

## *Pricing & Legal*

Please request the latest pricing and availability schedule at the Serrano Seaton sales office or email [dean@serranoseaton.co.za](mailto:dean@serranoseaton.co.za).

### **Payment terms**

The development's designated conveyancers are: Anthony Whatmore and Company. All amounts paid are held in the attorney's trust account, pending transfer. An initial 10% deposit (incl. VAT) is payable to secure the reservation of each unit. Upon delivery of the contract of sale, the balance of the deposit is due within 7 days.

Thereafter, the balance of the purchase price is to be secured either by way of a bond, granted from an approved financial institution, or a guarantee issued from a registered South African commercial bank within 30 days of the date of signature. Alternatively, the funds may be deposited into the conveyancer's trust account, within 30 days of the date of signature. The funds shall be invested in an interest-bearing account, all interest accrued will be to your benefit.

### **Contract of sale**

This document is available for download on [serranoseaton.co.za](http://serranoseaton.co.za) for your perusal.

Kindly ensure that you have read and fully understand the terms and conditions prior to the launch and subsequent signing hereof.

### **Sectional Title Properties Act**

Serrano Seaton falls under the Sectional Title Properties Act. For further information on the act, kindly go to: [www.acts.co.za](http://www.acts.co.za)

### **NHBRC**

Through the National Home Builders Registration Council (NHBRC) enrolment process, homeowners enjoy several benefits, including major structural warranty cover and access to a complaint procedure, which aims to ensure that builders meet their obligations under the Act.

Home Enrolment benefits include:

- Compliance to NHBRC's Home Builders' Manual, which sets minimum quality standards
- NHBRC quality inspections during construction
- Major structural warranty cover for a period of up to five years from date of occupation
- NHBRC mediation between homeowner and builder
- Recourse through complaints, arbitration and remedial processes

Find out more here: [www.nhbrc.org.za/](http://www.nhbrc.org.za/)

### **Consumer Protection Act**

Serrano Seaton terms are fully compliant with the South African. To download a copy, kindly go to: [www.labourguide.co.za/consumer-protection-act/](http://www.labourguide.co.za/consumer-protection-act/)

# SERRANO

## SEATON

### *Fact Sheet*

**Development:** Serrano Seaton  
**Developer:** Seaton Breeze (Pty) Ltd  
**Product Use:** Residential  
**Building Contractor:** ID Construction

#### **Design Consultants and Professional Team:**

**Project Lead:** Coalition Properties and U3 Projects  
**Project Architect:** Craft of Architecture  
**Landscape Consultant:** Uys and White  
**Project Management:** U3 Projects  
**Civil Engineer:** SMA Consultants  
**Electrical Engineer:** KGH Electrical  
**Mechanical Engineer:** Vertex  
**Structural Engineer:** SMA Consultants  
**Land Surveyors:** LD Baker and Associates  
**Quantity Surveyors:** EST Quantity Surveyors  
**Sales:** Dwell Properties  
**Marketing:** Rainmaker Marketing

**Conveyancers:** Anthony Whatmore and Company

**Bank:** Investec

**Total site area:** 13 673m<sup>2</sup>

**Total number of residential units:** 21 Units

#### **Facilities:**

##### ***Seaton facilities***

Beach Clubhouse  
Country Club  
26km Running / bicycle trails  
Rehabilitated natural forest and parks  
Bird hides  
Gym  
Leisure zones, family picnic sites  
Padel, squash and tennis courts  
Basketball court  
5-a-side soccer  
Cricket oval  
Equestrian facilities  
Restaurant and poolside bar

##### ***Zululami facilities***

Kids' park  
Eco-designed swimming pool  
Nature trails  
Wetland Clubhouse  
Fitness park  
Amphitheatre

#### **Area amenities**

##### ***Shopping***

Tiffany's Shopping Centre  
New Salt Rock Shopping Centre  
Ballito Junction  
Ballito Lifestyle Centre

#### **Schools**

Curro Salt Rock High School  
Umhlali Preparatory School  
Trinity House College  
Ashton International College

#### **Hospitals**

Ribumed Medical Care  
Netcare Alberlito Hospital

#### **Pricing for residential units:**

Condos from R3.9 million  
Villas from R4.9 million  
Executive Homes from R7.9 million

#### **Monthly levy: tbc - sale**

Agreement will stipulate the amount

#### **Levy stabilisation fund: sale**

Agreement will stipulate the amount

#### **Construction start:**

July 2024

#### **Estimated completion:**

November 2025

#### **Disclaimer:**

*Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.*

# SERRANO

## SEATON

### *Frequently Asked Questions*

**Which municipal body governs this area?**

KwaDukuza Municipality.

