

VILLA *Del* MARE

ESTATE

LANGEBAAN · WESTERN CAPE



HOMES
FROM
R2 199 900

ALL COSTS INCLUDED





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WELCOME HOME



Construction Update – May 2025

Villa Del Mare continues to take shape with exciting momentum across the estate. All civil and electrical infrastructure for Phases 1 to 14 is now complete, and construction of sold homes in Phases 1 to 6 has commenced.

Key communal facilities like the Care Centre and Lifestyle amenities are 90% complete, and all outdoor courts have been finished. Landscaping and security installations, including the boundary wall and gates, are also complete.

Plot transfers for early-phase buyers are now in motion, with handovers expected within the next three months. We look forward to welcoming our first residents soon.



MULTIGENERATIONAL LIVING

SECURE MULTIGENERATIONAL ESTATE, SITUATED IN LANGEBAAN



MULTIGENERATIONAL
ESTATE



SAFE SPACE



WELL-BEING



MULTI-LEVEL
AFFORDABLE CARE



RESORT-STYLE
LIVING



SUSTAINABILITY



AFFORDABILITY



- TRUSTED AND PROFESSIONAL DEVELOPERS
- NO TRANSFER COSTS*
- NO BOND COSTS*
- ONLY R25 000 DEPOSIT*
- AFFORDABLE MONTHLY LEVIES*
- PERFECT FOR THE RENTAL MARKET

TS & CS APPLY



SUSTAINABILITY

Every aspect of the design & construction caters for resident well-being

GREEN LIVING

Villa Del Mare will meet the following standards and requirements to be certified as an environmentally friendly estate.

EDGE (Excellence in Design for Greater Efficiencies)

Homes are designed and built to be resource efficient and certified by the green building certification system, EDGE, thus minimizing operating and cost of living while boosting efficiency.

The WELL® Building & Community Standard

A WELL® community is designed to support health and well-being across all aspects and areas of community life.



Community Lifestyle

Value is created through the wide range of quality communal spaces and facilities encouraging a healthy lifestyle. This resort lifestyle estate caters for the young to the old. Attractive lifestyles are facilitated by key infrastructure and service providers.

Through shared activities at quality facilities, friendships are formed and a "sense of place" is established. Different generations can relax without the confinement of four walls or the restriction of use being linked to age.



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VILLA *Del* MARE

ESTATE

I'm attempting to put myself in a bottle that will one day wash
up on the beach for my children
-Randy Pauch



VILLA *D* MARE

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Forever Home Estate

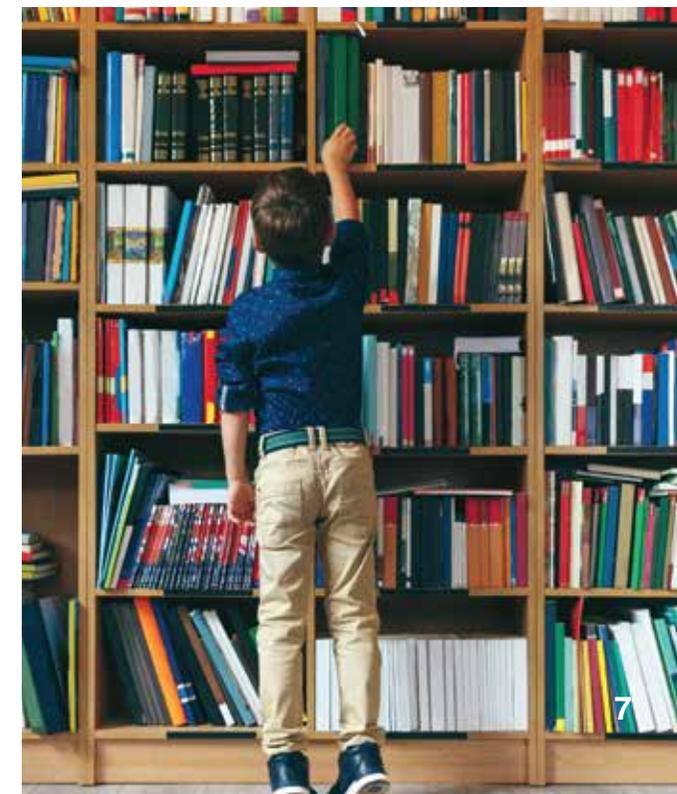
Villa Del Mare is a Forever Home-certified estate, an innovative brand of multigenerational resort-style living within a security estate.

A development that carries our seal of approval ensures that you can live happily and securely through all seasons of life.

The result is mutually-respectful living between people and nature, focusing on peace, safety, legacy, community, belonging and harmony within a resort-style development.

The Forever Home brand brings generations together in one accord in a beautiful environment with incredible amenities, care facilities and architecture that promotes well-being.

This unique Forever Home branded estate is certified to create a multigenerational community that enjoys the beautiful West Coast lifestyle in each other's company.



A RETURN TO THE FAMILY-ORIENTATED NEIGHBOURHOOD

Moving to Langebaan is smart if you want a safe place to raise your family. Langebaan is a coastal resort town nestled against the lagoon. It is a community of friendly, hospitable people, making it a fantastic holiday destination for tourists and a great place to call home.

Langebaan is moving away from being purely a retirement and holiday destination and becoming a place where business professionals raise their families. It's now a popular commuter town for those working in Cape Town.

Langebaan has three private schools. One of the best-known schools on the West Coast is Curro, which is close to the Laguna Mall and within walking distance from the estate.

Leisure and lifestyle come together in Langebaan with watersports, nature trails, fishing, and an 18-hole Gary Player Designed Black Knight golf course.

Villa Del Mare is where real estate, people and exquisite amenities blend together in the happy seaside town of Langebaan. It is a return to the family-oriented neighbourhood of old, where families do life together, where kids can safely play outside in the glorious natural landscape, and where you can enjoy every moment of being home.



