



LIVE THE LIFE YOU'VE IMAGINED



LEISURE LIFESTYLE ESTATE FOR OVER 50s





LIVE THE LIFE YOU'VE IMAGINED

Conveniently located on the border of Kloof and Padfield Park, Greenhaven is an over 50s lifestyle estate that has been meticulously designed for you to create the life you've always imagined.

From contemporary architecture, quality finishes, and high-speed fibre connectivity, to 24-hour security, natural wetlands, a care centre, and a clubhouse - Greenhaven Estate offers you a secure leisure lifestyle with everything you could ever possibly need right on your doorstep.

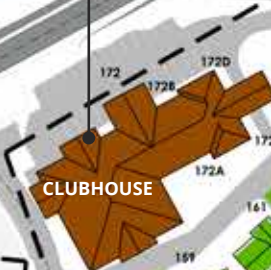
Shelley
RESIDENTIAL
SALES OFFICE

WYEBANK RD
ENTRANCE

SILVER
OAKS
PHASE 2

SILVER
OAKS
PHASE 1

CORKWOOD
CLOSE



SILVEROAKS GROVE

CLUBHOUSE

BOWLING
GREEN

CORKWOOD CLOSE



ACACIA PLACE

ACACIA PLACE



BUSHWILLOW VALLEY

BUSHWILLOW VALLEY PHASE 1



BUSHWILLOW VALLEY PHASE 3



BUSHWILLOW VALLEY - PHASE 2

BUSHWILLOW VALLEY PHASE 4



BUSHWILLOW 5



SAGEWOOD 1

SAGEWOOD 2



JASMINE HILL

JASMINE HILL

PADFIELD RD
GATEHOUSE
ENTRANCE

WETLANDS

COMMUNAL BRAAI
AND PICNIC AREA

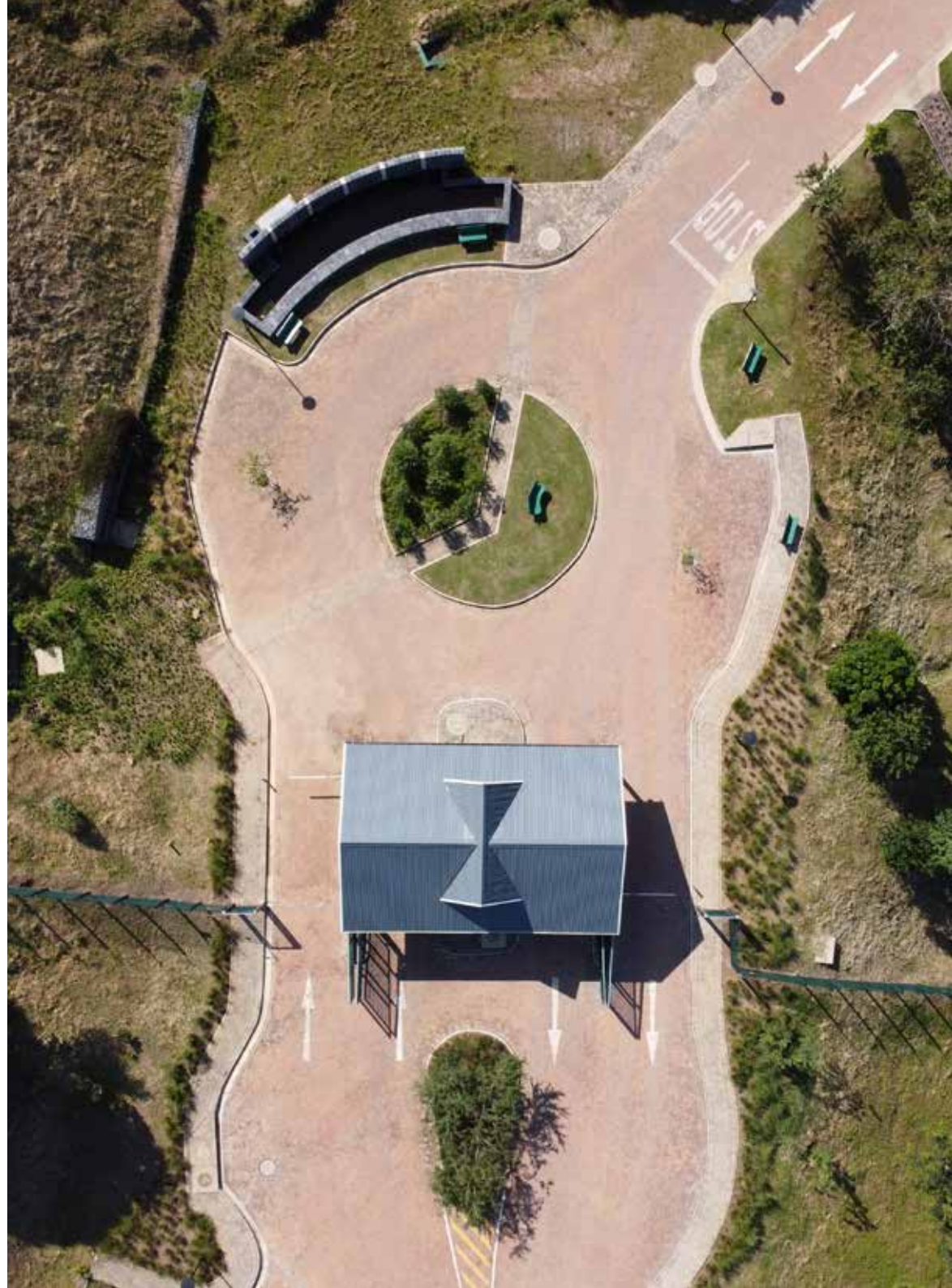


SITE PLAN



LEGEND

BARBET	
KINGFISHER	
TROGON	
DRONGO	
FALCON	
KITE	
EGRET	
HERON	
FISHEAGLE	
WEAVER	
LOURIE	
HORNBILL	
STARLING	



Disclaimer: The site plan is illustrative and depicts the intentions of the Developer for further development on the Estate. It may not be the final and exact representation of the Estate. The Developer reserves the right to vary the unit designs and site plan.

CORKWOOD CLOSE

*The crown jewel
of Greenhaven Estate*

With its superior finishes, elevated position, breathtaking views, and its close proximity to the clubhouse and Kloof gatehouse, Corkwood Close offers 21 of the largest, most sought-after three-bedroom residences within Greenhaven Estate.





Disclaimer: The site plan is illustrative and depicts the intentions of the Developer for further development on the Estate. It may not be the final and exact representation of the Estate. The Developer reserves the right to vary the unit designs and site plan.



The sectional area and other details provided may vary based on the position of the unit and are an approximation. The above photographs are for marketing purposes only. The unit layout design and finishes may vary. All furniture and appliances are not included in the purchase price.



