

# THE LEADING PRIVATE GREEN DEVELOPMENT

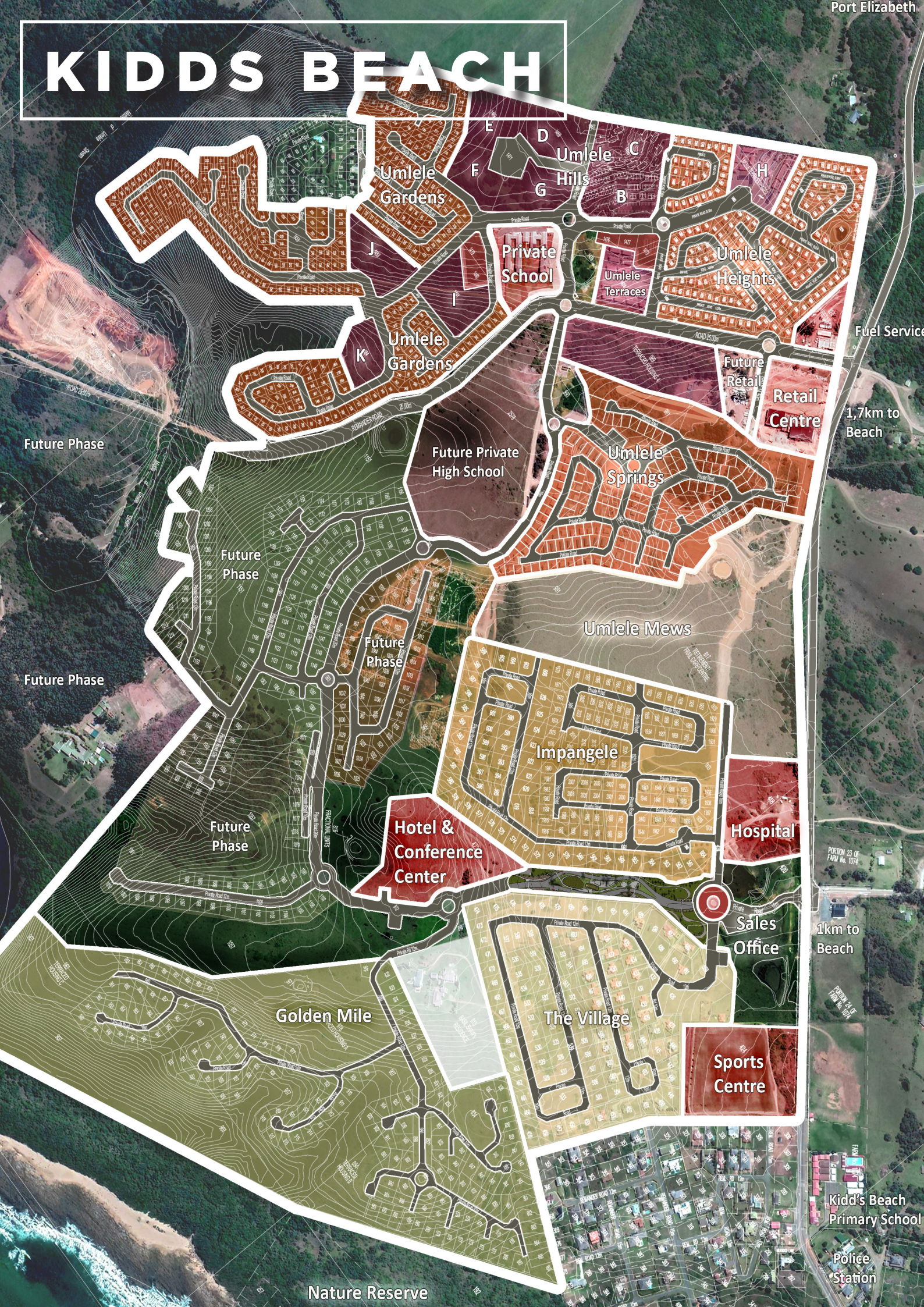
*Purchase Your Home Today*



**MHG** | PROPERTY  
DEVELOPMENT  
SPECIALISTS



# KIDDS BEACH



Future Phase

Future Phase

Future Phase

Future Phase

Future Phase

Golden Mile

Nature Reserve

Umlele  
Gardens

Umlele  
Gardens

Future Private  
High School

Hotel &  
Conference  
Center

Private  
School

The Village

Impangele

Umlele Mews

Umlele  
Springs

Umlele  
Hills

Sports  
Centre

Hospital

Sales  
Office

Retail  
Centre

Umlele  
Terraces

Umlele  
Heights

Kidd's Beach  
Primary School

Police  
Station

1km to  
Beach

1,7km to  
Beach

Fuel Service



# DEVELOPMENTS

*As a leading private green property developer, we are continuously looking for ways to expand and grow the community, adding value and infrastructure to benefit residents, community and the economy as a whole.*

## RETAIL CENTRE

The Kidd's Beach Retail Centre is open 7 days a week. The Centre hosts 14 stores including OK FOODS and DIY Depot Hardware as anchor tenants. With 3357m<sup>2</sup> of retail space which opened in November 2018. Phase 2 will include additional 2000m<sup>2</sup>.

## HIGH PERFORMANCE SPORTS VILLAGE

In partnership with an ex Springbok Rugby Player, Tim Dlulane, a state of the art high performance sports centre will be a first for the province. The centre will include a swimming pool area for water sports, an indoor gym, a dedicated sports medical centre with specialists as well as a variety of outdoor sport codes.

## THE GOLDEN MILE

A future development consisting of 260 luxury homes. The Golden Mile is located on a natural dune with breathtaking sea views and direct access to the beach.

## HOTEL AND CONFERENCE CENTRE

The Hotel and Conference Centre will be centrally located with 270° ocean views. This unique hospitality experience will become a focal point for the coastal town and offer visitors, locals and business executives a memorable experience. The 200 room hotel will include a restaurant, a conference centre for up to 1000 delegates.