VILLA Del MARE

ESTATE



- Curro Langebaan School (200m)
- Langebaan Mall (2km)
- Langebaan Beach (8.3km)
- Golf Course (5.9km)
- Langebaan Primary School (6.2km)
- Harbour (3km)
- Mykonos Casino (2km)
- Medical Centre (1.2km)
- Top of the Hill Hike (5.7km)
- Spectrum Realty (8.8km)

INFRASTRUCTURE BENEFITS OF LANGEBAAN



GREEN HYDROGEN DEVELOPMENT

Sasol and ArcelorMittal SA have partnered to develop carbon capture and green hydrogen technologies. The partnership will explore the region's potential as an export hub for green hydrogen and derivatives and green steel production, which will create economic growth in the area.

REMOTE WORKING HUB

Langebaan is quickly becoming the preferred choice of remote working due to its close proximity to Cape Town.

Population (2020 Population): 22,312

Commute Time to Cape Town (at 120km/h): 68 minutes

SUCCESSFUL NEIGHBOURHOODS

- Caring Neighbours
- Strong Community Organisations
- Catalytic projects and enlightened developers
- Pioneer residents
- Entrepreneurial Businesses

EDUCATION

- Curro Private School
- Long Acres Private School.
- Seeskulpie Primary School.
- Langebaan Primary School
- Topolino Primary School

SHOPPING MALLS

- Laguna Shopping Mall (2km)
- Weskus Mall (22.9km)





VILLA *D*el MARE
ESTATE

HOLISTIC WELL-BEING

Villa Del Mare brings generations together in one accord in a beautiful environment with incredible amenities, care facilities and architecture that promotes well-being.

The result is mutually respectful living between people and nature, focusing on peace, safety, legacy, community, belonging and harmony within a resort-style development. We take extra care and consideration for the environment in the development's design, construction, and operation phases.



À LA CARTE RESTAURANT



BAR AND LOUNGE AREA



LIBRARY



GYM



HEATED INDOOR SWIMMING POOL



SALON/HAIRDRESSER



CO-WORKING SPACES INCLUDING BOARDROOM



FUNCTION HALL



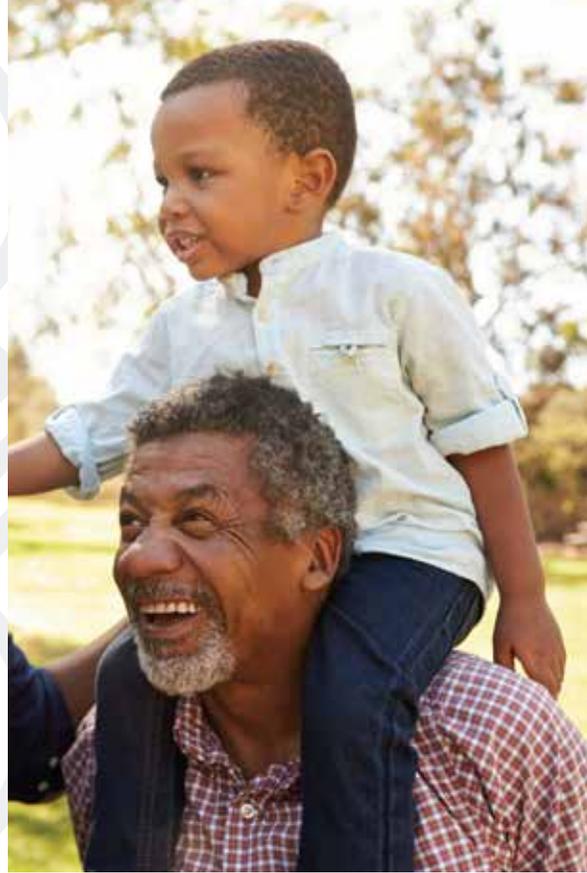
Security

A fully secured and fitted entrance gate with qualified security operators, and systems that ensure safe and effective passage for all. The system will be able to register and verify domestic workers and gardeners employed by owners.

A fully secured boundary wall with monitored electrified fencing will be in place. With the external boundary wall properly secured and low walls being part of the internal layout, there is no need for additional security fences around the houses.

RESORT STYLE LIVING

Villa Del Mare is a pioneering, resort-style estate in the country. We provide outstanding facilities with lifestyle amenities synchronising with residents' needs who are all in different seasons of life, all harmoniously coming together to provide sustainable living and a lasting legacy.



People come together to create a haven for all seasons of life to enjoy an accessible, exceptional and secure lifestyle that embraces clean, simplistic and community-oriented living.



COMMUNAL BRAAI
AND FUNCTION AREA



GAMES ROOM



SWIMMING POOL



TENNIS COURT



Multi-level Affordable Care

Care services and facilities are available to ALL residents in the estate. Forever Home estates support people with a range of health requirements, from those who are able and healthy, to those with greater health and social care needs.

