



DULLSTROOM
Country Estate

DULLSTROOM • SOUTH AFRICA





EXCLUSIVE DEVELOPMENT IN UNIQUE ENVIRONMENT

It is real...a secure trout and game country estate promising a lifestyle few can aspire to. Where only the mist and the sound of your line interrupt the evening bird calls as you cast.

Dullstroom Country Estate is more than just a country estate. The mystique goes far beyond that. Working closely with the nature conservation authorities, the estate was specifically designed to blend in with the surroundings, providing sophisticated leisure amenities in an undisturbed natural environment. A paradise for bird-watchers, a challenge for fly-fishermen and an opportunity for all to enjoy the beauty of the misty Mpumalanga highlands.

The rolling grasslands are home to numerous bird species, including the Blue Crane and various eagles while abundant wildlife including Rheedbuck, Zebra, Black Wildebees, Springbuck, Eland and Blesbuck can be viewed from open landrovers, on horseback or on walking trails.

Dullstroom Country Estate provides the ultimate backdrop for an extraordinary lifestyle.



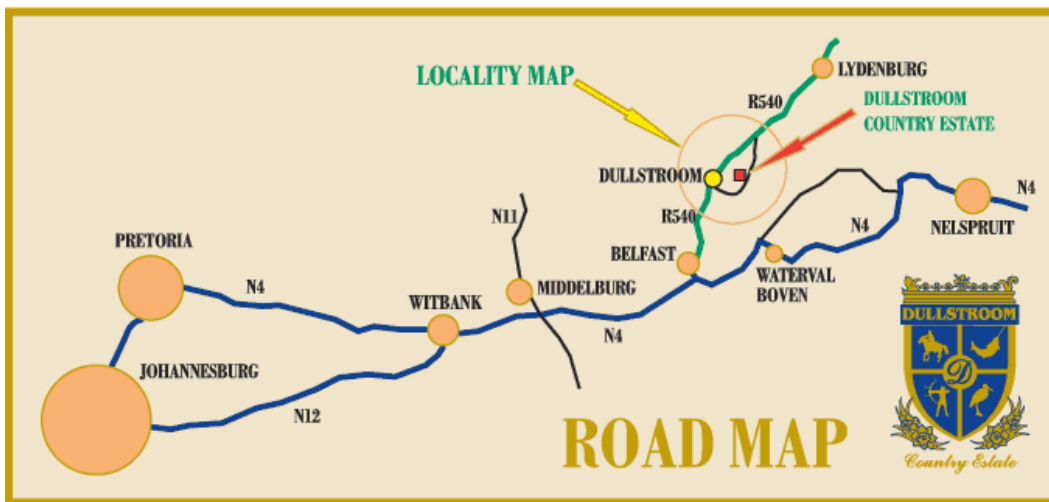
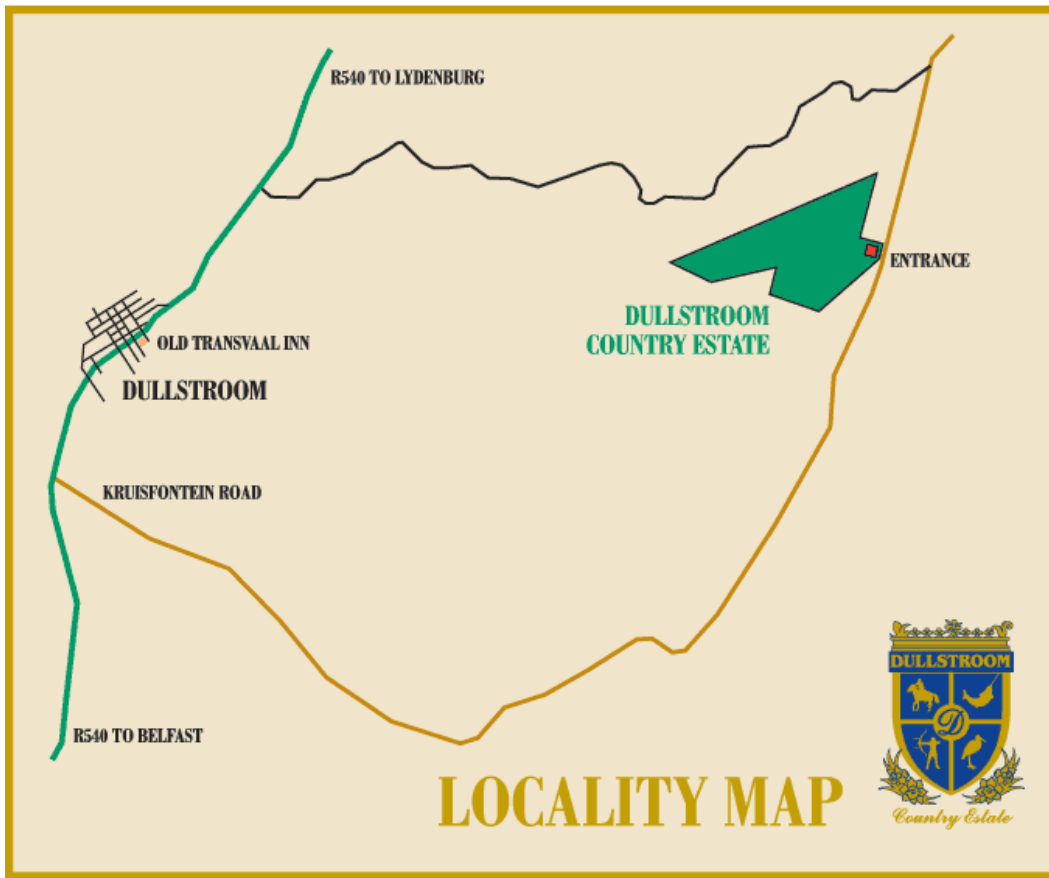


