



retirement & lifestyle estate

LUXURY HOMES PLANS



SITE DEVELOPMENT PLAN

LANGEBAAN MANOR

SITE DEVELOPMENT PLAN

DATE: 16.05.2025
DRAWN BY: LM-SDP/1813/2022_Rev 18



DEV MARK
PROPERTY GROUP

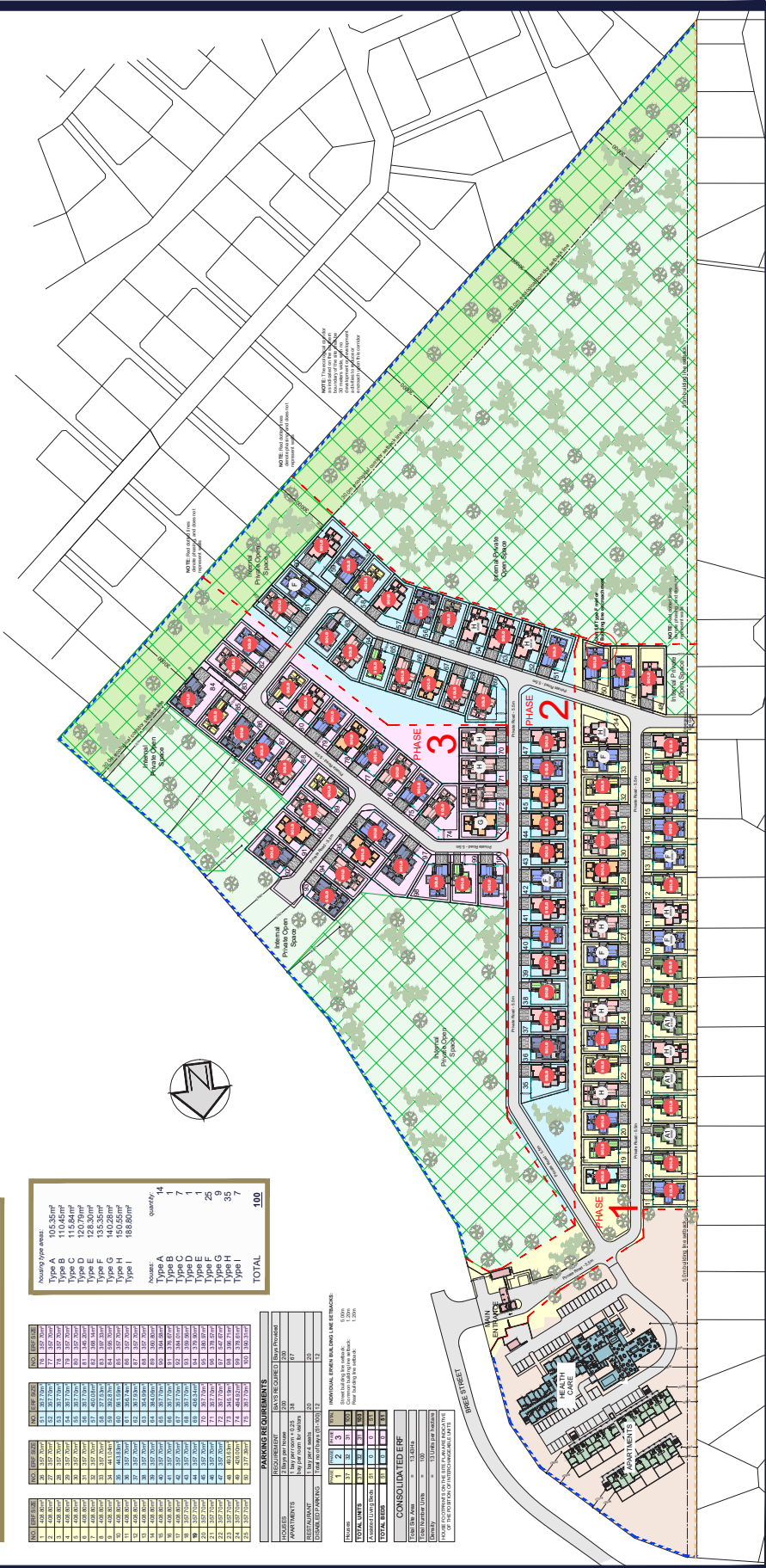
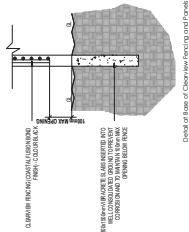
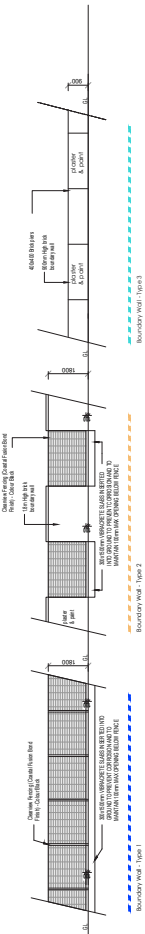


architect

HOUSE TYPES			HOUSE TYPES			HOUSE TYPES		
TYPE A	105.35m ²	1	TYPE B	110.45m ²	1	TYPE C	110.45m ²	1
TYPE D	128.30m ²	1	TYPE E	128.30m ²	1	TYPE F	155.35m ²	25
TYPE G	155.35m ²	25	TYPE H	155.35m ²	35	TYPE I	188.80m ²	7
TOTAL			TOTAL			TOTAL		
100			100			100		

