



SEATON

Fact Sheet

DEVELOPER

The Developer is Collins Residential, an experienced development group with a recognised track record including previous developments such as Zululami Luxury Coastal Estate, Mount Edgecombe Retirement Village and Emberton Estate.

LOCATION

- Situated on the North Coast of KwaZulu-Natal
- Ocean side of the N2, with access to over a kilometre of sea frontage
- Located next to the popular leisure towns of Ballito and Salt Rock
- 15 minutes from King Shaka International Airport
- 2 hours from Hluhluwe Imfolozi Game Reserve and the Far North Coast

Salt Rock offers (all within 5 minutes)

- The New Salt Rock Shopping Centre & Tiffany's Shopping Centre housing a number of retail shops as well as restaurants, coffee shops and doctors' rooms
- CURRO Mount Richmore and Umhlali Preparatory Schools
- Flag Farm Animal Farm

Ballito offers (all within 10 minutes)

- Two private schools; Ashton International College and Reddam House Ballito
- Two regional shopping centres; Lifestyle and The Ballito Junction
- A Business Precinct hosting a number of office parks and commercial properties
- Netcare Alberlito Hospital and multiple medical and wellness centres
- Sugar Rush and Holla Trails outdoor adventure park
- 'The Market' eatery and open air eat street

SECURITY

Seaton is a secure estate within a managed precinct, with access to home-owners and residents only.



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FEATURES

- Beach Clubhouse
- Direct access to over a kilometre of beach with various rockpools and swimming bays
- Whale-watching look-out points
- Sports Pavilion and Fitness Park
- Multiple picnic areas and resting spots
- Various reed beds and bird hides
- Outdoor Amphitheatre
- 26km of walking trails, and mountain bike track
- Nature Conservation Areas
- Equestrian Clubhouse
- Show Jumping Arenas
- Lunge Rings
- Stabling
- 26km of bridle baths, including beach and estuary access

ACCESS

Currently Seaton is accessed from the Salt Rock off ramp off the N2. However, a new interchange will be constructed 3km further north on the N2, after Salt Rock.

THE BEACH

Seaton Beach is situated between the quiet coastal cove of Sheffield (Christmas Bay) and the Umhlali Estuary. It does not suffer over-crowdedness due to its location away from main swimming beaches and enjoys a long stretch of beach frontage.

TRANSFER

Sites are expected to transfer by the middle of 2022.

ARCHITECTURAL DESIGN

Each precinct has been carefully considered taking into account design style, topography and areas of disturbance. The overarching style can be described as “Contemporary Sub Tropical Architecture” with design codes developed to define specific precincts. The Architectural Guidelines can be downloaded off the Seaton website.

LANDSCAPE PHILOSOPHY

Seaton has adopted an indigenous planting palette with the aim of restoring this magnificent tract of land back to its former state some 100 years ago (before any sugar cane planting commenced). The existing natural assets are being enhanced and distressed areas planned to be rehabilitated to set the way for as much natural biodiversity as achievable. The landscaping protocols can be downloaded off the Seaton website.



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SIZE

Seaton is 205 hectares in size. There are 1 271 opportunities made up of 669 single residential stands, and 13 PUD opportunities (602 units).

PET POLICY

We welcome 2 dogs however cats are not permitted.

LEVY

The development will commence with a holding levy of R3 350.
There is a once-off special levy of R50 000 which is due on transfer.

PROPERTY RESALES

Upon resale of a property, 1% of the full sales value is payable.

PROFESSIONAL TEAM

Principle Architect	Nsika Architecture & Design
Landscape Architects	Land Art Studio
Project Management	Roots Project Management
Electrical Engineer	Adamastor Consulting
Civil Engineer	SMA Consultants
Land Surveyor	Chris Krause Land Surveyors
Quantity Surveyor	Taspin Consulting
Conveyancers	Lester, Hall, Fletcher Inc. and Van Onselen Attorneys

LINK TO ZULULAMI

Seaton and Zululami are both properties developed by Collins Residential and as such, a number of complimentary offerings will benefit the Homeowners of both Estates. Reciprocal access between the two estates will allow one to traverse and enjoy the facilities of either Estate.

Disclaimer: Information on the Seaton Fact Sheet is correct at time of print and is subject to change at the discretion of the developer and without notice.