

# VILLA *del* MARE

ESTATE

LANGEBAAN • WESTERN CAPE

**HOMES**  
FROM  
**R2 199 900**

ALL COSTS INCLUDED







# CONTENT

MULTIGENERATIONAL LIVING.....	3
SUSTAINABILITY.....	4
COMMUNITY LIFESTYLE.....	5
FOREVER HOME ESTATE.....	7
A RETURN TO THE FAMILY-ORIENTATED NEIGHBOURHOOD.....	8
INFRASTRUCTURE BENEFITS OF LANGEBAAN.....	10
HOLISTIC WELL-BEING/ SECURITY.....	12
RESORT STYLE LIVING.....	13
MULTI-LEVEL AFFORDABLE CARE.....	14
PURCHASING PROCESS.....	15
SITE DEVELOPMENT PLAN.....	17
OUTDOOR FACILITIES.....	18
CARE CENTRE.....	19
CLUBHOUSE.....	20
UNIT TYPES.....	21
INTERIOR MOODS.....	31
PRICING AND LEGAL.....	33



# 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

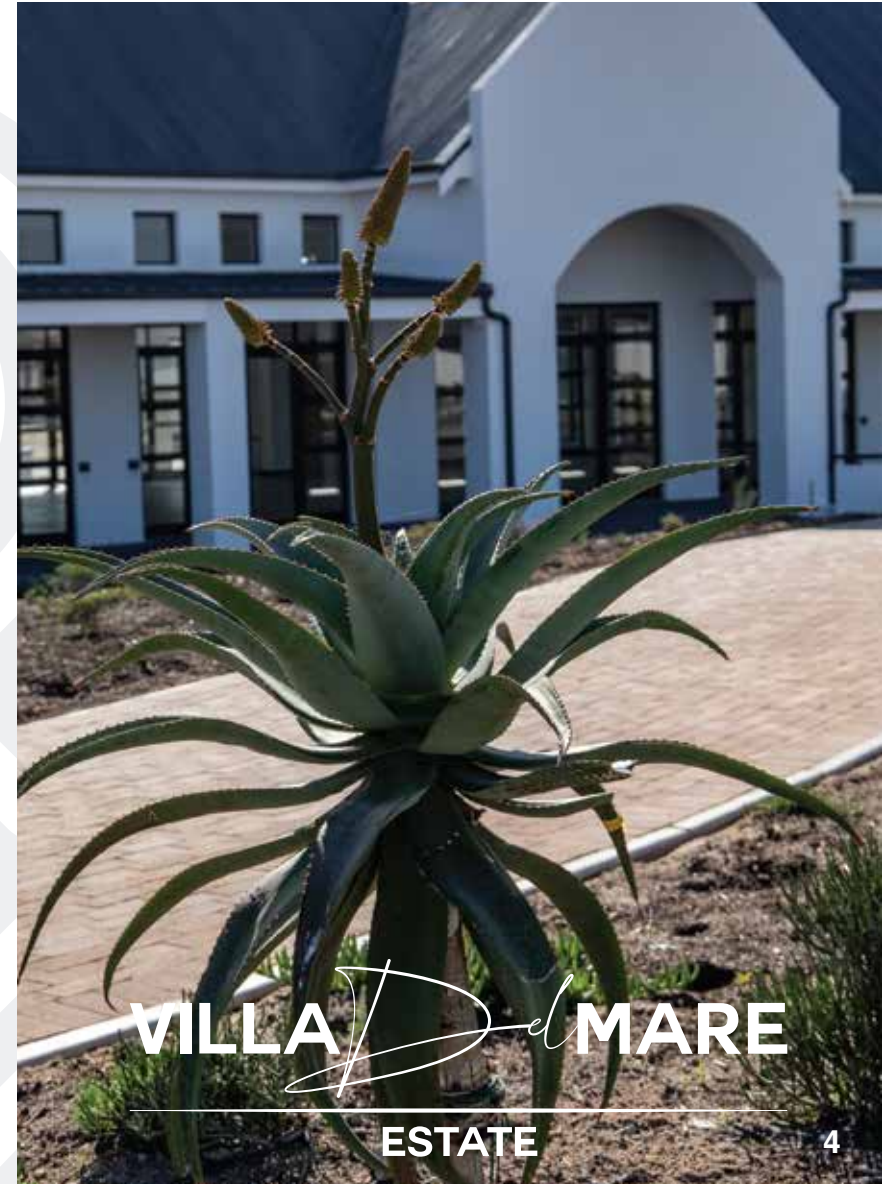
Villa Del Mare will meet the following standards and requirements to be certified as an environmentally friendly estate.

### 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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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  
ESTATE

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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.



