



SPARTIKUS

LIFESTYLE ESTATE



LANGEBAAN- WESTERN CAPE



Where the sun meets the sea

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WELCOME

Located in Western Cape, South Africa, Langebaan is home to an impressive selection of attractions and experiences, making it well worth a visit. Langebaan is situated 120km north of Cape Town just off the R27 and 28 km from Vredenburg.

Langebaan is known for being a coastal resort town, always within walking distance to the lagoon, as well as having friendly, hospitable people making it a fantastic holiday destination for tourists and a great place to call home.

The West Coast is a nature and water-sport enthusiasts dream. West Coast National Park is a paradise for hikers, cyclists and mountain bikers and nature-lovers alike.

WHY SPARTIKUS

SPARTIKUS is a new secure lifestyle estate with free-standing houses centrally located in the most sought after area in Langebaan. It's situated close to well-known schools, town center, many facilities' quality finishes and a beautiful environment.

Langebaan is part of the Saldanha Municipality voted as one of the best Municipalities in South Africa

SAFE & SECURE

ECO FRIENDLY

TECHNOLOGY

PLANNING FOR THE FUTURE

LOW LEVIES

NEARBY AMENITIES AND ATTRACTIONS

1. **Playpark, Garden To Relax And Kickabout Field - On Site**
2. **Curro-Private School (Gr. R – Gr 12) 500m**
3. **Longacres Private School (Gr. R – Gr.7) 1km**
4. **Medical Suites 700m**
5. **Langebaan & New Mall under construction 700m**
6. **Mykonos Casino, Vacation Club, Harbour & Boatyard 1km**
7. **Paradise Beach 800m**
8. **An 18-hole Gary Player Designed Black Knight golf course.**
9. **Langebaan Beach & Watersports Centre 7km**
10. **Yacht Club 8km**
11. **West Coast Nature Reserve 10km**
12. **Saldanha Industrial Zone 8km**
13. **Saldanha Airport 12km**



Unique features :

- Price / sqm
- Low levies
- 5 x Plans to choose from
- Single and double garages
- Wide variety of interior options to suit your style
- Open trusses for single story houses
- Large play area and kickabout field
- Security features
- Prepaid electricity meters
- Pet-friendly
- Fibre-internet connectivity
- Quality finishes

Spartikus Lifestyle Estate offers secure living amidst scenic coastal surroundings. It is ideal for those looking to down-size, work remotely, settle with the family, getaway, or simply enjoy a slower pace of life away from the buzz of the city.

Spartikus Lifestyle Estate offers a lifestyle center equipped with a children's play area. All units boast premium, modern finishes and appliances. This development is also a prime investment opportunity due to the high demand for rentals in the area.

WHY SPARTIKUS

Langebaan – West Coast

A quick 90 minutes from Cape Town, this town has seen significant growth. Attractions include the lagoon, water sports, Mykonos, restaurants, schools including Curro, and shopping, with a regional mall also nearby in Vredenburg. Buyers are from Gauteng and Cape Town, often owning second homes or retiring there, say Jaco and Tracey-lee Coetzee from Seeff, who have achieved sales of up to R8.25 million in Calypso Beach and R10.8 million in Paradise Beach. Expect to pay upwards of R1.7 million to around R8 million, with the top end at about R30 million.