PERFECT CLIMATE

Dullstroom, with its diverse climate conditions offers year-round attractions - comfort, convenience and informal elegance. The winter season is a cold enjoyable time in Dullstroom with easy game-viewing and bird-watching, and ideal weather for firelit cherry nights while summer features thick mist in the mornings and evenings. Scenic mountain trails with spectacular views can be enjoyed on foot or horseback and a family picnic in the veld is ideal for summer.

Leave your troubles behind in musky Gauteng and experience restful relaxation, only two and a half hours away, in misty and tranquil Dullstroom. True and blissful peace!





PERFECT LOCATION

An easy two and a half hours from Johannesburg and Pretoria along the N12 and N4; Dullstroom Country Estate is ideally situated for those who require convenient access to the city just as much as they appreciate the tranquillity and beauty of the countryside.

The 720 acre estate has been sensitively planned to make the most of the stunning mountain views, which form a dramatic 360° panorama behind the gently sloping grasslands.

Situated in the heart of Dullstroom, South Africa's premier flyfishing region, on the prestigious Kruifontein Road, Dullstroom Country Estate presents a rare opportunity to own an outstanding highlands fly-fishing retreat.



ACTIVITIES

VARIETY

Dullstroom Country Estate offers a variety of activities for families, from early-morning game drives and family picnics in the veld, to spectacular fly-fishing, horse riding, mountain biking, bird watching, archery and nature trailing.

SECURITY

The security of owners was of primary importance in planning the development. Twenty-four hour surveillance, access control, all round electric fence and patrols ensure that owners and guests enjoy total privacy and peace of mind.

RICH LEISURE CHOICES AND RELAXED COUNTRY LIVING

Apart from the advantages of living in a safe, peaceful and well-maintained rural environment, the immediate surroundings offer a rich choice of leisure options. With Dullstroom just a few minutes away, residents of Dullstroom Country Estate will be able to enjoy a variety of restaurants and a whole host of cultural and sporting events on their very doorstep.

On the estate itself, residents will be able to enjoy several leisure facilities. The 720 acre expanse of private open space will provide kilometres of walking trails and will include several wetland areas, each abundantly populated by a wide variety of local bird species.



INFRASTRUCTURE

Roads are scraped and kept ground, or are a two track cement road for the country feel, and all properties serviced with water and electricity. Cable satellite television is available.

