

THE ART OF REFINED COUNTRY LIVING



12 EXQUISITE VILLAGE HOMES

3 BEDS • 2 BATHS • DOUBLE GARAGE
from R 3 100 000

3 BEDS • 3 BATHS • DOUBLE GARAGE
from R 3 300 000



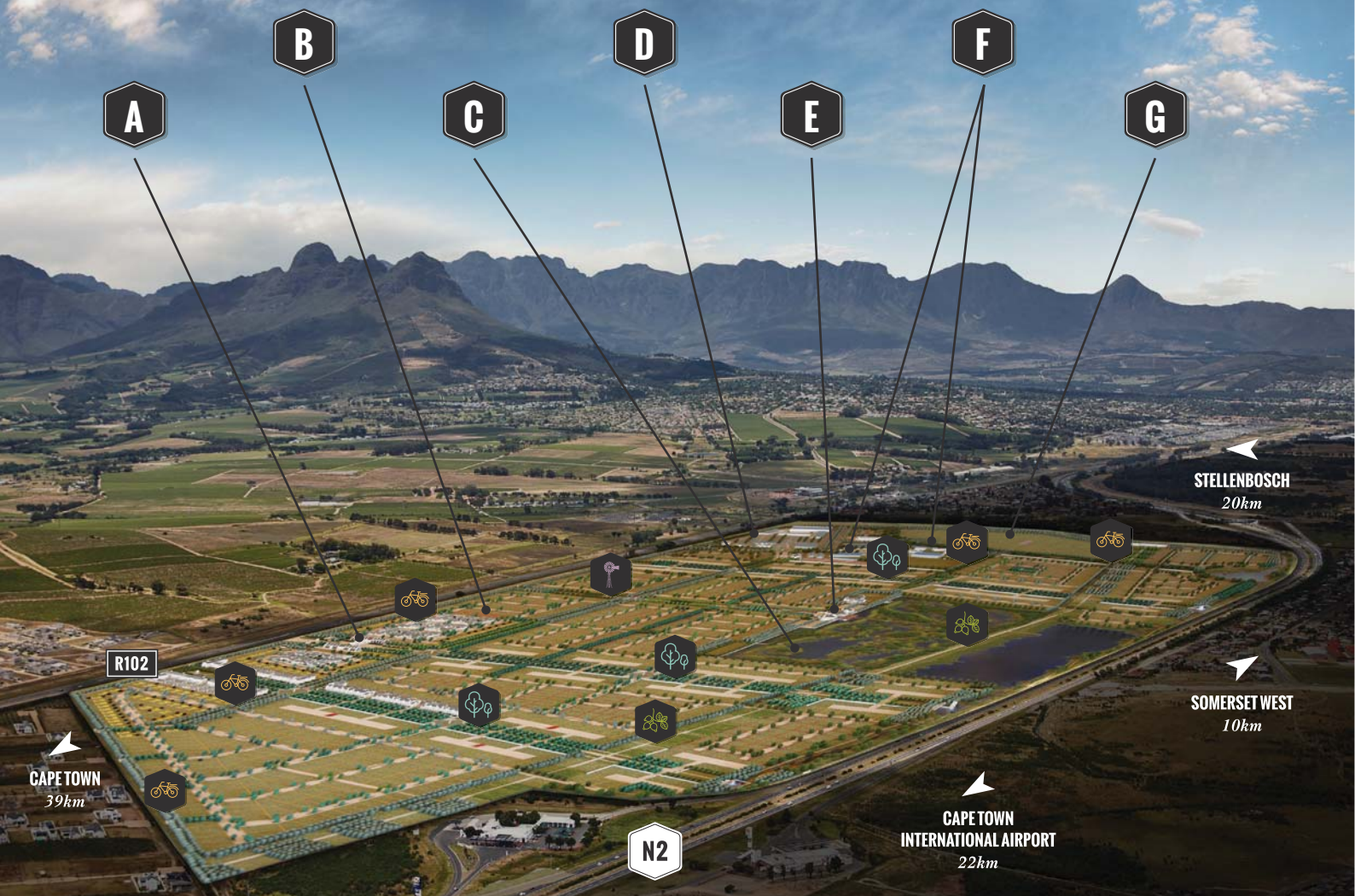
spacious luxury homes
IDEAL FOR FAMILY LIVING

Modern 3 bedroom architectural designed homes with superior finishes located in a prime area at the Sitari Country Estate.

