



KLIPFONTEIN

COUNTRY ESTATE

• MALMESBURY • WESTERN CAPE



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EXPERIENCE THE FOREVER HOME DIFFERENCE

Experience luxury resort-style living at a
Forever Home Estate - outstanding facilities for all ages.

Trust in our commitment to your quality of life with a care
centre, lifestyle centre and sport facilities.

Join our community and celebrate the beauty of life, all in
one place.





KLIPFONTEIN

COUNTRY ESTATE

Site Development Plan





MULTI-GENERATIONAL LIVING

Access for all stages of life to the communal facilities brings life, warmth, and activity to Klipfontein Country Estate.

The owner of each specific property type can equally share in the high-quality services and facilities, irrespective of age.

A diversified community is built up due to the fact that unit types cater to a variety of clients, such as investors, owners, and tenants across all age groups.

Klipfontein Country Estate benefits each generation, with young children reaping the rewards of proximity to their grandparents. On the other hand, older generations don't need to move into a retirement village, as care facilities will be available in the estate.

Families can live in close proximity to each other, while community lifestyle facilities significantly enhance one's quality of life and community experience.



MULTIGENERATIONAL LIVING

SECURE MULTIGENERATIONAL ESTATE, SITUATED IN MALMESBURY



MULTIGENERATIONAL
ESTATE



SAFE SPACE



WELL-BEING



MULTI-LEVEL
AFFORDABLE CARE



AFFORDABILITY



RESORT-STYLE
LIVING



SUSTAINABLE



- TRUSTED AND PROFESSIONAL DEVELOPERS
- NO TRANSFER COSTS*
- NO BOND COSTS*
- AFFORDABLE MONTHLY LEVIES*
- PERFECT FOR THE RENTAL MARKET

Ts & Cs APPLY

WELL-BEING

Every aspect of Klipfontein Country Estate's design and construction intentionally caters to resident well-being.

This is an integral part of our purpose - to provide residents with a secure and harmonious intergenerational community environment where they can thrive.



KLIPFONTEIN COUNTRY ESTATE IS PURSUING THE INTERNATIONAL WELLBEING AND COMMUNITY STANDARD.

The WELL® Community Standard aims to impact individuals not just within the walls of their homes or workplaces but throughout the public spaces where they spend their days. A WELL community is designed to support health and well-being across all aspects and areas of community life.

Resources in a WELL community, being natural, human, and technological, are used effectively, equally, and responsibly to meet Klipfontein Country Estate's current and future needs and priorities.

The WELL standard is broken up into the following concepts:

Air, Water, Nourishment, Light, Movement, Thermal Comfort, Sound, Material, Mind, and Community.

LANDSCAPING

We will keep the original indigenous veld as the base of the landscaping, ensuring lower maintenance costs and water consumption. This means irrigation infrastructure is kept to a minimal, which will reduce maintenance costs, ultimately resulting in lower monthly levies.

Outdoor living and high-quality landscaped areas improve the overall quality of life. Walking, running and cycling will be encouraged in the green belt walkways and paths which benefit overall health and provide a positive ambience in the estate. This will result in water conservation, a reduction in organic waste generation, the creation of a healthy habitat through appropriate plant selection and minimal use of fertilizers and pesticides.

GREEN ARCHITECTURE

Our 'green' buildings are the buildings that, in their design, construction and operation, reduce or eliminate negative environmental impacts, and create positive impacts on our climate and natural environment.

Homes are designed and built to be resource efficient and will be in line with the green building system, EDGE (Excellence in Design for Greater Efficiencies). The architecture is focused on enhancing human health and well-being.

The entire development will conform to the EDGE Building Standard, and focuses on the natural well-being of the occupants. The focus is on green features, sustainable design, and new, intelligently built interfaces. Houses are also designed to cater for older people, making this a truly lifelong residence.

SUSTAINABILITY

✓ ENERGY

Solar PV panels, eco insulation in the roofs, houses incorporate smaller glazing areas, reduced window-to-wall ratio, energy saving light bulbs.

✓ INDOOR ENVIRONMENTAL AIR QUALITY

Good cross ventilation, north-oriented windows, minimise windows to the west.

✓ WATER

Water-efficient showerheads, low flow taps & mixers, water-efficient landscaping.

✓ OTHER MEASURES

Estate recycling; use of materials that are ethical, non-toxic and sustainable; water-wise landscaping including indigenous grass; emphasis on walking & cycling in the estate; hygienic and visual management of waste.

✓ RECYCLING

A dedicated area at the estate clubhouse will enable residents to partake in the recycling program.

AFFORDABILITY

Thanks to innovative approach to affordability and value creation at Klipfontein, you now have the opportunity to turn this dream into a reality sooner than you think.

The Forever Home Estate offers various product types, to cater for a broad spectrum of lifestyle requirements.

AN ACCESSIBLE LIFESTYLE

Klipfontein is built to a scale that offers a great deal of added value, while economies of scale mean that levies remain affordable.

In practice, this means that you share all of the exceptional lifestyle and care facilities in the estate with the entire community of residents. This keeps the levies affordable and every resident can access a lifestyle that would otherwise be unattainable in other estates.