- Home-based Care Options
- On-site Care Facility
- Consultation Rooms



PADDLE COURT



BOWLING GREEN



CHILDRENS' PLAY AREA



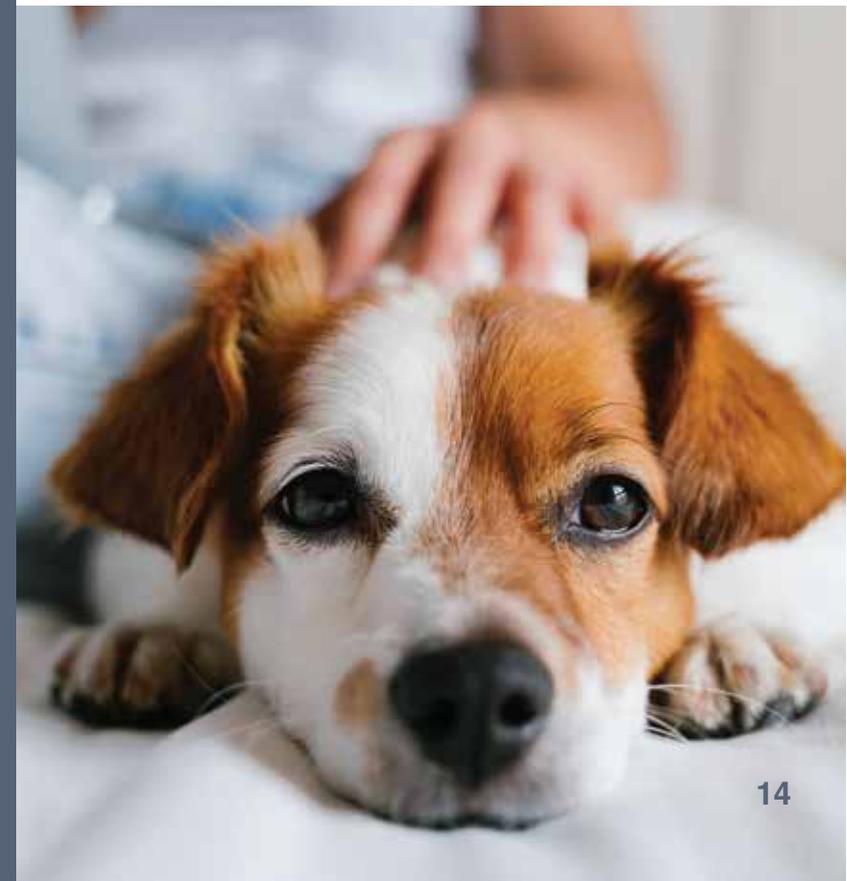
DEDICATED PET SOCIALIZING SPACES



GREENBELT WALKWAYS



VEGETABLE GARDEN



PURCHASING PROCESS

FOLLOW THESE SIMPLE STEPS TO OWN YOUR OWN PIECE OF PARADISE

1

Select your home:

Review the materials online and look through our unit plans to find the home that is right for you.

- 2-bed freestanding home
- 3-bed freestanding home

2

Pre-qualify:

Get pre-qualified to confirm how much you qualify for or simply buy cash.

3

Choose your purchase avenue:

Browse through our options, purchase online through our secure website or purchase directly with a sales agent at our sales office onsite.

4

Sign offer to purchase (OTP):

Read through the terms and conditions of the OTP and sign. Choose your finishes from various available options.

5

Get your FICA paperwork together:

- Copy of ID
- Proof of residence
- Income tax number verification
- Proof of bank account

6

Submit your home loan application:

Apply for your home loan and get approved.

7

Handover:

Once construction is complete, you can take transfer of your property. We will officially hand over and you can move in!

Congratulations!

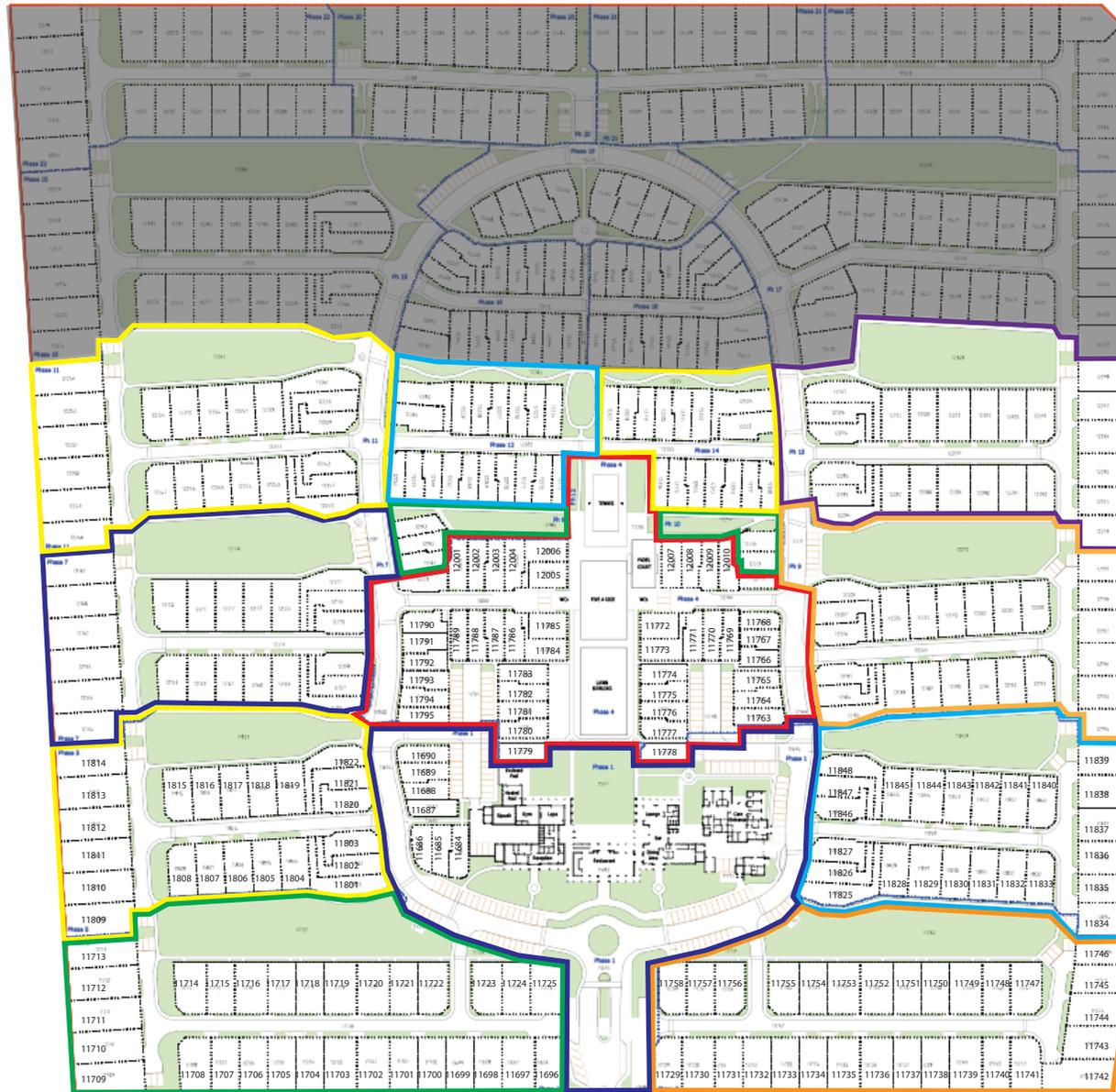
Get ready to own your own piece of paradise.