Each home has been individually designed by renowned Architect Gisele Vanderstraeten and the building work pristinely executed by PWJ Properties .These 12 designer homes will meet all the requirements of the discerning buyer. Whether you are looking for family living, a lock up and go lifestyle, or just an investment opportunity, your search ends here...



discover your
NEW NEIGHBOURHOOD



LEGEND

sitari country estate
primary points of interest

- A.**
The Main Gatehouse
- B.**
PWJ Properties Village Homes
- C.**
Klein Zeekoeivlei Wetland
- D.**
Lifestyle Shopping Centre
- E.**
The Country Clubhouse
- F.**
Curro Castle & Curro Sitari
- G.**
Retirement Village

- 
The Central Formal Park Spine
- 
40m Wide Landscaped Corridors
- 
14km in total Cycling/Running Route
- 
2.2km Orchard Lane



sitari country estate
SITE DEVELOPMENT PLAN



*master site
 development plan*



village homes
EXTERIORS



village homes
INTERIOR



Take a Virtual Tour - <https://my.matterport.com/show/?m=NR6ectFUBN1>

carefully considered
DESIGNER FEATURES



PWJ Properties Village Homes feature superior brands amongst their finishes, truly adding an exquisite final touch to each home:

- A** 900mm Smeg gas hob, electric oven & extractor
- B** Subway-style splash backs
- C** Butler sink & scullery
- D** Engineered Ceasarstone & Oak countertops
- E** Gröhe sanitary ware
- F** Custom frameless glass shower panels
- G** Porcelain tiles
- H** Laminate floors in bedrooms
- I** Landscaped water-wise garden
- J** Built-in slow combustion fireplace
- K** Indoor built-in braai



village homes

PRICING & AVAILABILITY

PHASE 1

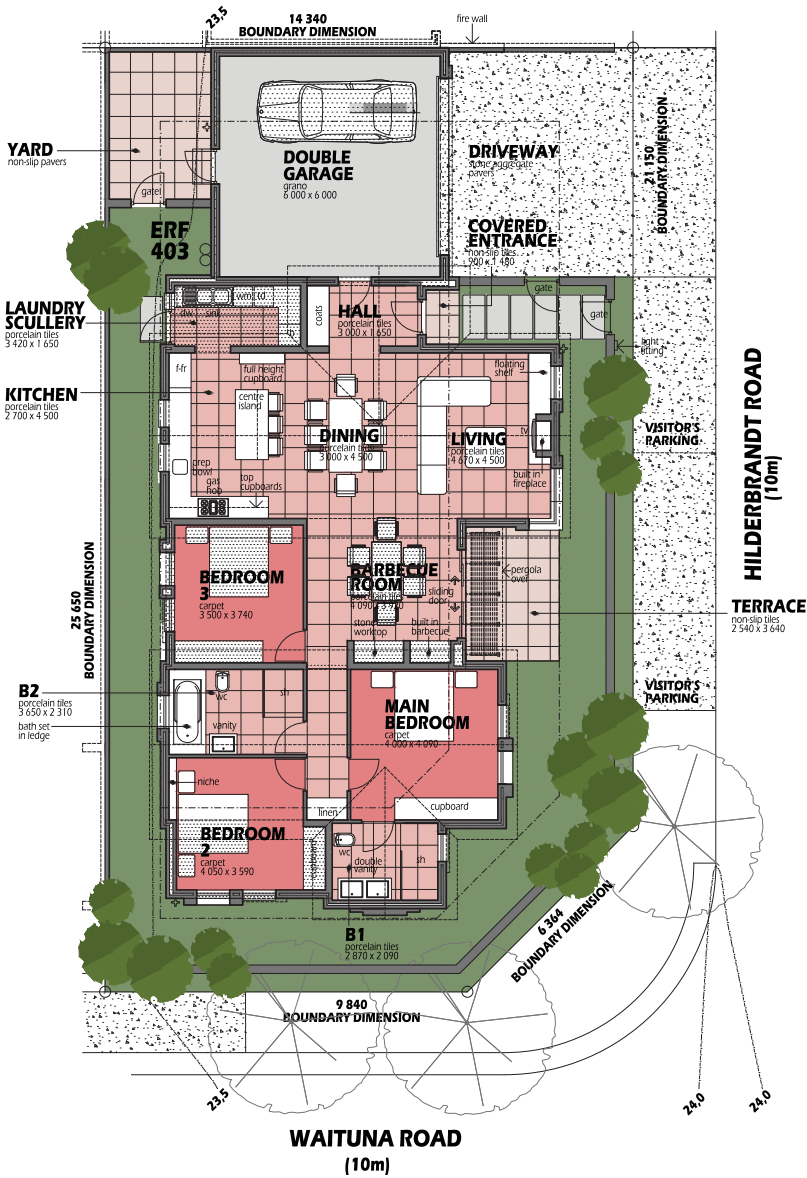
ERF NO	ERF SIZE	HOUSE SIZE	BED-ROOMS	BATH-ROOMS	SELLING PRICE
402	358	196.35	3	2	SOLD
409	357	199.03	3	2	R 3 100 000
410	364	217.08	3	3	R 3 300 000
411	364	212.63	3	2	R 3 250 000
412	364	216.76	3	3	R 3 300 000
413	364	212.95	3	2	R 3 250 000