All ages can live in and enjoy the offering as it caters for all different stages of life.



RESORT-STYLE LIVING

Experience Country resort-style living for all stages of life at Klipfontein Country-
Forever Home Estate

CATERING - RESTAURANT & BAR AREA

Affordable eateries with healthy and sustainable offerings will be available at the lifestyle centre. This promotes community cohesion and a relaxed atmosphere where families can spend time together and where new friends are made with shared interests.

There will be an option for pre-ordered meals and takeaways which can either be collected or delivered to your front door.

The fully commercial kitchen will be able to cater for special functions and different culinary needs.

LIFE AT KLIPFONTEIN COUNTRY ESTATE

- PET FRIENDLY
- GREENBELT WALKWAYS
- KIDS PLAY AREAS
- EASY ACCESS TO MALMESBURY COMMERCIAL HUB
- IN CLOSE PROXIMITY TO QUALITY EDUCATION INSTITUTIONS
- ACCESS CONTROLLED SECURITY
- RESORT STYLE FACILITIES
- MULTI-LEVEL AFFORDABLE CARE
- EXCEPTIONAL VIEWS
- AWARD WINNING SWARTLAND MUNICIPALITY



Outdoor Facilities

- TENNIS COURT
- PADEL COURT
- 5 A SIDE ASTRO KICK ABOUT
- COMMUNIAL GARDEN
- WALKING, RUNNING & CYCLING TRACKS
- JUKSKEI
- ASTRO LAWN BOWLING
- SWIMMING POOL
- AMPHITHEATRE
- KIDS PLAY AREA

Indoor Facilities

- COMMUNAL BRAAI & FUNCTION AREA
- GAMES ROOM
- LIBRARY
- BUSINESS HUB WITH MEETING ROOMS
- PROPERTY ADMINISTRATION OFFICES
- RESTAURANT & DELI
- BAR
- HAIR SALON
- MULTI-PURPOSE HALL
- INDOOR GYM & SQUASH COURT
- INDOOR HEATED POOL

KLIPFONTEIN COUNTRY ESTATE LIFESTYLE CENTRE





MULTI-LEVEL AFFORDABLE CARE

HOME BASED CARE

Home-based care models are becoming the norm as it is more affordable to provide care services when compared to admission to a hospital. The cost of care is greatly reduced.

A home is a place of emotional and physical association, with memories and comfort. This greatly improves a person's chances of recovery.

The care can be personalised and tailored to the exact requirements and affordability of the person.

It allows a person an independent lifestyle while receiving quality, affordable care from qualified care professionals.



MULTI-LEVEL AFFORDABLE CARE CARE FACILITY

A care facility on site will ensure that residents can eliminate costly relocation and traveling costs associated with having a loved one treated in faraway and expensive facilities.

The care facility will act as the base from where all care services are provided. Qualified care personnel, such as a qualified nurse and caretakers, will be permanently stationed at the care center and available to assist all residents.

A client only pays based on the care assessment for his/her care requirements.

The care facility is big enough to provide quality Frail and Memory Care services, but small enough not to be a financial burden to the residents of Klipfontein Country Estate.



KLIPFONTEIN

COUNTRY ESTATE



EVERY ASPECT OF THE DESIGN & CONSTRUCTION CATERS FOR RESIDENTS WELL-BEING

SUSTAINABILITY

GREEN LIVING

Klipfontein Country Estate will meet the following standards and requirements to be certified as an environmentally friendly estate.

EDGE (Excellence in Design for Greater Efficiencies)

Homes are designed and built to be resource efficient and certified by the green building certification system, EDGE, thus minimizing operating and cost of living while boosting efficiency.

The WELL® Building & Community Standard

A WELL® community is designed to support health and well-being across all aspects and areas of community life.



WELL-BEING & SECURITY

HOLISTIC WELL-BEING

Klipfontein Country Estate brings generations together in one accord in a beautiful environment with incredible amenities, care facilities and architecture that promotes well-being.

The result is mutually respectful living between people and nature, focusing on peace, safety, legacy, community, belonging and harmony within a resort-style development. We take extra care and consideration for the environment in the development's design, construction, and operation phases.



RESTAURANT



LIBRARY



HEATED INDOOR
SWIMMING POOL



BAR AND LOUNGE AREA



GYM



SALON/HAIRDRESSER



CO-WORKING SPACES
INCLUDING BOARDROOM



FUNCTION HALL

SECURITY

A fully secured and fitted entrance gate with qualified security operators, and systems that ensure safe and effective passage for all. The system will be able to register and verify domestic workers and gardeners employed by owners.

A fully secured boundary wall with monitored electrified fencing will be in place. With the external boundary wall properly secured and low walls being part of the internal layout, there is no need for additional security fences around the houses.



RESORT STYLE LIVING

Klipfontein Country Estate is a pioneering, resort-style estate in the country. We provide outstanding facilities with lifestyle amenities synchronising with residents' needs who are all in different seasons of life, all harmoniously coming together to provide sustainable living and a lasting legacy.

People come together to create a haven for all seasons of life to enjoy an accessible, exceptional and secure lifestyle that embraces clean, simplistic and community-oriented living.



