



# ZIMBALI

## LAKES RESORT

JAWITZ  
PROPERTIES

*Leading*  
REAL ESTATE  
COMPANIES  
OF THE WORLD

A serene sunset scene over a misty lake. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the water. The sky is filled with wispy clouds, some illuminated by the sun. In the foreground, a dark silhouette of a person stands on a dock on the left, and another person is crouching on the water's surface to the right. The background shows a line of trees and a misty atmosphere.

**A NEW  
CHAPTER IN  
THE ZIMBALI  
LEGACY**

## INDEX

A LEGACY OF LUXURY	04-05
NATURALLY HOME, NATURALLY YOURS	06-07
CENTRALLY LOCATED	08-09
FIND YOUR PERFECT SPACE	10-11
EVOLUTION IN CONVENIENCE	14-15
LUXURY RETIREMENT LIVING	16-17
SECURE FREEDOM	18-19
PURPOSEFULLY PET-FRIENDLY	20-21
FAMILY-FOCUSED LIVING	22-23
EMBRACE LAKESIDE LIVING	24-27
BLISSFUL BEACHSIDE VIEWS	28-29
WATER SPORT	32-33
PERFECT FOR ACTIVE PURSUITS	34-35
PERFECT YOUR SWING	36-37
GEARED FOR GREEN LIVING	38-39
BUSINESS ON-THE-MOVE	40-42
MAKE NATURE'S PLAYGROUND YOUR OWN	43-45
FREQUENTLY ASKED QUESTIONS	46
ZIMBALI BRAND FAMILY TREE	47
DEVELOPMENT PARTNERS AND ASSOCIATES	48



# A LEGACY OF LUXURY

---

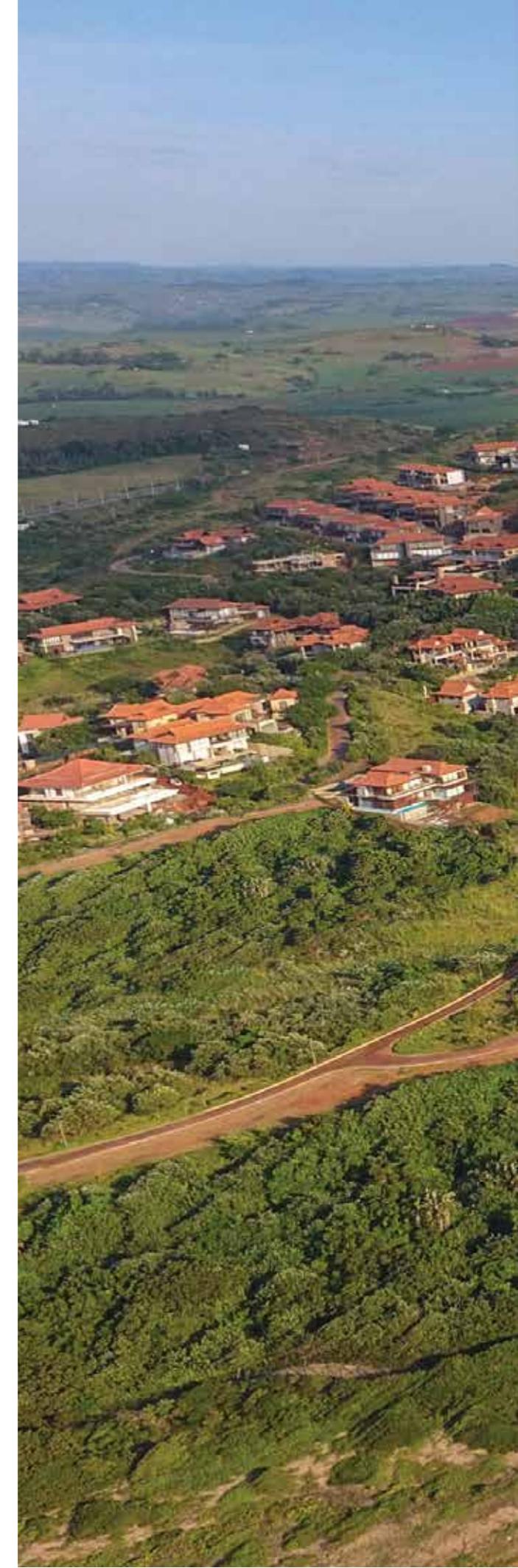
## Zimbali is the epitome of refined coastal living

Comprising of the exclusive Zimbali Coastal Resort and the new Zimbali Lakes Resort, with a fusion of desirable lifestyle amenities, natural elements and modern estate design, these coastal gems sprawl over 700 hectares.

Zimbali has established itself as the iconic estate along KZN's North Coast and has set a precedent for luxury estate living nationally and internationally. The carefully curated estates mean residents are assured of a commitment to quality in all facets. Underpinned by their founding ethos of 'living in harmony with nature', Zimbali boasts

aesthetically tasteful homes in natural hues. Replete with amenities, Zimbali offers residents a world of choice when it comes to dining, entertainment, sports, recreational and leisure facilities. As established and internationally-acclaimed estates, Zimbali has proved itself to be an unrivalled investment option which ensures longevity in line with market demand.

Zimbali caters to a wide market looking to become a part of this prestigious coastal icon and to live in unrivalled luxury.









