



VILLA *Del* MARE

ESTATE

LANGEBAAN • WESTERN CAPE

HOMES

FROM

R 2 499 900

ALL COSTS INCLUDED





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Welcome Home...

Construction Update – May 2025

Villa Del Mare continues to take shape with exciting momentum across the estate. **All civil and electrical infrastructure** for Phases 1 to 14 is **now complete**, and construction of sold homes in Phases 1 to 6 has commenced.

Key communal facilities like the Care Centre and Lifestyle amenities are **90% complete**, and all outdoor courts have been finished.

Landscaping and security installations, including the boundary wall and gates, are also **complete**.

Plot transfers for early-phase buyers are now in motion, with **handovers expected within the next three months**. We look forward to welcoming our first residents **soon**.



Multigenerational Living

Secure Multigenerational Estate Situated in Langebaan



- Trusted & Professional Developers
- No Transfer Costs*
- No Bond Costs*
- Only R25 000 Deposit*
- Affordable Monthly Levies*
- Perfect for the Rental Market

Ts & Cs APPLY



Sustainability

Every Aspect of Design & Construction
Caters to Resident Well-Being



Green Living

Villa Del Mare will meet the following standards and requirements to be certified as an environmentally friendly estate.



EDGE (Excellence in Design for Greater Efficiencies)

Homes are designed and built to be resource efficient and certified by the green building certification system, EDGE, thus minimizing operating and cost of living while boosting efficiency.



The WELL® Building & Community Standard

A WELL® community is designed to support health and well-being across all aspects and areas of community life.





Community Lifestyle

Value is created through the wide range of quality **communal spaces** and facilities encouraging a **healthy lifestyle**.

This resort lifestyle estate caters for the young to the old. **Attractive lifestyles** are facilitated by key infrastructure and service providers.

Through **shared activities at quality facilities**, friendships are formed and a "sense of place" is established. **Different generations can relax** without the confinement of four walls or the restriction of use being linked to age.

I'm attempting to put myself in a bottle that will one day wash up on the beach for my children

-Randy Pauch



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Forever Home Estate

Villa Del Mare is a **Forever Home-certified estate**, an innovative brand of multigenerational resort-style living within a security estate.

A development that carries our seal of approval ensures that you can **live happily and securely** through all seasons of life.

The result is **mutually-respectful living** between people and nature, focusing on peace, safety, legacy, community, belonging and harmony within a **resort-style development**.

The Forever Home brand brings generations together in one accord in a **beautiful environment with incredible amenities**, care facilities and architecture that promotes well-being.

This **unique** Forever Home branded estate is certified to create a multigenerational community that enjoys the beautiful **West Coast lifestyle** in each other's company.





A Return to the Family-Orientated Neighbourhood

Moving to Langebaan is smart if you want a **safe place to raise your family**. Langebaan is a coastal resort town nestled against the lagoon. It is a community of **friendly, hospitable people**, making it a fantastic holiday destination for tourists and a **great place to call home**.

