



HOUSE TYPE B  
3 BEDROOM HOME- 175m<sup>2</sup>

LANCHING NOW

DESIGN 

## Balanced Starter Home:

This beautifully designed 175m<sup>2</sup> modern contemporary farm-style home blends clean architectural lines with warm, natural finishes to create a timeless and inviting space.

A double garage provides direct access into a spacious open-plan kitchen, dining, and lounge area, designed for effortless everyday living and entertaining.

Large sliding doors open the living space onto a generous patio, creating a seamless indoor-outdoor connection, with the option to add a covered patio for year-round enjoyment.

The home offers three well-appointed bedrooms, including a main bedroom with en-suite, while the remaining two bedrooms share a stylish family bathroom. Thoughtfully planned and perfectly balanced, this home delivers comfort, functionality, and contemporary farm-style charm.



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## POTENTIAL SITE ALLOCATION

|                             |                             |
|-----------------------------|-----------------------------|
| ERF 79 = 691m <sup>2</sup>  | ERF 131 = 501m <sup>2</sup> |
| ERF 81 = 523m <sup>2</sup>  | ERF 135 = 407m <sup>2</sup> |
| ERF 85 = 531m <sup>2</sup>  | ERF 136 = 531m <sup>2</sup> |
| ERF 87 = 511m <sup>2</sup>  | ERF 148 = 444m <sup>2</sup> |
| ERF 88 = 513m <sup>2</sup>  | ERF 149 = 461m <sup>2</sup> |
| ERF 89 = 493m <sup>2</sup>  | ERF 164 = 552m <sup>2</sup> |
| ERF 99 = 684m <sup>2</sup>  | ERF 175 = 495m <sup>2</sup> |
| ERF 112 = 518m <sup>2</sup> | ERF 180 = 482m <sup>2</sup> |



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## SITE PLAN LOCATIONS

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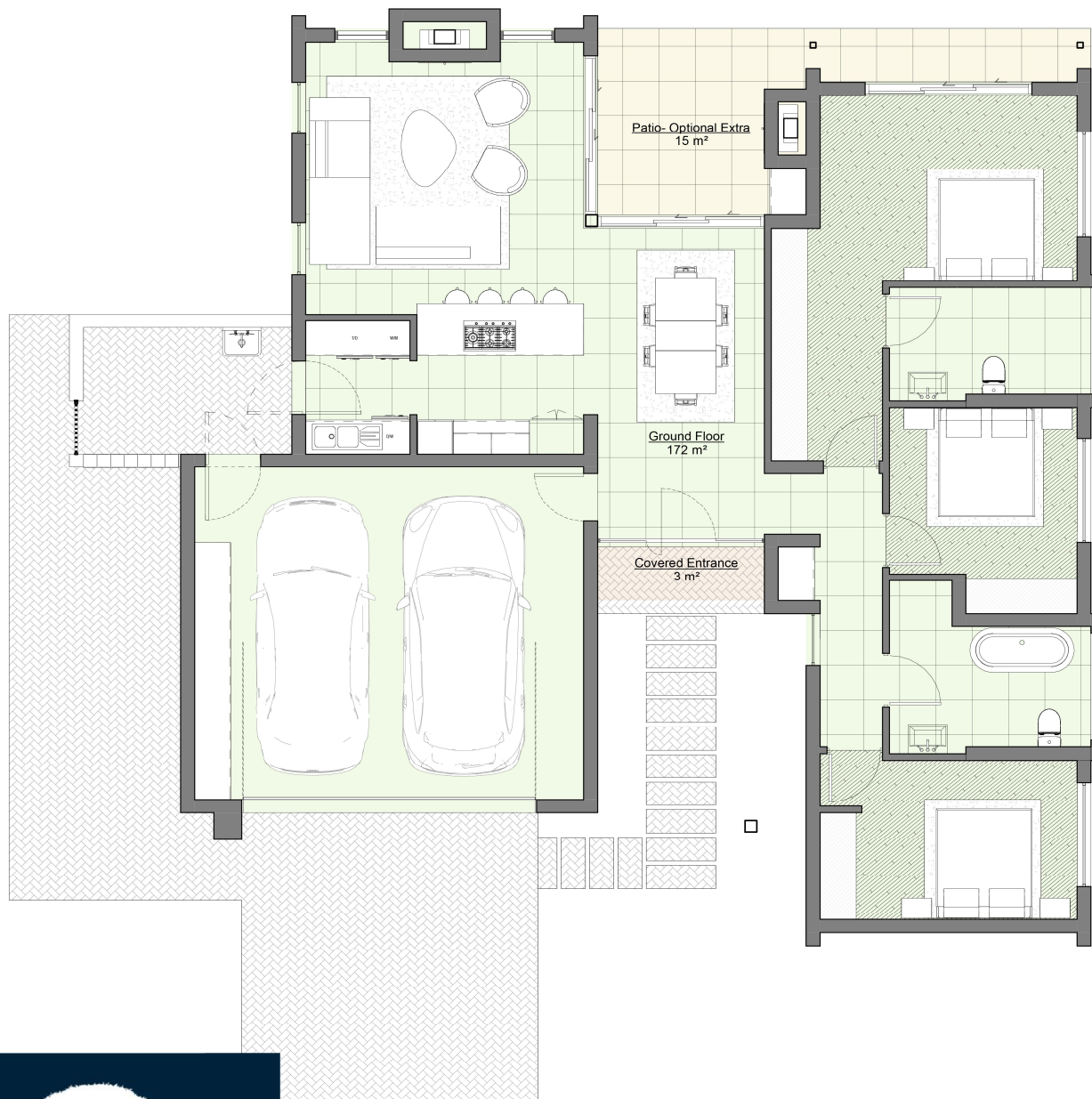