## IMPANGELE GARDENS

Kidd's Beach now offers an affordable retirement option with no waiting lists. Every home within Impangele Gardens offers a unique community lifestyle. Each private, open plan, suite is complete with kitchen and lounge area.

## AFFORDABLE PRIVATE SCHOOL

St Christophers School is a modern private school for both primary and secondary learners. The Primary School opened its doors in January 2018 with the Secondary School opening in 2022/2023.

## PRIVATE HOSPITAL

A brand new 100-bed private hospital is planned the area. Various specialists and physicians will provide routine, extensive and long term treatment options. Kidds Beach Private Hospital will have three specialised theatres and two intensive care units.



## UMLELE GARDENS

KIDDS BEACH

FROM **R835 000**

### UMLELE GARDENS

Umlele Gardens seeks to offer an affordable free standing home option. These house types are perfect for first time home buyers with small families. Situated next to the school and just minutes from the supermarket.



## UMLELE HILLS

KIDDS BEACH

FROM **R795 000**

### UMLELE HILLS

Apartments and semi-detached units within Umlele Hills offers convenient lock up and go accommodation. Investors, home owners and holiday makers are securing these apartments from as little as R695 000.



## UMLELE SPRINGS

KIDDS BEACH

FROM **R1 100 000**

### UMLELE SPRINGS

Umlele Springs offers affordable family homes. Following the success of Umlele Heights. Umlele Springs will consist of a total of 300 units. The first 133 homes are sold out. Phase 3 is currently on sale.



## IMPANGELE ESTATE

KIDDS BEACH

FROM **R1 .69m to R2.1m**

### IMPANGELE ESTATE

Impangele Estate consists of 4 phases, with a total of 351 Free Hold homes available for the market. Phase two is currently on sale with a number of homes already completed and occupied.



## THE VILLAGE

KIDDS BEACH

FROM **R2.1m to R5m**

### THE VILLAGE

The first phase of The Village will provide a total of 109 property opportunities, of which 80% have been sold and built. The next phase will provide a further 280 homes. Large spacious plots and luxury home designs set The Village apart from the rest.