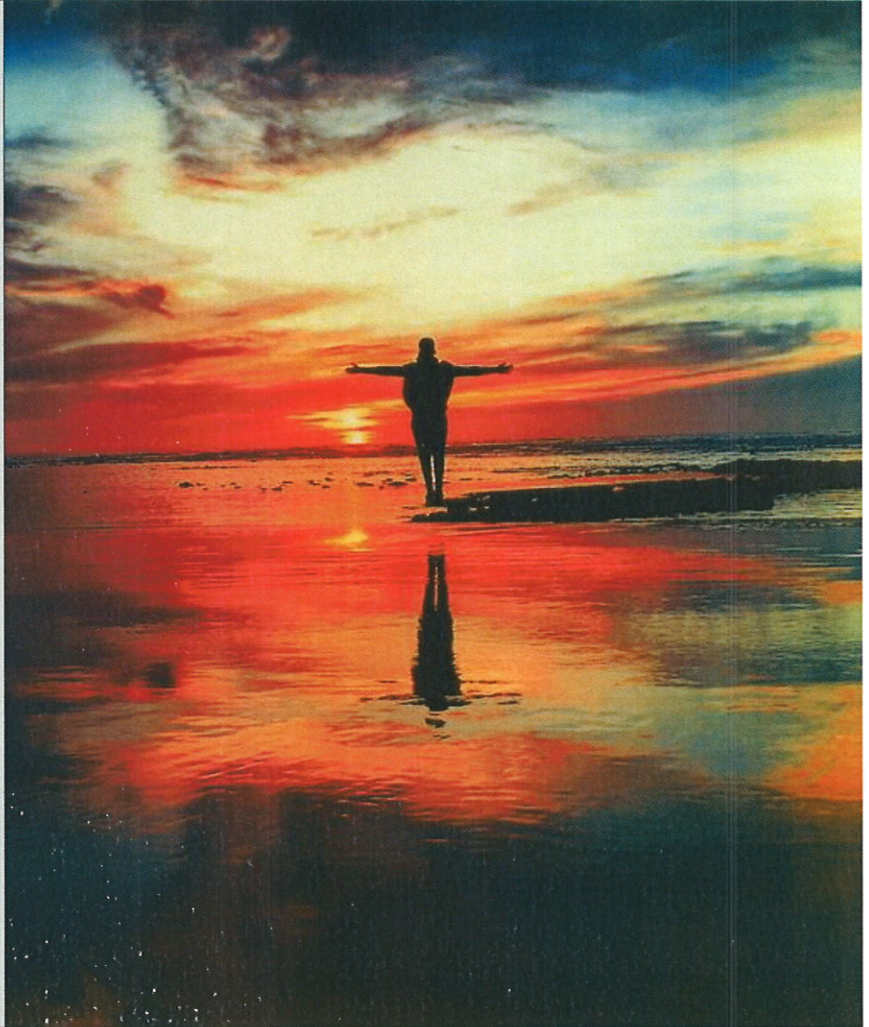
Most in-demand small towns – average price growth over 5 and 10 years

	Location	Region	Ave Price	5-Year Price Change	10-Year Price Change
1	Franschoek	Cape Winelands	R5.7m	36%	104%
2	Nottingham Road	KZN Midlands	R3.6m	14%	82%
3	St Francis Bay	E.Cape Coast	R2.9m	45%	81%
4	Langebaan	West Coast	R2.6M	37%	100%
5	Yzerfontein	West Coast	R2.5m	35%	100%
6	Port Alfred	E. Cape Sunshine Coast	R2.3m	28%	53%
7	Hartbeespoort	Magalies Region	R2.1m	32%	44%
8	Swellendam	Overberg	R2m	67%	143%
9	Napier	Overberg	R1.6m	86%	113%
10	Ladismith	Klein Karoo	R1.6m	113%	167%

