



142 ZEBULA · ZEBULA GOLF ESTATE & SPA · WATERBERG

Bushveld Lodge on Watering Hole

A seven bedroom thatched residence with a private pool and separate guest cottages, in a malaria free golf and wildlife estate about two hours from Johannesburg.

7 bedrooms

6 bathrooms

Private pool

Guest cottages

Solar power and water tanks

Game vehicle and golf cart included

Golf and wildlife estate

Malaria free

ASKING PRICE

US\$794 000

R12 900 000, at R16.25 to the US dollar on 18 September 2026

OFFERED FOR SALE BY

Schindlers Digital Assets

candice@schindlersx.io

+27 82 450 4416

A rare offering on Zebula

Overlooking Python Dam, the largest dam on Zebula Golf Estate & Spa, this thatched bushveld home combines generous volume, natural stone and timber, and wide views over the bush and its wildlife. It is a house built for gathering people together, with living spaces that open onto a private pool, a covered entertainment patio, a fire pit deck and a thatched lapa.

Four en suite bedrooms in the main house and three more in separate cottages give it rare flexibility. It works equally well as a private family retreat, a home shared by two families, a base for golf and corporate groups, or a holiday letting investment.

7	6	16	±2 hrs
BEDROOMS, DOUBLE OR TWIN	BATHROOMS, WITH OUTDOOR SHOWERS	GUESTS, PLUS 4 IN BUNK BEDS	FROM JOHANNESBURG

ASKING PRICE	US\$794 000 R12 900 000, at R16.25 to the US dollar (18 September 2026)	KITCHEN AND TECH	Miele stainless steel appliances, dishwasher, industrial size washing machine, WiFi, satellite TV
BEDROOMS	Seven: four en suite in the main house and three in separate cottages	POWER AND WATER	Solar power and water tanks
BATHROOMS	Six, with outdoor showers and an outdoor stone bath	SETTING	Private position overlooking Python Dam and the bushveld
SLEEPS	16 adult guests and 4 children, with 12 beds; air conditioning in every bedroom	ESTATE	Zebula Golf Estate & Spa, 1 600 hectares, controlled access with 24 hour security
OUTDOORS	Private pool, covered patio with stone fireplace and braai, fire pit deck, thatched lapa	ACCESS	About 2 hours from Johannesburg and 1½ hours from Pretoria; 1 400 m airstrip on the estate
ENTERTAINING	Built in bar with wine cellar, games room with pool table and dartboard	HEALTH	Malaria free Waterberg region
INCLUDED	Open game vehicle, golf cart, hoverboard, pool table and dartboard	STAFF	Hotel trained cook available to cook for guests
		REPLACEMENT INSURED VALUE	R15 555 536
		ON REQUEST	Levies and rates



The house from the garden, under its thatched roofs.

THE SETTING

A private position overlooking the Watering Hole

Set back for privacy, the house enjoys the finest position on Zebula, with wide views over natural bushveld towards Python Dam, the largest dam on the estate. The volume of the house and the space around it give a sense of seclusion that is hard to find, even on an estate of this size.

Python Dam holds barbel, carp, tilapia and bass, and catch and release fishing is one of the estate's favourite pastimes. Residents can walk, run and cycle among the game, which makes Zebula a relaxed setting for children and grandparents alike.

The finest position on Zebula.



From above, the main house wraps around its courtyard pool; right, the view across the bushveld from under the thatch.



Zebra grazing in the bushveld, with water beyond.

WILDLIFE

Game on the doorstep

Wildlife is part of daily life here. Zebula's plains game roam the estate freely, and nyala and other antelope come down to the water's edge to drink. Guests at the house have enjoyed visits from zebra, kudu, monkeys, hornbills, giraffe, wildebeest, eland, sable and waterbuck, and the list goes on and on. With hundreds of bird species in the area as well, the house doubles as a private hide.



A nyala ewe at the water's edge, and zebra up close.





