

THE ADDRESS

ON BOULEVARD



ZIMBALI LAKES



THE BOULEVARD

At Zimbali Lakes, South Africa's number one destination, you don't just live, you command an unmatched, one-of-a-kind lifestyle. There is only one estate that offers beach, lakes and golf, all on your doorstep. That is Zimbali Lakes. Convenience reigns being 15 minutes from everywhere and a life of leisure calls. Secure your place within South Africa's pinnacle destination.'

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THE BOULEVARD STREET SCAPES

THE BOULEVARD

THE ADDRESS

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ZIMBALI LAKES
FACILITIES



ZIMBALI LAKES GOLF COURSE

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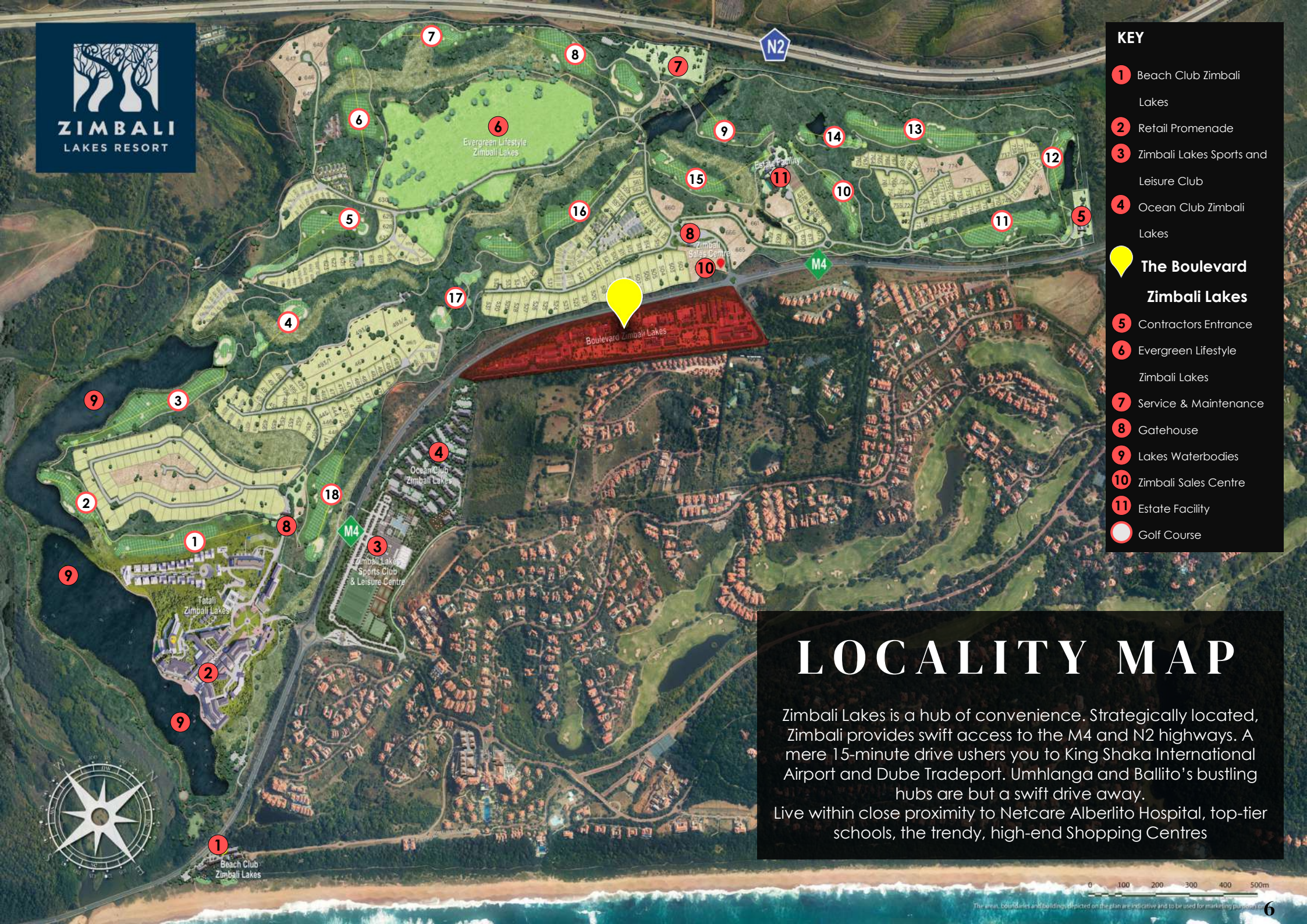


