



SaltRock!

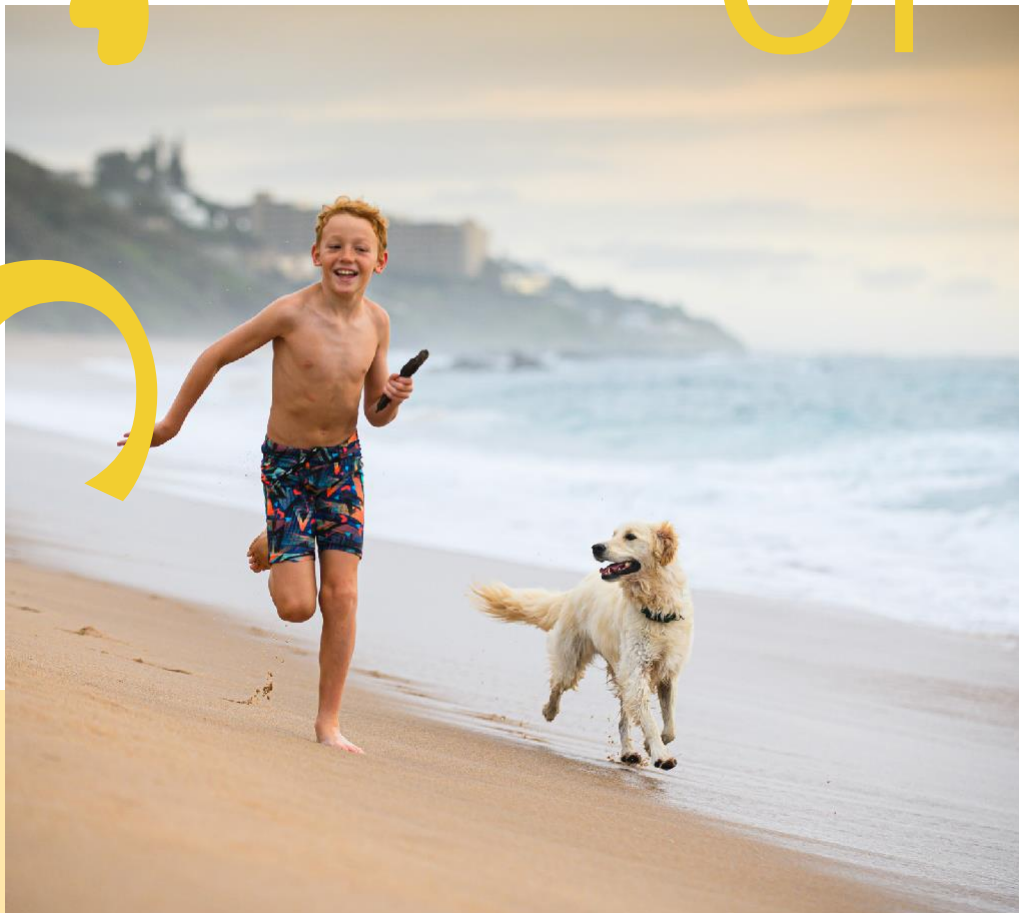
CITY



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THE SALT OF LIFE



Salt Rock City is perfectly positioned in the heart of Salt Rock to offer the ultimate blend of convenience and coastal living. Nestled in one of the most sought-after locations on the North Coast, it's surrounded by exceptional neighbours.

To the north lies Dunkirk, while to the south is the renowned Simbithi Eco Estate. Just 2 km to the east, you'll find the Indian Ocean and its three stunning beaches, while to the west sits the charming Litchi Orchard, along with churches, gyms, and the historic 100-year-old Umhlali School.

Where life feels right

Right on our doorstep is the Salt Rock City Shopping Centre, offering everything from doctors and Woolworths to Checkers, coffee shops, and a variety of restaurants. We are especially proud to have Curro Salt Rock School within walking distance—perfect for families where kids can ride their bikes to school.

The lifestyle here is laidback, safe, and convenient, designed for like-minded people who value connection, community, and ease of living.





Professional team

At the helm of Salt Rock City is Devmco Group, a trusted name in property development. Partnering with an internationally acclaimed team, Devmco Group brings a proven track record of successful developments. Their vision for Salt Rock City is to create a lifestyle estate that helps communities grow, offering residents a well-rounded, expertly designed lifestyle.