**ZIMBALI**  
LAKES RESORT

# NATURALLY YOURS, NATURALLY HOME

---

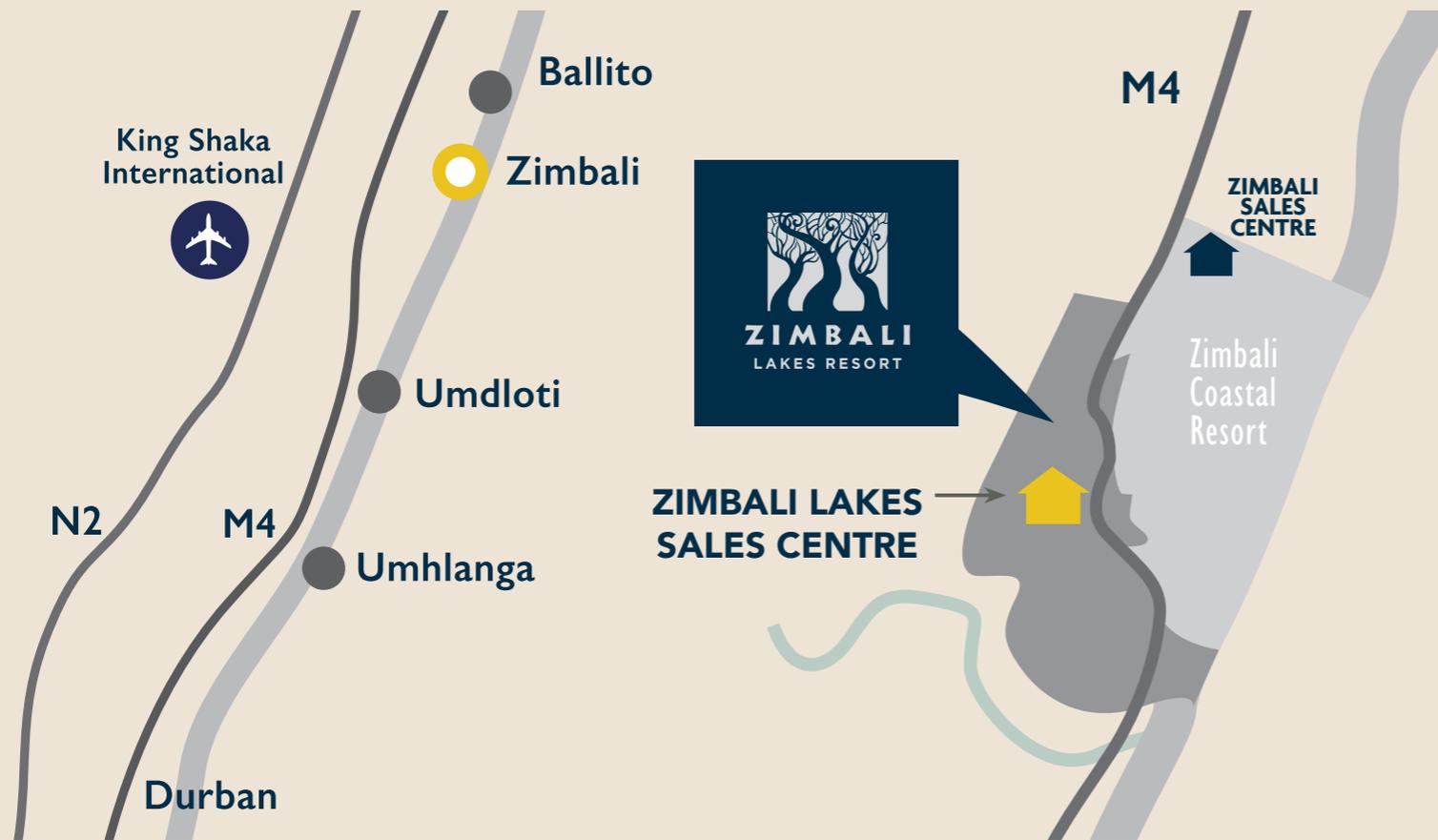
Experience a new chapter in the Zimbali legacy at Zimbali Lakes Resort.

Zimbali Lakes Resort is the paradigm of multi-generational living; offering retirees, young professionals and families the opportunity to live the Zimbali lifestyle. The pet-friendly Zimbali Lakes Resort is a stylish assembly of some of the finest and most desirable amenities seen within a gated estate, offering unparalleled choice to residents at any stage of life.

The natural environment is central to the foundations of Zimbali Lakes Resort. The estate is designed to enhance and protect the surrounding landscape and its fauna, presenting a rich blend of modern luxury living, pristine wild beauty, and wide-open spaces stretching over 300 hectares of breath-taking landscape.

This secure mixed-use estate not only offers luxury living, but also the luxury of choice. The bustling retail piazza, family-focused facilities, serene green spaces and vast lakes means you can indulge your every whim, all within the safety and comfort of the secure Zimbali Lakes Resort environment. Residents will experience truly holistic living at Zimbali Lakes Resort.

Zimbali Lakes Resort is the perfect choice in luxury estate living.



## CENTRALLY LOCATED

The Zimbali Lakes Resort enjoys easy and quick access to the M4 and N2 highways. The estate is a 15-minute drive to King Shaka International Airport and Dube Tradeport and a short drive to the bustling hubs of Umhlanga, Sibaya and Ballito. Its central location means ease of access to the nearby Netcare Alberlito Hospital, Crawford College North Coast, The Lifestyle Shopping

Centre, Ballito Junction Shopping Mall in Ballito; and the Netcare Umhlanga Hospital, Crawford College La Lucia and the super-regional Gateway Theatre of Shopping in Umhlanga.

For tourists and out-of-towners, the location of the estate is in close proximity to some of South Africa's finest Big 5 game reserves.









# THE RIDGE

ZIMBALI LAKES

## FIND YOUR PERFECT SPACE

---

Zimbali Lakes Resort presents a new age in secure family living.

