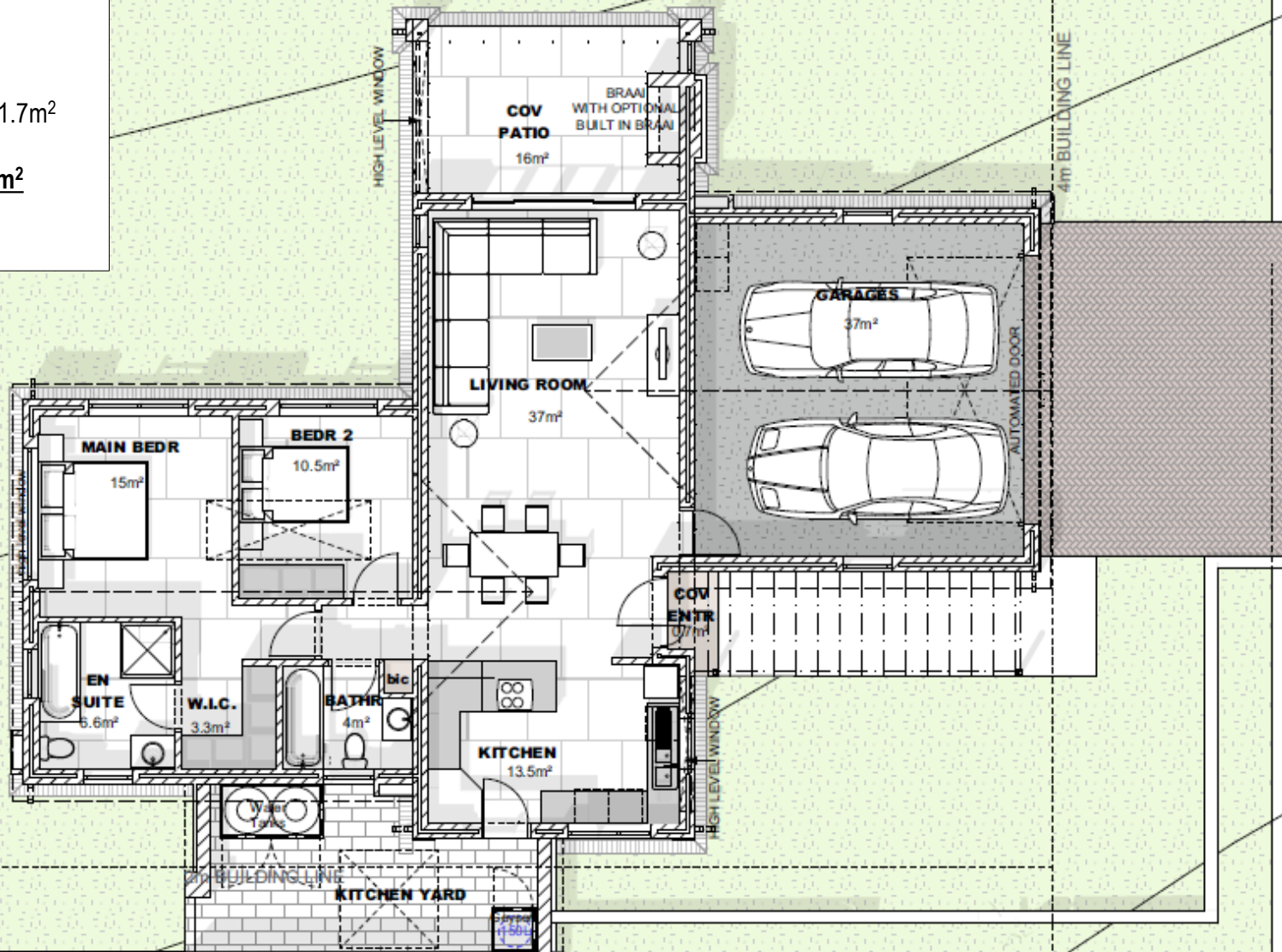
# PLAN TYPE 7

**R2 340 000**

2 2



Unit size 109.6m<sup>2</sup>  
Covered Patio 16m<sup>2</sup>  
Area of Double Garage 41.7m<sup>2</sup>  
Covered Entrance 0.7m<sup>2</sup>  
**Total Covered Area 168m<sup>2</sup>**  
Paving 39m<sup>2</sup> Yard 9m<sup>2</sup>



