

SERRANO

SEATON

*Only 21 exclusive residences
overlooking Christmas Bay*
2, 3 & 4-BEDROOMS



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Prestigious North Coast address

Serrano Seaton offers the first sectional title release in Seaton, an exclusive living experience overlooking Christmas Bay. On the North Coast, beautiful beaches, premium healthcare, and educational facilities create the ideal environment for families to thrive. Significant upgrades such as the N2 Seaton Interchange and the R2.2 billion Club Med in nearby Tinley Manor development signal a bright future for the area.



Zululami Beach Pavilion



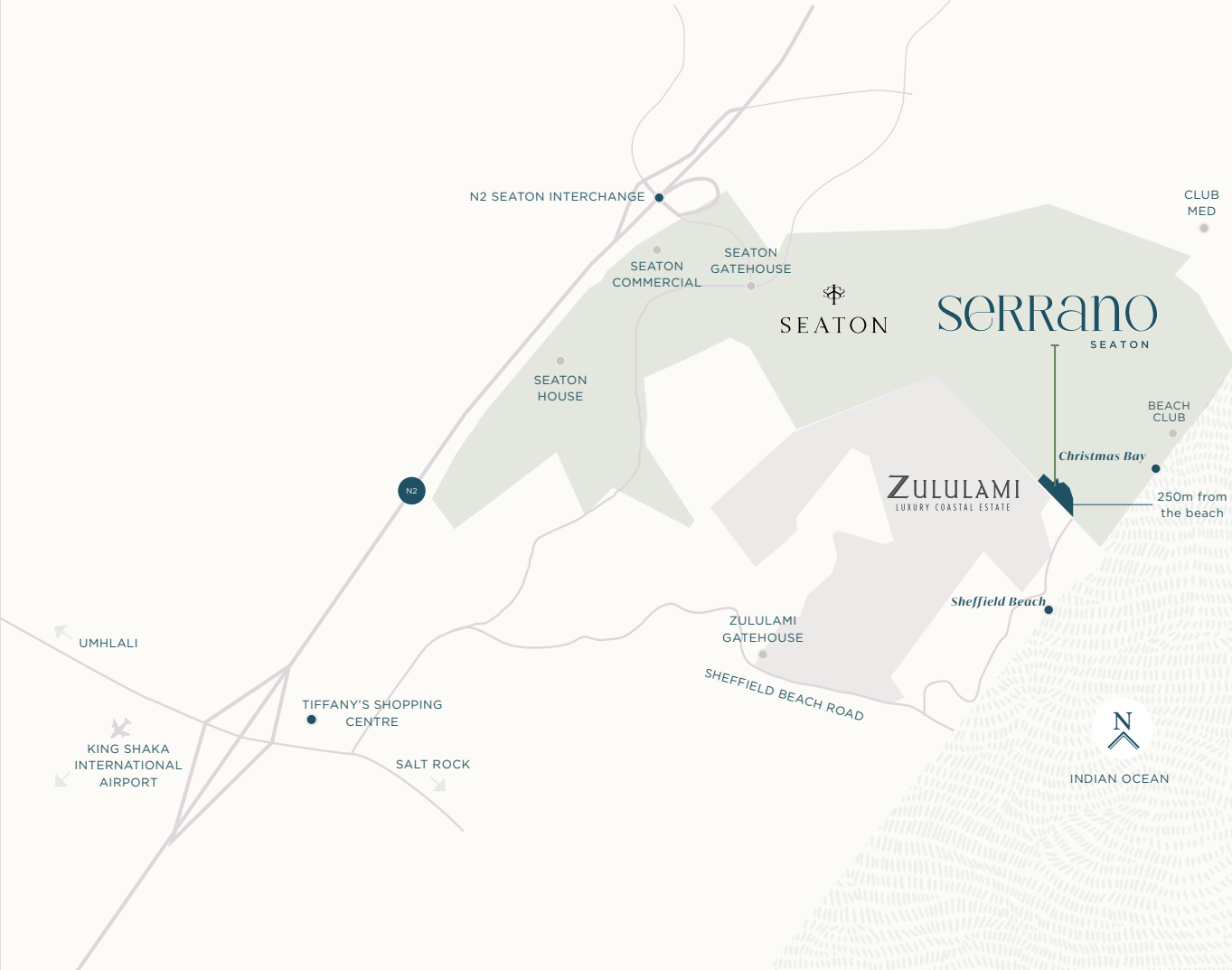
“Being at the forefront of property development on the North Coast, we’ve witnessed the growth of Seaton and Zululami firsthand. With sectional title sales in Zululami appreciating by 24% per annum since 2021, and homes within estates achieving a 49% price premium.”

