



VILLA  MARE
ESTATE

COMMERCIAL • RESIDENTIAL

HOMES

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Welcome Home...

Construction Update – May 2020

With Covid 19 restrictions in place, things are moving forward with building momentum across the estate. All civil and electrical infrastructures for Phases 1 to 10 is now complete, and construction of solid houses in Phases 1 to 6 has commenced.

Key communal facilities like the Care Centre and play area are now complete, and all outdoor courts have been finished.

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

First transfers for early phase buyers are now in motion, with handovers expected within the next three months. We look forward to welcoming you to your new homes soon.

Multigenerational Living

Secure Multigenerational Estate Situated in Langsbarn



- Trusts & Professional Services
- No Transfer Costs
- No Asset Control
- Only Pot Still Subject
- Affordable Working Capital
- Perfect for the Rental Market

Call to Action



Sustainability

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



Green Living

We did more at Green than many other buildings were expected to. In fact, we did so much more, we created an eco-neighborhood. Healthy living.



WELL (Movement in Design for Greater Efficiency)

Wells are designed and built to be efficient and healthy. In fact, the green building practices we use to build this building are helping us build a healthy and healthy community.



The WELL Building & Community Standard

A WELL Building is designed to support health and well-being without all aspects and aspects of community life.





Community Lifestyle

Value is created through the wide range of quality recreational spaces and facilities encouraging a healthy lifestyle. This active lifestyle creates reasons for the young to the old. Attractive lifestyles are facilitated by key hot structures and service providers.

Through shared activities of quality facilities, lifestyles are formed and a 'sense of place' is established. Different generations can relate without the confinement of their walls or the restriction of age 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 Paus



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Forever Home Estate

The End Here is a Forever
Home certification, an innovative blend
of multigenerational smart style living within a
sandy estate.

A development that serves our need of approval
ensures that you can live happily and sanely
through all seasons of life.

This need is mutually respectful living
between people and nature, housing as peace,
safety, equity, community, belonging and harmony
within a smart style development.

The Forever Home brand brings
generations together in one word in a
beautiful environment with incredible amenities,
care facilities and architecture that promotes
wellbeing.

This unique Forever Home brand estate is
crafted 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 Langsham is smart if you want a safe place to raise your family, it's important it is located next to a creekbed against the lagoon. It has a community of friendly, hospitable people, making it a fantastic holiday destination for tourists and a great place to call home.

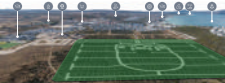
Langsham is moving away from being purely a retirement and holiday destination and becoming a place where business professionals raise their families. It's now a popular summer town for those working in Cape Town.

Langsham has three private schools. One of the best-known schools on the West Coast is here, which is close to the lagoon and within walking distance from the centre.

Lakeside and the lake come together in Langsham with restaurants, nature trails, fishing, and an 18-hole golf course designed by Jack Nicklaus.

After all there is where most actors, people and expats sometimes spend together in the happy summer town of Langsham. It's a return to the family-orientated neighbourhood of old, where families sit like 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



1. East Langebaan Island 10km

2. Langebaan Lagoon 10km

3. West 10km

4. Langebaan Bay 10km

5. Marine Park

6. Langebaan 10km

7. Langebaan Beach 10km

8. Langebaan Lagoon 10km

9. Langebaan 10km

10. West 10km



Infrastructure Benefits of Langebaan



Green Hydrogen Development



Work with local stakeholders to develop a roadmap to develop nation, region, and green hydrogen technologies. This partnership will explore the opportunities for an ecosystem for green hydrogen and innovation and green development, which will create economic growth for the area.

Renewable Working Hub



Work with the local community to develop a renewable energy working hub to be a one-stop-shop for energy needs.

Renewable Neighbourhoods



- Energy Neighbourhoods
- Energy Efficiency, Regeneration, Strategic projects and development
- Smartgrid
- Thermal storage
- Energy storage facilities

Shopping Malls



- Logistics/Shopping mall park
- Retail and community

Education



- State Private School
- Langebaan Private School
- Marriage Strong School

Healthcare



- Hospital – 300 beds people
- Long-term treatment – 200 beds (primary)



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LUXURY

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Holistic Well Being

Life that flows brings generations together in one setting in a beautiful environment with incredible amenities, new facilities and architecture that promotes well-being.