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# 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 Primary School (6.2km)
- Medical Centre (1.2km)

- Langebaan Mall (2km)
- Harbour (3km)
- Top of the Hill Hike (5.7km)

- Langebaan Beach (8.3km)
- Mykonos Casino (2km)
- Spectrum Realty (8.8km)

- Golf Course (5.9km)



# 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)





# 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

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## 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.



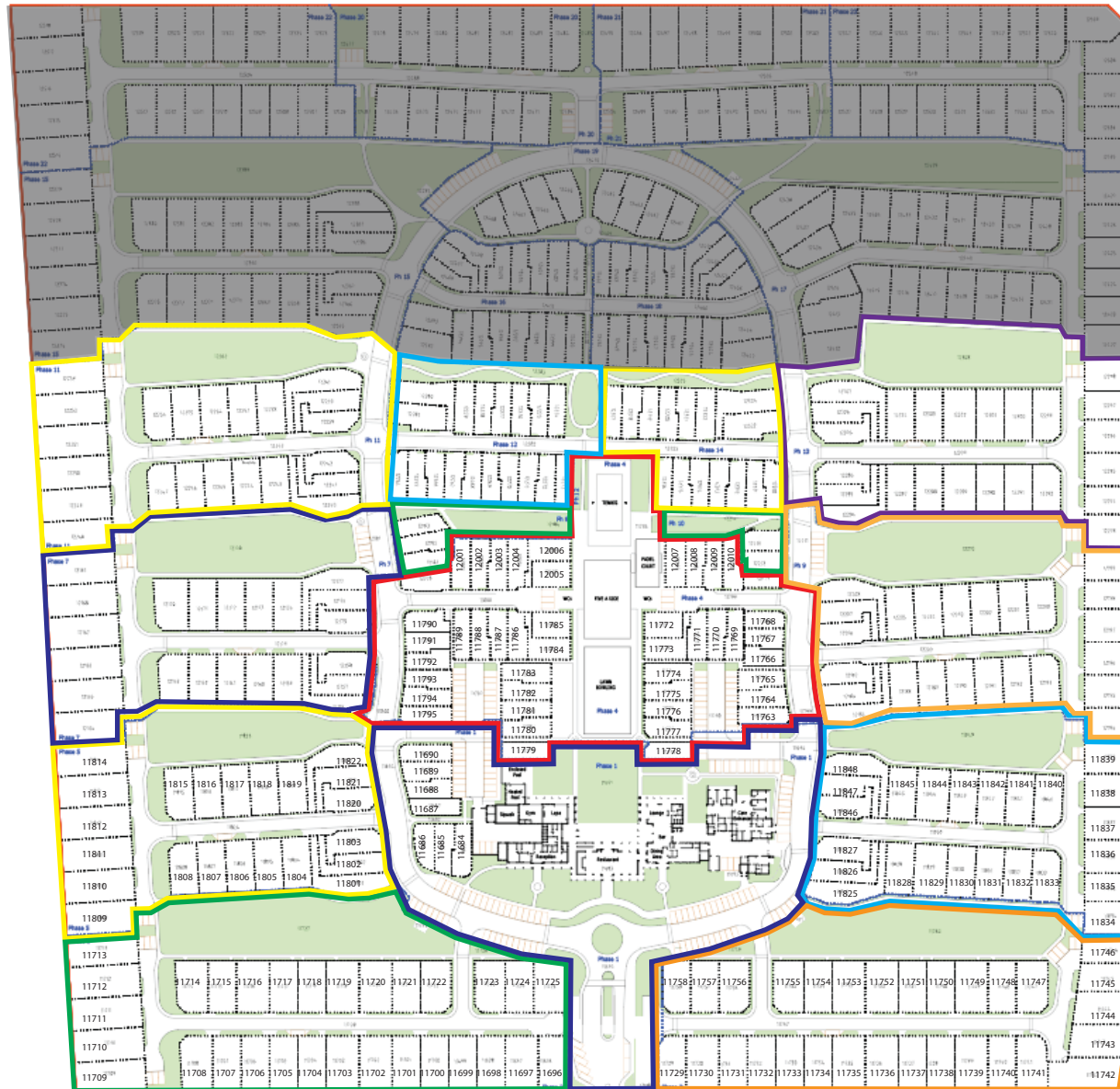


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# SITE DEVELOPMENT PLAN

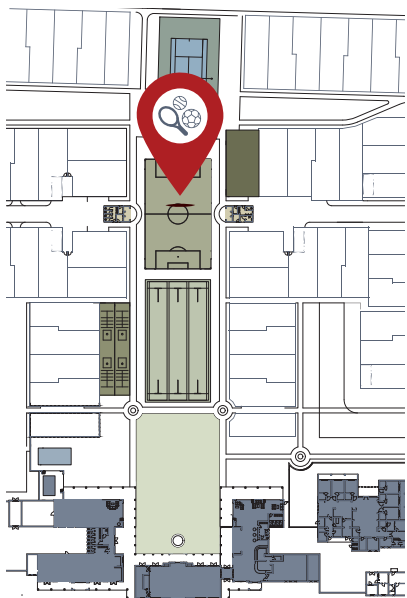
- Phase 1 ■
- Phase 2 ■
- Phase 3 ■
- Phase 4 ■
- Phase 5 ■
- Phase 6 ■
- Phase 7 ■
- Phase 8 ■
- Phase 9 ■
- Phase 10 ■
- Phase 11 ■
- Phase 12 ■
- Phase 13 ■
- Phase 14 ■