SITE PLAN
REFERENCE



LIGHT PURPLE

EGRET

219 sqm Three Bedroom Unit

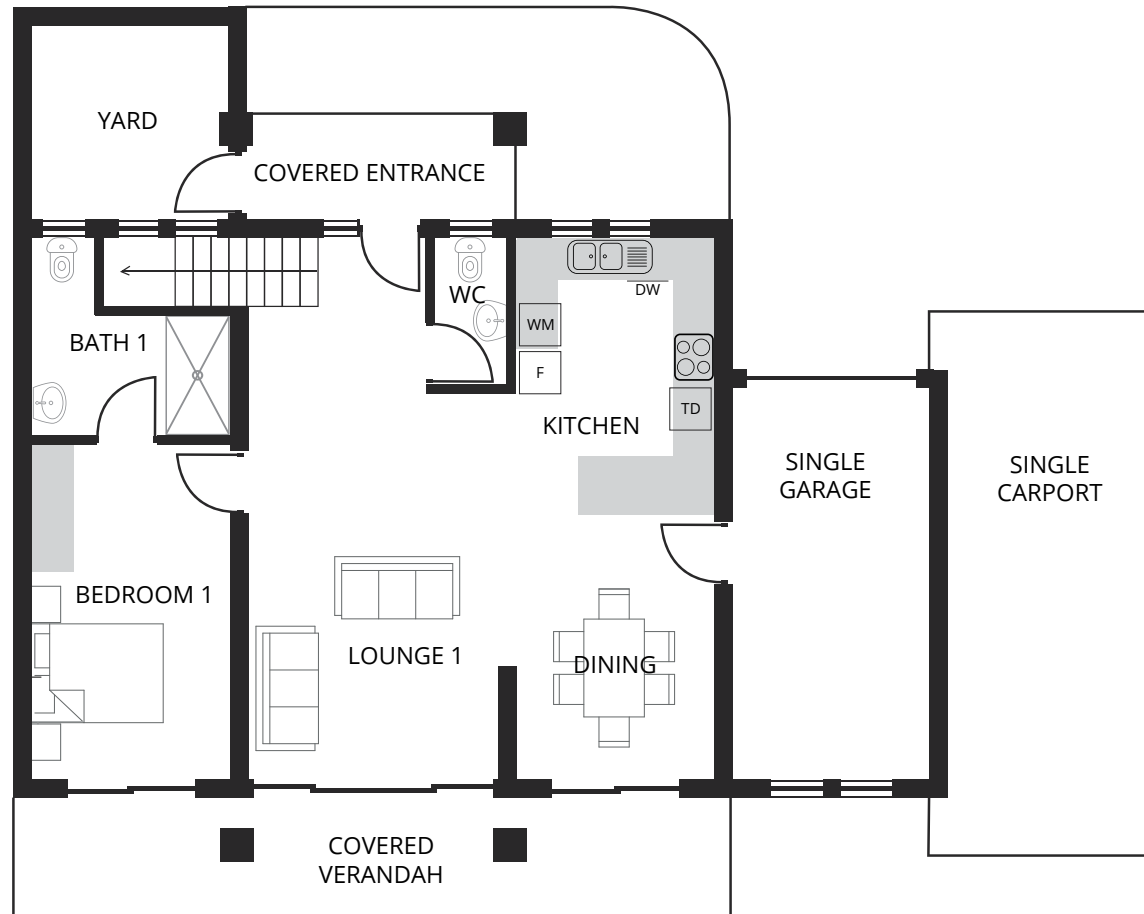
Sectional Area 219 sqm

3 Bedrooms / 1 Study / 2.5 Bathrooms / Kitchen / Open-Plan
Lounge and Dining Room / TV Lounge / Covered Balcony
Covered Patio / 1 Garage / 1 Carport / Courtyard

Selection Of Modern Finishes



*Egret Typical Floor Plans
Lower Level*



Sectional Area

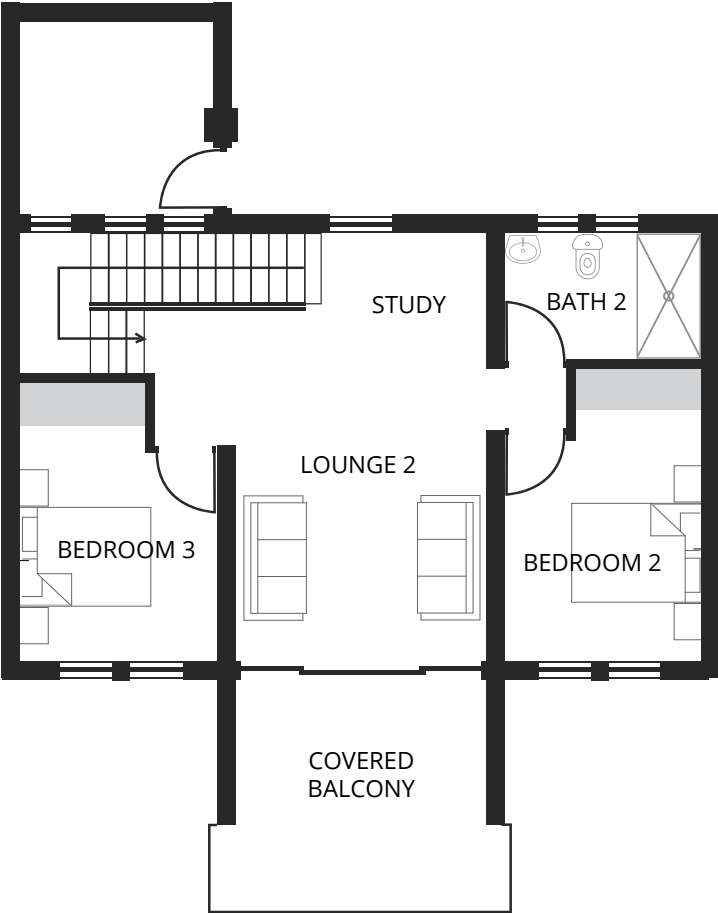
Unit Area: 141.15 m² / Covered Entrance: 6.1 m²
/ Covered Verandah: 17.66 m² / Covered Balcony: 13.45 m²
/ Single Garage: 18.12 m² / Single Carport: 22.59 m²

Total Sectional Area: 219.07 m² / Exclusive Area (Yard): 9.29 m²



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.

*Egret Typical Floor Plans
Upper Level*



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.





The sectional area and other details provided may vary based on the position of the unit and are an approximation. The above photographs are for marketing purposes only. The unit layout design and finishes may vary. All furniture and appliances are not included in the purchase price.