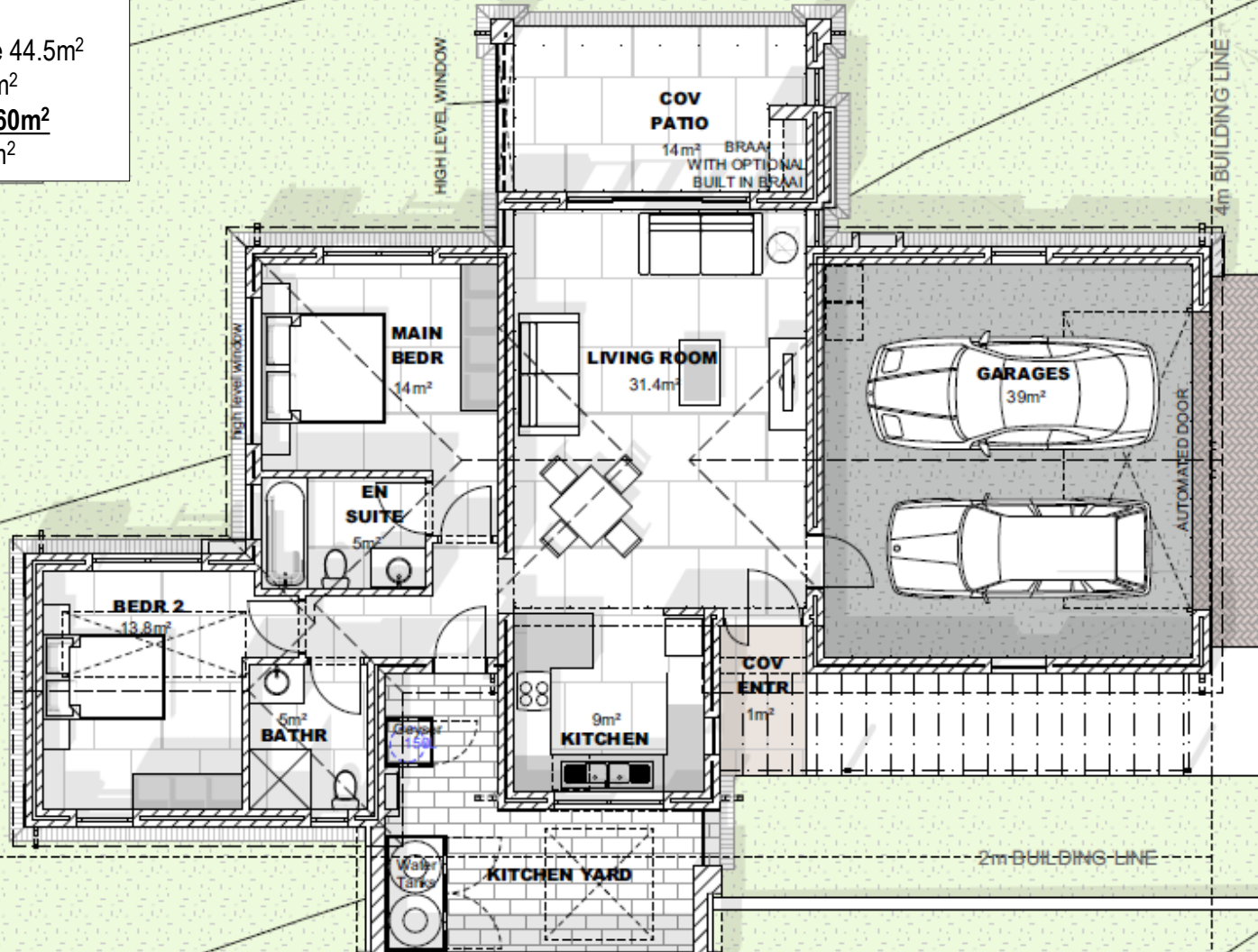
# PLAN TYPE 8

**R2 310 000**

2 2



Unit size 99.5m<sup>2</sup>  
Covered Patio 14.9m<sup>2</sup>  
Area of Double Garage 44.5m<sup>2</sup>  
Covered Entrance 1.1m<sup>2</sup>  
**Total Covered Area 160m<sup>2</sup>**  
Paving 38m<sup>2</sup> Yard 16m<sup>2</sup>