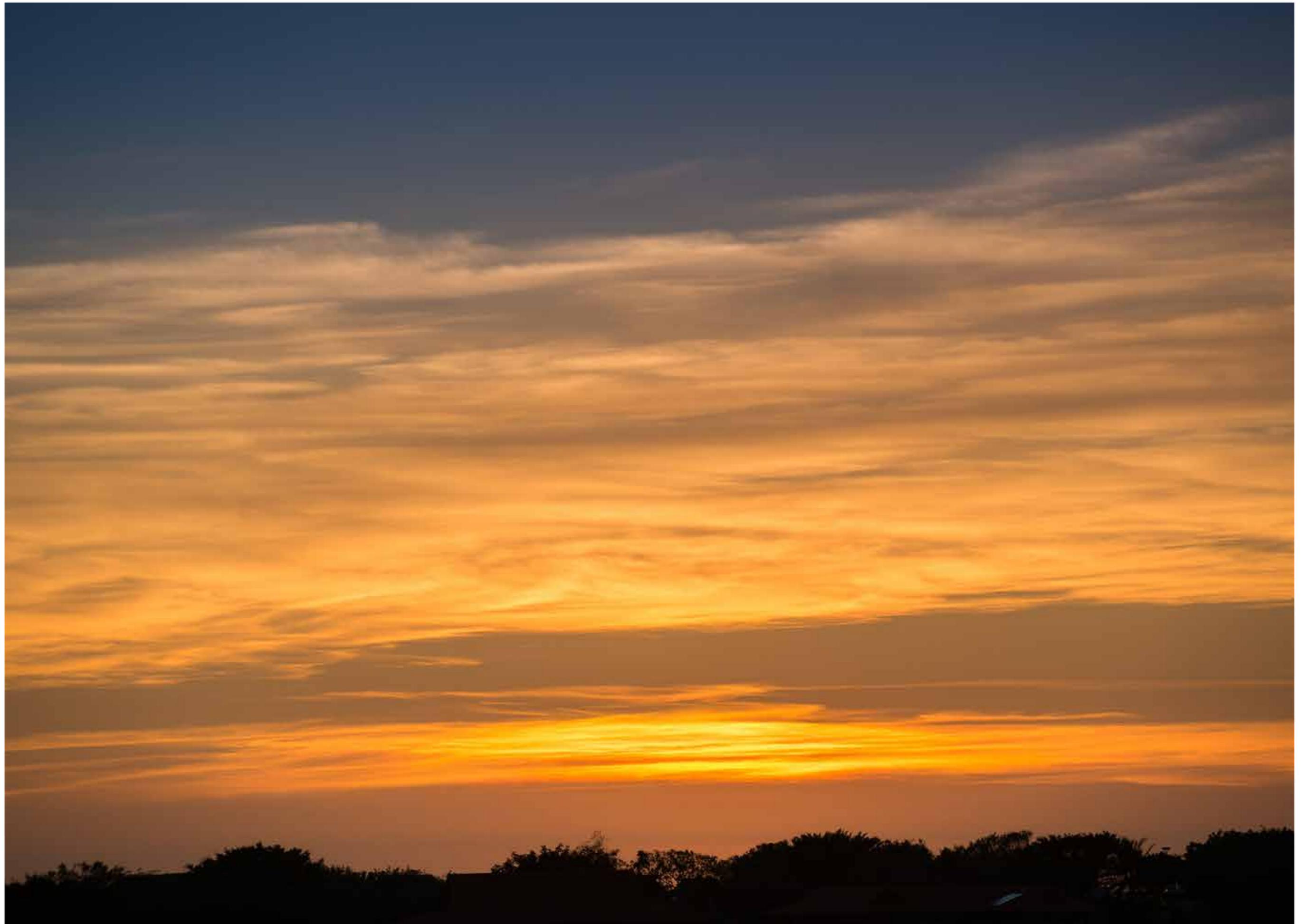
Zimbali Lakes Resort comprises of several nodes offering a range of living options and home configurations, all set around a plethora of world-class amenities and lifestyle choices.

Designed to cater to buyer and rental markets, Zimbali Lakes Resort offers everything from lock-up-and-go living to comfortably-modern retirement to the perfect stand for you to conceptualise and build your dream home. Being situated within the prestigious Zimbali Lakes Resort means residents benefit from access to a wide range of amenities suitable for all levels

of activity and lifestyles. The estate follows the successful Zimbali blueprint, with beautifully landscaped gardens and superior quality finishes throughout, synonymous with the Zimbali name. The estate vision is to maximise on the natural splendour of the surrounding landscapes with views of the ocean, forest, fairways and dams.

At Zimbali Lakes Resort, residents enjoy luxurious freedom and natural beauty within the confines of a gated community protected by 24-hour state-of-the-art security.



