



tatali

SIGNATURE VILLAS

TIMELINE

The Zimbali journey was spearheaded by none other than the renowned development team of IFA Hotels and Resorts, who have been in the South African market for the last 25 years.

2018

Zimbali Lakes came to market in 2018, standing for extraordinary and bespoke living that's genuinely unmatched in South Africa.

DECEMBER 2023

The Master Developers of Zimbali Lakes, bring their latest offering, Tatali Views, onto the global property market

APRIL 2024

Ernie Els has announced his signature course at the R10 billion Zimbali Lakes development on the KwaZulu-Natal North Coast.

JUNE 2024

A rare investment opportunity to own a part of a limited collection at Tatali. This land is already sought after by investors who want lucrative investment apartments and villas.



THE OPPORTUNITY

By investing in Tatali Signature Villas you are not just purchasing land; you are securing a future legacy.

Tatali is an investment buyers chance to be part of a brighter future - a signature landmark that defines not only the landscape but also their portfolio.

This opportunity allows for residential type land uses, within each site's development parameters, such as single residential villas, medium density housing and short term vacation rentals.



INVESTMENT HIGHLIGHTS



EXCLUSIVITY & PRESTIGE

Each site offers a unique footprint in South Africa's most exclusive new development.



FLEXIBILITY IN DEVELOPMENT

Investors have the flexibility to bring their vision to life, adhering to high standards of luxury and exclusivity.



PRIME LOCATION

Situated in the Tatali Precinct with proximity to essential amenities, including luxury shopping centers, top-tier schools, world-class healthcare facilities and King Shaka International Airport.



LIMITED AVAILABILITY

With only 14 sites this is a rare investment opportunity to own a part of a limited collection that will be sought after by discerning buyers and investors.



MARKET OPPORTUNITIES

Offering not only significant ROI potential through strategic development and short term rental market opportunities, but also the potential for family based resort style primary/secondary residences.

