



HOUSE TYPE A1
2 BEDROOM HOME- 150m²

LANCHING NOW

DESIGN 

Effortless Luxury :

The Ultimate 150m² Modern Retreat

Step into a home designed for seamless, contemporary living. This intelligently crafted **150-square-meter** floor plan maximizes every inch of space, offering the perfect balance of comfort, style, and practicality.

Key Features:

2 Bedrooms & 2 Bathrooms: Enjoy a spacious master bedroom featuring a private en-suite, plus a comfortable second bedroom and a guest bathroom.

Open-Plan Flow: The heart of the home boasts a beautifully integrated kitchen, dining room, and lounge area, perfect for modern living and entertaining.

Double Garage: Secure parking for two vehicles, complete with a dedicated, external entrance space designed specifically to house your golf cart.

Customizable Outdoor Living: Elevate your home by choosing our exclusive option to add a stylish covered patio (available at an additional charge) to create the ultimate outdoor entertainment space.



HELMSLEY
COUNTRY ESTATE



POTENTIAL SITE ALLOCATION

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



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SITE PLAN LOCATIONS

DESIGN **80**





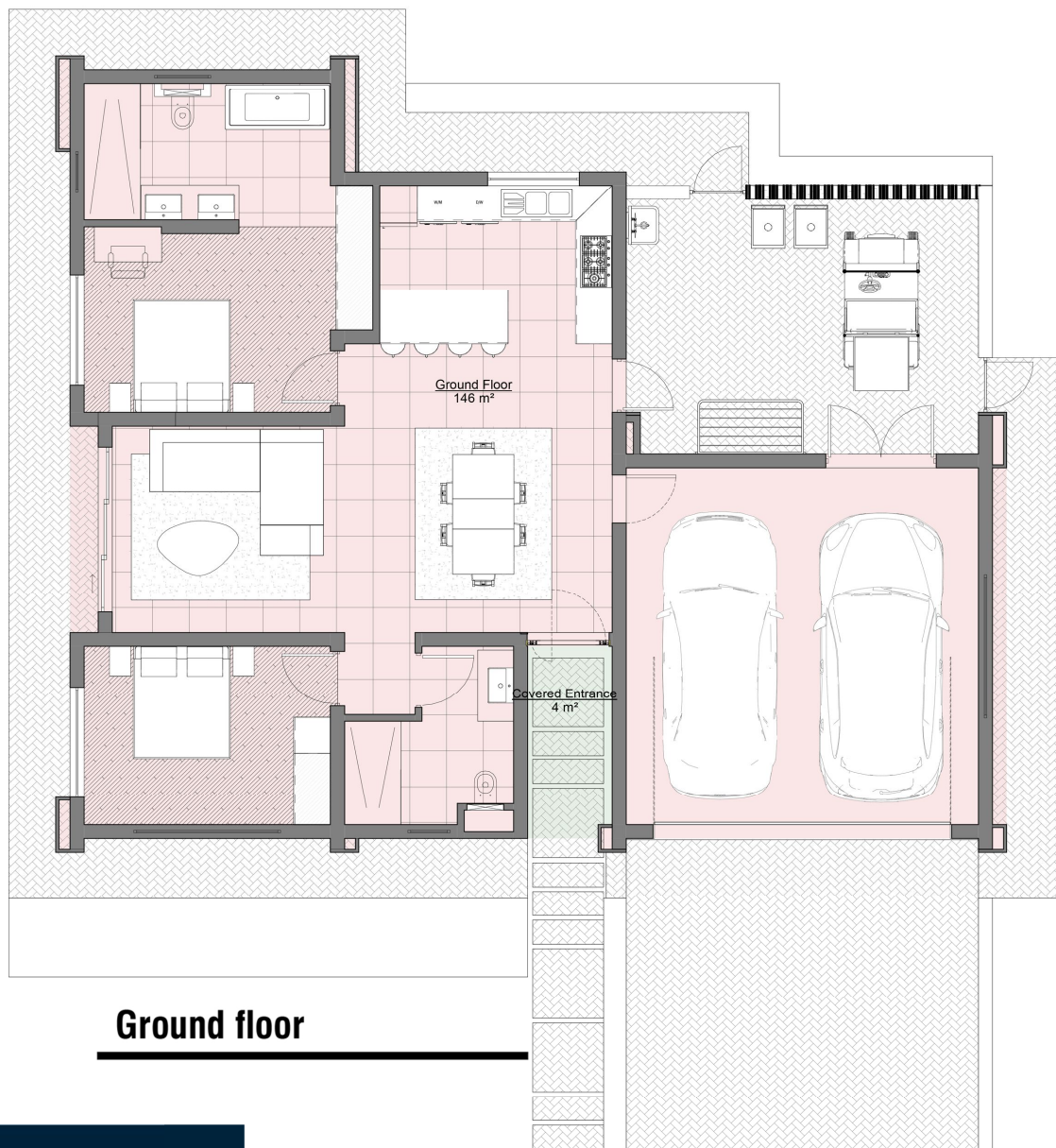
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COUNTRY ESTATE



