



FOREST EDGE

ESTATE



# FOREST EDGE ESTATE



## ELEVATED LIVING, NATURALLY.

Discover refined, sustainable living amidst Everton's natural splendour.

[www.forestedgeestate.co.za](http://www.forestedgeestate.co.za)





## TAKE A TOUR

Scan to take a video tour of the estate



# WHERE LUXURY AND SUSTAINABILITY MEET NATURE

Set in the prestigious and sought-after suburb of Everton, against the enchanting backdrop of a lush conservancy, you will discover Forest Edge Estate.

This boutique gated community is limited to just eight luxurious freehold units, ensuring both exclusivity and privacy. Designed for the discerning buyer, each newly-built residence is a testament to refined living, boasting contemporary architecture, exquisite finishes, and sweeping forest valley views.

Here, every day begins with the tranquil whispers of nature, as you explore serene trails amidst vibrant birdlife, and find solace by the gentle cascade of a waterfall. This harmonious connection with the environment is mirrored in a sustainable lifestyle through state-of-the-art water treatment and eco-friendly solar energy systems, ensuring both significant cost savings and a reduced environmental footprint.

Emphasising security and a pet-friendly community, Forest Edge Estate is where luxury and sustainability meet nature, creating an unmatched living experience.



## TRANQUIL & UPMARKET LOCATION

Everton, Kloof offers a harmonious blend of natural beauty, luxury living and convenient accessibility. Everton stands as a peaceful haven, close enough to the amenities of central Hillcrest yet, far from the bustling city life. Residents enjoy easy access to the M13 freeway, making daily commutes a breeze.

