

An architectural rendering of a modern residential complex. The scene is split into two panels. The left panel shows a street-level view of a building with large glass windows and a dark roof, with a car parked in front. The right panel shows a closer view of a clubhouse or lounge area with a dark wooden exterior, large windows, and an outdoor seating area with umbrellas. People are seen walking and sitting in the lounge area. A tall building is visible in the background on the right.

AVA ESTATE

Ultimate Lifestyle

INTRODUCTION

This is where those that aspire to the ultimate lifestyle realise their dream and pause in amazement.

Welcome to Ava Estate, here we have curated experiences that will meet your best expectations. We have achieved this yet within affordable budget levels.

The location is perfect, across the famous Hemingways mall, casino, hotel and entertainment within a 5 minute walking distance, with effortless driving access and egress to the N2 highway.

With 412 modern apartments featuring 1 bedroom, and 2 bedroom apartment units, each with own bathroom, lounge, kitchen and dining areas with state of the art finishes and fully integrated inverters, in a safe and secure environment, with parks and clubhouse, this estate is bound to change the living landscape standards in the city.

The club house for all residents in the estate offers a convenient creche for young families to save travelling costs, playground for kids, indoor gym to stay fit and energised, a coffee shop for a good break and social, wifi, co-work spaces with meeting rooms for work convenience, and an outdoor pool for relaxing and fun with family and friends.

The environment is complemented with an array of tranquil landscaping features like walkways, lighting, outdoor seating, play parks, trees and vegetation that exude a sense of calm and peace, perfectly designed to enhance the ultimate quality of life.

You will be welcomed by a gate house at entrance with entry and exit lanes for residents and visitors, and a guard house manned by trained guards with cctv monitoring of cameras, high walls with electric fencing, all planned for the ultimate security.

Living in the city will never be the same again, Ava Estate recognises your uncompromising taste and rewards you with the best, yet affordable, ultimate experience.





THE DEVELOPMENT

- Development across Hemingways Mall
- 412 units consisting of 1,2 and 3 bedroom units
- Secure development, walled with gatehouse and security
- Recreational facilities that includes clubhouse and play areas
- Two options on internal finishes (Excl. Sanitaryware, Tapware & Locks)



DEVELOPMENT FEATURES

SECURITY:

1. Dedicated gate house
2. Separate access for visitors and residents
3. 24 Hr cctv monitored
4. Guards at entrance and patrol
5. Electric fence above boundary walls
6. Security controlled access

AMENITIES:

1. Children's play area
2. Vast landscaped areas
3. Ample visitor's parking

CLUBHOUSE:

1. Creche
2. Coffee Shop
3. Wellness gym
4. Swimming Pool
5. Co-work spaces
6. Wi-fi



AVA ESTATE
GATE HOUSE

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AERIAL VIEW OF
DEVELOPMENT



An architectural rendering of a commercial development, overlaid with a semi-transparent blue filter. The scene shows a street-level view of a modern building complex. On the left, a multi-story building features a prominent tower section with a square window and a stylized 'W' logo. A car is parked in a designated space in front of it. To the right, a long, single-story building with large glass windows and a flat roof is visible. A few figures are walking on the sidewalk in front of this building. The overall atmosphere is clean and professional, typical of a presentation for a new development project.

EXTERIOR VIEW OF DEVELOPMENT







INTERIOR LOOK &
FEEL
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1 BEDROOM UNIT

FROM R699 000.00



AVA ESTATE
2 BEDROOM UNIT
FROM R849 000.00



AVA ESTATE
3 BEDROOM UNIT
FROM R1 369 000.00



KEY LOCATIONS

- Walking distance to Hemingways Mall & Casino
- 3,3km to Cambridge High School
- 5,7km to Merrifield Preparatory School
- 5,9kkm to Saint John's Road Primary School
- 4,9km to Life St. Dominics Hospital
- 7,0km to Cure Day Hospital
- 6,8km to Life Beacon Bay
- 3,9Km from Hudson Park Primary
- 2,4Km from KidSpot Preschool
- 3,6Km from Clarendon Preparatory School for Girls
- 2,1Km from Life Springs Academy



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