PARKING REQUIREMENTS	
HOUSES	1:1
APARTMENTS	1:1
RESTAURANT	1:1
CLUBHOUSE	1:1
POOL	1:1
TOTAL	1:1

CONSOLIDATED ERF	
AREA	100
PERCENTAGE	100
TOTAL	100



LUXURY HOMES - INTERIOR

FLOOR COVERINGS

BATHROOM

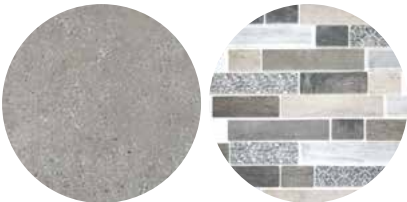
OPTION 1



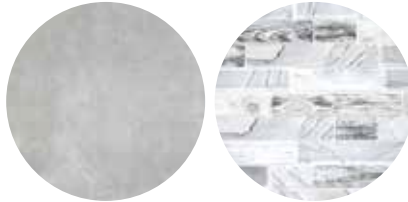
OPTION 2



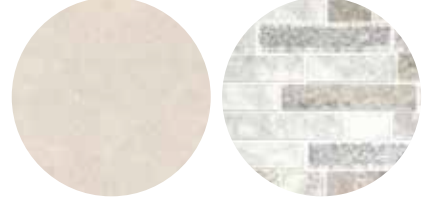
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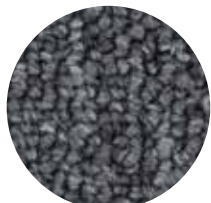
B