COMMUNAL BRAAI
AND FUNCTION AREA



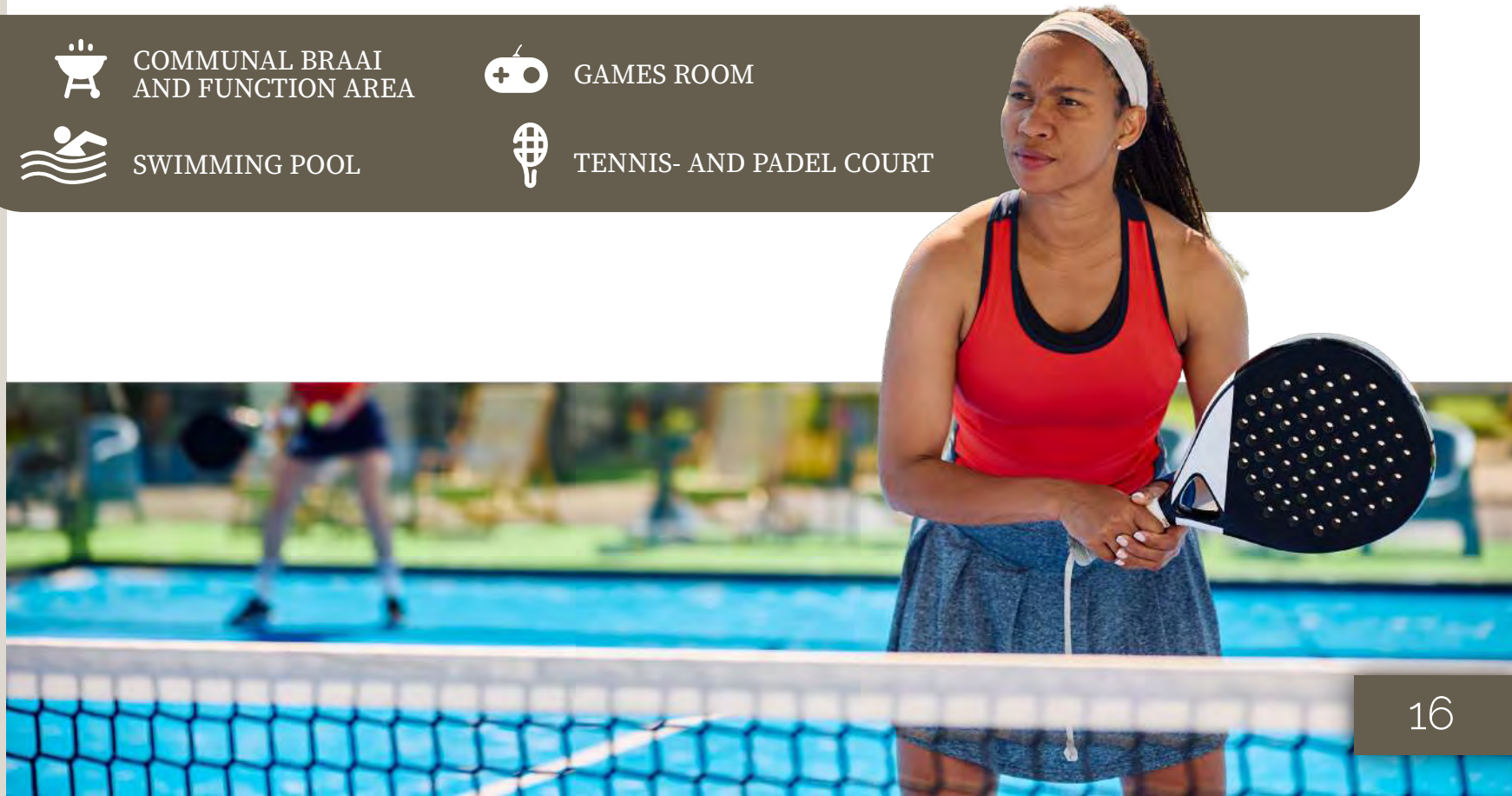
GAMES ROOM



SWIMMING POOL



TENNIS- AND PADEL COURT



MULTI-LEVEL AFFORDABLE CARE

Care services and facilities are available to ALL residents in the estate. Forever Home estates support people with a range of health requirements, from those who are able and healthy, to those with greater health and social care needs.

- Home-based Care Options
- On-site Care Facility
- Consultation Rooms



PADEL COURT



CHILDRENS' PLAY AREA



GREENBELT WALKWAYS



BOWLING GREEN



DEDICATED PET SOCIALIZING SPACES



VEGETABLE GARDEN





KLIPPENWAG

KLIPFONTEIN COUNTRY ESTATE

COUNTRY HOMES

SELLING FROM

R2 499 900

ALL COSTS INCLUDED



KLIPPENWAG

KLIPFONTEIN COUNTRY ESTATE



FOREVER HOME ESTATE

Welcome to Klipfontein Country Estate in Malmesbury, where we proudly introduce the Forever Home-certified estate—an innovative brand of multigenerational resort-style living within a secure community.

Our development, endorsed with the Forever Home seal of approval, ensures a lifetime of happiness and security through all stages of life. This commitment fosters a harmonious relationship between residents and nature, prioritizing peace, safety, legacy, community, belonging, and harmony within our resort-style setting.

