



SEATON

ERF	SIZE (m ²)	PURCHASE PRICE	Levy Stabilization (once off)	HOA Levy (monthly)	Expected Transfer Date
THE BAY PRECINCT B 67 stands 61 sold 0 under offer					
1030	1422	R2,750,000	R50,000	R2,862	Transfer ready
1031	1390	R2,550,000	R50,000	R2,862	Transfer ready
1034	1404	R2,800,000	R50,000	R2,862	Transfer ready
1035	1479	R2,900,000	R50,000	R2,862	Transfer ready
1038	1498	R3,900,000	R50,000	R2,862	Transfer ready
1039	1574	R4,000,000	R50,000	R2,862	Transfer ready
THE RIDGE PRECINCT C 81 stands 76 sold 0 under offer					
996	2254	R6,825,000	R50,000	R2,862	Aug-25
923	1350	R4,200,000	R50,000	R2,862	Transfer Ready
922	1350	R3,940,000	R50,000	R2,862	Transfer Ready
921	1350	R3,940,000	R50,000	R2,862	Transfer Ready
920	1368	R3,940,000	R50,000	R2,862	Transfer Ready
THE KNOLL PRECINCT H 77 stands 57 sold					
2190	1016	R1,645,000	R50,000	R2,862	Apr-25
2192	1220	R1,770,000	R50,000	R2,862	Apr-25
2193	1196	R1,770,000	R50,000	R2,862	Apr-25
2194	872	R1,520,000	R50,000	R2,862	Apr-25
2195	1145	R1,720,000	R50,000	R2,862	Apr-25
2196	1032	R1,720,000	R50,000	R2,862	Apr-25
2197	830	R1,520,000	R50,000	R2,862	Apr-25
2198	1106	R1,720,000	R50,000	R2,862	Apr-25
2199	828	R1,520,000	R50,000	R2,862	Apr-25
2200	1227	R1,770,000	R50,000	R2,862	Apr-25
2201	1454	R1,795,000	R50,000	R2,862	Apr-25
2202	1295	R1,650,000	R50,000	R2,862	Apr-25
2229	718	R1,325,000	R50,000	R2,862	Apr-25
2230	720	R1,325,000	R50,000	R2,862	Apr-25
2238	759	R1,299,000	R50,000	R2,862	Apr-25
2241	817	R1,350,000	R50,000	R2,862	Apr-25
2242	804	R1,350,000	R50,000	R2,862	Apr-25
2251	739	R1,300,000	R50,000	R2,862	Apr-25
2253	742	R1,300,000	R50,000	R2,862	Apr-25
2262	1015	R1,450,000	R50,000	R2,862	Apr-25



SEATON

ERF	SIZE (m ²)	PURCHASE PRICE	Levy Stablization (once off)	HOA Levy (monthly)	Expected Transfer Date
PRECINCT E THE DALE 57 stands 20 sold 0 under offer					
2032	1269	R3,000,000	R50,000	R2,862	May-25
2033	1295	R3,000,000	R50,000	R2,862	May-25
2034	1373	R3,100,000	R50,000	R2,862	May-25
2036	1357	R2,600,000	R50,000	R2,862	May-25
2037	1363	R2,600,000	R50,000	R2,862	May-25
2038	1298	R2,600,000	R50,000	R2,862	May-25
2039	1298	R2,600,000	R50,000	R2,862	May-25
2041	1338	R2,650,000	R50,000	R2,862	May-25
2042	1757	R2,700,000	R50,000	R2,862	May-25
2043	1312	R2,400,000	R50,000	R2,862	May-25
2044	1376	R2,400,000	R50,000	R2,862	May-25
2045	2337	R3,100,000	R50,000	R2,862	May-25
2046	1134	R2,000,000	R50,000	R2,862	May-25
2047	1240	R2,100,000	R50,000	R2,862	May-25
2048	1378	R2,250,000	R50,000	R2,862	May-25
2049	1033	R2,200,000	R50,000	R2,862	May-25
2051	777	R1,500,000	R50,000	R2,862	May-25
2052	776	R1,500,000	R50,000	R2,862	May-25
2055	1027	R1,700,000	R50,000	R2,862	May-25
2058	790	R1,500,000	R50,000	R2,862	May-25
2060	770	R1,450,000	R50,000	R2,862	May-25
2061	790	R1,450,000	R50,000	R2,862	May-25
2062	789	R1,450,000	R50,000	R2,862	May-25
2064	993	R1,500,000	R50,000	R2,862	May-25
2065	1106	R1,650,000	R50,000	R2,862	May-25
2070	1100	R1,700,000	R50,000	R2,862	May-25
2071	1015	R1,650,000	R50,000	R2,862	May-25
2072	898	R1,450,000	R50,000	R2,862	May-25
2073	916	R1,500,000	R50,000	R2,862	May-25
2074	783	R1,550,000	R50,000	R2,862	May-25
2075	911	R1,600,000	R50,000	R2,862	May-25
2076	883	R1,600,000	R50,000	R2,862	May-25
2077	921	R1,600,000	R50,000	R2,862	May-25
2079	1178	R1,800,000	R50,000	R2,862	May-25
2080	1017	R1,750,000	R50,000	R2,862	May-25
2081	1003	R1,750,000	R50,000	R2,862	May-25
2087	1106	R1,800,000	R50,000	R2,862	May-25



