

# WOODLANDS

ESTATE

YOUR NEXT CHAPTER IN LIFE AWAITS

**LUXURY HOMES FROM R2 399 000**

Ballito, Kwazulu-natal

Price includes transfer, bond, connection costs and gas top stove.

Only R20 000 deposit.

**ONLY 110 HOMES AVAILABLE**

**#TAKETHENEXTSTEP**

 **ARCIS**

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**#TAKETHENEXTSTEP**

**WOODLANDS**  
E S T A T E



## #TAKETHENEXTSTEP AT WOODLANDS ESTATE

**Enjoy a family and pet-friendly lifestyle  
in this state-of-the-art secure, gated  
community packed with amenities.**

Find yourself surrounded by the natural coastal  
forest and lush vegetation that defines the  
magnificent North Coast.

Woodland's residents are guaranteed seamless  
access to all the luxuries, conveniences, and  
comforts of the town, all whilst enjoying the  
ambience of beautiful forest living.

**Begin the next chapter in your life.**



*Artist's impression*



## About Arcis

Arcis Property Development is a residential development business focusing on bringing affordable, quality housing to young families and investors across South Africa.

We bring decades of experience and directly manage all aspects, from financing, marketing, development and management of high-quality estates. All of our developments come with a 5-year NHBRC quality guarantee.

**Bringing affordable, quality housing to young families and investors across South Africa.**

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[www.arcis.co.za](http://www.arcis.co.za)

WOODLANDS ESTATE | THE DEVELOPERS

## Recent Developments

- 2024 · Ballito Life | Ballito, KZN
- 2023 · Woodlands Estate | Ballito, KZN
- 2022 · Ridgeside Estate | Umhlanga KZN
- 2020 · Ballito Village | Ballito, KZN



## Why Buy With Arcis

Our combined experience and track record means we are able to identify and acquire properties in prime locations, which result in significant capital growth for our investors.

We collaborate with the country's top professionals from engineering and construction to architectural, bringing you the best quality homes at the most affordable prices.

We pride ourselves in after-sales support and ensure the management of our estates is professional and efficient to ensure your capital value grows over time.

BALLITO MAIN BEACH

5.0km

THOMPSON BAY TIDAL POOL

5.4km

BALLITO JUNCTION

2.3km

ALBERLITO HOSPITAL

3.2km

LIFESTYLE CENTRE

2.6km

BALLITO VILLAGE

3.5km

UMHLANGA CBD

31km

# WOODLANDS

ESTATE

CLUBHOUSE

GATEHOUSE

1.2ha WETLAND CONSERVANCY

LEE BARNES BLVD

LEE BARNES BLVD



SUGAR RUSH  
HOLLA TRAILS

UMHLALI  
COUNTRY CLUB



N2

SIMBITHI  
GOLF ESTATE

SALT  
ROCK

SHEFFIELD BEACH

SALT ROCK BEACH

SHAKA'S  
ROCK

SHAKA'S ROCK TIDAL POOL

SIMBITHI  
ECO ESTATE

N2

BALLITO  
JUNCTION  
REDDAM  
HOUSE

LIFESTYLE  
CENTRE

THOMPSONS BAY TIDAL POOL

BALLITO  
VILLAGE



NETCARE  
ALBERLITO  
HOSPITAL

ASHTON  
COLLEGE

BALLITO  
CENTRAL

WILLARDS BEACH

CLARKE BAY

M4

ARCIS

WOODLANDS ESTATE | LOCALITY MAP



## WOODLANDS ESTATE FROM ABOVE

Woodlands Estate offers a variety of 2, 3 and 4 bedroom semi-detached duplex homes ranging from 118 to 191 sqm, all with private gardens.