The result is mutually respectful living between people and nature, focusing on peace, safety, dignity, community, belonging, and harmony within a sustainable development. Life takes center stage and consideration for the environment is in the development's design, construction, and operation phases.



Cafe/Canteen/Restaurant



How it Lounge Area



Co-Working Space & Boardroom



Fitness Center
Wellness Center



Play Area/Children's Zone



Library



Gym



Security

Highly secured and threat sensitive gate with qualified security operations, and systems that ensure safe and effective passage for all. The system will be able to respond and verify demands, workers and partners, employed by owners.

Highly secured boundary wall with monitored surveillance monitoring will be in place. With the external boundary wall properly secured and the walls facing out of the internal layout, there is no need for additional security fences around the houses.

Resort Style Living



When that there is a glamorous, resort style estate in the country, life provides extraordinary facilities with lifestyle amenities, experiencing with residents' requirements and all in different seasons of life, all harmoniously coming together to provide sustainable living and a lasting legacy.



Swimming Pool



Tennis Court



Garden Court



Garden Court



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

Multi-level Affordable Care



Care services and facilities are available to all residents in the senior. Because these services support people with a range of health requirements, from those who are able and healthy, to those with greater health and social care needs.

- Homebased Care Options
- Skilled Care Facility
- Rehabilitation Rooms



Private Care



Residence



Skilled Care Room



Rehabilitation



Rehabilitation Room



Rehabilitation Room



Purchasing Process

Follow These Simple Steps to Own Your Own Piece of Paradise

Choose your home

Review the individual homes and walk through our web gallery to find the home that is right for you.

- 1. Browse existing homes
- 2. Browse existing homes

Pre-qualify

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

Choose your purchase option

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

Sign off on purchase (offer)

Walk through the home, review details of the offer savings. Choose your financing loan versus available options.

Get your title, paperwork together

- 1. Sign off on
- 1. Sign off on contract
- 1. Receive loan officer verification
- 1. Sign off on documents

Submit your home loan application

Sign off your home loan and get approved

Inspection

Once construction is complete, you can have finished at your property. We can officially hand over and you can move in!



Congratulations

Get ready to start your own piece of paradise!



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1000000 € - 1200000 € - 1400000 €

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



VILLA MARE
RESORT



KEY



SWIMMING POOL



LOUNGE



BEACH



KEY



SWIMMING POOL



LOUNGE

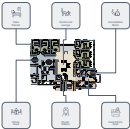


BEACH

Care Centre



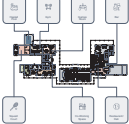
VELLA MARA
2019



Club House



WILLAMETTE VALLEY
UNIVERSITY



Unit Type 1B



Character



Character



Character



Character



Character



- Character's name
- Character's physical appearance
- Character's personality
- Character's role in the story
- Character's relationships with other characters
- Character's backstory
- Character's current situation
- Character's goals and motivations
- Character's strengths and weaknesses
- Character's fears and desires
- Character's impact on the story

QR

Character



Unit Type 2A



Character



Character



Character



Character



Character

- Character's name
- Character's description (physical appearance, personality, etc.)
- Character's role in the story
- Character's relationship to other characters
- Character's actions and decisions
- Character's impact on the story
- Character's significance to the story
- Character's development over time
- Character's role in the story's theme
- Character's role in the story's plot
- Character's role in the story's setting
- Character's role in the story's conflict
- Character's role in the story's resolution
- Character's role in the story's conclusion



Character

Character



Unit Type 3A



100



1000



1



100

1. **Identify the problem.**
 2. **Formulate a hypothesis.**
 3. **Design an experiment.**
 4. **Conduct the experiment.**
 5. **Analyze the data.**
 6. **Draw conclusions.**
 7. **Communicate the results.**
 8. **Repeat the experiment.**
 9. **Refine the hypothesis.**
 10. **Repeat the experiment.**
 11. **Refine the hypothesis.**
 12. **Repeat the experiment.**
 13. **Refine the hypothesis.**
 14. **Repeat the experiment.**
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 95. **Refine the hypothesis.**
 96. **Repeat the experiment.**
 97. **Refine the hypothesis.**
 98. **Repeat the experiment.**
 99. **Refine the hypothesis.**
 100. **Repeat the experiment.**

100



Unit Type 4A



100



1000



100



100



- [illegible]