Under the Forever Home brand, generations seamlessly come together in a picturesque environment equipped with exceptional amenities, compassionate care facilities, and architecture promoting overall well-being. This unique estate is certified to cultivate a multigenerational community, where residents cherish the beauty of the country lifestyle while enjoying each other's company in perfect harmony.

At Klipfontein Country Estate in Malmesbury, Forever Home represents the pinnacle of multigenerational living—a timeless sanctuary where families thrive and memories endure for generations.



KLIPPENWAG

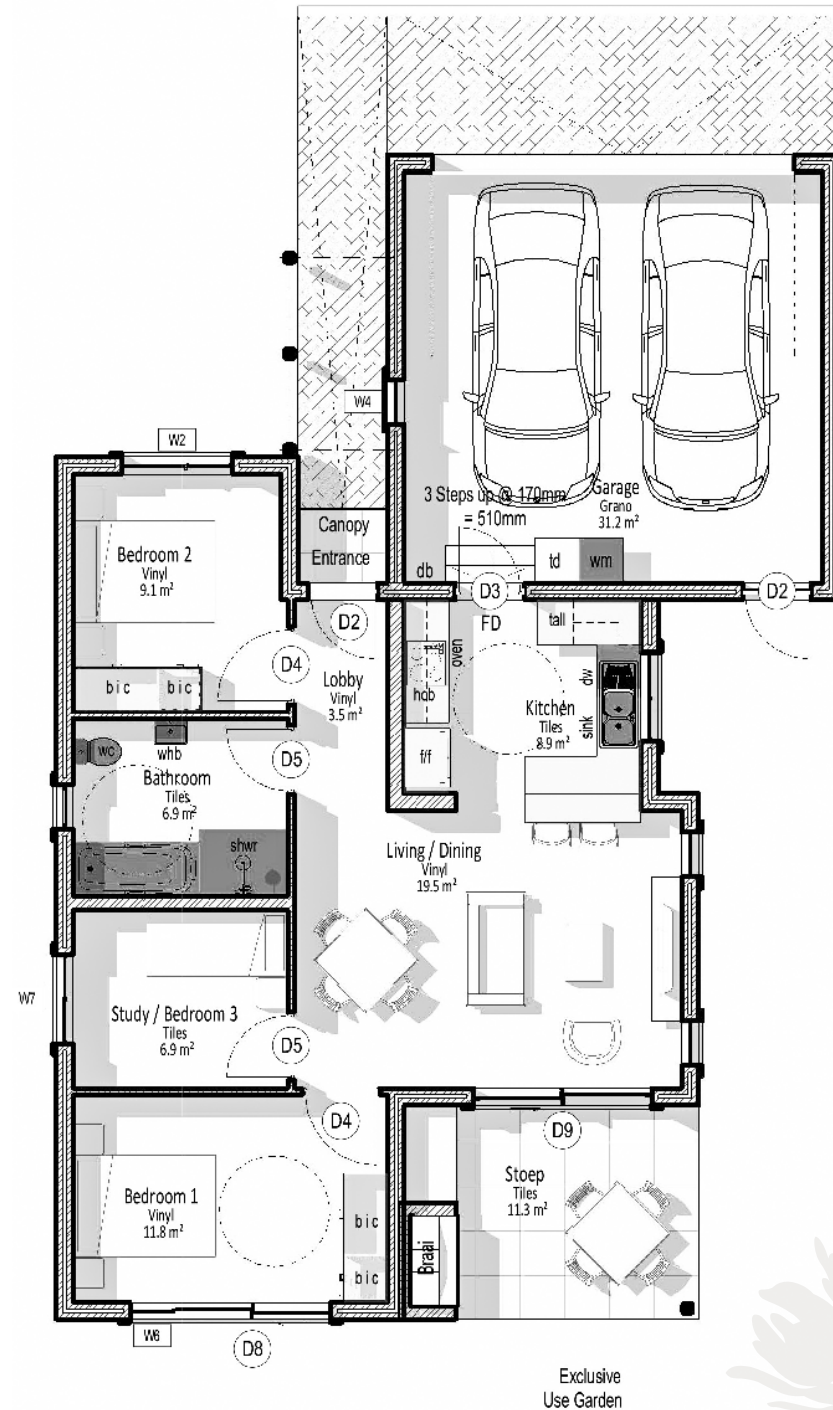
KLIPFONTEIN COUNTRY ESTATE

Site Development Plan



UNIT TYPE 1

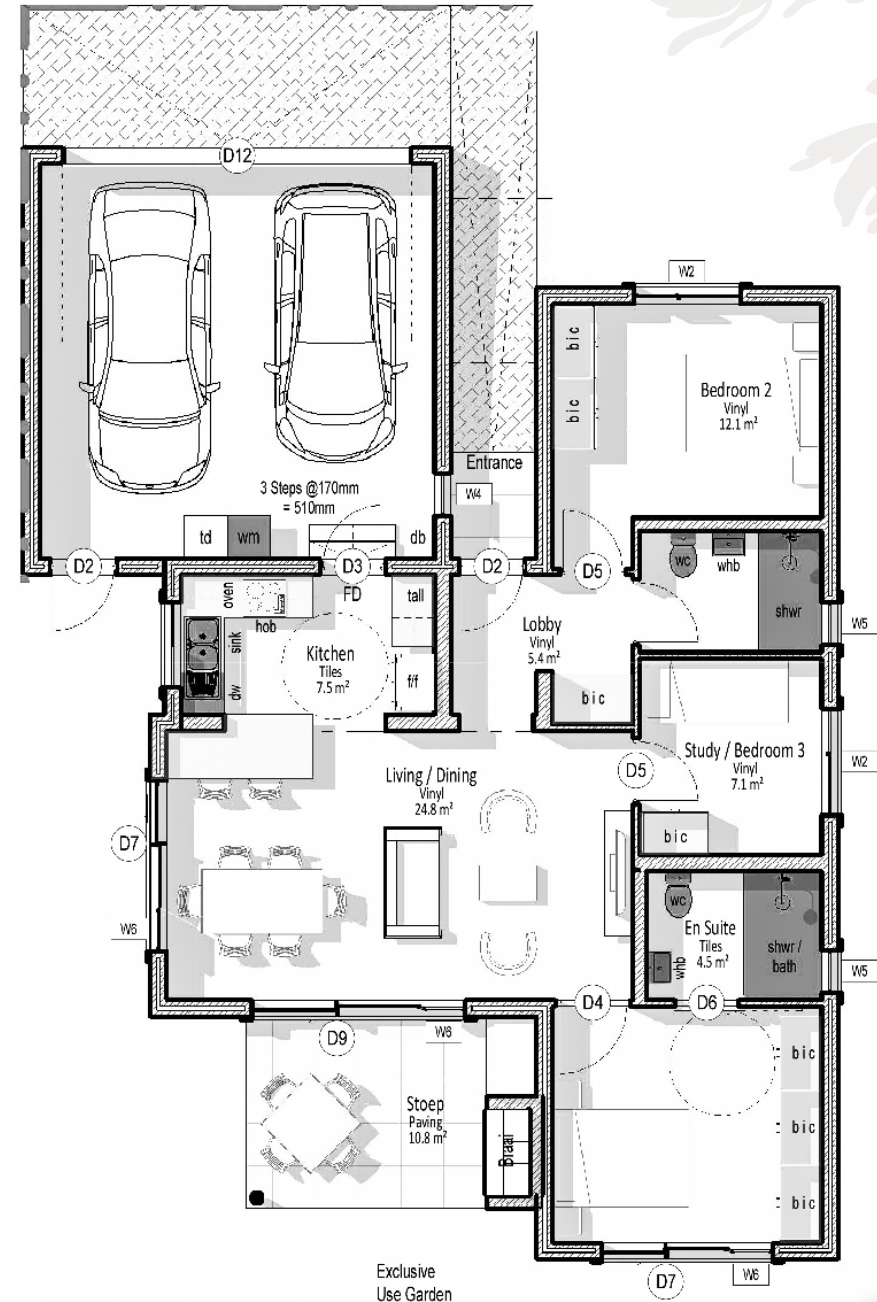
BEDROOM	3
BATHROOM	2
GARAGE	2
TOTAL	126 m ²



- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Selection of optional extras per prototype is pending the Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.
- Garage positions may vary pending on Erf Selection.

UNIT TYPE 2

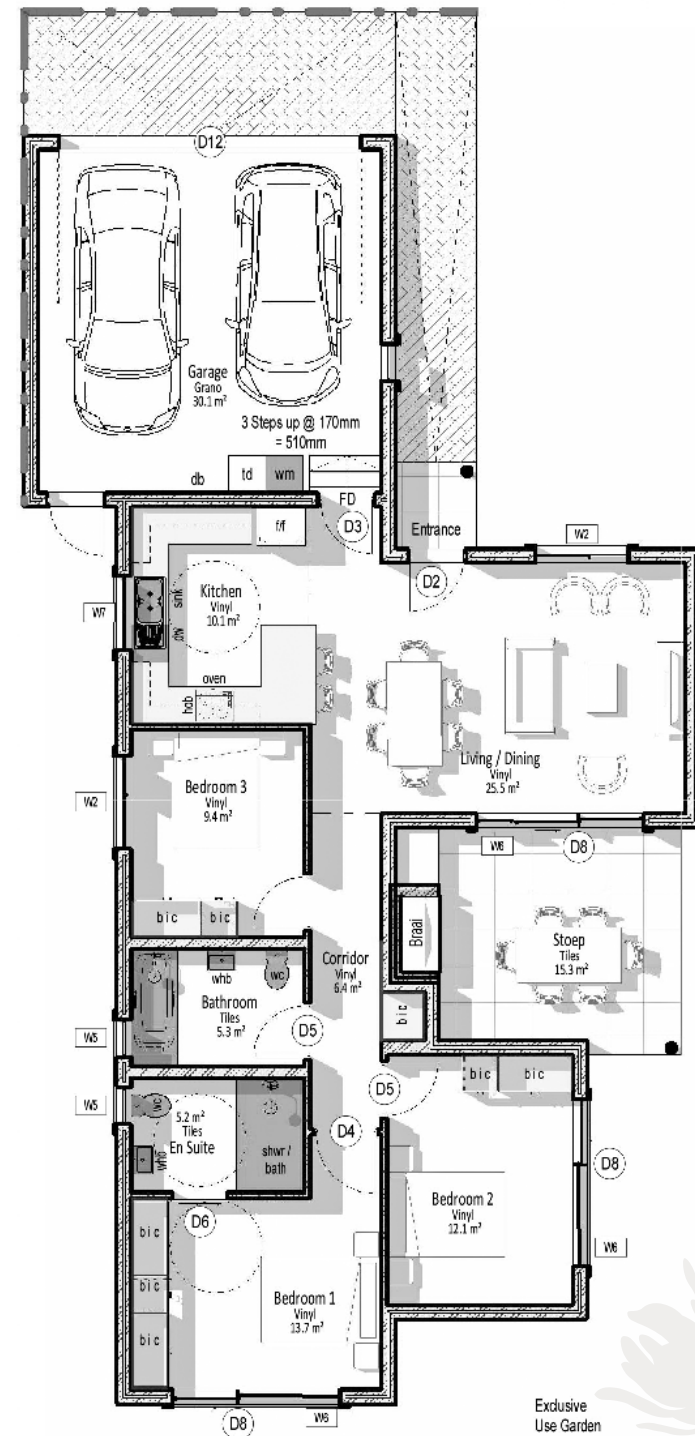
BEDROOM	3
BATHROOM	2
GARAGE	2
TOTAL	140 m ²



- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Selection of optional extras per prototype is pending the Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.
- Garage positions may vary pending on Erf Selection.

UNIT TYPE 3

BEDROOM	3
BATHROOM	2
GARAGE	2
TOTAL	155 m ²

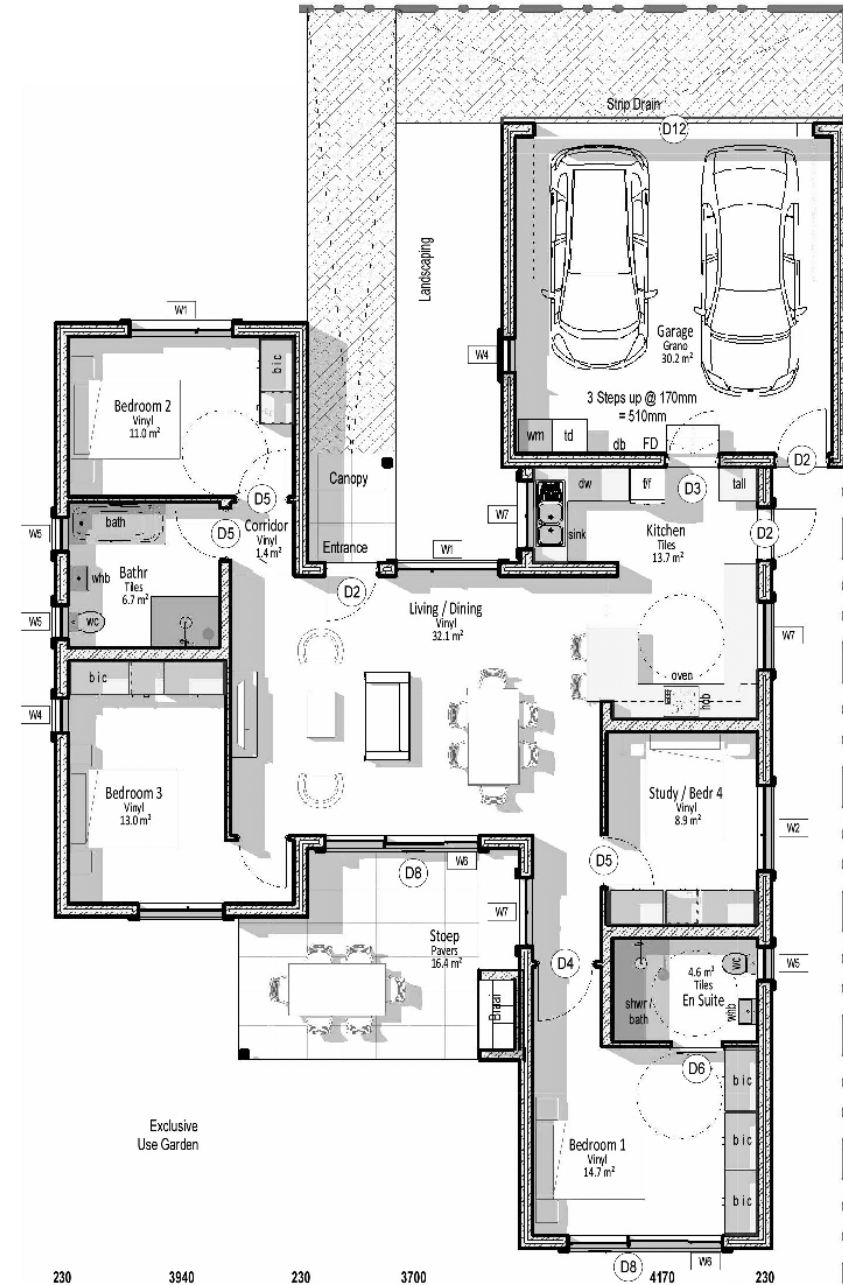


Exclusive
Use Garden

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Selection of optional extras per prototype is pending the Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.
- Garage positions may vary pending on Erf Selection.

