



HOUSE TYPE E
3 BEDROOM HOME- 240m²

LANCHING NOW

DESIGN 

Modern Farmstead Living:



This double-storey architectural design celebrates the essence of **modern farmhouse living**, blending expansive glass elements with a grounded, functional layout.

The ground floor is centred around a spacious open-plan kitchen, lounge, and dining area, creating a seamless environment for everyday living and entertaining. A separate scullery keeps the main kitchen space clean and uncluttered, while large openings connect the living areas directly onto a covered patio. This voluminous space serves as the primary social hub, designed to capture natural light and foster connection. The ground floor is completed with a generous double garage and welcoming entrance sequence.

The upper level is curated for rest and privacy, housing three thoughtfully positioned bedrooms. Two of the bedrooms are serviced by a full, contemporary shared bathroom, featuring premium finishes that echo the home's refined aesthetic. The main bedroom is positioned as a private retreat featuring a walk-in closet, luxurious full en-suite bathroom, and an exclusive open private balcony.

With its clean architectural lines, open-plan flow, and balanced indoor-outdoor lifestyle, this home captures the essence of modern farmstyle design — timeless, practical, and effortlessly elegant.



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COUNTRY ESTATE



POTENTIAL SITE ALLOCATION

ERF 79 = 691m²

ERF 80 = 511m²

ERF 81 = 523m²

ERF 85 = 531m²

ERF 87 = 511m²

ERF 88 = 513m²

ERF 90 = 579m²

ERF 91 = 595m²

ERF 92 = 504m²

ERF 95 = 512m²

ERF 97 = 548m²

ERF 98 = 527m²

ERF 99 = 684m²

ERF 112 = 518m²

ERF 113 = 624m²

ERF 116 = 598m²

ERF 118 = 678m²

ERF 119 = 540m²

ERF 120 = 580m²

ERF 122 = 769m²

ERF 124 = 572m²

ERF 131 = 501m²

ERF 136 = 531m²

ERF 137 = 649m²

ERF 140 = 727m²

ERF 141 = 930m²

ERF 150 = 659m²

ERF 164 = 552m²



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SITE PLAN LOCATIONS

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GROUND FLOOR PLAN

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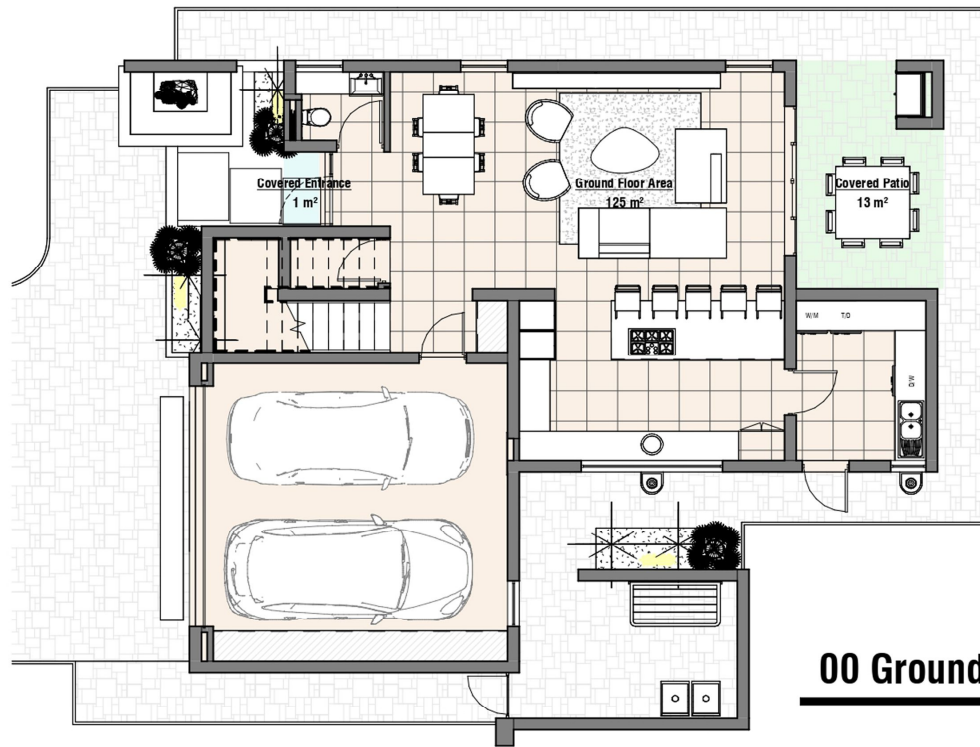