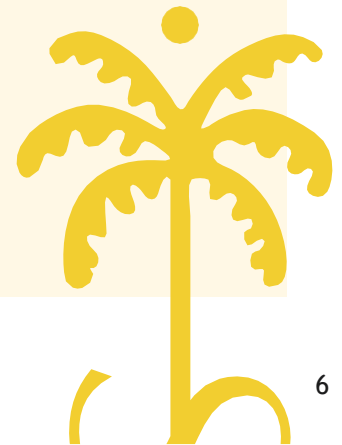
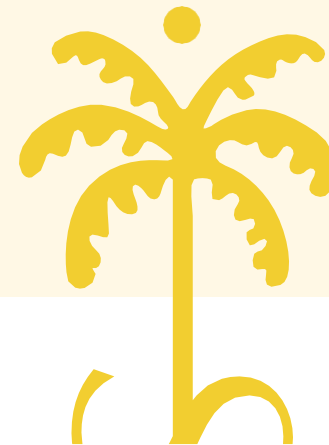




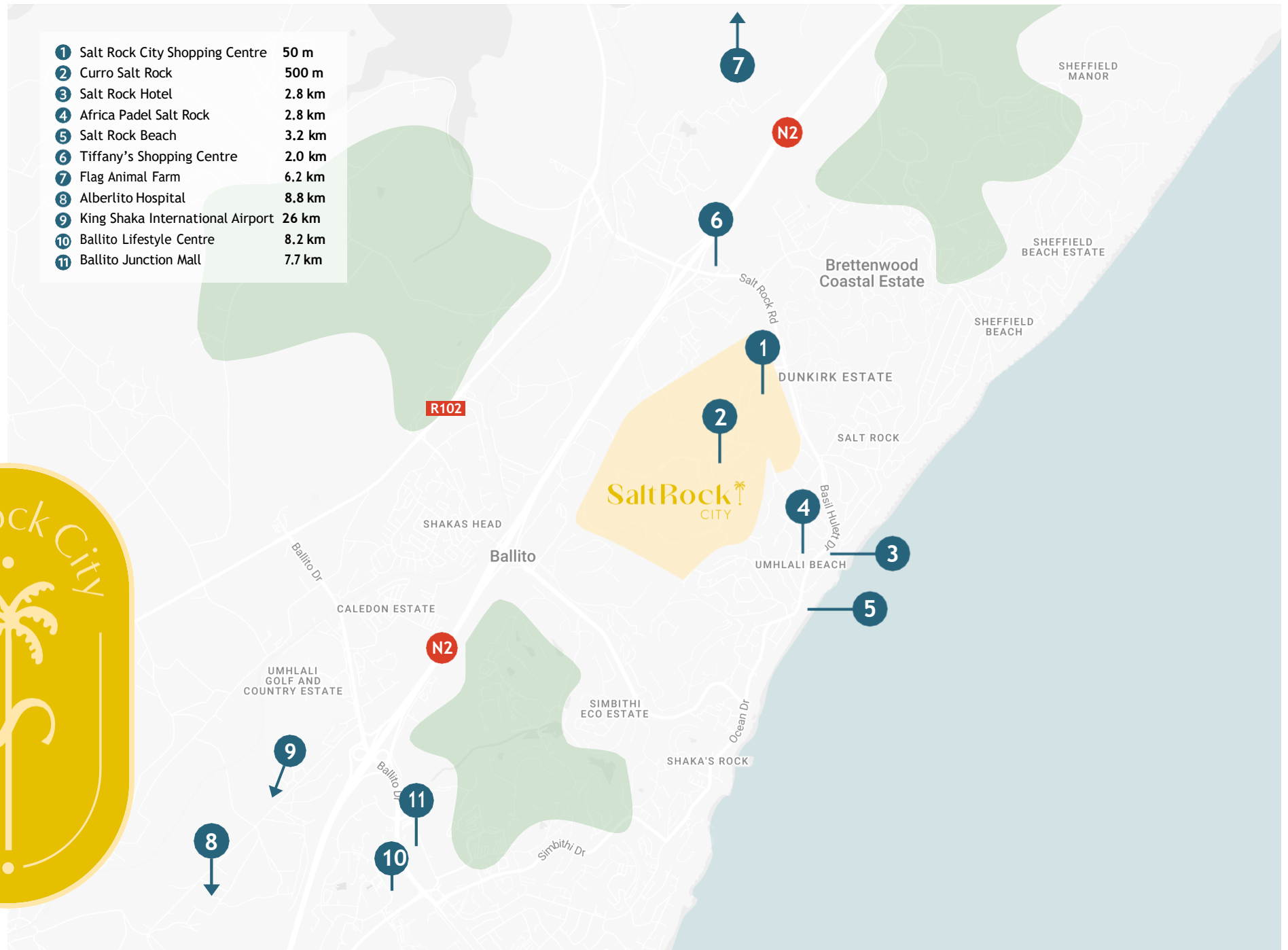
Everyday made simple

This is where everybody wants to live, you can join and be part of an ever growing close-knit community with 102 adults moving into the greater area, this equates to approximately 41 families per month*.