# WELCOME TO THE KIDDS BEACH GREEN ESTATE

We are a rapidly expanding gated green development aimed at building 5000 homes over the next 10 years. The Kidds Beach Green Estate consists of 6 secure estates, with homes from R795 000 to R10 million.

Opportunities are available for growing families, investors and luxury home owners to secure property within a leading private green development. Our upmarket estates cater for the higher end market offering you a choice of bespoke house types and land purchase options. Home's enjoy a selection of sea and country views, with close or direct beach access. Amenities within our development include private schools, a shopping centre, future office parks, private hospital, a high-performance sports centre, as well as a hotel and conference centre.

Home owners, residents and investors enjoy close proximity to 1.5km of pristine, beach front. Situated only 20km's from East London Airport, the Kidds Beach Green Estate offers a safe and unique experience.

Renewable energy used throughout estates includes solar geyser panels, LED lighting and gas stoves. Water consumption is lowered by the use of rain water harvesting tanks as well as planting indigenous trees and vegetation.





# THINGS TO DO IN KIDDS BEACH

*The coastal town of Kidd's Beach is situated on the Mcantsi River, a short 20km drive from the East London Airport. The town is popular among holiday makers, and a family home to many. Kidd's Beach is fast becoming East London's new super suburb with exciting developments underway.*

## *1. Weekend Yoga*

Explore your inner peace and leave all your worries behind! Yess Yoga classes offers 9am Saturday Yoga sessions overlooking the sea. Kidd's Beach Yoga classes are available for all fitness levels.

## *2. Kidd's Beach Parkrun*

Kidd's Beach is home to a 5km Parkrun, an international movement that organises free, Saturday, 5km timed runs around the world. Parkrun is open to all fitness levels.

## *3. Breakfast at the Kidd's Beach Tea Room*

A restaurant with a view! The Tea Room in Kidd's Beach offers customers a unique dining experience as this sea facing restaurant serves delicious meals all year round.

## *4. Country Styled Fun*

The Waterberry is a unique country styled venue suitable for weddings and events of all sizes. Open every Saturday from 10:00-17:00, families can choose from a selection of light lunches. Children enjoy a fun filled playground with zipline, swings and sandpit.

## *5. Strolling through the Avalon Market*

Take a stroll through the Kidd's Beach Avalon Market. This popular event is hosted on the first Sunday of every month, giving visitors an opportunity to enjoy live music, delicious food, craft beer or wine in a beautiful tranquil setting under shady trees.

## *6. Kidd's Beach Retail Centre*

This unique centre is situated in Kidd's Beach, a close walk for local residents. Enjoy free parking, wheelchair access, a variety of stores open 7 days a week.

## *7. Outdoor Adventures*

Palm Springs Resort is situated in an idyllic spot on the banks of the Umlele River. This family friendly resort offers a variety of fun activities, including camping, canoe trips and kids activities during the school holidays.

## *8. Enjoy the Beach*

Visit the Kidd's Beach river mouth or white stretched sandy beach when you're in the area. Enjoy a laid-back picnic on the beach, snorkelling and keep your eye out for dolphins that frequently play in the waves.





# THE VILLAGE

## KIDDS BEACH



House Type 3

## Luxury Homes

The Village offers **luxury homes** on **spacious**, free hold plots. Orientated to enjoy either **sea or country views**. **Large plots**, averaged at 900m<sup>2</sup> give you more space. Choose one of our select house types or enjoy the freedom of designing your own. Homes in The Village are pet friendly with **ample garden space**.

## Land available from R522 500



## Top Features

- Large plots
- Custom finishings available
- Luxury double storey homes
- 3 year building moratorium
- Pet friendly



◀ Left: Sunset over The Village

▲ Top: House Type 1



# Choose Your Home

## Purchase property in The Village

After selecting a suitable plot from our available selection, explore a range of home designs below. We specialise in both design and construction. If you would like to customise your home within our gated estate, let our team of professionals assist you. We offer a seamless building experience from start to finish.

Homes built by **MHG Building Projects** have a five year guarantee on all structural work, as per engineer certification.



Personalize your home from start to finish or purchase a plot for future building, the choice is yours.