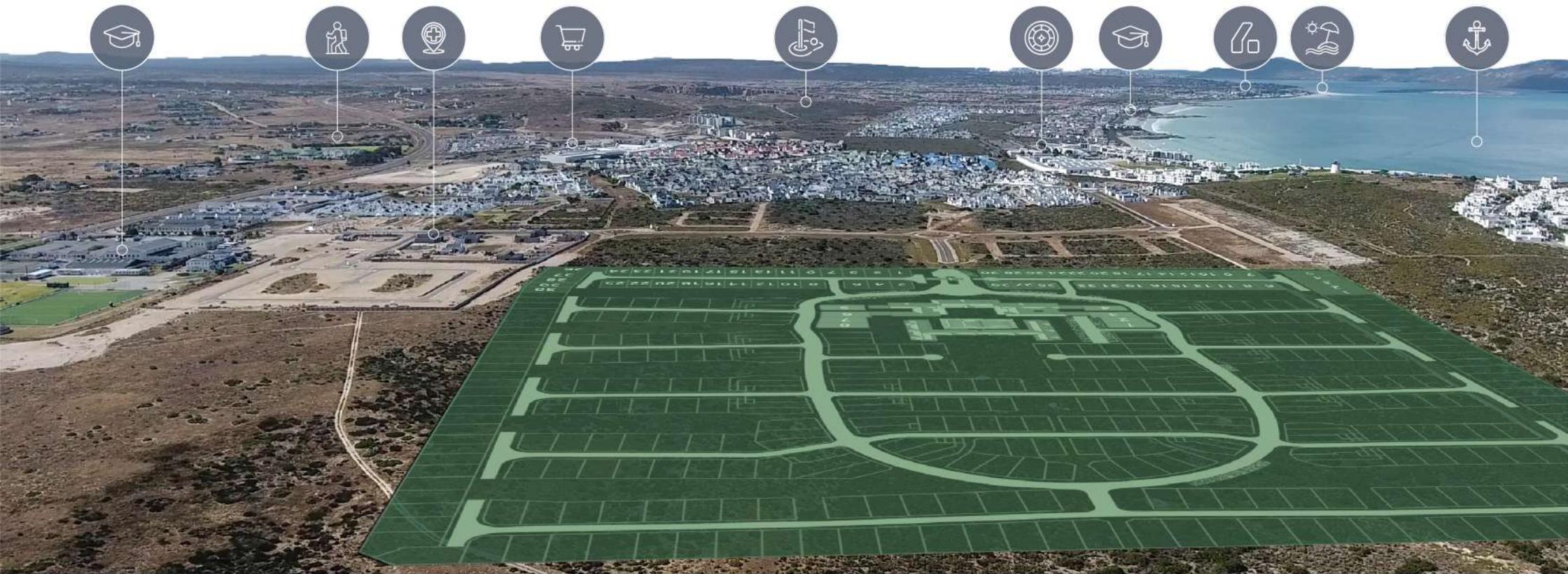
Langebaan is moving away from being purely a retirement and holiday destination and becoming a **place where business professionals raise their families**. It's now a popular commuter town for those working in Cape Town.

Langebaan has **three private schools**. One of the best-known schools on the West Coast is Curro, which is close to the Laguna Mall and within **walking distance from the estate**.

Leisure and lifestyle come together in Langebaan with watersports, nature trails, fishing, and an 18-hole Gary Player Designed Black Knight golf course.

Villa Del Mare is where real estate, people and exquisite **amenities blend together** in the happy seaside town of Langebaan. It is a return to the family-oriented neighbourhood of old, **where families do life together**, where **kids can safely play** outside in the glorious natural landscape, and where you can **enjoy every moment of being home**.

Get to Know the Langebaan Area



- Curro Langebaan School (200m)
- Langebaan Primary School (6.2km)
- Medical Centre (1.2km)
- Langebaan Mall (2km)
- Harbour (3km)
- Top of the Hill Hike (5.7km)
- Langebaan Beach (8.3km)
- Mykonos Casino (2km)
- Spectrum Realty (8.8km)
- Golf Course (5.9km)



Infrastructure Benefits of Langebaan



Green Hydrogen Development



Sasol and ArcelorMittal SA have partnered to develop carbon capture and green hydrogen technologies. The partnership will explore the region's potential as an export hub for green hydrogen and derivatives and green steel production, which will create economic growth in the area.

Successful Neighbourhoods



- Caring Neighbours
- Strong Community Organisations
- Catalytic projects and enlightened developers
- Pioneer residents
- Entrepreneurial Businesses

Education



- Curro Private School
- Long Acres Private School
- Seeskulpie Primary School

Remote Working Hub



Langebaan is quickly becoming the preferred choice of remote working due to its close proximity to Cape Town.

Shopping Malls



- Laguna Shopping Mall (2km)
- Weskus Mall (22.9km)

Statistics



- Population - 22 312 people
- Cape Town Commute - 68 min (120km/h)



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Holistic Well Being

Villa Del Mare **brings generations together** in one accord in a beautiful environment with incredible amenities, care facilities and **architecture that promotes well-being.**

The result is **mutually respectful living** between people and nature, focusing on peace, safety, legacy, community, belonging and harmony within a resort-style development. We take extra **care and consideration for the environment** in the development's design, construction, and operation phases.



À La Carte Restaurant



Salon/Hairdresser



Bar & Lounge Area



Co-Working Space & Boardroom



Heated Indoor Swimming Pool



Function Hall



Library



Gym



Security

A fully secured and fitted entrance gate with **qualified security operators**, and systems that ensure safe and effective passage for all. The system will be able to register and **verify domestic workers and gardeners** employed by owners.