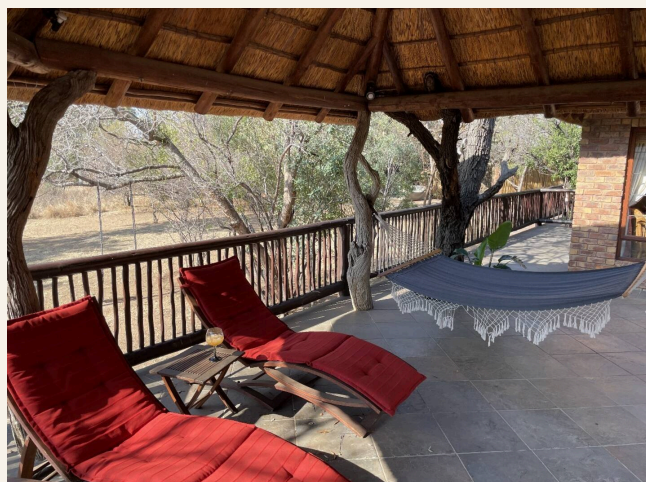
The pool deck and thatched lapa.

OUTDOOR LIVING

Made for life outdoors

Life at Zebula is lived outdoors, and this house is designed for it. Folding doors open the living areas onto a sheltered courtyard and a private swimming pool, and the deck beyond has a fire pit for evenings around the flames.

The covered patio is the heart of the home, with a stone fireplace, a braai and a long dining table for family meals. Beyond it are a barbecue area, the pool, and a thatched lapa with loungers and a hammock for shade on hot bushveld afternoons.



The covered patio with its stone fireplace, and the thatched lapa with loungers and a hammock.

INSIDE

Volume, thatch and stone

Inside, soaring thatched ceilings, exposed timber beams and natural stone create a sense of scale that photographs struggle to convey. The double volume lounge is overlooked by a gallery landing and flows through to an open plan dining area with room for a large family around one table.

Finishes are upmarket throughout, and quieter corners, such as a sitting area under the thatch, give everyone somewhere to read or relax when the house is full.



The double volume lounge under thatch, with the staircase up to the gallery landing.



A sitting area in the main bedroom.

INSIDE AT A GLANCE

- Soaring thatched ceilings and exposed beams
- Double volume lounge with gallery landing
- Open plan dining for a large family
- Sitting areas for quieter moments
- WiFi and satellite TV



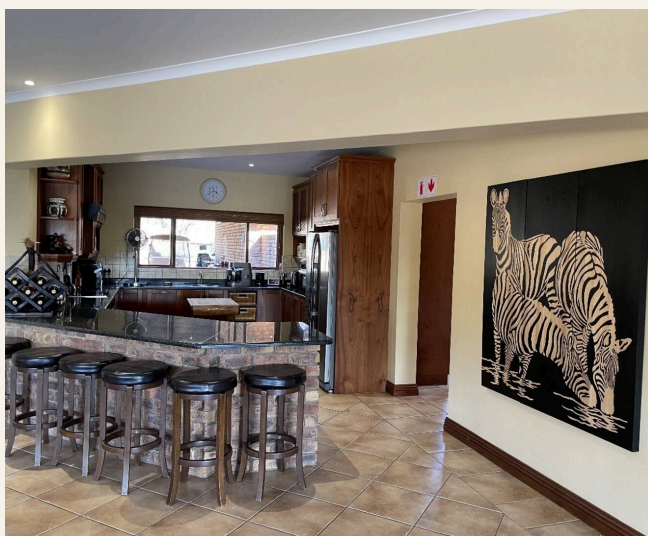
The built in bar, with its stone clad counter under a thatched canopy.

KITCHEN AND ENTERTAINING

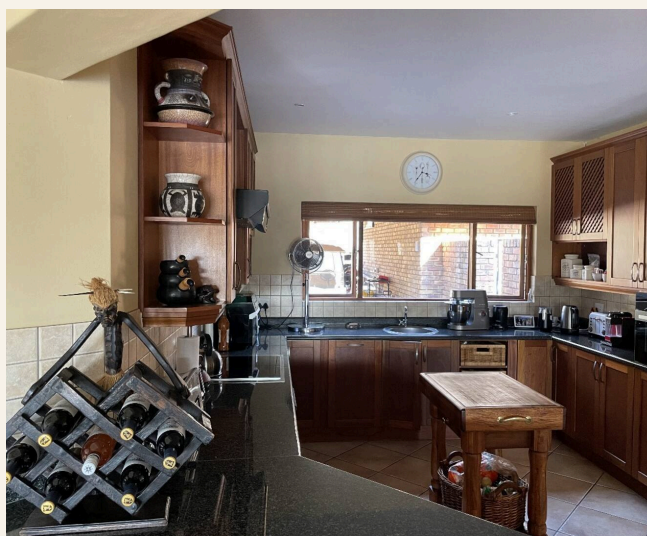
A lodge feel for family and friends

The kitchen is fitted with Miele stainless steel appliances and a dishwasher, with a breakfast counter and bar stools where everyone can gather while meals are prepared. An outside room with an industrial size washing machine makes longer stays easy.