25 minutes north of Umhlanga's business hub, 15 minutes from King Shaka International Airport. Connected to major highways linking Durban, Umhlanga, and Ballito.



- | | | |
|----|----------------------------------|--------|
| 1 | Salt Rock City Shopping Centre | 50 m |
| 2 | Curro Salt Rock | 500 m |
| 3 | Salt Rock Hotel | 2.8 km |
| 4 | Africa Padel Salt Rock | 2.8 km |
| 5 | Salt Rock Beach | 3.2 km |
| 6 | Tiffany's Shopping Centre | 2.0 km |
| 7 | Flag Animal Farm | 6.2 km |
| 8 | Alberlito Hospital | 8.8 km |
| 9 | King Shaka International Airport | 26 km |
| 10 | Ballito Lifestyle Centre | 8.2 km |
| 11 | Ballito Junction Mall | 7.7 km |





Barefoot and beach bound

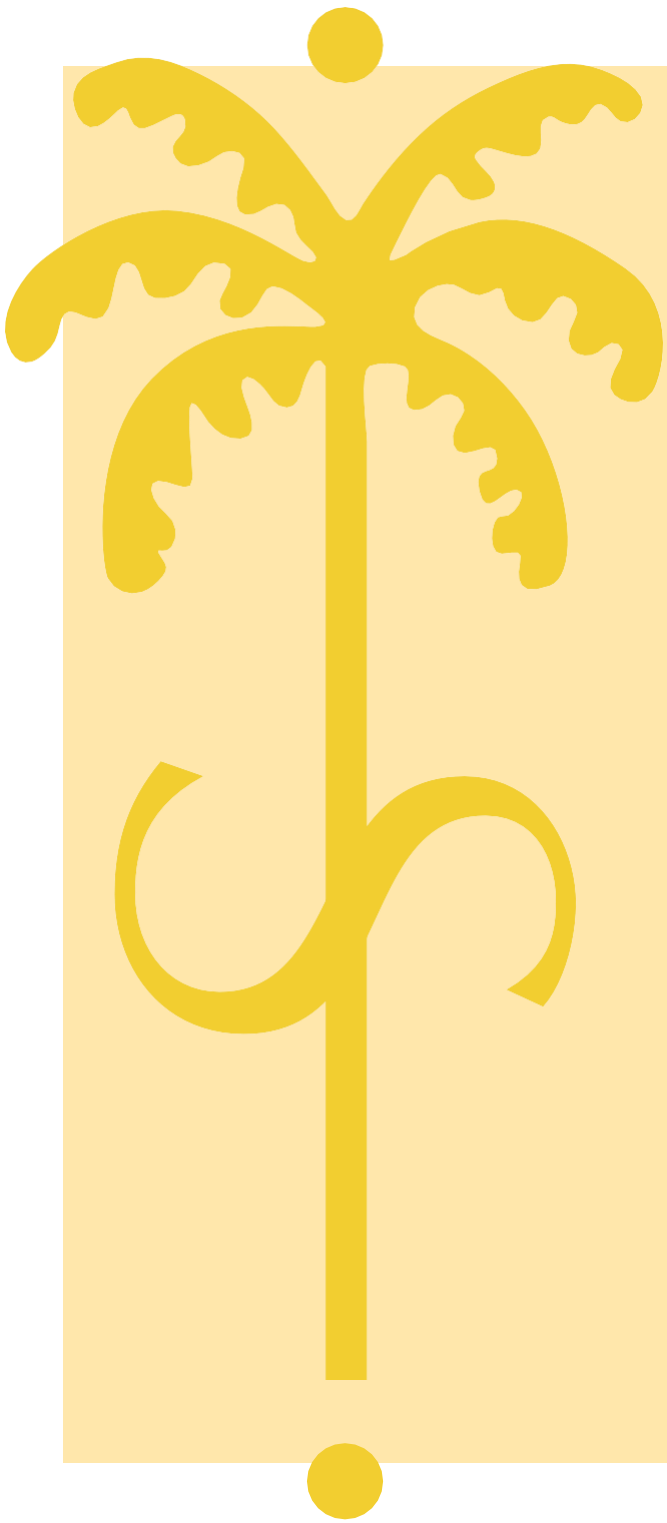
A short drive takes you to Salt Rock's sandy shores, but the beach is just the beginning. Enjoy world-class golf courses, equestrian facilities, and 350km of pristine mountain biking trails. Salt Rock's offerings are endless - from golf courses and padel to water sports and nature walks, this is a vibrant outdoor lifestyle where life feels real, grounded, and full of heart.