ZIMBALI GYMNASIUM

ZIMBALI LAKES
FACILITIES



ZIMBALI BEACH CLUB



- KEY**
- 1 Beach Club Zimbali Lakes
 - 2 Retail Promenade
 - 3 Zimbali Lakes Sports and Leisure Club
 - 4 Ocean Club Zimbali Lakes
 - **The Boulevard Zimbali Lakes**
 - 5 Contractors Entrance
 - 6 Evergreen Lifestyle Zimbali Lakes
 - 7 Service & Maintenance
 - 8 Gatehouse
 - 9 Lakes Waterbodies
 - 10 Zimbali Sales Centre
 - 11 Estate Facility
 - Golf Course

LOCALITY MAP

Zimbali Lakes is a hub of convenience. Strategically located, Zimbali provides swift access to the M4 and N2 highways. A mere 15-minute drive ushers you to King Shaka International Airport and Dube Tradeport. Umhlanga and Ballito's bustling hubs are but a swift drive away. Live within close proximity to Netcare Alberlito Hospital, top-tier schools, the trendy, high-end Shopping Centres



0 100 200 300 400 500m

SITE LOCATION



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9 ALBIZIA
PTN 322

7 ALBIZIA DRIVE
PTN 324

5 ALBIZIA
PTN 326

SITE
PLAN



ALBIZIA DRIVE

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9 ALBIZIA
PTN 322

7 ALBIZIA DRIVE
PTN 324

GROUND
FLOOR

OFFICE & PARKING

5 ALBIZIA
PTN 326



ALBIZIA DRIVE

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9 ALBIZIA
PTN 322

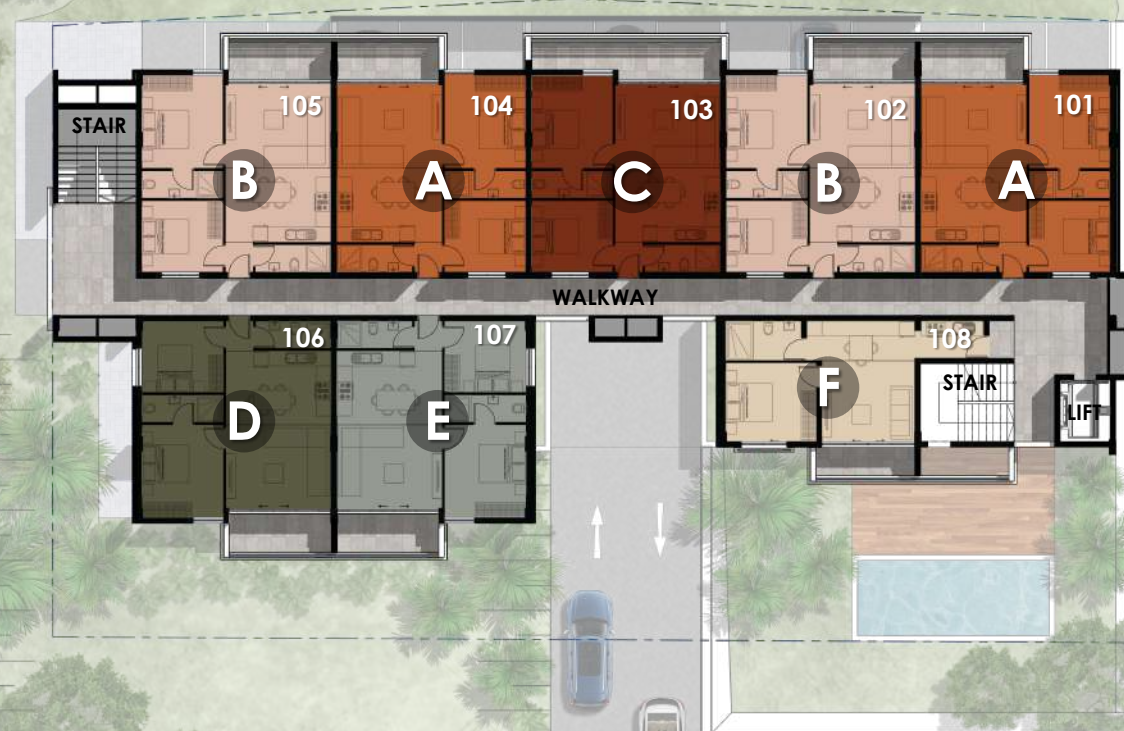
7 ALBIZIA DRIVE
PTN 324

FIRST
FLOOR

8
UNITS

2 BED 2 BATH	x 7
1 BED 1 BATH	x 1

5 ALBIZIA
PTN 326



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9 ALBIZIA
PTN 322



7 ALBIZIA DRIVE
PTN 324

SECOND FLOOR **8 UNITS**

2 BED | 2 BATH x 7
1 BED | 1 BATH x 1

5 ALBIZIA
PTN 326



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UNIT TYPE **A** 2BED 2BATH