A handsome built in bar, complete with a wine cellar underneath, sets the tone for evenings in, while a games room with a pool table and a dartboard under the thatch gives teenagers and adults alike a place to unwind after a round of golf or a game drive.



The kitchen, with its breakfast counter and island.

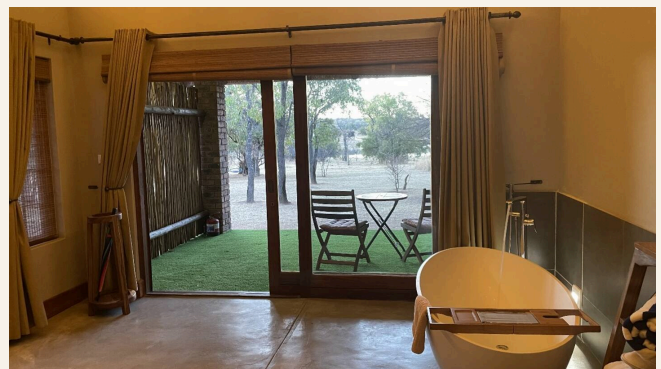


BEDROOMS

A main house and three cottages

The main house offers four en suite bedrooms, each with its own air conditioning and access to outdoor walkways and balconies. Three separate outside cottages give older children, grandparents or guests their own space and privacy.

Every bedroom can be set up with a double bed or twin beds, so the house adapts easily to couples, families and golf groups. Some suites are finished in a contemporary style, with polished floors, freestanding baths and doors opening onto private garden patios.



Two classic bedrooms, and a contemporary suite with a freestanding bath.

MAIN HOUSE

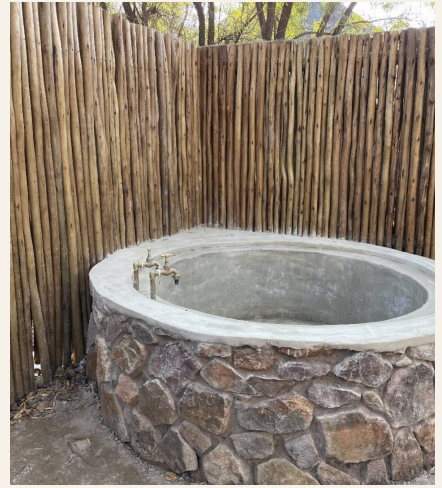
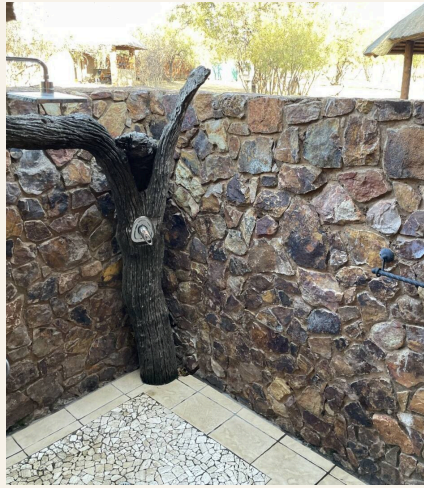
4 bedrooms

- All en suite
- Air conditioning in each room
- Access to outdoor walkways and balconies
- Double or twin beds

SEPARATE COTTAGES

3 cottages

- Each with its own bathroom
- Air conditioning in each room
- Privacy for guests or older children
- Double or twin beds



A contemporary bathroom opening to an outdoor shower, a stone walled outdoor shower, and the outdoor stone bath.

BATHROOMS

Stone, light and open air

The six bathrooms pair natural stone with modern finishes, from vessel basins and generous showers to a classic corner bath. Several open onto outdoor showers screened by stone walls or timber poles, and there is even an outdoor stone bath, one of the simple pleasures of bushveld living.

FLEXIBILITY

One house, many ways to use it

01

A family retreat

Space for the extended family over holidays and long weekends, with golf, the spa and game viewing on the doorstep.