SITE PLAN
REFERENCE



GREEN

DRONGO +

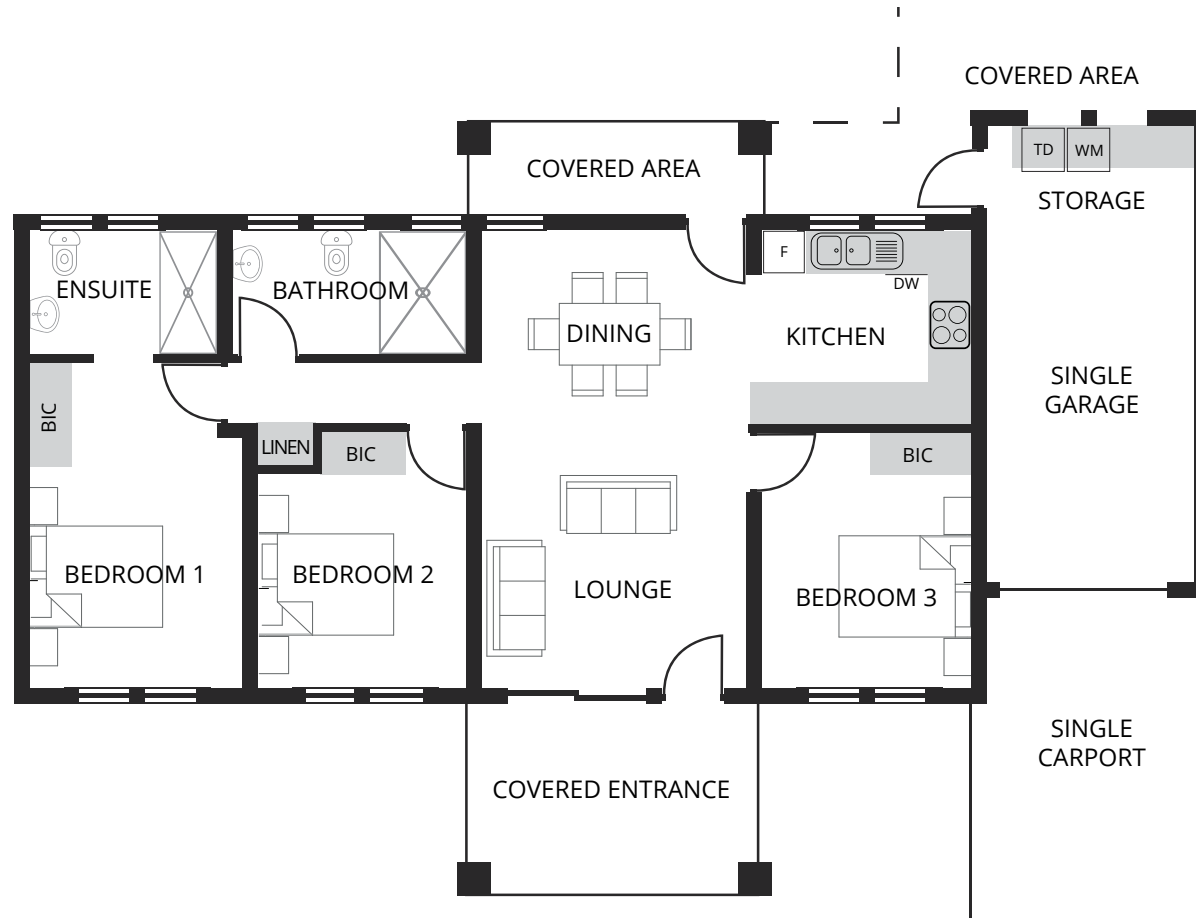
154 sqm Three Bedroom Unit

Sectional Area 154 sqm

3 Bedrooms / 2 Bathrooms / Kitchen / Open-Plan Lounge
& Dining Room / Covered Balcony / 1 Extra Length Garage
/ 1 Carport

Selection Of Modern Finishes

*Drongo + Typical Floor Plans
Lower Level*



Sectional Area

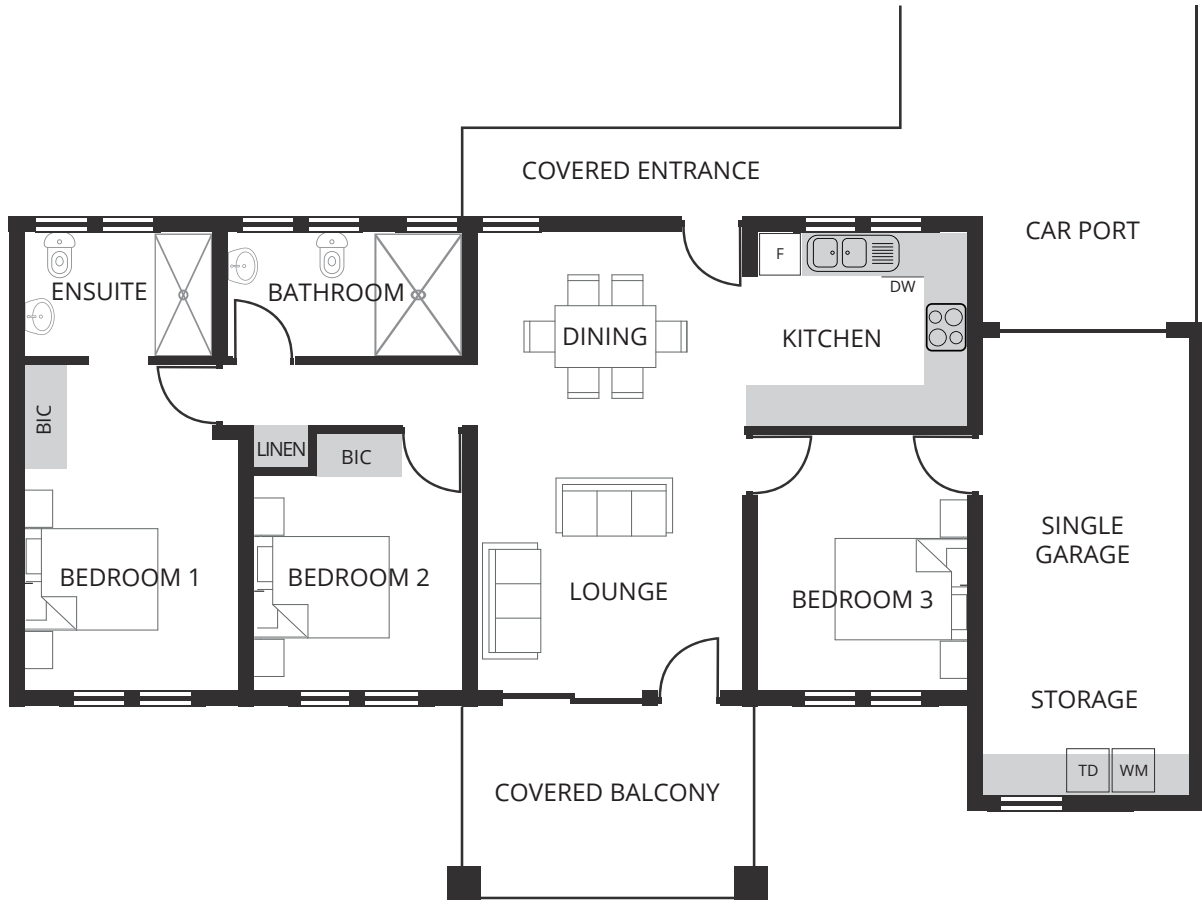
Unit Area: 96.2 m² / Covered Entrance: 11.6 m² / Covered Area: 5.7 m²
/ Garage & Store: 21.5 m² / Single Carport: 18.7 m²

Total Sectional Area: 153.7 m²

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.



Drongo + Typical Floor Plans
Upper Level



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.

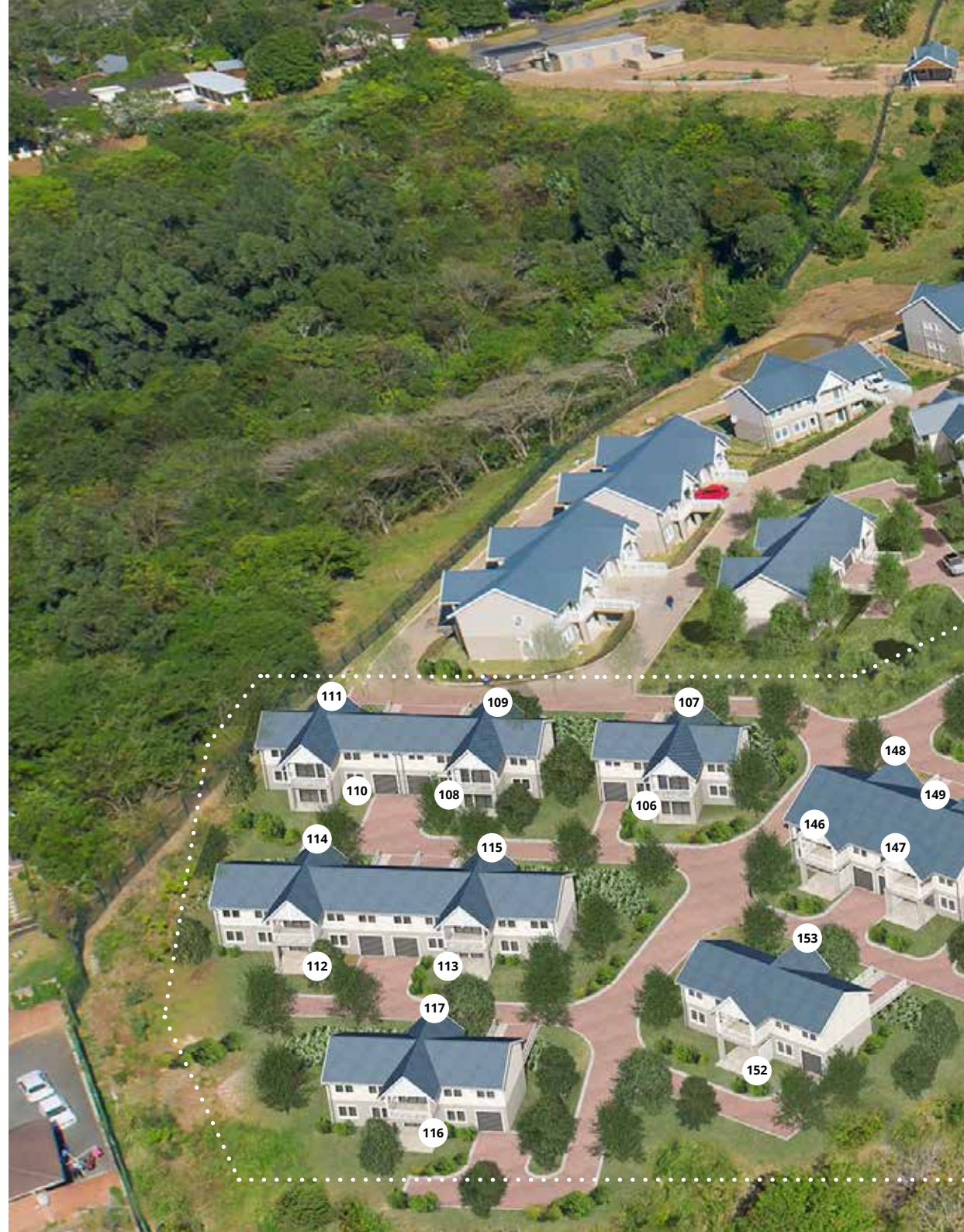
Sectional Area
 Unit Area: 96.2 m² / Covered Entrance: 11.6 m² / Covered Area: 5.7 m²
 / Garage & Store: 21.5 m² / Single Carport: 18.7 m²