# OUTDOOR FACILITIES



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Tennis



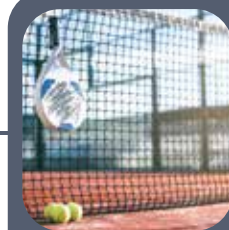
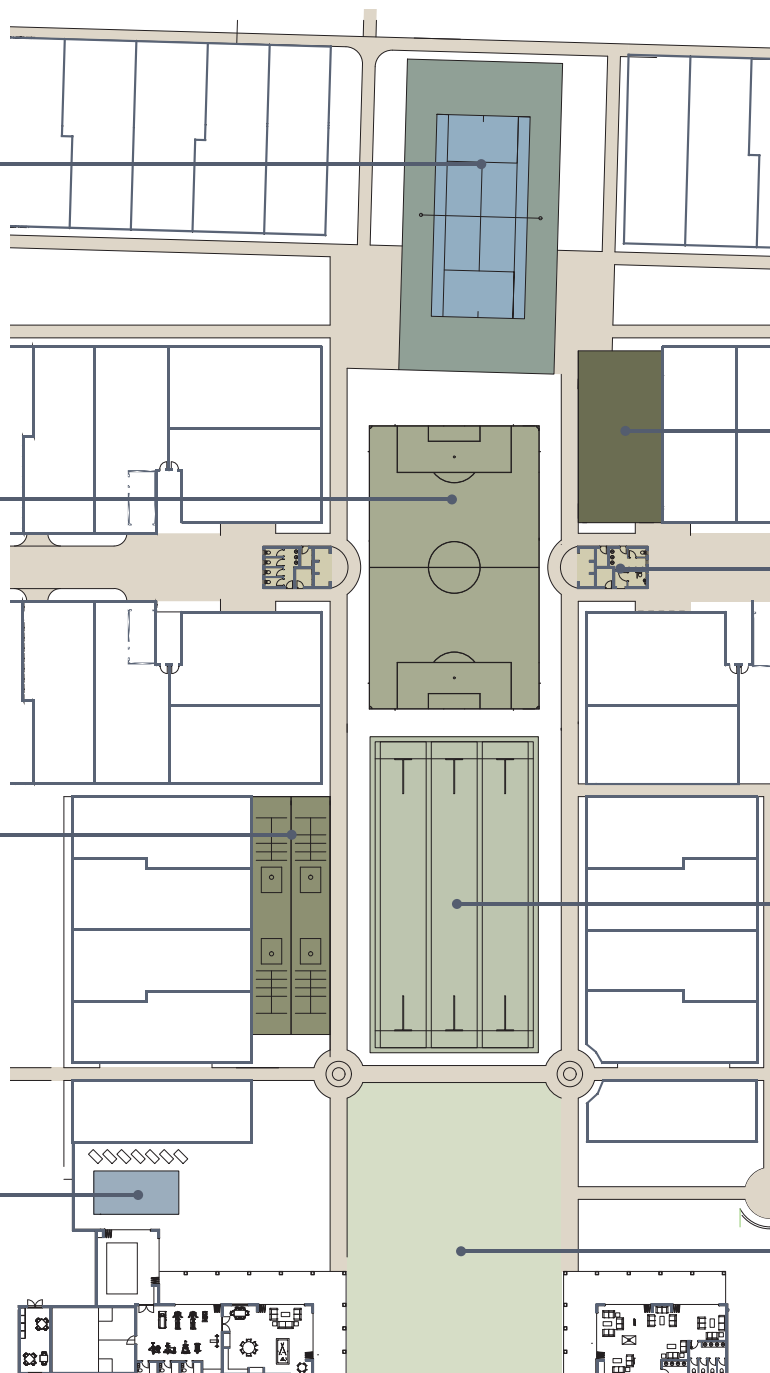
5 A Side



