



SEATON

LIFE INSPIRED

SHEFFIELD BEACH, KWAZULU-NATAL, SOUTH AFRICA

EXPERIENCE LIFE

UNFILTERED



Beach Clubhouse



Direct beach access



26km running/
bicycle trails



Rehabilitated natural
forests and parks



Multi-sports facility



Leisure zones



Nature trails



Family picnic sites



Sustainable designs



Bird hides



Reciprocal rights to
Zululami



Stabling facilities



Lunge rings



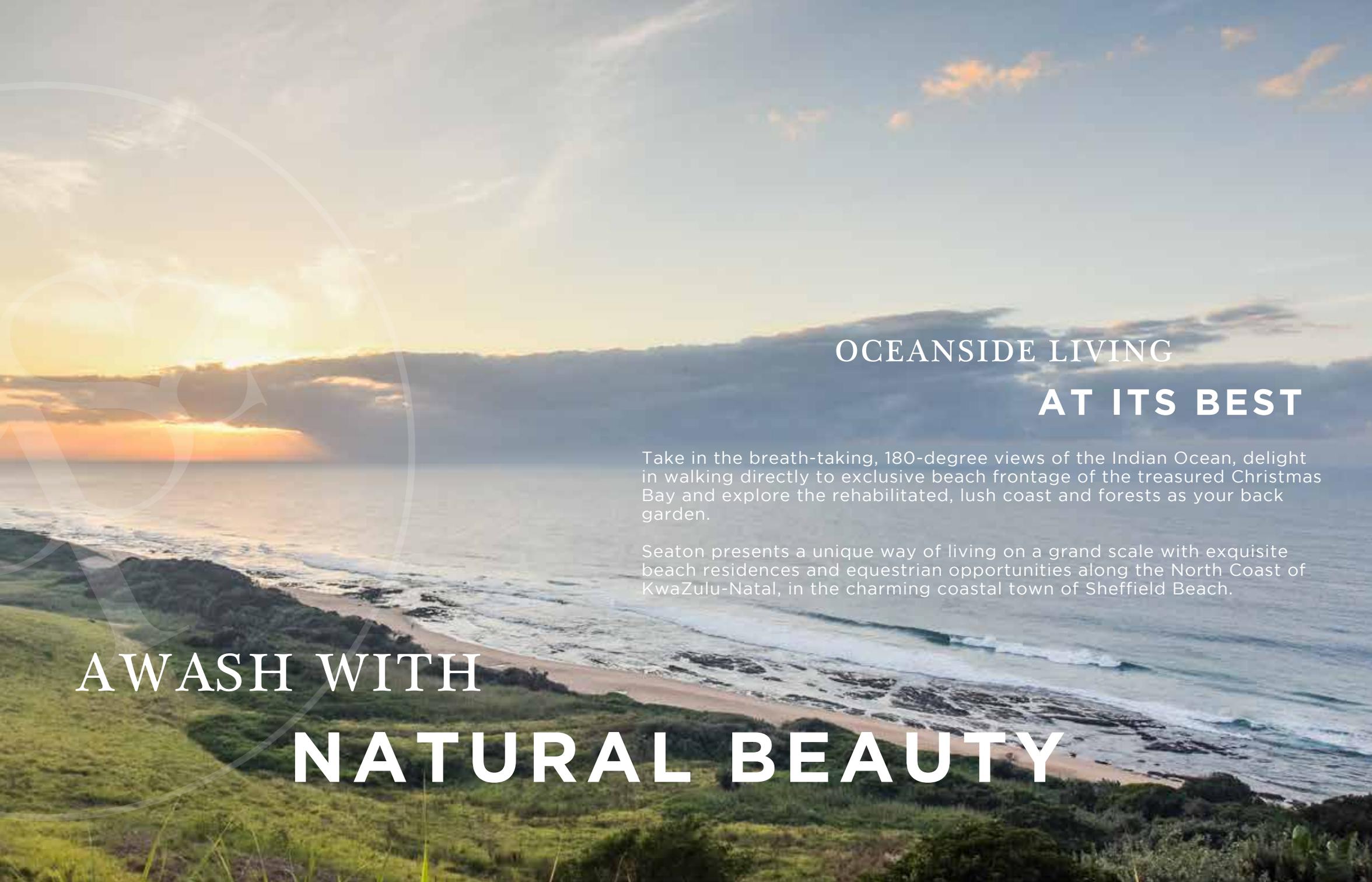
Show jumping
arena



Bridle paths



Equestrian
Clubhouse



OCEANSIDE LIVING

AT ITS BEST

Take in the breath-taking, 180-degree views of the Indian Ocean, delight in walking directly to exclusive beach frontage of the treasured Christmas Bay and explore the rehabilitated, lush coast and forests as your back garden.