2m BUILDING LINE

4m BUILDING LINE

2m BUILDING LINE

# PLAN TYPE 9

**R1 710 000**

2 2

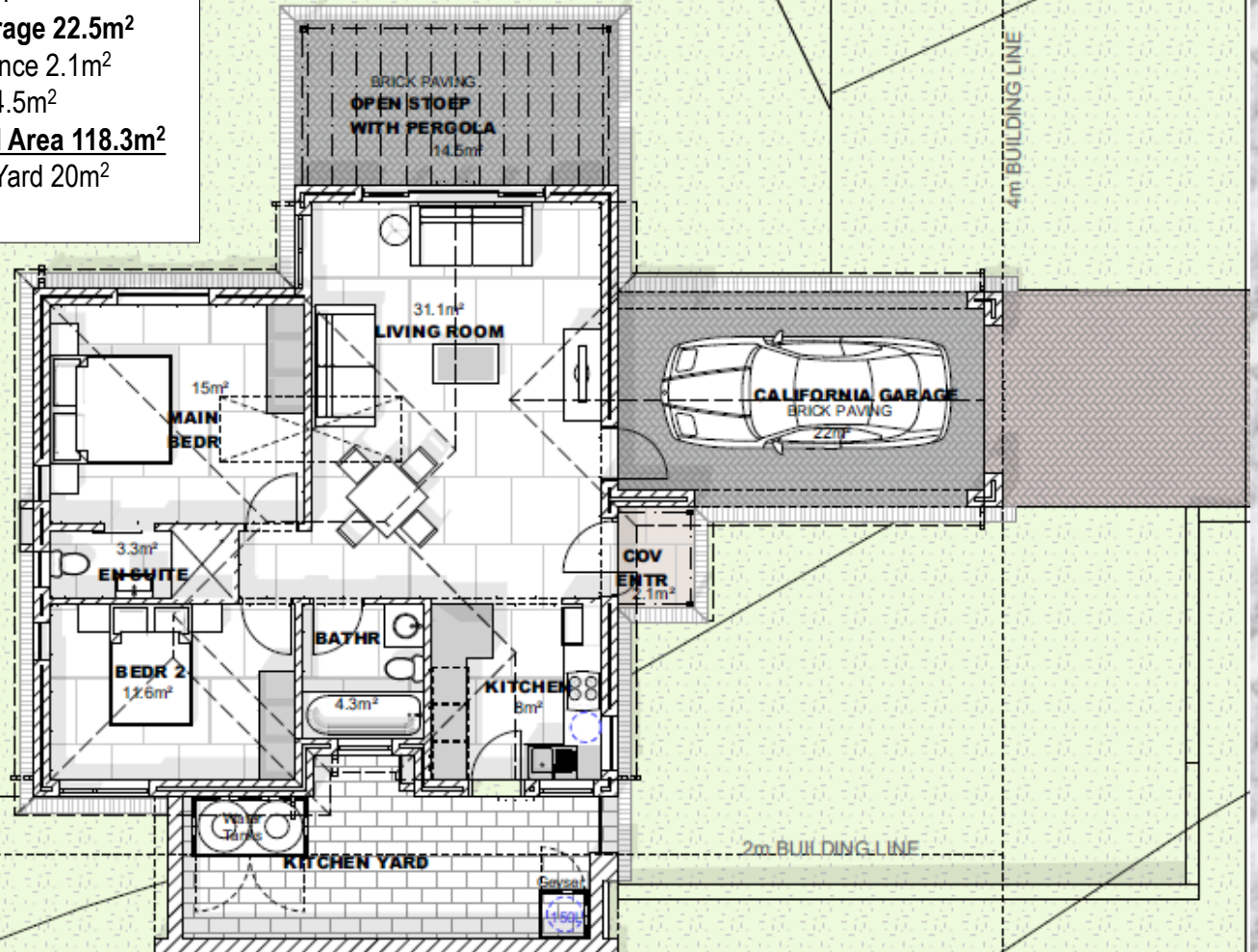


Unit size 88.7m<sup>2</sup>  
**California Garage 22.5m<sup>2</sup>**  
Covered Entrance 2.1m<sup>2</sup>  
Open Stoep 14.5m<sup>2</sup>  
**Total Covered Area 118.3m<sup>2</sup>**  
Paving 40m<sup>2</sup> Yard 20m<sup>2</sup>

