



Mont Vue



*New Development in Vermont
NO TRANSFER FEES
Full Title, Free Standing, Homes*



Mont Vue is an exciting new upmarket development in Vermont. Sixteen architecturally designed homes will be built on full title stands in a secure walled estate. The estate will comprise of modern homes with specific attention to maximize natural light and to take advantage of the spectacular mountain views. Homes are built within specified design guidelines to ensure an estate with high end finishes and a harmonious design ethos.

All homes are designed with three bedrooms, two bathrooms, an indoor braai for protection from the elements, as well as a double automated garage.

Ownership is full title with a home owners' association that ensures the integrity of the entire estate.

Complete, homes are available or you can buy with the option to specify floorplan changes as a plot and plan. This option offers owners maximum flexibility to specify finishes that will personalize your home to your taste.

Talk to our friendly sales and building team to tailor-make your dream coastal home into a reality.



Mont Vue.

Complete homes.

As many clients do not have the time or want the hassle of going through a whole home building process, we are finishing the first two homes early in 2020.

These homes will receive all the attention to detail we are known for and promise to be exceptional examples of the trend in the estate.

The first home on a 362 m² erf 2555 will be 154 sq meters with 3 bedrooms, 2 bathrooms (mes), open plan lounge and dining area and a built in braai. Pergolas finish the exterior and square high grade cape stone paving lead to large double garage.

The second home on a 600 m² erf 2551 will be 184m² meters and has the same specs as home one with a larger lounge and dining area, as well as a bigger main bedroom and bathroom.

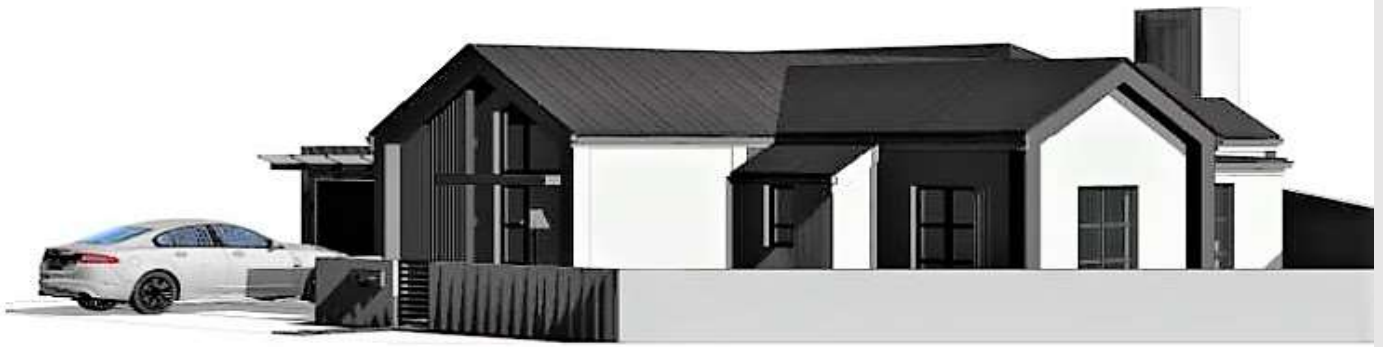
The homes are designed to be energy efficient and is wired to accept inverted back up power for power outages.

Plot and plan.

This is the most exciting option that allows the homeowner to choose a plot and plan that most suit their needs, and with the assistance of the architect design the interior of the home. The design guidelines specify the exterior uniform look of the home and the general design only. The interior layout, size and design is done to the clients specifications. This process is done simultaneous with a quote from the builder and the re design cost at the architect (for the account of the purchaser).







① 3D View 2

Design Guidelines

The design guidelines are available from the appointed estate architects and follows the example of the rendition in this portfolio.

Kitchen

Kitchens are fitted with 600 x 600 tiles, ash oak cupboards with light grey, dark charcoal or white Caesarstone or granite tops. Wall tiles are bevelled or ridged square white or light grey. Sunken- extract plugs in the island and points for a dishwasher, washing machine, dryer as well as a trough and floor level kitchen trap.

Bedrooms

The bedrooms all include ceiling height built in ash oak cupboards with hanging and shelf doors with extra cupboards in the main bedroom.

Bathrooms.

Bathrooms are done in light grey 600x600 floor tiles with rectangular wall tiles and clear glass partitioning. Showers done in mosaic. Floating vanities with top basins.

Garage

Large double garage with remote, access and fire door entry into the home

Paving

Dark grey Cape Stone square high grade paving slabs and blocks for paved areas under pergolas and walkways finished with white stone.