SOURCE: NIGHTSTONE

PURCHASING PROCESS

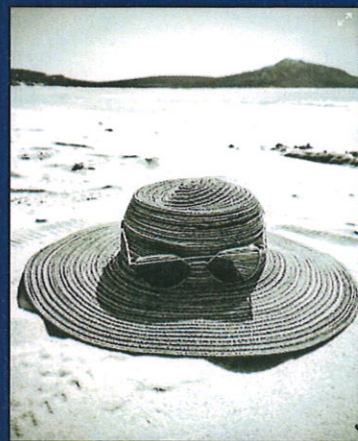
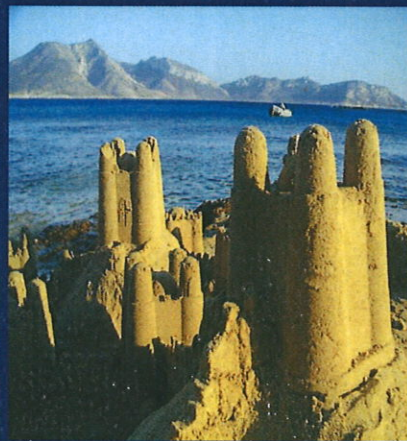
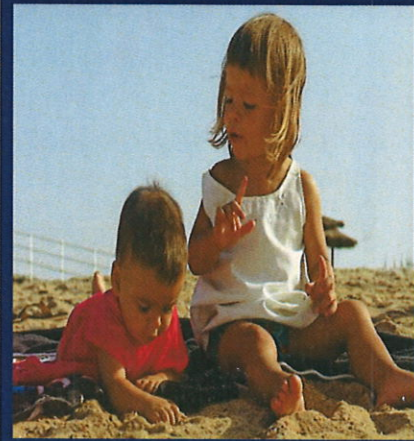
1. Select your unit type
2. Get pre-qualified for a bank loan or buy cash
3. Get in touch with our estate agent
4. Sign offer to purchase, also known as OTP with Estate agent
5. Get your FICA paperwork together
6. With the help of the Agent and Bond originator submit your home loan application
7. Once the plot is registered in your name construction will commence
8. Sign off your finishes sheet with the builder
9. Bank or cash draws will be done as work proceed as per contract.
10. Handover : Once completed you can Sign the "Happy Letter" and move into your house





The most popular origin of the name Langebaan is that the Dutch seafarers named it after the long strip ("Lange Baan") of calm water formed by the Lagoon. The lagoon is not a freshwater lagoon, but it is a saltwater lagoon - which makes it extremely unique.

History



LOCATION

CORNER OF LAGUNA SANDS AND STRAND STREETS

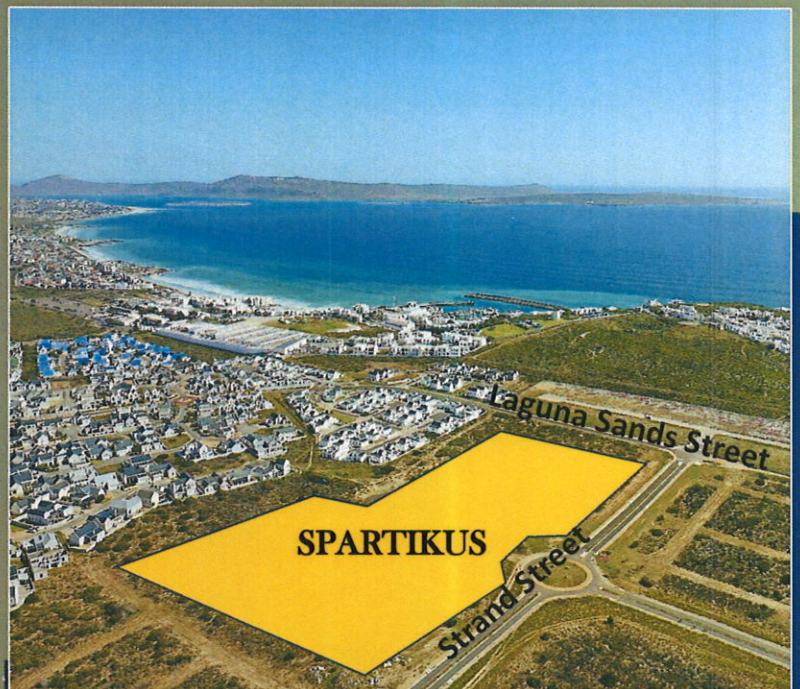
SPARTIKUS is perfectly placed as an investment opportunity, vacation or permanent residence. The West Coast is one of the fastest developing areas in South Africa with enormous growth in the property market.