PHASE 2

ERF NO	ERF SIZE	HOUSE SIZE	BED-ROOMS	BATH-ROOMS	SELLING PRICE
403	358	196.33	3	2	R 3 200 000
404	364	213.73	3	3	R 3 320 000
405	364	217.33	3	3	R 3 380 000
406	364	213.16	3	2	R 3 320 000
407	364	217.66	3	3	R 3 380 000
408	357	199.82	2	2	R 3 150 000

- The above sales prices Includes VAT, therefore no Transfer Duty is payable.
- 5% Deposit payable on signature.
- Transfer shall be on completion, therefore no hidden costs such as interim interest, connection fees, NHBRC, etc.
- The above prices are subject to change without notice.
- The Purchaser shall be liable for bond costs and transfer fees.

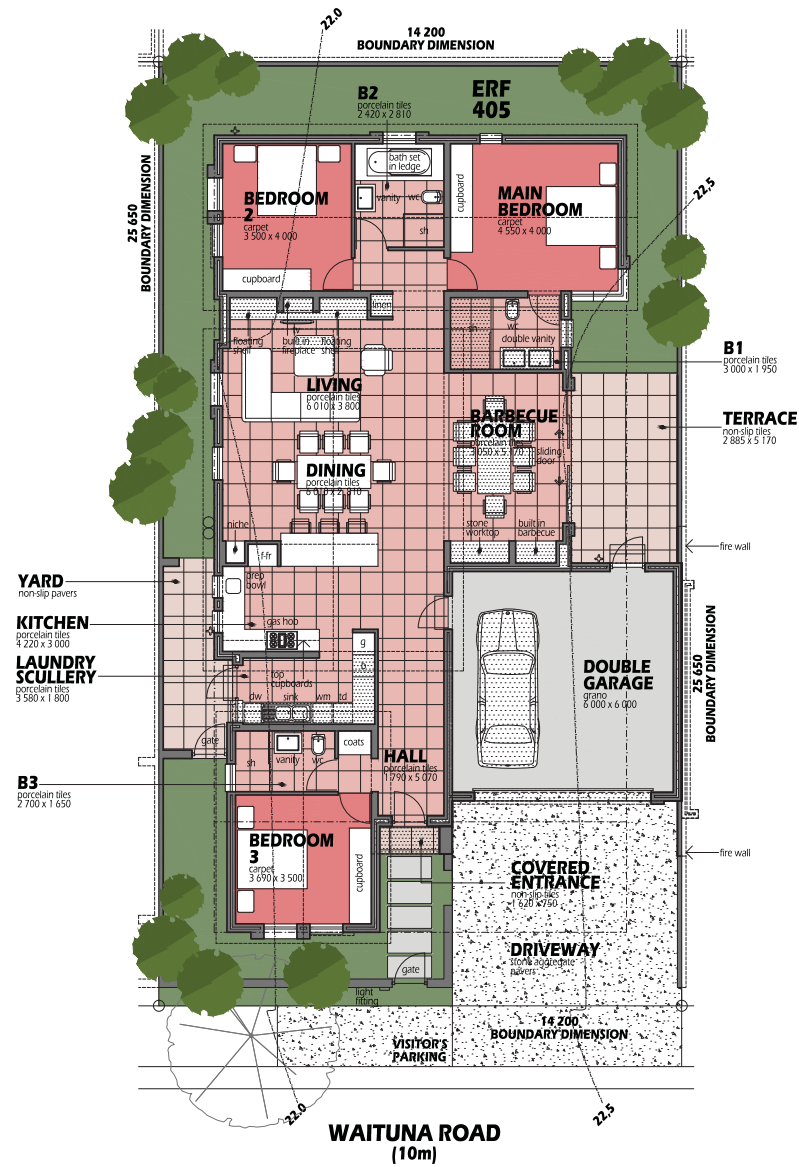
village homes
UNIT LAYOUTS



erf 403
UNIT LAYOUT

Bedrooms	:	3
Bathrooms	:	2
Garage	:	Double Garage
<hr/>		
Total Dwelling Size	:	196.33 m ²
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TOTAL ERF SIZE	:	358 m ²

