

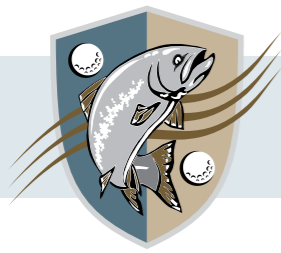
# HIGHLAND GATE

GOLF AND TROUT ESTATE



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View of the 4th Hole

## An exclusive Golf and Trout Estate located by Dullstroom, Mpumalanga.

- Located in South Africa's premier fly-fishing area, **Dullstroom**, Highland Gate is a mere 2.5 hour drive from Johannesburg.
- It features one of the most sought-after championship **Ernie Els golf courses** and is widely considered to be Africa's most exclusive golf and fly-fishing resort.
- **Walking trails** and biking tracks meander through the rolling hills of the Steenkampsberg mountain range, and with high altitude fresh air and a misty climate, it is reminiscent of the Scottish Highlands.
- The large **Clubhouse** will house a fully equipped pro-shop, pub and country-style restaurant.
- Home to the three endangered cranes, a vast variety of wild flowers and rare species of mammals; Highland Gate is a true paradise for the **nature lover**.
- Investors may build their dream **weekend retreat** that follows the unique architectural guidelines of the estate.



*"Golf is a day spent in a round of strenuous idleness."*  
William Wordsworth

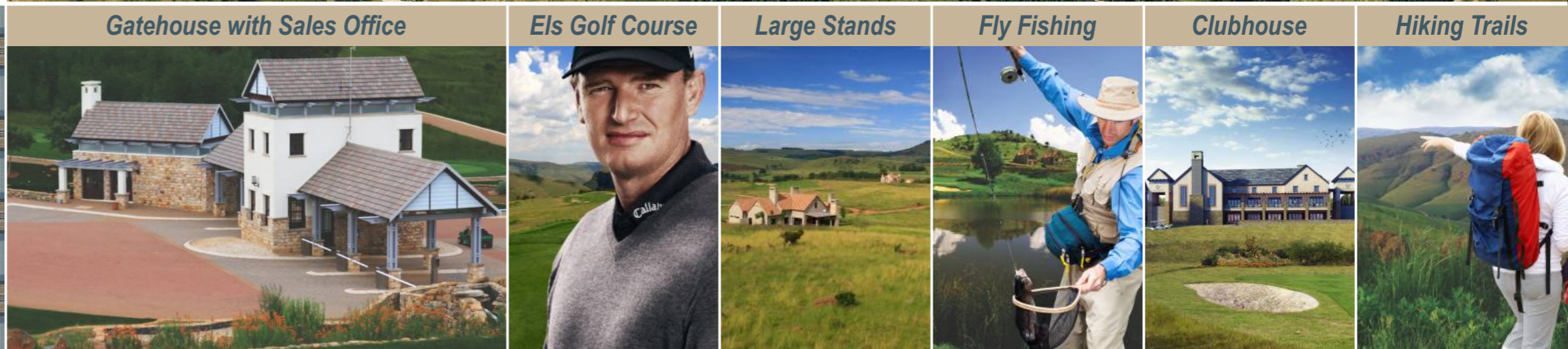
- Gatehouse / Entrance (with Sales Administration Office)
- 18 x Golf Holes
- Driving Range
- Clubhouse
- Maintenance Buildings
- Walking Trails
- Fishing Dams
- Picnic Area

### Estate Facilities:

18 hole Golf Course by Ernie Els, Trout Fishing Dams, Hiking Trails, Mountain Bike Tracks, Clubhouse, Bird Watching, Located near Dullstroom – known for its shopping facilities.

### Highland Gate Statistics:

Site: 700 hectares  
 Stands: 455 Prime Residential Stands  
 Sizes: 770m<sup>2</sup> - 1,900m<sup>2</sup>  
 Travel Time: Roughly 2,5 hour drive from Joburg



Gatehouse with Sales Office

Els Golf Course

Large Stands

Fly Fishing

Clubhouse

Hiking Trails





## Discovering the great OUTDOORS

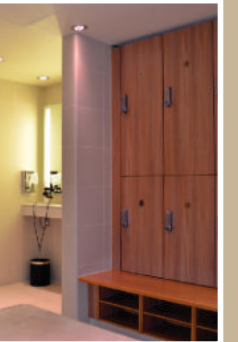
Roughly 2.5 hours from Johannesburg, Highland Gate Golf and Trout Estate is nestled in the Steenkampberg mountain range where the Kareekraal and Valleyspruit Rivers join boundaries before going over a spectacular 125 meter waterfall to join the Crocodile River. The two natural valleys created by these rivers have in turn created striking changes in terrain and very diverse ecologies, all of which have been sensitively incorporated into the range of activities available to the estate's privileged homeowners.

Highland Gate offers a wealth of leisure activities and is the perfect weekend retreat for outdoor enthusiasts. Apart from golf, the estate offers hiking trails, fly fishing, mountain biking, horse riding, picnicking, swimming and bird watching to ensure the whole family is catered for in this rare and tranquil setting.

## Fully equipped estate CLUBHOUSE

The Highland Gate clubhouse will be the social hub of the community and has been designed in such a way as to enhance our contemporary South African lifestyle.

The position of the clubhouse allows for spectacular views of the championship golf course and it is the ideal setting for relaxing after a truly memorable golfing experience. Apart from the halfway house, change rooms and pro shop; the clubhouse will feature a fine dining restaurant, bar, children's play area and even a luxurious boutique hotel with well appointed spa planned in future expansion.



## Building your dream home; ARCHITECTURE

With the use of natural materials such as raw stone and wood in the architectural theme, all within rolling natural grasslands and gently flowing streams, Highland Gate Golf and Trout Estate will provide its residents with their equivalent of a tranquil Scottish landscape.