Established businesses-Shopping Malls

Langebaan is close to Cape Town and becoming a remote working hub.

The Saldanha Industrial Development Zone

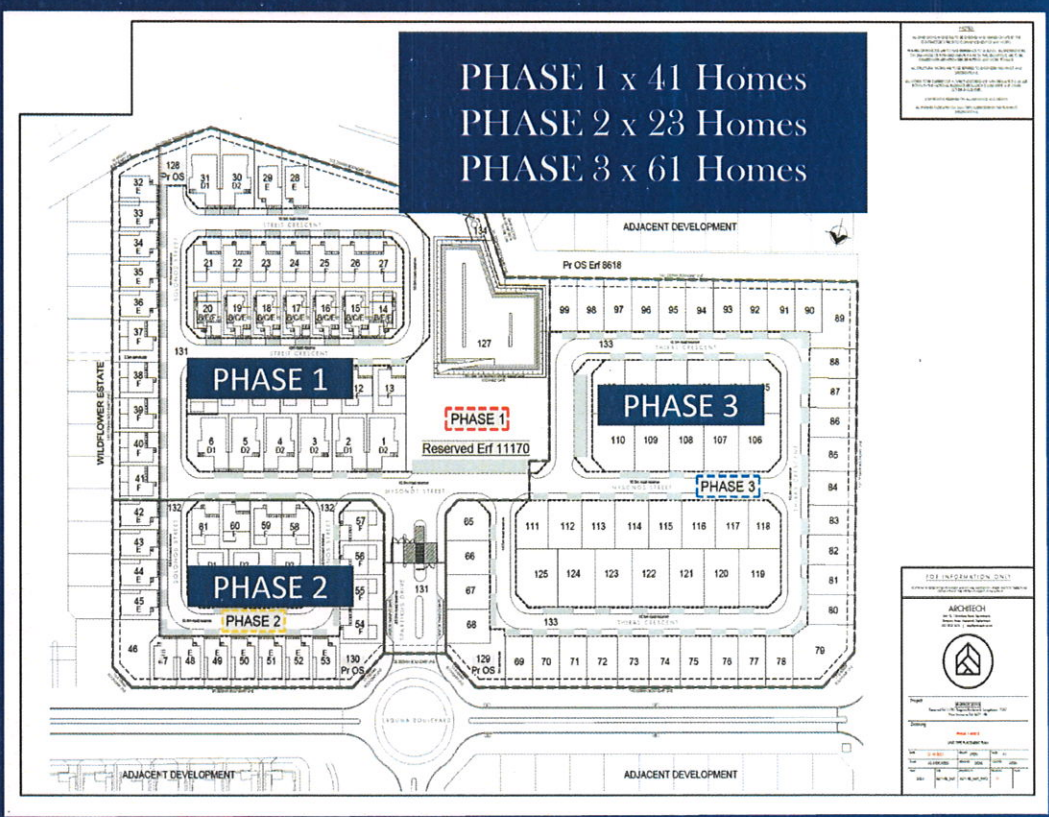
GREEN HYDROGEN DEVELOPMENT:
It will establish SA as a future energy market global trader in carbon capture and green hydrogen technologies see foreign direct investment earning foreign income, development and an export hub which will create economic growth.



Langebaan

Estate Plan – TOTAL 125 UNITS

- Transfer and bond fees included
- Phase 1 selling now – earn best capital gains.
- Fast growing town just outside Cape Town.
- Good gross rental yields.
- 100% Bond financing available
- Section 13sec tax incentives
- * Buy from Developer



Street scape



Clients will have a wide range of finishes to choose from to suit their own style. 5 x Designer Homes Plans from R 2 300 000.00

SAFE & SECURE: Peace of mind is priceless. That's why we invest in the very best security systems, electrified wall and procedures to ensure you and your family are kept safe and secure. The estate will be supported by a multi-component security structure using the latest technology for safe, tranquil streets and well secured neighborhood what can become home to every day.