2m BUILDING LINE

4m BUILDING LINE

2m BUILDING LINE





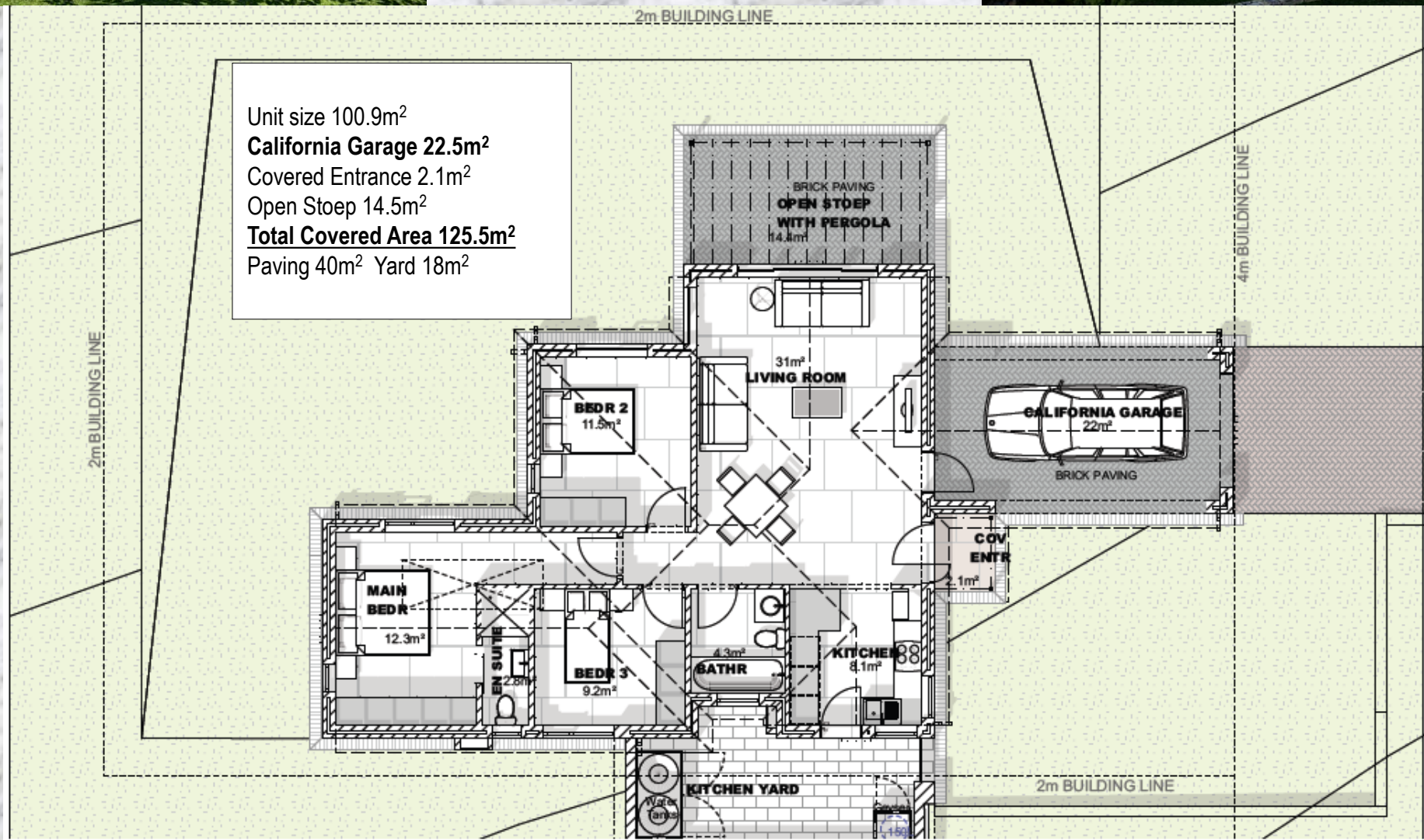
# PLAN TYPE 10

**R1 840 000**

3 2

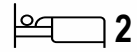
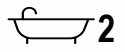