SERVICES

Further services available to owners on request include home maintenance and cleaning, garden maintenance, stocking of provisions for homes, domestic and child-minding services, laundry and dry-cleaning services.

DULLSTROOM COUNTRY ESTATE is a notable addition to the world's most celebrated and prestigious fly-fishing destinations and is a haven for nature lovers, with abundant fauna and flora.





EXCLUSIVITY

OWNERSHIP

The 720 acre estate is the property of Dullstroom Country Estate, a company registered in the Republic of South Africa. Each investor (whether an individual, a corporation or a syndicate) will own a full title, 1 hectare stand and a share in the company, which owns the common property, legally linked in perpetuity to a specific residential site on the estate.

EXCLUSIVE MEMBERSHIP OF THE HOME OWNERS ASSOCIATION

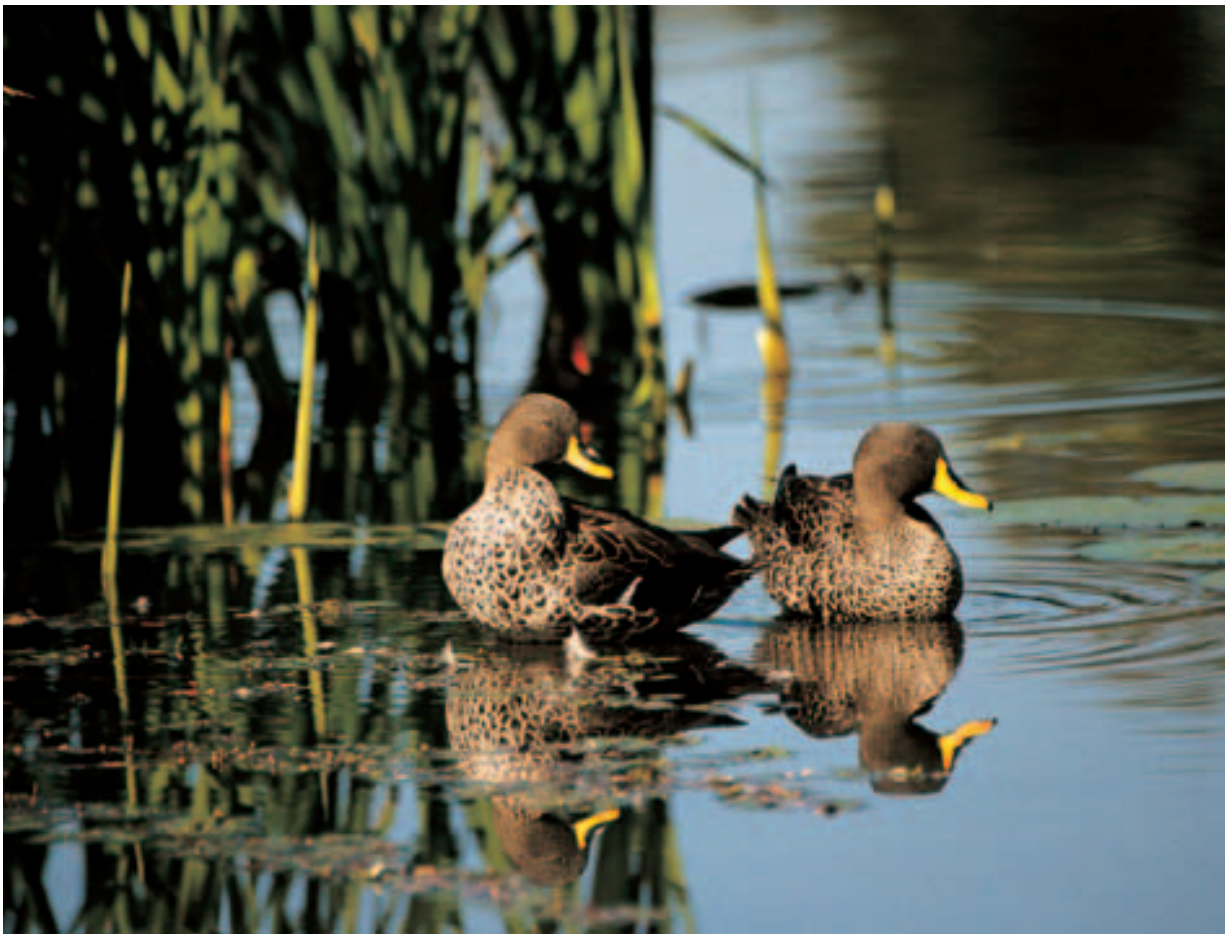
Dullstroom Country Estate Home Owners Association owns the shares in Dullstroom Country Estate (Pty) Limited which are linked to the all the open spaces, the game, the dams, the gatehouse, ancillary horse stables and sports facilities. All investors also become shareholders of Dullstroom Country Estate (Pty) Limited and founder members of the Dullstroom Country Estate Home Owners Association.