A fully secured boundary wall with **monitored electrified fencing** will be in place. With the external boundary wall properly secured and low walls being part of the internal layout, there is **no need for additional security fences** around the houses.

Resort Style Living



Villa Del Mare is a **pioneering, resort-style estate** in the country. We provide outstanding facilities with **lifestyle amenities** synchronising with residents' needs who are all in different seasons of life, all harmoniously coming together to **provide sustainable living and a lasting legacy.**



Communal Braai &



Swimming Pool



Tennis Court



Games Room



People come together to create a **haven for all seasons** of life to enjoy an accessible, exceptional and secure lifestyle that embraces clean, simplistic and **community-oriented living.**



Multi-level Affordable Care



Care services and facilities are available to ALL residents in the estate. Forever Home estates support people with a range of health requirements, from those who are able and healthy, to those with greater health and social care needs.

- Home-based Care Options
- On-site Care Facility
- Consultation Rooms



Paddle Court



Pet's Area



Children's Play Area



Bowling Green



Vegetable Garden



Greenbelt Walkways



Purchasing Process

Follow These Simple Steps to Own Your Own Piece of Paradise

Select your home

Review the materials online and look through our unit plans to find the home that is right for you.

- 2-bed freestanding home
- 3-bed freestanding home

Pre-qualify

Browse through our options, purchase online through our secure website or purchase directly with a sales agent at our sales office onsite.

Choose your purchase avenue

Browse through our options, purchase online through our secure website or purchase directly with a sales agent at our sales office onsite.

Sign offer to purchase (OTP)

Read through the terms and conditions of the OTP and sign. Choose your finishes from various available options.

Get your FICA paperwork together:

- Copy of ID
- Proof of residence
- Income tax number verification
- Proof of bank account.

Submit your home loan application

Apply for your home loan and get approved

Handover

Once construction is complete, you can take transfer of your property. We will officially hand over and you can move in!



Congratulations

Get ready to own your own piece of paradise!



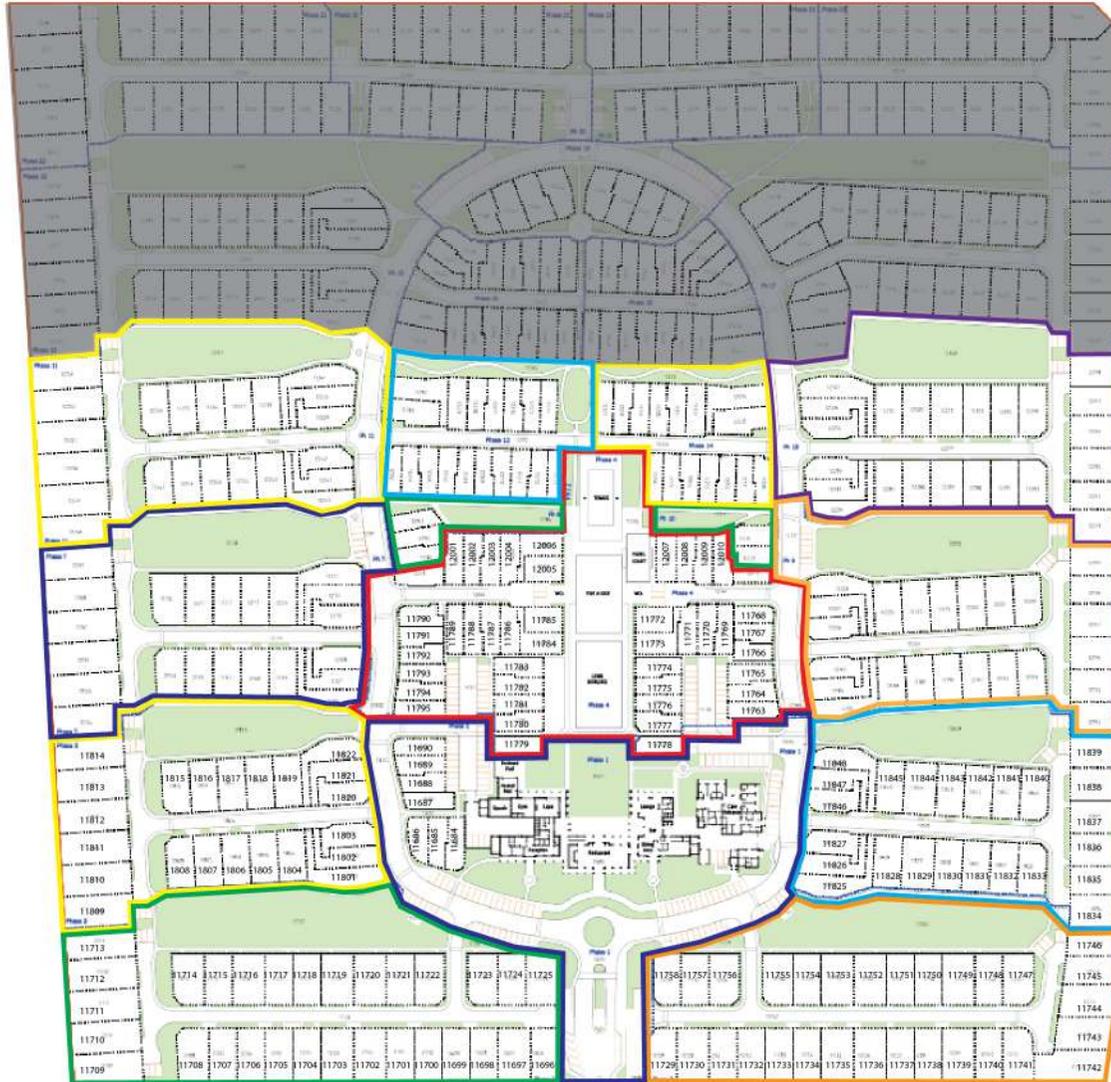
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Site Development Plan

