



2-Bedroom Duet Homes

Flexible layouts with options that include

single or double garages, additional
bathrooms, or even a study — designed
to fit the way you live.

PRICED FROM
R 2 950 000

PARADISE COAST
NATURE-IMMERSED ESTATE

PARADISE CŶAST

SITE DEVELOPMENT PLAN: PHASE 1 DUET HOMES

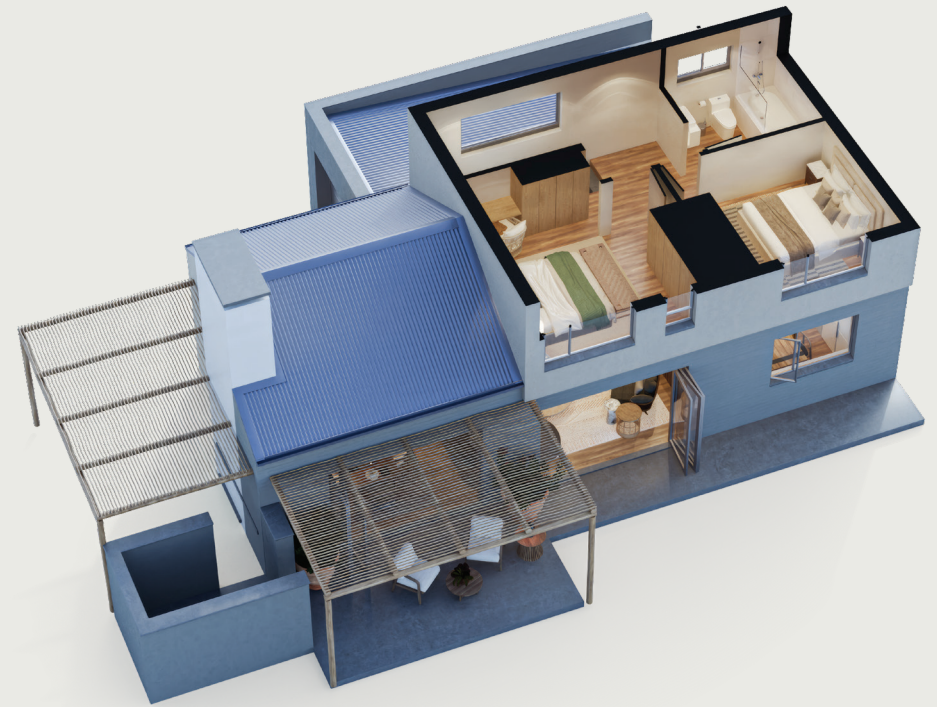


2-Bedroom Duet Home

NORTH ENTRY, SOUTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

*Typical 2 bedroom duet model shown. See erf plan for specific details and placement.
Carport optional extra and subject to erf suitability.*