UNIT TYPE 4

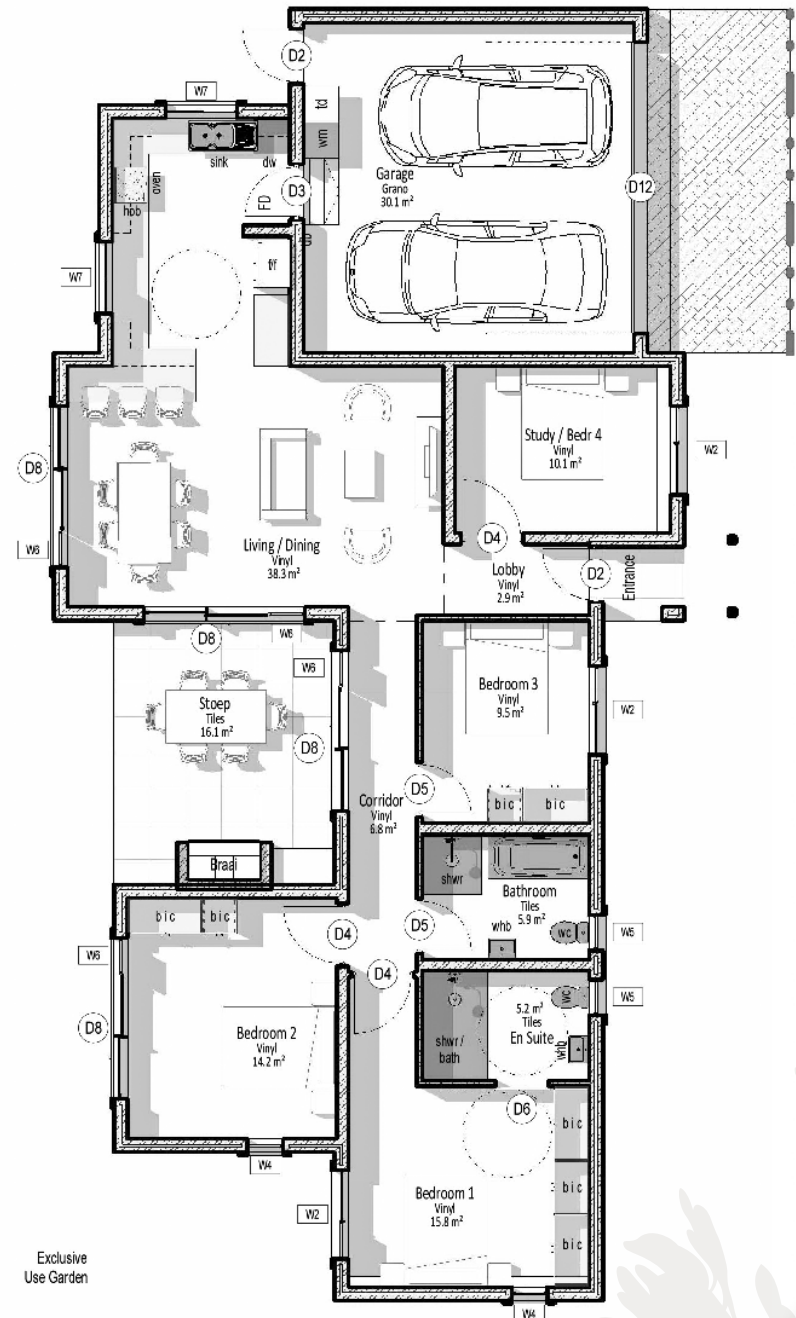
BEDROOM	4
BATHROOM	2
GARAGE	2
TOTAL	179.5 m ²



- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Selection of optional extras per prototype is pending the Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.
- Garage positions may vary pending on Erf Selection.

UNIT TYPE 4C

BEDROOM	4
BATHROOM	2
GARAGE	2
TOTAL	179.5 m ²



- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Selection of optional extras per prototype is pending the Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.
- Garage positions may vary pending on Erf Selection.

PURCHASING PROCESS



1

Select your home:

Review the materials online and look through our unit plans to find the home that is right for you.

- 2-bed freestanding home
- 3-bed freestanding home

2

Pre-qualify:

Get pre-qualified to confirm how much you qualify for or simply buy cash.

3

Choose your purchase avenue:

Browse through our options, purchase online through our secure website or purchase directly with a sales agent at our sales office onsite.

4

Sign offer to purchase (OTP):

Read through the terms and conditions of the OTP and sign.
Choose your finishes from various available options.

5

Get your FICA paperwork together:

- Copy of ID
- Proof of residence
- Income tax number verification
- Proof of bank account

6

Submit your home loan application:

Apply for your home loan and get approved.

7

Handover:

Once construction is complete, you can take transfer of your property. We will officially hand over and you can move in!

→ **Congratulations!**
Get ready to own your own piece of paradise.