Rainmaker Marketing
Property Marketing Report 2023
KwaZulu-Natal North Coast Edition



Everyday made easy

Sheffield Beach offers an unprecedented lifestyle from secure estate living to beautiful scenery, restaurants and markets that will soon become part of your daily routine. Grocery runs are quick with New Salt Rock Shopping Centre and Tiffany's Shopping Centre close by. You can easily commute on the M4 or N2 to Ballito where you will find an array of restaurants within the Ballito Lifestyle Centre and your home essentials at Ballito Junction.



Map overview

Shopping

Tiffany's Shopping Centre	2.6km
New Salt Rock Shopping Centre	3.2km
Ballito Junction	8.2km
Ballito Lifestyle Centre	8.2km

Schools

Curro Salt Rock High School	4km
Umhlali Preparatory School	4.2km
Ashton International College	9.3km
Seaton House	6.7km

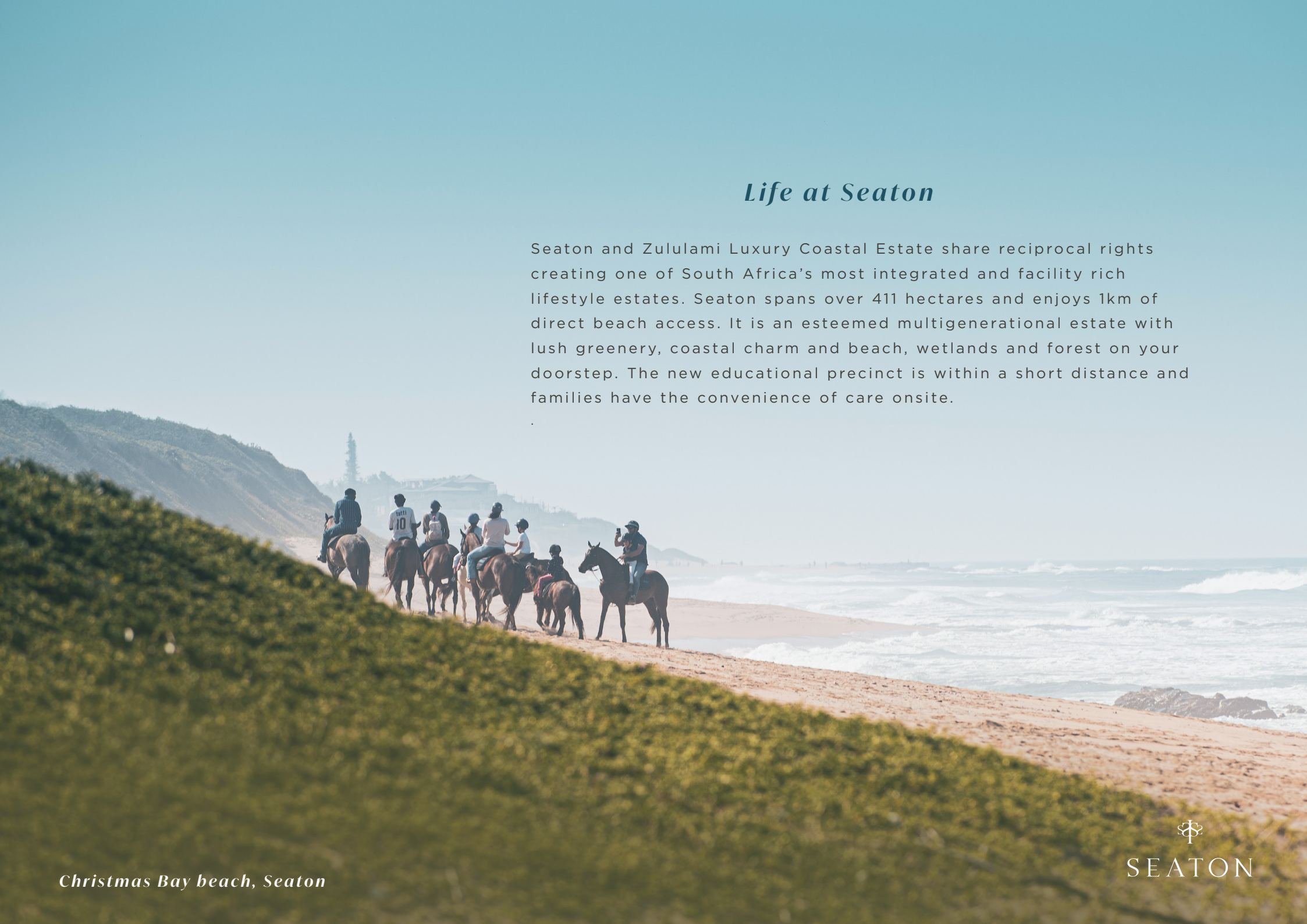
Hospitals

Ribumed Medical Care	9.1km
Netcare Alberlito Hospital	9.3km

Direct access to Christmas Bay

*Live less than 10kms
from everything you need
yet never want to leave.*



A group of about ten people are riding horses along a grassy dune that slopes down towards a sandy beach. The riders are seen from behind, moving away from the camera. The horses are of various colors, including brown and grey. In the background, the ocean waves are breaking onto the shore under a clear blue sky. A small building and a tall, thin structure are visible on a hill in the distance.

Life at Seaton

Seaton and Zululami Luxury Coastal Estate share reciprocal rights creating one of South Africa's most integrated and facility rich lifestyle estates. Seaton spans over 411 hectares and enjoys 1km of direct beach access. It is an esteemed multigenerational estate with lush greenery, coastal charm and beach, wetlands and forest on your doorstep. The new educational precinct is within a short distance and families have the convenience of care onsite.

Christmas Bay beach, Seaton


SEATON



Coastal living at its finest