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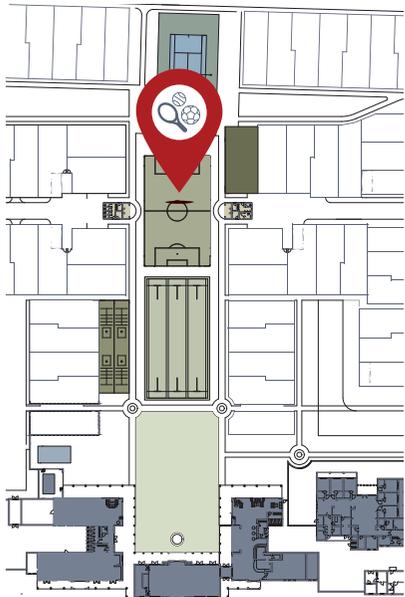
SITE DEVELOPMENT PLAN

- Phase 1 ■
- Phase 2 ■
- Phase 3 ■
- Phase 4 ■
- Phase 5 ■
- Phase 6 ■
- Phase 7 ■
- Phase 8 ■
- Phase 9 ■
- Phase 10 ■
- Phase 11 ■
- Phase 12 ■
- Phase 13 ■
- Phase 14 ■





OUTDOOR FACILITIES



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Tennis



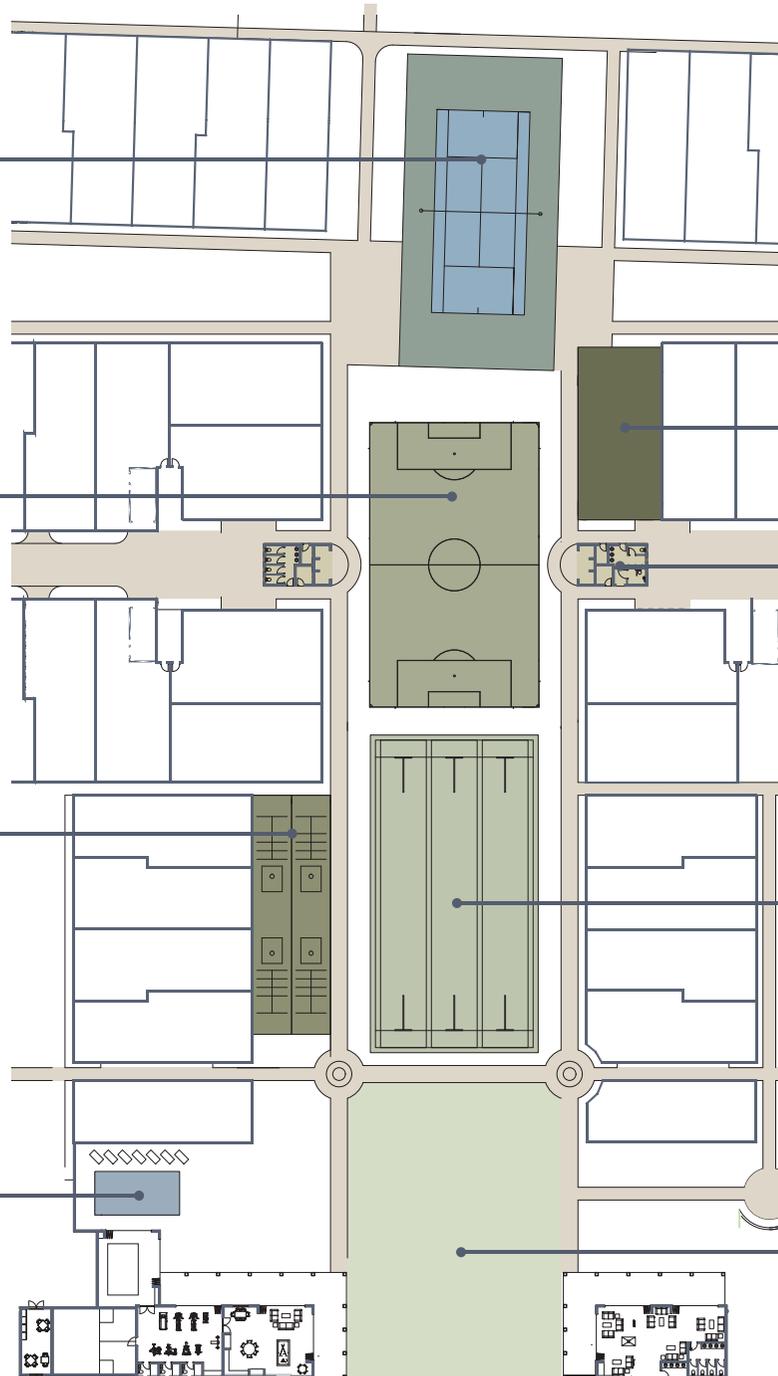
5 A Side



Jukseki



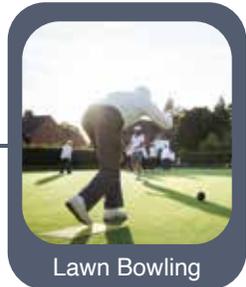
Swimming Pool



Padel Court



Public Bathroom



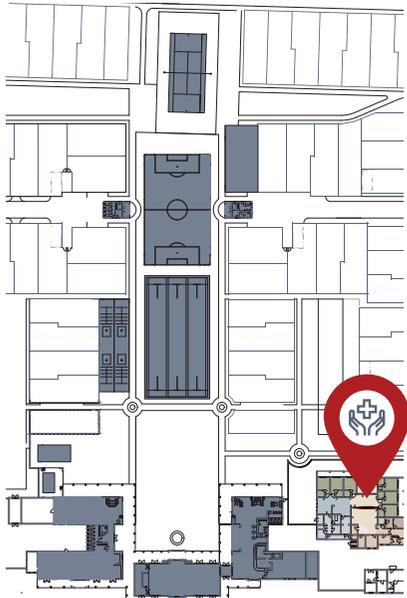
Lawn Bowling



Communal Garden



CARE CENTRE



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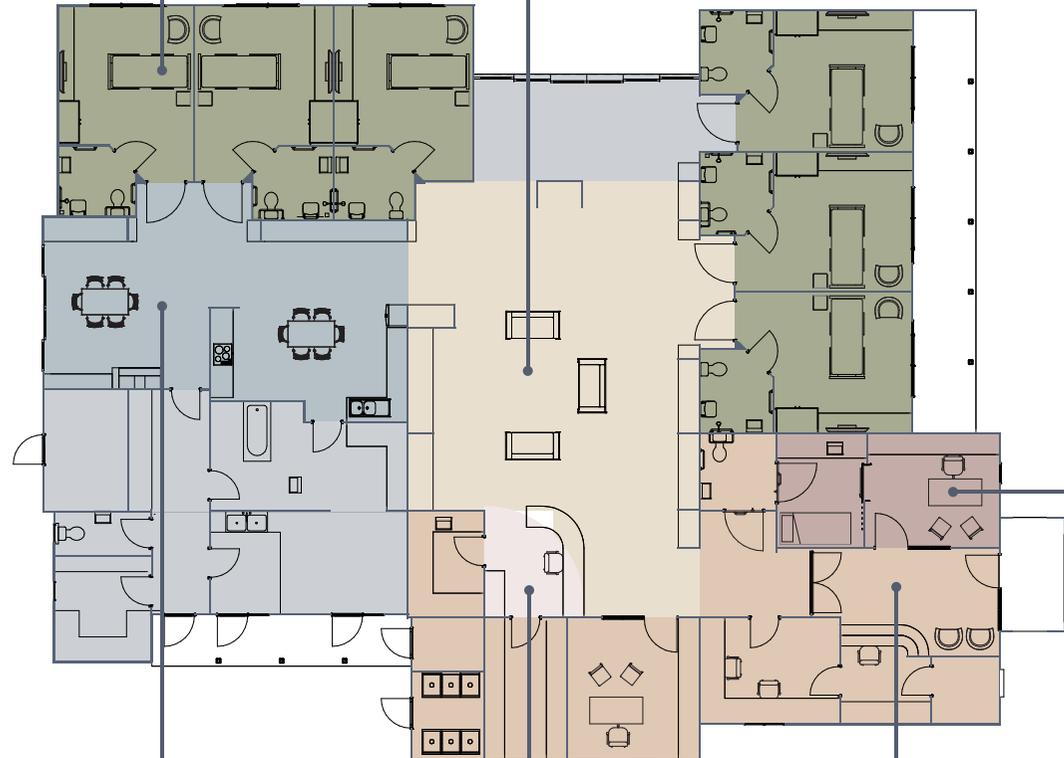
Care Rooms



