

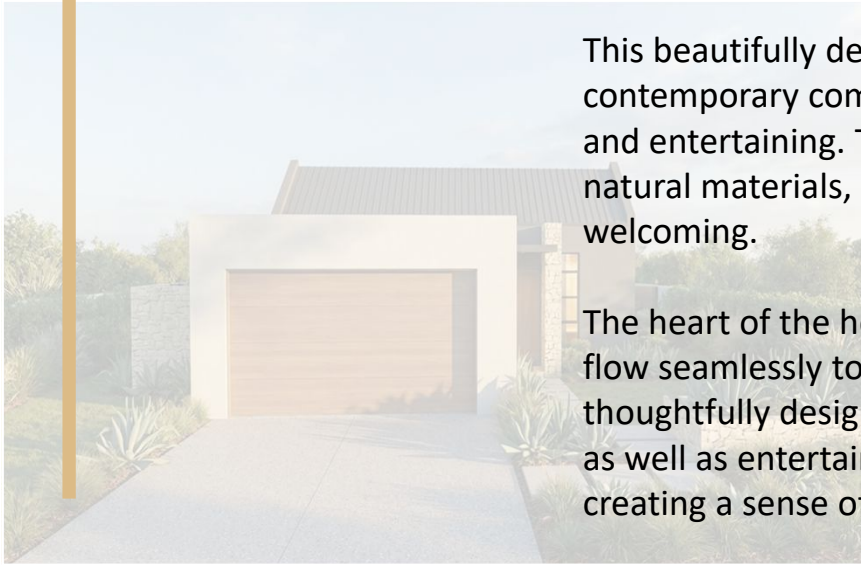


HOUSE TYPE A  
2 BEDROOM HOME- 153m<sup>2</sup>

LANCHING NOW

DESIGN 

# Contemporary-Compact-Comfort:



This beautifully designed 153m<sup>2</sup> modern farm-style home combines timeless character with contemporary comfort, offering a warm and inviting space ideal for relaxed small family living and entertaining. The architectural design celebrates simple, elegant forms with clean lines, natural materials, and generous natural light, creating a home that feels both modern and welcoming.

The heart of the home is an open-plan living area where the kitchen, dining room, and lounge flow seamlessly together to form a spacious and sociable environment. The modern kitchen is thoughtfully designed with ample workspace and storage, making it perfect for everyday living as well as entertaining guests. The open layout allows the living spaces to connect effortlessly, creating a sense of openness and comfort throughout.

Large openings extend the living area onto a covered patio, forming a natural indoor-outdoor connection. This outdoor entertainment space features a built-in braai, making it ideal for hosting family gatherings, weekend braais, or simply enjoying relaxed evenings overlooking the garden.

The home offers two well-appointed bedrooms, each designed as a private retreat. Both bedrooms feature their own en-suite bathrooms, ensuring comfort, convenience, and privacy for residents and guests alike. Generous windows allow natural light to fill the rooms while maintaining a calm and tranquil atmosphere.

With its modern farm-style architecture, open living spaces, and thoughtfully planned layout, this home delivers the perfect balance between style, functionality, and relaxed living. Whether entertaining friends or enjoying quiet moments at home, this residence offers a comfortable lifestyle in a beautifully designed setting.



## POTENTIAL SITE ALLOCATION

|                             |                             |                             |
|-----------------------------|-----------------------------|-----------------------------|
| ERF 115 = 411m <sup>2</sup> | ERF 142 = 391m <sup>2</sup> | ERF 154 = 388m <sup>2</sup> |
| ERF 117 = 454m <sup>2</sup> | ERF 144 = 408m <sup>2</sup> | ERF 155 = 388m <sup>2</sup> |
| ERF 125 = 420m <sup>2</sup> | ERF 145 = 349m <sup>2</sup> | ERF 156 = 390m <sup>2</sup> |
| ERF 126 = 386m <sup>2</sup> | ERF 146 = 401m <sup>2</sup> | ERF 157 = 391m <sup>2</sup> |
| ERF 127 = 389m <sup>2</sup> | ERF 147 = 351m <sup>2</sup> | ERF 158 = 389m <sup>2</sup> |
| ERF 133 = 389m <sup>2</sup> | ERF 151 = 369m <sup>2</sup> | ERF 159 = 389m <sup>2</sup> |
| ERF 134 = 372m <sup>2</sup> | ERF 152 = 388m <sup>2</sup> | ERF 160 = 390m <sup>2</sup> |
| ERF 135 = 407m <sup>2</sup> | ERF 153 = 388m <sup>2</sup> | ERF 162 = 366m <sup>2</sup> |
|                             |                             | ERF 163 = 407m <sup>2</sup> |
|                             |                             | ERF 167 = 391m <sup>2</sup> |
|                             |                             | ERF 168 = 400m <sup>2</sup> |
|                             |                             | ERF 169 = 388m <sup>2</sup> |
|                             |                             | ERF 170 = 388m <sup>2</sup> |
|                             |                             | ERF 171 = 388m <sup>2</sup> |