The rhythm of everyday life

Just outside the gates, pop out for a quick grocery run at Salt Rock City Shopping Centre, grab a bite at a local restaurant, or take the kids for a haircut, everything is within reach. Salt Rock City brings daily convenience to your doorstep - schools, business hubs, retail parks, office spaces, meaning no long commutes or traffic hassles, it's easy to enjoy the moments that matter most.





BUYERS GUIDE

SPACE TO THRIVE

SaltRock
CITY



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SITE DEVELOPMENT MAP

NON-DEVELOPABLE AREA

192 6 497 m² 15 units

193 5 904 m² 15 units

194 5 894 m² 15 units

196 9 620 m² clubhouse

195 15 846 m² 32 units

195 Multi-purpose retail & Offices 5 582 m²

Rem of Erf 989 11 021 m²

Rem of Erf 989 13 181 m²

SALT ROCK CITY SHOPPING CENTRE

DUNKIRK ESTATE

- Double-storey home
- Single-storey home
- Land only
- Indian Ocean
- Nature Trails
- Gatehouse
- Exclusive clubhouse
- Vibrant restaurants
- Curro Salt Rock School
- Salt Rock City Shopping Centre

A photograph of two women walking away from the camera on a dirt path through a lush green field. The woman on the left is wearing a blue patterned top and light blue shorts. The woman on the right is wearing a white t-shirt and light blue overalls. A small white dog is walking ahead of them. The path is surrounded by tall green grass and various trees and plants. The scene is bright and sunny.

from **LAND**
R950 000

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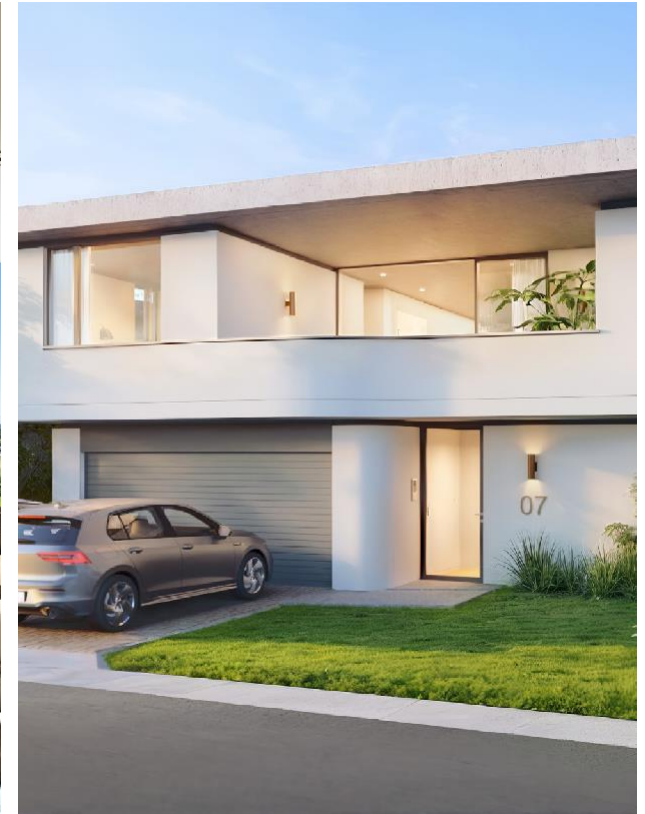
Land options

Salt Rock City also offers the flexibility of freehold land for those who prefer a more personalised approach. Starting from R950 000 to R1.350 million with land size ranging from 469m² to 2 318m², you can appoint your own professional team and contractor to design and build your dream home within the estate's architectural guidelines and specifications. The sloped site will be platformed by the developer, allowing for the construction of either single-storey or split-level homes. With a variety of stunning views to choose from, including sea, forest, and wetland vistas, this is your opportunity to craft a home that's uniquely yours in the heart of Salt Rock.

from **3 AND 4-BED HOMES** R3.5 million



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Create your ultimate **North Coast home**

Salt Rock City offers a solution for modern family living, with a choice of 3-bedroom, 2-bathroom or 4-bedroom, 3-bathroom developer completed homes starting from R3.5 million. These homes are available in single-storey or split-level designs, each featuring undercover parking or a double garage, open living spaces, and outdoor covered patios. Designed with young families in mind, the homes boast a clean, elegant, and functional aesthetic, with the option to include upgraded finishes and additional features. The estate's sloped layout ensures that majority of homes are positioned to overlook one another, offering privacy and a variety of views, including sea, forest, and wetland vistas.