CONTROL BY OWNERS

The Home Owners control Dullstroom Country Estate (Pty) Limited.

SECURITY

Dullstroom Country Estate has a 24 hour security controlled gate and the Estate is fenced with 2,4 metre electrical fencing. Security guards patrol the area 24 hours a day.



HOUSING MATCHING THE ENVIRONMENT

There are a number of different designs conforming to the overall theme of the development as specified by the developer. A detailed Architectural Control Document to assist the owner on the design of their house is available. Each residential site is serviced, roads are built and connections to water and electricity are available.

AUTHENTIC DULLSTROOM ARCHITECTURE AND DESIGN

Buyers may choose from a range of designer houses, by leading architect M.C. van der Westhuyzen, who designed the homes to ensure a harmonious, village-like feel in a rural Old Transvaal style. Meticulous care has been taken in the layout of the houses to maximise the scenic potential of each stand.

OUTSTANDING INVESTMENT

Prices for prime selected erven of 10 000 square metres sell from R285 000 up to R650 000 (excluding VAT). According to Mr. Bernard Mulder, valuator and property expert, these prices represent excellent value for money, given the location of the development, the quality of design and the exceptional lifestyle benefits it offers. "Residential property of this quality is at an absolute premium in the Dullstroom area - a fact which should give these properties an outstanding investment value."





HOUSE RANGES



HOUSE RANGE 1

House Range 1 is the smallest of the four house ranges, but offers all the benefits of the larger ranges. Views over the spectacular landscape are offered from the kitchen, lounge, dining room and main bedroom. Open plan entertainment is central to the design concept. The open plan kitchen serves onto the lounge and dining room, which in turn opens up onto the main covered patio.

The lounge features a centrally placed fire place. The main covered patio has a built in braai and an adjoining uncovered patio. Together these offer the opportunity to have both dining and lounging arrangements either protected or exposed to the weather creating seasonal flexibility of the entertainment areas. A covered patio extends around three of the four facades of the houses, which not only protects the rooms from the elements, but also offers various private areas with full exposure to the surrounding landscape.

The main bedroom is the bigger of the two bedrooms and can accommodate a queen-size bed while the second bedroom can accommodate a double bed. Each house has one bathroom with a shower and bath. The kitchen has a separate scullerie that exits onto a screened service yard.



RANGE TYPE	DESCRIPTION	AREA (sqm)
A	TWO BEDROOM	73
B	TWO BEDROOM	81
C	TWO BEDROOM	101

HOUSE 1A

AREAS(sqm):

Ground floor 73
 Covered patio 66
 Open pation 13
TOTAL AREA: 139
 Carport (optional) 36

ROOM	SIZE(M)
LOUNGE/DINING ROOM	5,7 X 4,0
KITCHEN	2,3 X 2,8
SCULLERY	1,8 X 2,8
MAIN BEDROOM	3,0 X 3,7
SECOND BEDROOM	3,0 X 3,7
BATHROOM	2,0 X 2,7
MAIN COVERED PATION	4,8 X 4,4
OPEN PATIO	13m2
VERANDA	1,8m wide



FRONT ELEVATION



GROUND FLOOR PLAN



HOUSE 1B

AREAS(sqm):

Ground floor 81
 Covered patio 69
 Open pation 13
TOTAL AREA: 150
 Carport (optional) 36

