

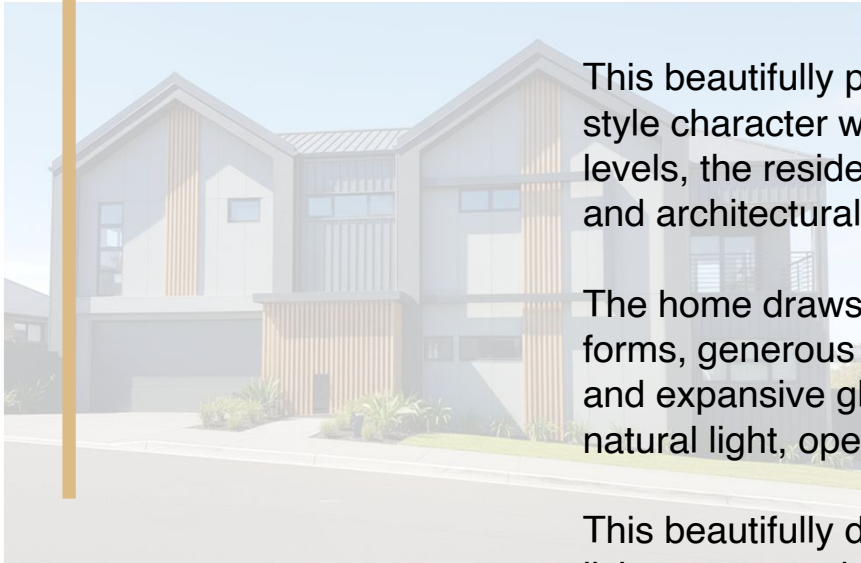


HOUSE TYPE J
4 BEDROOM HOME- 330m²

LANCHING NOW

DESIGN 

Modern Farm-Style Residence:



This beautifully proportioned 330m² modern farm-style home blends timeless farm style character with clean contemporary detailing. Designed across two spacious levels, the residence offers generous family living while maintaining warmth, simplicity, and architectural balance.

The home draws inspiration from traditional farmhouse vernacular — strong roof forms, generous openings, and deep overhangs — reinterpreted with modern lines and expansive glazing. The result is a refined yet relaxed residence that celebrates natural light, open views, and seamless indoor-outdoor living.

This beautifully designed two-storey modern farmhouse offers generous open-plan living spaces, elegant proportions, and seamless indoor-outdoor flow.

The ground floor features a spacious open-plan kitchen, dining, and lounge area that forms the heart of the home. Large openings lead onto an open patio with uninterrupted views — perfect for entertaining and relaxed outdoor living. A private guest bedroom with its own en-suite bathroom is also located on this level, along with a double garage providing secure and convenient access.

Upstairs, three well-appointed bedrooms each include their own en-suite bathrooms and private balconies, creating light-filled, peaceful retreats. The master suite offers added luxury with a walk-in closet and a grand master bathroom designed for comfort and indulgence.

This home blends modern design with farmhouse warmth, creating a stylish yet inviting space ideal for contemporary family living.