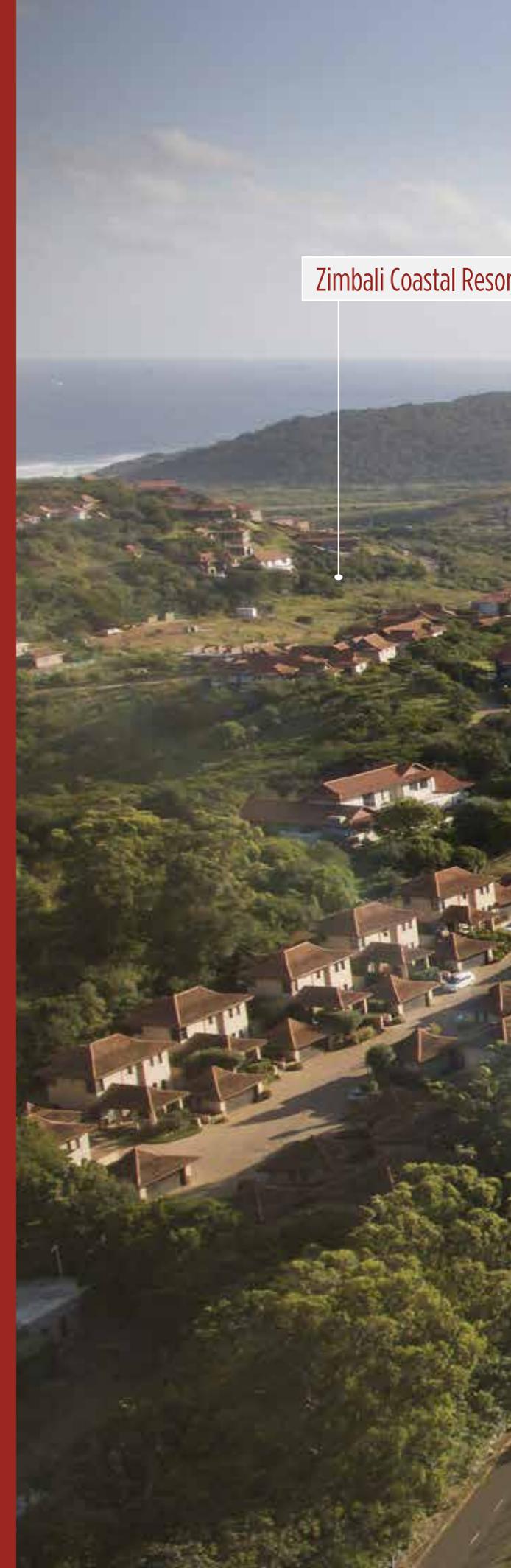


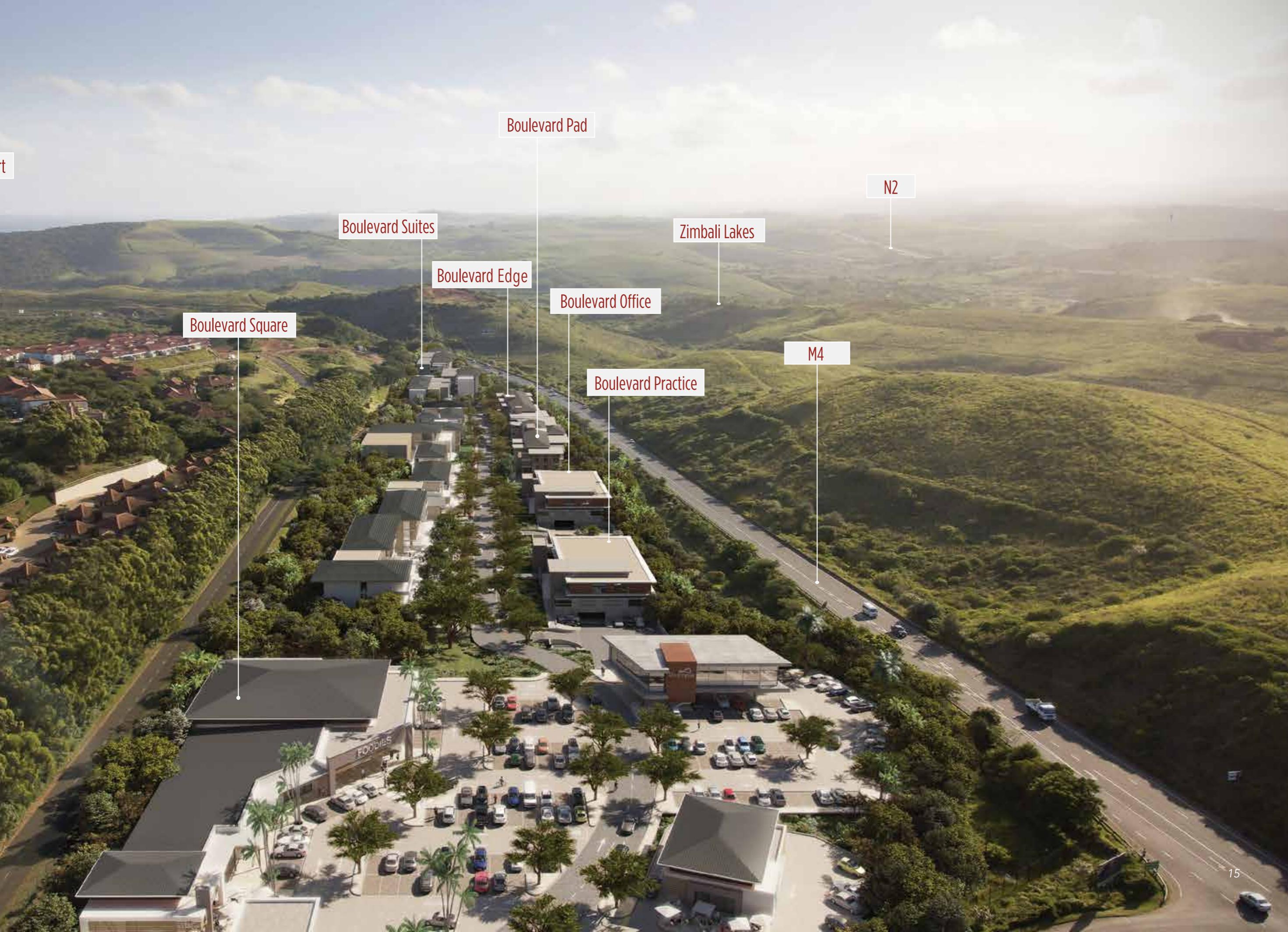


## EVOLUTION IN CONVENIENCE

The Boulevard is an urban hub designed with convenience and accessibility in mind - while being part of the estate - is open to the general public. With mixed-use facilities, which offer a world of choice on your doorstep.

The Boulevard offers a vibrant mix of lifestyle amenities, including a shop-lined piazza, state of the art medical suites, dynamic office spaces, serviced suites at Boulevard PAD, sectional title units at Boulevard Suites and Boulevard Edge.





Boulevard Pad

Boulevard Suites

Zimbali Lakes

N2

Boulevard Edge

Boulevard Office

Boulevard Square

M4

Boulevard Practice



## THE VILLAGE ZIMBALI LAKES

# LUXURY RETIREMENT LIVING

---

Set within Zimbali Lakes Resort, The Village offers developers and investors the opportunity to share in the significant demand for retirement lifestyle living on KZN's North Coast. Zimbali is the undisputed leader in resort-style living within South Africa; and through The Village at Zimbali Lakes Resort, investors can partner with Zimbali in creating this perfect holistic retirement lifestyle.

The Village is geared around the retirement market's demand for secure retirement living for over-55s with a dedicated onsite Healthcare

Centre, assisted living facilities and professional post-operative care, under the iconic Zimbali brand. Future residents of The Village will benefit from access to a wide range of amenities suitable for all levels of activity and lifestyles.

The Village is designed with retirement living in mind and offers residents the perfect mix of amenities within a comfortable, serene, secure and pet-friendly environment.





The information herein is for illustration purposes only and is subject to change without prior notice.