Seaton presents a unique way of living on a grand scale with exquisite beach residences and equestrian opportunities along the North Coast of KwaZulu-Natal, in the charming coastal town of Sheffield Beach.

AWASH WITH

NATURAL BEAUTY

LIFE'S BETTER ON THE BAY

Feel the calming energy of the sea while you sleep, wake up to the crashing waves, and marvel over the glistening sea views that will become the daily backdrop of your life's story. Explore vast country-style landscapes and spend endless hours at the beach.

The Bay at Seaton introduces never seen before oceanside residences. Homes will be created through an exceptional ecosystem

starting with an architectural ethos that promotes sustainable living.

Take a quick amble to Seaton's ideally placed Beach Clubhouse, where you simply step out of the estate and straight onto beach sand. The direct access point opens over a kilometre of pristine exclusive beach frontage of the treasured Christmas Bay.




THE BAY
SEATON



NATURE COMES **FIRST**

With innovation, rehabilitation and sustainability as its core principles, Seaton presents an awe-inspiring coastal lifestyle characterised by the historic green grasslands, mesmerising ocean views, rehabilitated indigenous and forest lands. There is no doubt that Seaton is a one-of-a-kind residential estate.

The natural assets within the estate are what set Seaton apart from others. The fragrance of country grasslands and lush coastal vegetation invites you to lose yourself in the spacious surrounds of this premium coastal landscape. The former sugar cane landscape has been removed to build a foundation and rehabilitate the ecosystem with plant life that existed over 100 years ago. Living at Seaton, you are encouraged to reconnect with nature.

As a resident you also have reciprocal rights into neighbouring Zululami Luxury Coastal Estate, where you have a chance to access various natural elements and facilities. Explore 26km of naturally integrated trails throughout the forests and open, green spaces.

Seaton showcases mesmerising sea views and provides authentic oceanside experiences. Residents have direct access to over a kilometre of pristine beach frontage of the treasured Christmas Bay. This beach is considered a closely guarded treasure of the North Coast and is known for being one of the very few beaches that doesn't suffer from over crowdedness, especially when it is holiday season.





RIDE LIFE'S ADVENTURES

What's better than living within the same estate as your horse and freely ambling along the bridle paths that lead directly to the beach? Imagine galloping along the shoreline at your own leisure. Specially designed and uniquely crafted for passionate equestrians, Seaton presents The Club.

Set among a grove of trees and snuggled

within gentle sloping valleys of Seaton, The Club presents a charming country lifestyle with a coastal twist.

Boasting large stands to accommodate for modern farm-style homes, The Club has been positioned to enjoy sweeping landscape views and exquisite paddocks. This is where country charm meets coastal living.

N2

THE BAY SEASON

ZULULAMI LUXURY COASTAL ESTATE



BIRDLIFE

BEACH BIRDS

The **African Black Oystercatcher** makes a striking pose with its orange-red bill and waders against its all blackish-brown body.

The **White fronted Sandplover** is a common coastal bird that loves the sandy shores, estuaries and river systems surrounding Seaton.

WETLAND BIRDS

The **African Fish Eagle's** cry is synonymous with Africa and is sighted at Seaton because of its large water body.

The **Spurwinged Goose** averages up to 5kg (male) and is a common resident in the inland waters and floodplains.

FOREST BIRDS

The **Purple Crested Turacco** can be spotted running along branches and leaping quickly from branch to branch, often in pairs.

The **Martlet Eagle** is not very vocal, they nest on large platforms of sticks placed in trees.

The **Palm Nut Vulture** is uncommon and very localised around the Kosi Palm (*Raphia Australis*), it loves the flesh from the palm fruit, as well as crabs, fish, eggs and carrion.