ROOM	SIZE(M)
LOUNGE/DINING ROOM	5,8 X 4,9
KITCHEN	2,3 X 2,8
SCULLERY	1,8 X 2,8
MAIN BEDROOM	3,7 X 3,9
SECOND BEDROOM	3,0 X 3,7
BATHROOM	2,0 X 2,7
MAIN COVERED PATION	4,5 X 4,8
OPEN PATIO	13m2
VERANDA	1,8m wide



FRONT ELEVATION



GROUND FLOOR PLAN



HOUSE 1C

AREAS(sqm):

Ground floor 101
 Covered patio 73
 Open pation 13
TOTAL AREA: 174
 Carport (optional) 36

ROOM	SIZE(M)
LOUNGE/DINING ROOM	5,0 X 7,0
KITCHEN	3,1 X 3,3
SCULLERY	3,0 X 1,8
MAIN BEDROOM	4,0 X 4,0
SECOND BEDROOM	3,6 X 4,1
BATHROOM	2,0 X 3,0
MAIN COVERED PATION	5,4 X 4,4
OPEN PATIO	13m2
VERANDA	1,8m wide



FRONT ELEVATION



GROUND FLOOR PLAN



HOUSE RANGE 2

As with all the house ranges, great emphasis is placed on the spectacular view. The main bedroom, second bedroom, lounge, dining room and kitchen all offer a spectacular view out over the landscape. Open plan entertainment is central to the design concept, with a spacious open plan kitchen that looks out onto a combined dining room-and-lounge which in turn opens up to the main covered patio.

The combined lounge-and-dining room is spacious, offering endless furnishing options and features a centrally placed fireplace. The main covered patio has a built in braai and an adjoining uncovered patio. Together these offer the opportunity to have both dining and lounging arrangements either protected or exposed to the elements, creating seasonal flexibility of the entertainment areas. A covered patio extends around three of the four facades of the houses, which not only protects the rooms from the elements, but also offers various private areas with full exposure to the surrounding landscape.

The main bedroom has an en-suite bathroom and fireplace. The remaining bedrooms are spacious, can each accommodate a queen-size bed and share a bathroom. The kitchen has a separate scullerie that exit onto a screened service yard. The biggest of the three houses in this range also has a separate entrance hall and the lounge can easily accommodate a pool table or table tennis table.



RANGE TYPE	DESCRIPTION	AREA (sqm)
A	THREE BEDROOM	129
B	THREE BEDROOM	137
C	FOUR BEDROOM	159

HOUSE 2A

AREAS(sqm):

Ground floor 129
 Covered patio 79
 Open pation 13
TOTAL AREA: 208
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE/DINING ROOM	5,0 X 6,3
KITCHEN	3,1 X 3,5
SCULLERY	3,0 X 1,8
MAIN BEDROOM	4,0 X 6,0
EN-SUITE BATHROOM	2,0 X 3,3
SECOND BEDROOM	4,0 X 4,0
THIRD BEDROOM	3,6 X 4,0
SECOND BATHROOM	2,0 X 3,0
MAIN COVERED PATIO	5,4 X 4,4
OPEN PATIO	13m2
VERANDA	1,8m wide



FRONT ELEVATION



GROUND FLOOR PLAN



HOUSE 2B

AREAS(sqm):

Ground floor 137
 Covered patio 84
 Open pation 13
TOTAL AREA: 221
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE/DINING ROOM	5,0 X 6,9
KITCHEN	3,1 X 3,5
SCULLERY	3,0 X 1,8
MAIN BEDROOM	4,0 X 4,2
EN-SUITE BATHROOM	2,3 X 3,2
SECOND BEDROOM	4,0 X 4,0
THIRD BEDROOM	3,6 X 4,0
SECOND BATHROOM	2,0 X 3,0
ENTRANCE HALL	1,7 X 3,0
MAIN COVERED PATIO	5,6 X 4,4
OPEN PATIO	13m2
VERANDA	1,8m wide



FRONT ELEVATION



GROUND FLOOR PLAN



HOUSE 2C

AREAS(sqm):

