

# INFORMATION PACK

FOR

## LUXURY GOLF ESTATE

### SECTIONAL TITLE DEVELOPMENT SITE

S34, ELEMENTS PRIVATE GOLF RESERVE, BELA-BELA



**AUCTION VENUE: 105 DELY ROAD, ASHLEA GARDENS**  
**THURSDAY, 9 JUNE 2022 @ 11h00**  
**Pieter Nel | 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**



### **The Elements Golf Development**

Elements Private Golf Reserve prides itself on the concept of having a world class golf course which is integrated into a natural bushveld setting. This does not follow the typical golf estate layout which floods the edge of the golf course with houses. Owners and guests are provided with a true African Bushveld experience on and off the course.

The built component of Elements Private Golf Reserve is as pristine as its natural surroundings. Designer Carlos Mota and architect Rob Cary have combined their proven skills to create buildings in a contemporary African theme that will harmonise with the setting and compliment the visual pleasure making Elements Private Golf Reserve one of the most stunning property developments in South Africa.

Both the housing and the Clubhouse promotes the dramatic views of their surroundings thus creating a contemporary modern African living experience, by using the simplicity of design embellished by its natural environment.

#### **THE SETTING**

The setting for Elements Private Golf Reserve is one of the biggest factors that count in its favor. The surrounding bushveld terrain varies between natural hillsides and open plains, with mountain views and perennial streams. The golf course meanders through a fertile valley of indigenous vegetation and artful landscaping.

#### **THE HOMES**

Elements Private Golf Reserve is a low density luxury residential estate with only 308 private homes being built on the 495 hectares property. The stands are positioned to ensure perfect harmony with the bushveld surroundings and unsurpassed privacy.



## THE WILDLIFE

The natural game species resident to Elements Private Golf Reserve include: Kudu, Impala, Blue Wildebeest, Zebra, Blesbuck, Red Hartebeest and Mountain Reedbuck, Bushbuck as well as smaller indigenous species. Few other golf estates in South Africa can boast this kind of natural diversity and beauty.

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





## Real Right Information

Certificate of Real Rights: Number SK004755/2006S

Notarial Deed of Cession: SK4755/2006S

Real Right Portion - S34

In the Scheme known as – ELEMENTS PRIVATE GOLD RESERVE  
Portion 9 (A portion of Portion 3) of the farm  
ELANDSFONTEIN 440 – KR  
LIMPOPO

Local Authority: BELA BELA Local Municipality

Sectional Plan Number: SS452/2004

## Real Right Summary:

The owner has the right to erect and complete a sectional title building on the common property known as S34, whereafter the building / buildings will be divided onto a section or sections and common property and receive the exclusive use in the scheme. The owner will then own the section/unit S34 in the scheme, and a title deed thereto will be issued.

## Location of Site of S34

S34 is located on the 6<sup>th</sup> fairway with a north view over the golf course, within the development..



Levies ± R8 080.00pm - Levies are inclusive of 2 x Golf Memberships

## Property Investment in Elements Private Golf Reserve

This luxury golf estate is a sectional title development and consists of a total of 308 private home sites, allowing this “low density” luxury residential estate to ensure the privacy of all its residents at all times.

Elements Golf Reserve provides various options for you to choose from when planning for your future dream home:

All services are already established on each stand.

Flexible building options utilising your own builder and architect to design your ideal home within the conditions stipulated by the Home Owners Association.

All of the stands are strategically placed in order to provide amazing views as well as ensuring total privacy for all its owners.

Variety of views to choose from, ranging from extreme elevated views over the Waterberg’s mountains and valleys, elevated views over the golf course or very private bushveld views.



### Aesthetics

The lodges have been designed in a manner conducive to entertaining through having a centralised living area, pool and boma, while bedrooms are detached, maximising guest privacy. The bedrooms are en suite offering indoor shower, outdoor shower and bath tub, bedrooms are linked to the central entertainment area by means of decking.

The lodge design compliments the surrounding beauty of the natural elements. Interior decorating profiles are also available and reflect an up market, “mod bush” theme. Building materials, internal finishes and décor place emphasis on stimulating all the senses to create a ‘bush’ atmosphere in an environment of luxury.

Choose from two, three, or four bedroom lodge designs. Owners have the flexibility of modifying certain aspects of the lodge design in order to suit their individual requirements and taste.

Other designs and styles are available provided they comply with the architectural style and building guidelines...