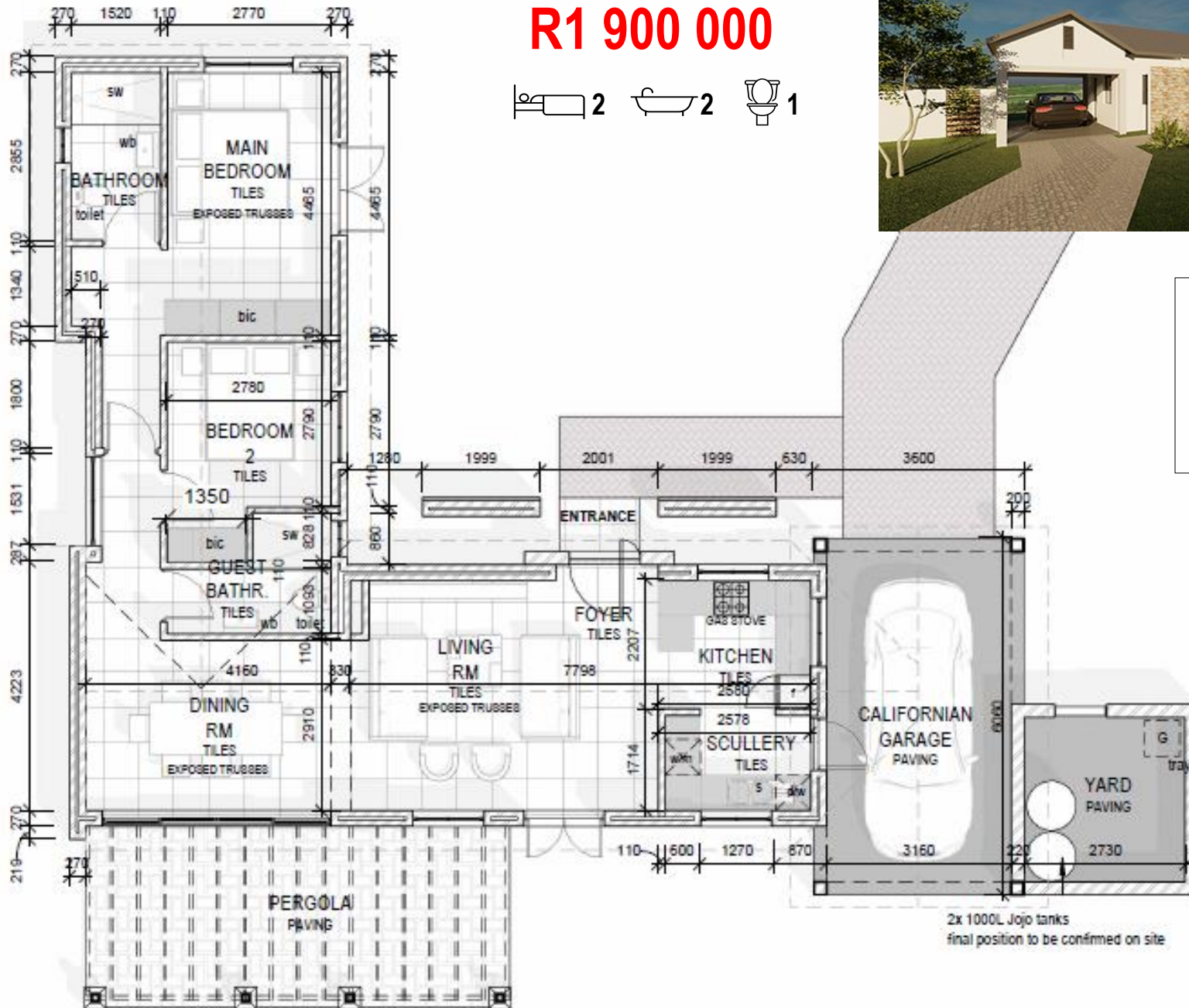
Unit size 100.9m<sup>2</sup>  
**California Garage 22.5m<sup>2</sup>**  
 Covered Entrance 2.1m<sup>2</sup>  
 Open Stoep 14.5m<sup>2</sup>  
**Total Covered Area 125.5m<sup>2</sup>**  
 Paving 40m<sup>2</sup> Yard 18m<sup>2</sup>



# PLAN TYPE 11

**R1 900 000**

 2
  2
  1



Unit size 98m<sup>2</sup>  
 California Garage 22m<sup>2</sup>  
 Open Pergola Patio 22m<sup>2</sup>  
**Total Covered Area 120m<sup>2</sup>**