Ground floor 159
 Covered patio 89
 Open pation 13
TOTAL AREA: 248
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE/DINING ROOM	5,0 X 9,6
KITCHEN	3,1 X 3,5
SCULLERY	3,0 X 1,8
MAIN BEDROOM	4,0 X 5,0
EN-SUITE BATHROOM	1,8 X 3,0
SECOND BEDROOM	4,0 X 4,0
THIRD BEDROOM	3,6 X 4,0
FOURTH BEDROOM	3,7 X 3,0
SECOND BATHROOM	2,0 X 3,0
GUEST TOILET	1,0 X 2,0
MAIN COVERED PATIO	5,6 X 4,4
OPEN PATIO	13m2
VERANDA	1,8m wide



FRONT ELEVATION



GROUND FLOOR PLAN



HOUSE RANGE 3

As with all the house ranges, great emphasis is placed on the spectacular view. The main bedroom, lounge, dining room and kitchen all offer a view out over the landscape. Open plan entertainment is central to the design concept. The kitchen serves into the dining room that is separated from the lounge by an arched wall. A large covered patio runs along the entire length of the front facade, has a built in fireplace and is separated into two by the lounge, creating a private patio area for the main bedroom.

All the lounges in this range have a double volume that lends a grand scale to the house and creates a sense of spaciousness. The fireplace is placed centrally in the lounge. The main bedroom can accommodate a queen-size bed, have en-suite bathroom and a fireplace. The second bedroom can accommodate a double bed and is situated with the second bathroom on the ground floor.

On the smallest of the three houses the loft space is left clear of internal divisions and can easily accommodate two double beds or a pool table or table tennis table. The middle sized house in the range has a third bedroom; that can accommodate a queen-size bed; together with an en-suite bathroom in the loft space. The biggest of the three houses have two additional bedrooms in the loft space each big enough for various furniture arrangements. This house also has an entrance hall on ground floor level and two instead of one additional bathroom. The kitchen has a separate scullerie that exits onto a screened service yard.



RANGE TYPE	DESCRIPTION	AREA (sqm)
A	THREE BEDROOM	139
B	THREE BEDROOM	154
C	FOUR BEDROOM	194

HOUSE 3A

AREAS(sq m):
 Ground floor 139
 Covered patio 43
 Open pation 13
TOTAL AREA: 182
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE	5,0 X 5,8
DINING ROOM	3,5 X 3,8
KITCHEN/ SCULLERY	3,6 X 3,8
MAIN BEDROOM	3,8 X 4,4
EN-SUITE BATHROOM	2,0 X 3,2
SECOND BEDROOM	3,1 X 3,0
SECOND BATHROOM	1,8 X 3,0
LOFT ROOM	5,0 X 4,0
MAIN COVERED PATIO 2 X	4,0 X 4,0
OPEN PATIO	13m2
VERANDA	1,8m wide

FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

HOUSE 3B

AREAS(sq m):
 Ground floor 154
 Covered patio 49
 Open pation 13
TOTAL AREA: 203
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE	5,8 X 6,0
DINING ROOM	3,2 X 4,0
KITCHEN/ SCULLERY	3,6 X 4,0
MAIN BEDROOM	4,0 X 4,4
EN-SUITE BATHROOM	2,0 X 3,5
SECOND BEDROOM	3,0 X 3,7
SECOND BATHROOM	2,0 X 3,1
THIRD BEDROOM	4,1 X 4,1
THIRD BATHROOM	1,5 X 2,8
MAIN COVERED PATIO 2 X	4,1 X 4,4
OPEN PATIO	13m2
VERANDA	1,8m wide

FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

HOUSE 3C

AREAS(sq m):
 Ground floor 194
 Covered patio 56
 Open pation 13
TOTAL AREA: 250
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE	6,0 X 6,4
DINING ROOM	5,0 X 3,4
KITCHEN/ SCULLERY	4,8 X 3,6
MAIN BEDROOM	4,8 X 4,8
EN-SUITE BATHROOM	2,9 X 2,0
SECOND BEDROOM	3,1 X 4,4
SECOND BATHROOM	1,8 X 2,0
THIRD BATHROOM	1,0 X 4,4
THIRD BEDROOM	3,0 X 3,7
FOURTH BEDROOM	2,9 X 5,5
ENTRANCE	1,7 X 3,8
MAIN COVERED PATIO 2 X	5,0 X 4,4
OPEN PATIO	13m2
VERANDA	1,8m wide