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COUNTRY ESTATE

# SITE PLAN LOCATIONS

DESIGN **80**



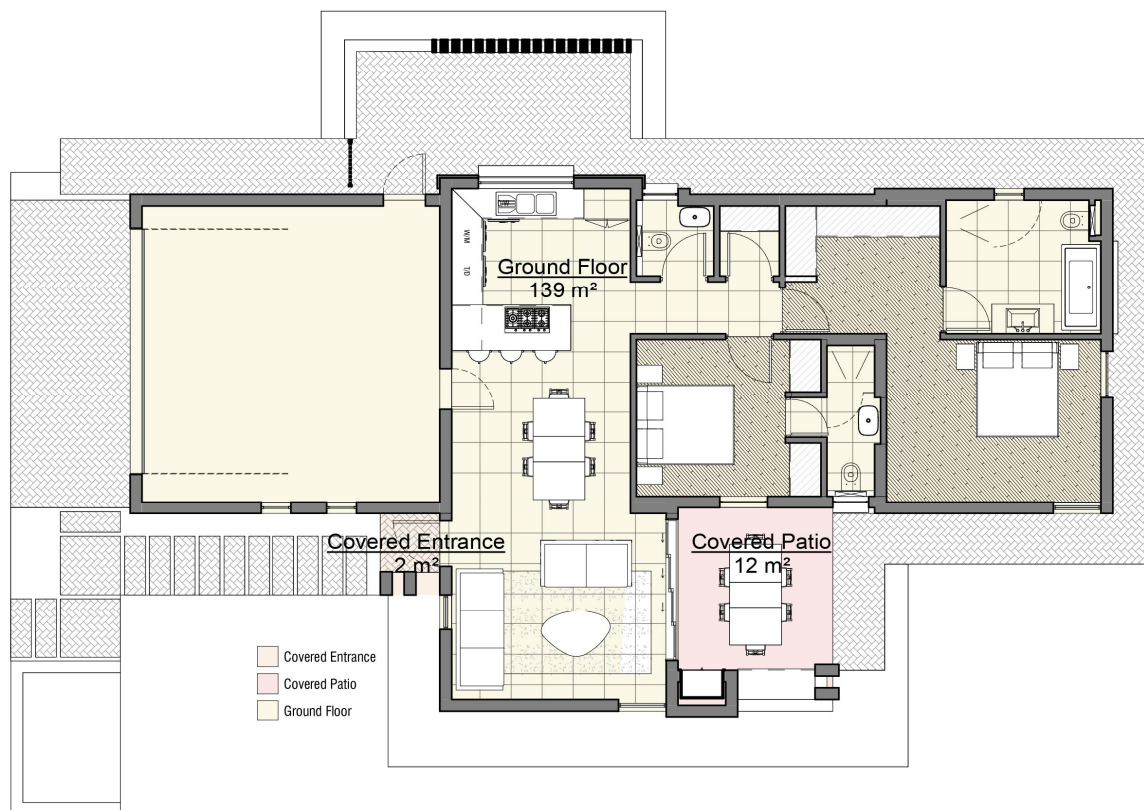


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# GROUND FLOOR PLAN

DESIGN  
80





1 : 100

Ground floor



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AREA PLANS

DESIGN 80



5



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ARTIST IMPRESSION

DESIGN 80





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ARTIST IMPRESSION

DESIGN 80



## TYPICAL TOILET



GEBERIT ALPHA CISTERN



GEBERIT ALPHA CISTERN  
ACTUATOR PLATE



GEBERIT SMYLE WALL  
HUNG PAN AND SEAT

## TYPICAL DOUBLE VANITY

HANSGROHE VERNIS BLEND  
BASIN MIXER 70



T900- SINGLE VANITY WHITE



BOTTLE TRAP



BENKISER ANGLE VALVE



WASTE BASIN  
POP UP- SLOTTED

## TYPICAL BATH

FORMOSA III  
STANDING BATH



HANSGROHE WALL OUTLET

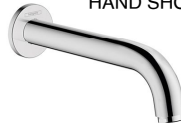


HANSGROHE U/WALL  
DIVERTER

HANSGROHE VERNIS  
HAND SHOWER



GIO BATH POP UP

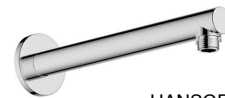


HANSGROHE VERNIS  
BLEND BATH MIXER



HANSGROHE VERNIS  
MIXER

## TYPICAL SHOWER



HANSGROHE VERNIS  
SHOWER ARM



HANSGROHE VERNIS  
BLEND 200 SHOWER HEAD

HANSGROHE CONCEALED  
SHOWER MIXER



GIO 250 SHOWER  
TRAP



HANSGROHE VERNIS  
SHOWER MIXER



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## TYPICAL TOILET



GEBERIT ALPHA CISTERN



GEBERIT ALPHA CISTERN  
ACTUATOR PLATE



GEBERIT SMYLE WALL  
HUNG PAN AND SEAT

## TYPICAL GUEST VANITY

HANSGROHE VERNIS BLEND  
BASIN MIXER 70