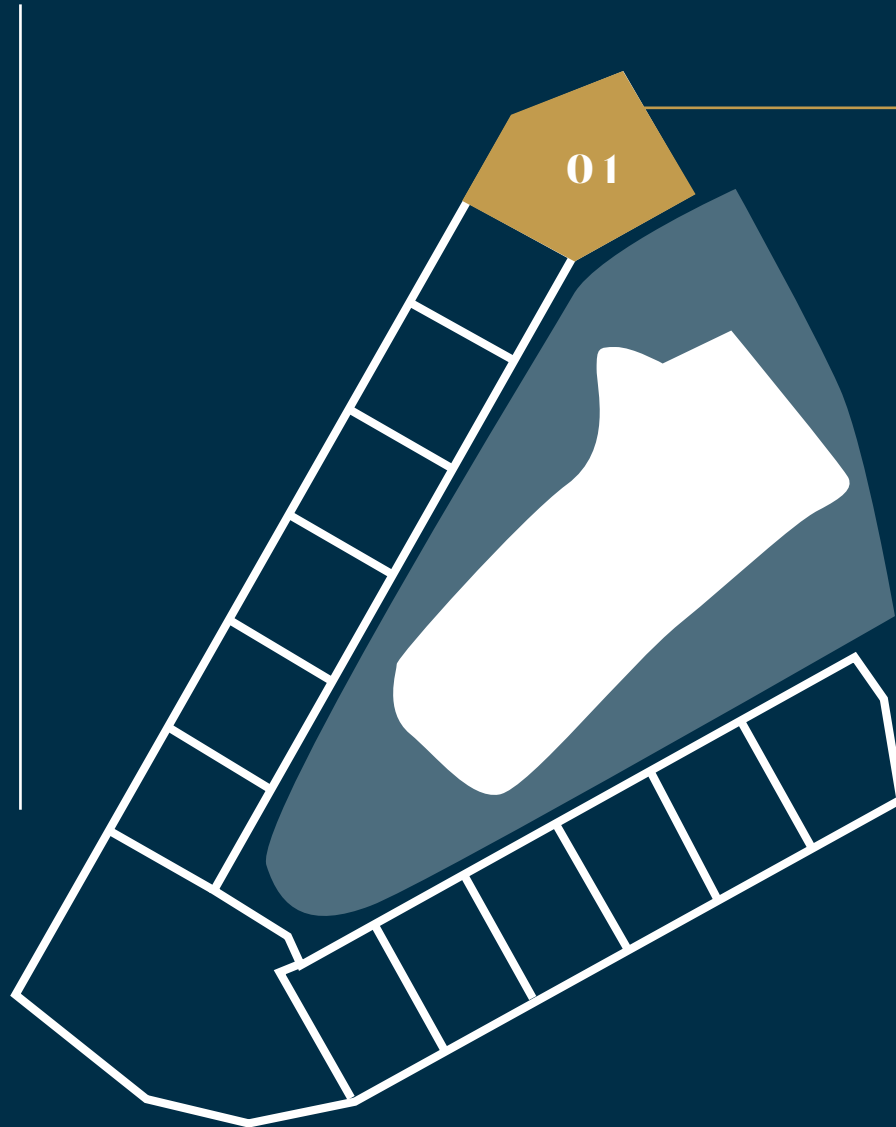


ERNIE ELS INVOLVEMENT

This development is situated on the fairway of the first hole in the latest Zimbali Lakes Ernie Els Signature Course - essentially making The Big Easy your neighbour as well as giving your future investment close links to one of South Africa's premier golfing destinations.

TATALI SIGNATURE VILLAS

VILLAS SITE BREAKDOWNS



TYPE A SITE 1

SITE SIZE 850m² **NO. OF UNITS** 4 units

POTENTIAL BUILD AREA 765m² **NO. OF STOREYS** 2 storeys including parking

GUIDELINE PRICE
R7 500 000

BENEFITS OVERVIEW



Facing the green on Hole 18 of the impressive Ernie Els Golf Course, this site offers a prime location for investors seeking a premium return on their investment.

With its prestigious North Facing view and the promise of exclusivity, it stands as a beacon of elite living and investment potential.



This site allows for the development of up to four luxurious residences, ensuring high demand and significant appreciation in value.