Enjoy direct beach access to Christmas Bay from your home at Serrano. Leisurely explore 1km of private coastline or one of the various clubhouses. You can enjoy the Country Clubhouse with restaurant, sport facilities and lounge areas, the Beach Clubhouse situated by Christmas Bay or Zululami's Wetlands Clubhouse.

Outdoor enthusiasts

Living at Serrano, you have full access to all Seaton and Zululami facilities:



26km running
/bicycle trails



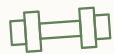
Restaurant &
community
clubhouses



Equestrian
facilities



Padel, squash
& tennis courts



Sport centre
Cricket oval
Fitness parks



Beach clubhouse
& 1km of beach
frontage





Welcome to

SERRANO

SEATON



The depictions herein are for illustration purposes only and are subject to change without prior notice.

Centred by the sea

Brought to you in collaboration with property industry leaders, Serrano Seaton presents exclusive 2, 3 and 4-bedroom residences positioned primely on the slopes of Seaton, overlooking Christmas Bay. Discover coastal luxury within the first sectional title development to be launched within Seaton where each offering has been crafted to maximise living space and the unique views. Purchase within Serrano and enjoy the ease of having your home built and developed by a dedicated professional team.

“Seaton offers an unparalleled living experience, combining luxury, community and natural beauty in a way that surpasses any other on the North Coast. Since its launch, Seaton has achieved phenomenal sales success and we know that as the first sectional title offering, Serrano will achieve unprecedented returns.”

**DEVON DE LANGE, DIRECTOR,
DWELL PROPERTIES**

Your luxury residence within Seaton



Pet-friendly
living



Sea
views



Direct beach
access



Private
garden space



Multiple
entertainment
spaces



Double
garages



Access to Seaton
& Zululami
facilities



“With the homes all facing the sea, our designs have purposefully allowed for natural coastal elements such as wind, sun and rain.

