



HOUSE TYPE G
3 BEDROOM HOME- 275m²

LANCHING NOW



Modern Farm-Style Living- Refined Comfort:



Experience the perfect blend of contemporary elegance and timeless farm-style charm in this beautifully designed 275m² double-storey home.

The ground floor welcomes you into a spacious open-plan living environment where the kitchen, lounge, and dining areas flow seamlessly together — creating a light-filled heart of the home ideal for both everyday family living and effortless entertaining. Large stacking doors open onto a generous covered patio, extending the living space outdoors and overlooking a striking rim-flow swimming pool that enhances the home's tranquil, luxury atmosphere.

The sleek, designer kitchen is complemented by a separate scullery, allowing the main kitchen space to remain uncluttered and refined — perfect for modern lifestyles that value both aesthetics and functionality. A double garage provides secure parking and convenient direct access into the home.

Upstairs, the first floor offers three well-proportioned bedrooms designed for comfort and privacy. Two spacious bedrooms share a full bathroom, while the main suite serves as a private retreat, complete with a walk-in closet and a luxurious full en-suite bathroom. All three bedrooms open onto a shared balcony, capturing sweeping views and inviting natural light throughout.

This home embodies modern farm-style architecture at its finest — clean lines, generous proportions, seamless indoor-outdoor flow, and thoughtfully designed living spaces that balance warmth with sophistication.



HELMSLEY
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



HELMSLEY
COUNTRY ESTATE

SITE PLAN LOCATIONS

DESIGN 80





HELMSLEY
COUNTRY ESTATE

GROUND FLOOR PLAN

DESIGN 80



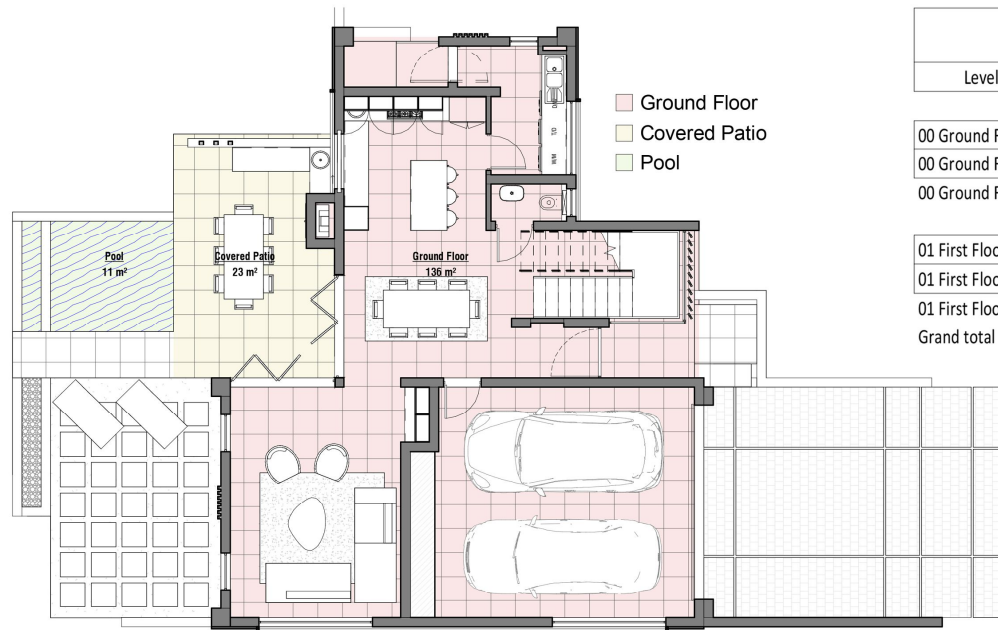


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FIRST FLOOR PLAN

DESIGN 80





Area Schedule		
Level	Name	Area

00 Ground Floor	Ground Floor	136 m²
00 Ground Floor	Covered Patio	23 m²
00 Ground Floor: 2		159 m²

01 First Floor	Balcony	23 m²
01 First Floor	First Floor	94 m²
01 First Floor: 2		116 m²
Grand total		275 m²

00 Ground Floor- Area Plan



01 First Floor- Area Plan



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AREA PLANS

DESIGN 80





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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



T1600 DOUBLE 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

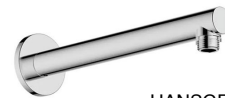


HANSGROHE VERNIS
BLEND BATH MIXER



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



HELMSLEY
COUNTRY ESTATE

TYPICAL TOILET



GEBERIT ALPHA CISTERN
ACTUATOR PLATE



GEBERIT SMYLE WALL
HUNG PAN AND SEAT

GEBERIT ALPHA CISTERN

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



GRANADA 1700 BUILT-IN BATH- WHITE



GIO BATH POP UP

HANSGROHE CONCEALED
SHOWER MIXER

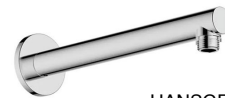


HANSGROHE VERNIS
BLEND BATH MIXER



HANSGROHE VERNIS
MIXER

TYPICAL SHOWER



HANSGROHE VERNIS
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BLEND 200 SHOWER HEAD

HANSGROHE CONCEALED
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HANSGROHE VERNIS
SHOWER MIXER



GIO 250 SHOWER
TRAP



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SANITARY FINISHES- SHARED BATHROOM

DESIGN 80



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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



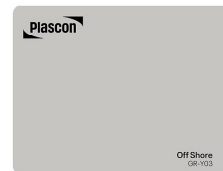
ROOF AND SIDE SHEETING SAFLOK 700- THUNDRESTORM



CLADDING FEATURE BALAU TIMBER

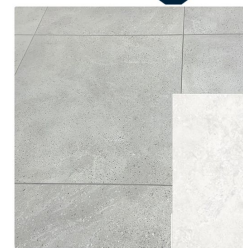


PRIMARY PAINT COLOUR PARIS PAVING

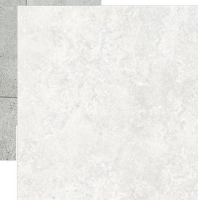


PRIMARY PAINT COLOUR OFF SHORE

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





NEW DWELLING- 275m² 3 BEDROOM HOME FROM R4 743 750.00



D176- Ballito- 4390



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LANCHING NOW

DESIGN 