C



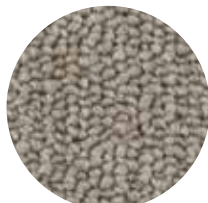
BEDROOM



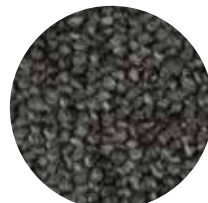
FAN FIX



PULSE RATE



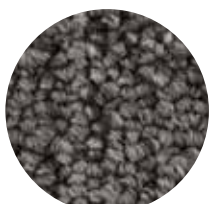
PICTURE THIS



MAX LUST



DAILY IMPACT



MINOR THAT



TRIBE FUEL



GATHER ROUND



LIGHTING
BEDROOM/BATHROOM

LUXURY HOMES - INTERIOR

KITCHEN

PENDANTS



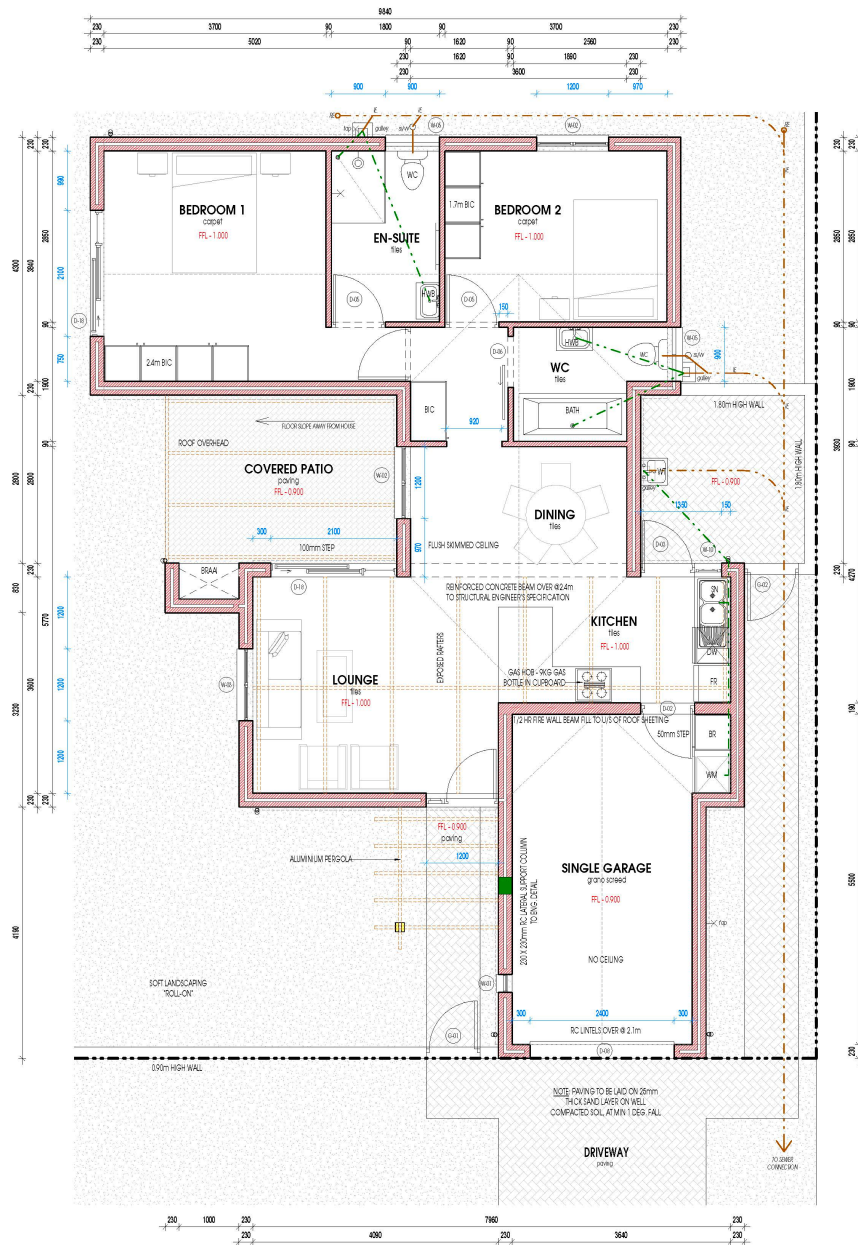
KITCHEN APPLIANCES



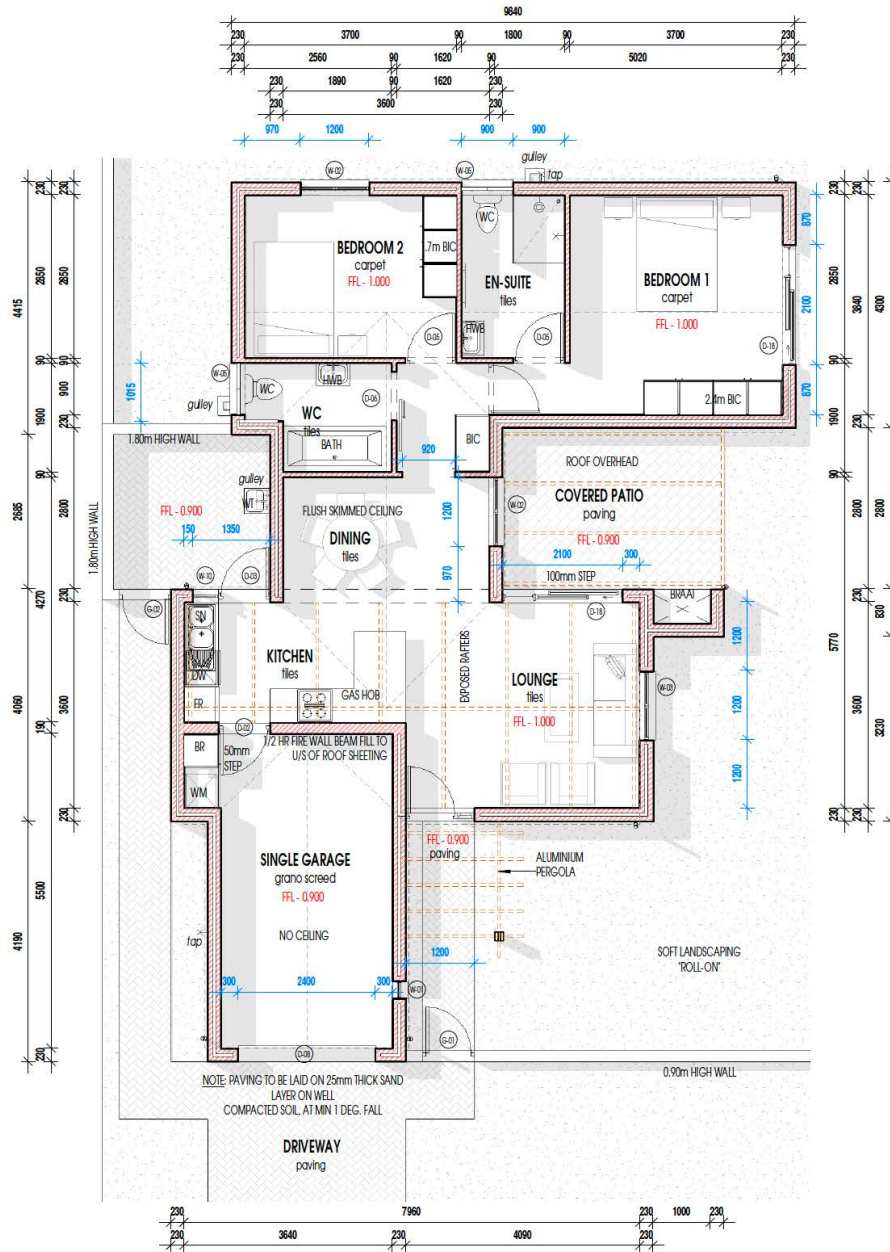
BATHROOM



TYPE A - 2 BEDROOM



TYPE A - 2 BEDROOM (m)



