



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.



### 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