Jukseki



Swimming Pool



Padel Court



Public Bathroom



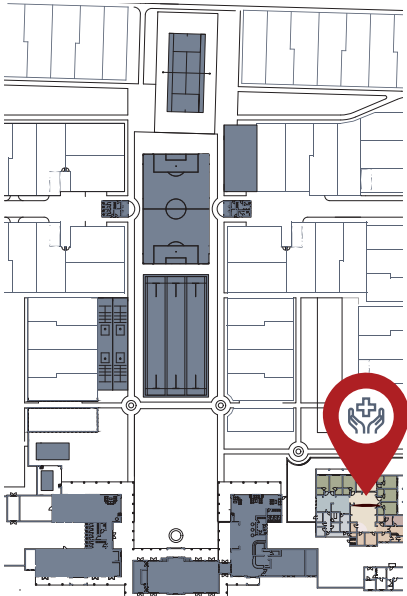
Lawn Bowling



Communal Garden



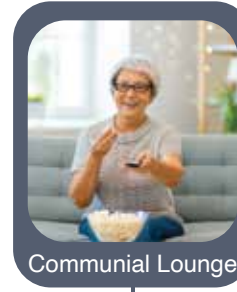
# CARE CENTRE



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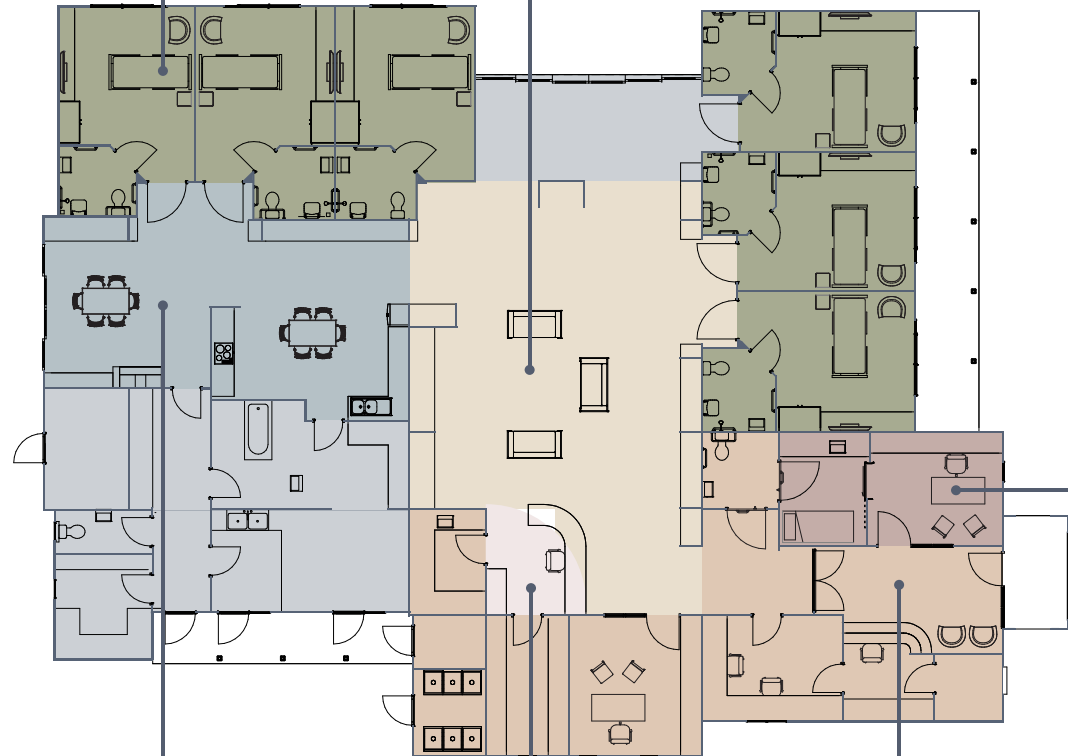
Care Rooms



Communal Lounge



Consultation Room



Dining & Social Area



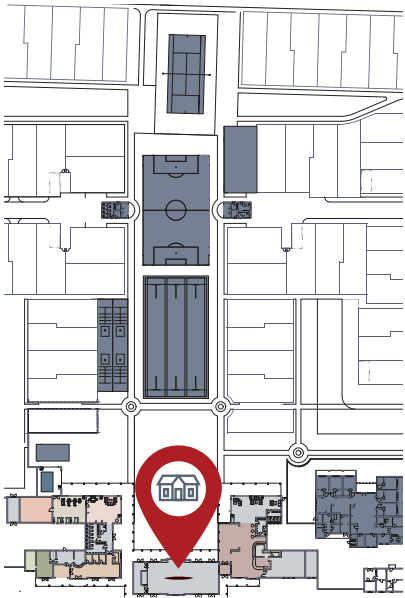
Nurse' Station



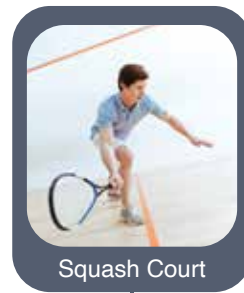
Care Admin Area



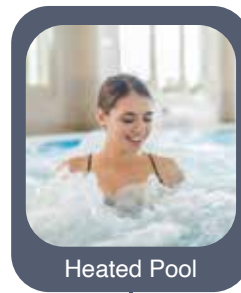
# CLUBHOUSE



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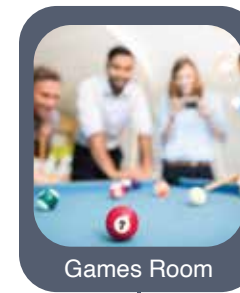
Squash Court