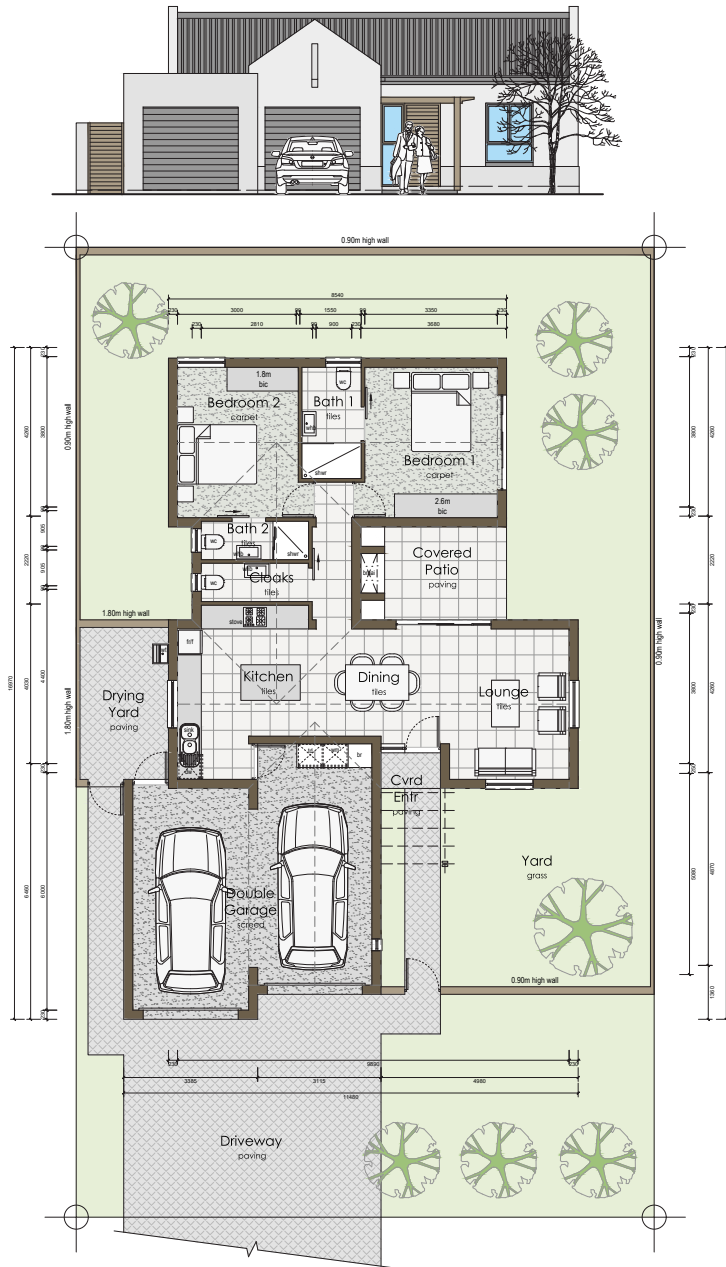
GROUND FLOOR LAYOUT
scale 1 : 100

AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 84.94 m ² GARAGE : 40.38 m ² COVERED ENTRANCE : COVERED PATIO : 8.65 m ² TOTAL : 135.35 m ²	A MIRROR	2 18.05.2025

- THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AND ARE INTENDED FOR MARKETING PURPOSES ONLY
- FURNITURE AND FITTINGS FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT PART OF THE CONTRACT
- THIS PLAN INCLUDING PAVING, LANDSCAPING AND THE LIKE IS INDICATIVE BEING FOR MARKETING PURPOSES ONLY AND ARE SUBJECT TO FINAL AMENDMENTS. LEVELS ARE APPROXIMATE AS PER SITE DEVELOPMENT PLAN AND WILL BE FINALISED ON SITE BY THE DEVELOPER AND CONTRACTOR.

