

KOLOBE RETIREMENT VILLAGE & WILDLIFE ESTATE



prospectus
2025



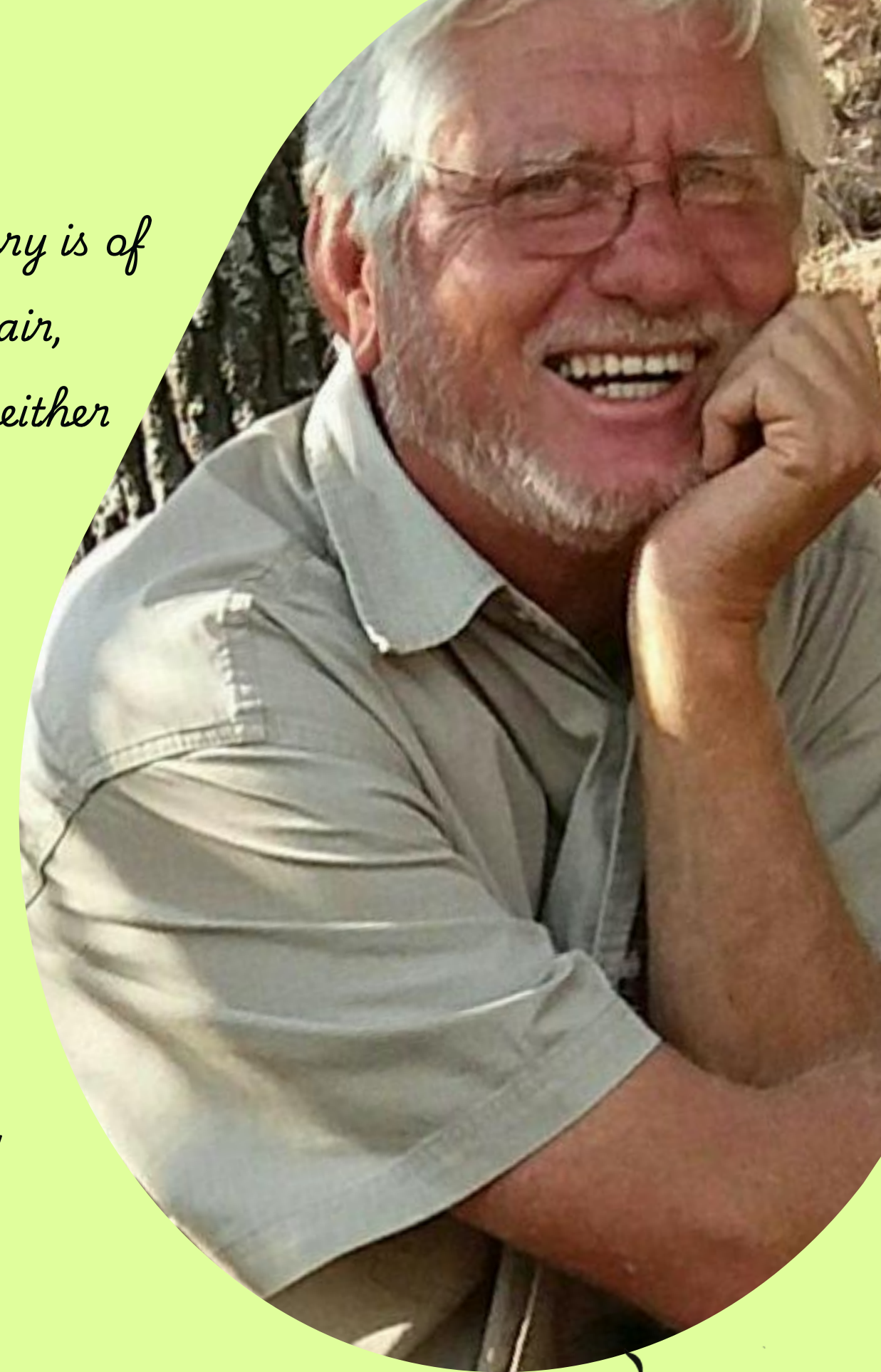
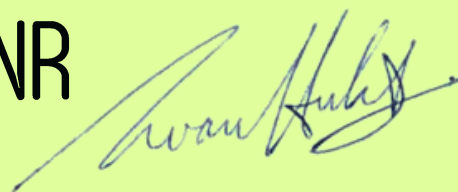
LETTER FROM OUR DEVELOPER

Life has taught me that nothing is perfect, but here at Kolobe Retirement Village, the scenery is of the best. Permanently fresh flowing water straight out of the Waterberg mountains, clean air, blissful silence reigns and the animals, insects and bird life complete the background that neither you nor I can imagine.

It is in these almost perfect conditions that we, as mortal human beings, laid out a development plan with private living spaces as a priority, without a neighboring home's wall in front of your nose! Other factors that differentiate us from other retirement villages are that we operate 100% independent from the local municipal authority, 100% "Green" PV Solar Electricity, own water source and only 7km northeast from Modimolle. The construction and finishes are modern, functional and tailor-made. The location between the mountain slopes and border access road makes it possible to live safely. Sorry! Only persons over 50 years qualify to stay here. In addition, right of access and admission is reserved.

If you think this is just sales talk, come and see for yourself!

Nico van Hulst SNR



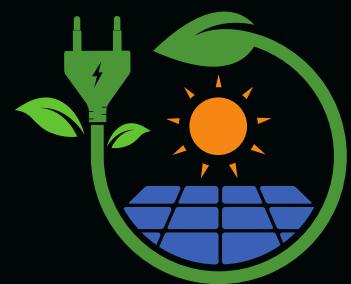
ENERGY OPTION

Power is generated and stored through the latest PV Solar, LP gas and LED lighting technology. This makes us independent from the unreliable and escalating costly service that Eskom offers.

Through the democratic elected Trustee Committee, we can determine our own levies based on direct cost of service delivery. On the long term it means huge savings and protection of your nest egg.

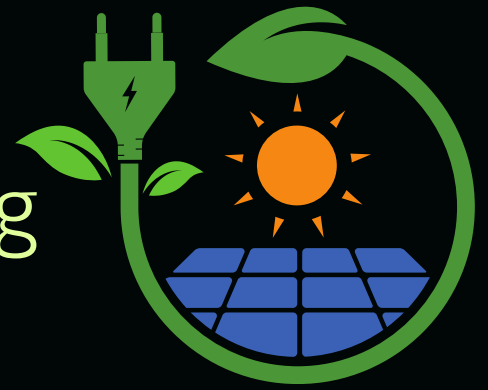
The Standard Solar Power Specification:

- Single system is 2 x 5kwh batteries. 200 A/H 48v Loaded by 12x550w
- Solar Panels and the energy stored, converted in AC Power supply by 8.5kw Inverter
- Doubling the solar system capacity to 20kw Battery Capacity is possible at a very reasonable fee



All houses have Solar geysers
And back-up gas water heaters

I'd put my money on the sun and solar energy. What a source of power! I hope we don't have to wait until oil and coal run out before we tackle that • THOMAS A. EDISON



UNITS



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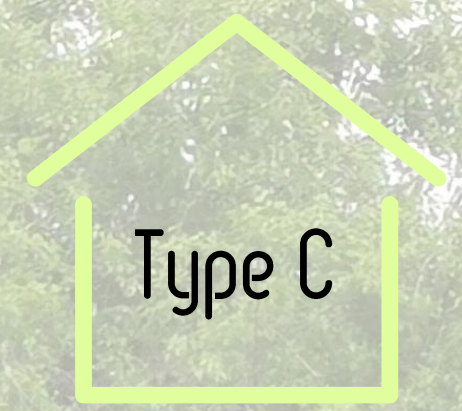
TITLE



Cottage

2 Bedroom
2 Bathroom
Open plan kitchen
Living area
Veranda
Build in Braai
Solar Electricity,
Gas Geyser
Stove/Oven unit
+ Single Garage

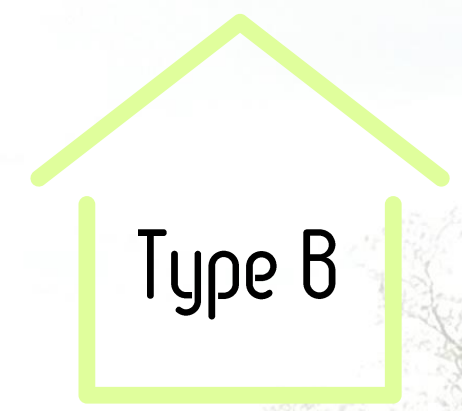
130m²



Type C

2 Bedroom
2 Bathroom
Open plan kitchen
Living area
Veranda
Build in Braai
Solar Electricity,
Gas Geyser
Stove/Oven unit
Double Garage

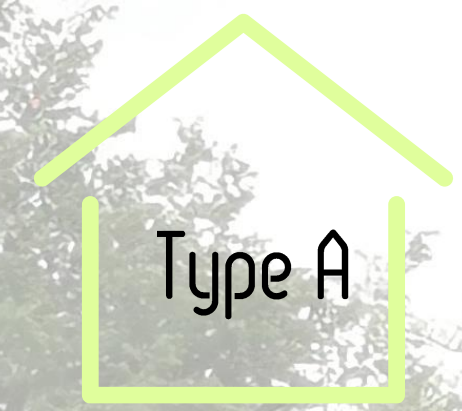
154m²



Type B

3 Bedroom
2 Bathroom
Open plan kitchen
Living area
Veranda
Build in Braai
Solar Electricity,
Gas Geyser
Stove/Oven unit
Double Garage

163m²



Type A

3 Bedroom
2 Bathroom
Open plan kitchen
Living area
Veranda
Build in Braai
Solar Electricity,
Gas Geyser
Stove/Oven unit
Double Garage

Between
198m² & 250m²



Prices From R 1 750 000.00 ALL COST INCLUDED



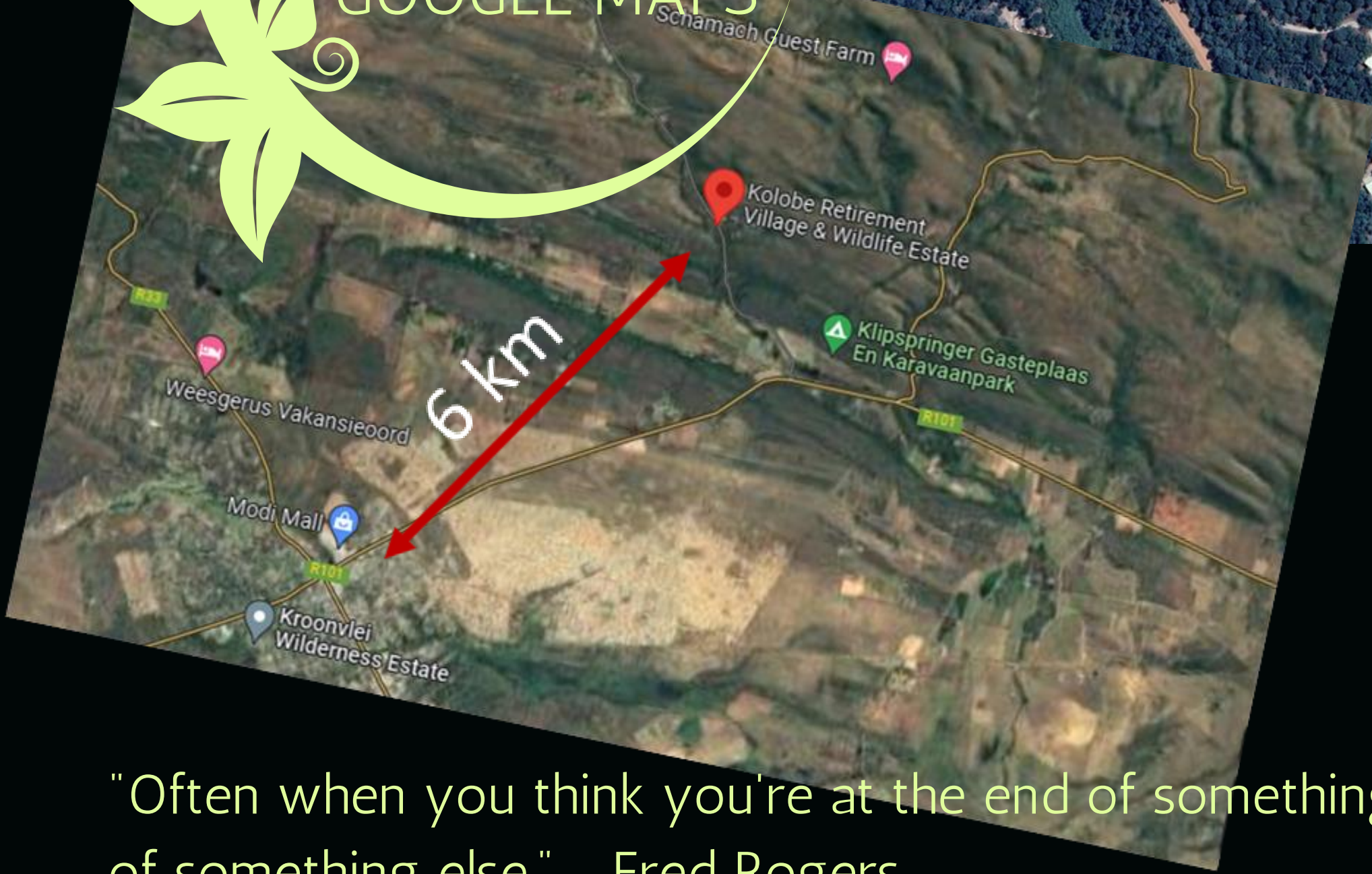
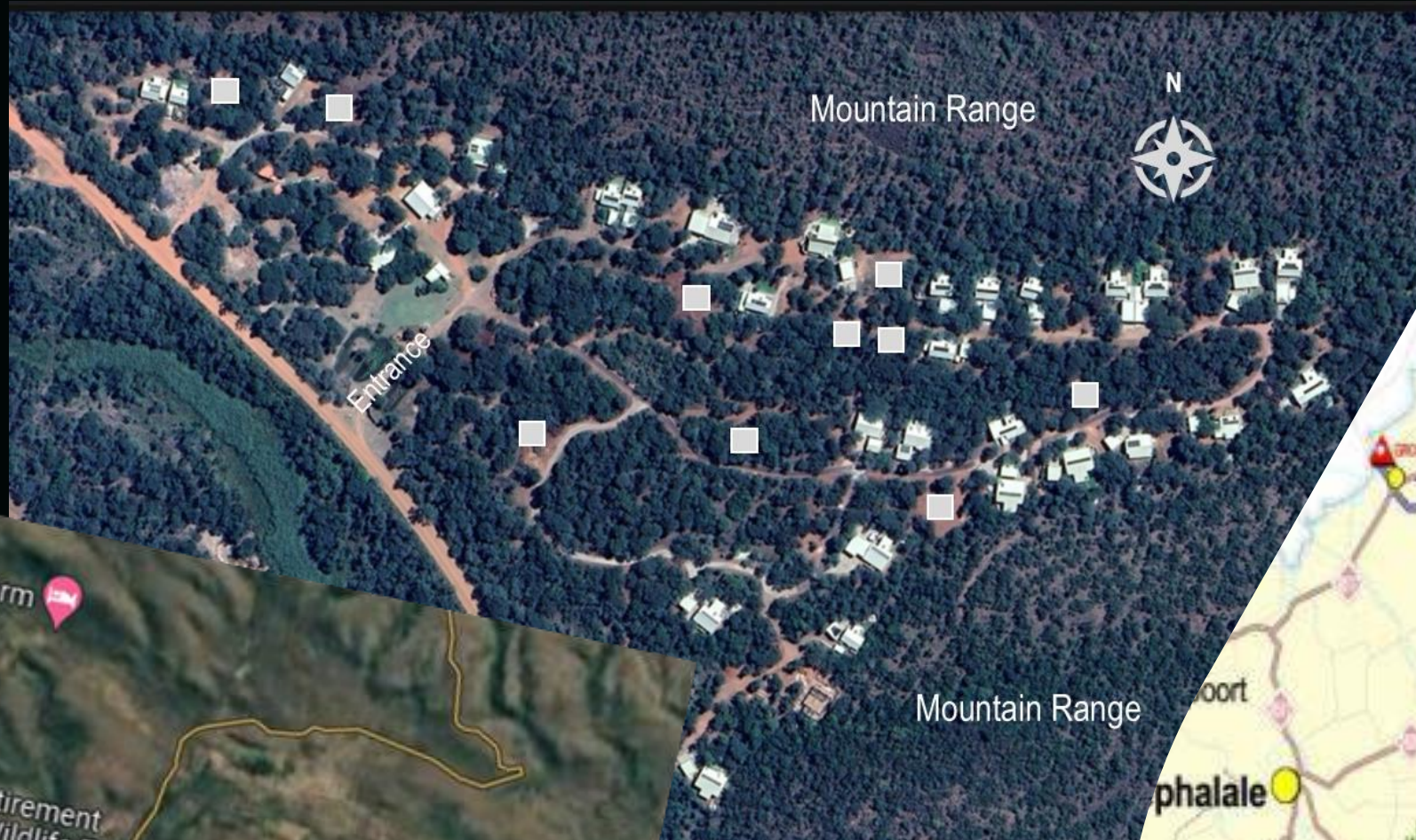
FACTS