Total Sectional Area: 153.7 m²

BUSHWILLOW VALLEY V

*The heart of
Greenhaven Estate*

Now selling off-plan, in a variety of different size and layout options, Bushwillow Valley V offers 42 newly-built two and three-bedroom sectional title units in the heart of Greenhaven Estate. Boasting views over the natural wetlands, and featuring contemporary country-style architecture, these spacious single-level units come with an open-plan design and a selection of modern finishes.





Disclaimer: The site plan is illustrative and depicts the intentions of the Developer for further development on the Estate. It may not be the final and exact representation of the Estate. The Developer reserves the right to vary the unit designs and site plan.



The sectional area and other details provided may vary based on the position of the unit and are an approximation. The above photographs are for marketing purposes only. The unit layout design and finishes may vary. All furniture and appliances are not included in the purchase price.



SITE PLAN
REFERENCE



GREEN

DRONGO

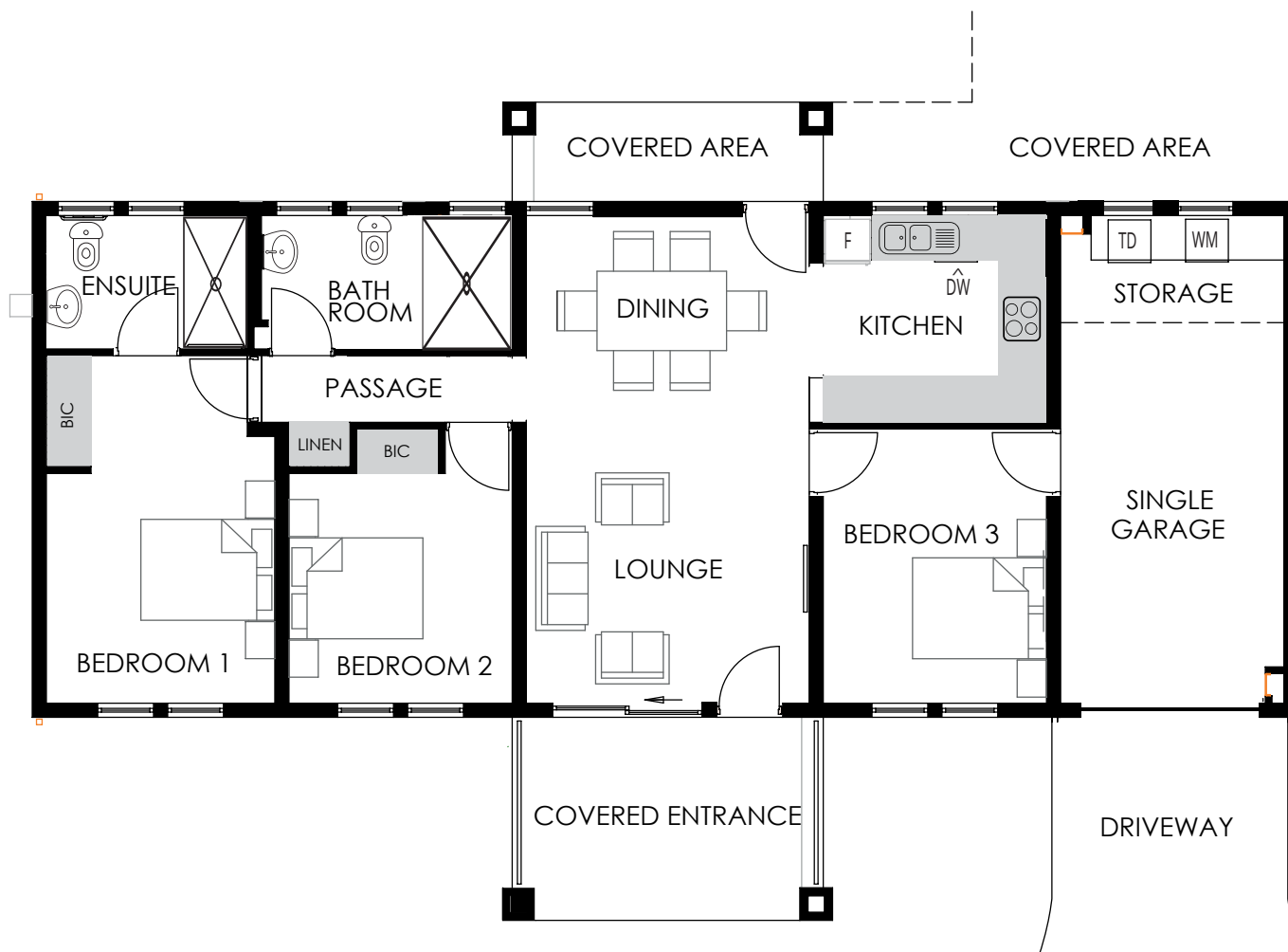
136 sqm Three-Bedroom Unit

Sectional Area 136.1 sqm

3 Bedrooms / 2 Bathrooms / Kitchen / Open-Plan Lounge
& Dining Room / Covered Balcony / Extra-Length Garage

Selection Of Modern Finishes

Drongo Typical Floor Plans
Lower Level



Sectional Area

Unit Area: 95.5 m² / Covered Entrance: 12 m²
/ Covered Area: 5.8 m² / Garage: 22.8 m²

Total Sectional Area: 136.1 m²

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.

Drongo Typical Floor Plans
Upper Level



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.

Sectional Area
Unit Area: 95.5 m² / Covered Entrance: 5.8 m²
/ Covered Balcony: 12 m² / Garage: 22.8 m²

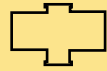
Total Sectional Area: 136.1 m²



The sectional area and other details provided may vary based on the position of the unit and are an approximation. The above photographs are for marketing purposes only. The unit layout design and finishes may vary. All furniture and appliances are not included in the purchase price.