We crafted multiple spaces that allow you to entertain and enjoy all year round. These homes give you the freedom of a traditional house with larger spaces for family life and unique entertainment areas, all while standing out as an exclusive beachfront property.”

**BYRON TENNANT, DESIGN DIRECTOR
CRAFT OF ARCHITECTURE**

Overview of Serrano Seaton

CONDOS

VILLAS

VILLAS

EXECUTIVE
HOMES



Condos

Discover the epitome of coastal living with our limited collection of 2 and 3-bedroom condos at Serrano Seaton, offering only 8 exclusive residences. Privacy and convenience come together at Serrano. Designed with a contemporary modern architectural flair, each condo is a masterpiece inspired by the sea views seen from your balcony. Along with the view, you will have the convenience of a garage within the estate, providing not just security and cover for your vehicle but also additional space for storage.



From R5.9 million



“Our objective was to ensure that the Serrano condos had a seamless flow from the living room to the balcony space, allowing for the indoor outdoor lifestyle that is synonymous with North Coast living and ocean views.”

**JOHN VAN WYK, DIRECTOR,
CRAFT OF ARCHITECTURE**

Villas

Our 3-bedroom villas showcase large, private garden spaces and have their own double garages. There are 11 residences available, and as a double storey, you can open large balcony doors on the upper level to coastal views. As part of the design, you have your own private garden where you have space for entertaining. Within your residence we have designed multiple entertainment spaces from your open-plan interior to coveted, crafted outdoor spaces.



From R7.8 million



“We take immense pride in the overall aesthetic and functionality of Serrano Seaton residences. With a deep understanding of family life, we’ve designed the space to give you more control over the elements and the freedom to continue life whatever the weather.”

**CLIFTON SMITHERS, PARTNER
AND COMMERCIAL DIRECTOR, UNION 3**



Executive homes

There are only 2 luxury, 4-bedroom executive homes available within Serrano Seaton. Both executive homes enjoy prime beachfront views, situated closer to the pathway to Christmas Bay beach. The interiors are refined and expansive, filled with light, balancing minimalistic design with exclusive features. Capitalise on a larger home with extra space for children or grandkids. Enjoy the expansive garden space, ideal for entertaining and sunny summer days spent outdoors.



