



# 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 (east) of the N2, with access directly onto Christmas Bay beach.
- 5 minutes north of Ballito of the popular leisure towns of Ballito and Salt Rock.
- 20 minutes from King Shaka International Airport.
- 2 hours from Hluhluwe Imfolozi Game Reserve.

### Salt Rock offers (all within 5 minutes):

- The New Salt Rock Shopping Centre and Tiffany's Shopping Centre, housing a number of retail shops as well as restaurants, coffee shops and doctors' rooms.
- CURRO Mount Richmore, Village Kids, Eden Village 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 gated estate, that will be managed by the Homeowners Association, with access given to homeowners and residents only.



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### FEATURES

- Country Club: Clubhouse, cricket field, cricket net, tennis courts, squash court, 5-a-side soccer pitch, half basketball court, gym, lap pool, leisure and kids pool, playgrounds and adventure zone.
- Walking trails, bridle paths and mountain bike tracks.
- Beach Clubhouse.
- Direct access to over a kilometre of beach with various rockpools and swimming bays.
- Whale watching lookout points.
- Multiple picnic areas and resting spots.
- Various reed beds and bird hides.
- Nature conservation areas.
- Equestrian facilities: Clubhouse, fibre track arena, lunge rings, stabling, paddocks.

### ACCESS

The gatehouse will be accessed via the P228 municipal road. This road is currently accessed via Salt Rock and Sheffield. A new interchange on the N2, providing an onramp when travelling south and an offramp when travelling north, will be constructed by the developer, 3km north of Salt Rock.

### THE BEACH

Seaton Beach is situated between the quiet coastal cove of Sheffield (Christmas Bay) and the Umhlali river estuary. Stretching across 1,1km's, this beach boasts beautiful rock pools and lovely coves for swimming.

### TRANSFER

First transfers commenced in Q3 2022 and will continue with each new phase developed.

### 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.



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### 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.

### SIZE

Seaton Estate is 215 hectares in size. There are 1 480 opportunities in total made up of 595 single residential stands and 28 Planned Urban Development (PUD) opportunities comprising 885 units.

### PET POLICY

We welcome 2 dogs, however cats are not permitted.

### LEVY

The development will commence with a monthly homeowners Association levy of R2 700. There is a once-off levy stabilisation fee of R50 000 which is payable upon transfer.

### PROPERTY RESALES

Upon resale of a property, 1% of the full sales value is payable to Seaton Estate Management Association.

### 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



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### **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.