TYPE B SITE 2-3

SITE SIZE
550m²

NO. OF UNITS
2 units

POTENTIAL BUILD AREA
495m²

NO. OF STOREYS
2 storeys including parking

GUIDELINE PRICE
R5 400 000

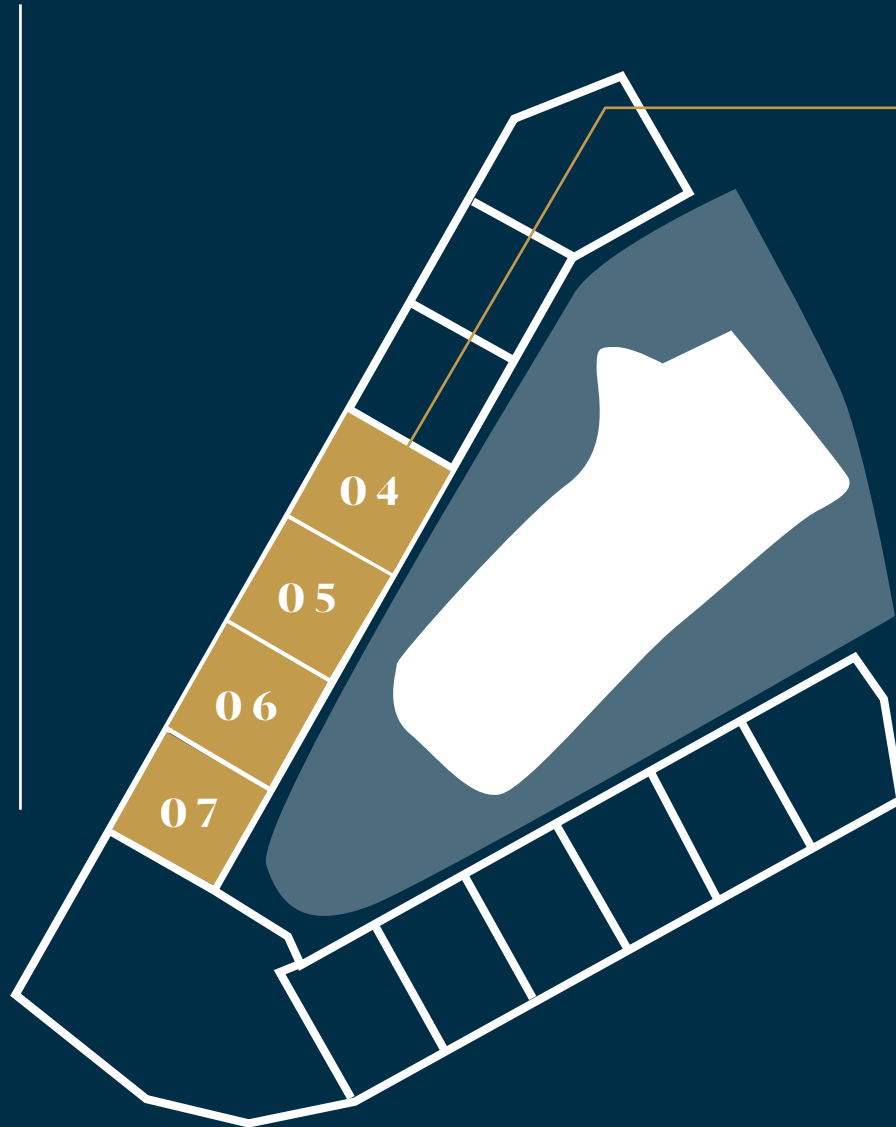
BENEFITS OVERVIEW



Positioned adjacent to Hole 1 on the beautiful Ernie Els golf course, these sites are distinguished plots ideal for investors looking to capitalise on high-end residential demand.



These sites allow for the development of up to two luxurious residences, ensuring high demand and significant appreciation in value.