FIRST FLOOR 101 | 104
SECOND FLOOR 201 | 204



UNIT 61 SQ.M.
BALCONY 7 SQ.M.
TOTAL AREA 68 SQ.M.

- OPEN PLAN LIVING
- KITCHEN & DINING
- LOUNGE
- BALCONY
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BATHROOM

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UNIT
TYPE

B

2BED
2BATH

FIRST FLOOR
SECOND FLOOR

102 | 105
202 | 205



UNIT
BALCONY
TOTAL AREA

61 SQ.M.
7 SQ.M.
68 SQ.M.

- OPEN PLAN LIVING
- KITCHEN & DINING
- LOUNGE
- BALCONY
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BATHROOM

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UNIT TYPE **C** **2BED**
2BATH

FIRST FLOOR **103**
SECOND FLOOR **203**



UNIT **61 SQ.M.**
BALCONY **11 SQ.M.**
TOTAL AREA **72 SQ.M.**

- OPEN PLAN LIVING
- KITCHEN & DINING
- LOUNGE
- BALCONY
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BATHROOM

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UNIT TYPE **D** **2BED** **2BATH**

FIRST FLOOR **106**
SECOND FLOOR **206**



UNIT **61 SQ.M.**
BALCONY **7 SQ.M.**
TOTAL AREA **68 SQ.M.**

- OPEN PLAN LIVING
- KITCHEN & DINING
- LOUNGE
- BALCONY
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BATHROOM

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UNIT TYPE **E** 2BED 2BATH

FIRST FLOOR 107
SECOND FLOOR 207



UNIT 61 SQ.M.
BALCONY 7 SQ.M.
TOTAL AREA 68 SQ.M.

- OPEN PLAN LIVING
- KITCHEN & DINING
- LOUNGE
- BALCONY
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BATHROOM

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UNIT TYPE	F	1 BED 1 BATH
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FIRST FLOOR	108
SECOND FLOOR	208



UNIT	44 SQ.M.
BALCONY	5 SQ.M.
TOTAL AREA	49 SQ.M.