## Fees included in the house price for all homes built by MHG Building Projects:

- Engineer fees, architectural fees
- NHBRC registration and applicable fees
- Council application and approval fees
- Includes transfer costs (excludes bond costs)



## House Types Available

HOUSE TYPE	HOUSE SIZE	HOME SPECS	STORIES	PRICE
		Bedrooms  Bathrooms  Toilets  Garages	Basic Unit Excluding Extras & Land Price	
Type 1	234m <sup>2</sup>	3  2  2	1 Storey	R 2 630 000
Type 2	310m <sup>2</sup>	4  3  1  2	2 Storey	R 3 170 000
Type 3	539m <sup>2</sup>	4  4  2	2 Storey	R 4 850 000
Type 4	240m <sup>2</sup>	4  2  1  2	2 Storey	R 2 610 000
Type 5	242m <sup>2</sup>	4  3  2	2 Storey	R 2 680 000
Type 6	195m <sup>2</sup>	3  3  2	1 Storey	R 2 130 000
Type 7	261m <sup>2</sup>	4  3  2	2 Storey	R 2 960 000



# IMPANGELE ESTATE

## KIDDS BEACH



### Top Features

- Purchase your land now, and you'll have 3 years to build
- All homes include granite kitchen tops
- Option to enclose your patio for a large living area
- Double garage option available on all house types
- Option to build a double storey type E house

## Upmarket Family Homes

Your upmarket Impangele Estate home gives you the **choice** of select house types and **quality** finishes. Limited homes are available on a selection of **spacious plots** to choose from. Our popular developer house types will give you the freedom to choose your beautiful home design with assistance from start to finish.

Our Architects have **uniquely designed** Impangele homes to incorporate **modern open plan** living.

*Your brand new Impangele Estate home will include:*

- Granite kitchen tops • Open plan kitchen and lounge • Built-in bedroom cupboards
- Patio with built-in braai • Paved driveway • Shower door and bathroom accessories
- Spacious yard • Gas stove • Rain water tank • Solar geyser • Pre-paid Eskom electricity meter • Drying yard • Modern finishes

**R1 695 000**

3 Bedroom • 2 Bathroom



Type 1 - 101m²

**R2 169 000**

3 Bedroom • 2 Bathroom



Type 2 - 183m²



# ESTATE LIVING



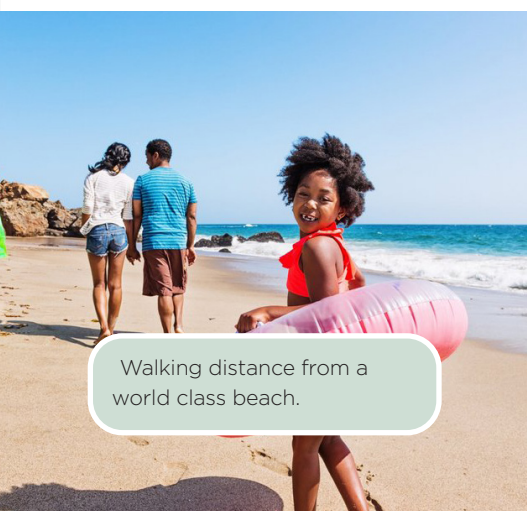
Kidd's Beach Primary School and St. Christopher Private School give Kidd's Beach Green Estate residents first preference.



The newly opened Kidds Beach Retail Centre is open 7 days a week. Shop at DIY depot. OK Foods and variety of other stores!

**KIDDS BEACH**  
RETAIL CENTRE

Environmentally friendly homes include solar panels, prepaid electricity, rain water tanks and a gas stove



Walking distance from a world class beach.



Residents enjoy 24 hour security with biometric access control.



# UMLELE SPRINGS

KIDDS BEACH



## Did You Know?

- There are 3 house types to choose from
- Grass cutting services are included in your levies
- Residents enjoy larger plot sizes than originally designed (30% bigger than Umlele Heights)
- General estate maintenance included in levies

## A place to call Home

If you are looking for a **safe community** to call home, Umlele Springs offers a range of affordable free-standing homes. Your brand new home will give the **space** and **privacy** of a traditional suburban home close to amenities, all within the safety of a gated estate.

