



Where your children will want to visit you!

Yes! We're unique! And here's why...

Location:

Superbly located on the exclusive, well established Sondela Nature Reserve. Within walking distance of the resort's central entertainment area, restaurants, general dealer, heated/covered pools, etc.

Advantages:

Popular family-orientated resort offering, carefree, secure, safe, tranquil and private living on a nature reserve.

Convenience:

1 hour from Pretoria and 1 ½ hours from Johannesburg on the N1 North highway, with well-maintained dirt/gravel roads on the reserve.

Close enough for the children to visit, or for the odd commute to the city. Nearest town: Bela-Bela @ 11km.

Management:

Adinvale (PTY) Ltd and its professional, multi-award winning management team.

Development Type:

Sectional Title Scheme. This is NOT a life right development and your sectional title unit may therefore be bequeathed to your heirs.

Stand Details:

Size - +/- 740 – 1 200m²

Price – launch price R750 000 for the first 10 stands.

Thereafter from R850 000 – R950 000.

Stands to be sold per phase as released by Adinvale.

Age Requirement:

Must be a minimum of 50 years old to qualify for permanent residence.

Families with children are permitted to visit – resort and Estate house rules will apply.

Building & Construction:

Sectional Title residential unit must be completed with 24 months of stand purchase.

Preferred builders and packages available on request.

Development architectural guidelines and construction rules will apply.

Initial Levy:

Stand only - R1 000 Completed
unit - R2 000

Levies subject to annual increase.

Transferring Attorneys:

Schindlers Attorneys, Melrose Arch, Johannesburg. Developer pays for first registration of cession.

You pay for registration of section and survey fees.

Care and Medical Facilities:

Bela-Bela Government Hospital – 11km
St Vincent's Private Hospital (Independent) – 13km
Doctors – 11km
Dentists – 10km
Optometrists – 11km
Physiotherapists – 12km
Gym – 14km
Montana Hospital (Netcare) – 90km

Shopping, Banking, etc:

Bosveld Mall (Pick n Pay) – 11km
Bela Mall Checkers) – 11km
Super Spar – 11km
Shoprite – 11km
First National Bank – 11km
Standard Bank – 11km
Nedbank – 11km Absa
– 11km
Pharmacy – 11km
Kollonade – 92km

On-site Entertainment and Activities:

Wildlife and nature	Bowls	Dancing
Walking trails	Water aerobics	Chess
Mountain biking	Birding	Art
Game drives Tennis	Photography	Cookery
	Pilates	And much more!

Rentals:

Long term rentals permitted to tenants that meet the minimum age requirement (50). No short term/holiday rentals will be permitted.

Pets:

Sorry, no pets allowed.

Viewing:

By appointment only – please email: hennie@nellievanstaden.com

FREQUENTLY ASKED QUESTIONS

Q: Can I have pets?

A: Sorry, no pets will be allowed as this is a nature reserve.

Q: Can I fence off my exclusive right area?

A: No fencing is permitted. Indoor gardens/atriums only.

Q: Can I plant some plants or trees around my unit?

A: Yes, a list of indigenous plants and trees will be provided.

Q: I have a caravan and a trailer – can I park them at my unit?

A: Caravans, boats, trailers, etc., may not be parked at your unit, or within the sectional title development area. Adinvale will make provision for parking space for trailers, etc., to owners - a rental fee will apply.

Q: Will there be additional Visitors parking or may they park outside on my exclusive use area?

A: Your guests may park on your exclusive use area.

Q: Is there a limit to how many people I can have in my unit?

A: The maximum occupancy of the unit may not be exceeded. This means that if you have 2 double rooms, your occupancy will be 4 people.

Q: My grandchildren want to come and stay with me for the holidays – will they be allowed?

A: Yes, they are more than welcome to stay with you. However, Resort Rules and Estate Rules will apply, especially where they relate to noise and disturbance. Under-50s are limited to 90 days per year.

Q: Is there a limit to the length of time visitors can stay with me?

A: People under the age of 50 are limited to a maximum of 90 days per year, as a visitor of the owner.

Q: I'm 52 but my wife is 48 – does this mean I do not qualify for permanent residency?

A: As long as one of you meets the age requirement, you both qualify.

Q: I am buying my unit now but only intend occupying it at a much later time. Can I rent it out in the meantime?

A: Long-term rentals only will be permitted (minimum 3 months) and your tenant/s must meet the age requirements. You will also need to provide the BC with the personal and contact details of the Lessee. Please refer to the conditions of rental as set out in the Management Rules. NB: No short term/holiday rentals permitted.

Q: Construction on my unit is running behind and will not be completed before the prescribed 24 months from registration of Notarial Cession. Can I get an extension, and how?

A: Application for an extension may be made to Adinvale, which extension shall be for 12 months from date of commencement of construction.

Q: Can I build anything on my stand or are there certain plans that I must choose from?

A: The plans we have are an example of what you can build but you are welcome to draw up your own plans with our architect. NB: The development's official architects (Gavin Williams and Therese van Deventer) must be used. The Architectural Guidelines must be followed and the plan approved by the developer prior to the start of construction.

Q: Will there be WiFi and is there good cell signal?

A: You must arrange for your own WiFi. Vodacom and Cell C have good signal on Sondela.

Q: Are we allowed to install solar energy?

A: Yes. Check with architect for installations.

Q: What about municipal rates and taxes?

A: As with any property, you will pay your rates and taxes directly to the local municipality. This is determined by the size and value of your land/property as valued by their municipal valuer.

Q: Is the private hospital in Bela-Bela affiliated to Netcare or any other well-known hospital group?

A: No, St Vincent's is an independent hospital that offers excellent care. Montana Hospital in Montana Park, Pretoria, is 90km from Sondela and is operated by Netcare.

Q: Can we make use of Sondela's central facilities at the Farmyard and will there be a cost involved?

A: You are more than welcome to use the pools, restaurants and facilities at the Farmyard – no entry fee will be charged but you will be required to pay for any consumables/purchases.

Q: What about game drives and activities?

A: You may do self-drive game drives into the reserve under the conditions stipulated in the Traversing Agreement and general house rules. Any Sondela game drives or activities must be booked at Reception and will be charged as priced.

Q: Are we permitted to keep/use a golf cart?

A: Yes you are, but as per the Traversing Agreement, the golf cart is limited to the Farmyard area and is not permitted in the reserve. Golf carts must be parked in your garage.