Unit Type A1

3-bedroom, 2-bathroom

Bedrooms:	3
Bathrooms:	2
Covered Parking:	2

Covered Parking:	34
Covered Roof Extent:	25
Covered Verandah:	24
Internal:	128
Store:	10
TOTAL AREA:	221m²

Internal area measured to outside face of external walls



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Unit Type A2

3-bedroom, 2-bathroom

Bedrooms:	3
Bathrooms:	2
Covered Parking:	2

Covered Roof Extent:	48
Covered Verandah:	24
Garage:	43
Internal:	128
TOTAL AREA:	243m²

Internal area measured to outside face of external walls



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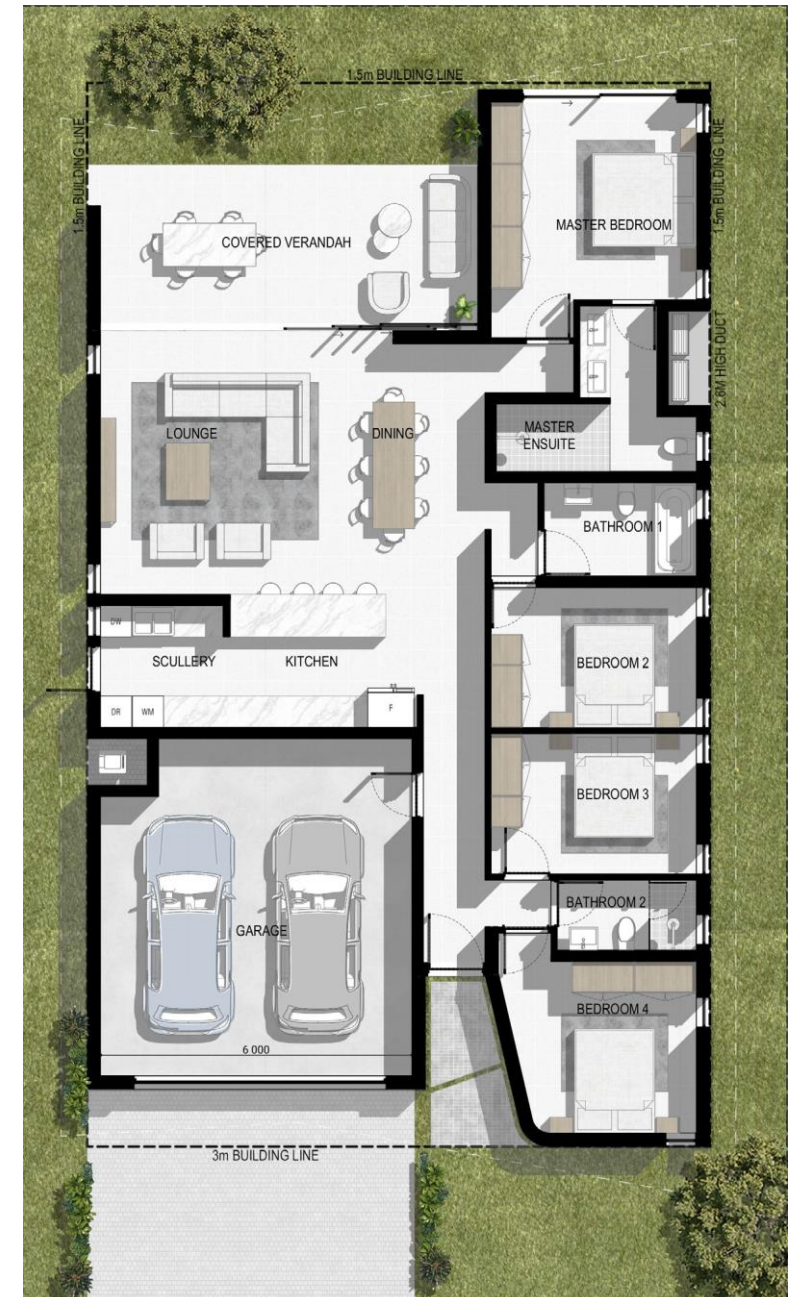
Unit Type B

4-bedroom, 3-bathroom

Bedrooms:	4
Bathrooms:	3
Garage:	1

Covered Verandah:	24
Garage:	44
Internal:	152
Covered Roof Extent:	45
TOTAL AREA:	265m²

Internal area measured to outside face of external walls



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Unit Type C

3-bedroom, 3-bathroom

Bedrooms:	3
Bathrooms:	3
Garage:	1

Covered Roof Extent:	26
Covered Verandah:	17
Garage:	40
Internal:	174
TOTAL AREA:	257m²