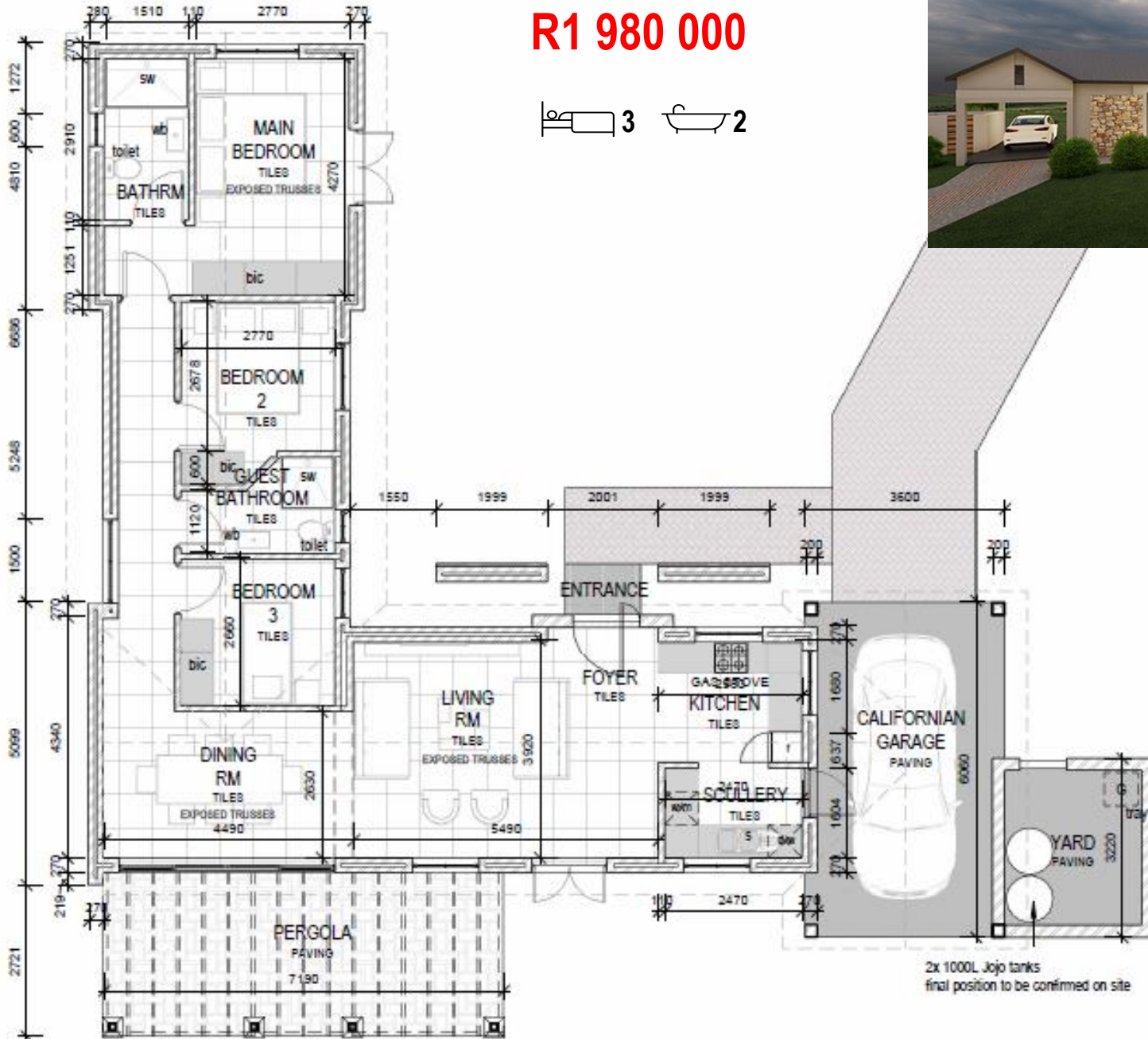
2x 1000L Jojo tanks  
 final position to be confirmed on site



# PLAN TYPE 12

**R1 980 000**

3 2



Unit size 107m<sup>2</sup>  
California Garage 22m<sup>2</sup>  
Open Pergola Patio 21m<sup>2</sup>  
**Total Covered Area 129m<sup>2</sup>**

2x 1000L Jojo tanks  
final position to be confirmed on site

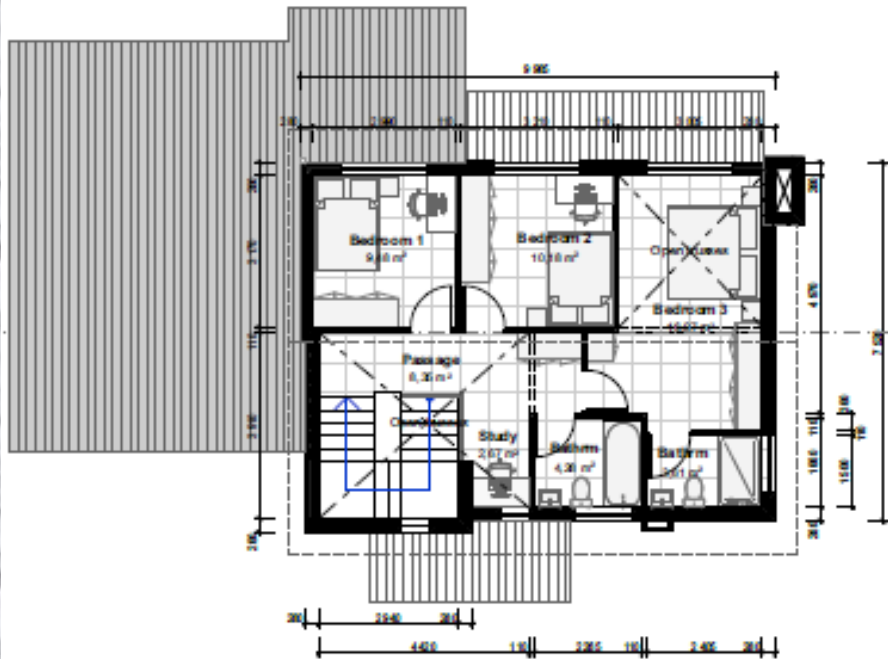
# DOUBLE VOLUME "A"