*Your brand new Umlele Springs home will include:*

- Solar Geyser • Bottom Kitchen Cupboards (Standard Formica Tops) • Single Sink
- Pre-paid Electricity • Free-standing Gas Stove (Indoor Gas Connection) • Rain Water Tank
- Grass • Drying Yard • Driveway Paving • Fencing • Car and Pedestrian Gate • Concrete Parking Slab • Built-in Cupboards • Tri-Slide Shower Door (Heron & Flamingo) • Tiled Patio (Standard Non-slip)

**PHASE 2 SOLD OUT!**

*Phase 3 Now Selling*

**R 1 100 000**

3 Bedroom • 2 Bathroom



Type 1 - 86m²

**R 1 250 000**

3 Bedroom • 2 Bathroom



Type 2 - 107m²



# RENTALS

## *Affordable Homes for Rent*

We have a range of rental units available within the Kidd's Beach Green Estate, situated only 20km from East London Airport. Our Estate is close to Mercedes Benz, East London IDZ and other businesses. Tenants receive the best care and enjoy the safety of a secure estate. Homes are walking distance to schools and future shopping centre.

- 1 -

CONTACT US  
*for a list of available rentals*



- 2 -

SCHEDULE  
*an appointment to view the homes*



- 3 -

DOWNLOAD  
*and fill in our rental application forms directly from our website*





# UMLELE HILLS

## KIDDS BEACH



### Did You Know?

- Umlele Hills makes the perfect holiday home, future investment or family home
- Residents enjoy access to a communal play area
- A parking bay with carport is included with your home

### Lock up and go!

Enjoy the convenience of a brand new home with less maintenance, all for under R1million. This well-designed unit incorporates open plan living with a kitchen and dining room giving your family all the benefits of a practical home in a secure gated estate. Umlele Hills offers you the choice of either ground floor unit with patio or first floor units to enjoy surrounding views of the coastal area. Your newly built home will include the following modern finishes.

#### Homes include:

- Open Plan Kitchen & Lounge • Bathroom Accessories • Bottom Kitchen Cupboards
- Free Standing Gas Stove • Solar Geyser
- Prepaid Electricity Meter • 1 Washing Point
- Drying Yard • 1 Parking Bay w/ carport
- Transfer Costs



**R 820 000**

2 Bedroom • 1 Bathroom  
Top Floor



Finch - 56.5m<sup>2</sup>

**R 850 000**

2 Bedroom • 1 Bathroom  
Ground Floor Patio

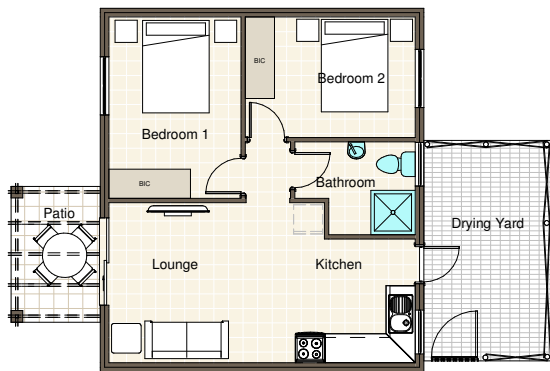


Weaver - 62.9m<sup>2</sup>



## R 795 000

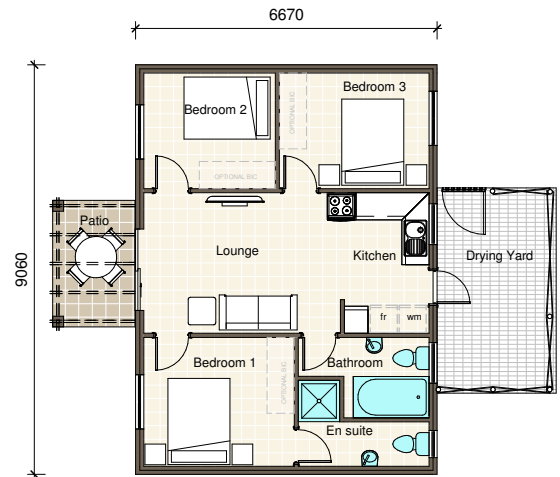
2 Bedroom • 1 Bathroom  
Shower • Patio • Enclosed Yard