SEATON

ERF	SIZE (m ²)	PURCHASE PRICE	Levy Stabilization (once off)	HOA Levy (monthly)	Expected Transfer Date
PRECINCT F THE VISTA 43 stands 29 sold 0 under offer					
2104	1322	R2,600,000	R50,000	R2,826	May-25
2106	1380	R4,550,000	R50,000	R2,826	May-25
2107	1333	R4,500,000	R50,000	R2,826	May-25
2108	1334	R4,600,000	R50,000	R2,826	May-25
2114	1410	R3,950,000	R50,000	R2,826	May-25
2115	1467	R3,650,000	R50,000	R2,826	May-25
2116	1402	R3,900,000	R50,000	R2,826	May-25
2119	1541	R3,100,000	R50,000	R2,826	May-25
2120	1304	R3,100,000	R50,000	R2,826	May-25
2122	1402	R3,200,000	R50,000	R2,826	May-25
2128	1490	R2,600,000	R50,000	R2,826	May-25
2133	1335	R2,400,000	R50,000	R2,826	May-25
2134	1473	R2,400,000	R50,000	R2,826	May-25
2136	1553	R2,650,000	R50,000	R2,826	May-25

<> under offer
| | currently going through environmental amendedment



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SEATON

ERF	SIZE (m ²)	PURCHASE PRICE	Levy Stabilization (once off)	HOA Levy (monthly)	Expected Transfer Date
PRECINCT A THE DUNES 87 stands 15 sold					
1096	1863	R12,500,000	R50,000	R2,826	May-Aug 2025
1097	1819	R12,000,000	R50,000	R2,826	May-Aug 2025
1098	1808	R12,000,000	R50,000	R2,826	May-Aug 2025
1099	1946	R12,000,000	R50,000	R2,826	May-Aug 2025
1106	1538	R12,250,000	R50,000	R2,826	May-Aug 2025
1107	1637	R13,250,000	R50,000	R2,826	May-Aug 2025
1108	1714	R13,250,000	R50,000	R2,826	May-Aug 2025
1109	1880	R13,250,000	R50,000	R2,826	May-Aug 2025
1110	2101	R13,000,000	R50,000	R2,826	May-Aug 2025
1111	1664	R13,000,000	R50,000	R2,826	May-Aug 2025
1112	1311	R8,750,000	R50,000	R2,826	May-Aug 2025
1113	1022	R8,000,000	R50,000	R2,826	May-Aug 2025
1114	1413	R8,500,000	R50,000	R2,826	May-Aug 2025
1115	1322	R8,500,000	R50,000	R2,826	May-Aug 2025
1116	1300	R9,000,000	R50,000	R2,826	May-Aug 2025
1117	1375	R9,750,000	R50,000	R2,826	May-Aug 2025
1118	1617	R9,750,000	R50,000	R2,826	May-Aug 2025
1119	1559	R10,750,000	R50,000	R2,826	May-Aug 2025
1122	1391	R9,250,000	R50,000	R2,826	May-Aug 2025
1123	1606	R9,250,000	R50,000	R2,826	May-Aug 2025
1126	1508	R9,250,000	R50,000	R2,826	May-Aug 2025
1127	1494	R5,250,000	R50,000	R2,826	May-Aug 2025
1129	1237	R8,250,000	R50,000	R2,826	May-Aug 2025
1130	1217	R8,250,000	R50,000	R2,826	May-Aug 2025
1131	1201	R8,250,000	R50,000	R2,826	May-Aug 2025
1132	1290	R8,250,000	R50,000	R2,826	May-Aug 2025
1133	1247	R8,250,000	R50,000	R2,826	May-Aug 2025
1134	1808	R11,250,000	R50,000	R2,826	May-Aug 2025
1135	1222	R9,250,000	R50,000	R2,826	May-Aug 2025
1137	1370	R10,750,000	R50,000	R2,826	May-Aug 2025
1138	1612	R9,500,000	R50,000	R2,826	May-Aug 2025
1139	1070	R8,000,000	R50,000	R2,826	May-Aug 2025
1140	1120	R8,000,000	R50,000	R2,826	May-Aug 2025
1141	1115	R8,750,000	R50,000	R2,826	May-Aug 2025

ERF	SIZE (m ²)	PURCHASE PRICE	Levy Stabilization (once off)	HOA Levy (monthly)	Expected Transfer Date
PRECINCT A THE DUNES 87 stands 15 sold					
1142	1460	R9,750,000	R50,000	R2,826	May-Aug 2025
1143	1536	R9,750,000	R50,000	R2,826	May-Aug 2025
1144	1265	R6,500,000	R50,000	R2,826	May-Aug 2025
1145	1214	R7,000,000	R50,000	R2,826	May-Aug 2025
1146	1224	R7,000,000	R50,000	R2,826	May-Aug 2025
1147	1169	R7,000,000	R50,000	R2,826	May-Aug 2025
1148	1412	R6,500,000	R50,000	R2,826	May-Aug 2025
1149	1302	R6,500,000	R50,000	R2,826	May-Aug 2025
1150	1203	R5,600,000	R50,000	R2,826	May-Aug 2025
1151	1248	R3,900,000	R50,000	R2,826	May-Aug 2025
1152	1129	R3,600,000	R50,000	R2,826	May-Aug 2025
1153	1218	R3,350,000	R50,000	R2,826	May-Aug 2025
1154	1472	R3,850,000	R50,000	R2,826	May-Aug 2025
1155	1357	R5,350,000	R50,000	R2,826	May-Aug 2025
1156	1301	R5,350,000	R50,000	R2,826	May-Aug 2025
1157	1389	R5,350,000	R50,000	R2,826	May-Aug 2025
1159	1352	R5,000,000	R50,000	R2,826	May-Aug 2025
1161	1208	R7,750,000	R50,000	R2,826	May-Aug 2025
1162	1150	R7,750,000	R50,000	R2,826	May-Aug 2025
1163	1193	R7,750,000	R50,000	R2,826	May-Aug 2025
1164	1401	R9,500,000	R50,000	R2,826	May-Aug 2025
1165	1881	R6,000,000	R50,000	R2,826	May-Aug 2025
1166	1514	R5,500,000	R50,000	R2,826	May-Aug 2025
1167	1637	R5,500,000	R50,000	R2,826	May-Aug 2025
1168	1654	R6,000,000	R50,000	R2,826	May-Aug 2025
1169	1649	R7,000,000	R50,000	R2,826	May-Aug 2025
1170	1859	R9,250,000	R50,000	R2,826	May-Aug 2025
1171	1553	R7,500,000	R50,000	R2,826	May-Aug 2025
1173	1069	R4,700,000	R50,000	R2,826	May-Aug 2025
1174	1027	R3,950,000	R50,000	R2,826	May-Aug 2025
1175	1149	R3,950,000	R50,000	R2,826	May-Aug 2025
1176	1105	R4,350,000	R50,000	R2,826	May-Aug 2025
1177	1084	R4,500,000	R50,000	R2,826	May-Aug 2025
1178	1084	R4,500,000	R50,000	R2,826	May-Aug 2025
1179	1166	R8,000,000	R50,000	R2,826	May-Aug 2025
1180	1328	R9,000,000	R50,000	R2,826	May-Aug 2025
1181	1289	R7,500,000	R50,000	R2,826	May-Aug 2025
1182	1274	R6,250,000	R50,000	R2,826	May-Aug 2025