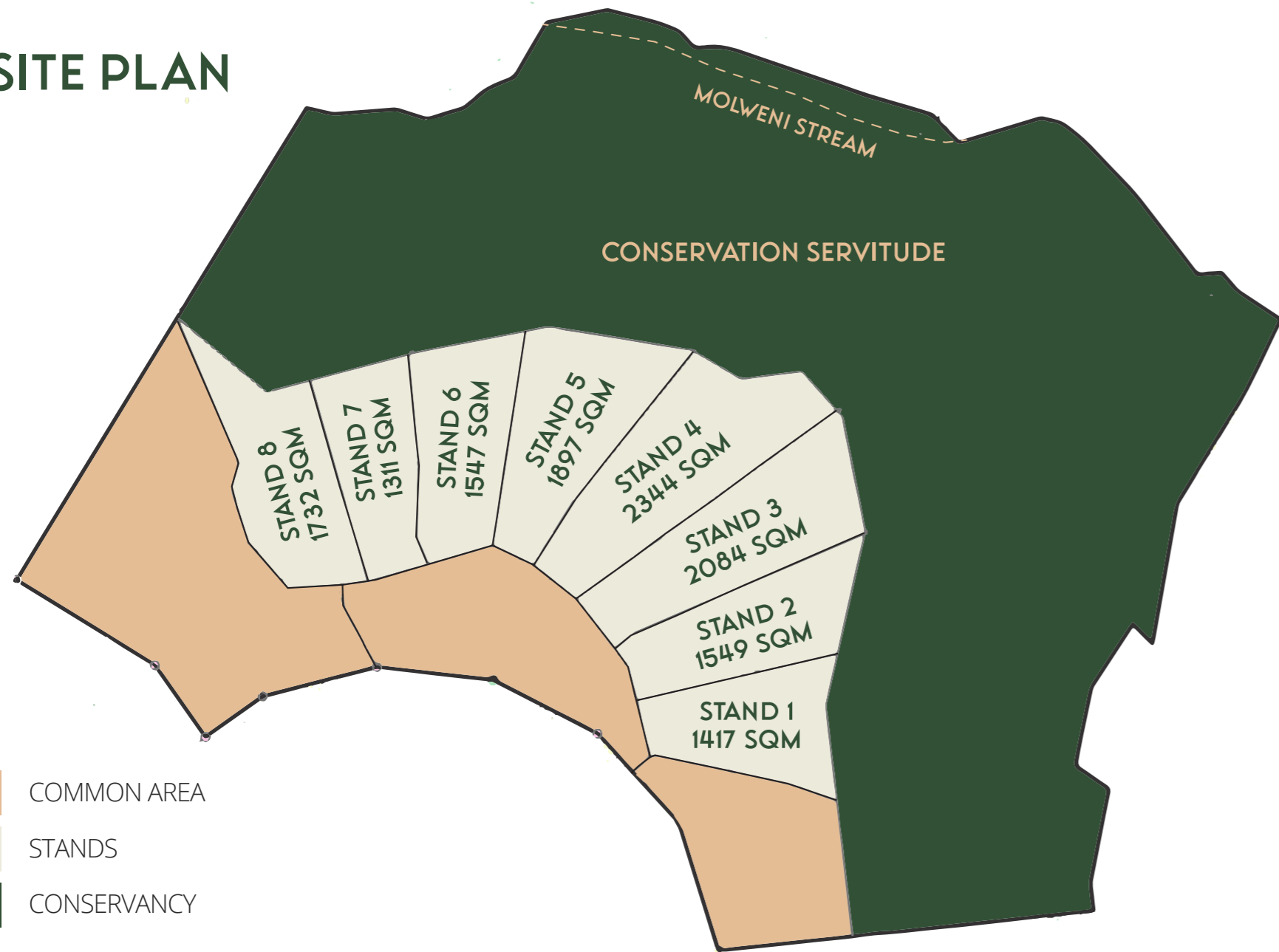


For families, the area is enriched with top-tier educational institutions like Curro Hillcrest Christian Academy, Hillcrest High School, Highbury Preparatory School, and Winston Park Primary School, all within a 5km radius. Culinary enthusiasts are spoilt for choice with some of the Upper Highway's finest restaurants like Ray's Kitchen, Butlers, Stretta Cafe, and Black Rabbit, all nearby.

Nature lovers will find solace in the Everton Conservancy and Waterfall, a testament to the area's natural beauty. Sports enthusiasts are catered to at the Kloof Country Club, boasting an 18-hole golf course, swimming pool, and Padel, Tennis, and Squash court facilities.