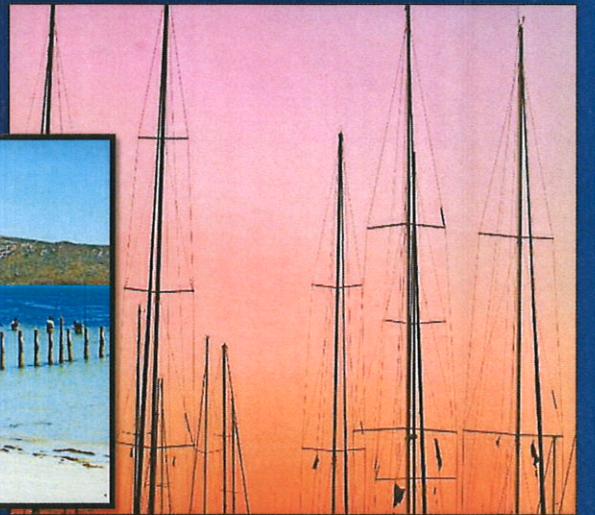
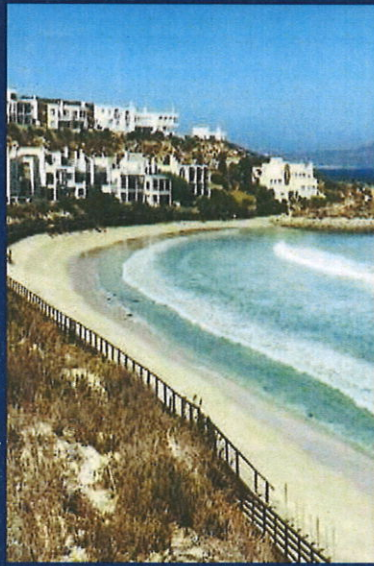


MONTHLY LEVIES

- * Security features
- The monthly property levy fee covers the following:
 - Maintenance of all communal water and electricity bills.
 - Management of accounts and investments.
 - Provision of administration staff.
 - Insurance on communal buildings and property (Residents to insure their own homes and content)
 - Contribution to emergency repair fund.



Pet friendly(t's & c's)





AVAILABILITY FIBRE-TO-THE-HOME
WILL BE A STANDARD FIXTURE

1. Communication

While no technology can replace in-person interaction, the internet offers elderly people the opportunity to communicate online.

2. Educational

The internet opens up many e-learning opportunities

3. Social Media

Facebook, Twitter or Flickr, older people have the opportunity to share in those memories too.

4. Entertainment

The internet has had a profound impact on entertainment with more and more people now going online to watch TV, stream films and listening to music.

5. Family Peace of Mind

Families have the ability to check-in on their elderly relative, whether it is a simple Facebook message or via email.

Experience lightning-fast internet like never before with our fiber-optic Internet service, right in the comfort of your home! Fiber internet offers unparalleled speed and reliability, ideal for everything from streaming high-definition movies, participating in online gaming, video conferencing, or simply browsing the web. It can handle multiple devices simultaneously without slowing down, making it perfect for households with multiple users. What's more, fiber internet is less susceptible to bad weather and other disruptions compared to traditional cable or DSL, ensuring a smoother and more consistent online experience. And as more of our daily activities move online, from working and learning remotely to home automation and smart devices, the superior bandwidth of fiber internet is future-proof, designed to meet your growing digital needs for years to come. Our estate will provide ready to operate fiber infrastructure on the date you move in, never leaving you offline.



Where the sun meets the sea

Your Neighborhood

HOUSE DESIGNS

Partnering with a design team and Architects who brings a wealth of experience and incredible attention to detail, the layout presents designer homes boasting contemporary architecture with stylish interiors and encourages simplified modern living whilst offering a home that is cosy and comfortable. Clients will have the opportunities to choose out of a wide selection of interior finishes to suit their style of life.



