

Savannah Park

Umhlanga



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INTRODUCTION

BUY TODAY.
EARN RENTAL INCOME TOMORROW.

For the first time since launching, Savannah Park is releasing 1 and 2-bedroom apartments for sale from R1.295 million.

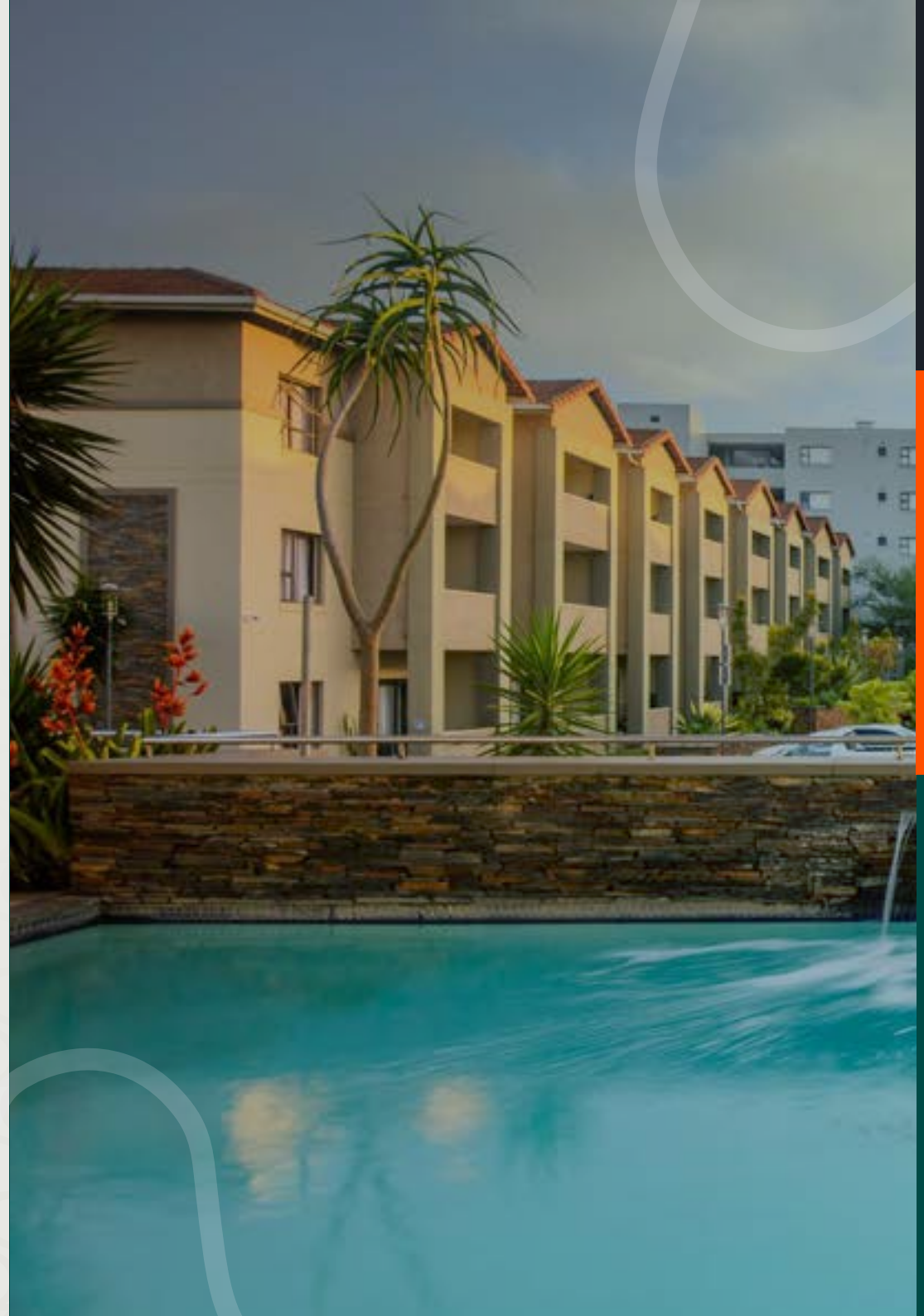
This is your opportunity to invest and purchase an apartment in Umhlanga's most sought-after neighbourhood.

Savannah Park has set itself apart as the pinnacle of modern living within a privately managed precinct. Purchase our convenient, move-in ready apartments within an estate that has triple-tier security.