Unit A

2-BEDROOM DOUBLE-STOREY

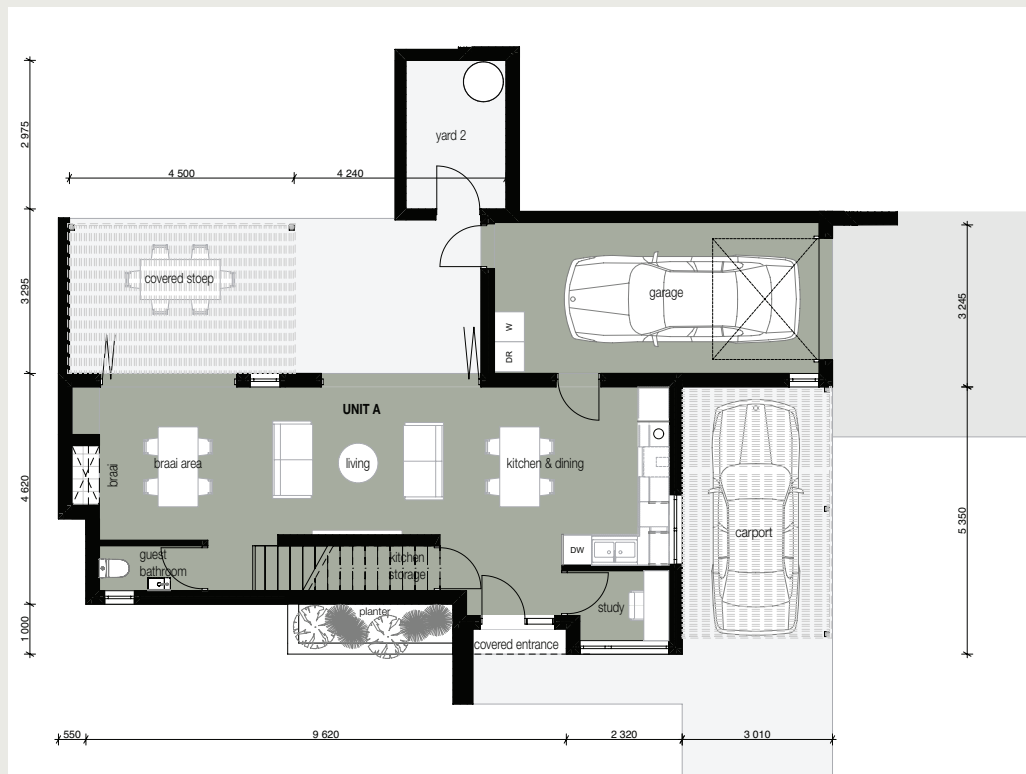
South Entrance, North Facing Duet Home

2 BEDROOMS

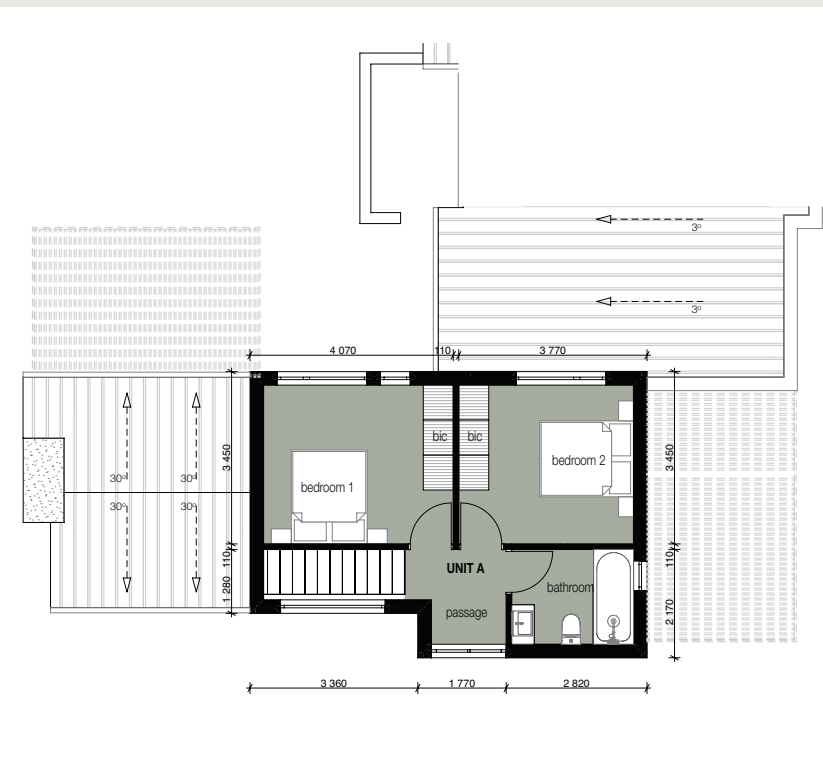
1.5 BATHROOMS

1 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit B

2-BEDROOM DOUBLE-STOREY

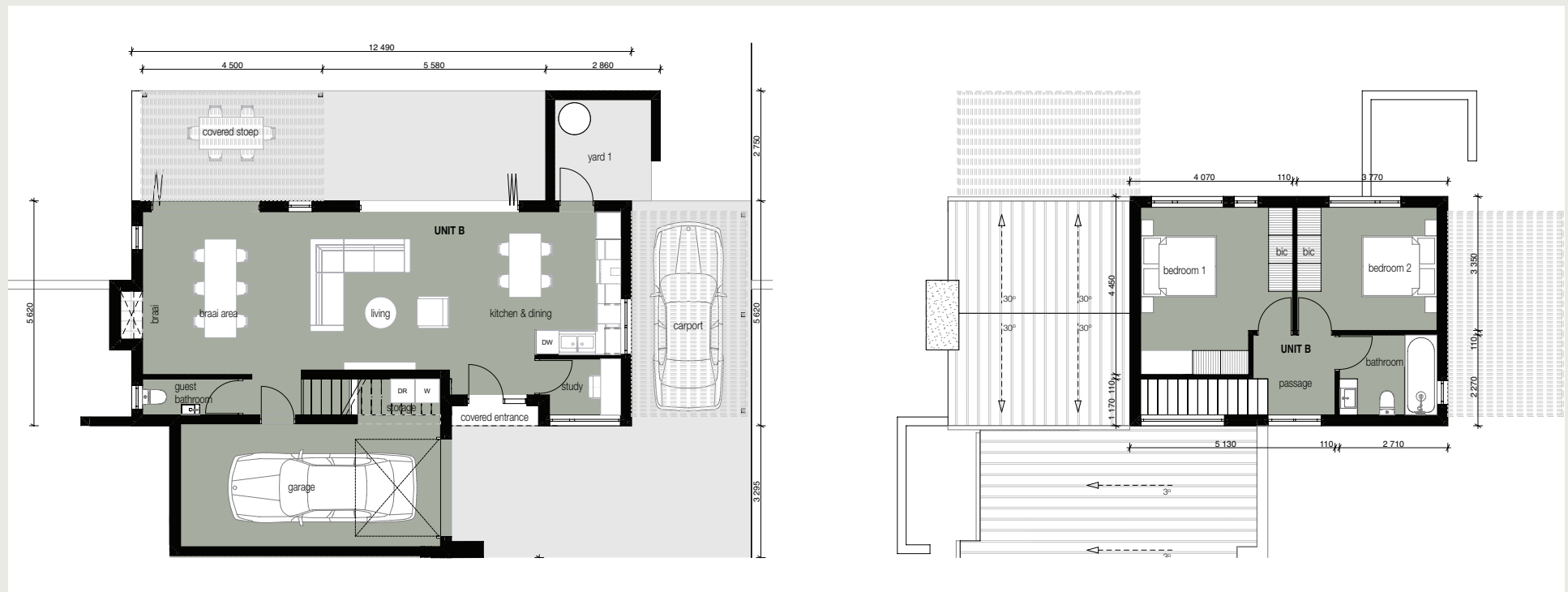
South Entrance, North Facing Duet Home

2 BEDROOMS

1.5 BATHROOMS

1 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

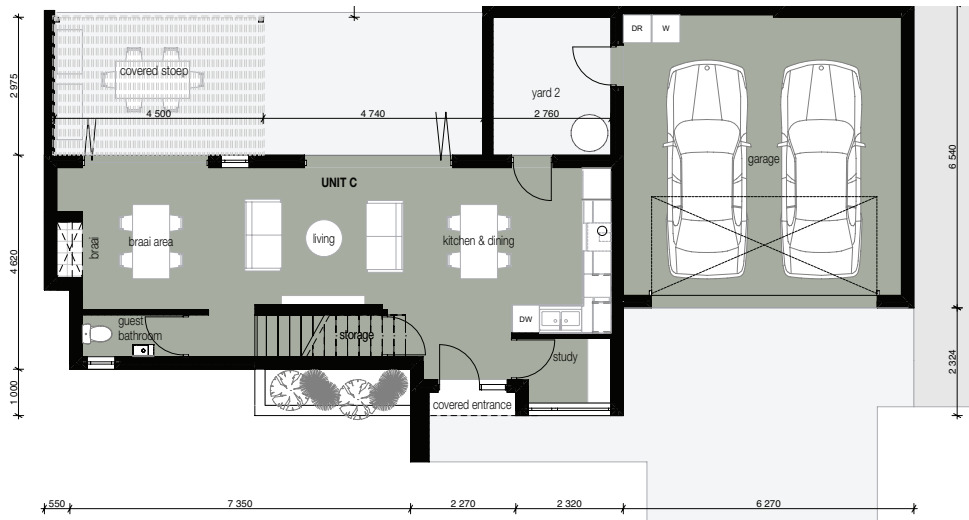
Unit C

2-BEDROOM DOUBLE-STOREY

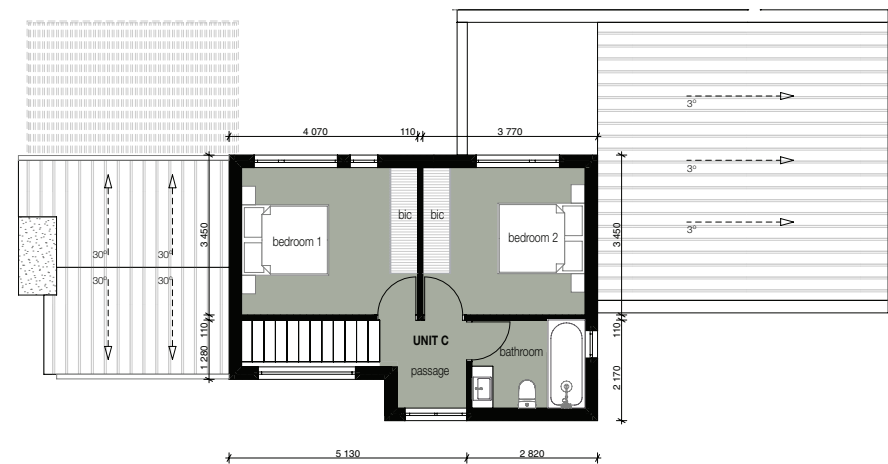
South Entrance, North Facing Duet Home

2 BEDROOMS 1.5 BATHROOMS 2 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

 2 BEDROOMS
 1.5 BATHROOMS
 2 GARAGE

The floor plan for Unit D is a rectangular layout with the following features and dimensions:

- Overall Dimensions:**
 - Width: 11'0" (110 inches)
 - Depth: 11'0" (110 inches)
- Rooms and Areas:**
 - Bedroom 1:** Located in the top-left corner, measuring 11'0" by 11'0".
 - Bedroom 2:** Located in the top-right corner, measuring 11'0" by 11'0".
 - Bathroom:** Located in the bottom-right corner, measuring 11'0" by 11'0".
 - Passage:** A central area measuring 11'0" by 11'0" connecting the rooms.
 - Staircase:** Located in the bottom-left corner, measuring 11'0" by 11'0".
- Dimensions and Spacing:**
 - Horizontal spacing between the left wall and the start of the rooms is 4'07" (407 inches).
 - Horizontal spacing between the rooms is 1'10" (110 inches).
 - Horizontal spacing between the rooms and the right wall is 3'72" (372 inches).
 - Vertical spacing between the top wall and the start of the rooms is 4'45" (445 inches).
 - Vertical spacing between the rooms is 1'17" (117 inches).
 - Vertical spacing between the rooms and the bottom wall is 2'27" (227 inches).
- Other Features:**
 - A small square area with a stippled pattern is located to the left of the staircase.
 - Arrows indicate the direction of the staircase and the orientation of the unit.