2 BED, 3 BATH, DOUBLE GARAGE

TYPE F - 2 BEDROOM



AREA SCHEDULE

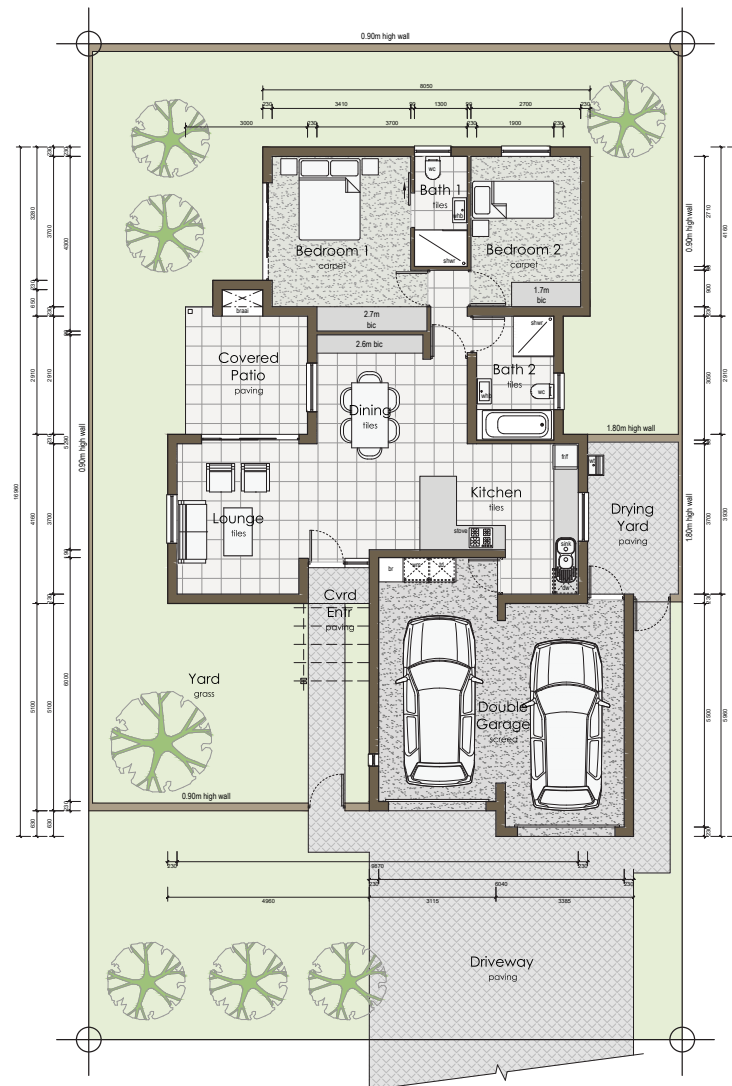
DWELLING : 84.94 m²
 GARAGE : 40.38 m²
 COVERED ENTRANCE : 1.38 m²
 COVERED PATIO : 8.65 m²
 TOTAL : 135.35m²