TYPE C SITE 4-7

SITE SIZE
550m²

NO. OF UNITS
4 units

POTENTIAL BUILD AREA
594m²

NO. OF STOREYS
3 storeys including parking

GUIDELINE PRICE
R6 000 000

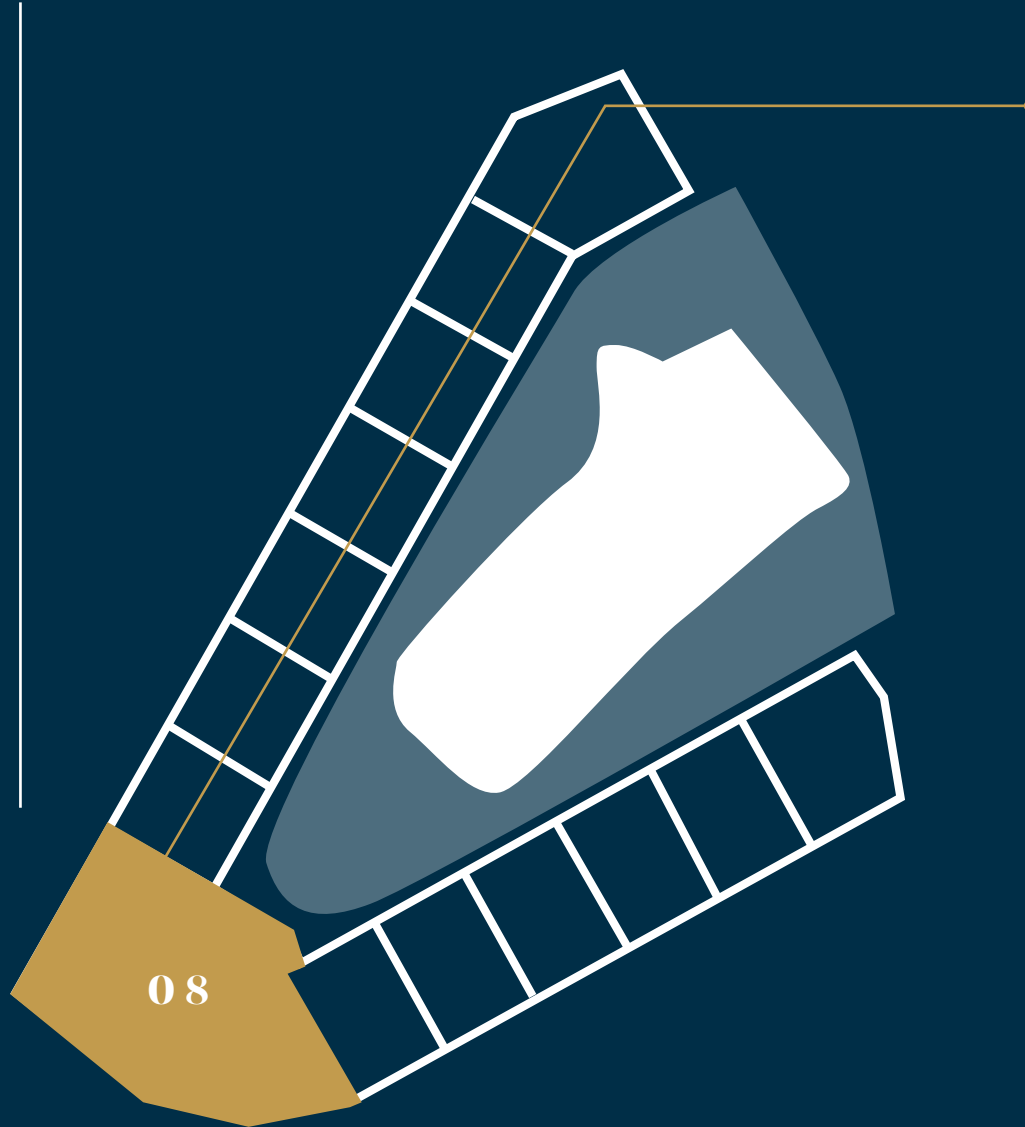
BENEFITS OVERVIEW



Situated along a rolling panorama of the first hole of the prestigious Ernie Els golf course towards the titular Zimbali Lakes, these sites provide a prime investment opportunity.



These sites accommodate up to four dwellings, making it an excellent choice for investors seeking to develop premium properties in a highly desirable location within Zimbali Lakes.