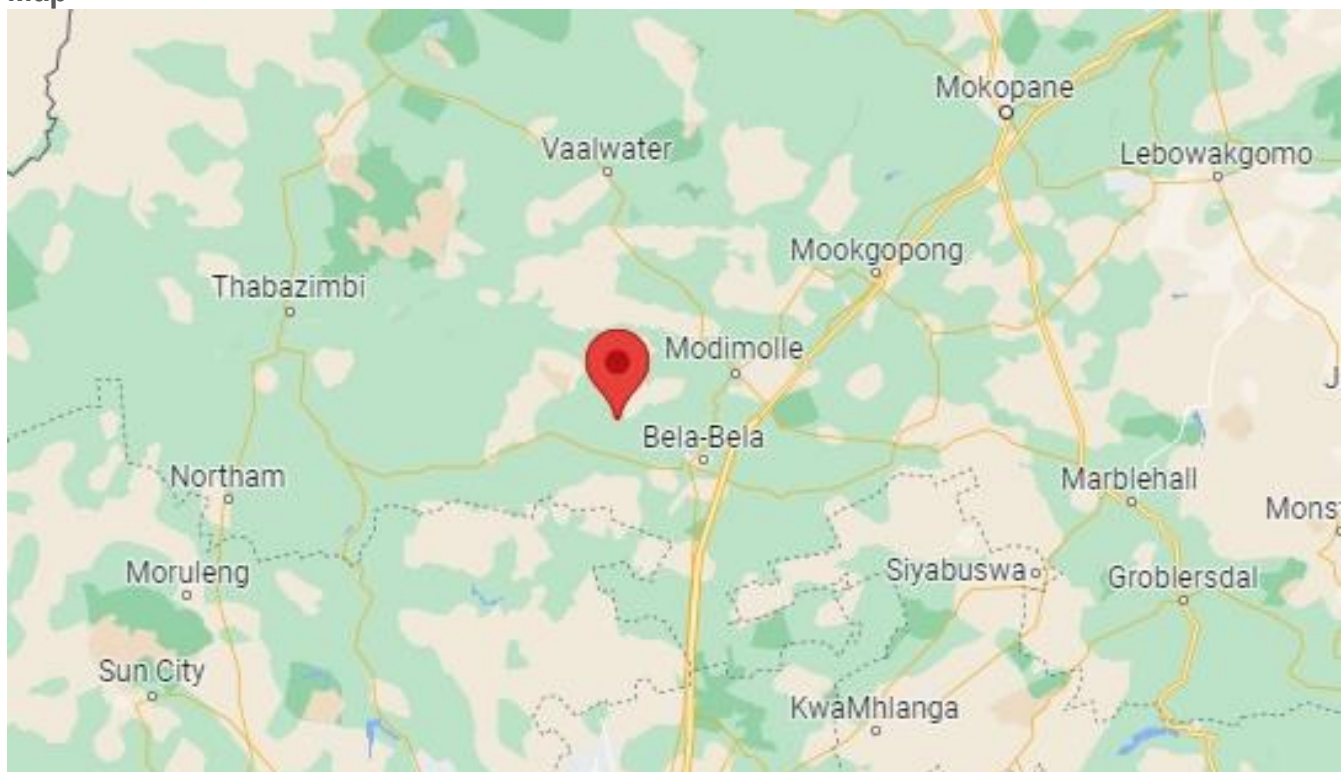
### Location of Elements Private Golf Reserve

The Waterberg Region has many stunning natural attractions and because it is only one and a half hours drive from Pretoria, it is the perfect home for the Elements Private Golf Reserve development.

Vast, peaceful and incredibly beautiful, the Bushveld region of the Limpopo Province is a fascinating destination with a rich cultural legacy and a natural splendour that appeals particularly to those in need of a place to unwind. With this landscape, Elements Private Golf Reserve will soon become one of the premier golf developments in the Limpopo Province and indeed even South Africa.

The magnificent diversity of the Waterberg is evident both in the natural environment, which incorporates a range of habitats, and in the facilities and attractions available. The region boasts an abundance of wildlife, including the Big Five, and many eco-tourism adventure opportunities. Another attraction of the region is that it is malaria free.

### Map



GPS Co-Ordinates 24°47'30.6"S 28°08'03.7"E  
-24.791837, 28.134365

## Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

10% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

30 Days for Guarantees.

7 Day Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**084 8800 165**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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