Figure 1



Unit Type SA



100



100



Figure 1



100

1. **Identify the problem.**
 2. **Formulate a hypothesis.**
 3. **Design an experiment.**
 4. **Conduct the experiment.**
 5. **Analyze the data.**
 6. **Draw conclusions.**
 7. **Communicate the results.**
 8. **Repeat the experiment.**
 9. **Refine the hypothesis.**
 10. **Finalize the results.**



Unit Type 6A



100



100



100

1. **Identify the problem.**
 2. **Define the problem.**
 3. **Identify the causes of the problem.**
 4. **Identify the effects of the problem.**
 5. **Identify the stakeholders involved in the problem.**
 6. **Identify the resources available to solve the problem.**
 7. **Identify the constraints on the problem.**
 8. **Identify the risks of the problem.**
 9. **Identify the opportunities of the problem.**
 10. **Identify the solutions to the problem.**
 11. **Identify the implementation of the solutions.**
 12. **Identify the evaluation of the solutions.**
 13. **Identify the feedback of the solutions.**
 14. **Identify the conclusion of the solutions.**
 15. **Identify the recommendation of the solutions.**



Unit Type 7A



1 document



1 document



1 change



on this day



Instructions

- Download a code
- Add a code to a document or a document to a code
- Add a code to a document or a document to a code
- When a code is added to a document, it will be added to the document's code list. The code list will be added to the document's code list.
- Add a code to a document or a document to a code
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Neutral Slate

Interior Mood



A neutral gray-white color palette is used for creating calm, serene and relaxing atmosphere.

The cooling effect of the neutral stone gray color has a soothing effect that grounds the space and draws you into a state of simple tranquility.



Neutral Slate (Wooden)
Color Code



Neutral Slate (White)
Color Code



Neutral Slate
Color Code



Neutral Slate
Color Code



Neutral Slate (Light Gray)
Color Code



Neutral Slate (Medium Gray)
Color Code



Neutral Slate (Dark Gray)
Color Code



Neutral Slate (Beige)
Color Code



Neutral Slate (Medium Gray)
Color Code



Neutral Slate (Light Beige)
Color Code



Neutral Slate (Light Gray)
Color Code



Neutral Slate (Medium Gray)
Color Code



Neutral Slate (Dark Gray)
Color Code



Neutral Slate (Light Gray)
Color Code



Neutral Slate (Dark Gray)
Color Code



Neutral Slate (Light Gray)
Color Code

Sedona Sands

Infinite Mood



This warm and neutral color palette features a variety of tints, put together atmospherically. You are invited into this room by the intense tones that come through, which create a cozy and welcoming atmosphere.



Sedona Sands: Desert Stone
(very lightest tan/whitestone
color)



Sedona Sands:
(brightest white
color)



Sedona
Light Gray



Sedona Sands:
(White and Gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona Sands:
(warm gray
color)



Sedona
(warm gray
color)



Sedona
(warm gray
color)

PRICING & LEGAL



1. Price List & Availability

Placeholder price list and availability schedule are available here:

- at the on-site sales office
- online at [www.meridianhvac.com](#) (password)
- from the sales agent (signature & stamp) at [regionaloffice@meridianhvac.com](#) or via email

2. Payment Terms

a. Deposit

100% paid at quantity take for each newly placed order as per attached

b. Release of the purchase price

The balance of the purchase price is released after the closing date of the take-off agreement or the take-off agreement is signed off

c. Cash payment to the subcontractor at

• at completion being provided at the time of the take-off final (signature, stamp, agreement, and additional 1% deposit guarantee)

• after completion the release that the Contractor

accepts approval for take-off final release per signature of the sub agreement

• finally transfer of amounts paid by the Contractor to the Contractor from the rest of the Subcontractors that amounts were done with the provision of the 1% deposit of the Contractor

3. Transfer & Bond Costs

• The Contractor's approval for a take-off is in charge

• The Contractor pays all the take-off and transfer costs - it's his responsibility

4. Conveyancers

The Contractor's approval and signature

5. Take Agreement

• The take agreement is available for download [www.meridianhvac.com](#)

• Finally ensure that you have read, verified, understood the terms and conditions before signing the take agreement

• Please ensure any purchase you may have with the sales 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 extra facilities and a multigenerational atmosphere. All units are also perfect opportunities for seasonal residents.

VILLA del MARE
LIVING

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VILLA D-MARE

ESTATE



STOCK CAPITAL

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