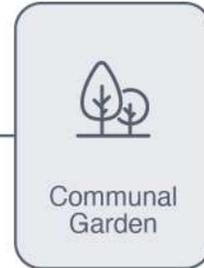
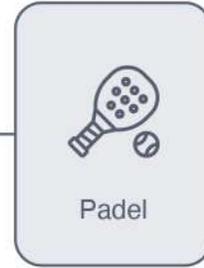
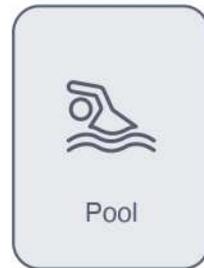


- Phase 1 ■
- Phase 2 ■
- Phase 3 ■
- Phase 4 ■
- Phase 5 ■
- Phase 6 ■
- Phase 7 ■
- Phase 8 ■
- Phase 9 ■
- Phase 10 ■
- Phase 11 ■
- Phase 12 ■
- Phase 13 ■
- Phase 14 ■

Outdoor Facilities



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Care Centre



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Care Rooms



Communal Lounge



Consultation Room



Dining Area



Nurse Station

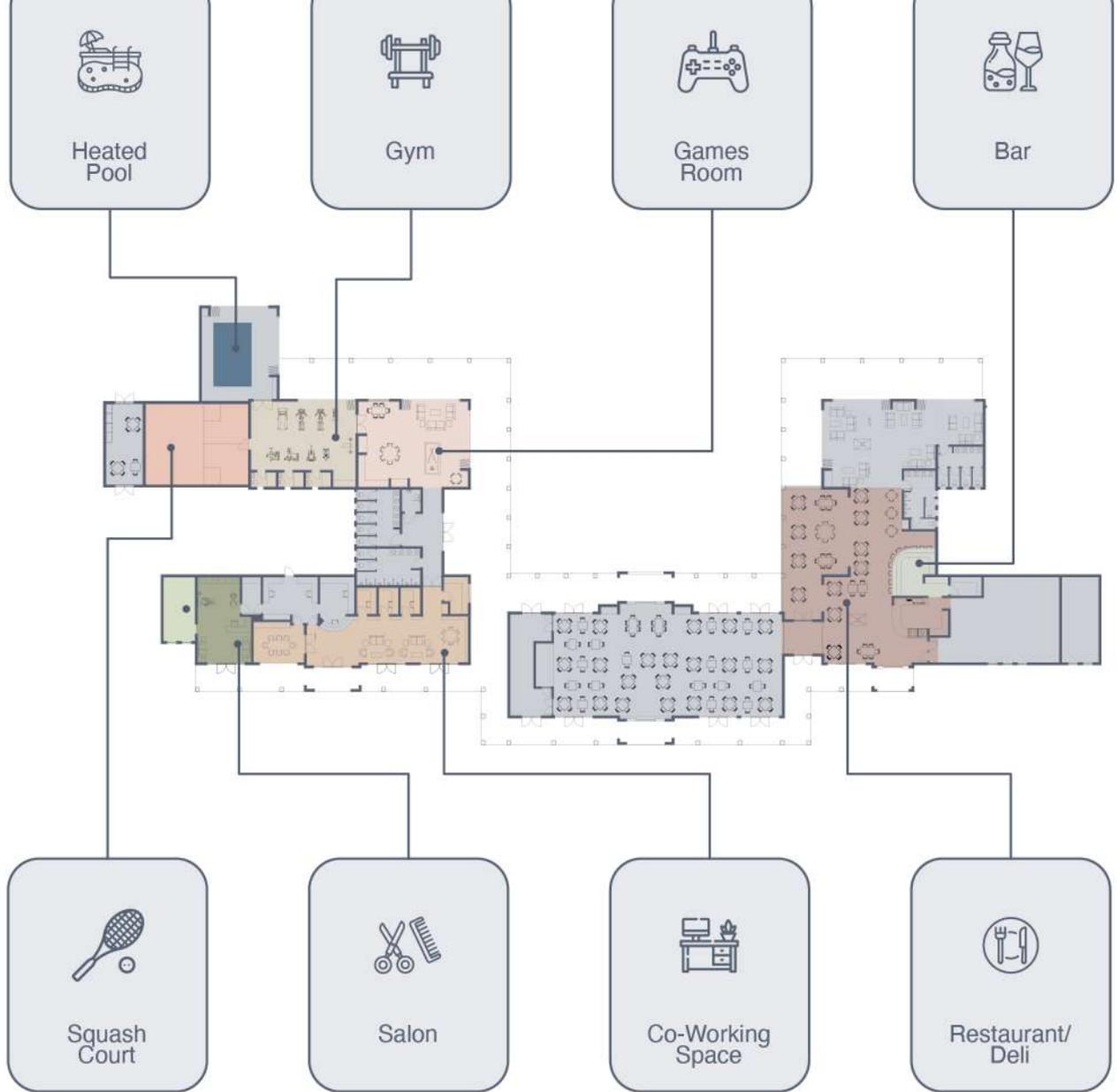


Care Admin Area

Club House



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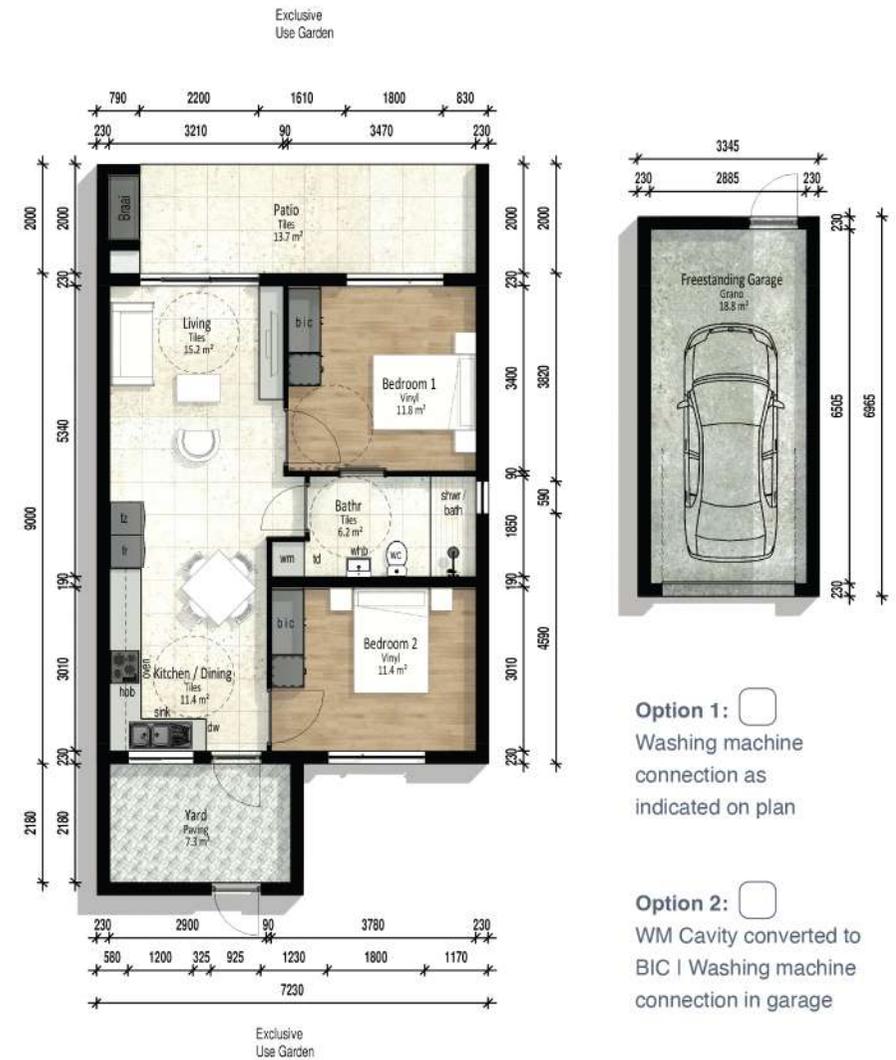
Unit Type 1A