UNIT TYPE

F
 MIRROR

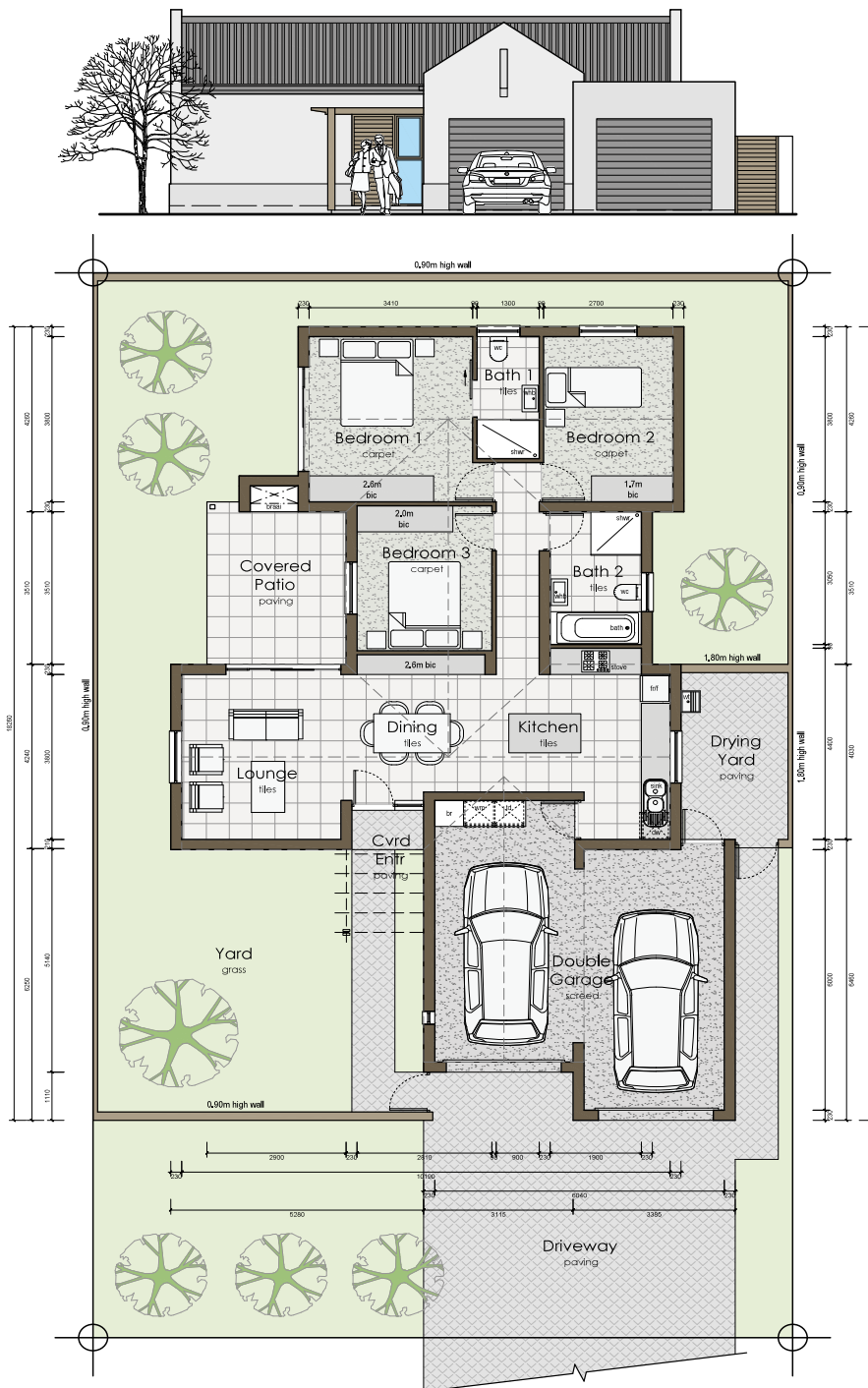
REVISION & DATE

2
 05.04.2022



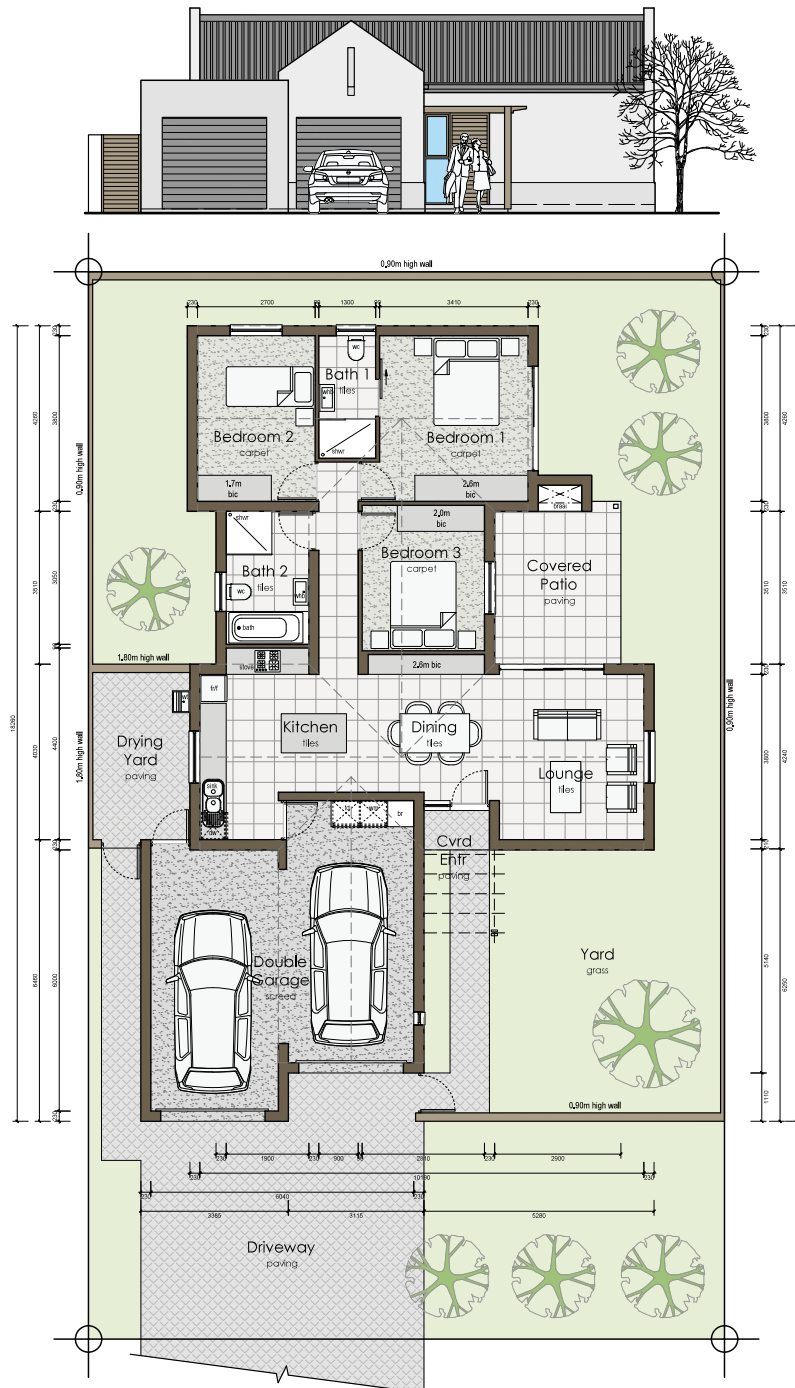
AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 89.26 m ² GARAGE : 39.79 m ² COVERED ENTRANCE : 1.32 m ² COVERED PATIO : 9.91 m ² TOTAL : 140.28m ²	G	2
		05.04.2022