Key points. A good home design considers all aspects of the site and building – orientation, site features, thermal performance, floor plan, materials, finishes, technologies, appliances, and landscape.



ECO FRIENDLY - The houses are designed as an Eco-house (or Eco-home) which is an environmentally low-impact home designed and built using materials and technology that reduces its carbon footprint and lowers its energy needs.

* Chromadek - Color bonded corrugated steel roof sheeting. "Going green" with Chromadek is a range of organic coated steel, the top coat paint system has been specifically developed for the harsh African sun and has heat reflective and anti-corrosion characteristics

* The use of ECO-INSULATION on ceilings to keep a stable and comfortable temperature indoors. ECO-INSULATION prevents the transfer of heat through conduction and convection.

* Carefully planned windows and door sizes to optimize natural light into apartments

* An option between an electric or gas hob

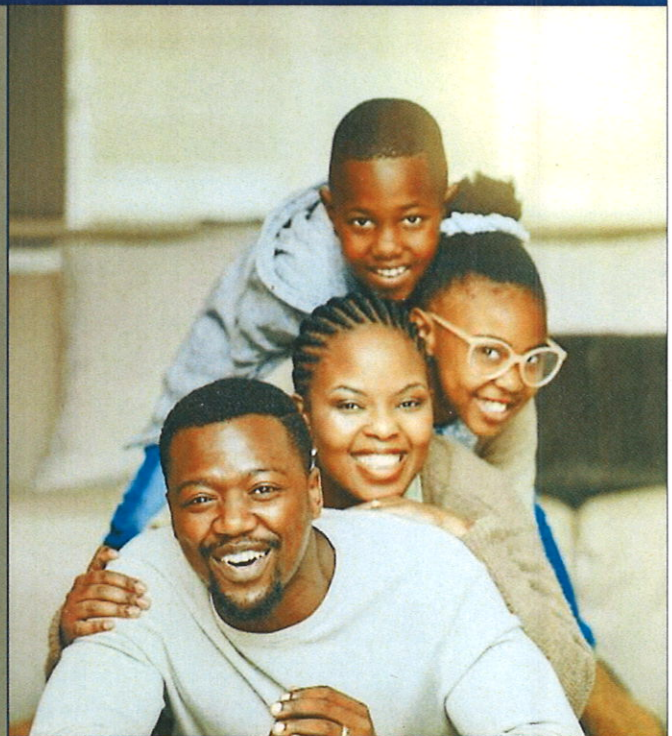
* Installing of water saving shower heads which reduces the cost of water use age.

* The installing of a modern design two-stage flush system toilet that use about 20% less water than conventional one-flush units.

* Option between a solar or gas geyser system.

* The Paint supplier is committed to manufacturing and marketing paint products that are lead-free, adhere to international best practices and recognize and promote the drive towards environmental sustainability.

* The installation of LED lights in the houses



Where the sun meets the sea

ADVANTAGES OF AN OPEN PLAN HOUSES

Better Flow	Makes the Home Feel Bigger	Connection to Outdoor Space
Modern Feel	Improved Energy Efficiency	Makes Entertaining Enjoyable
Shared Light	Improved Real Estate Value	Kitchen Becomes the Focal Point

Open Floor Plan Decorating Tips

1. Repeat colors.
2. Repeat patterns.
3. Use Consistent Flooring.
4. Use Consistent Wall Paint & Trim.
5. Define Rooms with Area Rugs.
6. Pick a Feature Item that Makes Each Space Unique.
7. Add Warmth to Open Floor Plans.
8. Select the Right Furnishings.
9. Quality finishes



Interior

Clients can choose from a selection of quality:

- Interior paint colors
 - Sanitary ware
 - Splash back tiles
 - Light fittings
 - Floor & wall tiles
 - Type of skirting
 - Vinyl options
 - Hob, oven and extractor
 - Cupboard colors & handle's
 - Counter tops
- to suit their own style of living.