R20K
DEPOSIT

NO
TRANSFER DUTY

FREE
BOND COST



WHY INVEST IN SAVANNAH PARK

Enjoy the financial benefits of an **off-plan development** with the occupational benefits of an established estate.

01

HIGH-DEMAND

Umhlanga location with incredible area amenities.

02

PURCHASE BENEFITS

Only R20 000 deposit.
No transfer duty, free bond and transfer cost.

03

STRONG INVESTMENT

Umhlanga Ridge Town Centre** achieved **67%** average capital appreciation between 2013 and 2023.

04

ESTABLISHED ESTATE

Savannah Park has achieved high **95% occupancy** rates since launching.

05

EXPERIENCED DEVELOPER

Savannah Park is developed by **Trapezoid**, the team behind 9 estates in the area.*

06

TRIPLE-TIER SECURITY

Secure estate living within a **privately** managed precinct.



A photograph of Savannah Park in Umhlanga. The image shows a swimming pool in the foreground, with a modern building on the right side. The building has large windows and a sign that says "TRAPEZOID". There are palm trees and other tropical plants in the background. The sky is blue with some clouds. The sun is shining through the palm leaves in the foreground, creating a starburst effect.

Savannah Park

Umhlanga

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

Jane Jacobs

EVERYTHING WITHIN REACH

Close to Umhlanga's key shopping, leisure, dining, fitness, medical, and commercial destinations, with easy access to the N2 and the coast.

1.1km
Gateway

2.3km
Cornubia Mall

3.5km
Umhlanga Beach

Shopping & Local

- 01 Gateway Theatre of Shopping
- 02 Umhlanga Crescent
- 03 Umhlanga Farmer's Market

Parks

- 04 Umhlanga Ridge Children's Park
- 05 Chris Saunders Park

Fitness

- 06 Virgin Active Gym
- 07 Padel @ Umhlanga Ski Boat Club
- 08 Padel @ Gateway Theatre of Shopping

Dining

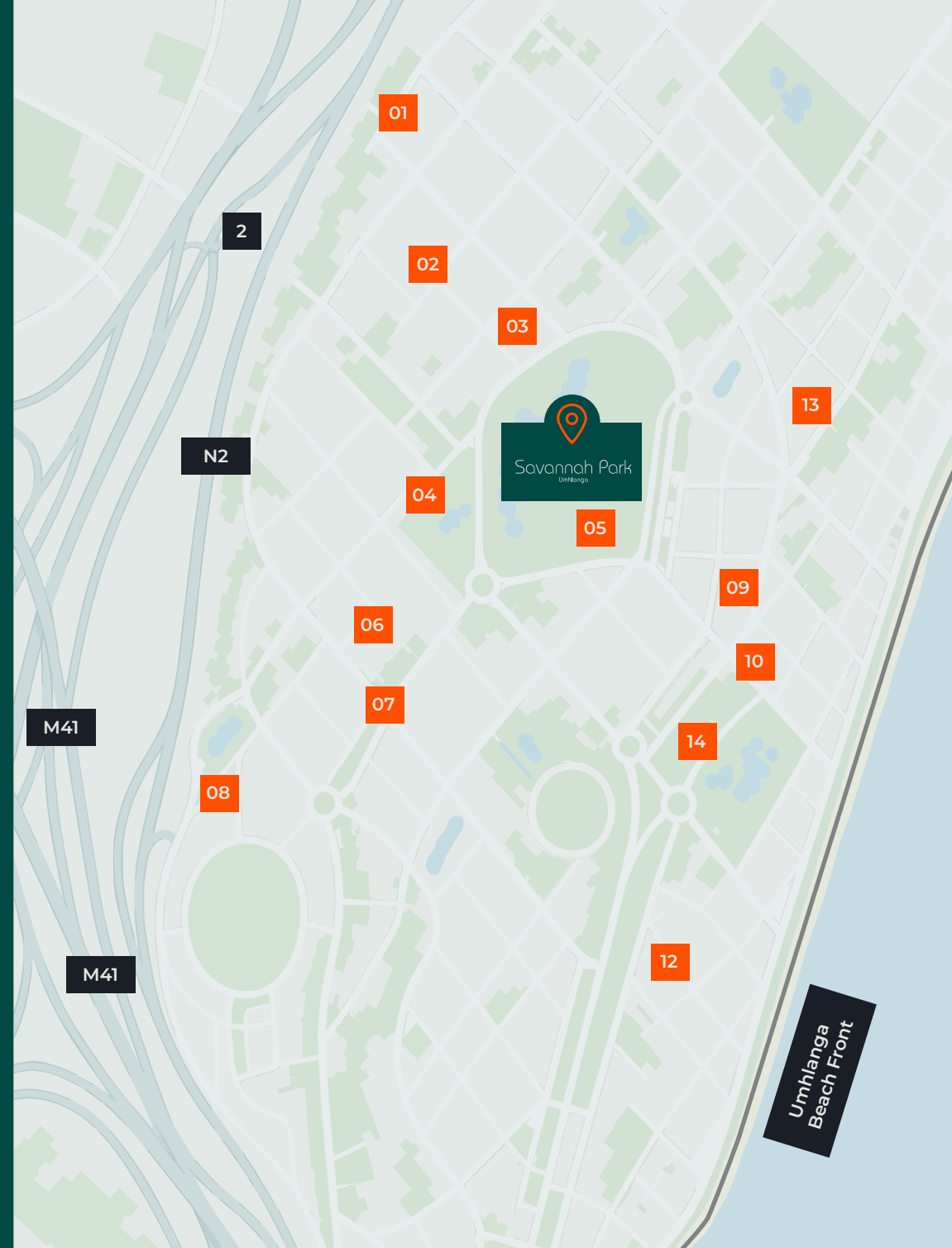
- 09 Moto Cafe
- 10 La Parada Umhlanga
- 11 Old Town Italy