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FIRST FLOOR PLAN

DESIGN **80**



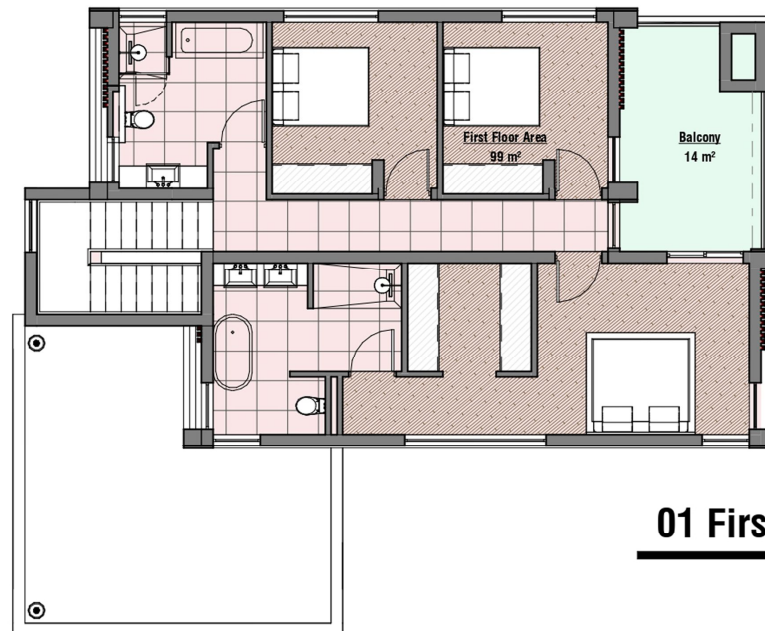


Gross Floor Area- Dwelling...

Level	Name	Area
00 Ground Floor	Covered Entrance	1 m²
00 Ground Floor	Covered Patio	13 m²
00 Ground Floor	Ground Floor Area	125 m²
00 Ground Floor		140 m²
01 First Floor	Balcony	14 m²
01 First Floor	First Floor Area	99 m²
01 First Floor		113 m²
Grand total: 5		253 m²

Balcony
First Floor Area

00 Ground Floor- Gross Area



Covered Entrance
Covered Patio
Ground Floor Area

01 First Floor- Gross Area



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AREA PLANS

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ARTIST IMPRESSION

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ARTIST IMPRESSION



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



SIIMPLICITY SLIMLINE 1200



BOTTLE TRAP



BENKISER ANGLE VALVE



WASTE BASIN
POP UP- SLOTTED

TYPICAL BATH

FORMOSA III
STANDING BATH



HANSGROHE WALL OUTLET

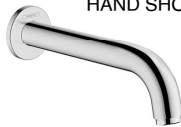


HANSGROHE U/WALL
DIVERTER

HANSGROHE VERNIS
HAND SHOWER



GIO BATH POP UP

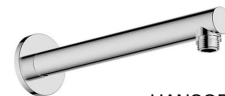


HANSGROHE VERNIS
BLEND BATH MIXER



HANSGROHE VERNIS
MIXER

TYPICAL SHOWER



HANSGROHE VERNIS
SHOWER ARM



HANSGROHE VERNIS
BLEND 200 SHOWER HEAD

HANSGROHE CONCEALED
SHOWER MIXER



HANSGROHE VERNIS
SHOWER MIXER



GIO 250 SHOWER
TRAP



TYPICAL TOILET



GEBERIT ALPHA CISTERN



GEBERIT ALPHA CISTERN
ACTUATOR PLATE



GEBERIT SMYLE WALL
HUNG PAN AND SEAT

TYPICAL VANITY

HANSGROHE VERNIS BLEND
BASIN MIXER 70



SOFIA HIGHVELD OAK VANITY 750



BOTTLE TRAP



TYPICAL BATH

FORMOSA III
STANDING BATH



HANSGROHE WALL OUTLET



HANSGROHE U/WALL
DIVERTER

HANSGROHE VERNIS
HAND SHOWER



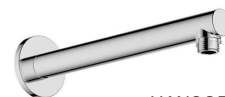
GIO BATH POP UP



HANSGROHE VERNIS
BLEND BATH MIXER



TYPICAL SHOWER



HANSGROHE VERNIS
SHOWER ARM



HANSGROHE VERNIS
BLEND 200 SHOWER HEAD



GIO 250 SHOWER
TRAP

HANSGROHE CONCEALED
SHOWER MIXER

HANSGROHE VERNIS
SHOWER MIXER



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



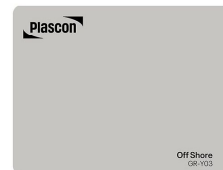
ROOF AND SIDE SHEETING
SAFLOK 700- THUNDRESTORM



CLADDING FEATURE
BALAU TIMBER

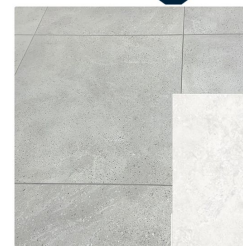


PRIMARY PAINT COLOUR
PARIS PAVING

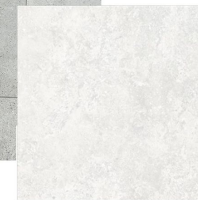


PRIMARY PAINT COLOUR
OFF SHORE

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- 240m² 3 BEDROOM HOME FROM R4 140 000.00



D176- Ballito- 4390



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LANCHING NOW

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