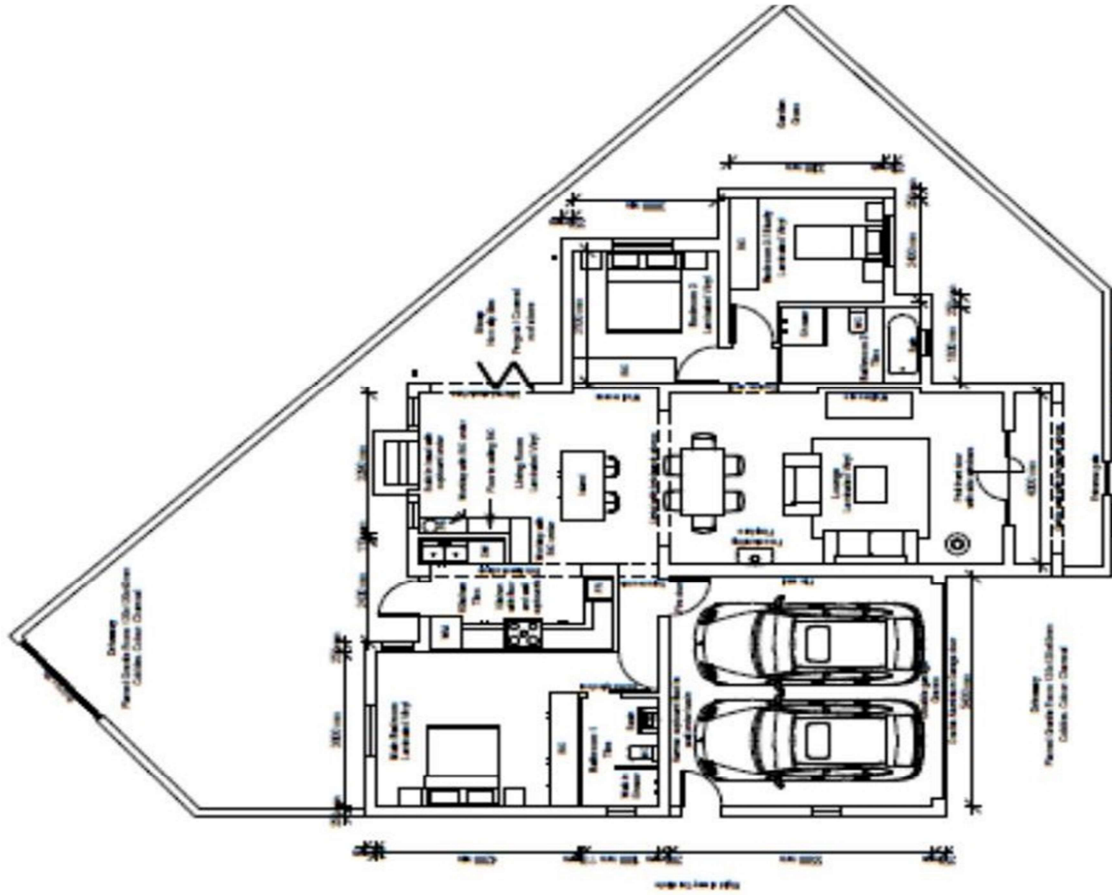
Gardens

Indigenous plants that has a low water and environmental impact with minor maintenance. Lawn and ground covers.

Pricing structures

Complete homes include VAT. and the new homeowner pays for the transferring attorneys and the NHBRC only

Plot and plan options has an initial purchase of a plot that transfers and a building contract. The purchaser bears no risk as all improvements are paid only once built as specified by the building contract.



1 Ground Floor layout
1 : 100



Mont Vue Plot and Plan Prices

Dec-19

Erf no	Erf m ²	Erf Price	Floor 154m ²	Floor 184m ²	Floor 210m ²	Floor 230m ²
2548	600m ²	R 800,000.00	R 2,525,000.00	R 2,825,000.00	R 3,085,000.00	R 3,285,000.00
2549	600m ²	R 800,000.00	R 2,525,000.00	R 2,825,000.00	R 3,085,000.00	R 3,285,000.00
2550	600m ²	R 850,000.00	R 2,575,000.00	R 2,875,000.00	R 3,135,000.00	R 3,335,000.00
2551	600m ²	R 900,000.00	R 2,625,000.00	R 2,925,000.00	R 3,185,000.00	R 3,385,000.00
2552	600m ²	R 900,000.00	R 2,625,000.00	R 2,925,000.00	R 3,185,000.00	R 3,385,000.00
2553	601m ²	R 950,000.00	R 2,675,000.00	R 2,975,000.00	R 3,235,000.00	R 3,435,000.00
2554	350m ²	R 750,000.00	R 2,475,000.00	x	x	x
2555	362m ²	R 750,000.00	R 2,475,000.00	x	x	x
2556	419m ²	R 800,000.00	R 2,525,000.00	R 2,825,000.00	x	x
2557	392m ²	R 800,000.00	R 2,525,000.00	R 2,825,000.00	x	x
2558	379m ²	R 750,000.00	R 2,475,000.00	R 2,775,000.00	x	x
2559	367m ²	R 800,000.00	R 2,525,000.00	x	x	x
2560	603m ²	R 850,000.00	R 2,575,000.00	R 2,875,000.00	R 3,135,000.00	R 3,335,000.00
2561	604m ²	R 900,000.00	R 2,625,000.00	R 2,925,000.00	R 3,185,000.00	R 3,385,000.00
2562	609m ²	R 900,000.00	R 2,625,000.00	R 2,925,000.00	R 3,185,000.00	R 3,385,000.00
2563	600m ²	R 800,000.00	R 2,525,000.00	R 2,825,000.00	R 3,085,000.00	R 3,285,000.00

Show Houses - Building starts March 2020



Erf No: _____

Erf Size: _____

House Plan: _____

Base Price: _____

Bedrooms: _____ Bathrooms: _____ Agent: _____

Garage: _____ Cell No: _____