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# GROUND FLOOR PLAN

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- Covered Entrance
- Ground Floor
- Patio- Optional Extra

Area Schedule (SAPOP - Residential - Common)

| Level          | Name                  | Area               |
|----------------|-----------------------|--------------------|
| Ground floor   | Patio- Optional Extra | 15 m <sup>2</sup>  |
| Ground floor   | Ground Floor          | 172 m <sup>2</sup> |
| Ground floor   | Covered Entrance      | 3 m <sup>2</sup>   |
| Ground floor   |                       | 190 m <sup>2</sup> |
| Grand total: 3 |                       | 190 m <sup>2</sup> |



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# AREA PLANS





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ARTIST IMPRESSION

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## TYPICAL TOILET



GEBERIT ALPHA CISTERN



GEBERIT ALPHA CISTERN  
ACTUATOR PLATE



GEBERIT SMYLE WALL  
HUNG PAN AND SEAT

## TYPICAL DOUBLE VANITY

HANS GROHE VERNIS BLEND  
BASIN MIXER 70



T900- SINGLE VANITY WHITE



BOTTLE TRAP

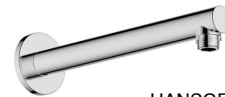


BENKISER ANGLE VALVE



WASTE BASIN  
POP UP- SLOTTED

## TYPICAL SHOWER



HANS GROHE VERNIS  
SHOWER ARM



HANS GROHE VERNIS  
BLEND 200 SHOWER HEAD

HANS GROHE CONCEALED  
SHOWER MIXER



HANS GROHE VERNIS  
SHOWER MIXER



GIO 250 SHOWER  
TRAP



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SANITARY FINISHES- MAIN BATHROOM

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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 BATH

FORMOSA III  
STANDING BATH



HANSGROHE WALL OUTLET

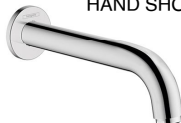


HANSGROHE U/WALL  
DIVERTER

HANSGROHE VERNIS  
HAND SHOWER



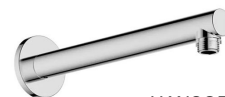
GIO BATH POP UP



HANSGROHE VERNIS  
BLEND BATH MIXER



## TYPICAL SHOWER



HANSGROHE VERNIS  
SHOWER ARM



HANSGROHE VERNIS  
BLEND 200 SHOWER HEAD

HANSGROHE CONCEALED  
SHOWER MIXER



GIO 250 SHOWER  
TRAP

HANSGROHE VERNIS  
SHOWER MIXER



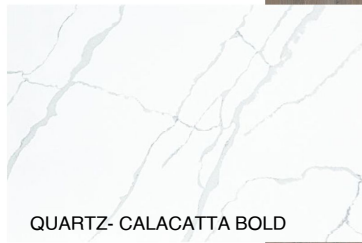
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SANITARY FINISHES-SHARED BATHROOM

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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



# EXTERNAL FINISHES



ALUMINIUM  
CHARCOAL GREY



ROOF AND SIDE SHEETING  
SAFLOK 700- THUNDRESTORM



CLADDING FEATURE  
BALAU TIMBER

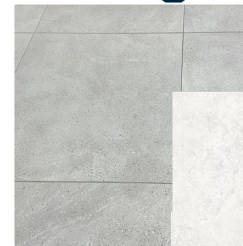


PRIMARY PAINT COLOUR  
MANDARIN TUSK

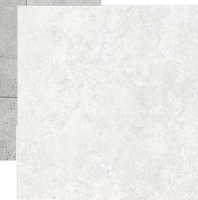


PRIMARY PAINT COLOUR  
RHINE CASTLE

# 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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FINISHING SCHEDULE

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## NEW DWELLING- 175m<sup>2</sup> 3 BEDROOM HOME FROM R3 018 750.00



D176- Ballito- 4390



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