# SECURE FREEDOM

---

## Experience true freedom at Zimbali Lakes Resort.

As a secure gated estate, Zimbali Lakes Resort is protected by state-of-the-art security systems throughout, including water edge CCTV and beams. Monitored and manned by 24-hour advanced onsite security means residents have peace of mind when it comes to the safety of their homes and loved ones.

Although the estate is carefully monitored by 24-hour intelligent surveillance, residents experience unrestricted and seamless movement within the confines of the estate, and children can play happily and freely. Infrared CCTV data is carefully monitored and recorded at the onsite security centre. Residents can rest easy knowing real-time reaction units are onsite and present at all times.

Fitted with biometric access control, the estate provides comprehensive security from the Gatehouse and extending throughout the estate. Each resident is equipped with a unique biometric ID meaning no more keys and no more fuss.

The estate is protected by perimeter thermal cameras and electrified fencing with continuous foot patrols. The fencing is fitted with an early alert system which warns of any attempt to breach the perimeter no matter how small.

Fibre-optic enabled communications and technology ensure that the estate is wholly secure at all times.



**ZIMBALI**  
FAUNA CENTRE

## PURPOSEFULLY PET-FRIENDLY

---

### Pets are family too.

Zimbali Lakes Resort is a unique luxury estate designed for the whole family, pets included.

The ample outdoor facilities and green spaces are perfectly suited to engage with pets in a safe and welcoming environment. With natural wetlands, varied terrains and lush coastal forest, the estate is the perfect place for exploration. The furry members of the family are no longer confined to the indoors, and with their owners in toe, can enjoy the smells and sounds of the outdoors.

The estate boasts a one-of-a-kind dedicated pet sanctuary. Kind care and proper nutrition means your pets are happy, healthy and truly cared for at the sanctuary. Even pets with unique health issues or carefully-curated diets are catered for. Providing professional and genuine care for your pets means you have peace of mind in knowing they are safe and well looked after when you are unable to or are out of town.





# FAMILY-FOCUSED LIVING

---

Designed with family in mind, Zimbali Lakes Resort offers an unrivalled mix of facilities suited to family life. As a mixed-use development, Zimbali Lakes Resort has everything you need and more than you can imagine.

Revel in the luxury of choice at Zimbali Lakes Resort, with communal pools in the estate, and with play areas designed specifically for kids scattered throughout; the whole family is catered for.

Residents will enjoy the vast landscaped areas which are designed as social spaces to foster community spirit, while the beautifully-landscaped courtyards and green-lined pathways create an unobtrusive distinction between private and public spaces.

Central to the estate are well-developed access routes for bikes, pedestrians and golf carts.

Motor vehicle access is restricted to communal areas to preserve tranquillity and protect the safety of residential areas. The layout of the estate is designed around the beauty of the natural environment and the mild coastal climate; feel the wind in your face and take in the flora and fauna as you enjoy a horseback ride along the lakeside.

Residents benefit from unbridled access to all Zimbali has to offer, among them Zimbali Beach Club and Zimbali Sports Club. The Zimbali Water Club boasts a luxurious and spacious retail piazza, which enjoys views of the lake and offers a host of choices from boutique retail, destination dining, cafes, coffee shops as well as convenience shopping.

Experience choice and freedom, all within the safety of Zimbali Lakes Resort.

**WHERE FAMILY  
AND FRIENDS  
OF ALL AGES  
COME  
TOGETHER**



# EVERYTHING WITHIN ARM'S REACH





**WATER CLUB**  
ZIMBALI LAKES

## EMBRACE LAKESIDE LIVING

---

With family as its focus, the piazza is a place where all ages can come together.

The design of Zimbali Water Club maximises on the beauty of the surrounding landscape. With spacious boulevard-style walkways which wend their way down to the lake's edge and a host of retail choices, Water Club offers residents comfort and convenience. The design of Water Club is perfect for those who want to spend time browsing or those wanting to make a quick stop past one of the cleverly-positioned convenience stores. Residents will benefit from access to other sought-after services such as pharmacies and laundromats.

Destination dining restaurants at Water Club invite patrons to experience epicurean delights. Capitalise on the seamless connectivity and set

up a mobile work space at one of the vibrant coffee shops, or soak up the atmosphere at one of the airy cafes.

Situated at the Water Club are high-end offices, dynamic working spaces, and meeting pods designed for on-the-go individuals, independent consultants or those looking to get out of the office. Tourism offices offer outsiders and travellers the chance to experience a taste of KZN outside of the estate, while ample parking makes accessibility easy.

With an attractive mix of retail outlets and stylish dining options, patrons can revel in the buzzing energy of Water Club.



THE RETAIL PIAZZA



The information herein is for illustration purposes only and is subject to change without prior notice.



## BLISSFUL BEACHSIDE VIEWS

---

Set on the golden sands of the Zimbali beach is the Beach Club.