village homes UNIT LAYOUTS



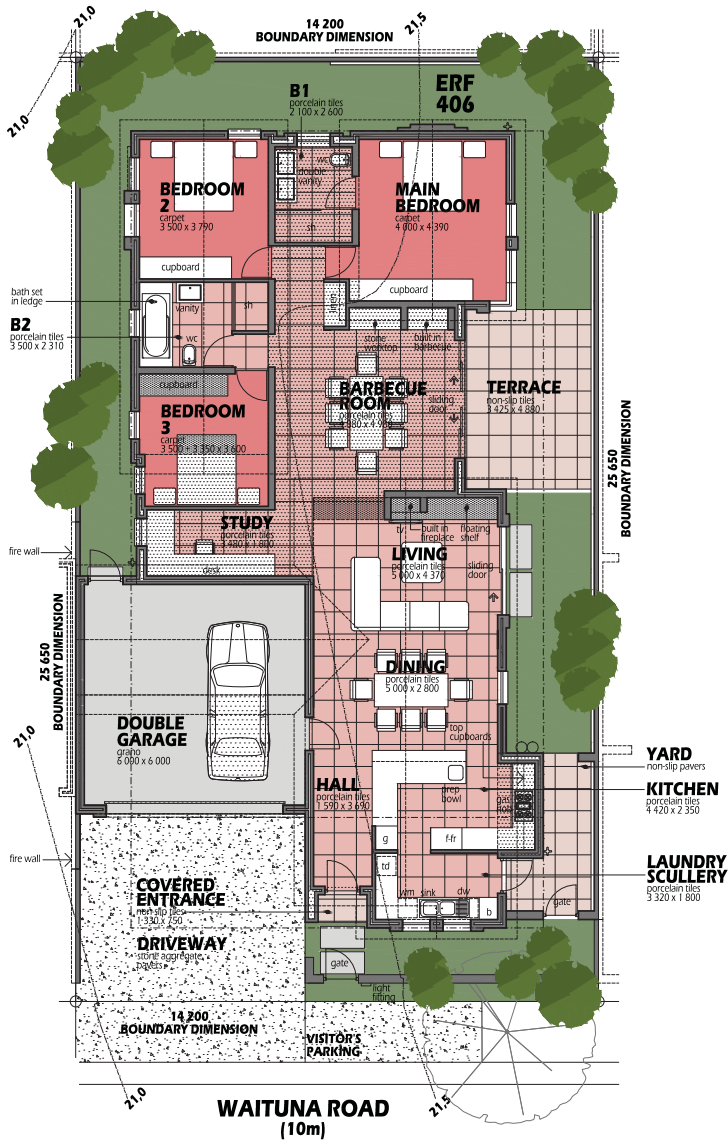
erf 405 UNIT LAYOUT

Bedrooms	:	3
Bathrooms	:	3
Garage	:	Double Garage

Total Dwelling Size : 217.33 m²

TOTAL ERF SIZE : 364 m²

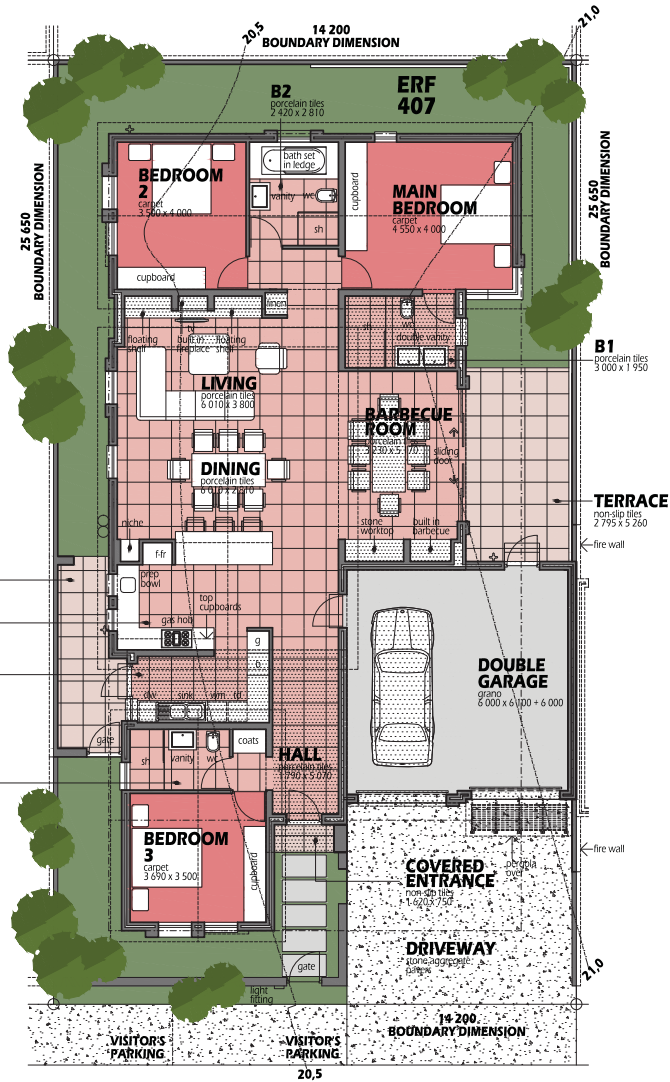
village homes UNIT LAYOUTS



erf 406 UNIT LAYOUT

Bedrooms	:	3
Bathrooms	:	2
Garage	:	Double Garage
<hr/>		
Total Dwelling Size	:	213.16 m ²
<hr/>		
TOTAL ERF SIZE	:	364 m ²

village homes UNIT LAYOUTS



erf 407 UNIT LAYOUT

Bedrooms	:	3
Bathrooms	:	3
Garage	:	Double Garage

Total Dwelling Size : 217.66 m²

TOTAL ERF SIZE : 364 m²

WAITUNA ROAD
(10m)

village homes UNIT LAYOUTS



erf 408 UNIT LAYOUT		
Bedrooms	:	3
Bathrooms	:	2
Garage	:	Double Garage
<hr/>		
Total Dwelling Size	:	199.82 m ²
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TOTAL ERF SIZE	:	357 m ²