Medical

- 12 Busamed Gateway Private Hospital
- 13 Umhlanga Medical Clinic

Commercial Hub

- 14 Park Square



STRONGER NUMBERS STRONGER RETURNS

Key indicators supporting Savannah Park's investment positioning in Umhlanga.

INCOME POTENTIAL

10.5%

Average gross yield achieved for Sectional title in Umhlanga since 2023.



SOUGHT-AFTER UMHLANGA AREA

Since 2021 Umhlanga has surpassed Ballito by **45%** in total average sectional title sales transactions.



GROWING DEMOGRAPHICS

Umhlanga has achieved a **35%** average adult population increase since 2011.



GOOD STANDING TENANTS

84% of tenants pay rent on time in Umhlanga, which is 7% higher than the KZN average.



SUCCESSFUL DEVELOPER

Trapezoid Property Development has delivered **more than 1 000** apartments in the greater Umhlanga area

PRIVATELY MANAGED PRECINT

Savannah Park forms part of the Umhlanga Ridge Town Centre Management Association.

As a dedicated member, Savannah Park benefits from the 24-hour security and maintenance the association provides the immediate area.

Umhlanga Ridge Town Centre Management Association provides:



CCTV
monitoring &
security patrols



Landscaping &
potholes fixed
efficiently



Parks & precinct
maintenance



Cleaning &
litter control



Streetlights
always on
and working



Strict urban
management
principles



SAVANNAH PARK LIFESTYLE

Enjoy a thriving work-life balance living close to Umhlanga's business hubs, with the added benefit of having leisure spaces in the estate.

At the heart of our community is a central pool area, creating an estate 'town square' where you will find kids and families on the weekends.

We have ample parking and plenty of space to walk within the estate giving you the freedom to move.



Secure estate living in Umhlanga



SWIMMING POOL



RECREATIONAL PARKS



GATEHOUSE & SECURITY



AMPLE PARKING



RECREATIONAL PARKS



CLOSE TO UMHLANGA AMENITIES



YOUR SPACE YOUR RULES

Opportunities like Savannah Park, with a proven success rate and year-round occupancy demand, are rare to find in Umhlanga.

Step into these exclusive apartments that feature upmarket, modern open-plan kitchens that naturally lead into warm living areas and welcoming balconies, perfect for any gathering.

Savannah Park not only promises an elegant lifestyle but also offers a solid investment.

1 and 2-bed apartments

- Prepaid electricity
- Balcony space
- Competitively priced for renting
- Modern finishes
- 1 Parking bay available per unit
- Additional parking available from R120 000 per bay



LIVE IN LUXURY

Thoughtfully designed apartments
with modern finishes and everything
you need, right where you want to be.