SITE PLAN
REFERENCE



CREAM

TROGON

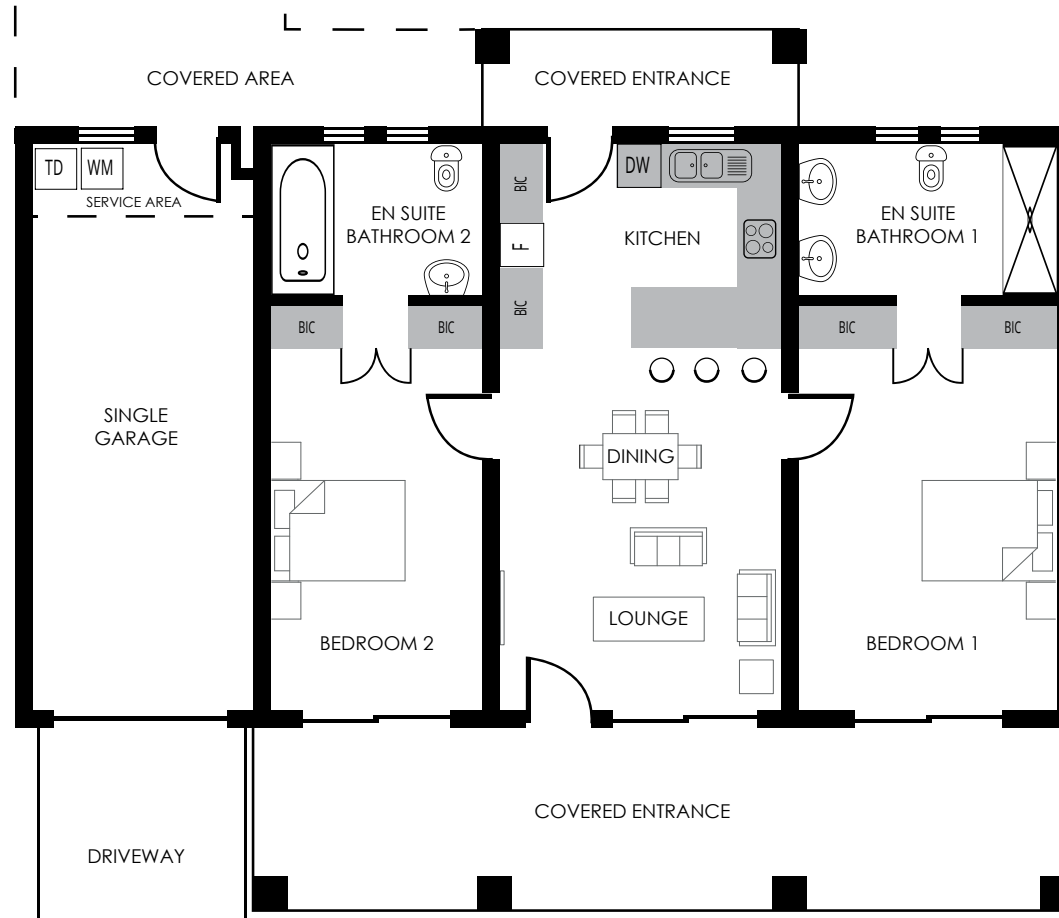
126 sqm Two-Bedroom Unit

Sectional Area 126 sqm

2 Bedrooms / 2 Bathrooms / Kitchen / Open-Plan Lounge
& Dining Room / Covered Balcony / Extra-Length Garage

Selection Of Modern Finishes

Trogon Typical Floor Plans Lower Level



Sectional Area

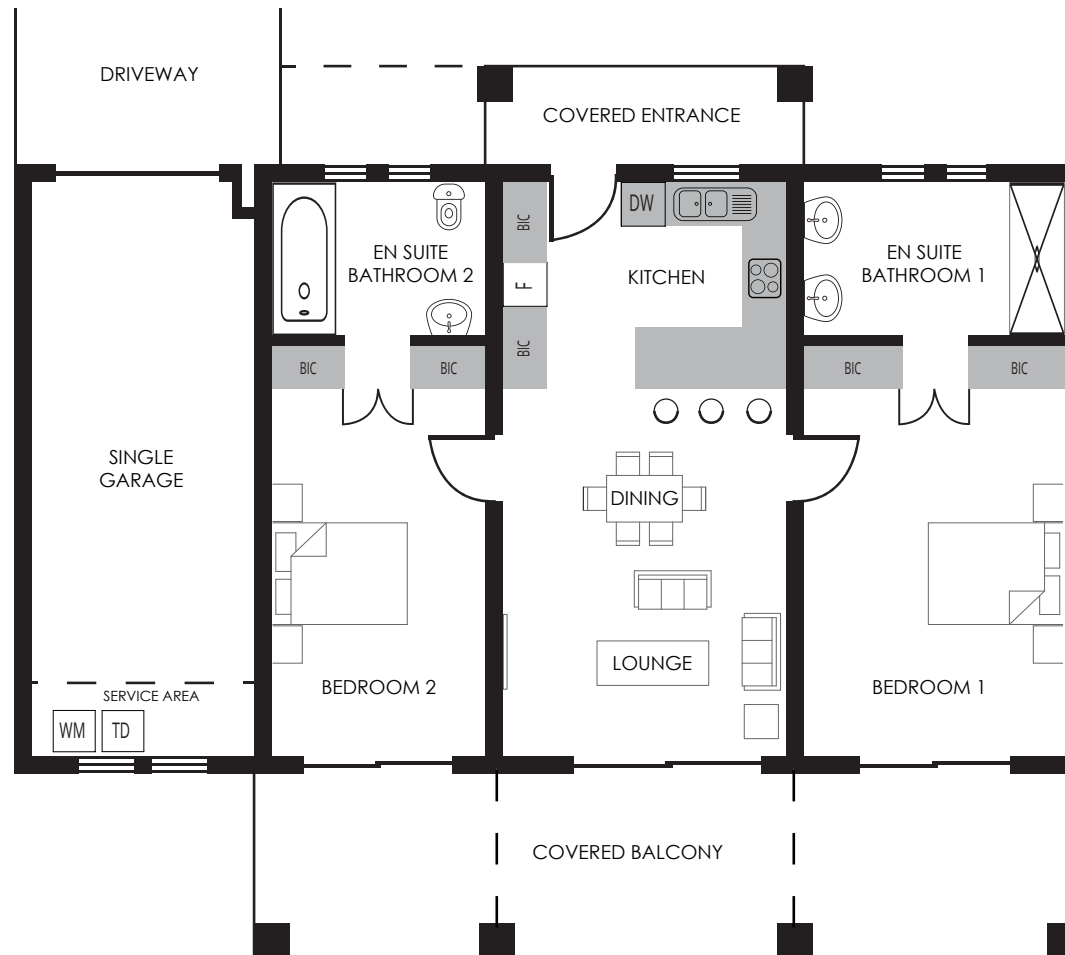
Unit Area: 82.8 m² / Covered Entrance: 14.2 m²
/ Covered Area: 5.8 m² / Garage: 23.2 m²

Total Sectional Area: 126 m²



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.

Trogon Typical Floor Plans
Upper Level



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.

Sectional Area
Unit Area: 82.8 m² / Covered Entrance: 5.8 m²
/ Covered Balcony: 14.2 m² / Garage: 23.2 m²

Total Sectional Area: 126 m²



The sectional area and other details provided may vary based on the position of the unit and are an approximation. The above photographs are for marketing purposes only. The unit layout design and finishes may vary. All furniture and appliances are not included in the purchase price.