02

Several families, one address

The main house and cottages let more than one family, or parents and grown children, share holidays while keeping their own space.

03

Golf and corporate groups

Seven double or twin rooms suit golf fourballs, team breakaways and wedding parties using the estate's venues.

04

An income earning asset

The house can be purely an investment property, or earn between owner visits in an established holiday market.



Sunset over the water, from the golf cart that comes with the house.

INCLUDED IN THE SALE

Ready for bush life from day one

The house is sold with the extras that make Zebula such fun. An open game vehicle is ready for sundowner drives and game viewing around the estate, a golf cart takes you to the first tee or the clubhouse, and a hoverboard keeps the young, and the young at heart, entertained.

Indoors, the pool table and the dartboard in the games room stay with the house, and solar power and water tanks take care of the practical side of bush life. A hotel trained cook is available to cook for guests, which makes a weekend here feel closer to a lodge stay.



The open game vehicle, ready for a drive, and the hoverboard at sunset.

INCLUDED IN THE SALE

Open game vehicle

Golf cart

Hoverboard

ENTERTAINMENT

Pool table

Dartboard

POWER AND WATER

Solar power

Water tanks

STAFF

Hotel trained cook



Birdlife on the water, with homes set among the trees.

THE ESTATE

Zebula Golf Estate & Spa

Zebula is one of the Waterberg's best known bush and golf destinations, set on 1 600 hectares of bushveld in the shadow of the region's mountains. At its heart is an 18 hole, par 72 course designed by Peter Matkovich, with kikuyu fairways, bent grass greens and a par 3 eighth hole surrounded on three sides by water.

The course was named Golf Digest's Best New Course in 2004, is ranked number 59 in the 2026 SA Top 100 Courses list, and has hosted the SDC Open, an event on both the Sunshine Tour and the HotelPlanner Tour, every year since 2022. More than 200 homes share the estate with the Zebula Boutique Hotel, the Golfers Lodge and the spa.

1 600_{ha}

BUSHVELD ESTATE
BELOW THE WATERBERG

18_{holes}

PAR 72, DESIGNED BY
PETER MATKOVICH

No. 59

SA TOP 100
COURSES, 2026

2022

SDC OPEN HOST
EVERY YEAR SINCE

THE COURSE AT A GLANCE

A course the professionals play

- Four sets of tees, from 5 287 m to 6 829 m
- A par 5 fifteenth with two separate fairways
- A practice putting green reputed to be the largest in southern Africa
- Course record of 61
- Clubhouse, pro shop and practice facilities
- The Golfers Lodge on the estate



The par 3 eighth, ringed by water on three sides.

THE GOLF COURSE

Eighteen holes in a basin of bushveld

*“Where every swing
brings you closer to the
bushveld’s wildlife.”*

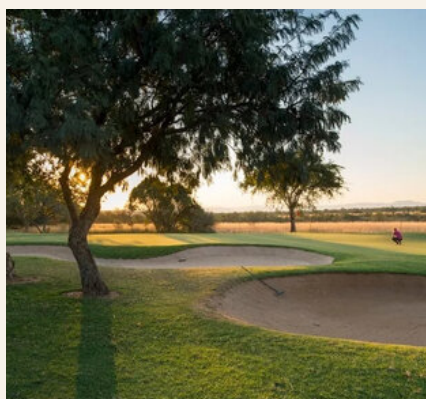
ZEBULA GOLF COURSE

The course lies in a basin of pristine bushveld below the mountains, and the game has right of way on it. Giraffe browse between the fairways, zebra and impala graze the rough, and waiting for a herd to cross is part of the round. A morning out here is as much a game drive as a game of golf, which is exactly why visitors keep booking it.

From the house it is a few minutes in the golf cart that comes with the sale. Tee times can be booked online or through the pro shop, and the estate runs corporate memberships for owners who play often. For a buyer the course matters beyond the golf itself: it is a large part of why Zebula is known at all, and why the estate stays busy through the year.



Impala on the edge of the green, a normal interruption to a round.



Late light on the bunkers, with the Waterberg behind.