TYPE H - 3 BEDROOM

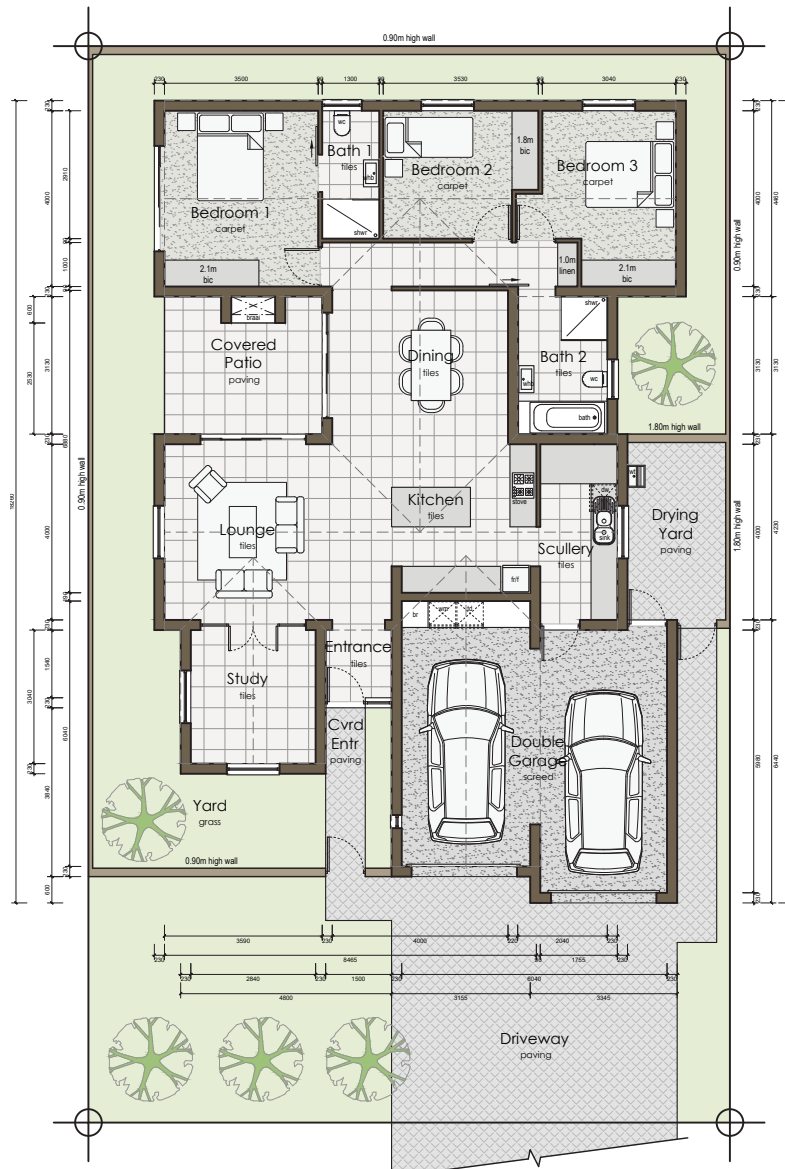


AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 96.66m ² GARAGE : 41.48m ² COVERED ENTRANCE : 1.35m ² COVERED PATIO : 11.06m ² TOTAL : 150.55m ²	H	2
		05.04.2022