- OPEN PLAN LIVING
- KITCHEN & DINING
- LOUNGE
- BALCONY
- BEDROOM + JULIET
- BATHROOM

3D VIEWS

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3D VIEWS

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HB HARDBLACK ARCHITECTS

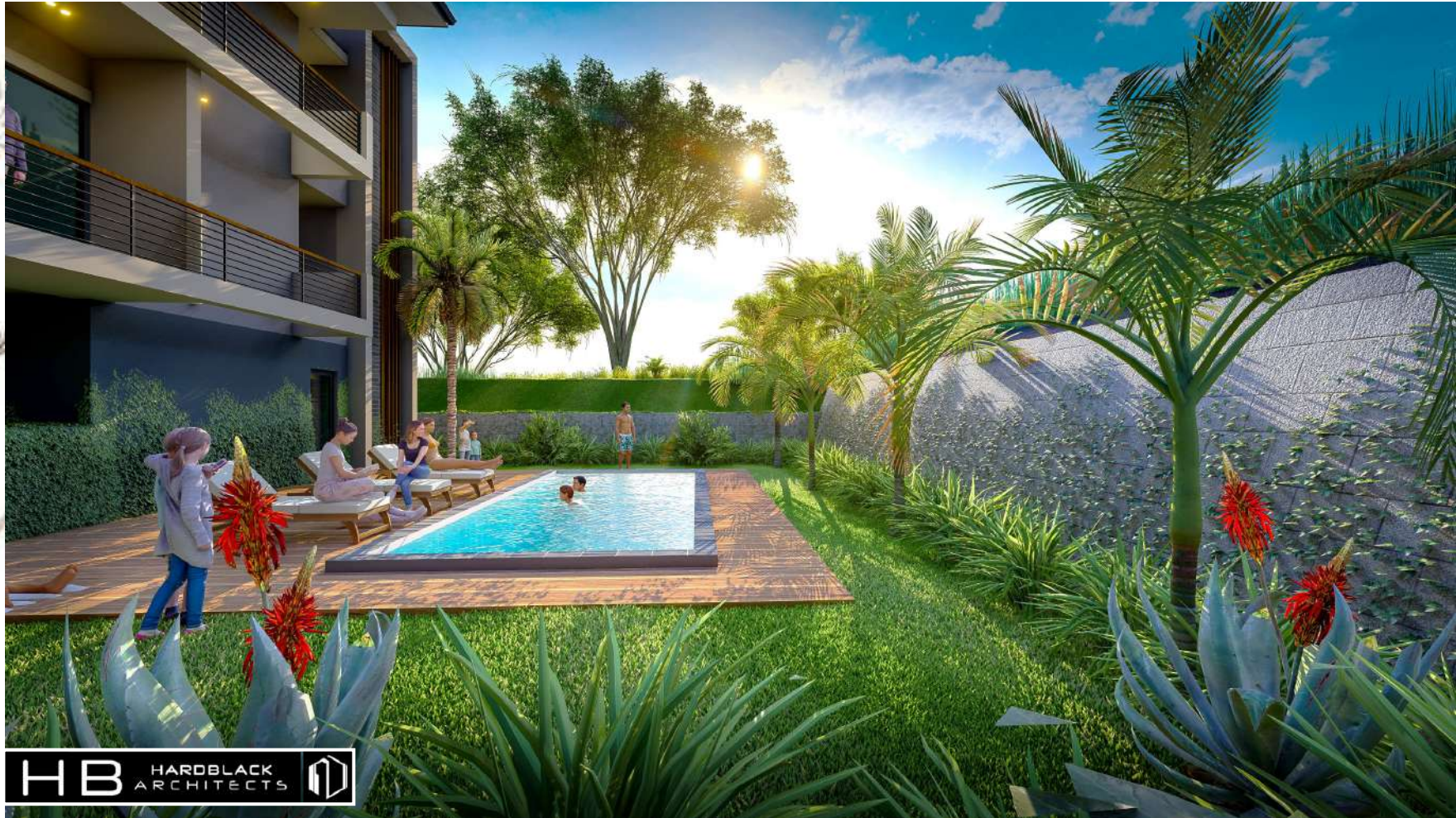
3D VIEWS

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3D VIEWS



HB HARDBLACK ARCHITECTS

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INTERIORS



HB HARDBLACK ARCHITECTS

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INTERIORS



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HB HARDBLACK ARCHITECTS

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FINISHES

FLOORS

Entrances, living rooms, bedrooms, bathrooms, balconies and kitchens.