POTENTIAL SITE ALLOCATION

ERF 79 = 691m²
ERF 91 = 595m²
ERF 99 = 684m²
ERF 150 = 660m²
ERF 179 = 612m²



HELMSLEY
COUNTRY ESTATE

SITE PLAN LOCATIONS

DESIGN
80





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GROUND FLOOR PLAN

DESIGN **80**



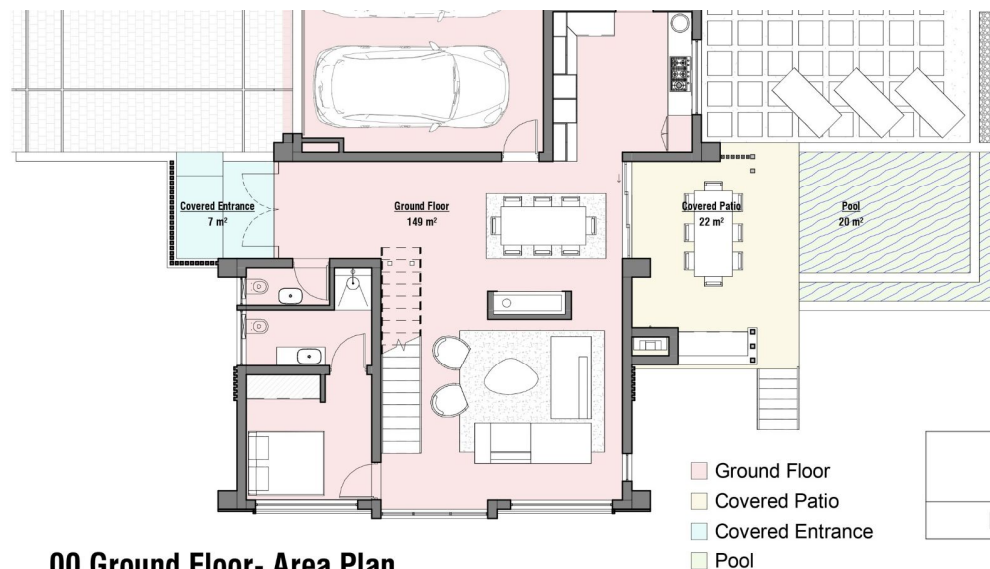


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FIRST FLOOR PLAN

DESIGN **80**



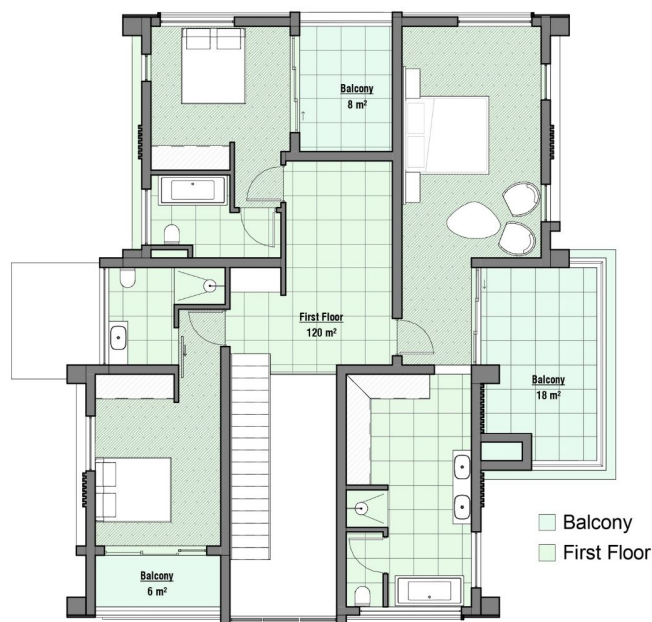


00 Ground Floor- Area Plan

Area Schedule		
Level	Name	Area

00 Ground Floor	Ground Floor	149 m ²
00 Ground Floor	Covered Patio	22 m ²
00 Ground Floor	Covered Entrance	7 m ²
00 Ground Floor: 3		178 m ²

01 First Floor	First Floor	120 m ²
01 First Floor	Balcony	8 m ²
01 First Floor	Balcony	6 m ²
01 First Floor	Balcony	18 m ²
01 First Floor: 4		151 m ²
Grand total		330 m ²



01 First Floor- Area Plan





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ARTIST IMPRESSION

DESIGN 80





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ARTIST IMPRESSION

DESIGN 80



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



LIVINGSTONE FREE
STANDING BATH



HANSGROHE WALL OUTLET



HANSGROHE U/WALL
DIVERTER

HANSGROHE VERNIS
HAND SHOWER



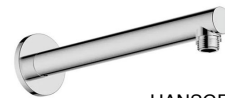
GIO BATH POP UP

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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SANITARY FINISHES- MAIN BATHROOM

DESIGN 80



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



BENKISER ANGLE VALVE



WASTE BASIN
POP UP- SLOTTED

TYPICAL BATH



BETTA ATHENA BATH

HANSGROHE CONCEALED
SHOWER MIXER



GIO BATH POP UP

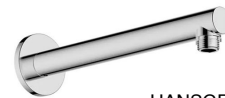


HANSGROHE VERNIS
BLEND BATH MIXER



HANSGROHE VERNIS
MIXER

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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COUNTRY ESTATE

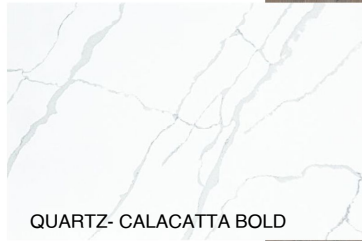
SANITARY FINISHES- SHARED BATHROOM

DESIGN 80



10

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



FRANKE RONDO
RDX610-45 PREP BOWL

EXTERNAL FINISHES



ALUMINIUM
CHARCOAL GREY



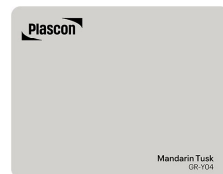
ROOF AND SIDE SHEETING
SAFLOK 700- THUNDRESTORM



CLADDING FEATURE
BALAU TIMBER

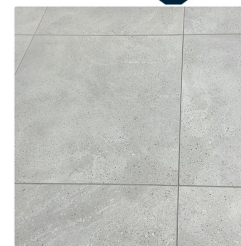


PRIMARY PAINT COLOUR
MANDARIN TUSK



PRIMARY PAINT COLOUR
RHINE CASTLE

FLOOR AND WALL FINISHES



FLOOR TILES
GREY PORCELAIN TILES

BEDROOM FLOOR TILES
LAMINATE FLOORING- ELBA OAK





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NEW DWELLING- 330m²
4 BEDROOM HOME FROM
R5 692 500.00 INCL. VAT



D176- Ballito- 4390



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LANCHING NOW

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