TYPE D SITE 8

SITE SIZE 2000m² **NO. OF UNITS** 10 units

POTENTIAL BUILD AREA 2340m² **NO. OF STOREYS** 5 storeys including parking

GUIDELINE PRICE
R24 000 000

BENEFITS OVERVIEW

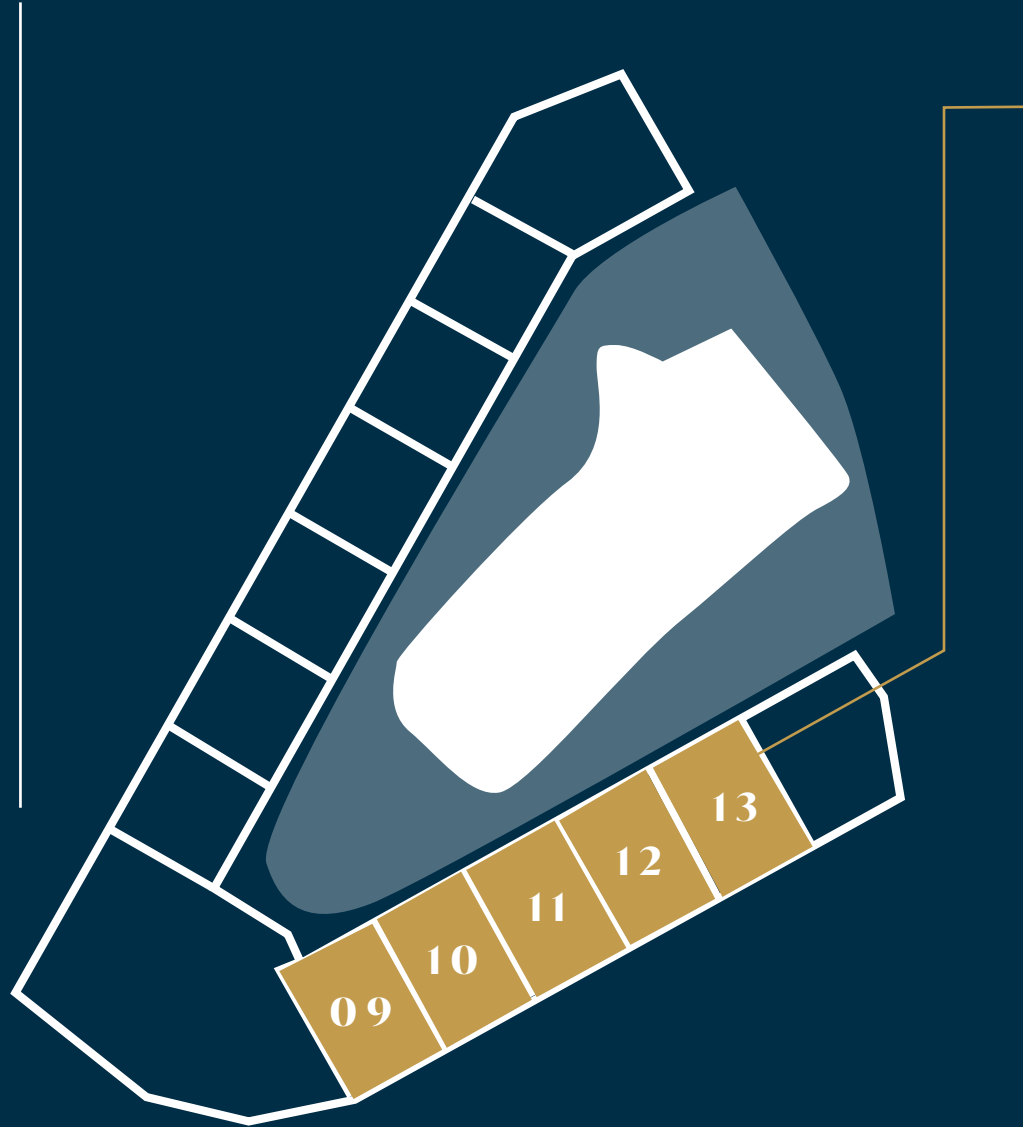


This expansive site is ideal for building a block of opulent apartments, perfect for short-term rentals.



Its corner location provides stunning views of the golf course and has sunrise and sunset facing vistas, with convenient access to the Tatali shopping precinct.

This prime position ensures high visibility and demand, making it a standout investment.



