

A large, stylized illustration of a water lily with long, pointed leaves and a large, textured seed pod (receptacle) is positioned on the left side of the image, extending from the bottom to the top.A small, white, stylized water lily flower icon is centered above the main title.

HEROLDS BAY™
COUNTRY ESTATE



This map may be amended, all updates
will be posted on the website.

Gate to
Farm House

Security Fence

Existing
Dam

20 units

NEW
POND

COMMERCIAL
SITE

OFFICES

SHOW
HOUSE

Oubaai

The Brink &
Breakwater Bay

NOW SELLING
PHASES 2 & 5

- PHASE 1
- PHASE 2 UNDER CONSTRUCTION
December 2024 Transfer
- PHASE 3
- PHASE 4
- PHASE 5 June 2025 Transfer
- PHASE 6

 **SOLD**  **DEVELOPER**

*Subject to change without notice

Estate Map

The Clusters

The Clusters at Herolds Bay Country Estate offers a rare opportunity to build your dream home in a breathtaking landscape where the Outeniqua Mountains meet the pristine coastline. This exclusive development offers 27 carefully positioned plots with diverse vista options: some enjoy sea views, others showcase stunning mountain landscapes, and several are graced with both panoramic perspectives, promising a truly unique living experience."

Houses Priced From R5,6 Million Including VAT | No Transfer Duty

**Only 12 plots left*

**Prices are subject to change*



**Artistic Impression*

TYPE A

3 Bedrooms | 3,5 Bathrooms | 2 Garages



**Artistic Impression*

TYPE B

3 Bedrooms | 3,5 Bathrooms | 2 Garages



**Artistic Impression*

TYPE C

3 Bedrooms | 3,5 Bathrooms | 2 Garages



**Artistic Impression*

TYPE D

3 Bedrooms | 2,5 Bathrooms | 2 Garages



**Artistic Impression*

TYPE E

3 Bedrooms | 2,5 Bathrooms | 2 Garages



**Artistic Impression*

TYPE F

3 Bedrooms | 3,5 Bathrooms | 2 Garages



**Artistic Impression*

LOCALITY PLAN

UNIT TYPE	UNIT NO.	TOTAL UNITS
TYPE A	2,4,5,7,8,19,20,24,26	9
TYPE Am	1,3,6,21,23,25	6
TYPE B	12,14,16	3
TYPE Bm	11,13,15	3
TYPE C	9,22	2
TYPE D	18	1
TYPE E	10,17	2
TYPE F	27	1
		27

UNITS LEGEND	
TYPE A -	
TYPE Am -	
TYPE B -	
TYPE BM	
TYPE C -	
TYPE D -	
TYPE E	
TYPE F -	

Unit types subject to revision

mere
GROUP PTY LTD



Country Estate Homes

Expansive and versatile, the 99 home sites across multiple phases, with phases 2 and 5 now selling, provide the opportunity to meticulously plan a home to showcase a diverse range of spectacular views - from distant sea and mountain panoramas to serene lake, pasture, and green valley landscapes

Houses Priced From R7,995 Million Including VAT | No Transfer Duty

**Minimum House Size 250m*

**Prices are subject to change*



PREDESIGNED HOME - PLAN A

3 Bedrooms | 3,5 Bathrooms | 2 Garages

Plans on request



**Artistic Impression*

PREDESIGNED HOME - PLAN B

3 Bedrooms | 3,5 Bathrooms | 2 Garages

Plans on request



**Artistic Impression*

PREDESIGNED HOME - PLAN C

3 Bedrooms | 3,5 Bathrooms | 2 Garages

Plans on request



**Artistic Impression*

Frequently Asked Questions

1. What types of residential properties are for sale?

- **The Clusters:**
 - 27 home sites
 - Diverse vista options including sea and mountain views
 - Located in Phase 2
- **Country Estate Homes:**
 - 53 opportunities initially released out of 102 total
 - Larger site sizes
 - Varied views: sea, mountains, dam, and agricultural landscapes
 - Spread across Phases 2, 3, 4, 5 & 6
- **The Cascades:**
 - 15 exclusive pre-designed homes
 - Oriented towards Outeniqua Mountain range
 - Options: 6 × 2-bedroom simplex, 9 × 3-bedroom duplex
 - 20-unit Node:
 - Located in Phase 4
 - Future development, not yet fully planned
- **Commercial Site:**
 - In planning phase
 - Intended to provide convenient on-site facilities

2. Why Herolds Bay Country Estate?

- **Natural Beauty:** Located near Herolds Bay beach, featuring dramatic coastal landscapes and lush indigenous vegetation.
- **Tranquil Lifestyle:** A peaceful coastal settlement with easy access to urban amenities in nearby George.
- **Outdoor Activities:** Offers extensive recreational opportunities including:
 - Beach activities (swimming, surfing)
 - Hiking
 - Bird and whale watching
 - Fishing
 - Nearby golf courses
- **Moderate Climate:** Enjoys a temperate Garden Route climate with comfortable year-round temperatures.
- **Convenient Proximity to George and all its amenities.**
- **Security Features:** Comprehensive security systems including access control, cameras, guarding, and perimeter fencing.

3. What are the steps for purchasing at Herolds Bay Country Estate?

- Select the node and best available position.
- Define your needs (number of bedrooms, etc).
- Match your needs with one of the several well-thought-out recommended pre-designed plans.
The estate requires a minimum building requirement of 250m².
- The contractual process is that of securing a vacant stand, and simultaneously securing and confirming a building contract.





HEROLDS BAY™

COUNTRY ESTATE

ENQUIRE NOW

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