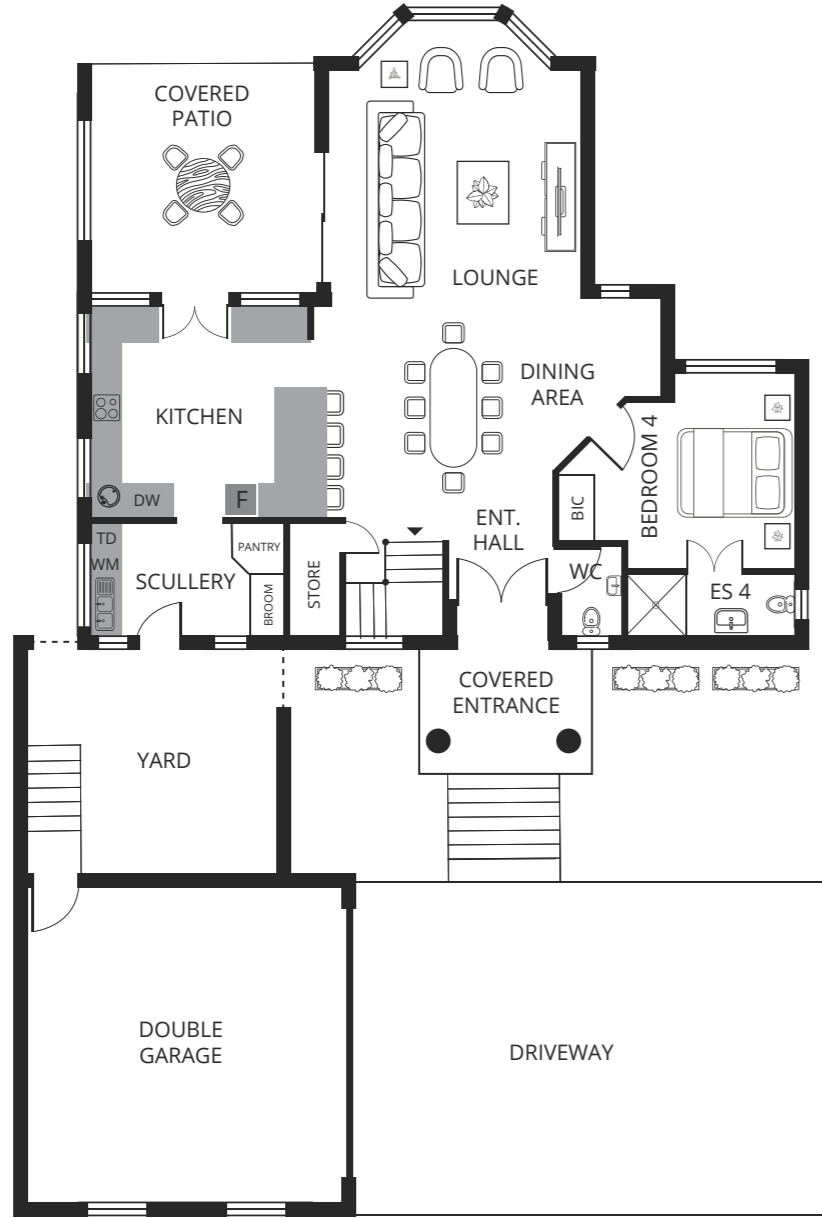
Everton, Kloof, is truly a place where nature, lifestyle, education, and leisure converge in perfect harmony.

# SITE PLAN



# LOWER LEVEL

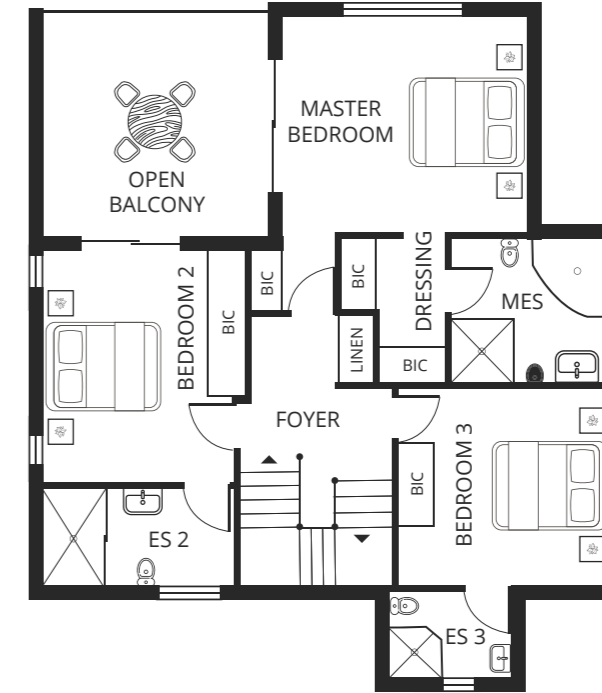
FLOOR PLANS



Disclaimer: The above floor plans are for marketing purposes only and may vary from unit to unit. Please request the architect's purchase plans for a specific unit number.

# UPPER LEVEL

FLOOR PLANS



Disclaimer: The above floor plans are for marketing purposes only and may vary from unit to unit. Please request the architect's purchase plans for a specific unit number.

Scan to take a virtual tour of the show unit



## REFINED ELEGANCE & COMFORT



Embrace a lifestyle of refined elegance and contemporary comfort at Forest Edge Estate. Each of the newly-built residences, nestled on generous stands ranging from 1,300 to 2,300 sqm, offers panoramic views of the forest valley and features current architectural design. In addition, each unit comes with a double auto garage, ensuring convenience and security for your vehicles, along with ample guest parking for when you entertain.