Architectural guidelines have been expertly developed with specialists, to provide a design theme, which secures the integrity of the estate and it's ecology, ensures long term property values and still provides freedom of expression.

Purchasers at Highland Gate may use any qualified architect of their choice to design their future homes – provided that the architect is approved by the aesthetics committee.







## A small town called DULLSTROOM

Because of its close proximity to Johannesburg and its plentiful fishing waters, the quaint village of Dullstroom has become a much-loved destination for those wanting a retreat to the tranquillity of nature.

Dullstroom is known for its high altitude fresh air and misty climate, giving the town and its surrounding area a distinctive atmosphere reminiscent of the Scottish Highlands. Its rarefied air and crisp mountain waters provide the perfect cure for modern day pressures.

The town is synonymous with warm hospitality and family fun, characterised by the range of quaint houses, restaurants, shops and activities that create a true sense of country community.



## For the catch of the day; FISHING DAMS

The Highland Gate Golf and Trout Estate property is over 700 hectares in size, and only thirty percent of which is actually being developed. The remainder of the property is being left in its natural state for residents to enjoy the environmental attractions it has to offer.

Highland Gate will allow its homeowners access to magnificent and abundant trout fishing opportunities, in the natural weirs, streams and dams that punctuate the estate. The noble art of fly-fishing will provide hours of relaxation and release.



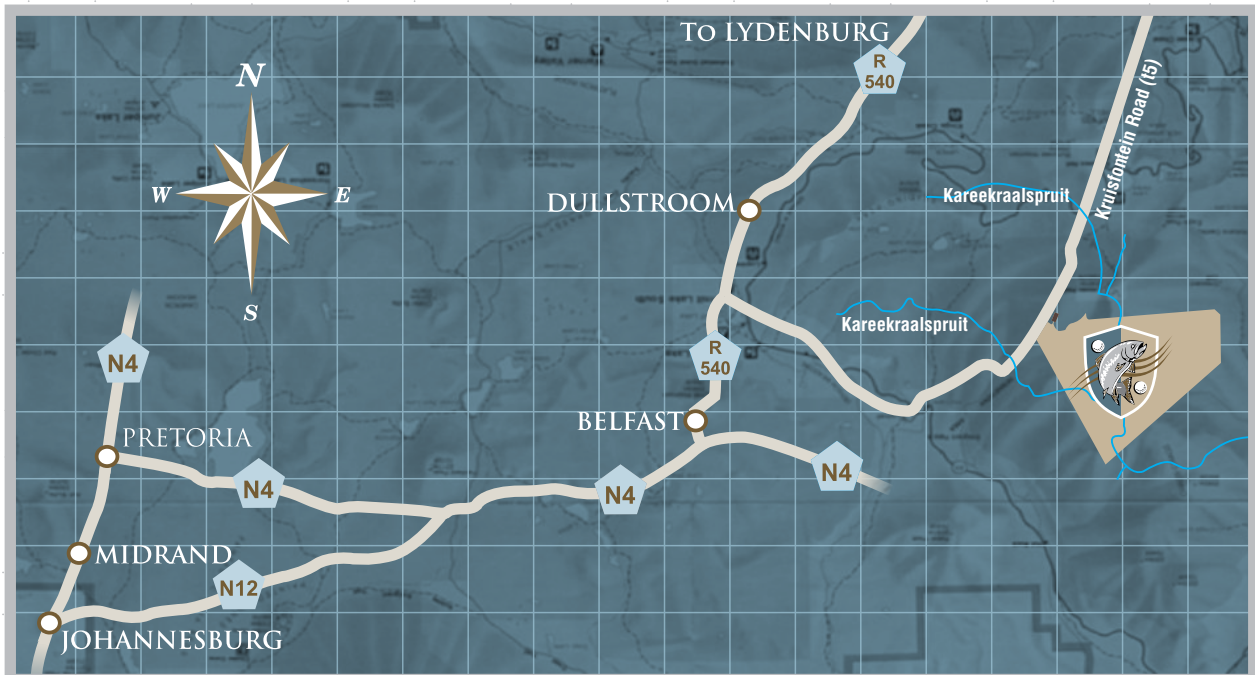
## An eighteen hole, Ernie Els GOLF COURSE

Focal to the Highland Gate Golf and Trout Estate is the Ernie Els Signature Golf Course, designed with golfers of all abilities in mind.

The pristine course takes advantage of the dramatic natural terrain and vegetation that the site has to offer, a mix of Highveld grasslands, stone 'koppies' inherent to the Dullstroom area, natural water features and sweeping changes in elevation. The Highland Gate Golf Course is unlike any other course in South Africa, offering a technically superior golfing experience amidst some of the most spectacular scenery in the country.







Take either the N12 or N4 East towards Middleburg (N12 becomes the N4). Take Exit 190 off N4 (Carolina, Belfast & Dullstroom). At the bottom of the off-ramp turn left onto the R540 towards Belfast. Continue into Belfast (take care - road works and speed traps). Turn right at the fifth stop street (Total Garage on the Corner) - R540 to Lydenburg & Dullstroom. Continue 30 kms towards Dullstroom. Take the Kruisfontein Rd (T5) right just before you enter the Dullstroom town (you will see the Dullstroom Bird of Prey Rehabilitation Centre on the corner). Continue down the Kruisfontein Rd approx. 14km and the entrance to Highland Gate Estate will be on your right.  
*(Map above is not to scale)*

For a personal appointment, feel free to contact our sales consultant:  
**Rob: 082 882 5087**

**Sales office hours:**  
**09h00-17h00, 7 days a week**



For an instant update on stand availability, feel free to visit our new interactive site map:  
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