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GROUND FLOOR PLAN



Ground Floor
Covered Entrance

Area Schedule		
Level	Name	Area
Ground floor	Covered Entrance	4 m²
Ground floor	Ground Floor	146 m²
Grand total: 2		150 m²

Ground floor



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AREA PLANS

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5



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ARTIST IMPRESSION

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ARTIST IMPRESSION

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TYPICAL TOILET



GEBERIT ALPHA CISTERN
ACTUATOR PLATE



GEBERIT SMYLE WALL
HUNG PAN AND SEAT

GEBERIT ALPHA CISTERN

TYPICAL DOUBLE VANITY

HANSGROHE VERNIS BLEND
BASIN MIXER 70



SIIMPLICITY SLIMLINE 1200



BOTTLE TRAP



BENKISER ANGLE VALVE



WASTE BASIN
POP UP- SLOTTED

TYPICAL BATH

FORMOSA III
STANDING BATH



HANSGROHE WALL OUTLET

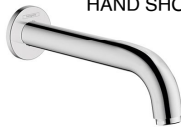


HANSGROHE U/WALL
DIVERTER

HANSGROHE VERNIS
HAND SHOWER



GIO BATH POP UP

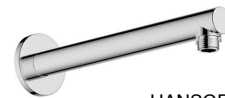


HANSGROHE VERNIS
BLEND BATH MIXER



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



SOFIA HIGHVELD OAK VANITY 750



BOTTLE TRAP

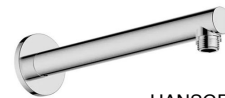


BENKISER ANGLE VALVE



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



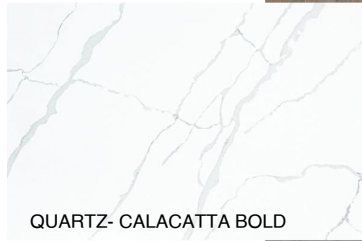
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SANITARY FINISHES- SHARED BATHROOM

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KITCHEN FINISHES



QUARTZ- CALACATTA BOLD



CUPBOARD FINISH- CLYDESHAW

CUPBOARD FINISH- STORMGREY



HANSGROHE VERNIS SINK MIXER



FRANKE CASCADE DOUBLE SINK



FRANKE SPAZI DOUBLE WASTE



BOTTLE TRAP



BENKISER ANGLE VALVE

EXTERNAL FINISHES



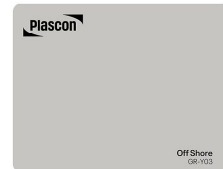
ALUMINIUM
CHARCOAL GREY



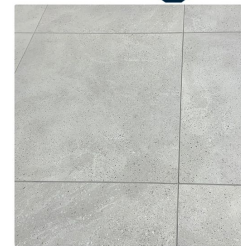
ROOF AND SIDE SHEETING
SAFLOK 700- THUNDRESTORM



PRIMARY PAINT COLOUR
PARIS PAVING



PRIMARY PAINT COLOUR
OFF SHORE



FLOOR TILES
GREY PORCELAIN TILES



BEDROOM FLOOR TILES
LAMINATE FLOORING- ELBA OAK



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FINISHING SCHEDULE

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10



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NEW DWELLING- 150m² 2 BEDROOM HOME FROM R2 587 500.00



D176- Ballito- 4390



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