The 275 sqm units are equipped with high-speed fibre connectivity and boast high-quality finishes, including sleek vinyl flooring and durable aluminium windows and doors, showcasing contemporary elegance in every detail.

The homes feature four spacious, air-conditioned bedrooms, each with an en-suite bathroom fitted with premium Grohe fixtures. The primary suite, along with two additional bedrooms, is situated on the upper level, providing a balcony with stunning views, extensive storage, and a modern ensuite bathroom. The versatile fourth bedroom on the lower level is perfect as a home office or guest suite, adding to the home's functional elegance.







## CONNECTED LIVING

This living space is a harmonious blend of style and practicality, designed for those who appreciate connected living.

High ceilings with sophisticated downlighting enhance the light, bright, and spacious ambience. The contemporary open-concept design effortlessly blends a lounge, dining room, and modern kitchen, perfect for today's lifestyle.

The lounge, with its cosy gas fireplace and charming bay window, opens through glass doors onto a private entertainment patio, ensuring a seamless indoor-outdoor entertainment flow. A practical walk-in closet provides ample storage space, while a conveniently placed water closet caters to guests' comfort.



## CULINARY SOPHISTICATION



Discover culinary excellence in this modern, spacious kitchen, designed to inspire and delight.

Quartz countertops and a splashback set the stage for gourmet adventures. White cabinetry, enhanced with in-cabinet lighting, adds a touch of sophistication. Equipped with a Bosch five-burner gas stove and under-counter oven, this kitchen is a chef's dream.

French doors open to seamlessly connect the kitchen with the outdoor living and entertainment area, inviting natural light and fresh air. A chic breakfast bar, adorned with hanging pendant lights, offers a cosy spot for casual in-kitchen dining. Additionally, a separate scullery/laundry room, leading to an enclosed utility courtyard, ensures practicality meets elegance in every aspect of this well-appointed kitchen.



## EFFORTLESS ENTERTAINING

The large, covered patio, thoughtfully designed for privacy, allows for all-weather entertaining.



The space flows seamlessly from the living room and kitchen, embodying a connected and fluid entertainment experience. Here, you're positioned to fully embrace the breathtaking forest valley views, offering a serene backdrop to every gathering.

Overlooking a level lawn, it's an idyllic setting for children and pets to frolic freely, making it the perfect outdoor retreat for family enjoyment and memorable social gatherings in the heart of nature's splendour.

## A SUSTAINABLE & ECO-FRIENDLY LIFESTYLE

Embrace an eco-conscious lifestyle at Forest Edge Estate, where sustainability is seamlessly woven into everyday living.



Each home is equipped with a 300-litre solar geyser and a comprehensive solar energy system, including an installed 5 kW inverter and battery, ensuring energy efficiency and a smaller carbon footprint. This system not only protects residents from load shedding but also offers the choice to purchase electricity from the developer or purchase the solar system outright, adding autonomy to their eco-conscious lifestyle.



The estate also boasts a state-of-the-art water storage and treatment plant, fed by a natural spring, which provides an innovative greywater system. Each household comes with a dedicated tap for this alternative water supply, perfect for tasks like car washing or irrigation. Residents also have the option to install a water filter and purification system in their homes, enabling off-grid water use and consumption. This system ensures a sustainable water supply for the estate, covering its needs for approximately ten months of the year.

Forest Edge Estate stands as a beacon of sustainable living by significantly reducing dependence on municipal electricity and water, thereby fostering a harmonious relationship with the environment.

## PEACE OF MIND

Experience peace of mind at Forest Edge Estate, where advanced security measures are seamlessly integrated into everyday living.



The estate is equipped with automated gates and a sophisticated cellphone-based intercom and access control system, ensuring both secure and convenient entry. Electric fencing encircles the perimeter, establishing a safe and secure boundary. Additionally, a comprehensive CCTV surveillance system, accessible via a smartphone app, allows residents to monitor their homes from any location. For added security, the estate is protected by the swift and professional armed response services of Blue Security.