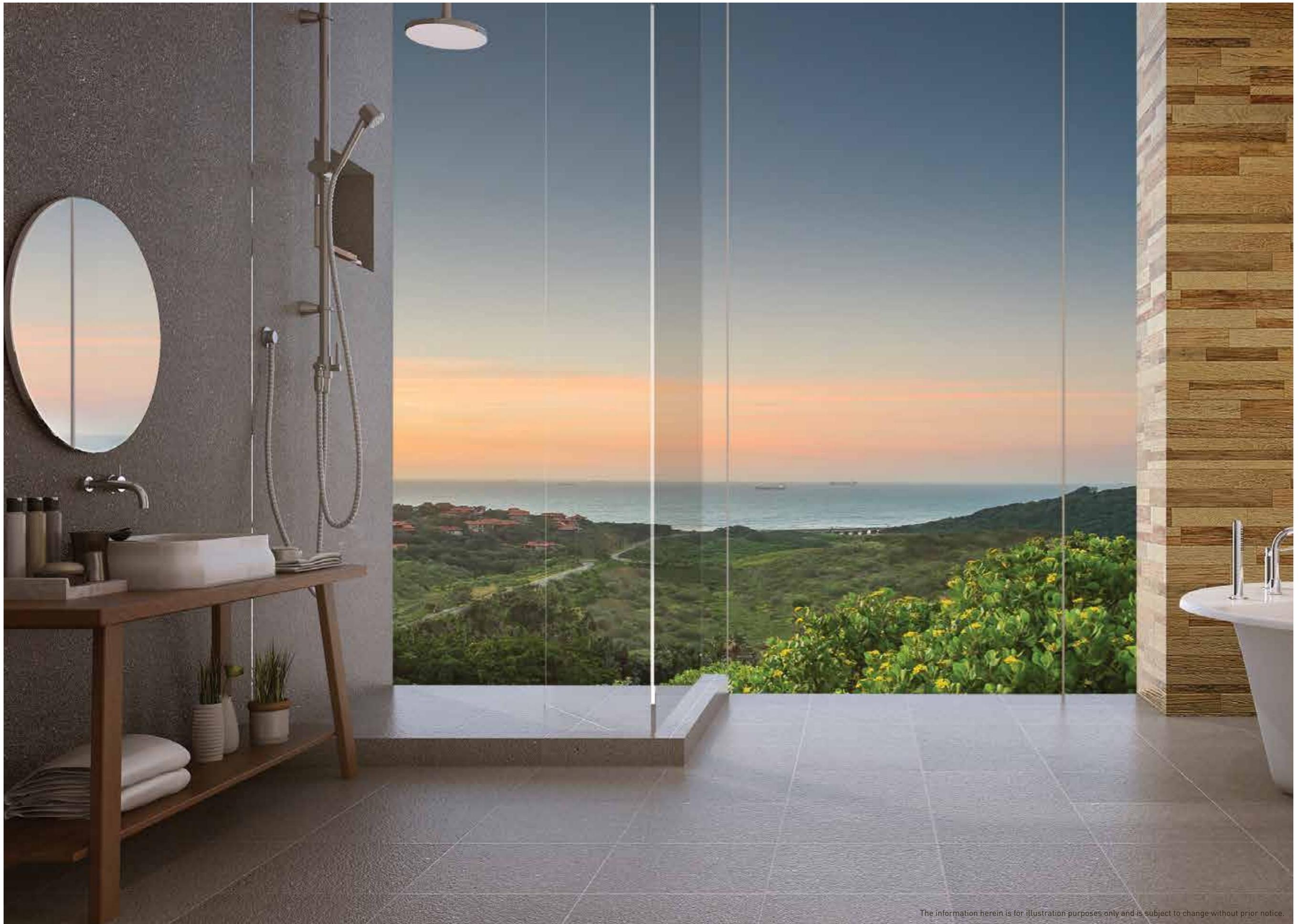
Zimbali Beach Club boasts sublime signature dining serving light fare throughout the day. Sip on something cool and fruity at the trendy cocktail lounges, or languish around the resort-style pool equipped with outdoor loungers, umbrellas and gazebos, sprawled across the sun deck.

Zimbali Beach Club is accessible via golf cart from anywhere within Zimbali Lakes Resort, and facilities are provided for residents to store their equipment such as surfboards and surf-ski's.













# WATER SPORT

---

Zimbali Lakes Resort is named for its magnificent large lake and surrounding wetlands.

A pristine 20-hectare lake runs along the southern side of the estate and integrates with the majestic uTongaati river. The lake forms the focus point for lake-side living whilst the pristine lakeside provides a place where water-sport enthusiasts can meet and engage and is easily accessed from anywhere within the estate via the network of trails and pathways, on foot or via golf cart.

Residents can go with the flow and relax and unwind, take in some casual fishing at the catch-and-release dams or engage in more vigorous activities such as kayaking or stand-up paddling all within this secure and beautiful estate. Offering ample waterways within the estate residents can engage in sailing and canoeing as well.



**ZIMBALI**  
SPORTS CLUB

## PERFECT FOR ACTIVE PURSUITS

---

Zimbali Sports Club is a state-of-the-art facility for all ages.

Unique in its pioneering approach to sport and recreation, the club has an onsite training academy designed to develop and foster sporting talent. The café-style restaurants and pool bar are set around the pool and are perfectly-g geared for leisure, whilst the choice of sporting facilities answers to recreational activities and competitive pursuits.

Zimbali Sports Club boasts spacious and plush cloakrooms and lockers with ample hanging space and modern amenities. Carefully-planned parking bays and high-quality catering means Zimbali Sports Club is perfectly suited to hosting events. Catering for all ages is the gymnasium with an in-house Kids' Club, there to foster a healthy and active lifestyle for children.

At the Halfway House you can relax by the pool, work up a sweat on the squash courts, fitted with

sprung floors and toughened glass, enjoy flood-lit tennis courts or master the art of the bow at the archery arena.

Zimbali Sports Club accommodates both competitive and recreational levels in a variety of sporting disciplines. Residents of the estate can book facilities in advance via the online booking platform.

Outdoors you will find the manicured rugby and soccer pitches and well-maintained cricket nets, or bowls players smartly dressed in their whites and engaged in a thrilling match on the neat lawns. Within the greater area of Zimbali Sports Club are walking and cycling trails, and the cycling club at Zimbali Sports Club provides the opportunity for cyclists to get together for rides.



A modern outdoor lounge area featuring a stone wall, palm trees, and a green court. The scene is set under a blue sky with white clouds. In the foreground, there is a green court with white lines. A stone wall runs across the middle ground. Behind the wall, there is a paved area with several tables and chairs, some with large white umbrellas. People are seen sitting and standing in this area. In the background, there are several tall palm trees and other lush greenery. To the left, there is a building with a covered patio area where more people are gathered. To the right, there is another building with a glass facade and a bar area. The overall atmosphere is relaxed and sophisticated.

**WHERE  
COMFORT  
AND QUALITY  
DON'T  
COMPETE**





## PERFECT YOUR SWING

---

Meet friends for a round at the bar, refine your backswing or browse the pro shop for the latest golfing gear. Zimbali Lakes Resort boasts a world-class 18-hole golf course of championship design.