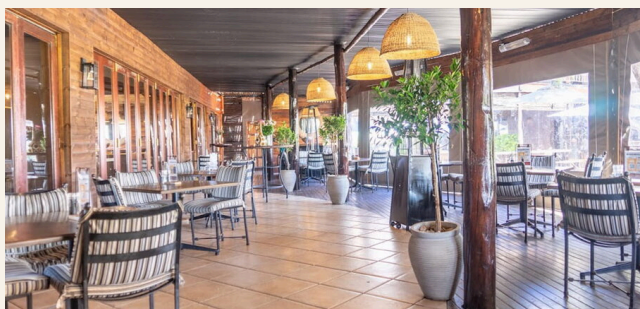


The practice putting green beside the clubhouse.

DINING AND WELLNESS

Four restaurants and a spa

THE RESTAURANTS



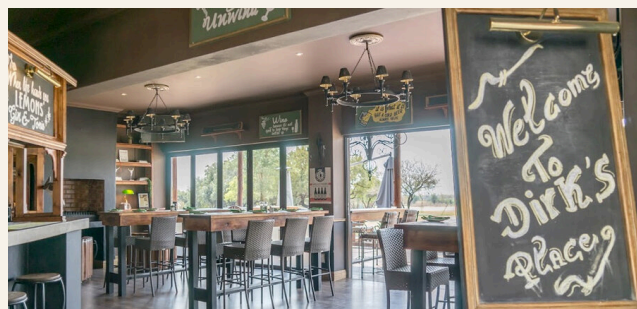
The Terrace

Light and airy, with a buffet breakfast every morning and an à la carte lunch menu through the middle of the day.



La Trattoria

Neapolitan style pizza, made with 00 flour and Italian tomatoes, with the puffy, flame blackened crust that style is known for.



Dirk's Place

The sports bar of the estate: hearty food, a long drinks list and the game on the screens, open from late morning until close.



Syringa

Elegant dining at the five star Waterberg Luxury Lodge on the estate, for an evening that feels like a night away.

THE SPA AT ZEBULA

Ten treatment rooms

- Heated indoor pool and outdoor jacuzzis
- Set apart in its own quiet corner of the estate
- Treatments booked directly at the spa desk

THE SPORTS CLUB

Padel courts

Tennis

Squash

Gym

Communal pools

ESTATE LIFE

A resort on your doorstep

Owning on Zebula means having a full resort on your doorstep. After a morning on the course there is a game drive to book, a quad trail to ride, a padel court to fill, or simply the spa and a long lunch.

The estate calendar adds to the appeal, with mountain bike weekends, a monthly 5 km run and seasonal events such as Oktoberfest, while the conference and wedding venues keep the estate lively throughout the year.



Sunset game drives leave from the Adventure Centre.



Bushveld and mountains, the view the whole estate is built around.

THINGS TO DO ON THE ESTATE

Game drives

Open vehicle drives on Zebula, and Big Five drives in the neighbouring Mabalingwe reserve.

Quad biking

Guided quad safaris through the bush, booked at the Adventure Centre.

Padel and tennis

Courts at the Sports Club, with squash, a gym and the communal pools alongside.

Horseback and on foot

Horse safaris and guided bush walks for a closer look at the game.

Field sports

Catch and release fishing, clay target shooting, archery, paintball and mountain biking.

Events and venues

Eight conference venues, five function venues and six wedding venues, up to 250 delegates.



LOCATION

Close to Gauteng, deep in the bush

Zebula lies west of Bela-Bela in the malaria free Waterberg region of Limpopo, reached from Gauteng on the N1 toll road and then the R516. It is close enough for a Friday afternoon getaway, yet it feels a world away from the city.

For those who prefer to fly, the estate has its own hard surface airstrip for light aircraft. The N1 also continues north to Polokwane and the Beitbridge border post with Zimbabwe, which is about four hours' drive from Bela-Bela.



Indicative map, not for navigation.

APPROXIMATE DISTANCES

Bela-Bela town and hot springs	45 km
Pretoria	150 km, 1½ to 2 h
Johannesburg and Sandton	200 km, 2 to 2½ h
OR Tambo International	195 km, 2½ h
Lanseria International	200 km, 2½ h
Beitbridge border post	440 km, 4½ h
Zebula airstrip	On the estate

FLY IN

1 400 m runway

Zebula has its own hard surface airstrip for light aircraft. Landing is by prior arrangement with the estate, and there is no AVGAS on site.

Mabula Game Reserve

Big Five reserve of about 12 000 hectares, a few kilometres away.