SOLD OUT

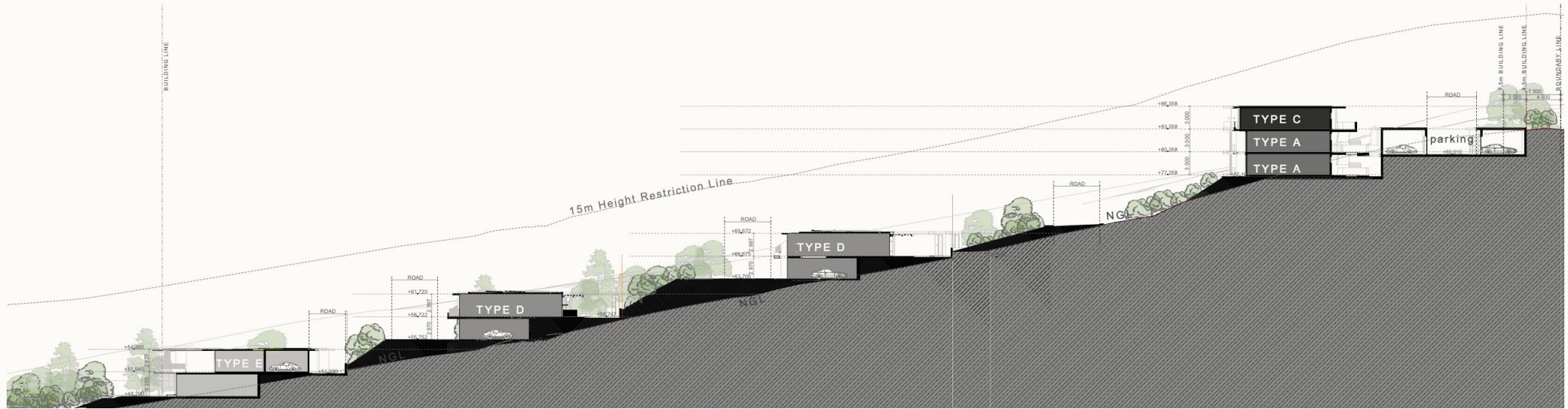


“What sets these executive homes apart is the garden space and the room to enjoy the sub-tropical weather and outdoor lifestyle the North Coast is renowned for. The coastal grandeur created showcase the global expertise we bring to the design of these homes, marrying perfectly with the sea views, lush outdoor environment and coastal lifestyle.”

**JOHN VAN WYK, DIRECTOR,
CRAFT OF ARCHITECTURE**

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Site cross-section





PENTHOUSE PENTHOUSE
7 8

TYPE A, B & C
CONDOS

TYPE D
VILLAS

TYPE D
VILLAS



Unit Type A

3-Bedroom, 2-Bathroom Condo

A	Kitchen	9,1m ²
B	Scullery	4,3m ²
C	Dining room	7,0m ²
D	Living room	15,2m ²
E	Main bedroom	11,5m ²
F	Main ensuite	10,5m ²
G	Bedroom 1	12,0m ²
H	Bathroom	4,3m ²
I	Bedroom 2	11,5m ²
J	Balcony	21,3m ²
	Garage	36m ²
Total		168,17m²



Location of the unit on site



Unit Type B

2-Bedroom, 2-Bathroom Condo

A	Kitchen	16m ²
B	Dining room	6,8m ²
C	Living room	14,6m ²
D	Balcony	9,9m ²
E	Bedroom 1	11,3m ²
F	Bathroom	3,8m ²
G	Main ensuite	6,9m ²
H	Bedroom 2	12,4m ²
	Garage	36m ²
	Total	134,78m²



Location of the unit on site



Unit Type C

3-Bedroom, 2-Bathroom condo

A	Scullery	7,9m ²
B	Kitchen	19,2m ²
C	Living room	19,0m ²
D	Dining room	10,8m ²
E	Balcony	23,7m ²
F	Bedroom 1	12,3m ²
G	Ensuite 1	4,1m ²
H	Bedroom 2	12,4m ²
I	Ensuite 2	5,0m ²
J	Dressing room	10,3m ²
K	Bedroom 3	15,8m ²
L	Ensuite 3	7,7m ²
	Garage	36m ²
Total		224,98m²



Location of the unit on site



First floor



Ground floor

Unit Type D

3-Bedroom, 3-Bathroom villa

A	Garage	45,9m ²
B	Foyer	8,3m ²
C	Patio	12,4m ²
D	Kitchen	23,9m ²
E	Dining room	9,3m ²
F	Living room	15,2m ²
G	Balcony	17,5m ²
H	Bedroom 3	11m ²
I	Bathroom	3,6m ²
J	Courtyard	2,5m ²
K	Bedroom 2	13,5m ²
L	Ensuite 2	3,6m ²
M	Master Ensuite	7,6m ²
N	Master bedroom	13,2m ²
Total		213,90m²