SITE PLAN
REFERENCE



BLUE

KINGFISHER

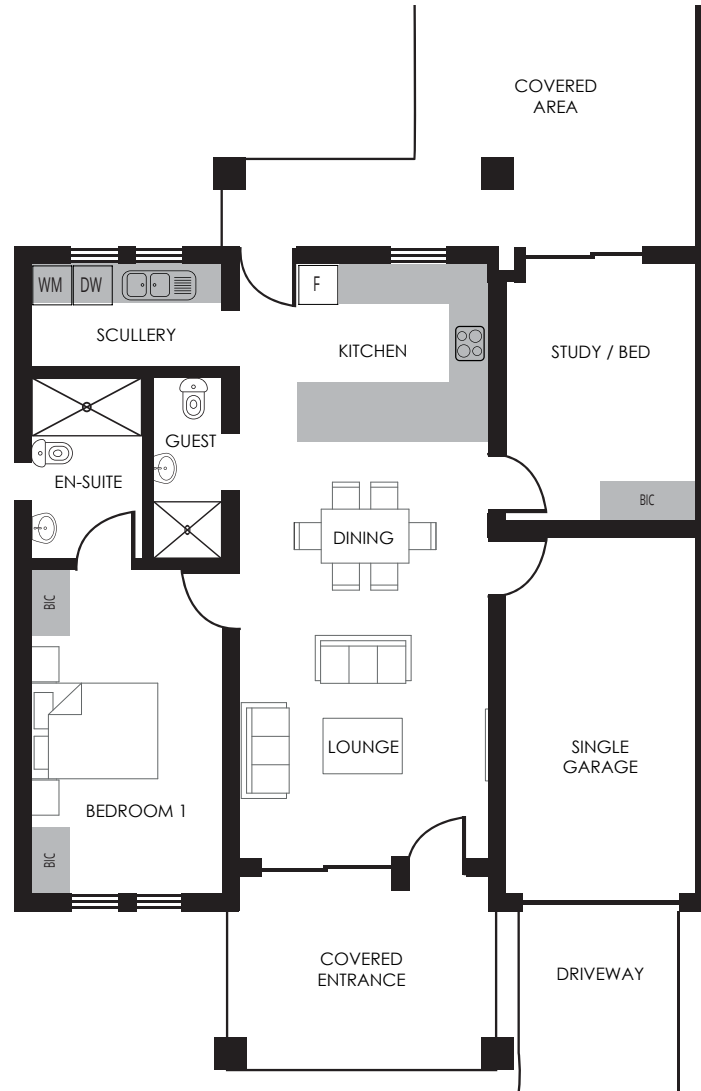
119 sqm Two-Bedroom Unit

Sectional Area 119.4 sqm

2 Bedrooms / 2 Bathrooms / Kitchen & Scullery
Open-Plan Lounge & Dining Room / Covered Balcony / Garage

Selection Of Modern Finishes

*Kingfisher Typical Floor Plans
Lower Level*



Sectional Area

Unit Area: 83.4 m² / Covered Entrance: 12.3 m²
/ Covered Area: 5.8 m² / Garage: 17.9 m²

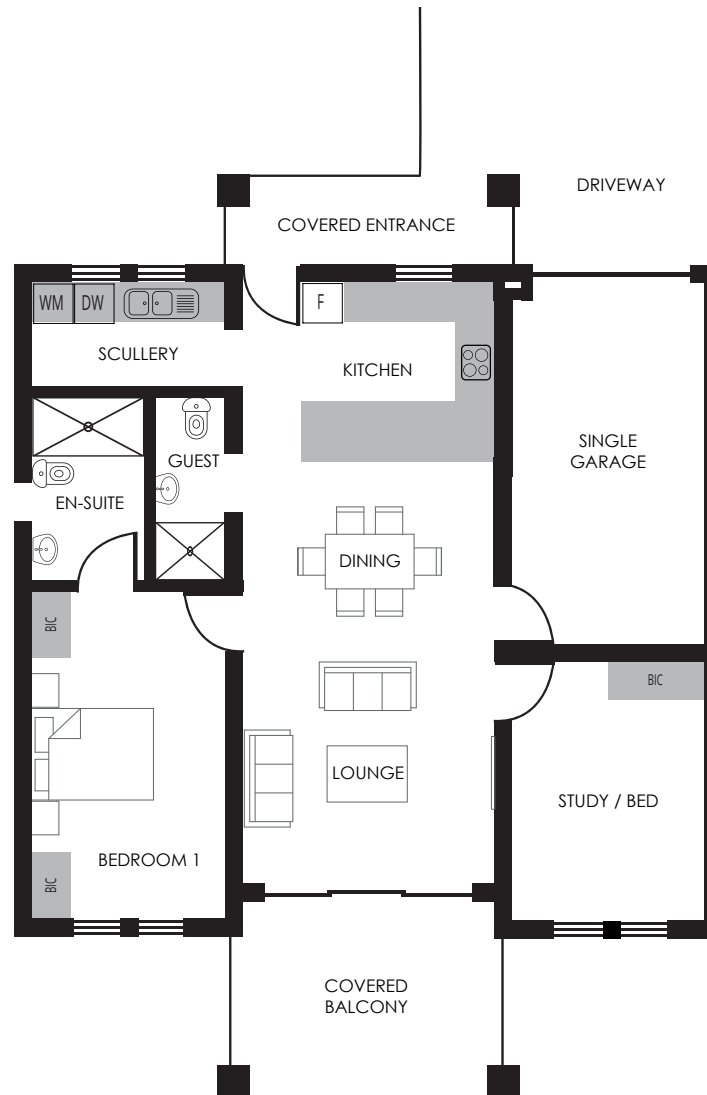
Total Sectional Area: 119.4 m²



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.



Kingfisher Typical Floor Plans
Upper Level



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.

Sectional Area
Unit Area: 83.4 m² / Covered Entrance: 5.8 m²
/ Covered Balcony: 12.3 m² / Garage: 17.9 m²

Total Sectional Area: 119.4 m²



The sectional area and other details provided may vary based on the position of the unit and are an approximation. The above photographs are for marketing purposes only. The unit layout design and finishes may vary. All furniture and appliances are not included in the purchase price.