- ☑ 100% Uninterrupted Solar Power supply on digital remote control for at least 10+ years. Secured through communal insurance included in the levy structure
- ☑ 160ha Pristine Bushveld and Kolobe Retirement Village is constructed on 40ha of this beautiful Bushveld
- ☑ Environmentally Friendly. Secure Wildlife Estate.
- ☑ Solar Powered. Back-up gas water heater & gas stove unit.
- ☑ Pet friendly. T's & C's apply.
No Cats
- ☑ Club House. Build-in Braai, Large Bonfire Boma, Bar area, TV, Library, Doctor & Clinic Facility Room in Care Building. Heated splash pool to come soon.
- ☑ No Transfer Duty



LOCATION

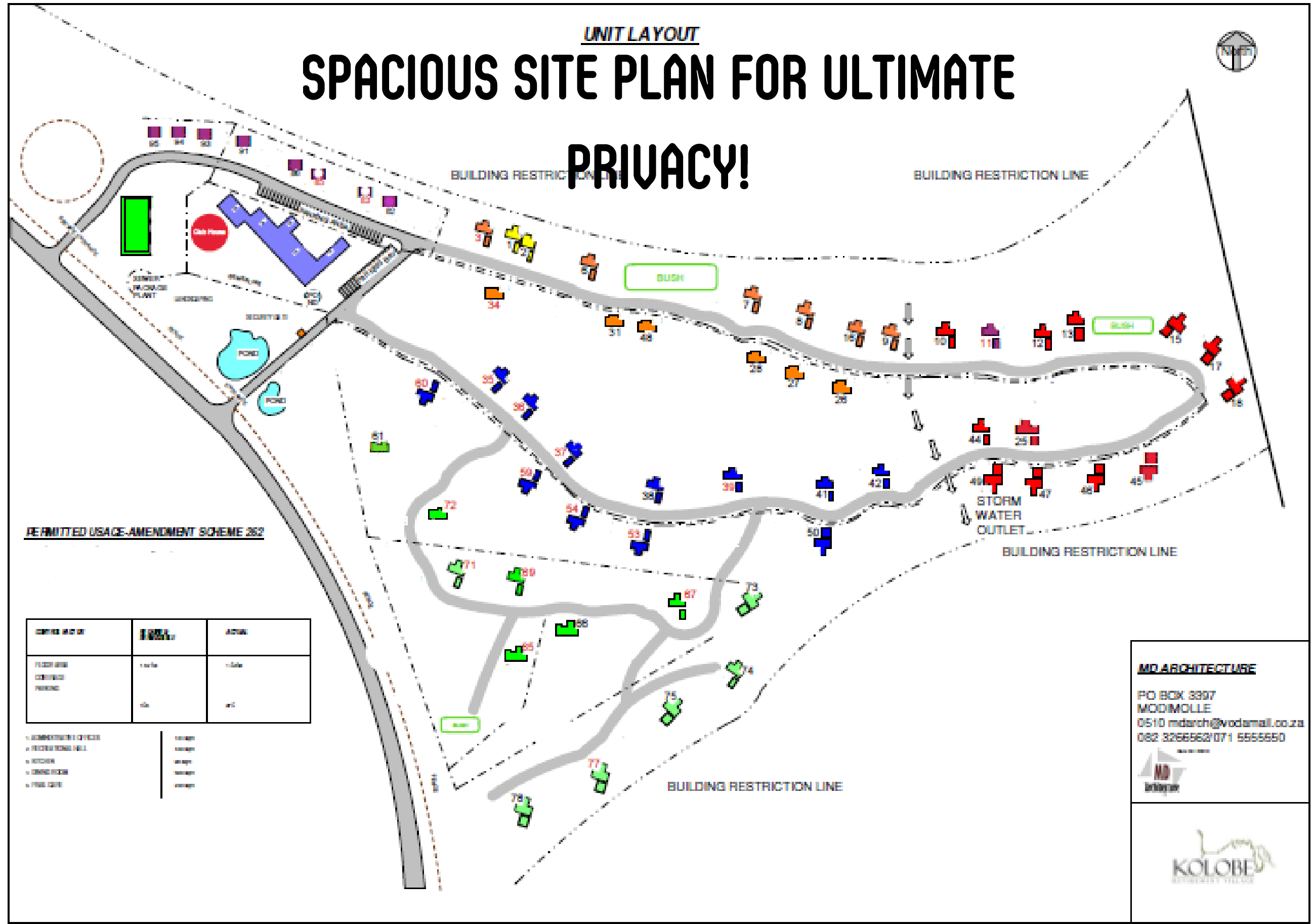
YOU WILL
FIND US ON
GOOGLE MAPS



"Often when you think you're at the end of something, you're at the beginning of something else." –Fred Rogers

UNIT LAYOUT

SPACIOUS SITE PLAN FOR ULTIMATE PRIVACY!



PROPOSED AMENDED SITE PLAN FOR KOLOBE ESTATE RETIREMENT VILLAGE
 PORTION 23 (PTN OF PTN 16) OF THE FARM RIETSPRUIT 412KR



Q & A

1. Location

Kolobe Retirement Village is situated only 6km outside of Modimolle/Nylstroom in the Limpopo Province and 1hour 30 minutes from Pretoria. Far enough away for peace and tranquility but close enough for all important amenities.

2. What facilities are on offer?

All our homes are tailored designed to your needs. We have different basic architect options, as this is a Sectional Title development, from there you can change the style and layout to your heart's delight. Security is a big priority for any person looking to retire. **Kolobe Retirement Village** & Wildlife Estate is nestled in between two beautiful mountains. Game fenced with a secure automated main entrance gate. eNatis linked security cameras located at each end of the Driefontein road and road patrolled by the local community safety forum backed by AI night vision cameras.

Maintenance on our units falls under the Sectional Title law. The outside of the house is the Body Corporate's responsibility and the inside for the owner. Garden Service, insurance, 15kl water, refuse removal & sewerage, power supply provision are all included in your monthly levy. Levy rates provided on request (T's and C's) apply.

Kolobe Retirement Village gives you the option to retire peacefully and if you wish, very private. You can be very independent or have different opportunities to be involved in **Kolobe Retirement Village** social activities. The golden rule is to always remember that you are living in a Sectional Title Development, so we must abide by the rules always, set out in our Management & Conduct Rules.

So, what sort of privacy would you have? Each home is guaranteed privacy at their braai, boma, patio area. You will not see your neighbours from your living area, and you will have a 180° bushveld view.

3. Recreational and Social activities at Kolobe Retirement Village & Wildlife Estate.

KRV has a beautiful Clubhouse. Perfect for social events, Build in Braai, Bonfire Boma, Bar facility, darts & Flat screen TV for the big rugby games. **KRV** Care building consist of a Library & Clinic. There is frequently different activities held at KRV that you can choose to be part of. We have a social club and what **KRV** cannot provide, Modimolle can. The town is 6km away where you can find bowls, tennis, golf and so much more clubs

4. Occupation & Care

Once building starts on your home, it takes +/- 6 months for you to occupy. Important question, is there a provision for ongoing, long-term care facilities, like assisted living or how close is the medical services?