The interplay of natural lights in an interior space creates mood, enhances materials, and energizes a place. It is indeed a design element like no other. Indoor places with beautiful plays of light create an alluring ambiance and ensues a lively feeling to its occupants.





Summit XPS Insulation Board is an incredibly efficient thermal insulator, making it an excellent insulation material and reducing the amount of energy required to keep a building's interior at a comfortable temperature and allow for open floor plans due to being able to span distances very wide, this leaves space for a very open interior - single story houses



With the wide selection of finishes clients can determine their own interior mood too suit their style.



SPARTIKUS - PLOT SIZES AND PRICES

x	Unit fits as per marketing
	Special unit / Custom design



SPARTIKUS
RESALE OF REAL ESTATE

UNIT NO	RESERVED ERF NO	ERF - SQM	ERF - PRICE	AVAILABLE HOUSE TYPES					
				B	C	D1	D2	E	F
PHASE 1									
2	11930	301	R 745 000,00			X			
3	11931	301	R 745 000,00				X		
7	11935	214	R 669 000,00						X
8	11936	226	R 669 000,00						X
9	11937	226	R 669 000,00						X
10	11938	226	R 669 000,00						X
11	11939	226	R 669 000,00						X
12	11940	226	R 669 000,00						X
14	11942	254	R 699 000,00	X				X	X
15	11943	228	R 669 000,00	X	X			X	
16	11944	228	R 669 000,00	X	X			X	
17	11945	228	R 669 000,00	X	X			X	
18	11946	228	R 669 000,00	X	X			X	
19	11947	228	R 669 000,00	X	X			X	
20	11948	254	R 699 000,00	X				X	X
23	11951	222	R 669 000,00						X
24	11952	222	R 669 000,00						X
25	11953	222	R 669 000,00						X
26	11954	222	R 669 000,00						X
28	11956	225	R 669 000,00					X	
29	11957	259	R 699 000,00					X	
31	11959	380	R 745 000,00			X			
33	11961	209	R 669 000,00					X	
34	11962	209	R 669 000,00					X	
35	11963	209	R 669 000,00					X	
36	11964	209	R 669 000,00					X	
37	11965	292	R 745 000,00						X
38	11966	254	R 699 000,00						X
39	11967	239	R 669 000,00						X
40	11968	239	R 669 000,00						X
41	11969	239	R 669 000,00						X

SPARTIKUS - KEY HOUSE FEATURES AND SELLING PRICE
PHASE 1



10/2023

HOUSE TYPE	TOTAL SQM	STOREY'S	BEDROOMS	BATHROOMS	GUEST TOILET	GARAGE	BRAAI		HOUSE PRICE
							INSIDE /	OUTSIDE	
B	125,6	Single	2	2	X	Single with 1 on-site parking bay	Inside		R 1 631 000,00
C	140,6	Single	3	2		Single with 1 on-site parking bay	Inside		R 1 831 000,00
D1	187,0	Single	3	2		Double	Inside		R 2 337 000,00
D2	187,0	Single	3	2		Double	Inside		R 2 337 000,00
E	199,0	Double	3	2	X	Double	Inside		R 2 487 000,00
F	192,0	Double	3	2	X	Double	Inside		R 2 400 000,00

*ALL PRICES INCLUDES VAT

HOUSE TYPE	HOUSE CONSTRUCTION PRICE	PLOT PRICE FROM	TOTAL PRICE FOR HOUSE & PLOT FROM
B	R 1 631 000.00	R 669 000.00	R 2 300 000,00
C	R 1 831 000.00	R 669 000.00	R 2 500 000.00
D1	R 2 337 000.00	R 745 000.00	R 3 082 000.00
D2	R 2 337 000.00	R 745 000.00	R 3 082 000.00
E	R 2 487 000.00	R 669 000.00	R 3 156 000.00
F	R 2 400 000.00	R 669 000.00	R 3 069 000.00