Breathe in the fresh sea air while you tee off against the backdrop of sweeping ocean vistas and survey the scale of the surrounds from atop elevated greens. This dramatic and unique course offers the complete golfing experience.

Designed to integrate seamlessly with the lakes and natural environment, the varied terrain encompasses challenging carries to immaculately-

manicured greens, and moves across water, ravines and through forest.

The exclusive driving range situated at the Sports Club is equipped with modern amenities and equipment to help you perfect your form and swing. All golfing enthusiasts will be catered for in every aspect of golfing at the Pro Shop, stocked with everything a golfer could want.

# GEARED FOR GREEN LIVING

---

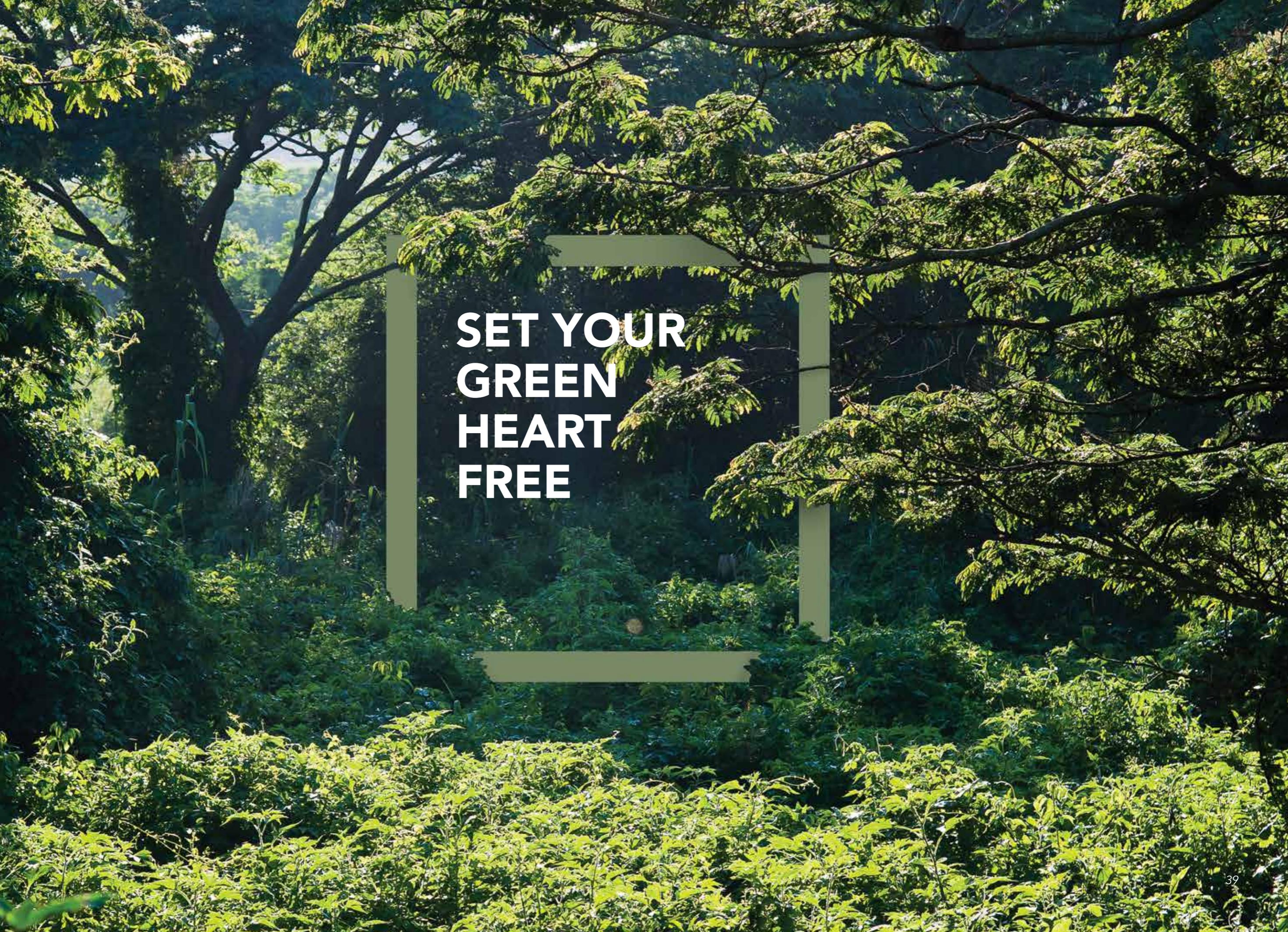
Zimbali Lakes Resort's green heart is manifested through a network of trails and boardwalks designed to maximise on, and complement the surrounding natural landscape. The landscaping preservation ethos envisions a succession plan focused on the rehabilitation of the natural wetlands and protected environment.

Zimbali Lakes Resort sees a stylish and sensitive fusion of natural and man-made elements, designed to be minimally-invasive to the exterior environment, with natural finishes suited to the surrounding landscape. Natural green buffer zones and plant

corridors are used to provide privacy and to create a relaxed and informal atmosphere suited to family-life.

The architectural ethos of Zimbali Lakes Resort is centred around sustainability and ecology and will encourage the use of gas, rainwater and grey water harvesting and solar power. This ethos also encourages north-orientated design for maximum daylight exposure, utilisation of passive energy and the harnessing of warmth during the cooler months.





**SET YOUR  
GREEN  
HEART  
FREE**





## BUSINESS ON-THE-MOVE

---

Zimbali Lakes Resort is a mixed-use estate, offering business people the chance to break with tradition. With WIFI accessibility throughout the estate and cosy cafes at the piazza and business lounges, the estate provides plenty opportunity for residents to work on-the-go. Come together with colleagues or engage in a brainstorming session at one of the informal meeting pods which can organically evolve into think-tank spaces.





# MAKE NATURE'S PLAYGROUND YOUR OWN

---

Zimbali Lakes Resort is set up for outdoor living - run, walk or bike your way through the estate in safety and comfort. Residents have direct access to the beautiful beaches of Zimbali, via Zimbali Beach Club, whilst the overhangs and ridges provide a majestic backdrop rising out of a green oasis of calm.