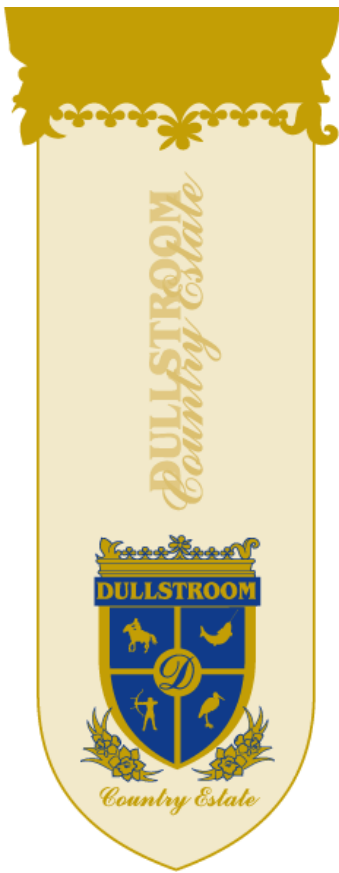
FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



HOUSE RANGE 4

As with all the house ranges, great emphasis is placed on the spectacular view. The main bedroom, second bedroom, lounge, dining room and kitchen all offer a view out over the landscape. Open plan entertainment is central to the design concept. The open plan kitchen is divided from the lounge by the dining room. The lounge opens out towards the covered patio that runs along the entire length of the house.

The lounge in this range has an area that is not visible from the kitchen and all offer a centrally placed fireplace. The covered patio has a built in braai, carefully placed so as to create private patio area in front of the main bedroom.

The main bedroom has an en-suite bathroom and fireplace. The remaining bedrooms are spacious, can each accommodate a queen-size bed and share a bathroom. The kitchen has a separate scullerie that exits onto a screened service yard. Both the smaller houses in this range have an entrance hall. The biggest of the three houses doesn't have an entrance hall but features a fourth bedroom and the lounge can easily accommodate a pool table or table tennis table.



RANGE TYPE	DESCRIPTION	AREA (sqm)
A	THREE BEDROOM	124
B	THREE BEDROOM	138
C	FOUR BEDROOM	154

HOUSE 4A

AREAS(sqm):

Ground floor 124
 Covered patio 55
 Open pation 13
TOTAL AREA: 179
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE	6,1 X 3,8
DINING ROOM	3,8 x 2,5
KITCHEN	3,1 X 3,1
SCULLERY	1,5 X 2,3
MAIN BEDROOM	4,0 X 5,0
EN-SUITE BATHROOM	3,0 X 2,2
SECOND BEDROOM	4,0 X 3,1
THIRD BEDROOM	3,0 X 4,1
SECOND BATHROOM	1,8 X 2,4
MAIN COVERED PATIO	14,8 X 3,3
OPEN PATIO	13m2



FRONT ELEVATION



GROUND FLOOR PLAN

HOUSE 4B

AREAS(sqm):

Ground floor 138
 Covered patio 55
 Open pation 13
TOTAL AREA: 193
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE	6,6 X 4,1
DINING ROOM	4,0 x 2,5
KITCHEN	3,3 X 3,1
SCULLERY	1,6 X 2,3
MAIN BEDROOM	5,4 X 4,1
EN-SUITE BATHROOM	3,0 X 2,2
SECOND BEDROOM	4,1 X 3,5
THIRD BEDROOM	3,0 X 4,1
SECOND BATHROOM	2,0 X 2,4
ENTRANCE	1,4 X 2,4
MAIN COVERED PATIO	15,5 X 3,3
OPEN PATIO	13m2



FRONT ELEVATION



GROUND FLOOR PLAN

HOUSE 4C

AREAS(sqm):

Ground floor 154
 Covered patio 59
 Open pation 13
TOTAL AREA: 213
 Carport
 (optional) 36