village homes UNIT LAYOUTS



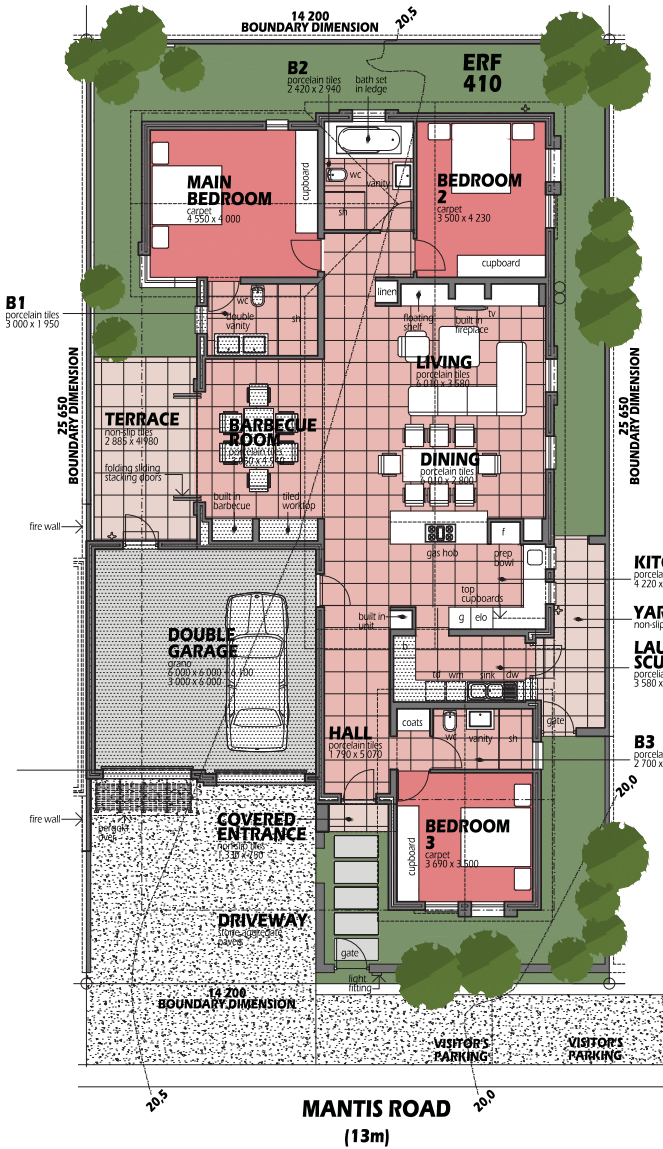
erf 409 UNIT LAYOUT

Bedrooms	:	3
Bathrooms	:	2
Garage	:	Double Garage

Total Dwelling Size : 199.03 m²

TOTAL ERF SIZE : 357 m²

village homes UNIT LAYOUTS



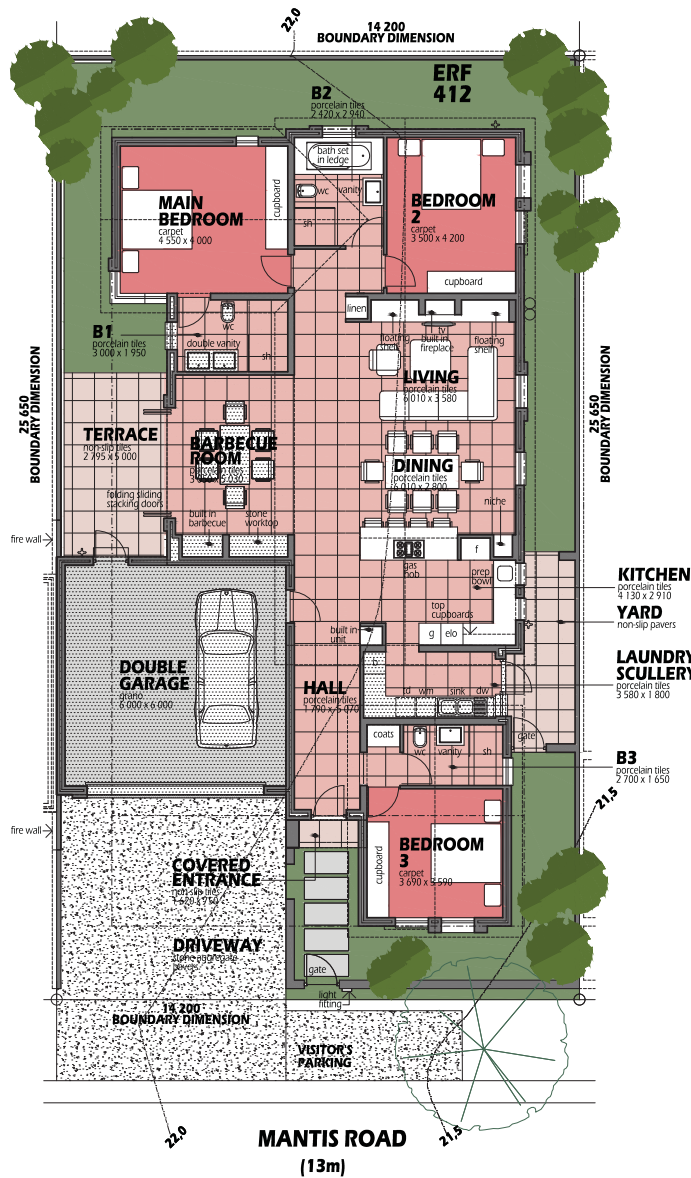
erf 410 UNIT LAYOUT

Bedrooms	:	3
Bathrooms	:	3
Garage	:	Double Garage

Total Dwelling Size : 217.08 m²

TOTAL ERF SIZE : 364 m²