SITE PLAN
REFERENCE



RED

BARBET

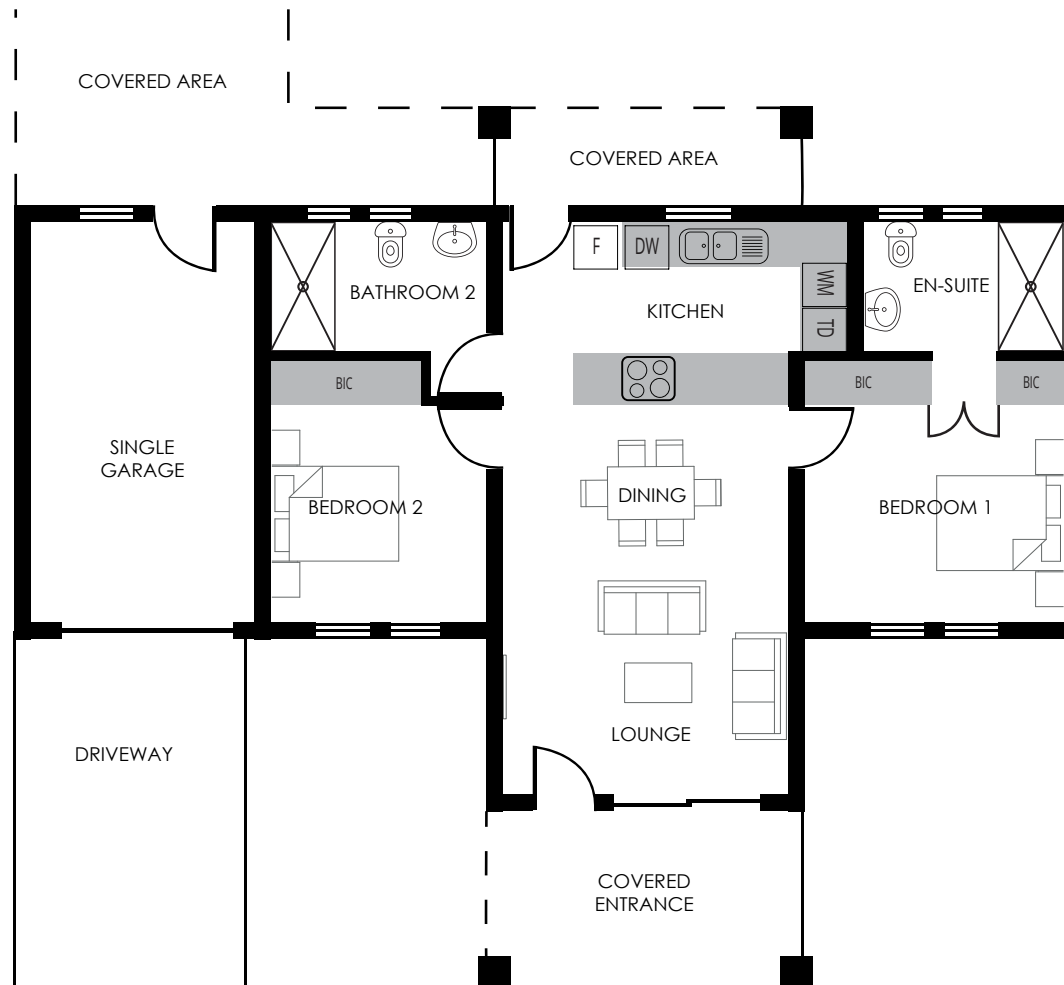
109 sqm Two-Bedroom Unit

Sectional Area 109.6 sqm

2 Bedrooms / 2 Bathrooms / Kitchen / Open-Plan
Lounge & Dining Room / Covered Balcony / Garage

Selection Of Modern Finishes

*Barbet Typical Floor Plans
Lower Level*



Sectional Area

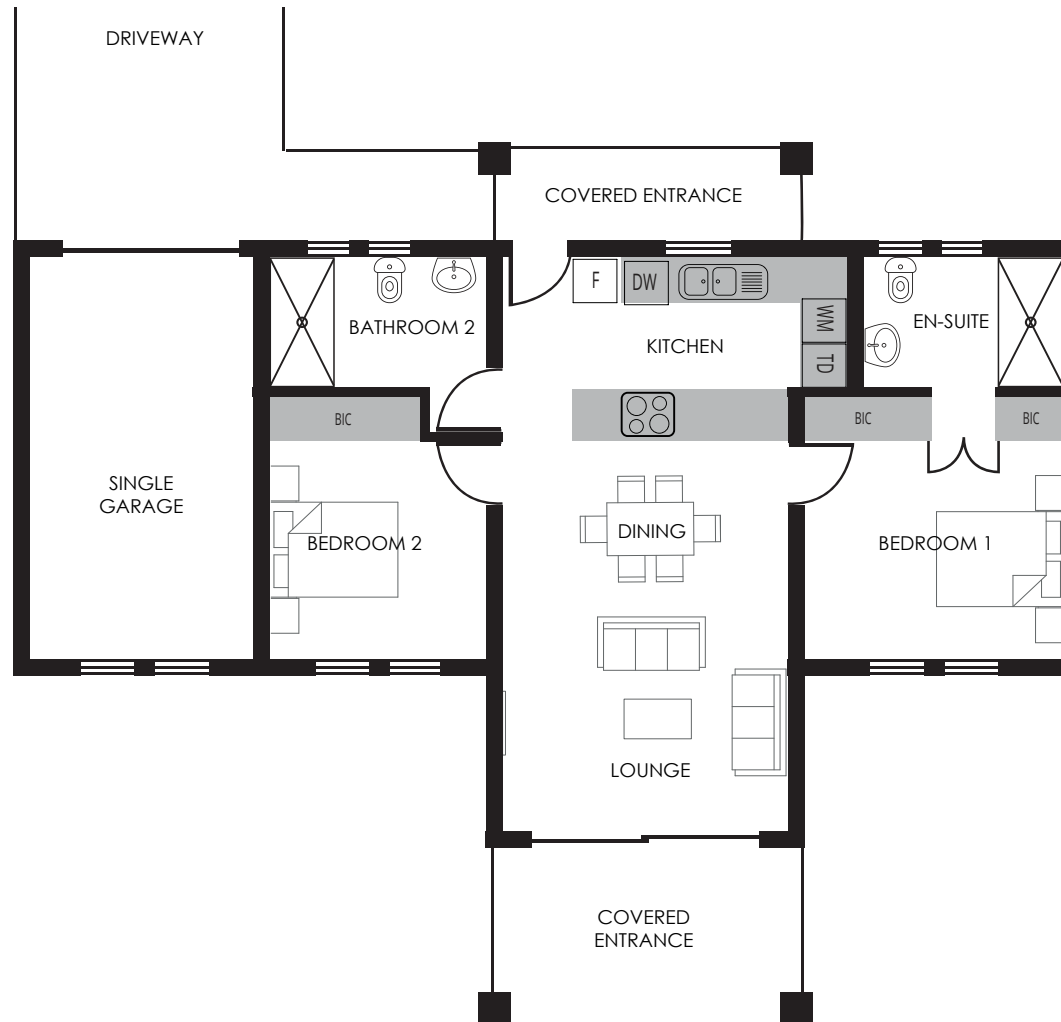
Unit Area: 74.2 m² / Covered Entrance: 10.3 m²
/ Covered Area: 5.7 m² / Garage: 19.4 m²

Total Sectional Area: 109.6 m²



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.

*Barbet Typical Floor Plans
Upper Level*



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.

Sectional Area
Unit Area: 74.2 m² / Covered Entrance: 5.7 m²
/ Covered Balcony: 10.3 m² / Garage: 19.4 m²

Total Sectional Area: 109.6 m²

SELECTION OF MODERN FINISHES



At Greenhaven Estate you have the luxury of customising your new home by selecting from our wide range of kitchen countertops, cabinetry, and floor tile options. Pop into our on-site sales office to view our selection of modern finishes.





HIGH-SPEED CONNECTIVITY

Greenhaven Estate is a community that is connected to the world around it, thanks to the pre-installed high-speed fibre network.

24-HOUR SECURITY

With electrified perimeter fencing, CCTV surveillance, strict access control for guests, and 24-hour patrols, Greenhaven Estate offers secure living and peace of mind.





QUALITY HEALTHCARE

Located within 4 kilometres of a private hospital, Greenhaven Estate's new clubhouse (which is currently under construction) will boast an onsite doctor's consultation room, a Care Centre, and assisted living rooms. The Care Centre operator will offer everything from health assessments and clinic services to managed care at home with nursing services up to 24-hours a day.

NATURE & OPEN SPACES



Of the estate's 9.3 hectares, over 2.4 hectares have been set aside for nature and open spaces. With 7 natural wetlands, walking trails and prolific bird-life, Greenhaven Estate gives you more than enough space to soak in your scenic surroundings and just breathe.









LEISURE LIFESTYLE

Whether it's taking your dog for a walk through the natural wetlands, socialising at the Clubhouse, playing a game of bowls, or taking a dip in the resort swimming pool, Greenhaven Estate offers a relaxed, leisure lifestyle that allows you to indulge in your favourite pastime.



**CURRENTLY
UNDER
CONSTRUCTION**

Disclaimer: These 3D renderings are for marketing purposes only.