SEATON

ERF	SIZE (m ²)	PURCHASE PRICE	Levy Stabilization (once off)	HOA Levy (monthly)	Expected Transfer Date
PRECINCT J 44 stands 4 sold					
2280	1098	R1,159,000	R50,000	R2,826	Apr-25
2281	1044	R1,159,000	R50,000	R2,826	Apr-25
2282	930	R1,159,000	R50,000	R2,826	Apr-25
2283	948	R1,159,000	R50,000	R2,826	Apr-25
2284	752	R1,159,000	R50,000	R2,826	Apr-25
2285	762	R1,159,000	R50,000	R2,826	Apr-25
2286	771	R1,159,000	R50,000	R2,826	Apr-25
2287	780	R1,159,000	R50,000	R2,826	Apr-25
2288	818	R1,159,000	R50,000	R2,826	Apr-25
2289	782	R1,209,000	R50,000	R2,826	Apr-25
2290	707	R1,209,000	R50,000	R2,826	Apr-25
2291	679	R1,500,000	R50,000	R2,826	Apr-25
2292	725	R1,575,000	R50,000	R2,826	Apr-25
2293	706	R1,495,000	R50,000	R2,826	Apr-25
2294	692	R1,450,000	R50,000	R2,826	Apr-25
2295	768	R1,350,000	R50,000	R2,826	Apr-25
2296	744	R1,350,000	R50,000	R2,826	Apr-25
2297	758	R1,350,000	R50,000	R2,826	Apr-25
2298	768	R1,350,000	R50,000	R2,826	Apr-25
2299	716	R1,350,000	R50,000	R2,826	Apr-25
2300	731	R1,350,000	R50,000	R2,826	Apr-25
2301	745	R1,400,000	R50,000	R2,826	Apr-25
2302	926	R1,400,000	R50,000	R2,826	Apr-25
2305	1099	R1,550,000	R50,000	R2,826	Apr-25
2306	817	R1,300,000	R50,000	R2,826	Apr-25
2307	816	R1,300,000	R50,000	R2,826	Apr-25
2308	782	R1,300,000	R50,000	R2,826	Apr-25
2309	767	R1,300,000	R50,000	R2,826	Apr-25
2310	736	R1,300,000	R50,000	R2,826	Apr-25
2311	723	R1,300,000	R50,000	R2,826	Apr-25
2312	710	R1,300,000	R50,000	R2,826	Apr-25
2313	922	R1,575,000	R50,000	R2,826	Apr-25
2314	813	R1,575,000	R50,000	R2,826	Apr-25
2315	739	R1,550,000	R50,000	R2,826	Apr-25
2316	688	R1,550,000	R50,000	R2,826	Apr-25
2317	655	R1,550,000	R50,000	R2,826	Apr-25
2318	667	R1,550,000	R50,000	R2,826	Apr-25
2319	698	R1,350,000	R50,000	R2,826	Apr-25
2320	802	R1,350,000	R50,000	R2,826	Apr-25
2321	789	R1,350,000	R50,000	R2,826	Apr-25



SEATON

THE HILLS PRECINCT G 20 PUD OPPORTUNITIES 7 SOLD 0 UNDER OFFER											
ERF NUMBER	SG NUMBER	ERF SIZE	FAR	DENSITY / UNITS	COVERAGE (60%)	OPPORTUNITIES	PRICE PER OPPORTUNITY	SALE PRICE	RATES DURING CONSTRUCTION	LEVY DURING CONSTRUCTION	
F44	2160	9170	0.7	25/ha	5502	22	R 675,000	R 14,850,000	R 36,167	R 25,186	
F45	2177	6606	0.7	35/ha	3964	23	R 675,000	R 15,525,000	R 37,810	R 26,330	
F46	2176	6823	0.7	35/ha	4094	23	R 675,000	R 15,525,000	R 37,810	R 26,330	
G01	2158	11769	0.7	25/ha	7061	29	R 550,000	R 15,950,000	R 38,846	R 33,199	
G02	2161	4556	0.7	35/ha	2734	15	R 550,000	R 8,250,000	R 20,093	R 17,172	
G03	2162	4273	0.7	35/ha	2564	14	R 550,000	R 7,700,000	R 18,753	R 16,027	
G04	2163	4436	0.7	35/ha	2662	15	R 550,000	R 8,250,000	R 20,093	R 17,172	
G05	2159	11277	0.7	35/ha	6766	39	R 550,000	R 21,450,000	R 52,241	R 44,647	
G06	2164	5021	0.7	35/ha	3013	17	R 550,000	R 9,350,000	R 22,772	R 19,462	
G07	2165	3142	0.7	35/ha	1885	10	R 550,000	R 5,500,000	R 13,395	R 11,448	
G08	2166	4823	0.7	35/ha	2894	16	R 550,000	R 8,800,000	R 21,432	R 18,317	
G09	2167	3612	0.7	35/ha	2167	12	R 550,000	R 6,600,000	R 16,074	R 13,738	
G10	2168	3412	0.7	35/ha	2047	11	R 550,000	R 6,050,000	R 14,735	R 12,593	
G11	2169	3632	0.7	35/ha	2179	12	R 550,000	R 6,600,000	R 16,074	R 13,738	
G12	2170	3883	0.7	35/ha	2330	13	R 550,000	R 7,150,000	R 17,414	R 14,882	
G13	2171	4982	0.7	35/ha	2989	17	R 550,000	R 9,350,000	R 22,772	R 19,462	
G14	2172	6272	0.7	35/ha	3763	21	R 550,000	R 11,550,000	R 28,130	R 24,041	
G15	2173	7576	0.7	35/ha	4546	26	R 550,000	R 14,300,000	R 34,827	R 29,765	
G16	2174	6487	0.7	35/ha	3892	22	R 550,000	R 12,100,000	R 29,469	R 25,186	
G17	2175	6914	0.7	35/ha	4148	24	R 550,000	R 13,200,000	R 32,148	R 27,475	

NOTES

SOLD
< under offer >

estimated transfer dates April 2025

all services will be complete on transfer, EXCEPT black tops on roads - to be laid once top structure construction is complete