Heated Pool



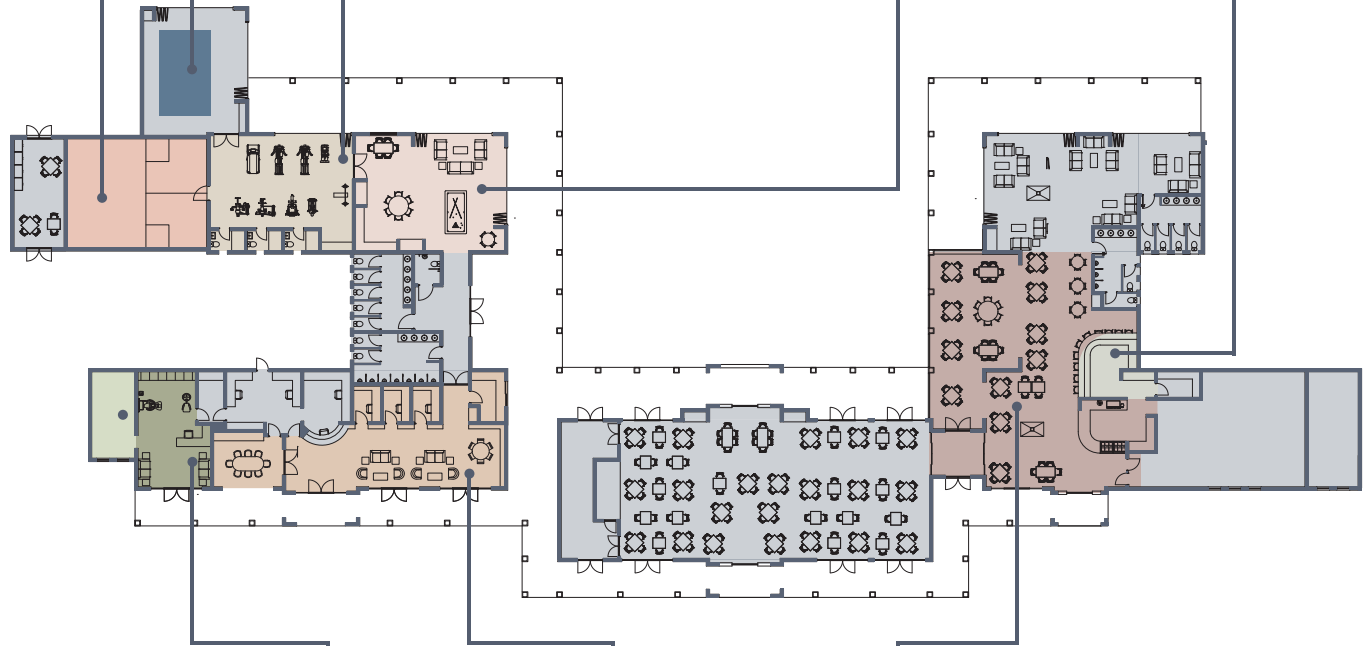
Gym



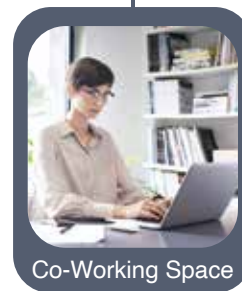
Games Room



Bar



Salon



Co-Working Space



Restaurant/Deli






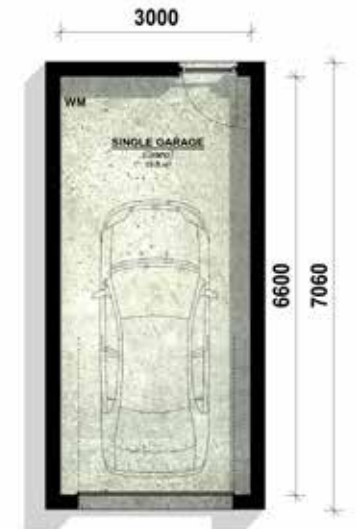


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# Unit Type Type 1A

	Bedroom	2
	Bathroom	1
	Garage	1
Total		+/- 103.9m <sup>2</sup>



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	+/- 110.1m <sup>2</sup>






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PLAN  
DISCLAIMERS



# Unit Type Type 3A

	Bedroom	2
	Bathroom	2
	Garage	1
	Total	+/- 121m²



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PLAN  
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# Unit Type Type 3B