ROOM	SIZE(M)
LOUNGE	8,7 X 4,5
DINING ROOM	4,0 x 3,0
KITCHEN	3,3 X 3,1
SCULLERY	1,6 X 2,3
MAIN BEDROOM	5,3 X 4,1
EN-SUITE BATHROOM	3,0 X 2,2
SECOND BEDROOM	4,1 X 3,5
THIRD BEDROOM	3,0 X 4,0
FOURTH BEDROOM	3,0 X 3,7
SECOND BATHROOM	2,0 X 3,0
MAIN COVERED PATIO	17,7 X 3,3
OPEN PATIO	13m2



FRONT ELEVATION



GROUND FLOOR PLAN



DULLSTROOM COUNTRY ESTATE DESIGN GUIDELINES

DESIGN CONCEPT

The Dullstroom Country Estate architecture can be defined as “Old Transvaal”. The concept is based on a combination of the colonial architecture present at the founding of Dullstroom and the historical vernacular architecture of homesteads and barns found on surrounding farms. The style is free of all adornments such as cornices and fringes (“broekielyste”). Great emphasis is placed on simplicity so that harmony is achieved with attention to scale, proportion and refined details.

The main building structure will be of a red brick; flush-jointed; with natural stone inlays on corners and around larger windows and doors. Roofs are covered with dark red “chromadeck” finish corrugated iron roof sheets. All other materials are natural such as timber and slate and the natural colours have to be maintained on the final finish.

The Design Guidelines are only concerned with the external appearance of the houses. All internal finishes will be left to the owner’s discretion within the parameters of the finishing schedule package.

DESIGN OF HOMES

Owners can choose from a variety of designs that vary in size and accommodation that forms part of the sale package. Alternatively the owner can choose to have a new design drawn up by leading architect M.C. van der Westhuizen and will enter into a separate and individual agreement with M.C. van der Westhuizen. In such a case the Design Guidelines have to be strictly adhered to.



SCALE, PROPORTION AND PLACEMENT

The landscape of Dullstroom Country Estate is hilly and relatively free of trees or any other vertical protrusions. The site offers excellent views in all directions. It is therefore important that the size of the structures must be of a human scale and unnecessarily large building forms must be avoided, as this will spoil the view both from and of the site.

The placement of the houses on the individual stands will be determined beforehand to best strike a balance between views offered and the impact of the house on the immediate environment. These positions will not be negotiated.

RESIDENTIAL ZONING

Only one house will be permitted on each stand. In addition one single carport structure will be permitted per house. The carport will be of an appropriate design available as part of the building package. No exterior additions or alterations to the houses will be allowed at any time after occupation.

COVERAGE AND FLOOR AREA

The maximum permissible coverage per stand will be 3.5%. As the size of the stand is 1 hectare, this translates into a building footprint of 350m². This figure excludes the carport, which may not be bigger than 20 m².

A double storey structure will only be allowed subject to the following:

- The double storey section of the house must be over 35% and may not exceed 50% of the footprint of the house.
- The footprint of a double storey house is limited to 300m².

It then follows that the largest permissible floor area will be 450m² for a double storey house of which the footprint is 300m² and the second storey 150m².

The maximum floor area permissible for a single storey structure will be 350m², which is the same as the maximum coverage.



BUILDING ENVELOPE

Scale and proportion play an important role in establishing design guidelines aimed at keeping the building size within appropriate parameters. Typical plan forms must be adhered to. The width of the main structure is limited to 9m for a single storey and 7m for a double storey. The lengths of the structures are then governed by the coverage restrictions. Further to this; sizes of patios and other protrusions from the main building form, are also restricted as described in the detailed design guidelines.

The height restriction for a double storey house is 8m and it follows that a single storey house must fall well within this limit. Limitations on patio widths and roof angles are also explained in the detailed design guidelines together with the height restrictions.







THE PEOPLE BEHIND THE PROJECT

Developers : Booyesen & Van Aardt Developers

Architects: Place Craft Designers, M C van der Westhuizen

Legal: Solomon Nicolson Rein & Verster

Civil Engineer: Chris Brand and Partners

Marketing: Developers

Geotechnical Engineer: Les Holland Muter and Associates

Financiers: ABSA, Nedbank, FNB & Standard Bank