Communal Lounge



Consultation Room



Dining & Social Area

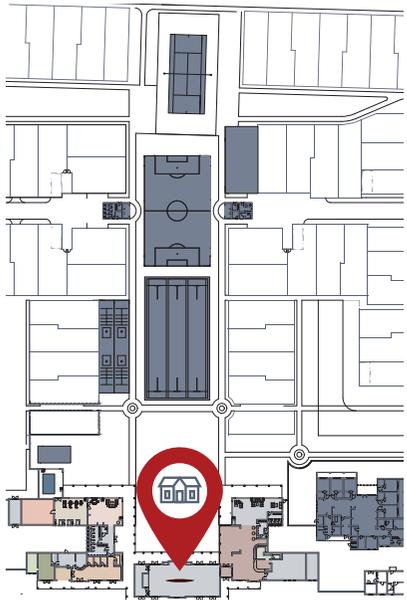


Nurse' Station



Care Admin Area

CLUBHOUSE



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Squash Court



Heated Pool



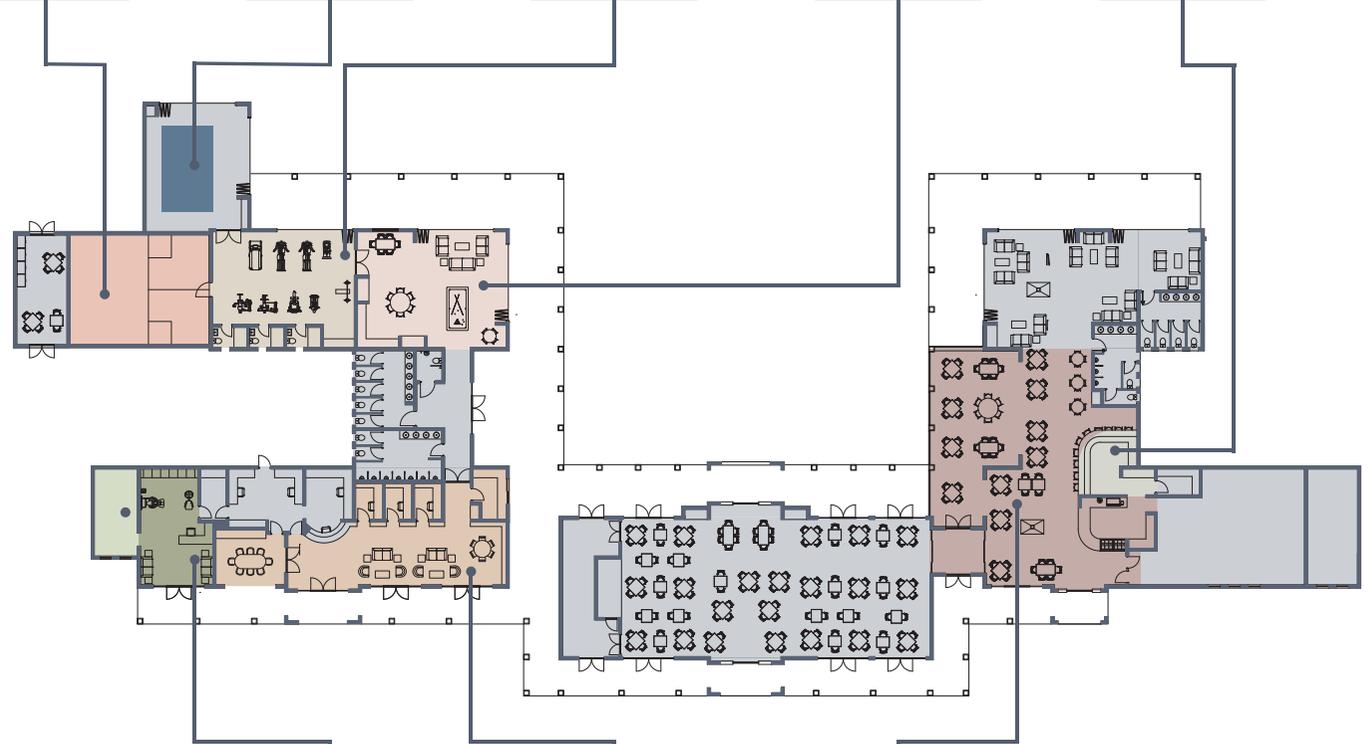
Gym



Games Room



Bar



Salon



Co-Working Space



Restaurant/Deli



VILLA *del* MARE
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Unit Type Type 1A

 Bedroom	2
 Bathroom	1
 Garage	1
Total	+/- 103.9m²



Option 1: Washing machine connection as indicated on plan.



Option 2: WM Cavity converted to BIC | Washing machine connection in garage.

Disclaimer

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number
- Selection of optional extras per prototype is pending the Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.
- Garage positions may vary pending on Erf Selection.
- All furniture appliances, swimming pools and vehicles are indicative and not include in the purchase price.
