



# BALUGHA RIVER ESTATE

*Nestled in nature*





WELCOME TO

# *Balugha River Estate*

An established private gated estate situated off the East Coast of South Africa.

Away from the hustle and bustle of life, Balugha River Estate offers a retreat from a busy lifestyle. Enjoy secluded living and tranquil surroundings.

*Each plot offers something different.*



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# Secure Lifestyle

Bordering the banks of the Bulura River, the estate offers a unique lifestyle nestled in nature.

Due to significant infrastructure investments, our residents are able to enjoy convenience whilst remaining environmentally conscious. Surrounding coastal resorts rely on municipal resources and honey suckers.

## SAFE AND SECURE

- Access control
- Biometric security system
- Secure perimeter with electric fencing

## LIVE WELL

- Two direct access points to the river and beach
- Communal family braai area
- Children's playground with toilet facilities
- Established roads throughout the estate
- Independent water supply
- On-site water filtration plant
- Award-winning aste removal treatment plant (no honey suckers)



# Find your way home

Nestled between sea and nature, our estate is located 20km's away from the hustle and bustle of the city centre. Retail outlets, a local pharmacy and a wide variety of family orientated leisure and entertainment options are a short drive away for you to enjoy.



# Surrounding areas

## Private Game Reserves

Discover Africa's Big 5 only a few minutes drive from the estate at Inkwenkwezi Private Game Reserve and Mpongo Park.

## Luxury Spa

Experience 5 star luxury at Prana Lodge. An award winning hotel and spa.

## Adventure Awaits

Areena Riverside Resort offers canoe trips, camping, quad bike trails and more!

## Craft Beer Experience

Enjoy locally brewed beer at Emerald Vale Brewery. A unique experience for the whole family.

## Get Active

Join the scenic Sunrise on Sea Parkrun. This weekly timed 5km run or walk starts and ends at Murambi Rose Café.

## Golfers Paradise

Test your skills on the Olivewood signature 15th hole golf course. The par three is an interesting short hole that presents the player with a challenging tee shot.

## Relax at the Beach

Residents enjoy direct river and beach access. Glengarriff beach offers safe swimming spots, boat launch areas, surfing and scuba diving areas nearby.



# Everything you need

Balugha is situated within the heart of the East Coast, Glengriff area. This stretch of coast has become a thriving tourism focal point. Crossways Centre also offers a close business and shopping destination for the local community. Situated only 9km from the Estate, you will find a variety of amenities at your doorstep.

- ✓ Crossways Spar
- ✓ Coffee Shops
- ✓ Veterinarian clinic
- ✓ Tops Bottle Store
- ✓ Pizza and Chinese Restaurant
- ✓ Clothing Store
- ✓ Gas Refills
- ✓ Doctors Rooms and Dentist
- ✓ Arts and crafts stores
- ✓ Church
- ✓ Pharmacy
- ✓ Gym
- ✓ Petrol Station
- ✓ Butchery
- ✓ Car Wash
- ✓ Printing and Framing
- ✓ Tyre fitment and vehicle repairs
- ✓ ATM (FNB, ABSA)
- ✓ Hardware Store
- ✓ Post Office

*Two of East London's best schools are in close proximity to the Estate. Merrifield College and Lilyfontein School.*



# *Only 16 Plots Left*

These 16 plots are for sale as a 'package' deal and structured as follows:

1. Total sales price, VAT inclusive = **R 13 920 000.00**

2. Total sales price, VAT excluded (VAT registered purchaser) = **R 12 104 000.00**

Total Discount = **R 1 500 000.00**

Selling Price Option 1 = **R 12 420 000.00**

Selling Price Option 2 = **R 10 604 348.00**





PLOTS 85% SOLD OUT



<b>ERF NUMBER</b>	<b>SIZE</b>	<b>PRICE</b>
3	700m <sup>2</sup>	R 620 000
54	733m <sup>2</sup>	R 655 000
55	781m <sup>2</sup>	R 655 000
57	756m <sup>2</sup>	R 655 000
58	799m <sup>2</sup>	R 655 000
63	721m <sup>2</sup>	R 555 000
64	788m <sup>2</sup>	R 555 000
80	607m <sup>2</sup>	R 755 000
82	602m <sup>2</sup>	R 755 000
84	602m <sup>2</sup>	R 755 000
85	608m <sup>2</sup>	R 755 000
86	705m <sup>2</sup>	R1 310 000
87	843m <sup>2</sup>	R1 310 000
88	648m <sup>2</sup>	R1 310 000
89	715m <sup>2</sup>	R1 310 000
94	846m <sup>2</sup>	R1 310 000

*5 Prime Riverside Plots included in the package (Plot 89)*



# Perfect Investment Deals

Plot prices are due to escalate with 8% end of February 2022.

MHG will offer its exclusive services to the investor. The services will include the following:

- Marketing of the plots
- Architectural services to the potential buyers which will include:
  1. The submission of plans to BCMM and obtaining the NHBRC certificate (subject to the building being facilitated by MHG Building Projects).
  2. Quantity Surveying Services
  3. Construction facilitated by MHG Building Projects







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