 2 Bedroom
  1 Bathroom
  1 Garage
  +/- 103.9m²



Disclaimer

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Garage positions may vary pending on Erf Selection.
- Where a dwelling unit shares a wall with an adjacent unit or is constructed on a boundary, windows to bathrooms are omitted. In such cases, mechanical ventilation must be provided in full compliance with local building regulations.ed with mechanical ventalation system.
- Final positions and dimensions for lower walls, boundary walls, gate/yards may need to be adjusted in conjunction with adjoining erven walls, gates and overall SDP
- Selection of optional extras per prototype is pending the Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.
- Window positions, sizes and glazing may need to be adjusted pending SANS 204 Calculations
- All furniture appliances, swimming pools and vehicles are indicative and not include in the purchase price.



Plan
Disclaimers



Unit Type 5A

 2 Bedroom
  2 Bathroom
  2 Garage
  +/- 148m²



Disclaimer

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Plan
Disclaimers



Unit Type 6A



3 Bedroom



2 Bathroom



2 Garage



+/- 147.2m²



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Plan
Disclaimers



Unit Type 7A



3 Bedroom



2 Bathroom



2 Garage



+/- 152.6m²



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Plan
Disclaimers



Unit Type 7B

 3 Bedroom
  2 Bathroom
  2 Garage
  +/- 157m²



Disclaimer

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Garage positions may vary pending on Erf Selection.
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Plan Disclaimers



Neutral Slate

Interior Mood



A neutral grey-white colour palette is used to create a calm, secure and relaxing atmosphere.

The cooling effect of the natural stone grey colour has a soothing effect that grounds the space and invites you into a state of simple tranquillity.



Kitchen Look: Wooden, Open shelves
Colour: Brookhill Oak (Matte black handles)



Wardrobe Cupboards:
PG Bison, Iceberg white,
Linear finish



Bedroom:
Vinyl Flooring



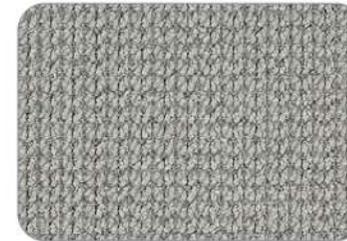
Bathroom Wall Tiles:
300x600mm wall tiles
Colour: White



Kitchen Cupboards:
PG Bison Malewood, Folkstone
Grey, Peen



Shower Floor Tiles
600x600mm Cut 100x100mm
Pietra Bianco, Light grey



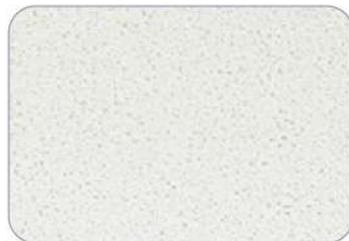
Bedroom, Carpet Options:
Belgotex, Conscious carpet
Colour: Here Today