### INCLUDES:

1. Clubhouse
2. Gym & Co-Working Spaces
3. Gatehouse
4. Wetland Conservancy





*Artist's impression*

WOODLANDS ESTATE | SEMI-DETACHED DUPLEX HOMES

 **ARCIS**



## ESTATE FEATURES & FACILITIES



POOL & LOUNGING AREAS



1.2ha WETLAND CONSERVACY



24 – HOUR SECURITY & CCTV



UNDER COVER PARKING



CO-WORKING SPACES



CHILDREN'S PLAY AREA



SINGLE LEVY



NATURE TRAILS RICH WITH BIRD AND ANIMAL LIFE



INDOOR GYM



CLUBHOUSE BRAAI FACILITIES



## THE PERFECT BLEND OF LUXURY AND NATURE

Nestled within the estate is a lush wetland conservancy, providing residents with the rare opportunity to take in the surrounding coastal forest views - the ultimate extension of your home that promises the optimal work-life balance.

### Enjoy a premier clubhouse with:



A Deluxe Pool Area With Loungers



Wi-Fi Enabled And Trendy Co-Working Spaces.



Cutting-Edge Private Indoor Gym



Back-Up Generator



Children's Play Area



Artist's impression



*Artist's impression*

WOODLANDS ESTATE | PRIVATE GARDENS

 **ARCIS**



## EMBRACE NATURE AND SERENITY

Immerse yourself in the beauty of nature and the tranquility of a secure environment.

Take a stroll in the peaceful surroundings of the estate, and admire the lush greenery and wetland conservancy.



*Artist's impression*



Artist's impression

WOODLANDS ESTATE | GATEHOUSE



## 24-HR ACCESS & CCTV CONTROLLED SECURITY



Biometric Access



CCTV



24 Hour Access Controlled Security



Armed Reaction



Electric Fencing

Artist's impression

# YOUR DREAM HOME AWAITS!

Stylish and modern, each home in the estate is designed to match the surrounding wetland and lifestyle combining harmony and well-being. Woodlands Estate is perfectly suited to you! Here's why...



DUPLEX HOMES



FIBRE TO THE HOME



PRIVATE GARDENS



CEILING FANS



SPACIOUS OPEN PLAN LIVING AREAS



LED FEATURE LIGHTING THROUGHOUT



INVERTER READY



PET FRIENDLY



GAS TOP STOVES



UNDERCOVER PARKING



COURTYARDS



PRIVATE STORAGE UNITS



AIRCON READY



Artist's impression



Artist's impression





## PURCHASE OPPORTUNITIES | DUPLEX HOMES

Price includes Transfer, Bond and Connection Costs, Gas Top Stove and Gas Geyser.

| DESCRIPTION                                        | DUPLEX TYPE | AREA (m²) | PARKING                                | EST. LEVY | RATES  | PRICED FROM |
|----------------------------------------------------|-------------|-----------|----------------------------------------|-----------|--------|-------------|
| <b><i>B Types</i></b><br>2 BEDROOM<br>2,5 BATHROOM | B2          | 117.6     | 2 UNDERCOVER CARPORTS                  | R2 191    | R1 238 | R2 399 000  |
| <b><i>C Types</i></b><br>3 BEDROOM<br>2,5 BATHROOM | C1          | 154.0     | 2 UNDERCOVER CARPORTS                  | R2 873    | R1 592 | R2 699 000  |
| <b><i>D Types</i></b><br>4 BEDROOM<br>2,5 BATHROOM | D1          | 181.7     | 2 UNDERCOVER CARPORTS<br>1 PARKING BAY | R3 391    | R1 864 | R3 099 000  |
| 4 BEDROOM<br>3,5 BATHROOM                          | D2          | 190.9     | 2 UNDERCOVER CARPORTS<br>1 PARKING BAY | R3 564    | R2 300 | R3 399 000  |



REGISTER NOW  
AND SAVE  
WHEN BUYING  
WITH ARCIS

## PURCHASE OPPORTUNITIES | SAVE WITH ARCIS

Price includes Transfer, Bond and Connection Costs, Gas Top Stove and Gas Geyser.