The most powerful eagle on the continent, the **African Crowned Eagle** is capable of picking up large prey including monkeys, hares, antelope, mongooses and genets.

The **Natal Francolin** can often be spotted darting across the road or rushing from one bush to the other.

The **Osprey** (European migrant) arrives in August/September taking up residence around rivers and estuaries and departs by May with only two nests recorded in Southern Africa in history.

The most common of our large-eared owls, the **Spotted Eagle Owl** can be heard in the evenings.



PLANT LIFE

With 329 endemic grass species in South Africa, a beautiful species which has shown itself all over the Seaton hills and valleys are the **Meliss** (also referred to as Natal red-top) with its pink inflorescence.

The **Coast Silver Oak** is popular amongst bee-keepers as it makes for great honey!

Thriving on sandy ground and on loose sand dunes, the **Hottentot-fig** is in abundance and full flower on most of our coastline.

The **Natal Fig** is one of the most popular varieties found on the North Coast.

The **Red Hot Poker** forms large clumps of strap-shaped leaves with stunning poker-shaped flower heads of bright-orange, and become yellow as they open.

The **Natal Wild Banana** is palm-like and tall with large banana-like leaves and strelitzia flowers.

The **Aloe Thraskil** (Dune aloe) is a tall, fast-growing, un-branched Aloe, that has a wonderful large rosette of orange-yellow flowers.

The **Strelitzia** is often named the Crane Flower and is known for producing abundant nectar that lures insects and a wide variety of birds.

The wide-spreading, flat-topped **Flatcrown** is found in open forests along our coastline and on forest margins.



FISH LIFE

The **Garrick** is identified by its sinuous lateral line running from head to tail. They prefer the wave zone and are often caught at backline.

The **Coachman** is often found close to the bottom of rocky reefs, which are scattered all over the Seaton coastline, from close in shore to deeper reefs further out.

The **Pilchard** (or sardine as it is commonly referred to) is the fish responsible for the famous annual "sardine run" in June/July.

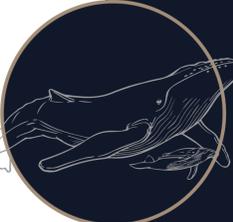
The **Dorado** is a dolphinfish with the most brilliant colours and a smooth, rounded profile.

The **Black Marlin** - this enormous, highly migratory and pelagic species ranges across vast stretches of ocean and is the most common marlin in South African waters.

The **Shad** feeds over sandy sea-beds in clear waters along the edges of reefs. A great one to catch off rocky points, it is also attracted to artificial light at night.

The **Humpback Whale** has distinctive long pectoral fins and a knobby head.

Our warm waters make for the perfect habitat for the **Bottlenose Dolphins**. Their silhouette can be seen in the barrel of a wave as they surf up and down our coastline, catching waves.



- Key**
- 1 The Equestrian Clubhouse
 - 2 Stables
 - 3 Warm up arena
 - 4 Event arena
 - 5 Lounge rings
 - 6 Groom's Accommodation
 - 7 Parking
 - 8 Fitness park
 - 9 The Sports Pavilion
 - 10 Braai areas / Picnic sites
 - 11 Bird hides
 - 12 The Hilltop Club
 - 13 The Beach Clubhouse
 - 14 Christmas Bay
 - 15 Proposed spa treatment platforms
 - 16 Main Entrance

- Access to Zululami Luxury Coastal Estate Facilities include:**
- Clubhouses
 - Tennis courts
 - Amphitheatre
 - Cricket nets
 - Kids park
 - Catch & release dams
 - Community Harvest Garden
 - Citrus Park
 - Swamp Forest
 - Elevated boardwalks



All depictions herein are for illustration purposes only and are subject to change without prior notice.



Flag Animal Farm



SEATON

N2

Christmas Bay

Tiffany's Shopping Centre

Sheffield Beach

Sugar Rush Park

Curro Mount Richmore

Salt Rock Shopping Centre

N2

Shaka's Rock

Ballito Junction Regional Mall

Ballito Lifestyle Centre

Ashton International College

Netcare Alberlito Hospital

Ballito

15 MINS TO
KING SHAKA
INTERNATIONAL
AIRPORT



COLLINS
RESIDENTIAL



Contact us

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