PRICING AND LEGAL

1. Price List & Availability

The latest price list and availability schedule are available here:

- at the on-site sales office.
- from the selling agent (Spectrum Realty) at klipfontein@spectrumrealty.co.za or 079 672 2404

2. Payment Terms

- Deposit:

- R10,000.00 (ten thousand rand) deposit secures your reservation

3. Balance of the purchase price:

The balance of the purchase price is to be secured within 30 (thirty) days of the date of signature of the sale agreement by way of:

- a cash payment to the Conveyancers; or
- an irrevocable bank guarantee, or
- in case of a mortgage bond, 60 (sixty) days for approval, and additional 14 days for guarantees.
- Pre-qualification: It is advisable that the Purchaser obtains pre-approval for mortgage bond finance prior to signature of the sale agreement.
- Pending transfer: all amounts paid by the Purchaser towards the Purchase Price are held in the Conveyancers' trust account in accordance with the provisions of section 86 (4) of the Legal Practice Act.



KLIPPENWAG

KLIPFONTEIN COUNTRY ESTATE






HEUWELSIG
 KLIPFONTEIN COUNTRY ESTATE

Luxury Lifestyle
 Private Estate

STARTING FROM

R2 799 900

ALL COSTS INCLUDED



HEUWELSIG

WELCOME TO HEUWELSIG



Site Development Plan



WELCOME TO HEUWELSIG

Nestled within the serene and picturesque Klipfontein Country Estate, Heuwelsig offers a unique blend of tranquility and luxury. Designed for those who appreciate the finer things in life, this pocket of the estate promises an unparalleled living experience with stunning views and top-notch amenities.

Location and Views

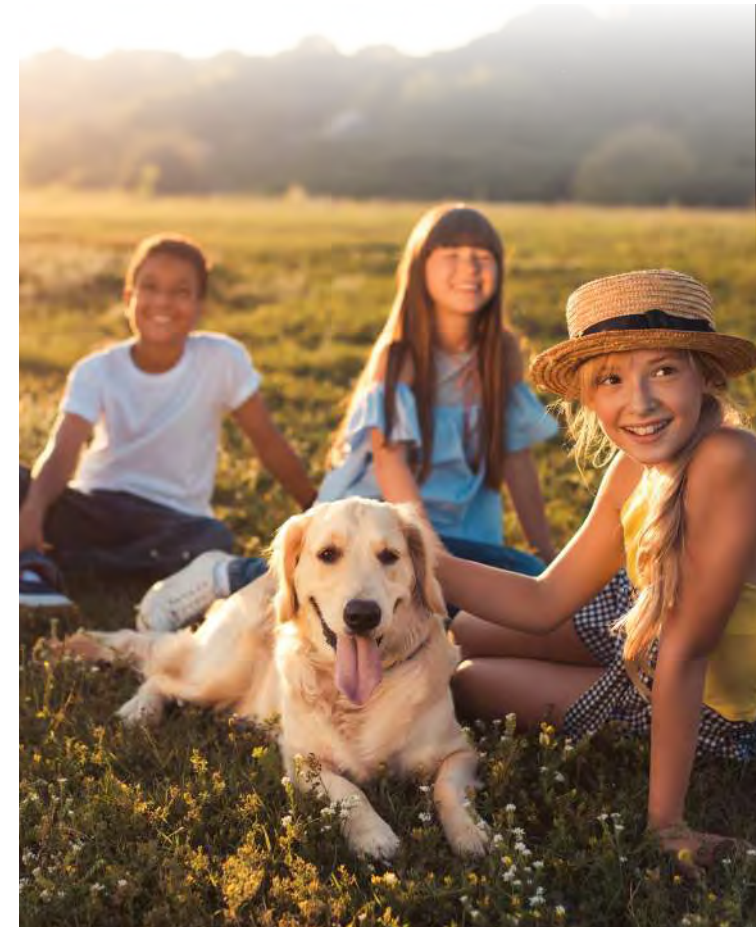
Heuwelsig is perfectly situated to provide residents with breathtaking views of rolling hills and lush landscapes. The elevated position of this pocket ensures that each home benefits from the natural beauty that surrounds Klipfontein Country Estate. Imagine waking up to the sight of dew-kissed meadows and ending your day with golden sunsets that paint the sky in vibrant hues.

Exclusive Living

Heuwelsig is designed with exclusivity in mind, offering a limited number of premium plots. This ensures a close-knit community where neighbors share similar values and lifestyles. The architectural guidelines for Heuwelsig maintain a high standard of design and construction, blending modern aesthetics with the natural environment.

Amenities and Facilities

Residents of Heuwelsig will have access to a range of exceptional amenities, including:



WELCOME TO HEUWELSIG

Security:

Heuwelsig offers 24/7 security, ensuring peace of mind for all residents.

Lifestyle

Living in Heuwelsig means embracing a lifestyle of comfort, elegance, and convenience. The estate is a short drive away from local schools, shopping centers, and healthcare facilities, making it the perfect place for families, professionals, and retirees alike.

Premium erven with a minimum size of 2400 square meters, offering exceptional views and the potential to create a true country living lifestyle home.

Design your own home and lifestyle according to the Klipfontein Country estate architectural guideline





KLIPFONTEIN

COUNTRY ESTATE

Arno Van Der Merwe

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