R2 810 000

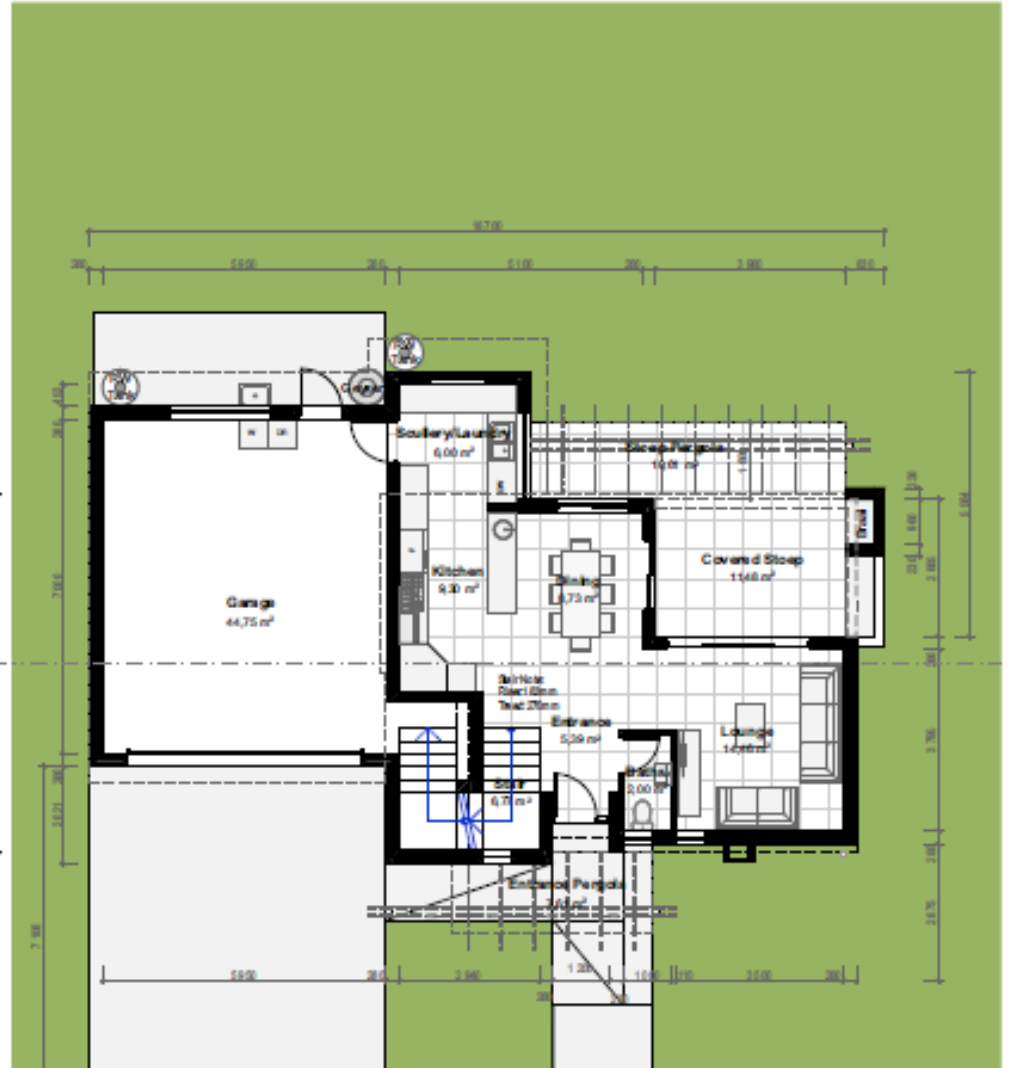
3 2 1



Entrance 7.61m<sup>2</sup>  
Garage 51.92m<sup>2</sup>  
Living 63.39m<sup>2</sup>  
Stoep 24.81m<sup>2</sup>  
**Total 147.73m<sup>2</sup>**  
First Floor 73.83m<sup>2</sup> **Total 221.56m<sup>2</sup>**