- Where a dwelling unit shares a wall with an adjacent unit or is constructed on a boundary, windows to bathrooms are omitted. In such cases, mechanical ventilation must be provided in full compliance with local building regulations.ed with mechanical ventalation system.
- Final positions and dimensions for lower walls, boundary walls, gate/yards may need to be adjusted in conjunction with adjoining erven walls, gates and overall SDP
- Window positions, sizes and glazing may need to be adjusted pending SANS 204 Calculations

PLAN
DISCLAIMERS



Unit Type
Type 1B

	Bedroom	2
	Bathroom	1
	Garage	1
	Total	+/- 100.2m²



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PLAN
DISCLAIMERS



Unit Type Type 2A

 Bedroom	2
 Bathroom	2
 Garage	1
Total	+/- 110.1m²



Disclaimer

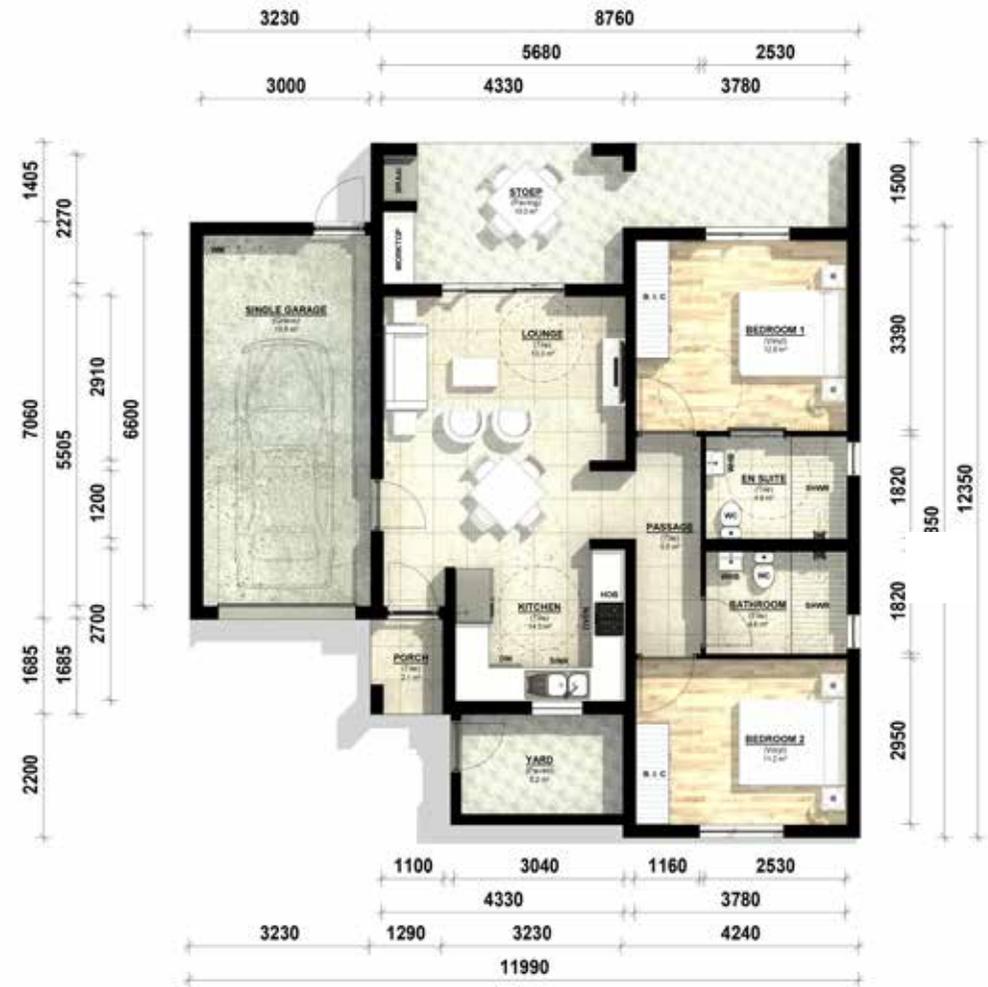
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PLAN
DISCLAIMERS