TYPE H - 3 BEDROOM

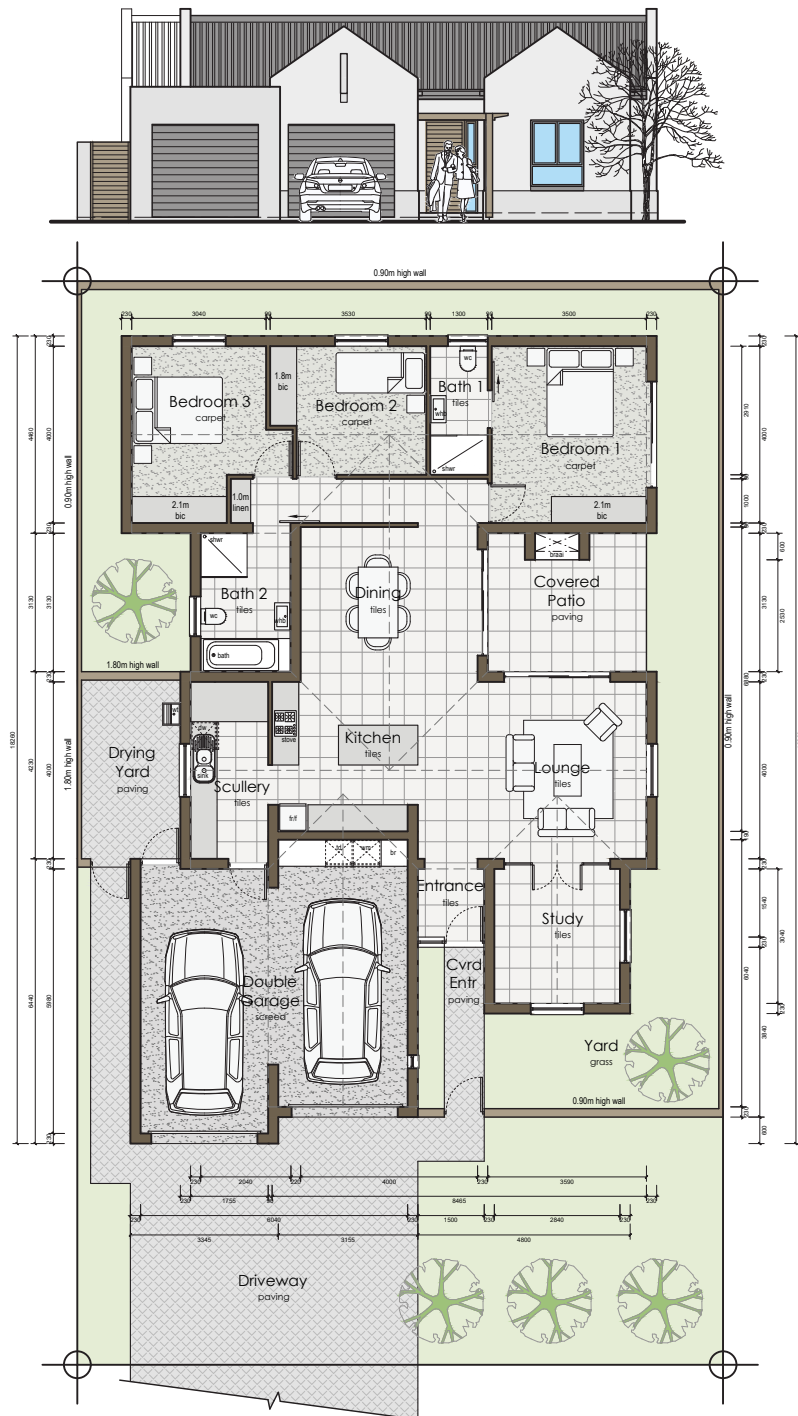


AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 96.66m² GARAGE : 41.48m² COVERED ENTRANCE : 1.35m² COVERED PATIO : 11.06m² TOTAL : 150.55m²	H MIRROR	2 05.04.2022



AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 133.36 m ² GARAGE : 241.15 m ² COVERED ENTRANCE : 1.35 m ² COVERED PATIO : 12.65 m ² TOTAL : 188.8m ²	1	2 05.04.2022

TYPE I - 3 BEDROOM



AREA SCHEDULE

DWELLING : 133.36 m²
 GARAGE : 241.15 m²
 COVERED ENTRANCE : 1.35 m²
 COVERED PATIO : 12.65 m²
 TOTAL : 188.8m²

UNIT TYPE

I
 MIRROR

REVISION & DATE

2
 05.04.2022

HOMES PRICELIST

LANGEBAAN MANOR PROPOSED SALES LIST

Unit	Type	Total Size	Standard Plan Offerings
3	A	114,83	2 995 000
5	A	114,83	2 995 000
6	H	150,55	4 500 000
10	F	135,35	3 950 000
11	H	150,55	4 500 000
13	F	135,35	3 950 000
21	H	150,55	4 500 000
24	H	150,55	4 500 000
26	H	150,55	4 500 000
27	H	150,55	4 500 000
33	F	135,35	3 950 000
34	H	150,55	4 500 000
42	H	150,55	4 500 000
52	H	150,55	4 500 000
54	H	150,55	4 500 000
61	F	135,35	3 950 000
70	H	150,55	4 500 000
71	H	150,55	4 500 000
72	H	150,55	4 500 000
73	H	150,55	4 500 000

HOMES LEVIES

Estimated Monthly Levy Contribution per Unit Type

HousingTypes	Housing Size	Estimated Monthly Levy 2024	Estimated Monthly Levy 2025	Estimated Monthly Levy 2026
Type A	110,33	R1 518	R1 625	R1 738
Type B	110,33	R1 590	R1 701	R1 821
Type C	115,84	R1 670	R1 786	R1 911
Type D	120,79	R1 741	R1 863	R1 993
Type E	128,3	R1 849	R1 979	R2 117
Type F	135,35	R1 951	R2 087	R2 233
Type G	140,28	R2 032	R2 175	R2 327
Type H1	150,55	R2 170	R2 322	R2 484
Type H2	150,55	R2 170	R2 322	R2 484
Type I	188,8	R2 522	R2 699	R2 888