

# SHONA LANGA NATURE ESTATE

*"Sunset under African Sky"*

## MARKETING FACT SHEET



[www.shona.co.za](http://www.shona.co.za)

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- Private Game Reserve (No commercial activity or day-visitors)
  - Full Title stands serviced with Water, Electricity & Refuse removal
  - Stand size - 10 000m<sup>2</sup> (1ha)
  - Land size - 2 000 ha Nature Reserve
  - Share in ownership of Nature Reserve and Game
  - Environmental & Wildlife management programmes implemented
  - Large variety of Game and Bird species roam free (No fences)
  - All owners participate in management decisions
  - Secluded stands layout to ensure privacy
  - Secure and private living environment
  - 24-hour security (gate & patrols) & emergency assistance
  - 90 minutes from Pretoria
  - Away from busy national roads
  - Superb Bushveld climate (Malaria-free)
  - Low monthly Levies
  - Future levies determined by Home Owners
  - Housekeeping, maintenance and domestic services available on request
  - Stabling facilities available on request.
  - Safe hiking, cycling, horseback and game viewing trails
  - Landing strip for aviation enthusiasts
  - Infrastructure management and maintenance included in levies
  - Architect designed building packages available (cost effective & low maintenance)
  - Architectural and esthetical guidelines to safeguard the beauty of the environment
  - Effective HOA Rules & Regulations to ensure safe and tranquil living
  - Supervised construction available
  - Owner-building permitted subject to architectural guidelines
  - 5 years to build
  - Home syndications permitted
  - Secure investment opportunity with exceptional growth prospects
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