T900- SINGLE VANITY WHITE



BOTTLE TRAP

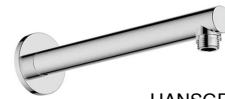


BENKISER ANGLE VALVE



WASTE BASIN  
POP UP- SLOTTED

## TYPICAL SHOWER



HANSGROHE VERNIS  
SHOWER ARM

HANSGROHE CONCEALED  
SHOWER MIXER



HANSGROHE VERNIS  
SHOWER MIXER



HANSGROHE VERNIS  
BLEND 200 SHOWER HEAD



GIO 250 SHOWER  
TRAP



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SANITARY FINISHES-EN-SUITE BATHROOM

DESIGN 80



# KITCHEN FINISHES



CUPBOARD FINISH- BLACK CHERRY

CUPBOARD FINISH- FOLKSTONE GREY

QUARTZ- AFRICAN TAPESTRY



HANSGROHE VERNIS SINK MIXER



FRANKE CASCADE DOUBLE SINK



FRANKE SPAZI DOUBLE WASTE



BOTTLE TRAP



BENKISER ANGLE VALVE



FRANKE RONDO  
RDX610-45 PREP BOWL

# EXTERNAL FINISHES



ALUMINIUM  
CHARCOAL GREY



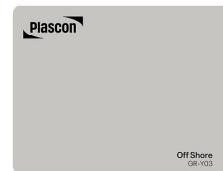
ROOF AND SIDE SHEETING  
SAFLOK 700- THUNDRESTORM



CLADDING FEATURE  
BALAU TIMBER

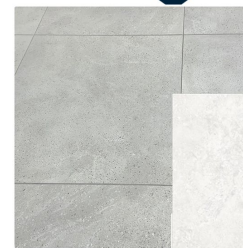


PRIMARY PAINT COLOUR  
PARIS PAVING

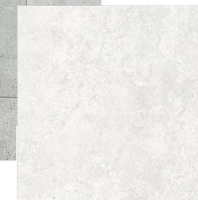


PRIMARY PAINT COLOUR  
OFF SHORE

# FLOOR AND WALL FINISHES



FLOOR TILES  
GREY PORCELAIN  
TILES



EXTERNAL TILES  
LIGHT GREY PORCELAIN  
NON SLIP



FEATURE TILE  
MOSAIC- TROPICAL MIST

BEDROOM FLOOR TILES  
WOOD FLOORING PORCELAIN  
HERITAGE NATURAL 220 X 895





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## NEW DWELLING- 153m<sup>2</sup> 2 BEDROOM HOME FROM R2 639 250.00



D176- Ballito- 4390



[www.helmsleyestate.co.za](http://www.helmsleyestate.co.za)



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