SECURE LIVING



BATHROOM



LIVING

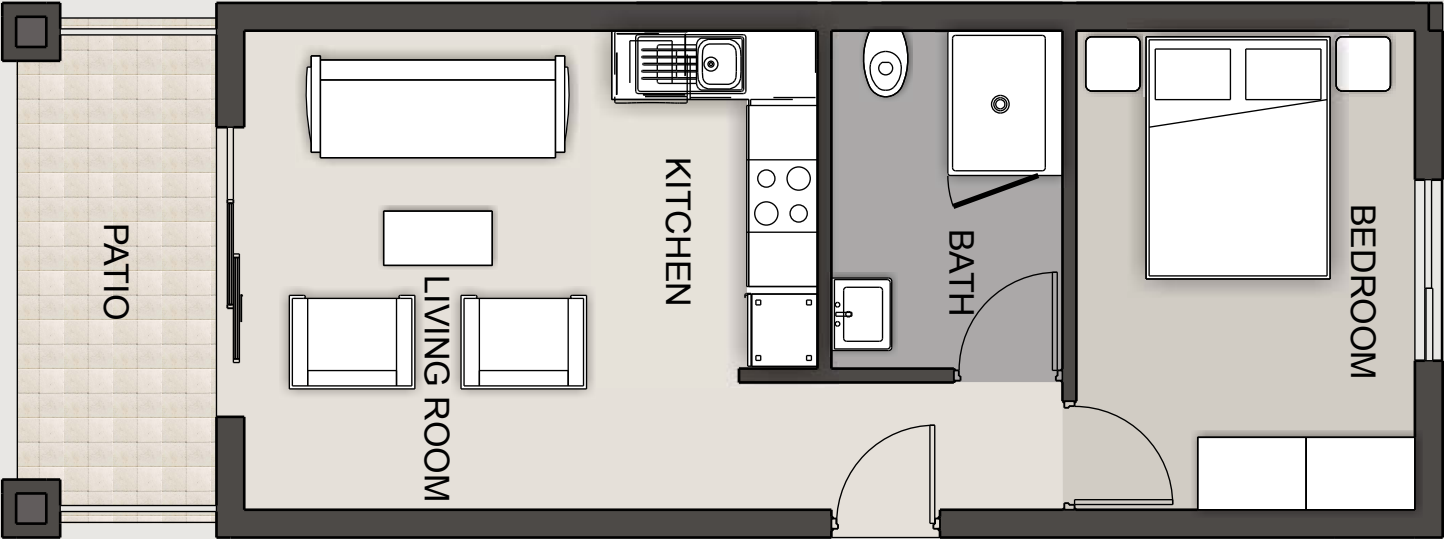


KITCHEN



UNIT TYPES

UNIT TYPE A

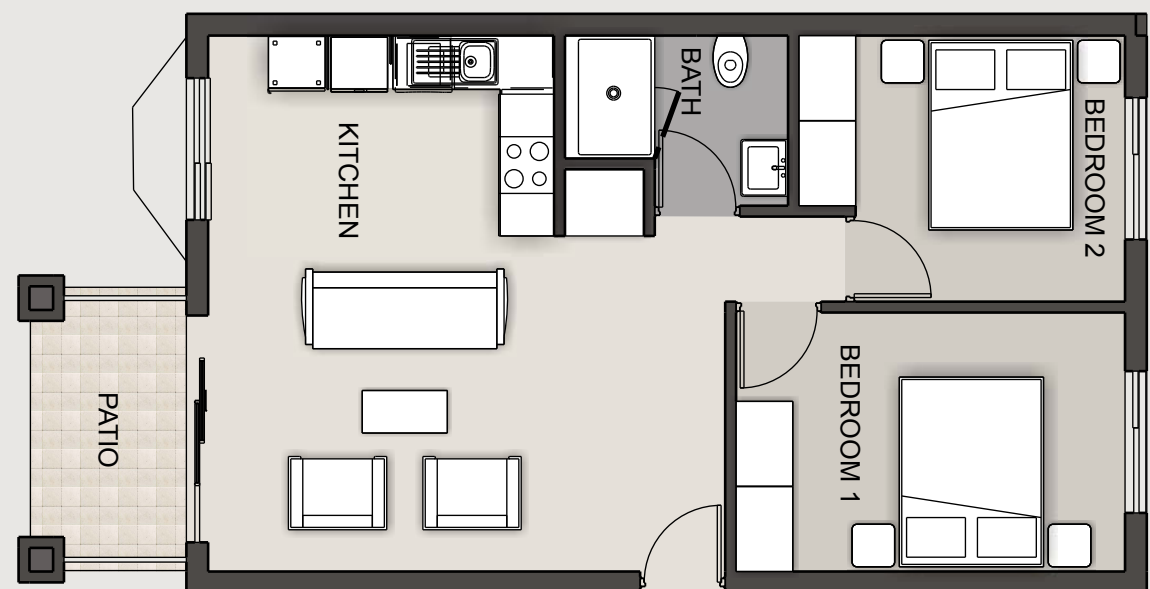


1-Bed
1-Bath
1-Parking

Internal:	46m2	From	R 1 296 000
External:	5m2	Rental income from R9 000 P/M Est. bond from R12 626 P/M	
Total:	51m2		