TYPE E SITE 9-13

SITE SIZE 560m² **NO. OF UNITS** 4 units

POTENTIAL BUILD AREA 605m² **NO. OF STOREYS** 4 storeys including parking

GUIDELINE PRICE
R6 300 000

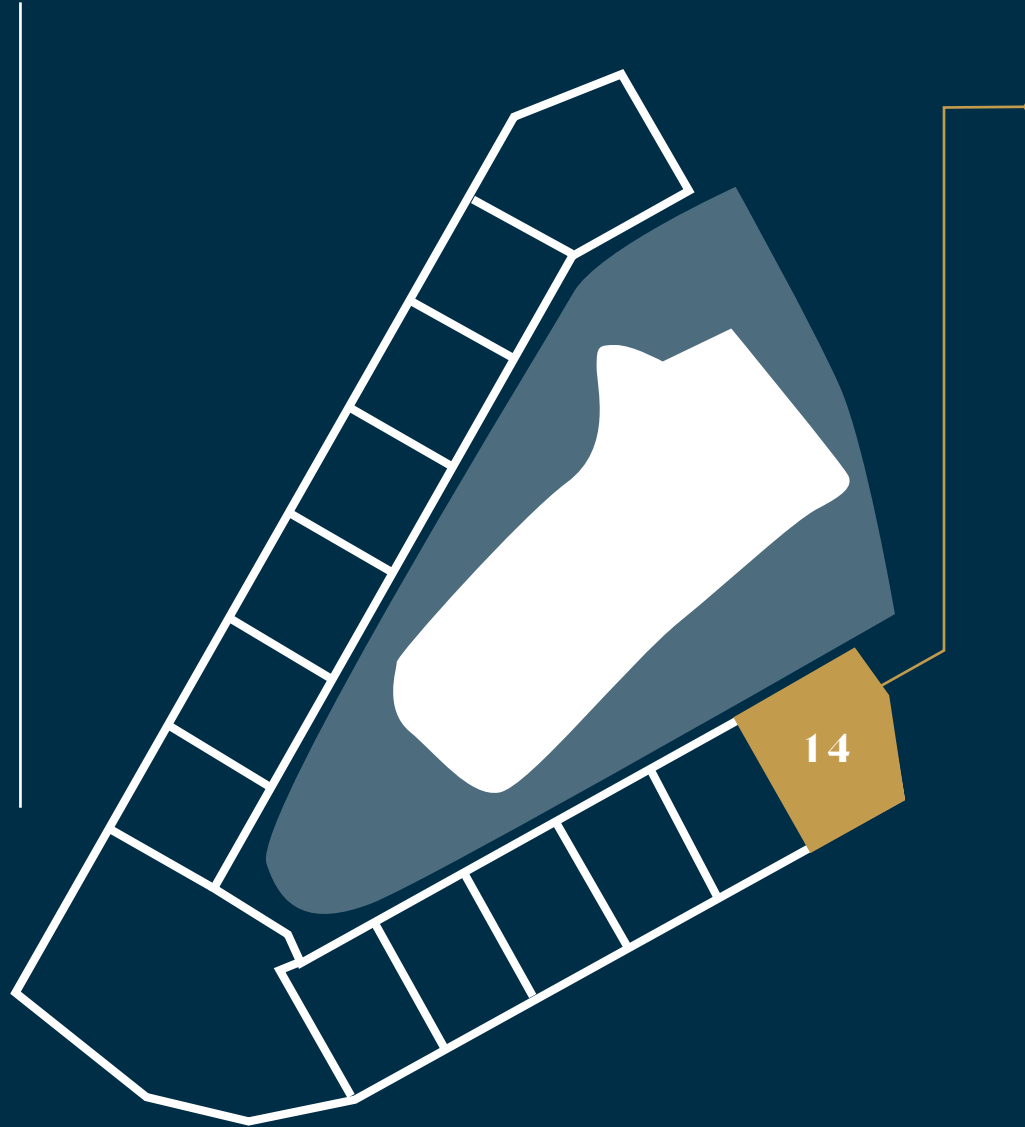
BENEFITS OVERVIEW



These sites, offering sea views and close proximity to the lively shopping precinct, are ideal for developing a block of four opulent apartments.



These sites provides investors with a lucrative opportunity to cater to high-end renters or buyers seeking a vibrant and convenient lifestyle.



TYPE F SITE 14

SITE SIZE
670m²

NO. OF UNITS
4 units

POTENTIAL BUILD AREA
724m²

NO. OF STOREYS
4 storeys including parking

GUIDELINE PRICE
R7 500 000

BENEFITS OVERVIEW



With a larger size and resort style living layout, this site is perfect for a block of four luxury apartments or a vacation villa.

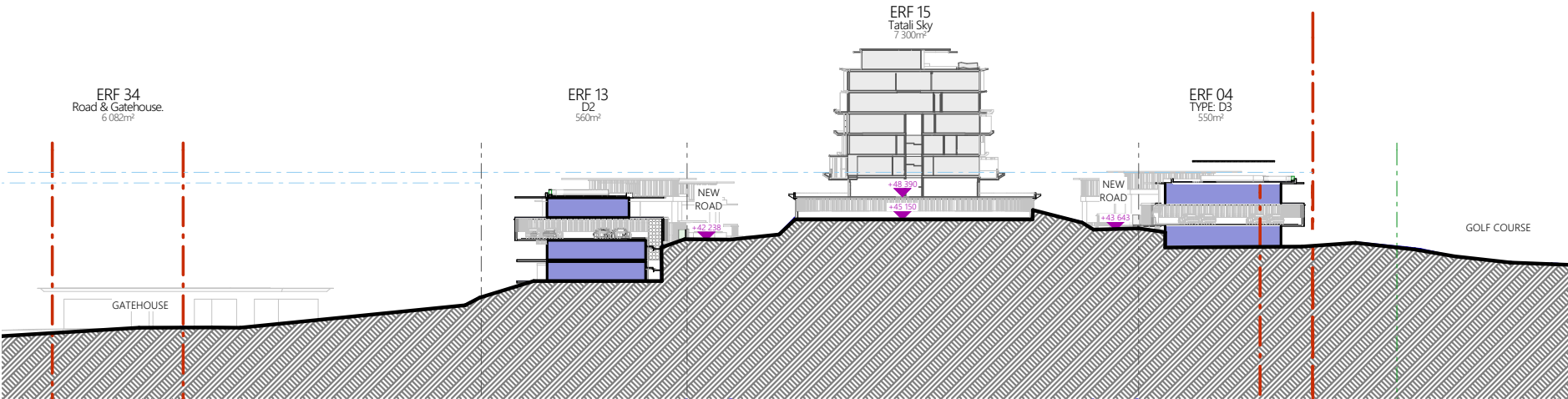
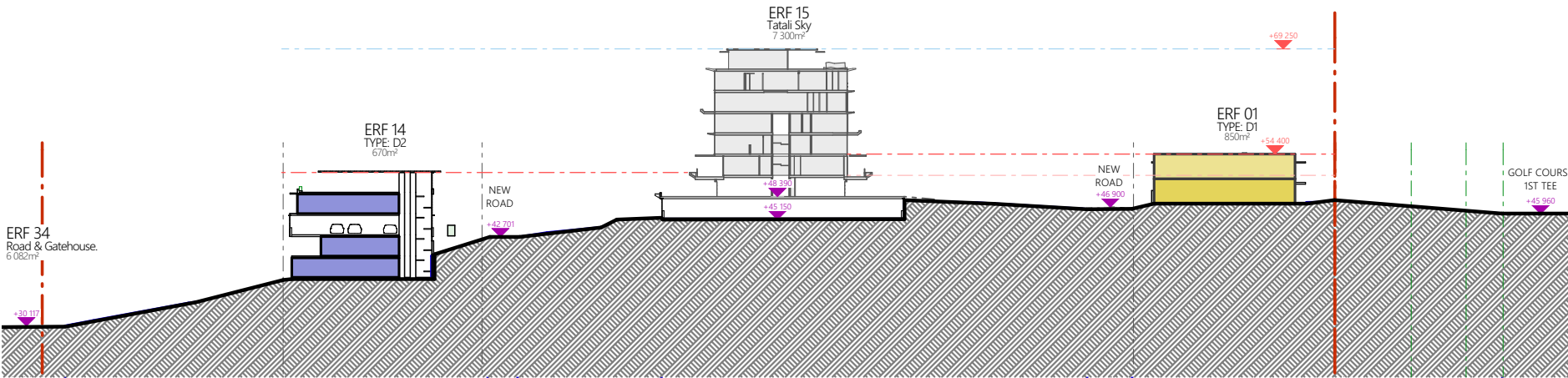