First Floor plan 1:100

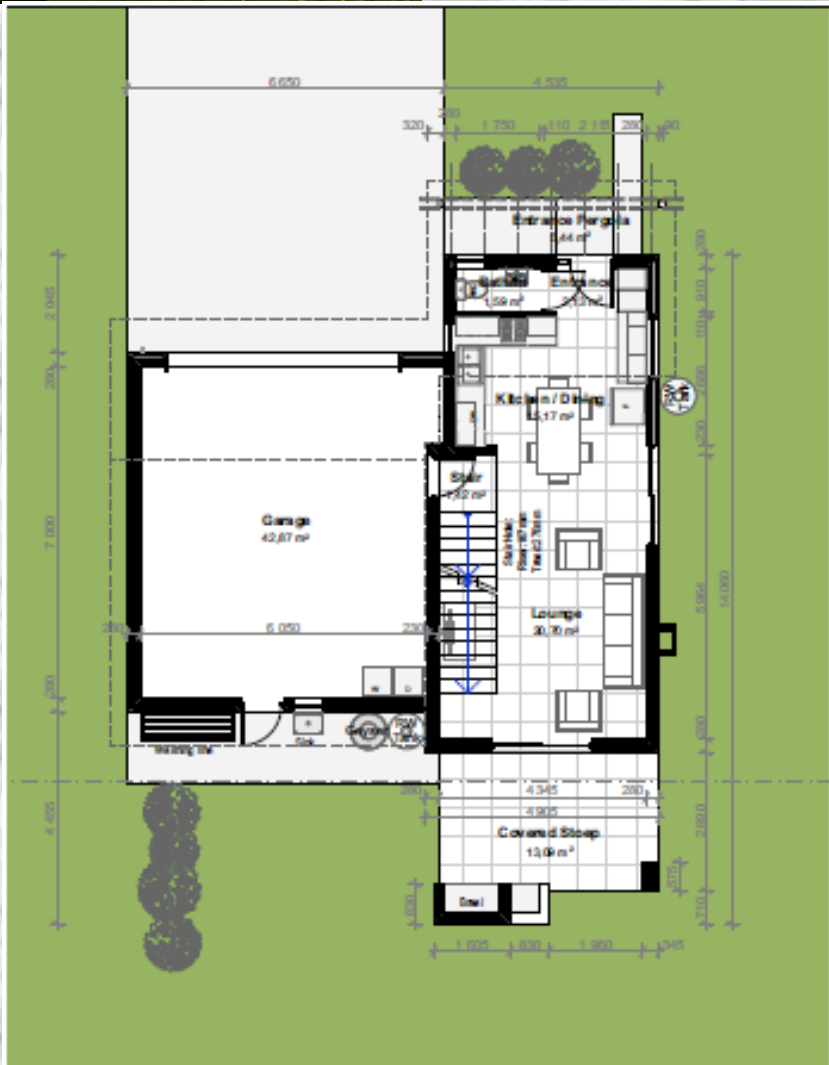


Ground Floor plan 1:100

# DOUBLE VOLUME "B"

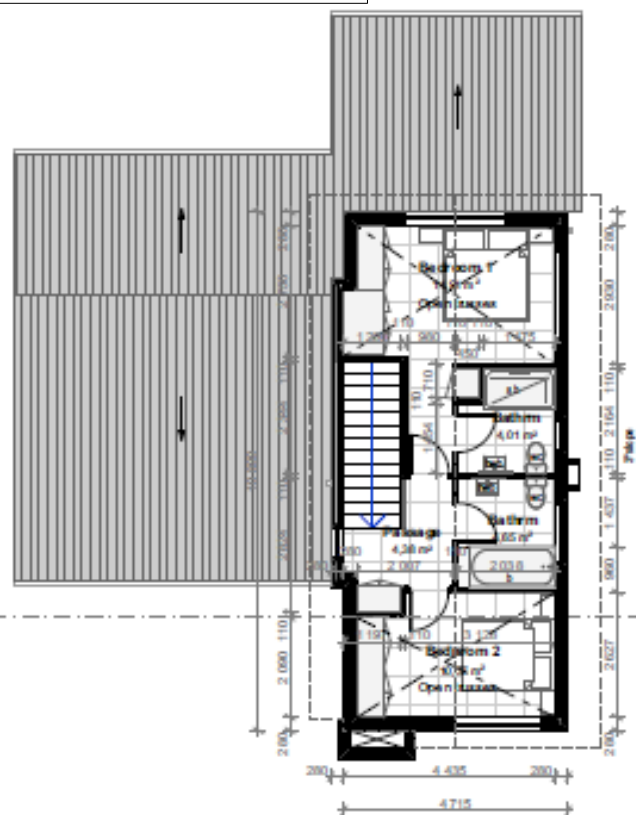
**R2 340 000**

3 2 1



Ground Floor Plan 1:100

Entrance 5.44m<sup>2</sup>  
 Garage 49.48m<sup>2</sup>  
 Living 48.54m<sup>2</sup>  
 Steep 15.11m<sup>2</sup>  
**Total 118.57m<sup>2</sup>**  
 First Floor 51.24m<sup>2</sup> **Total 169.81m<sup>2</sup>**



First Floor Plan 1:100