Kitchen sink & Mixer:
Franke, double sink
Hansgrohe sink mixer

Extractor:
Bosch, 60cm built-in Extractor

Built-in oven:
Bosch, 60cm built-in oven



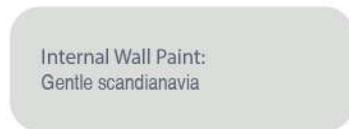
Kitchen Countertop:
20mm Starquartz,
Colour: Spacedust



External Floor Tiles:
600x600mm Pietra griggio,
Anti-slip



Kitchen Wall Tiles:
Metro white tile 75x300mm



Internal Wall Paint:
Gentle scandinavia



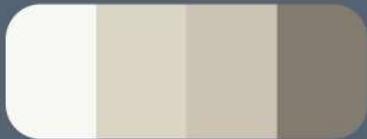
Accent Wall Paint:
Berg cloud



Accent Wall Paint:
Stone Horizon

Sedona Sands

Interior Mood



This warm and neutral colour scheme fosters a serene, chic, yet upbeat atmosphere. You are enticed into the room by the bronze tones that shine through, which create a cosy and welcoming atmosphere.



Kitchen Look: Wooden, Open shelves
Colour: Brookhill Oak (Matte black handles)



Wardrobe Cupboards:
PG Bison, Iceberg white,
Linear finish



Bedroom:
Vinyl Flooring



Bathroom Wall Tiles:
300x600mm wall tiles
Colour: White



Kitchen Cupboards:
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Grey, Peen



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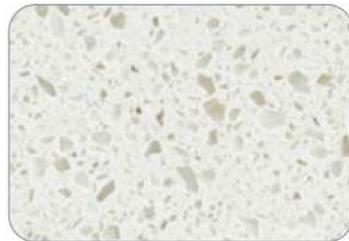
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Extractor:
Bosch, 60cm built-in Extractor

Built-in oven:
Bosch, 60cm built-in oven



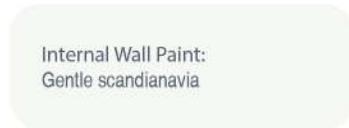
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600x600mm Pietra griggio,
Anti-slip



Kitchen Wall Tiles:
Metro white tile 75x300mm



Internal Wall Paint:
Gentle scandinavia



Accent Wall Paint:
Berg cloud



Accent Wall Paint:
Stone Horizon

PRICING & LEGAL



1. Price List & Availability

The latest price list and availability schedule are available here:

- at the on-site sales office.
- online at www.villadelmare.co.za ("Website")
- from the selling agent (Spectrum Realty) at langebaan@spectrumrealty.co.za or 022 772 0501

2. Payment Terms

- Deposit:

R25,000.00 (twenty five thousand rand) deposit secures your reservation

- Balance of the purchase price:

The balance of the purchase price is to be secured within 30 (thirty) days of the date of signature of the sale agreement by way of:

- a cash payment to the Conveyancers; or
- an irrevocable bank guarantee, or in case of a mortgage bond, 60 (sixty) days for approval, and additional 14 days for guarantees.
- Pre-qualification: It is advisable that the Purchaser obtains pre-approval for mortgage bond finance prior to signature of the sale agreement.
- Pending transfer: all amounts paid by the Purchaser towards the Purchase Price are held in the Conveyancers' trust account in accordance with the provisions of section 86 (4) of the Legal Practice Act.

3. Transfer & Bond Costs

- The Seller's appointed Bond Originator is iMortgage.
- The Seller shall pay all transfer fees and bond costs. T's & C's apply.

4. Conveyancers

The Seller's appointed conveyancers are ESI Inc.

5. Sale Agreement

- The sale agreement is available for download at www.villadelmare.co.za
- Kindly ensure that you have read and fully understand the terms and conditions before signing the sale agreement.
- Please discuss any questions you may have with the selling agent.

OWN YOUR DREAM HOME

Villa Del Mare includes starter homes for young, first-time buyers, family homes for growing families and smaller living units for downsizing seniors who still want estate facilities and a multigenerational atmosphere. All units are also perfect opportunities for seasoned investors.



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STOCK CAPITAL

www.villadelmare.co.za

 **SPECTRUM**
REALTY.

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