Internal area measured to outside face of external walls

First Floor



Ground Floor



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Unit Type D

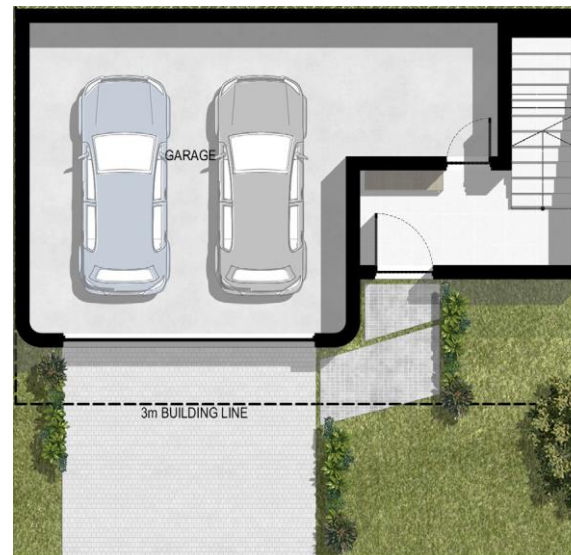
3-bedroom, 2-bathroom

Bedrooms:	3
Bathrooms:	2
Garage:	1

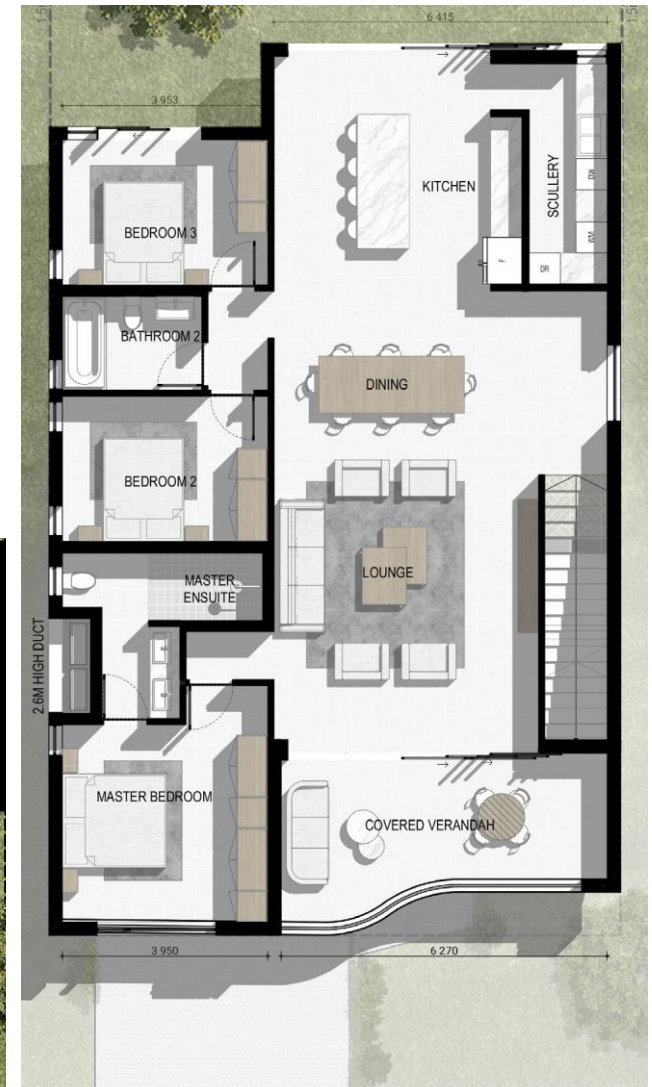
Covered Roof Extent:	51
Garage:	52
Internal:	168
TOTAL AREA:	271m²

Internal area measured to outside face of external walls

Basement



Ground Floor



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Within one address



Salt Rock City
Shopping Centre



Curro Salt
Rock School



Exclusive
clubhouse



Nature
trails



Padel
courts



Swimming
pools



Kids play
areas



24/7
security



Built around what matters



Top golf
courses



Vibrant
restaurants



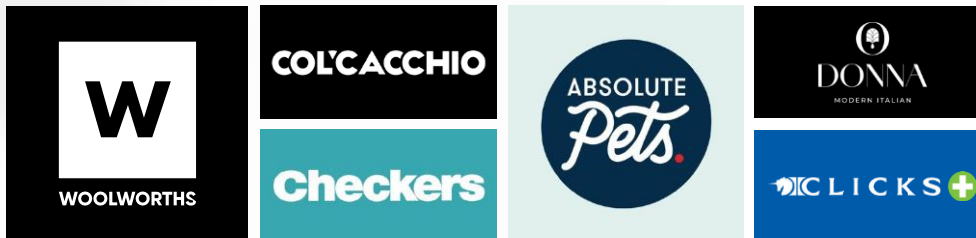
2km from
Tiffany's Beach



Business
hubs



Coastal living & shops on your doorstep



CLUBHOUSE: PADEL, POOL & KIDS' PLAY AREA



OCEAN VIEWS



The duplicate drawings are for illustrative purposes only and are subject to change without prior notice.