	Bedroom	2
	Bathroom	2
	Garage	1
	Total	+/- 121m²



## Disclaimer

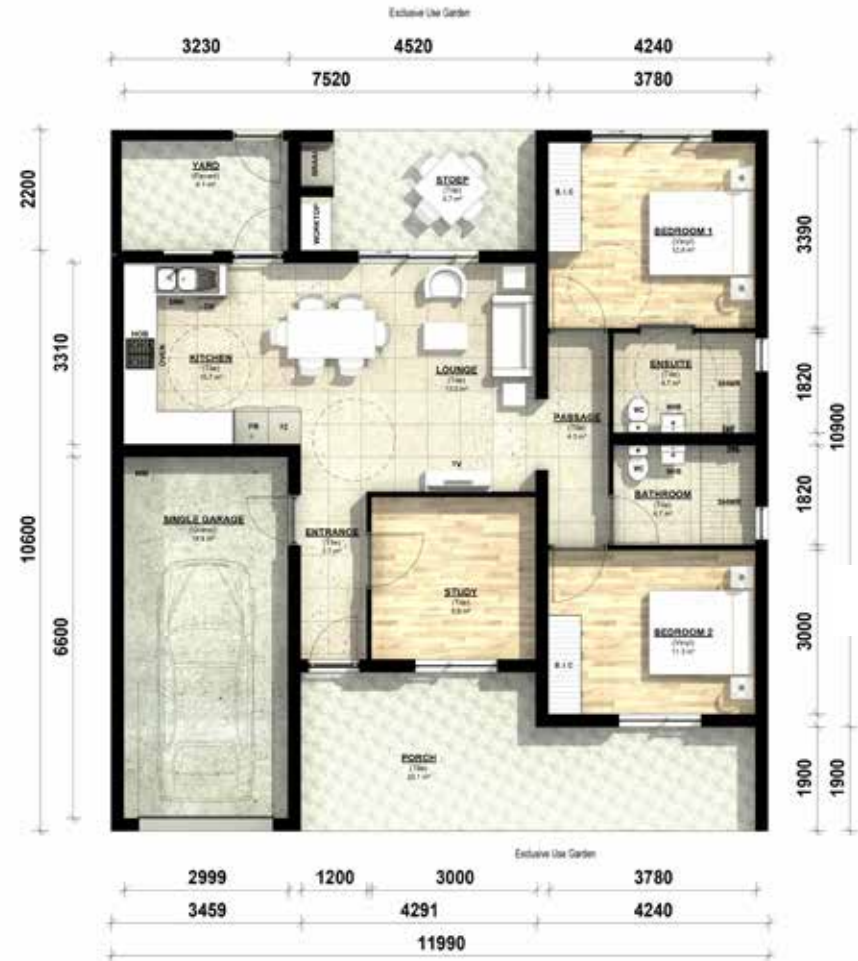
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PLAN  
DISCLAIMERS



# Unit Type Type 4A

	Bedroom	3
	Bathroom	2
	Garage	1
	Total	+/- 130.1m <sup>2</sup>



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PLAN  
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# Unit Type Type 5A

	Bedroom	2
	Bathroom	2
	Garage	2
	Total	+/- 148m²






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PLAN  
DISCLAIMERS



# Unit Type Type 6A

	3 Bedroom	3
	2 Bathroom	2
	2 Garage	2
	Total	+/- 147.2m²



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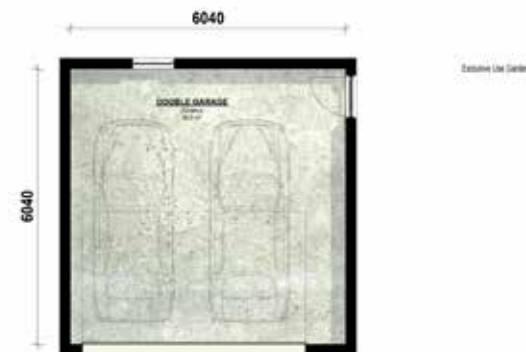
PLAN  
DISCLAIMERS





# Unit Type Type 7A

	Bedroom	3
	Bathroom	2
	Garage	2
	Total	+/- 152.6m²






## Disclaimer

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PLAN  
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# Unit Type Type 7B

	Bedroom	3
	Bathroom	2
	Garage	2
	Total	+/- 157m <sup>2</sup>



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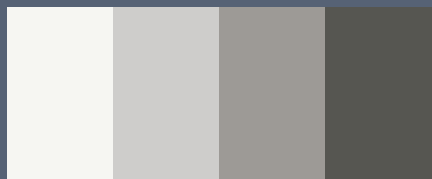
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DISCLAIMERS