**Where are the nearest shops, hospital, business and education nodes in the area?**

Tiffany's Shopping Centre and New Salt Rock Shopping Centre are the closest shops to Serrano Seaton. You can find Netcare Alberlito hospital, established business nodes and shopping centres in neighbouring Ballito. The Salt Rock and Ballito area has a number of sought-after public and private schools including Umhlali Preparatory School, Curro Salt Rock High School, Trinity House College and Ashton International College.

**What security measures are in place for the protection of residents?**

Serrano Seaton is within the secure Seaton estate, which has 24-hour security, CCTV monitoring, perimeter fencing, secure access controls and guard patrols within the estate.

**Who is responsible for electricity, water and property rate payments within the residential component?**

Once the unit is constructed and transfer has taken place, it is the responsibility of the owner to pay their electricity, water and property rates.

**Will there be any onsite management services?**

An onsite management service will be appointed once construction is complete, through the approved processes of the body corporate.

**Are pets allowed?**

Yes, Serrano Seaton is a pet-friendly development and residents will need to comply with the pet policy. There are dedicated dog-friendly nature trails and walking paths throughout Seaton and Zululami that you can make use of.

**Can I use my own architect for amendments to my home?**

Yes, you can appoint your own architect, however the design will need to follow the architectural guidelines of Serrano Seaton. The plans will also need to be submitted to the Serrano body corporate for approval.

**As an owner, will I have access to all the facilities?**

Yes, you will have full access to all Seaton and Zululami facilities, including direct beach access.

**Where can my guests park within the residential estate?**

Parking provisions for guests will be outside your unit.

**How many parking bays do I get and can I purchase additional bays?**

Each unit has respective parking and garages allocated to their units, these also vary for each unit type.

**Who takes care of the maintenance of the residential buildings?**

Maintenance to the outside of the residential buildings will be carried out through the approved processes of the body corporate.

**Where can I hang my washing?**

Provision for hanging washing will be within the design of the semi-detached homes. Those within apartments can make use of a dedicated washing line area.

**Will the building have a nhbrc certificate?**

Yes, your home will have an NHBRC Certificate.

**Will you need a building warranty?**

All buildings will need to have a warranty based on the JBCC standard, which is 3 years.

**Will fire protection systems need to be in place?**

Yes, all homes will need to be fully compliant with the local fire safety requirements. All SANS fire requirements will need to be in place, including hose reels, hydrant points, ventilation, and fire doors.

# SERRANO

SEATON

## *Internal finishes*

### **1. FLOORS**

- 1.1. Imported porcelain tiles.

### **2. SKIRTING**

- 2.1. To be 140mm purpose made timber skirting.
- 2.2. Bathroom skirting to be tile to match porcelain floor tile.

### **3. DOORS**

- 3.1. Entrance door - Purpose-made shop fitted feature, solid wood with stainless steel ironmongery.
- 3.2. Internal doors - Solid timber jam linings and architraves all doors to be purpose-made to Designer's details. Stainless steel ironmongery.

### **4. CEILINGS**

- 4.1. Flush plastered ceiling with cornice details fixed with patented suspension system, painted with super acrylic paint.

### **5. AIR-CONDITIONING**

- 5.1. Air-conditioning to all bedrooms.

### **6. BEDROOM CUPBOARDS**

- 6.1. Fitted built-in cupboards doors to be hung on concealed hinges.

### **7. BATHROOMS**

- 7.1. Custom designed vanities.
- 7.2. Toughened frameless glass shower screens.
- 7.3. Imported sanitary ware and brassware - Hansgrohe taps, geberit cistens.

### **8. KITCHEN**

- 8.1. Designer fitted kitchen.
- 8.2. Engineered Quartz counter tops.
- 8.3. Stainless steel sink and drainer with Hansgrohe mixer.
- 8.4. Prep bowl where space allows.
- 8.5. All apartments provided with SMEG or similar appliances.

### **9. WALLS**

- 9.1. Masonry wall with 2 coat plaster painted with super acrylic paint.
- 9.2. Kitchen splash backs as per Interiors Designer's specifications.
- 9.3. Bathroom splash backs as per Interior Designer's specifications.

### **10. ELECTRICAL**

#### **10.1. BEDROOMS**

- 10.1.1. Two normal sockets allowed per bedroom with LED down lights. Only main bedroom provided with a communal aerial television and telephone outlet.

#### **10.2. COMMUNAL AREAS**

- 10.2.1. Communal areas have one double socket in the living area, and one double socket in the dining area. Kitchen and scullery provided with four double sockets, stove and geyser isolator. All lighting LED down lights. TV outlet provided in the living area, as well as telephone and intercom outlets.

#### **10.3. GENERAL**

- 10.3.1. Open spaces and passages have LED down lights normally switched. Provision for socket outlets dependent on the space allocation.

NOTE Finishes/Materials standard natural materials such as stone and timber may be changed to equal other and approved alternatives. Selected natural materials such as stone and timber will have some variations in colour and tone.

The information provided is to be used as a guide. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE