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Comply with your spirit of adventure, buy and complete your soon to be cherished Home!!!!

Don't miss the opportunity to complete the mansion you always dreamt and fantasized about.

Buy for R3 000 000.00, complete the building to your high standards, and end with a home at a estimated value of R10 000 000.00 or more.

This, your future home has an excellent location with a 360-degree view over the majestic Magaliesberg mountain range and vast open land. This well-known and beloved Xanadu nature reserve is set on 240 hectares of beautiful Indigenous bushveld, with a natural wetland, and home to 280 different species of local birds and animals. Walking and cycling trails of over 10km crisscross the estate allowing both young and old to stay active whilst enjoying nature.

Xanadu Nature Estate is an extremely safe area equipped with the following:

- ▲ 24/7 access control.
- ▲ Foot and vehicle patrols with on-site alarm monitoring and armed response.
- ▲ Electric fencing equipped with well-spaced perimeter CCTV cameras.

dream home. The design is ultra-modern with open-plan layouts, perfectly situated next to the green areas, where construction is forbidden.

The sale includes full building plans HOA, Madibeng Municipality, and NHBRC approved, as well as qualified and professional builder assistance if so required. Compulsory rules and requirements are up to date and approved by the appointed Engineer at Xanadu Nature Estate.

The property is 1250m2 is being built on a stand of 1200m2. So much more for so much less and you can even increase the living space with a further 160 squares.

Start at the bottom:

🏠 The lower ground level offers an extra 100m2 being ideal to create additional rooms with en-suite bathrooms, but more exciting and interesting to build a cinema/gym, wine cellar, offices for corporate meetings, storage, and/or toolroom. Ultimately allowing for a man cave. The choices are endless!

Monthly Bond Repayment	R30,456.87	Bond Costs	R42,185.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
Transfer Costs	R160,211.00	Monthly Rates	R800



INTERIOR

Bedrooms	6
Bathrooms	6
Kitchens	1
Recep. Rooms	4
Furnished	Yes

EXTERIOR

Carports / Parkings	4
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

SIZES

Floor Size	1,250m ²
Land Size	1,200m ²



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