Mews Type A - 59.1m<sup>2</sup>

## R 890 000

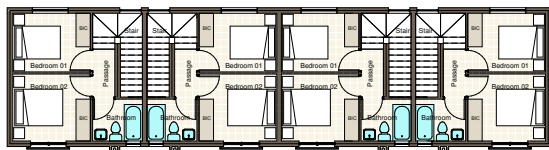
3 Bedroom • 2 Bathroom • Patio •  
Shower • Enclosed Yard



Mews Type B - 68.3m<sup>2</sup>

## R 940 000

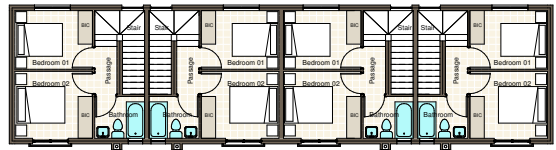
2 Bedroom • 1 Bathroom  
Shower • Patio • Shower Over Bath



Oyster 2 - 72.9m<sup>2</sup>

## R 985 000

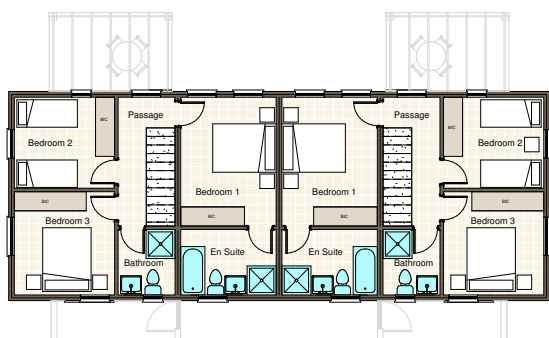
2 Bedroom • 1 Bathroom • Patio •  
Shower Over Bath • Granite Tops



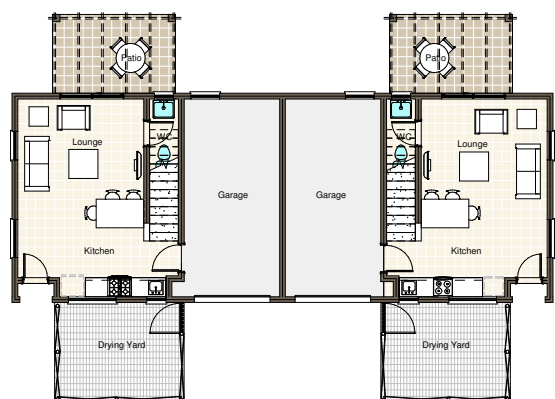
Oyster 2 Deluxe - 72.9m<sup>2</sup>

## R 1 350 000

3 Bedroom • 2 Bathrooms (one en-suite) • Shower • Patio • Guest Toilet  
• Kitchen Island • Top Kitchen Cupboards • Manual Garage Door



Mussel - 116.8m<sup>2</sup>





# INVESTORS WANTED

- High demand for rental units
- Close proximity to Mercedes Benz Manufacturing Plant, IDZ and EL Airport
- Consolidated rental units, all within the same area
- Landlord access to tenants
- Up to 100% financing available – assisted by MHG Home Loans
- No transfer fees
- Approved by all leading financial institutions
- Tax rebate as per Section 13sex
- HOA is responsible for upkeep of the estate
- Tenant activities managed by HOA / Body Corporate
- Limited maintenance costs
- Secure complex with 24 hour security
- Maintenance of common property
- Strictly enforced House Rules
- Access control
- Dedicated Estate Manager
- Dedicated Rental Administrator

#### Close to all amenities:

- Kidd's Beach Retail Centre open 7 days a week
- St. Christopher's Private School
- Kidd's Beach Primary School
- Beach
- Restaurants