Its location near the shopping precinct and social activities enhances its appeal, offering investors a high-potential opportunity within the Tatali development.

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SITE #	SITE SIZE m ²	TYPE	NO. OF UNITS	FAR m ²	POTENTIAL BUILD AREA m ²	GUIDELINE PRICES excl. VAT
1	850	A	4	425	765	R 7,500,000
2	550	B	2	275	495	R 5,400,000
3	550	B	2	275	495	R 5,400,000
4	550	C	4	330	594	R 6,000,000
5	550	C	4	330	594	R 6,000,000
6	550	C	4	330	594	R 6,000,000
7	550	C	4	330	594	R 6,000,000
8	2,000	D	10	1,300	2,340	R 24,000,000
9	560	E	4	336	605	R 6,300,000
10	560	E	4	336	605	R 6,300,000
11	560	E	4	336	605	R 6,300,000
12	560	E	4	336	605	R 6,300,000
13	560	E	4	336	605	R 6,300,000
14	670	F	4	402	724	R 7,500,000

SITE SECTIONS



TATALI SIGNATURE VILLAS

PROTOTYPE DESIGN RENDERS

AERIAL







SITE 8



SITE 12



SITE 12





SITE 12



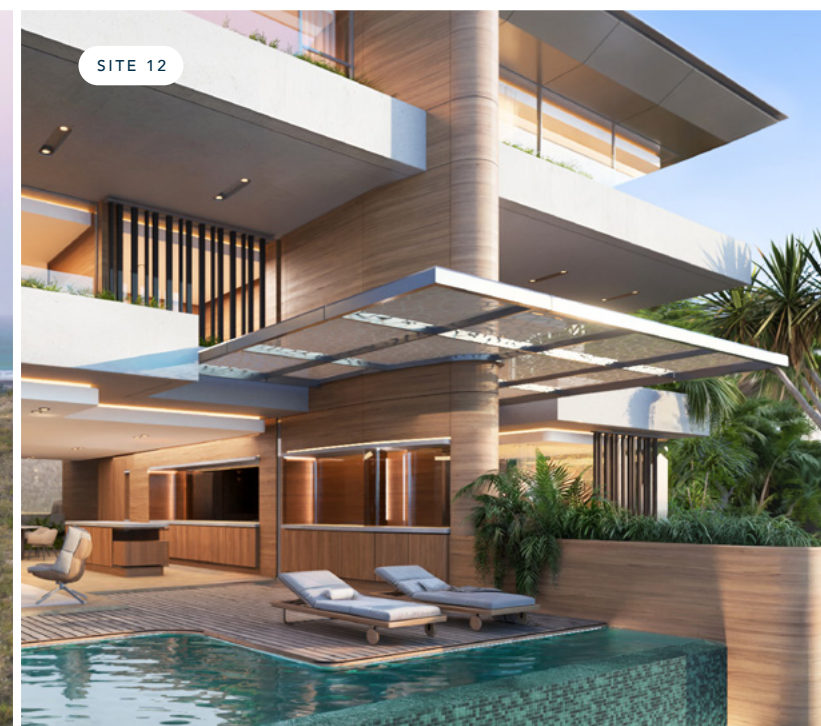
SITE 12



SITE 12



SITE 12







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