UNIT TYPES

UNIT TYPE B

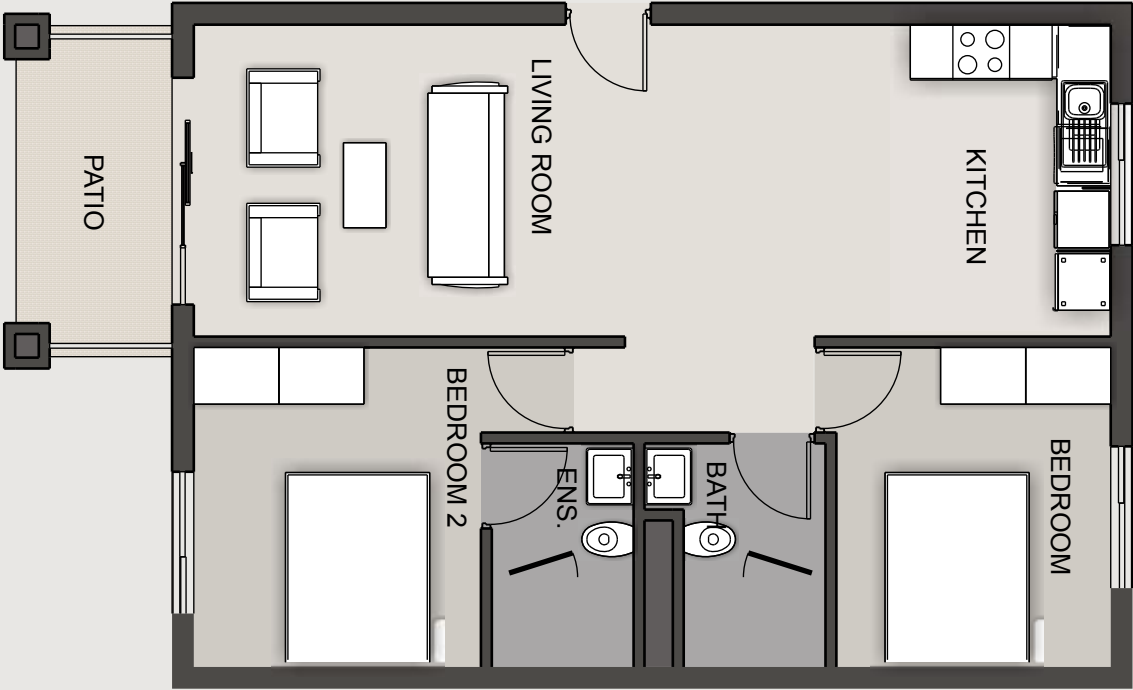


2-Bed
1-Bath
1-Parking

Internal:	61m2	From	R 1 595 000
External:	5m2	Rental income from R 11 500 P/M Est. bond from R 15 597 P/M	
Total:	66m2		

UNIT TYPES

UNIT TYPE C



2-Bed
2-Bath
1-Parking

Internal:	70m2	From	R 1 795 000
External:	5m2	Rental income from R 13 000 P/M Est. bond from R 17 577 P/M	
Total:	75m2		

BUYING PROCESS



How to buy?

1. Prequalify with ooba.
2. Choose from 1 or 2-bedroom apartments from R1.295 million
View our show units.
3. Pay your R20 000 deposit and sign your sales agreement
with Trapezoid Property Development.
4. Get your FICA paperwork ready:
 - a. Copy of ID
 - b. Proof of residence
 - c. Income tax no. verification
 - d. Proof of bank account
5. Apply for your home loan and secure your purchase price.
Secure a 100% bond with the help from ooba, and if there is
a shortfall, then our team can advise you on how to secure
the balance of the purchase price.
6. Take transfer of your apartment with no transfer duty, free
bond and transfer cost.
7. Congratulations you now own an apartment at
Savannah Park.



About the Developer:

Savannah Park is developed by Trapezoid Property Development, an established developer with a strong track record in the greater Umhlanga area.

With a portfolio spanning residential and mixed use developments, Trapezoid focuses on well located properties designed around modern living, quality finishes and long term value.

Their Umhlanga portfolio includes developments such as One on Herrwood, Platinum Towers, The Quartz, Seasons Court, Herrwood Skye and Twilight Park.

savannahpark.co.za

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