USE YOUR CAPITAL INVESTMENT TO PURCHASE PROPERTY  
AND ENJOY A HIGHER ROI THAN ANY OTHER INVESTMENT

## HIGH RENTAL DEMAND

24% OF ALL UNITS ARE

SOLD TO  
SUCCESSFUL  
INVESTORS



#### Our rental assistance includes:

- Credit vetting and reference checks
- Rental payments are managed through Payprop, an advanced rental management system
- Entry, interim and exit property inspections

**MHG** RENTALS

**DEDICATED RENTAL  
MANAGEMENT TEAM  
TO ASSIST WITH  
RENTAL ADMINISTRATION**



*Megan Meintjies*  
Rental Supervisor



*Prim Mugwebi*  
Rental Administrator



 **PayProp**



# UMLELE GARDENS

## KIDDS BEACH



### Did You Know?

- Umlele Gardens is the perfect first home for a small family
- Why rent when you can own! Speak to our home loans consultant for a free affordability check.
- The estate is right next door to the St. Christopher's Affordable Private High School
- Residents are a few minutes walk away from the Kidd's Beach Retail Centre

## Affordable Family Homes

Affordable homes now available in a brand new estate, just minutes from schools and shops. Choose between 2 or 3 bedrooms with your own yard. Make this home your own with a number of optional extras including carport or fully enclosed single garage, alternative kitchen design, built in braai, and more.

These carefully designed homes are perfect for first time home owners. Invest in your future today.

### Homes include:

- Open Plan Kitchen and Lounge • Bottom Kitchen Cupboards • Free-Standing Gas Stove
- Built-in Cupboards • Solar Geyser • Pre-Paid Electricity • Drying Yard
- Shower with Glass Enclosure • Tiled Patio (Included Standard with Type 2 Only)
- Grass (Front Yard) • Fencing (Back Yard) • Driveway Paving • Rain Water Tank

**R 835 000**

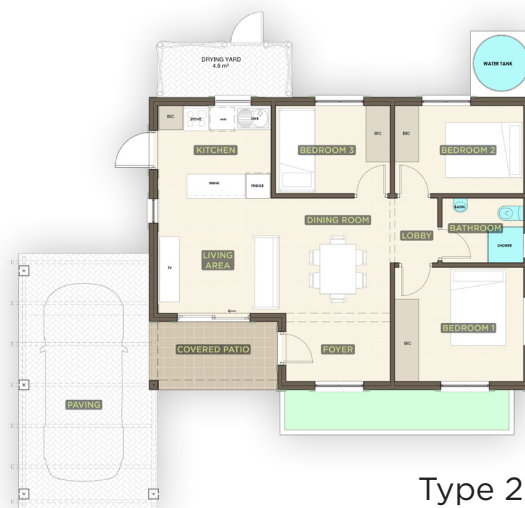
2 Bedroom • 1 Bathroom



Type 1 - 48m²

**R 1 075 000**

3 Bedroom • 1 Bathroom



Type 2 - 69m²



# HOME LOANS

## UP TO 100% HOME LOANS

MHG Home Loans offers free home loan services, ensuring you get the best interest rates when purchasing your property. We have assisted hundreds of first-time buyers and property investors.

Let our team of specialists assist you every step of the way.



NIKITA-LEE BROWN

## SAVE MONEY ON YOUR NEXT HOME LOAN SPEAK TO US TODAY

043 726 0551

[homeloans@missionholdinggroup.co.za](mailto:homeloans@missionholdinggroup.co.za)

### DOCUMENTATION REQUIRED FOR ALL BOND APPLICATIONS

- ✓ Copy of your ID book, if you have an ID card, we will require a copy of the front and back of the card
- ✓ Latest 3 months payslips, if overtime/commission/weekly pay or salary varies we will require 6 month's payslips
- ✓ Proof of residence not older than 3 months
- ✓ Signed and completed power of attorney form

### OUR BANKING PARTNERS





## CONTACT

Mission Holding Group Properties (PTY) LTD  
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KIDD'S BEACH SALES OFFICE  
OPEN 7 DAYS A WEEK

**MHG** | PROPERTY  
DEVELOPMENT  
SPECIALISTS