Unit Type Type 3A

	Bedroom	2
	Bathroom	2
	Garage	1
	Total	+/- 121m ²



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PLAN
DISCLAIMERS



Unit Type
Type 3B

	Bedroom	2
	Bathroom	2
	Garage	1
	Total	+/- 121m ²



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PLAN
DISCLAIMERS



Unit Type
Type 5A

	Bedroom	2
	Bathroom	2
	Garage	2
	Total	+/- 148m ²



Disclaimer

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PLAN
DISCLAIMERS



Unit Type Type 6A

	3 Bedroom	3
	2 Bathroom	2
	2 Garage	2
	Total	+/- 147.2m ²



Disclaimer

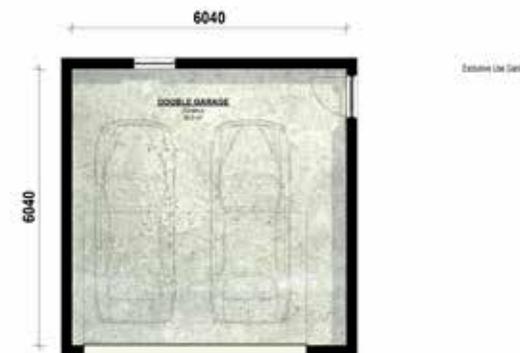
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PLAN
DISCLAIMERS



Unit Type Type 7A

	Bedroom	3
	Bathroom	2
	Garage	2
	Total	+/- 152.6m ²



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PLAN
DISCLAIMERS



Unit Type Type 7B

	Bedroom	3
	Bathroom	2
	Garage	2
	Total	+/- 157m ²



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PLAN
DISCLAIMERS



Neutral Slate

Interior Mood



A neutral grey-white colour palette is used to create a calm, secure and relaxing atmosphere. The cooling effect of the natural stone grey colour has a soothing effect that grounds the space and invites you into a state of simple tranquillity.



Kitchen handles:
Matt black bar handles
Kitchen wood look open shelves:
Colour: Brookhill Oak



Wardrobe cupboards:
PG Bison, Iceberg white,
Linear finish



Bedroom
Vinyl Flooring



Bathroom wall tiles:
300x600mm wall tiles
Colour: white



Kitchen cupboards:
PG Bison Malewood, Folkstone grey, Peen



Internal tiles:
600x600mm
Pietra Bianco, Light grey



Shower floor tiles:
600x600mm Cut 100x100mm
Pietra Bianco, Light grey



External floor tiles:
600x600mm Pietra griggio,
Anti-slip



UPGRADE
Bedroom, carpets option:

Belgotex, Conscious carpet
Colour: Here Today



Kitchen wall tiles:
Metro white tile 75x300mm



Kitchen Mixer:
Hansgrohe sink mixer
Kitchen sink:
Franke, double sink



Extractor:
Bosch, 60cm built-in Extractor



Built-in oven:
Bosch, 60cm built-in oven



Internal wall paint:
Gentle scandinavia



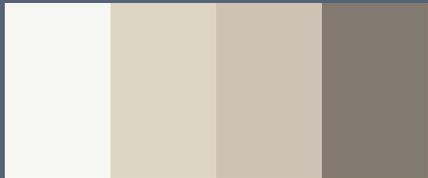
Accent wall paint:
Berg cloud



Accent wall paint:
Stone Horizon

Sedona Sands

Interior Mood



This warm and neutral colour scheme fosters a serene, chic, yet upbeat atmosphere. You are enticed into the room by the bronze tones that shine through, which create a cosy and welcoming atmosphere.



Kitchen handles:
Matt black bar handles
Kitchen wood look open shelves:
Colour: Brookhill Oak



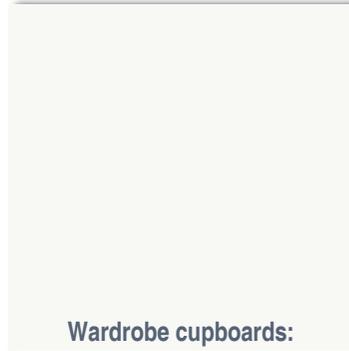
Kitchen cupboards:
PG Bison Malewood, Cappuccino, Peen



Kitchen countertop:
20mm Starquartz,
Colour: Asteroid



Internal wall paint:
Cottage white



Wardrobe cupboards:
PG Bison, Iceberg white,
Linear finish



Internal tiles:
600x600mm
Pietra Bianco, The Tile House

Shower floor tiles:
600x600mm Cut 100x100mm
Pietra Bianco, The Tile House



External floor tiles:
600x600mm Pietra griggio,
Anti-slip



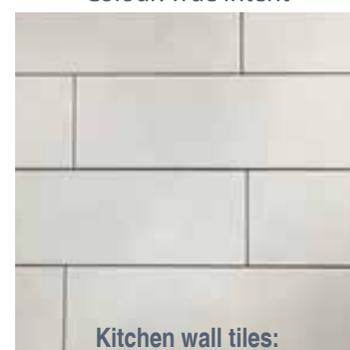
Accent wall paint:
Sand white



Bedroom
Vinyl Flooring



UPGRADE
Bedroom, carpets option:
Belgotex, Conscious carpet
Colour: True Intent



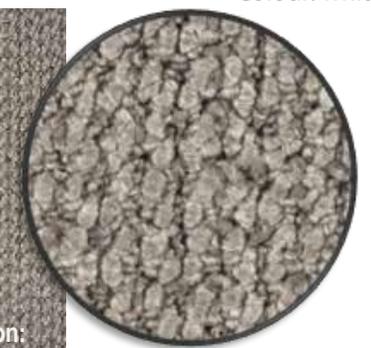
Kitchen wall tiles:
Metro white tile 75x300mm