Mabalingwe Nature Reserve

Big Five reserve, with game drives offered from Zebula.

Bela-Bela hot springs

Natural mineral springs in Bela-Bela, about 45 km away.

Welgevonden Game Reserve

A 36 000 hectare malaria free Big Five reserve in the Waterberg.

Marakele National Park

A SANParks Big Five park in the Waterberg, near Thabazimbi.

Waterberg Biosphere Reserve

A UNESCO biosphere reserve since 2001, over 650 000 hectares.



A contemporary suite under thatch, with a freestanding bath.

INVESTMENT APPEAL

A home that can earn its keep

Zebula is an established holiday destination, with demand throughout the year from golfers, families, wedding guests and corporate groups. The estate runs its own rental pool of 49 homes, and several agencies market Zebula homes to visitors from all over the globe.

Homes that can host a large group on one property are exactly what these bookings need, and this house is built for them. With seven double or twin bedrooms, separate cottages and generous entertaining space, it is already listed for holiday letting, so owners can enjoy it themselves and let it out in between.

49	13	6	12
HOMES IN ZEBULA'S OWN RENTAL POOL	CONFERENCE AND FUNCTION VENUES	WEDDING VENUES ON THE ESTATE	BEDS FOR GROUP BOOKINGS HERE

WHAT DRIVES DEMAND

- The SDC Open and a busy golf calendar
- Weddings and conferences at the estate's venues
- School holidays and long weekends
- Spa, bush and family breaks close to Gauteng
- Groups that need several bedrooms on one property
- Visitors from all over the globe

Why it suits buyers from across the region

For buyers from abroad, this house offers a secure foothold in South Africa that can pay its way. It combines a well known estate, easy access from Johannesburg and the main road north, and a home large enough for extended family visits.

ASKING PRICE

US\$794 000

R12 900 000

At R16.25 to the US dollar on 18 September 2026. The dollar figure is indicative only, as exchange rates move daily.

01

Easy to reach

About 2½ hours by road from OR Tambo International Airport, and just off the N1, the main road north to Beitbridge and Zimbabwe.

02

Secure and well run

Controlled access with 24 hour security, a homeowners' body with clear estate rules, and letting agents already active on the estate.

03

Malaria free

The Waterberg is a malaria free region, so the estate suits families with young children and older relatives.

04

A tangible asset

Ownership is registered in the South African deeds registry and transferred by a conveyancer, under an established legal system.

05

Income between visits

The house is already with letting agencies, so it can earn while its owners are at home abroad.

06

A clear exit

Proceeds from selling South African property can be sent back abroad, provided the purchase funds were properly brought in and the tax position is settled.

The essentials, at a glance

South Africa does not currently restrict foreign nationals from buying residential property, and the process is well trodden. This summary, current as at September 2026, is set out below. It is general information only, and not legal, tax or immigration advice.

1 Ownership

Foreign nationals and people living outside South Africa may buy residential property. Legislation on land held by foreign persons has been proposed but is not law, so the conveyancer should confirm the position at the time of sale.

2 Bringing in funds

Purchasers' funds can be brought into South Africa using crypto or forex.

3 Finance

South African banks generally lend buyers who live abroad up to 50% of the price, with the balance brought in from abroad.

4 FICA checks

Agents and conveyancers carry out FICA, KYC and AML checks, which include verifying identity and the source of funds. Buyers should have passports, proof of address and source of funds documents ready.



Dusk at the water's edge.

NEXT STEPS

Viewing the house

Viewings are by appointment only.



GETTING THERE

From Gauteng

Take the N1 north past Pretoria to the Bela-Bela (R516) exit, then follow the R516 west towards Thabazimbi for about 35 km to the Zebula and Mabula turnoff. The estate gate is about 9 km further on.

GOOD TO KNOW

- Estate rules do not allow pets
- Visitors need an access code at the gate
- A 30 km/h speed limit applies on estate roads
- Airstrip landings need prior arrangement

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Replacement insured value R15 555 536

PROPERTY

142 Zebula, Zebula Golf Estate & Spa

WHERE

Bela-Bela, Waterberg, Limpopo

VIEWINGS

By appointment



142 ZEBULA · ZEBULA GOLF ESTATE & SPA · WATERBERG

Bushveld living on a Watering Hole

Seven bedrooms, a private pool, separate cottages and the finest setting on the estate.

ASKING PRICE

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