- 600 x 600 Tiles, as per the Architects specification.

Shower Floors

- Tiles, as per the Architects specification.

External Decking

- Balau decking.

SKIRTING

- Timber skirting painted to Architects specification.

WALLS

- External walls plaster and painted using Plascon or equivalent, colour per Architects specification.
- Internal walls one coat skim plaster over & above first coat plaster.
- Bathrooms – Tiles to showers & vanity walls, as per Architects specification.

SOFFITS

- Soffits generally internally – Skimmed and painted rhino board soffits with shadow line cornice.
- Soffits on Balconies & Walkways – Plastered soffits finished with appropriate paint.
- Soffits in parking garages – Rubbed down concrete.

WINDOWS AND DOORS

- Aluminium external Doors & Windows – as per Architects detail powder coated finish.
- Internal – 2,1m high, with semi-solid flat faced to Architects specification, finished off with appropriate paint.

IRONMONEY AND DOOR FURNITURE

- External – Aluminium with cylinder lockset.
- Internal – Aluminium with cylinder lockset.

PLUMBING AND SANITARY WARE

BASIN

- Porcelain Basin (or similar approved), sit on
- Grohe mixer (Or similar approved)

WC

- Geberit WC wall hung. (Or similar approved)

SHOWER

- Grohe mixer, rose & trap. (Or similar approved)
- Safety glass clear screen / door as required.

ACCESSORIES

Each bathroom:

- 1 x shower soap dish
- 1 x TRH / Toilet
- 1 x double towel rail
- 1 x hand towel ring

KITCHEN

- Stainless steel double bowl sink with single drainer. (Or similar approved)
- Grohe kitchen mixer with high spout. (Or similar approved)

PLUMBING PROVISION FOR APPLIANCES

- Provision made in kitchen for water supply and waste outlet only, to washing machine, dishwasher and fridge.

HOT WATER CYLINDERS

- 1 x 30 litre gas geyser per 2-bedroom apartment.
- 1 x 16 litre gas geyser – 1-bedroom apartments only.

KITCHEN, BIC's, VANITY CUPBOARDS AND GRANITE TOPS

KITCHEN

- Kitchen Cupboards – MelaWood Timber (or equivalent)
- Kitchen Counter Tops – Engineered Stone
- Architect Specified Handles

NOTE: *Items shown on kitchen visuals which are **NOT INCLUDED:** Fridge, washing machine, dishwasher, microwave, bar stools. Kitchen appliances included are recorded below.*

BEDROOMS

- Built-In cupboards – MelaWood Timber (or equivalent)
- Architect Specified Handles

BATHROOMS

- Floating vanity unit – MelaWood Timber (or equivalent)
- Vanity tops – Engineered Stone

FINISHES

KITCHEN APPLIANCES

Defy (Or similar approved)

- Brushed steel, multifunction electric oven (under-counter)
- 4 Plate Electrical Hob

ELECTRICAL

- Downlights, plugs and light switches, allowed per unit.
- Lights to be recessed, down lighters in suspended ceilings.
- Fiber compatible
- DSTV compatible

AIR-CONDITIONING AND EXTRACTOR

- First Fix for Split units to 2-Bedroom and 1-Bedroom units only.
- Fitment of physical AC units optional.
- Extractors included for within bathrooms where necessary. (i.e.: bathrooms with no windows)

EXTERNAL AREAS

- External and undercover roadways to be asphalt.
- External finish to be wood float plaster with Architects specification in colours and textures.
- Balustrading – Aluminium balustrading 1m high and handrail where applicable applied to all units.
- Water Meter per unit.

NOTE:

The Developers reserve the right to change any of the items listed in this schedule for another equal or similar in quality.