village homes UNIT LAYOUTS



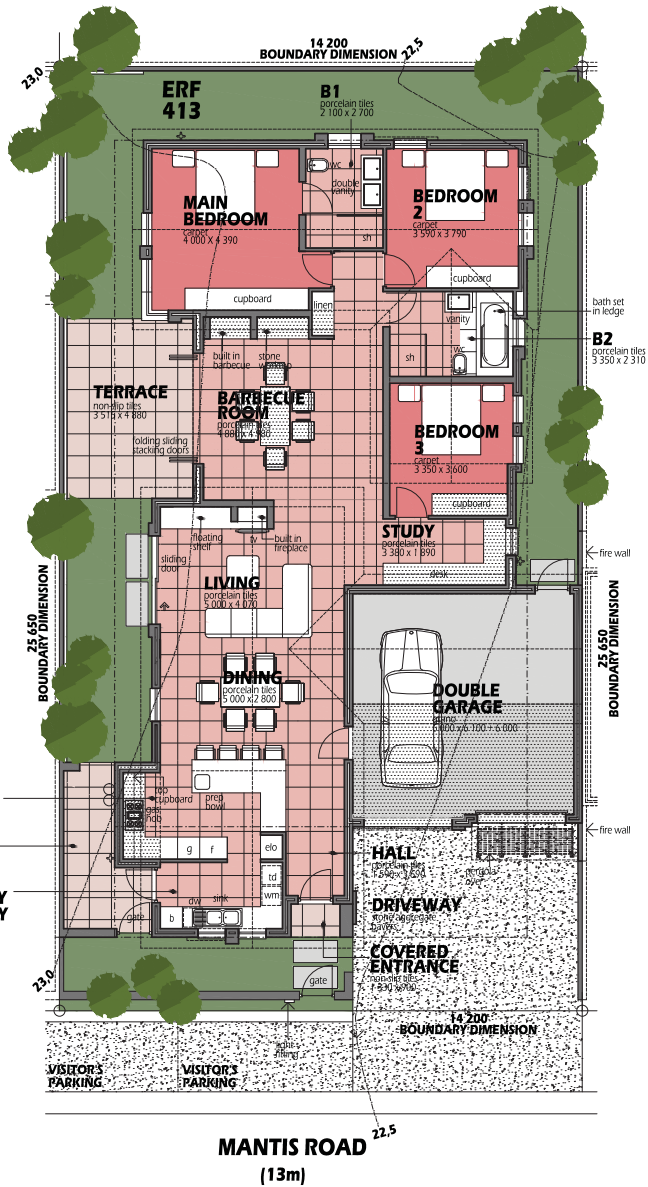
erf 412 UNIT LAYOUT

Bedrooms	:	3
Bathrooms	:	3
Garage	:	Double Garage

Total Dwelling Size : 216.76 m²

TOTAL ERF SIZE : 364 m²

village homes UNIT LAYOUTS



erf 413 UNIT LAYOUT	
Bedrooms	: 3
Bathrooms	: 2
Garage	: Double Garage
<hr/>	
Total Dwelling Size	: 212.95 m ²
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TOTAL ERF SIZE	: 364 m ²