Why invest in Salt Rock City

- 1 Growing value in property**
Key infrastructure, demand and Club Med's R2.2Bn project will boost tourism, strengthen the local economy, and drive property values upward.
- 2 Improved accessibility**
A new N2 intersection at Sheffield Beach will ease congestion and enhance connectivity, making Salt Rock even more accessible.
- 3 Increasing demand for estate living**
Property values in Salt Rock have increased by 23% since 2021, with the average value per transaction reaching R4 million. Estate properties are valued 49% higher than non-estate units, highlighting the premium placed on estate living.
- 4 Climate and lifestyle appeal**
Salt Rock's mild climate, top-tier healthcare, schools, and lifestyle amenities make it a highly attractive investment opportunity.
- 5 Savings on off-plan purchases**
With no transfer duty payable, you save.

Make Salt Rock City your home

Step 1

Get in touch with our sales team to choose your home or land at Salt Rock City lifestyle estate.

Step 2

Pay your R50 000 reservation fee, payable into the attorneys' trust account upon purchase.

* 10% of purchase price to be paid within 7 days.

Step 3

Apply for your bond. Our Mortgage Origination team ooba Home Loans can assist you in determining what bond you qualify for.

Step 4

Congratulations! Your purchase is now secured.

Step 5

Take transfer once your home or land is ready, following the timelines provided.

Step 6

Contact your conveyancer to prepare the additional payments required during the transfer process.

Step 7

It's time to enjoy the Salt Rock City lifestyle! Take ownership of your home or start the process of building.

Frequently Asked Questions

WHO IS THE DEVELOPER?

The Developer is: Devmco Group

The landowner is: New Salt Rock City (Pty) Ltd

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

KwaDukuza Municipality.

WHERE ARE THE NEAREST SHOPS, HOSPITAL, BUSINESS AND EDUCATION NODES IN THE AREA?

Salt Rock City Shopping Centre - 50 m

Curro Salt Rock School - 500 m

Tiffany's Shopping Centre - 2 km

Salt Rock Hotel - 2.8 km

Africa Padel Salt Rock - 2.8 km

Salt Rock Beach - 3 km

Flag Animal Farm - 6 km

Alberlito Hospital - 8 km

Direct access to major highways (N2 & R102)

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

State of the art security, including the latest technology combined with guard patrols, within a secure managed precinct.

HOW IS THE RESIDENTIAL PROPERTY OWNERSHIP MANAGED?

There is a homeowner's association that will govern the overall running of the estate.

HOW CAN I OBTAIN FINANCE FOR THE PLOT AND PLAN OFFERING?

You can contract the dedicated bond origination team, and they will assist you through the process at no cost to the client. Clients will be able to finance either just the land or they can finance both the land and building in one package, subject to individual finance approval.

WHAT IF I WANT TO BUILD AND DESIGN MY OWN HOME?

You can do this as long as its within the architectural guidelines.

WHEN WILL CONSTRUCTION BEGIN AND END?

The infrastructure is projected to start in the second half of the 2025 and the top-structure construction is expected to begin in first quarter of 2026. The first houses are anticipated to take 12 months to complete.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

Owners will be allowed to move into their purchased units once beneficial occupation has been approved by local authorities.

Frequently Asked Questions

HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?

Levies are estimated to be R1 400 per month for the first 12 months and thereafter will be increased to R1960. The first payment is due from the date of transfer of the land.

WILL THERE BE A LEVY STABILISATION FUND, AND IF SO WHAT IT IS USED FOR?

Yes, the levy stabilisation fund contribution is R5 700 once off and will be utilised at the discretion of the management association.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?

Water and electricity will be metered on a prepaid basis, and property rates will be billed to the homeowner by the municipality.

WHAT IS THE TOTAL VALUE OF THE DEVELOPMENT ON COMPLETION?

R1.3 billion.

WILL THERE BE ANY ADDITIONAL STORAGE FACILITIES?

There are currently no on-site storage facilities outside of the home designs.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

Yes, the estate will have a fully functioning Facilities Management Team that runs the daily operations of the estate.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

The scheme allows for owners to rent out their properties with a minimum lease term of 6 months, no short-term letting is permitted.