# Neutral Slate

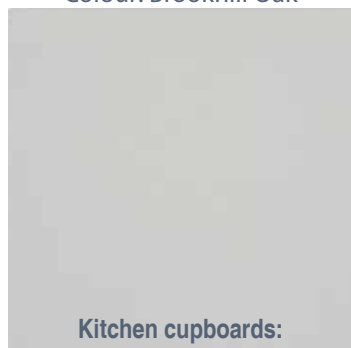
Interior Mood



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



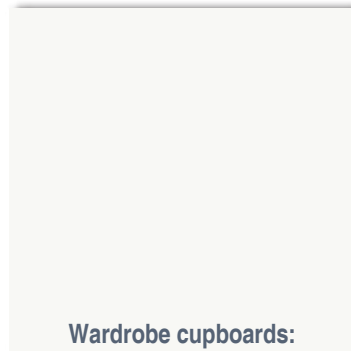
**Kitchen cupboards:**  
PG Bison Malewood, Folkstone grey, Peen



**Kitchen countertop:**  
20mm Starquartz,  
Colour: Spacedust



**Internal wall paint:**  
Gentle scandinavia



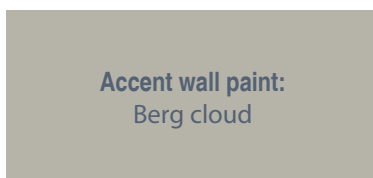
**Wardrobe cupboards:**  
PG Bison, Iceberg white,  
Linear finish



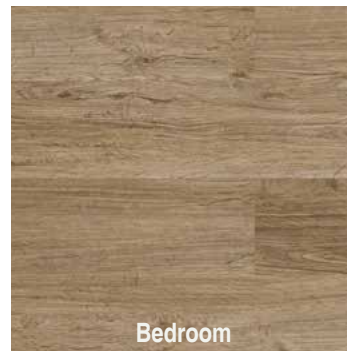
**Shower floor tiles:**  
600x600mm Cut 100x100mm  
Pietra Bianco, Light grey



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



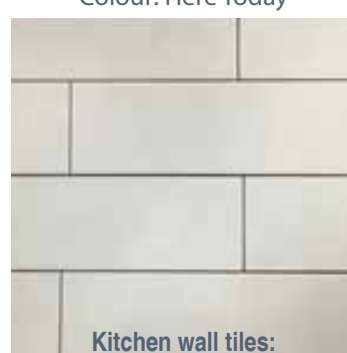
**Accent wall paint:**  
Berg cloud



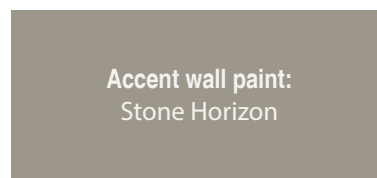
**Bedroom**  
Vinyl Flooring



**UPGRADE  
Bedroom, carpets option:**  
Belgotex, Conscious carpet  
Colour: Here Today



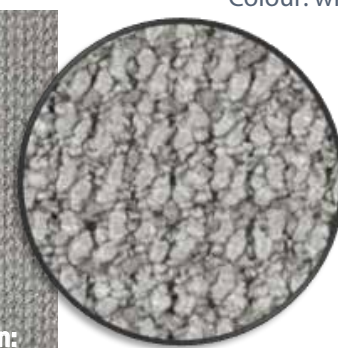
**Kitchen wall tiles:**  
Metro white tile 75x300mm



**Accent wall paint:**  
Stone Horizon



**Bathroom wall tiles:**  
300x600mm wall tiles  
Colour: white



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



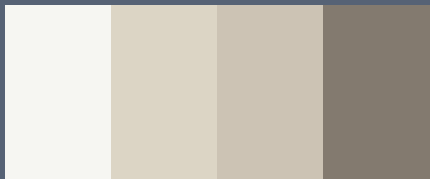
**Extractor:**  
Bosch, 60cm built-in Extractor



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

# Sedona Sands

Interior Mood



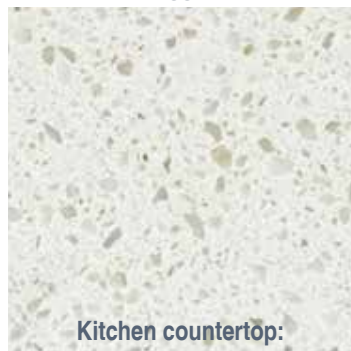
This warm and neutral colour scheme fosters a serene, chic, yet upbeat atmosphere. You are enticed into the room by the bronze tones that shine through, which create a cosy and welcoming atmosphere.