CLUBHOUSE



With its breathtaking views and over 1,260 sqm under roof, the clubhouse will form the heart of Greenhaven Estate and will be the hub of all health, wellness and entertainment activity.



Care Centre



Doctor's Rooms



Assisted Living Rooms



Bowling Green



Swimming Pool



Bar



Restaurant



Lounge



Library

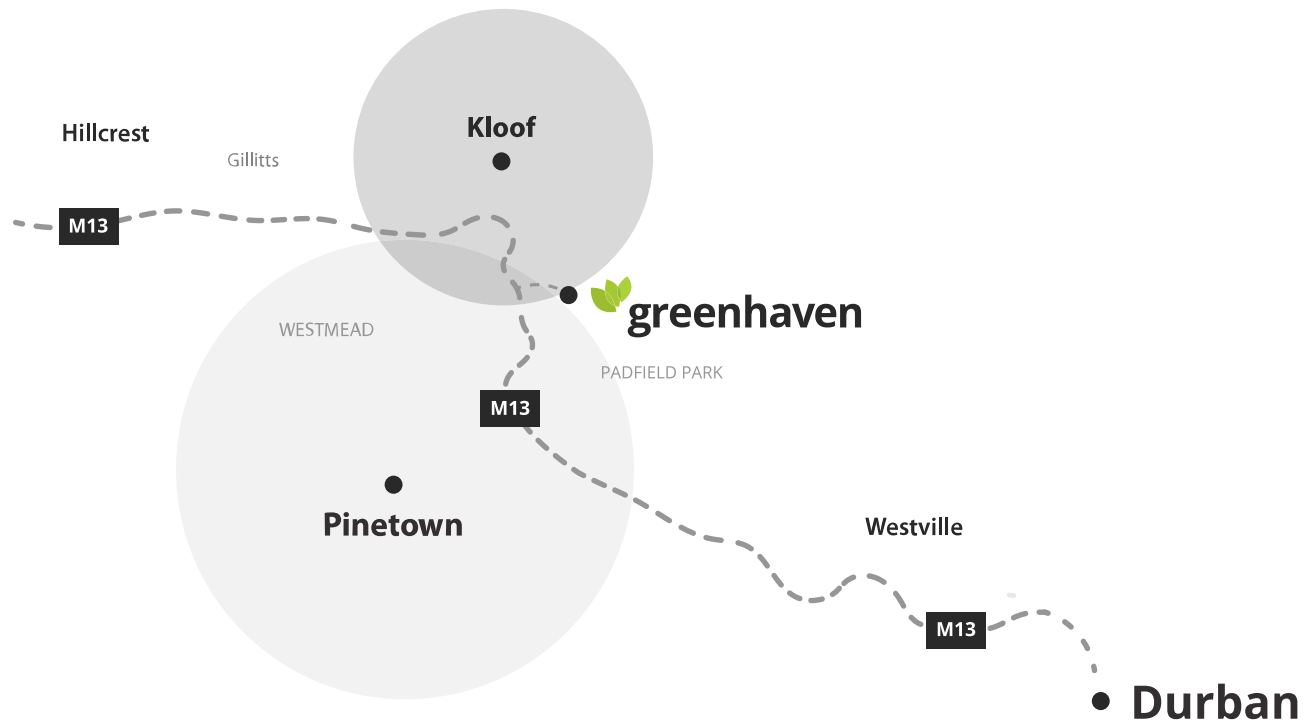


Gym



CONVENIENT LOCATION

Located on the border of Kloof and Padfield Park, Greenhaven Estate is positioned within 6 kilometres of Kloof's high-end shopping malls, restaurants, pubs and coffee shops. With easy access to the M13 and so many amenities right on your doorstep, the idea of convenient living has never been so compelling.





MELKI
PROPERTY

THE DEVELOPER



The Melki Group started out as a plant hire company in 1980 and has since evolved into a diversified property group that specialises in residential and commercial property development, civil engineering, contracting and plant hire.

www.melki.co.za

FAQs

Is Greenhaven Estate a Retirement Village?

No, Greenhaven Estate is a leisure lifestyle estate that has been designed and developed to accommodate the needs of the over 50s market.

What type of homeownership is being sold?

Greenhaven Estate is a sectional title scheme, whereby you will own a unit or section of the development, and you will own an undivided share of the common property.

Is Greenhaven Estate pet-friendly?

Yes, subject to Body Corporate rules and regulations, one small dog or cat is allowed. A second pet is allowed with special Body Corporate permission.

Does the sectional title unit have an NHBRC Certificate?

Yes, the Developer is registered with the National Home Builders Registration Council (NHBRC) and every sectional title unit will receive a certificate. The NHBRC inspects each unit during construction and provides you, the purchaser, with warranty protection against any major structural defects. The cost of the certificate is paid by the Developer.

Is property finance available?

Yes, depending on your credit rating and your gross monthly income, up to 100% finance is available for all approved purchasers (subject to the bank's terms and conditions). Speak to your sales consultant for more information.

Do I pay Transfer Duty?

No, as you are purchasing directly from the developer, the purchase price includes VAT, and no Transfer Duty fee (i.e the government tax on the transfer of the property title) is applicable.

Are there other purchase costs involved?

Yes, please be advised that Bond Registration (if applicable) and Transfer / Conveyancing fees are applicable. Ask your sales consultant to calculate and provide an accurate estimate of all costs applicable to you.

Am I able to select my finishes?

Yes, you have the luxury of customing your new unit by selecting from our wide range of kitchen countertops, cabinetry, and floor tile options. Pop into our on-site sales office to view our selection of modern finishes.

What appliances are included in the purchase?

All units are fitted with a standard Ceran stove and an under-counter oven.

Can I make variations to my unit or provide my own finishes and appliances?

Yes, you can provide your own appliances and finishes, and make certain variations to your unit at your own additional cost and subject to the approval of the Developer or Project Manager.

Can I install air conditioning?

Yes, by written prior consent of the Body Corporate - who may impose restrictions on the type, position, colour, and installation method.

How is the Estate managed?

As a sectional title development, the Estate is managed by the Body Corporate's elected Board of Trustees. Wakefields Property Management

has been appointed as the managing agent of Greenhaven Estate.

What monthly costs are involved?

Your monthly costs will include your bond repayment (if applicable), body corporate levy, care centre levy, water, and your Ethe-kwini rates account. Your electricity will operate on a pre-paid meter.

What does the Body Corporate Levy cover?

The monthly levy covers the Body Corporate running costs; such as 24-hour security, general road and estate maintenance, exterior building maintenance (private and common), landscaping and garden maintenance (private and common), building insurance (private and common), common property water, refuse and electricity costs, communal clubhouse, swimming pool, and bowling green maintenance, estate management fees, audit fees, CSOS levy, and a provision for reserves.

Do I have to pay the Care Centre Levy?

Yes, the monthly Care Centre Levy is a compulsory fee.

When do I take occupation of my unit?

Once the construction of your unit has been completed, the architect will inspect the unit and issue a practical completion certificate. You will then be provided with 30 days' notice of occupation in writing.

Will I need to pay occupational rent?

Yes, occupational rent is payable from the date of occupation until the date of registration of transfer. Your occupational rent includes the Body Corporate and Care Centre levies but excludes your electricity and water expenses. You will receive a monthly invoice from the developer for the occupational rent.

How long will it take to transfer ownership into my name?

Registration of transfer will take place approximately 4 to 5 months from the date of occupation.

Is there a Levy Stabilisation Fund?

Yes, to prevent the monthly Body Corporate Levy from becoming unaffordable in the future, upon the re-sale of a unit, 7.5% of the selling profit will be paid to the Body Corporate's levy stabilisation fund.





LIVE THE LIFE YOU'VE IMAGINED

WWW.GREENHAVENESTATE.CO.ZA