Here, cutting-edge security technology is harmoniously blended with comfort, creating a haven where you can live with ease and confidence.

## PURCHASE WITH CONFIDENCE

Shelley Residential's Buyer Assurance Programme offers you unmatched confidence and satisfaction in your Forest Edge Estate home purchase.



### Snags Policy

In accordance with the Consumer Protection Act, our Snags Policy allows you to report any defects to Shelley Residential within 30 days of occupying your new home. Projecon, as the developer and seller, is committed to promptly addressing any valid issues caused by defective materials or workmanship. This policy underscores Projecon's dedication to excellence and your complete satisfaction.

### NHBRC Certificate

Every newly built home in Forest Edge Estate comes with an NHBRC certificate. As a registered and accredited builder, Projecon ensures every home is rigorously inspected at various stages of construction. This certificate grants you a warranty, covering minor defects for the first three months, roof leaks for a year, and major structural defects for five years, promising peace of mind in your investment.

### Mandatory Disclosure Form

Every sale agreement at Forest Edge Estate features a PPRA-mandated, developer-signed disclosure form. This transparent statement details any known issues, from the roof to the foundation, electrical and air conditioning systems, ensuring full clarity and integrity in your investment decision.



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\*Terms and conditions apply.

# FREQUENTLY ASKED QUESTIONS

## Is Transfer Duty Payable When Purchasing from the Developer?

Transfer Duty is not required when purchasing directly from the developer as the purchase price includes VAT, thus eliminating this government tax on property title transfers.

## What Appliances Come Included with the Purchase?

Each unit is equipped with a Bosch five-burner gas stove, an undercounter oven, and air conditioning units in all four bedrooms.

## Are There Optional Extras Available for Purchase?

You can purchase additional items such as a 5 kW Solar Energy System, a Water Filtration System, and extra air conditioning units for the kitchen and living room. Please consult your Shelley Residential representative for a detailed price list.

## Are There Any Additional Once-Off Purchase Costs?

Yes, additional costs such as HOA Levy Stabilisation, Bond Registration, and Transfer/Conveyancing fees will apply. Contact your Shelley Residential consultant for a precise cost estimate tailored to your situation.

## Is Property Finance Available for Purchasers?

Depending on your credit rating and gross monthly income, you may qualify for up to 100% finance. For more details, consult with a GetGo Home Loan representative.

## Is the Purchase of the 5 kW Solar Energy System Mandatory?

Purchasing this system is optional. If you opt not to buy it, you will be required to sign the Power Purchase Agreement.

## What is the Power Purchase Agreement?

This agreement involves Projecon CC funding and managing the installed solar system at Forest Edge Estate. Homeowners agree to buy the solar energy produced at municipal rates, including system maintenance.

## What Monthly Costs Should I Expect?

Monthly costs include your bond repayment (if applicable), HOA levy, building insurance, and charges for municipal Rates, Refuse, and Water accounts.

## What Does the HOA Levy Cover?

The monthly levy addresses various expenses such as maintenance, utilities and insurance of the common property, CSOS fees, annual audit fees, reserve funds, and HOA management fees.

## How is the Estate Managed?

The Estate is overseen by the HOA's elected Board of Trustees, with Attlee Agency serving as the Managing Agents for Forest Edge Estate.

## Can I Occupy My Unit Early?

You can take early occupation once your sale is conclusive (after payment of deposits and costs and/or bond grant issuance). Your Shelley Residential consultant can facilitate an addendum to the sale agreement for this purpose.

## What is the Monthly Occupational Rent?

The occupational rent is R42,000 per month (or part thereof), payable directly to the Developer, excluding refuse, electricity, and water costs.

## Are Pets Allowed in the Estate?

Yes, Forest Edge Estate is pet-friendly, allowing up to four pets of any size per unit, subject to HOA rules and regulations.

# SHELLEY RESIDENTIAL SALES TEAM



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