ARE PETS ALLOWED?

Yes, 2 dogs under 20kg's - refer to the Pet Policy.

IF I CHOOSE TO DESIGN MY OWN HOME, DO I NEED TO OBTAIN SPECIFIC APPROVALS ON THE DESIGN?

Yes, clients are required to submit their designs to the design review committee for review. This ensures compliance with the estate architectural guidelines, local municipal regulations and maintains the aesthetics of the estate.

Frequently Asked Questions

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, If you stay within the estate as a resident you will have access to the lifestyle village estate facilities.

CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

The facilities will be for residents only.

WILL THERE BE AIR-CONDITIONING, OR WILL I BE ABLE TO INSTALL MY OWN?

This is an optional extra or can be installed after handover of the unit with permission of the Body Corporate and the Design Review Committee.

IS THERE ANY ADDITIONAL GUEST PARKING?

Guest parking is not provided in the estate, there is parking at the estate facilities.

WILL THERE BE FIBRE INSTALLED?

Yes, there will be a fibre connection to every home.

WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hydrant points, ventilation, and fire doors where required.

Finishes Schedule

Standard For Both Schemes

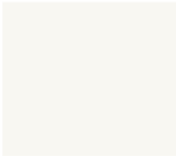
DESCRIPTION	IMAGE
Built-in bath with soft curve back at both ends - 240L Size: 1700mm x 800mm x 450mm	
Wall-hung toilet Colour: White	
Soft-close toilet seat Colour: White	
Actuator plate for dual flush Colour: White	

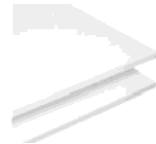
DESCRIPTION	IMAGE
Double-end bowl including basket strainer waste fittings Colour: satin stainless steel	
Light switches Colour: White	
RSA socket monobloc for bedside & kitchen outlets Colour: White	
Smeg semi-integrated telescopic 60cm hood with charcoal filter Colour: Silver	

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Finishes Schedule

Standard For Both Schemes

DESCRIPTION	IMAGE
Floor & Wall Tile: 600 x 600mm Concrete look tile Colour: Light Grey	
Wall Paint: Colour: Light Grey	
Countertop: Quartz or Similar Colour: white	
Kitchen Splash back: Beveled white gloss wall tile	

DESCRIPTION	IMAGE
Kitchen drawer & door fronts: Melawood Internal Carcass: Melamine with high impact edging. Colour: White	
Bedroom Cupboards: Drawer and door fronts: Melawood Internal Carcass: Melamine with high impact edging. Colour: White	
Kitchen island unit front panel: Melawood Colour: White	
Smeg 60cm Built-in Classic Stainless Steel & Black Eclipse Glass Electric Oven & Smeg 60cm Stainless Steel Classic 4 Burner Gas Hob	

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Finishes Schedule

Classic Scheme

DESCRIPTION	IMAGE
Shower mixer concealed Colour: Chrome	
Basin mixer Colour: Chrome	
Toilet roll holder Colour: Chrome	
Round shower head Colour: Chrome	

DESCRIPTION	IMAGE
Door handle Colour: Chrome	
Single level kitchen mixer Colour: Chrome	

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All Sanware carries a minimum of a 5-year warranty

Finishes Schedule

Contemporary Scheme - Upgraded Scheme (R9500.00 Extra)

DESCRIPTION	IMAGE
Shower mixer concealed Colour: Black	
Basin mixer Colour: Black	
Toilet roll holder Colour: Black	
200 round shower head Colour: Black	

DESCRIPTION	IMAGE
Door handle Colour: Black	
Single level kitchen mixer Colour: Black	

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All Sanware carries a minimum of a 5-year warranty.

Finishes Schedule

Optional Extras

	Air-conditioning in all rooms - 3-bed R60 000 / 4-bed R80 000		
1	Wall mounted split unit with fitting. 12000 BTU for bedrooms. Colour: White		
	Air-conditioning in living room - R32 000		
2	Wall mounted split unit with fitting and screening where necessary. 24000 BTU for living room. Colour: White		
	Ceiling fan to a room - R8 000		
3	Motor fan with remote Colour: White		
	Hand Shower - R5 500		
4	Fitted bath with a mixer, upgraded to a mixer with a diverter. Available in Black or Chrome.		
	Vinyl Flooring		
5	Type A1/2: R30 000 Type B: R35 000	Type C: R40 000 Type D: R42 000	
	Backup Power Provisions - R7 000		
6	Conduits from DB to Roof for easy retrofitting of solar system		

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SaltRock!

CITY

Register your interest | ballito@pamgolding.co.za | 032 946 3430



GROUP