Accent wall paint:
Truly Japan



Bathroom wall tiles:
300x600mm wall tiles
Colour: white



Kitchen Mixer:
Hansgrohe sink mixer
Kitchen sink:
Franke, double sink



Extractor:
Bosch, 60cm built-in Extractor



Built-in oven:
Bosch, 60cm built-in oven

PRICING AND LEGAL

1. Price List & Availability

The latest price list and availability schedule are available here:

- at the on-site sales office.
- online at www.villadelmare.co.za ("Website")
- from the selling agent (Spectrum Realty) at langebaan@spectrumrealty.co.za or 022 772 0501

2. Payment Terms

- Deposit:

- R25,000.00 (twenty five thousand rand) deposit secures your reservation

- Balance of the purchase price:

The balance of the purchase price is to be secured within 30 (thirty) days of the date of signature of the sale agreement by way of:

- a cash payment to the Conveyancers; or
- an irrevocable bank guarantee, or
- in case of a mortgage bond, 60 (sixty) days for approval, and additional 14 days for guarantees.
- Pre-qualification: It is advisable that the Purchaser obtains pre-approval for mortgage bond finance prior to signature of the sale agreement.
- Pending transfer: all amounts paid by the Purchaser towards the Purchase Price are held in the Conveyancers' trust account in accordance with the provisions of section 86 (4) of the Legal Practice Act.

3. Transfer & Bond Costs

- The Seller's appointed Bond Originator is iMortgage.
- The Seller shall pay all transfer fees and bond costs. T's & C's apply.

4. Conveyancers

The Seller's appointed conveyancers are ESI Inc.

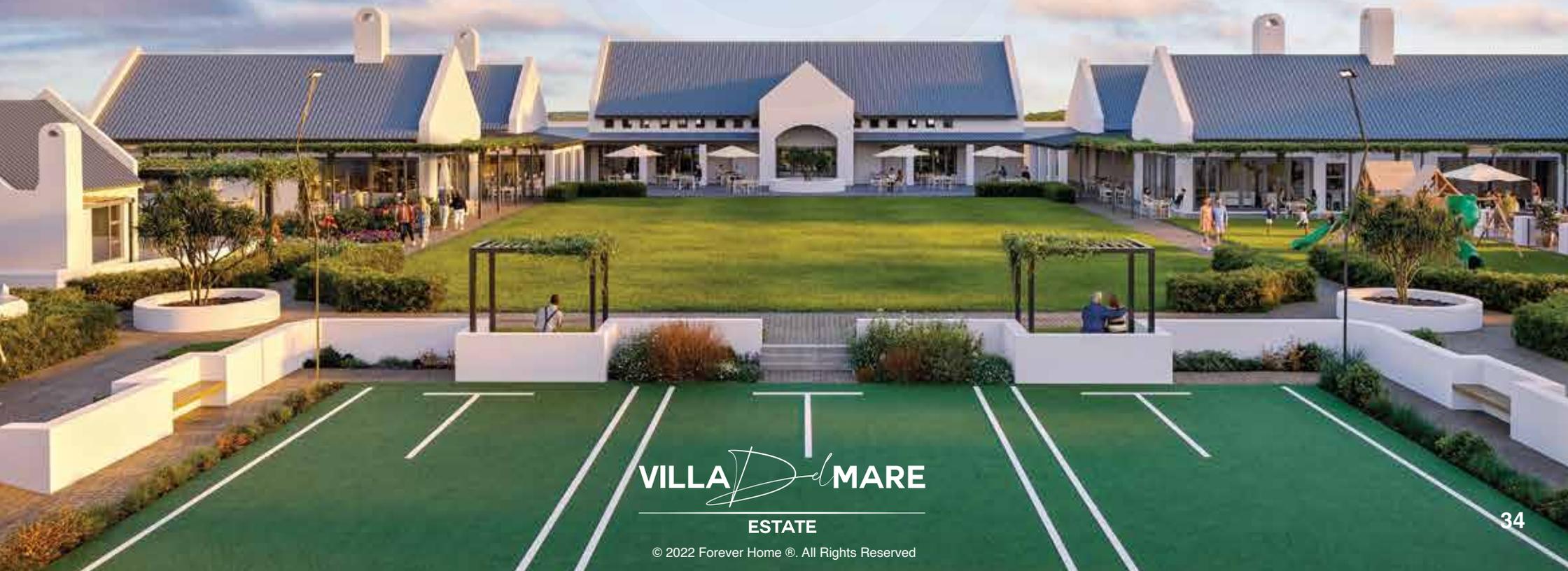
5. Sale Agreement

- The sale agreement is available for download at www.villadelmare.co.za
- Kindly ensure that you have read and fully understand the terms and conditions before signing the sale agreement.
- Please discuss any questions you may have with the selling agent.



OWN YOUR DREAM HOME

Villa Del Mare includes starter homes for young, first-time buyers, family homes for growing families and smaller living units for downsizing seniors who still want estate facilities and a multigenerational atmosphere. All units are also perfect opportunities for seasoned investors.



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ESTATE



STOCK CAPITAL

www.villadelmare.co.za

 **SPECTRUM**
REALTY.

022 772 0501

info@villadelmare.co.za