KRV Care facility was built four years ago, however after the Covid-19 pandemic, health insurance companies advised that they prefer care services inside insured's home because of cost savings. If care is to be given in the care building or the individual's own home, the cost is for the person own account. **Kolobe** Care building is now used, after a decision by the Trustee committee, as a clinic, library and service space.

5. Level of input?

If you want a say in how this Estate is run, then **Kolobe Retirement Village** is for you! **Kolobe Retirement Village** has a fully functional Body Corporate, and all residents can choose to be part via the democratic elected Trustees committee. Trustees are elected annually at an Annual General Meeting. These trustees have the legal responsibility of running the affairs of the Village, overseeing an independent Management Agent.

The Trustees set and control the annual budget and present the monthly levies at the AGM

6. Financial Options?

At **Kolobe Retirement Village** & Wildlife Estate we offer the following options for you to be part of this bushveld. 1. Buy your stand now and KRV gives you 1 year to build your dream home (T's and C's apply)



Q & A

7. The Final decision - The developers?

Is the development still in the growth phases and will the developers be able to deliver on their proposals?

Yes, our development is more than 60% complete. The developer is a company and not only one person. Our Managing Director Nico van Hulst has extensive experience in developing, civil engineering works and building for over 32 years.

Will the developers be involved in the management of the completed estate?

The Developer is involved in trustee committee as Chairman, but only until Development is done, then he will step down. He too wants to build his special place on **KRV** and retire there.

8. Medical Care?

What access is there to ongoing care, should it be required at a later date? As stated in 'Occupation & Care', we have the Care building, we have options in place and our Trustees will decide going forward. We are however, focusing more on inhouse care. We do have a standby Caretakers & Paramedic and Ambulance service available from Modimolle within 15 minutes! Modimolle is also very proud to say that a new private hospital is approved for construction.

9. Fees

Very important to note is that **Kolobe Retirement Village** is a Green Development, Solar Power and off the Grid. We are totally independent from the local Municipality. This ensures a very low levy and living cost. Our levies are worked per m² and are about 60% of similar retirement villages in the area. ALL inclusive.

Do note the following:

- Gas usage is for own account.
- Local authority property tax is not included in the levy structure. KRV has negotiated extensively with the local municipality for a low tax rate as we are an independent development.
- Basic water use maximum (15000 liter pm) included. Extra usage will be charged at normal rates.
- The initial x2 gas bottles and gas are for the account of the owner.
- A phased in approach for the monthly levy will be followed as the village develops and different services become available.

10. Financial provision and obligations?

What financial provisions have been made for the long-term maintenance and upkeep? All our long-term maintenance and upkeep provision is available to view in our Financial Statements and our provisional surplus funds are well above the legal prescribed norm.

If you decide to leave the village what are your financial responsibilities? On the resale of a unit, 5% of the resale price is paid to **Kolobe Retirement Village's** Body Corporate for the levy stabilization fund. Your property is your own asset at market value, and you can resell at your own price.

11. Legal and binding contract

Check the Deed of Sale carefully. Make certain that you understand both your responsibilities with regard to maintenance, refurbishment, general upkeep of the property and medical and ongoing care services. Also please do ask for our Management and Conduct Rules from our helpful Property Professionals.

PET FRIENDLY

Kolobe Retirement Village

Exclusive
KOLOBE CARE BUILDING

Our Care Building is available for residents to relax, drink a cup of coffee, and enjoy a good book at our library.

BOOK VIEWING NOW

☎ 082 358 0060

3 Facts You Should Know About Retirement Villages

@ Kolobe Retirement Village you will find...

- Independent living in a modern development with access to excellent facilities.
- Surrounded by like-minded people seeking a similar lifestyle.
- On-site care and support available.

KOLOBE CARE

In House Frailcare Assistance

FROM R300 PER DAY

- local caregivers available with certified training
- cost is for the person's own account
- house price starting at **R 1 780 000**

www.koloberetirementvillage.co.za **Buy Now** Elaine: 0823580060

kolobe retirement village

YOUR DREAM HOME AWAITS YOU

Contact us for more information

Elaine van Hulst - 082 358 0060

Facebook: Kolobe Retirement Village & Wildlife Estate

Original

Website: www.koloberetirementvillage.co.za