Experience an unprecedented combination of natural wetlands, serene lakes and dams, stunning sea views and majestic terrain at Zimbali Lakes Resort. An intricate, accessible and well-developed network of trails and pathways runs throughout the estate, around the lake and within the forest areas and are accessible by bike and on foot.

The trails and boardwalks provide residents ample opportunity to engage with nature in an unbridled yet ecologically-sensitive way, whilst adventure-enthusiasts will enjoy the dedicated mountain bike trails which twist and wind their way through the estate and its stunning natural scenery.

Catch a glimpse of the delicate Blue Duiker or Bushbuck, quietly feeding in the pale morning light- both indigenous coastal forest dwellers, or wake up to the call of the Purple-crested Loerie and indulge in some serious bird-watching. Bird-watchers can find their perfect view atop the bird hides and scan the surrounds for the Yellow Weaver or watch the evening flight of the Barn Swallow as they feed. The estate is home to over 250 species of bird, including aquatic birds such as Jacana, African Fish Eagle and Saddlebilled Stork.

With an extensive butterfly population and encompassing coastal sand forests, the estate is the ideal way to learn about the local flora and fauna. The lake habitat provides further opportunity to explore and learn about the nesting areas around the water.

Wander the dense coastal forest via the system of trails and boardwalks with your pets by your side and within the safety and security of the estate.





**WHO IS THE DEVELOPER?**

IFA Hotels and Resorts.

**WHICH MUNICIPAL BODY GOVERNS THIS AREA?**

KwaDukuza Municipality.

**WHERE ARE THE NEAREST SHOPS, HOSPITALS AND BUSINESS NODES IN THE AREA?**

There is easy access to major highways, namely the M4 and N2. Zimbali Lakes is near King Shaka International Airport, Alberlito Hospital, Zimbali beach and many heritage sites from the traditional Zulu villages to the St. Lucia World Heritage Site. Other nearby amenities include top golf courses, the Ballito Junction Mall, The Lifestyle Centre, business parks and office blocks.

**ARE PETS ALLOWED?**

Yes, but owners must adhere to the Terms and Conditions of the Fauna Centre.

**WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?**

State-of-the-art security with biometric access-control, infra-red cameras, fibre-optic enabled communications and technology.

**HOW IS THE PROPERTY OWNERSHIP MANAGED?**

Each of the nodes will be individually managed under their own Constitutions, with all falling under the Master Zimbali Lakes Homeowner's Association.

**WHEN WILL CONSTRUCTION BEGIN?**

Construction will commence in the first half of 2018, and the project life is 15-20 years.

**WILL I BE ALLOWED TO USE MY OWN ARCHITECT FOR THE CONSTRUCTION OF MY HOME?**

Yes, however there is an architectural code that the architect will have to adhere to, with all designs being approved by the appointed Design Review Committee. For The Village, you will need to use the approved Village development team.

**WHAT IS THE EXPECTED TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE ZIMBALI LAKES RESORT ON COMPLETION?**

Between 2700-3000 residential units.

**WHAT IS THE ESTIMATED VALUE ON COMPLETION?**

In excess of R10 Billion.

**WHAT IS THE TOTAL SIZE OF THE RESORT?**

c.300 Hectares.

**AS AN OWNER DO I HAVE FULL ACCESS TO ALL FACILITIES WITHIN THE ZIMBALI LAKES RESORT?**

Yes, certain restrictions will apply so please refer to memberships.

**WILL I BE ALLOWED TO RENT OUT MY PROPERTY?**

Yes, but certain restrictions will apply in respect of short-term letting.

**WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?**

Yes, but Keller Williams Realty is appointed by the master developer.

**CAN I USE THE FACILITIES IF MY PROPERTY IS BEING RENTED OUT?**

Yes, please refer to memberships.

**WILL THERE BE A LEVY STABILISATION FUND?**

There is a contribution to a Levy Stabilisation Fund for all nodes calculated at 2% of the sale price of a property, payable by the Seller. The Village has an additional 5% on sale of property.

**WHAT ARE THE LEVIES AND WHEN ARE THEY DUE?**

The levies vary from product to product. The first levy payment is due upon registration of transfer of occupation, depending on whichever comes first.

**WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY PAYMENTS?**

All utilities are provided by the Zimbali Facilities Management Company at market rates.

**WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?**

Yes, as long as owners provide facilities that are within the regulations of the constitution.

**HOW DO I GET TO THE BEACH FROM THE LOCATION?**

The Beach Club will provide access.

**HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?**

Through the Zimbali Facilities Management Company.

**WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?**

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.

**WHAT ARE THE MUNICIPAL RATES?**

The estimated rates can be calculated based on KwaDukuza Municipality rates policy.

# THE ZIMBALI BRAND TREE



**ZIMBALI**

— Est. 1996 —



**ZIMBALI**  
LAKES RESORT



**ZIMBALI**  
COASTAL RESORT

ZIMBALI LAKES



THE VILLAGE  
ZIMBALI LAKES



OCEAN CLUB  
ZIMBALI LAKES



BOULEVARD  
ZIMBALI LAKES



THE RIDGE  
ZIMBALI LAKES



BEACH CLUB  
ZIMBALI LAKES



WATER CLUB  
ZIMBALI LAKES



ZIMBALI  
FACILITY MANAGEMENT CO.



ZIMBALI  
FAUNA CENTRE



ZIMBALI  
SPORTS CLUB



ZEMA  
ZIMBALI ESTATE MANAGEMENT ASSOCIATION



**ZIMBALI**  
COUNTRY CLUB



**JAWITZ**

**PROPERTIES**

*Leading*<sup>®</sup>

REAL ESTATE  
COMPANIES  
OF THE WORLD

Jawitz Properties North Coast  
072 936 7807  
[www.jawitznorthcoast.co.za](http://www.jawitznorthcoast.co.za)

**Eurika Robinson**  
082 464 3778  
[zimbailakes@jawitz.co.za](mailto:zimbailakes@jawitz.co.za)