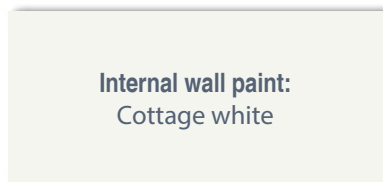
**Kitchen handles:**  
Matt black bar handles  
**Kitchen wood look open shelves:**  
Colour: Brookhill Oak



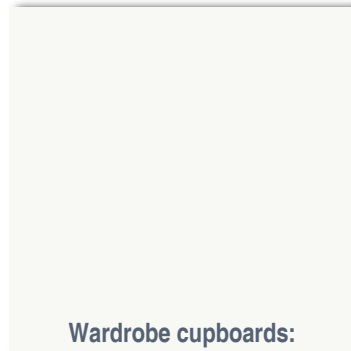
**Kitchen cupboards:**  
PG Bison Malewood, Cappuccino, Peen



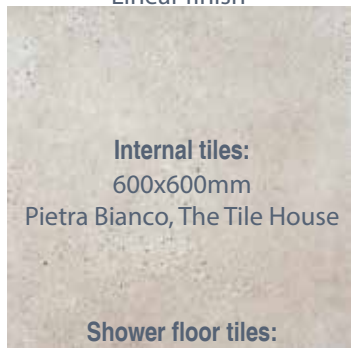
**Kitchen countertop:**  
20mm Starquartz,  
Colour: Asteroid



**Internal wall paint:**  
Cottage white

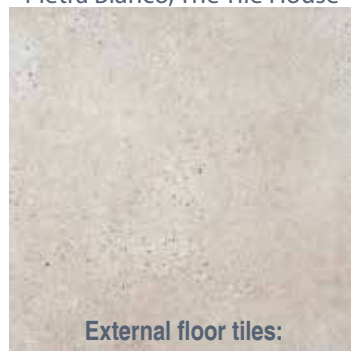


**Wardrobe cupboards:**  
PG Bison, Iceberg white,  
Linear finish

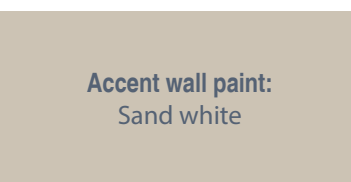


**Internal tiles:**  
600x600mm  
Pietra Bianco, The Tile House

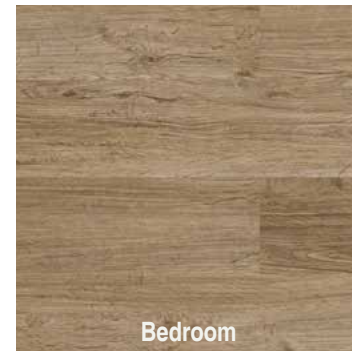
**Shower floor tiles:**  
600x600mm Cut 100x100mm  
Pietra Bianco, The Tile House



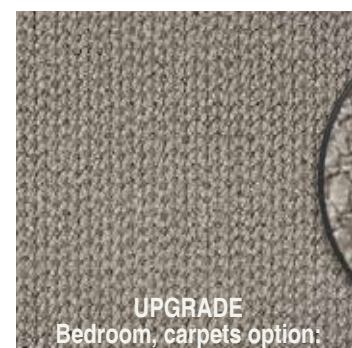
**External floor tiles:**  
600x600mm Pietra griggio,  
Anti-slip



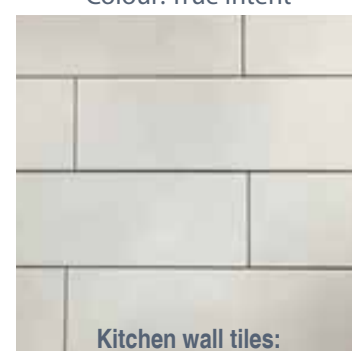
**Accent wall paint:**  
Sand white



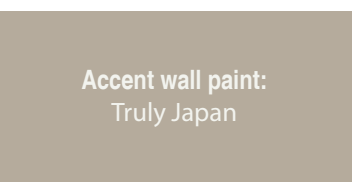
**Bedroom**  
Vinyl Flooring



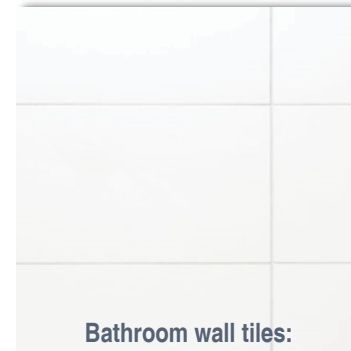
**UPGRADE**  
Bedroom, carpets option:  
Belgotex, Conscious carpet  
Colour: True Intent



**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](http://www.villadelmare.co.za) ("Website")
- from the selling agent (Spectrum Realty) at [langebaan@spectrumrealty.co.za](mailto: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](http://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.



**VILLA *Del* MARE**  
ESTATE

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# VILLA *Del* MARE

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## ESTATE



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