Location of the unit on site

Internal finishes

Sanitary ware



Gas hob



Ironmongery



Wood/wood tile floors



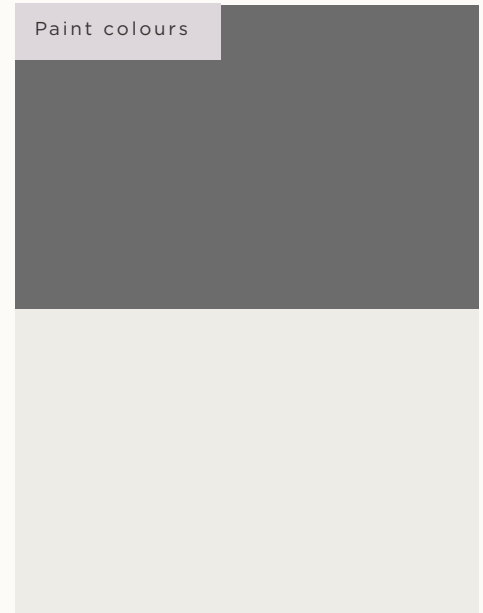
Tiles



Aluminium



Paint colours



Internal finishes

Aluminium



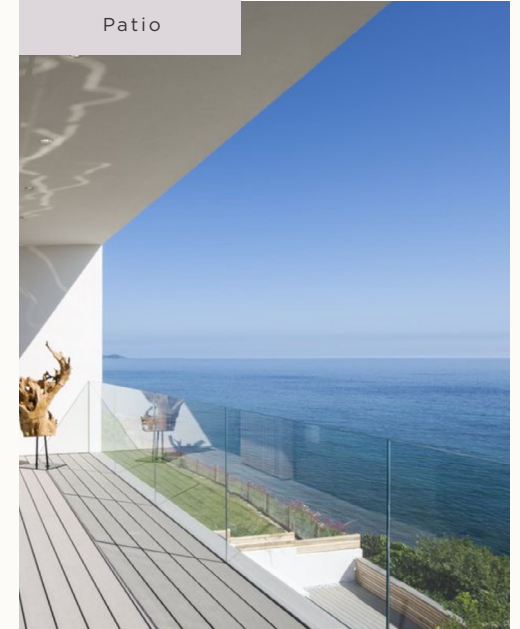
Kitchen



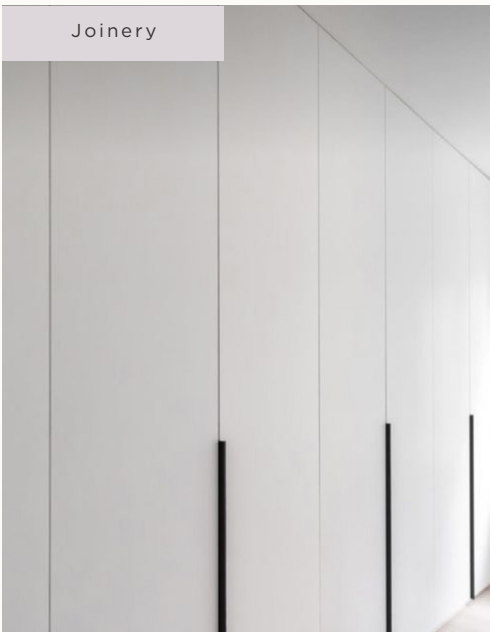
Bathroom



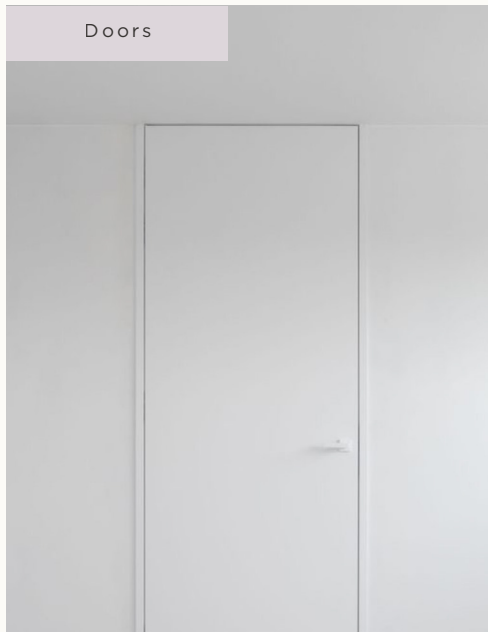
Patio



Joinery



Doors



Lighting



Staircase



Professional team

Our professional team for Serrano Seaton is a collaboration of leading firms within the property market. This collaboration comes off the back of the unprecedented success and milestones that Seaton has achieved to date. Through the dedicated vision of the professional team, Serrano Seaton will be crafted by the industry's finest to create a legacy project that epitomises the ultimate Seaton lifestyle.

COALITION



SERRANO

SEATON

[Architectural Guidelines](#)

[FAQ'S](#)

SECURE YOUR SITE VISIT
serranoseaton.co.za
082 674 2999



SEATON