The floor plan for Unit D is a rectangular layout. At the top is a 'covered stoop' with two chairs. Below this is a 'garage' containing two cars. The main living area includes a 'living' room with a sofa and armchair, a 'kitchen & dining' area with a table and chairs, and a 'study' with a desk. A 'guest bathroom' is located near the garage. A 'covered entrance' leads into the unit. The plan is surrounded by 'yard 1' and 'yard 2'. Dimensions are provided: 4,500 and 5,580 for the top width, 3,030 for the top right width, 12,490 for the top total width, 5,620 for the left height, 2,790 for the top right height, 5,620 for the right height, and 6,001 for the bottom right height.

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit E

2-BEDROOM DOUBLE-STOREY

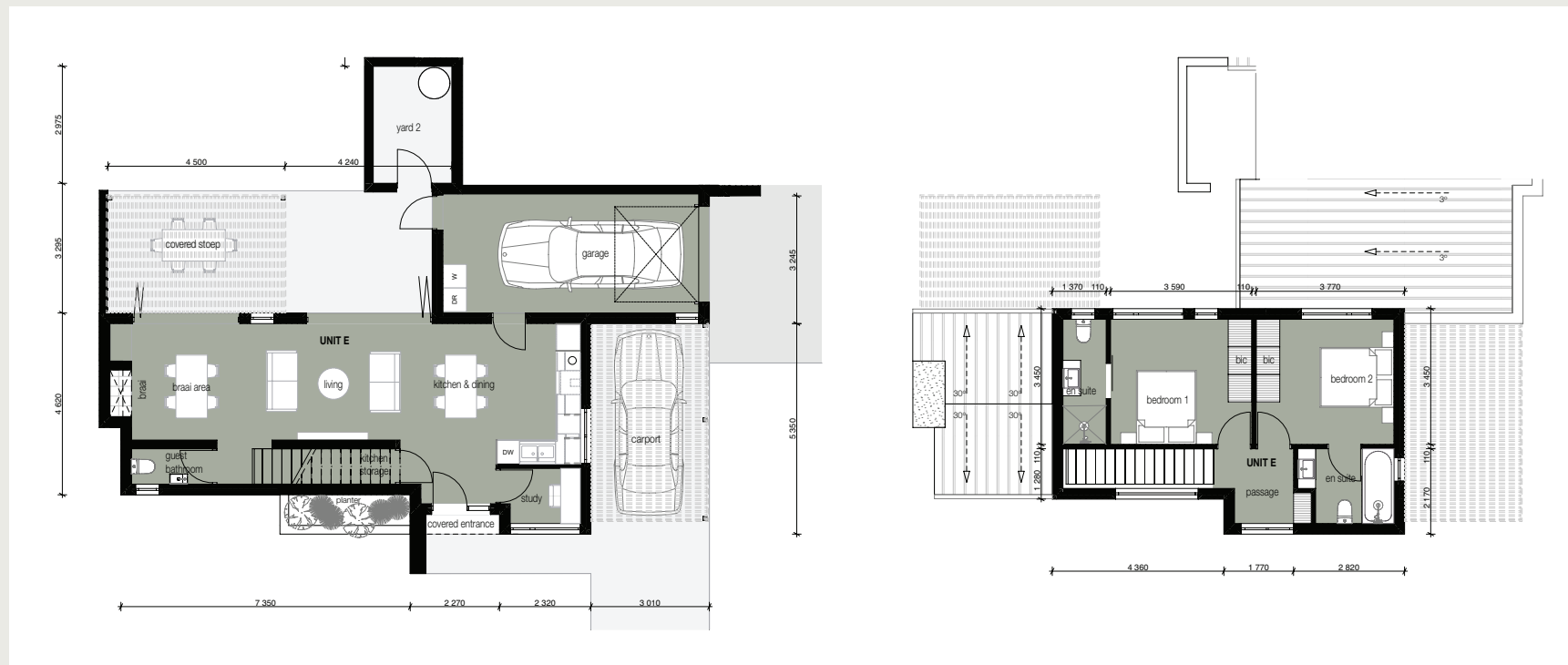
South Entrance, North Facing Duet Home

2
BEDROOMS

2.5
BATHROOMS

1
GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit F

2-BEDROOM DOUBLE-STOREY

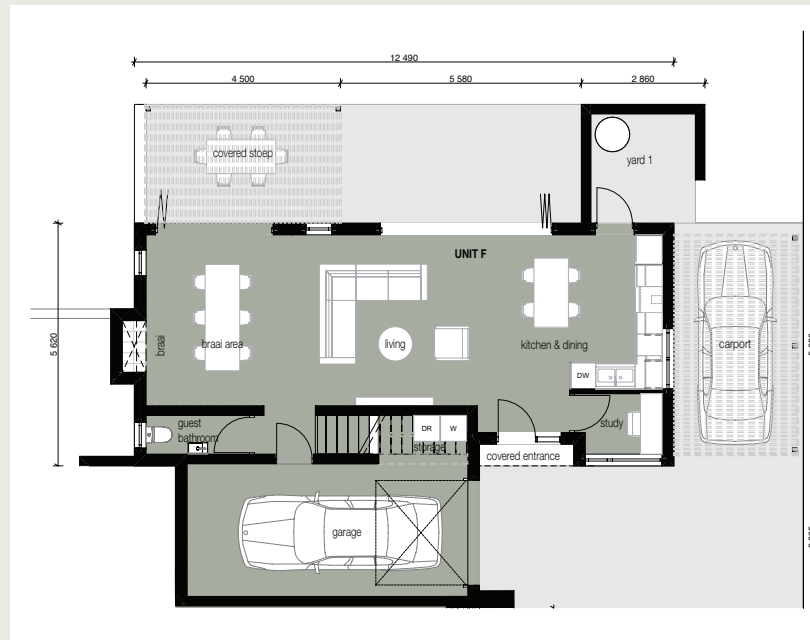
South Entrance, North Facing Duet Home

2
BEDROOMS

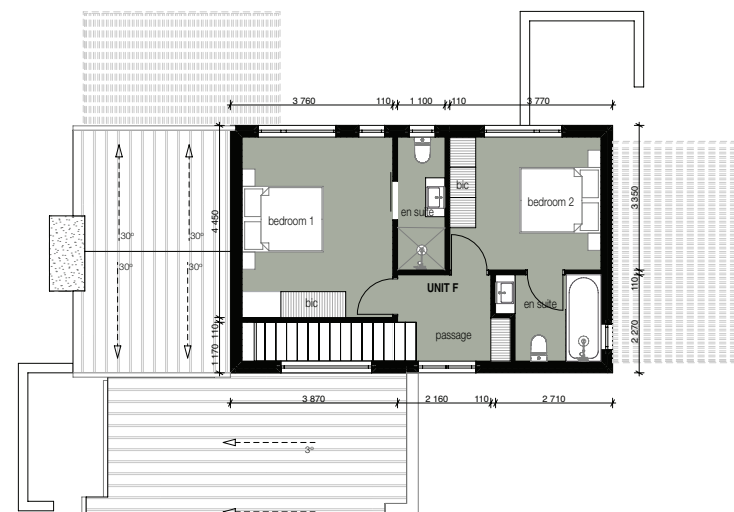
2.5
BATHROOMS

1
GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit G

2-BEDROOM DOUBLE-STOREY

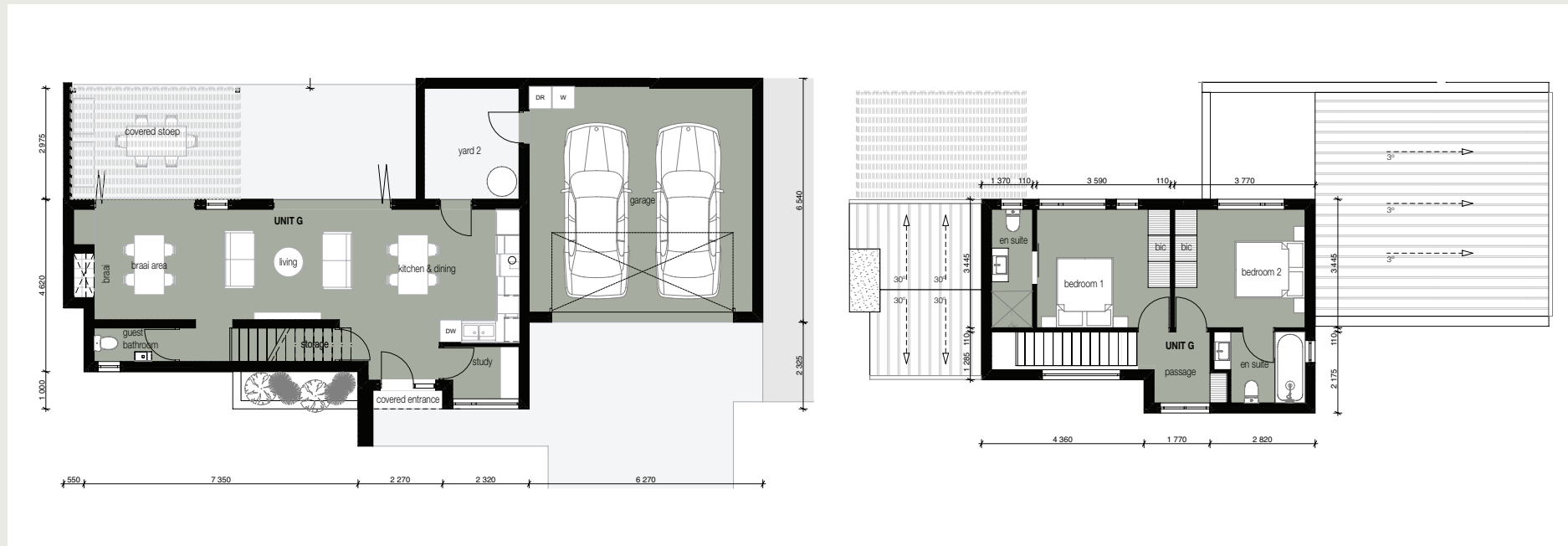
South Entrance, North Facing Duet Home

2 BEDROOMS

2.5 BATHROOMS

2 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

 2 BEDROOMS
 2.5 BATHROOMS
 2 GARAGE

The image displays three architectural drawings for Unit G1:

- Main Floor Plan (Left):** Shows the overall layout of Unit G1. It includes a garage with two car spaces, a kitchen & dining area, a living area with a fireplace, a braai area, a study, a guest bedroom, and a bathroom. The unit is situated on a plot with a covered entrance, a covered stoep, and two yards. Dimensions are provided for the plot (6 540 x 2 325) and the unit footprint (6 270 x 4 620).
- Side Elevation (Middle):** Shows the side profile of the unit, indicating the height of the walls and the position of the roofline. Dimensions include a total height of 2 975 and a wall height of 4 620.
- Bedroom Layout (Right):** A detailed view of the bedrooms and en suite areas. It shows two bedrooms, each with an en suite, and a central passage. Dimensions for the bedrooms and passage are provided.

FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

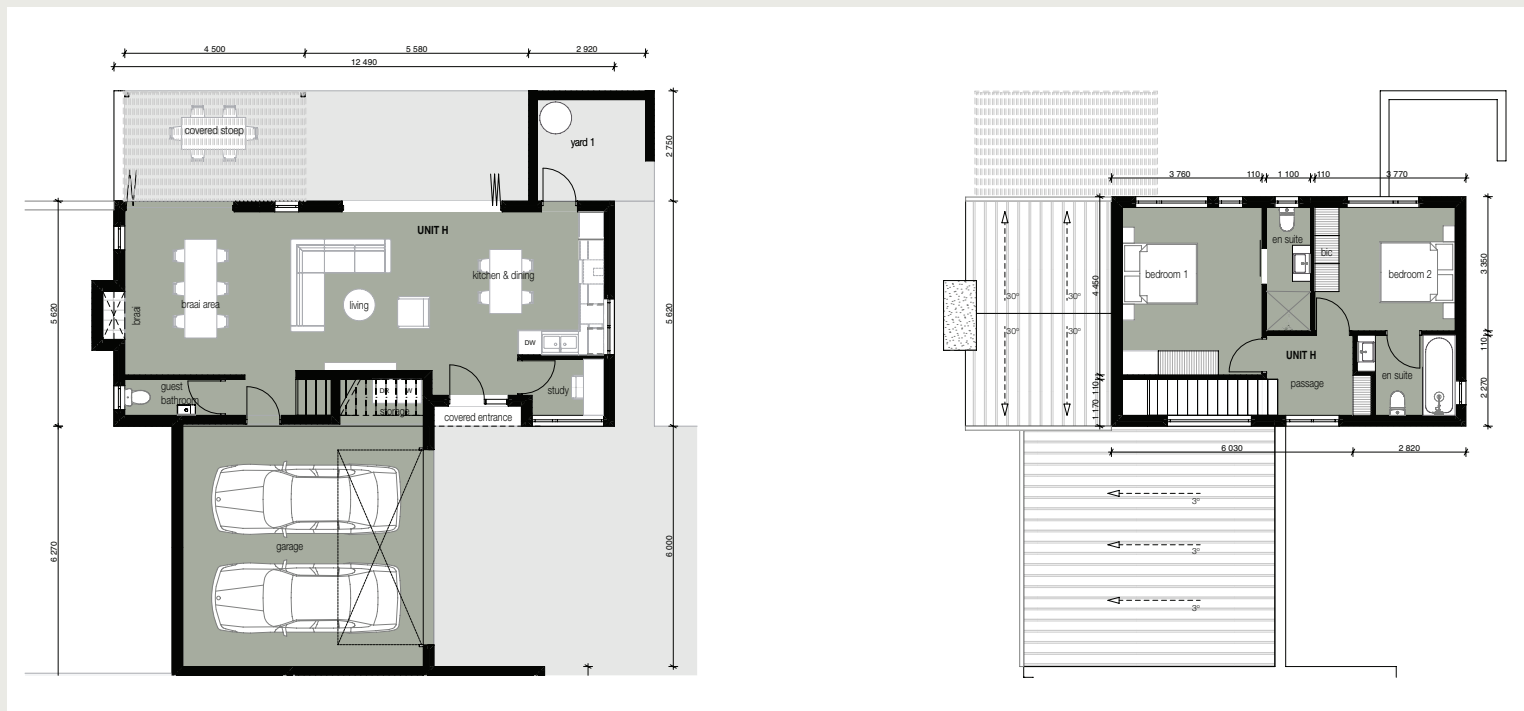
Unit H

2-BEDROOM DOUBLE-STOREY

South Entrance, North Facing Duet Home

 2
BEDROOMS
  2.5
BATHROOMS
  2
GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit H1

2-BEDROOM DOUBLE-STOREY

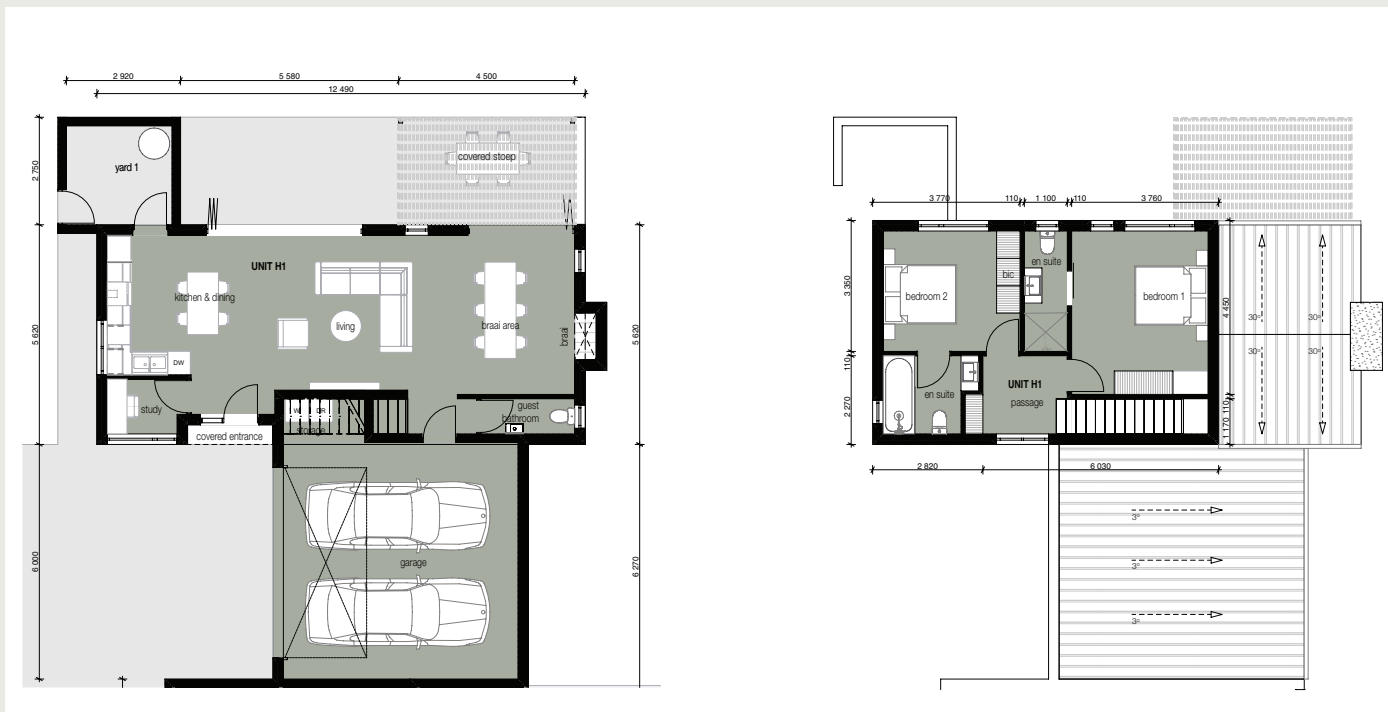
South Entrance, North Facing Duet Home


2
BEDROOMS


2.5
BATHROOMS


2
GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

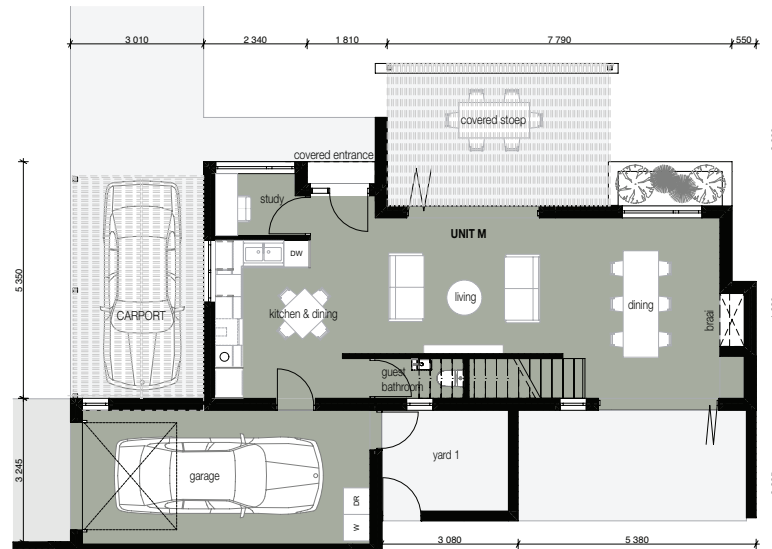
Unit M

2-BEDROOM DOUBLE-STOREY

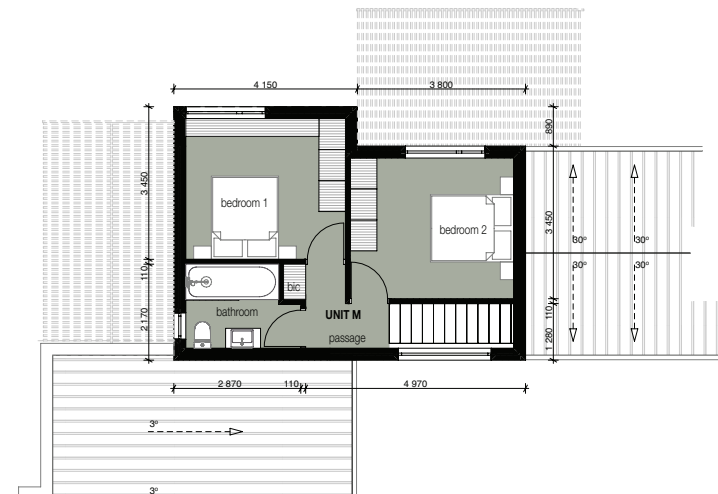
North Entrance, South Facing Duet Home

 2 BEDROOMS
  1.5 BATHROOMS
  1 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit N

2-BEDROOM DOUBLE-STOREY

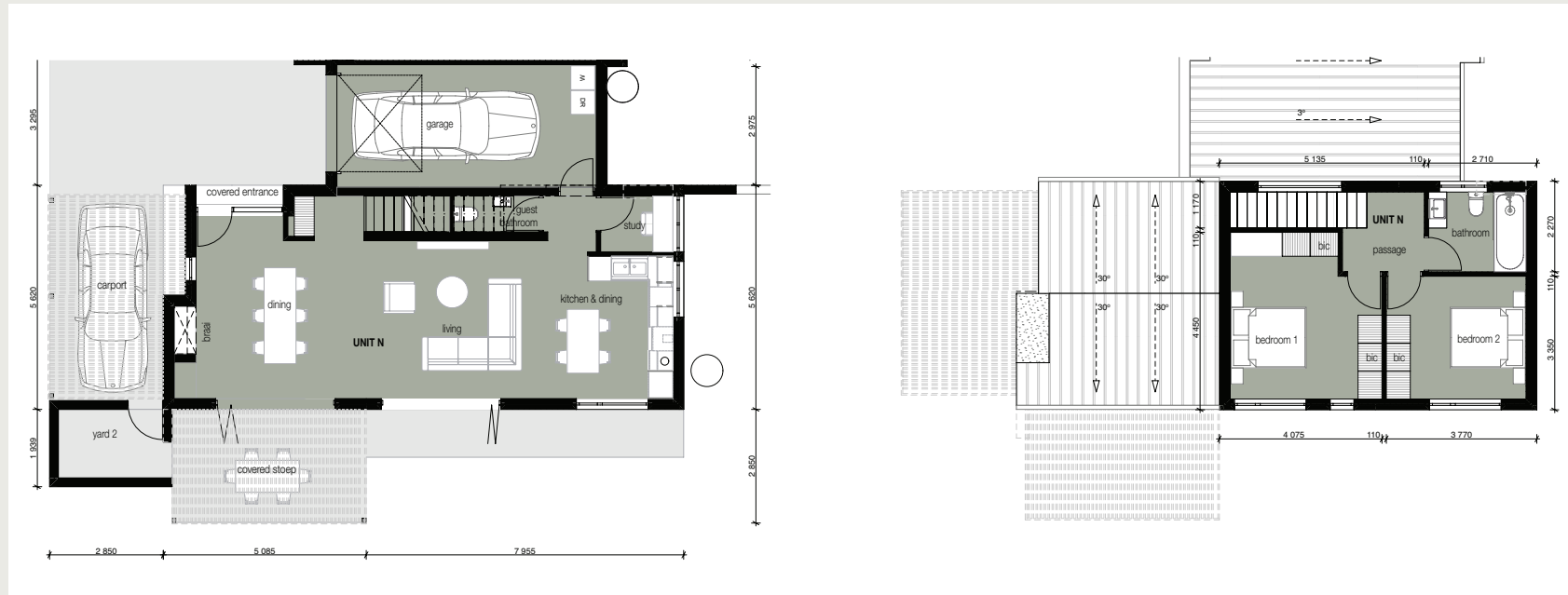
North Entrance, South Facing Duet Home

2
BEDROOMS

1.5
BATHROOMS

1
GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit O

2-BEDROOM DOUBLE-STOREY

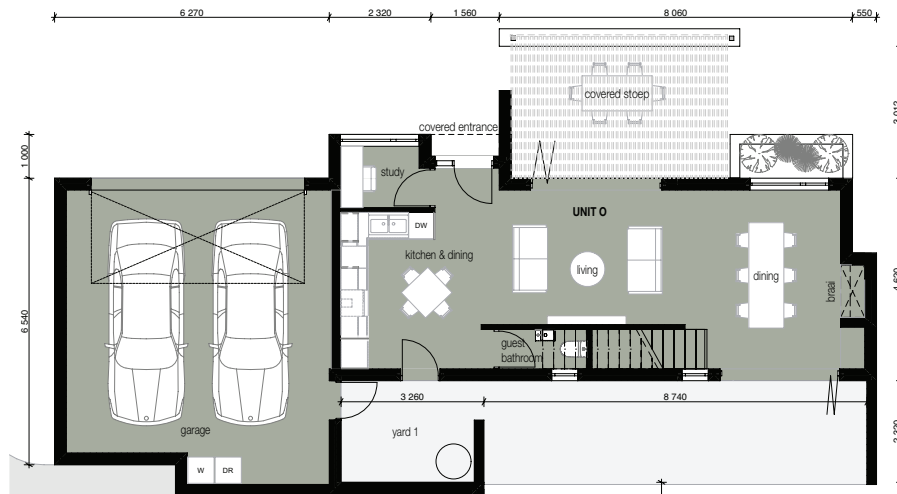
North Entrance, South Facing Duet Home

2 BEDROOMS

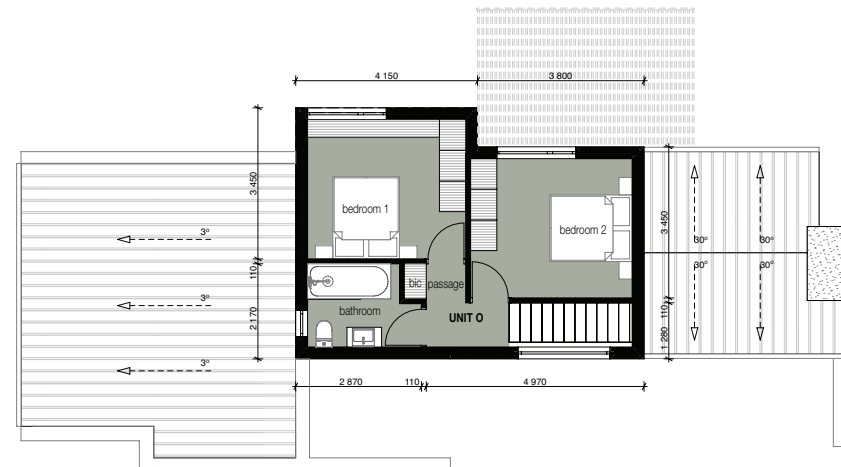
1.5 BATHROOMS

2 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

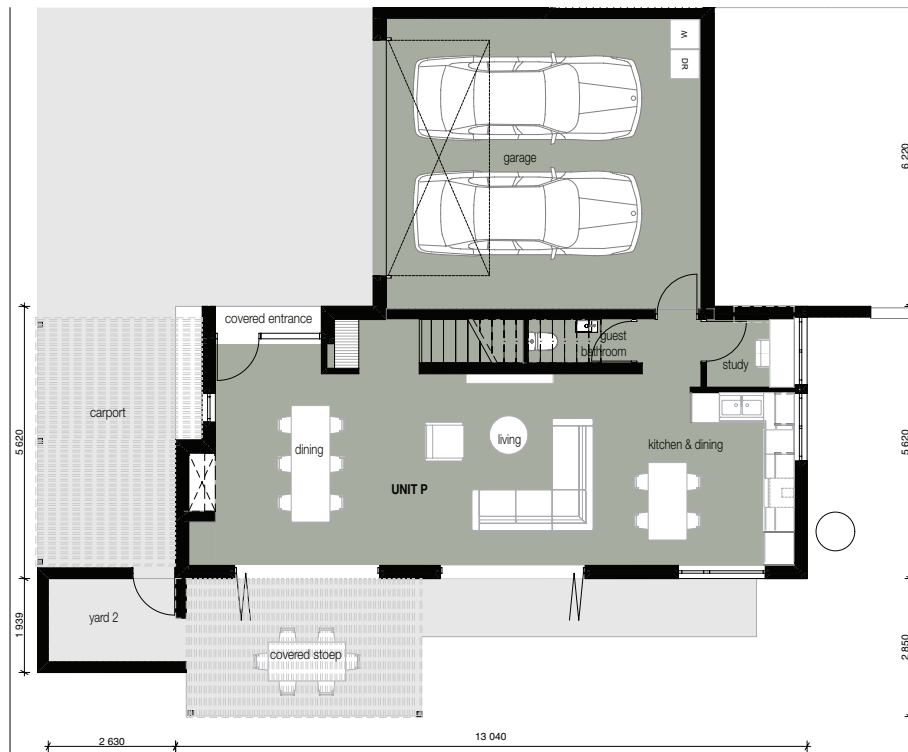
Unit P

2-BEDROOM DOUBLE-STOREY

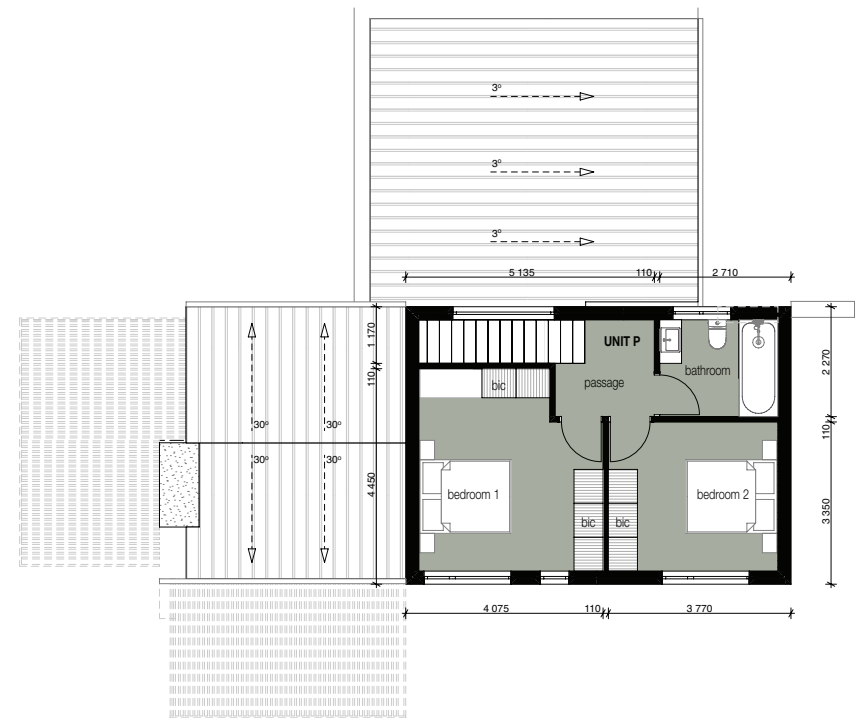
North Entrance, South Facing Duet Home

 2 BEDROOMS
  1.5 BATHROOMS
  2 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit Q

2-BEDROOM DOUBLE-STOREY

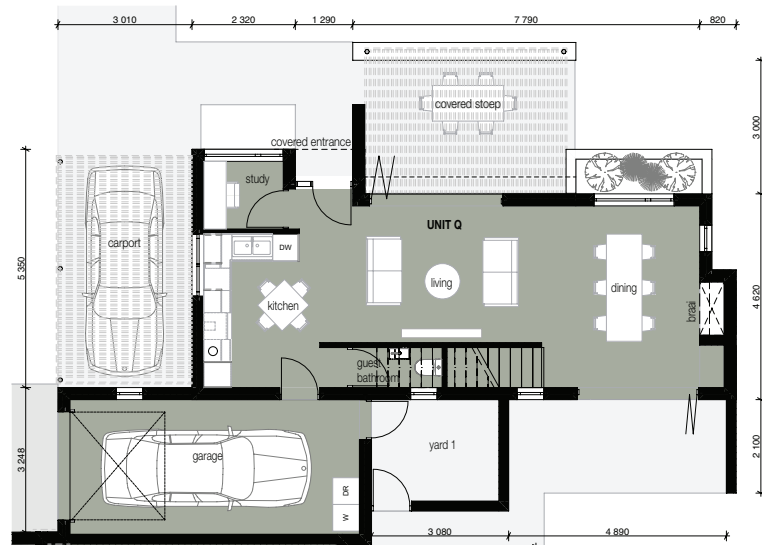
North Entrance, South Facing Duet Home

2
BEDROOMS

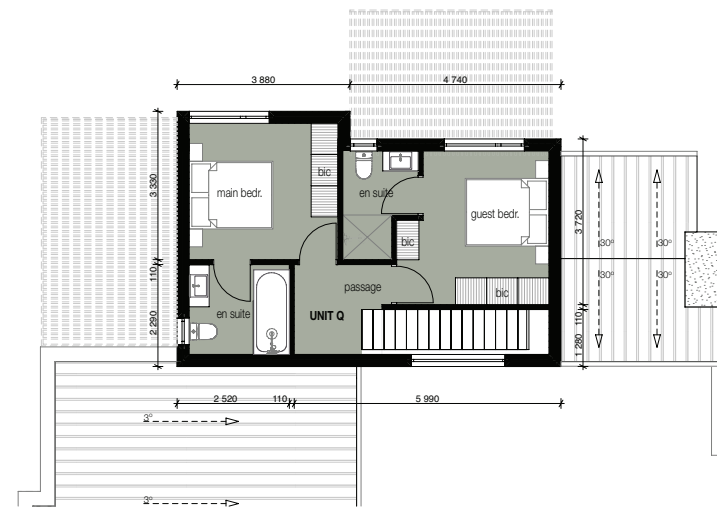
2.5
BATHROOMS

1
GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN

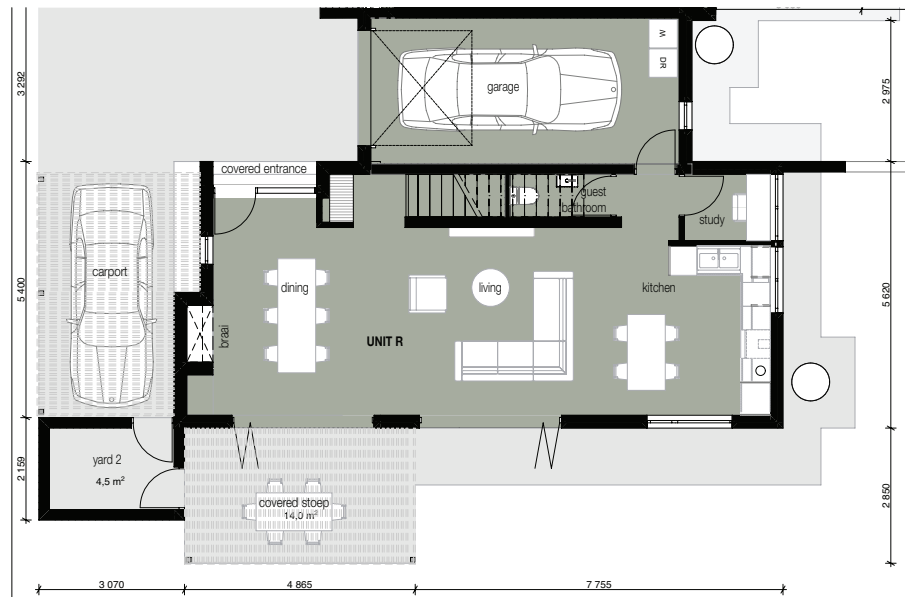


FIRST FLOOR PLAN

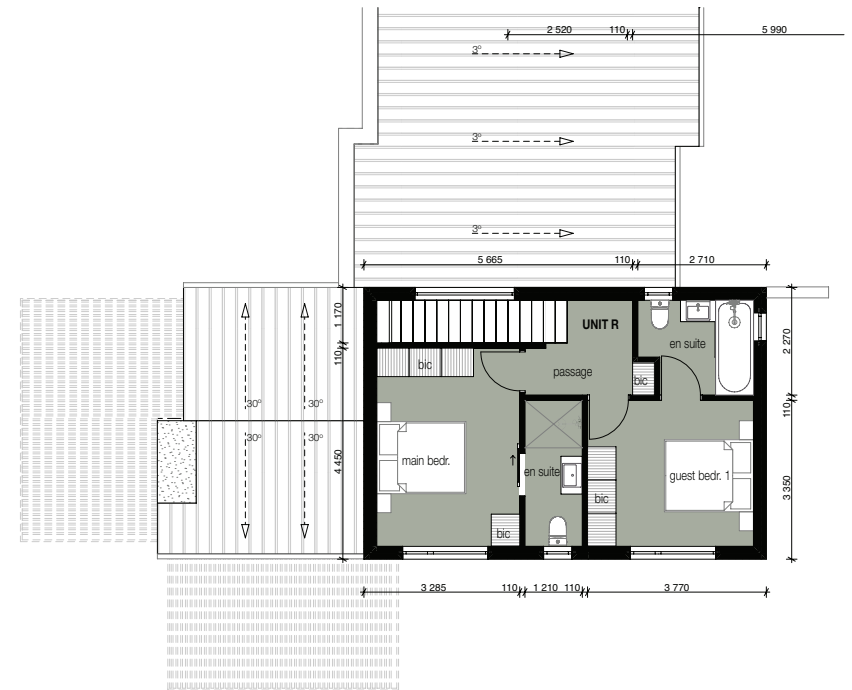
Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

 2 BEDROOMS
 2.5 BATHROOMS
 1 GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

Unit S

2-BEDROOM DOUBLE-STOREY

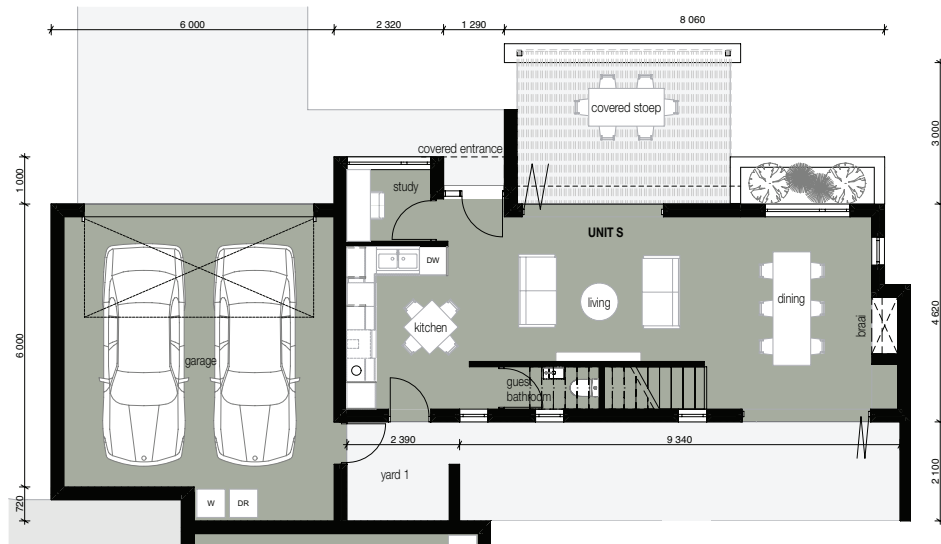
North Entrance, South Facing Duet Home

2
BEDROOMS

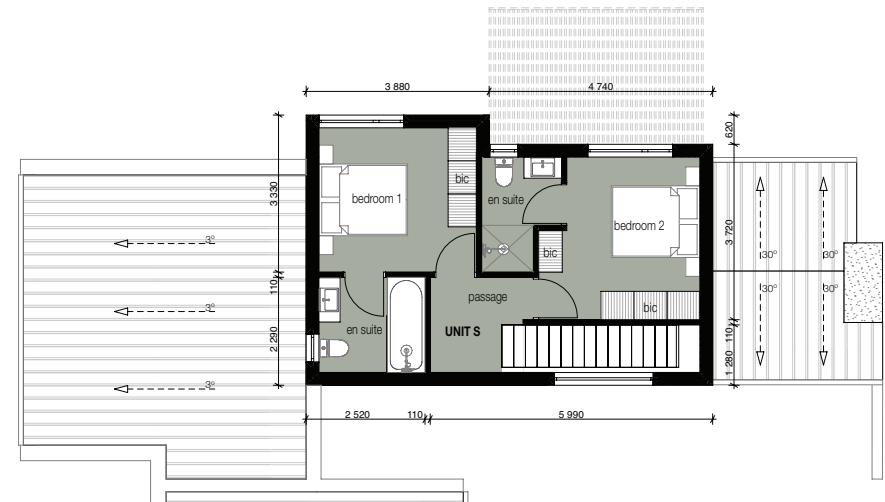
2.5
BATHROOMS

2
GARAGE

OFFER TO PURCHASE:
ERF NO.
PURCHASER 1 SIGNATURE:
PURCHASER 2 SIGNATURE:
AGENT SIGNATURE:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

 2 BEDROOMS
 2.5 BATHROOMS
 2 GARAGE

Unit 1 floor plan details:

- Overall Dimensions:** 3 070 (width) x 6 170 (depth).
- Front Section:** 1 930 (width) x 5 620 (depth). Includes yard 2, covered stoep, and carport.
- Main Living Area:** 4 865 (width) x 5 620 (depth). Includes living, dining, kitchen, study, and guest bedroom.
- Rear Section:** 7 755 (width) x 5 620 (depth). Includes garage with two cars.
- Internal Features:** UNIT 1, dining, living, kitchen, study, guest bedroom, covered entrance, carport, yard 2, covered stoep, garage.

The floor plan shows a duplex unit (UNIT T) with the following layout and dimensions:

- Unit Dimensions:** 3.285m (width) x 3.350m (depth).
- Room Layout:**
 - Bedroom 1:** Located on the left side of the unit.
 - Bedroom 2:** Located on the right side of the unit.
 - En suite:** Two en suite bathrooms, one adjacent to each bedroom.
 - Passage:** A central hallway connecting the bedrooms and en suites.
 - Unit T:** The main entrance to the duplex unit.
- Dimensions and Spacing:**
 - Vertical spacing on the left: 1.170m and 4.450m.
 - Horizontal spacing at the bottom: 3.285m, 110mm, 1210mm, 110mm, and 3.770m.
 - Horizontal spacing at the top: 5.665m and 2.710m.
 - Vertical spacing on the right: 1.170m and 3.350m.
- Other Features:**
 - Stairs leading up and down are located near the unit entrance.
 - Various built-in furniture and fixtures are indicated by small icons.

Note: Typical plan shown. See erf plan for specific details and placement. Carport optional extra and subject to erf suitability.

PARADISE COAST

NATURE-IMMERSED ESTATE



PAM GOLDING PROPERTIES

mosselbay@pamgolding.co.za

+27 44 691 3844

www.paradisecoast.co.za
[instagram.com/paradisecoastza](https://www.instagram.com/paradisecoastza)