**R171 490**

NO TRANSFER DUTY

**R55 637**

NO ATTORNEY TRANSFER FEES

**R55 637**

NO BOND REGISTRATION FEES

**R25 000**

NO CONNECTION FEES

=

**R307 764**

TOTAL SAVINGS



## WOODLANDS ESTATE HAS THE EDGE

EDGE certified, a green building benchmark by the IFC.

Woodlands Estate have been awarded Edge Certification, meaning our buyers are eligible for an upfront 0,25% reduction on their Bond Interest Rate.

Edge Certification is a green building certification system focused on making buildings more energy and water efficient.

### APARTMENT

**B Types**  
2 Bedroom, 2,5 Bathroom

PRICED FROM  
**R 2 399 000**

### AFFORDABILITY

GROSS INCOME REQUIREMENT  
**R 83 217 /pm**

BOND REPAYMENT  
**R 26 005 /pm**

LEVY  
**R 2 191 /pm**

RATES  
**R 1 238 /pm**

### RENTAL RETURNS

EXPECTED RENTAL INCOME  
**R 17 000 /pm**

EXPECTED RENTAL INCOME  
**R 204 000 /pa**

GROSS YIELD  
**8.50%**

NET YIELD  
**6.79%**

### APARTMENT

**C Types**  
3 Bedroom, 2,5 Bathroom

PRICED FROM  
**R 2 699 000**

### AFFORDABILITY

GROSS INCOME REQUIREMENT  
**R 97 092 /pm**

BOND REPAYMENT  
**R 30 341 /pm**

LEVY  
**R 2 873 /pm**

RATES  
**R 1 592 /pm**

### RENTAL RETURNS

EXPECTED RENTAL INCOME  
**R 19 000 /pm**

EXPECTED RENTAL INCOME  
**R 228 000 /pa**

GROSS YIELD  
**8.15%**

NET YIELD  
**6.23%**

### APARTMENT

**D Types**  
4 Bedroom, 3,5 Bathroom

PRICED FROM  
**R3 099 000**

### AFFORDABILITY

GROSS INCOME REQUIREMENT  
**R 114 436 /pm**

BOND REPAYMENT  
**R 35 761 /pm**

LEVY  
**R 3 391 /pm**

RATES  
**R 1 864 /pm**

### RENTAL RETURNS

EXPECTED RENTAL INCOME  
**R 23 000 /pm**

EXPECTED RENTAL INCOME  
**R 276 000 /pa**

GROSS YIELD  
**8.37%**

NET YIELD  
**6.45%**

# BUYING WITH ARCIS IS SEAMLESS

## STEP 1: CHOOSE YOUR APARTMENT

Set up a meeting with our dedicated sales team, who will help you find your dream apartment, whether it's on the top floor with amazing views, or on the ground floor with a beautiful garden.

## STEP 2: FICA DOCUMENTS

Send us your FICA documents so we can prepare your offer to purchase. We'll need your: Proof of residence, proof of ID, proof of tax, proof of bank account details, and proof of marriage (if applicable).

## STEP 3: SIGN YOUR OFFER AND PAY YOUR DEPOSIT

Send us the signed offer to purchase along with the proof of payment for your securing deposit of R 20 000. Paid into our attorneys Trust account.

## STEP 4: HOME LOAN APPLICATION

We shall guide you through the home loan application with our dedicated bond originator, who will ensure you are offered the best possible rate from any of the major SA retail banker. \*Please do not submit your own application or we will not be over the costs. If you are purchasing Cash, we'll need a bank guarantee within 15 days of signing your offer.

## STEP 5: SHORTFALL

If there is a shortfall between purchase price and bond, or cash purchase, the balance of the purchase price is to be transferred by EFT or bank guarantee. The second deposit must be paid within 48 hours from your bond approval into the Strauss Daly Trust account.

## STEP 6: HANDOVER AND TAKING OWNERSHIP

**The best part!** Our team will contact you to make an appointment for the handover of your new home which will include your keys.



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[lifestyle@arcis.co.za](mailto:lifestyle@arcis.co.za)

[www.arcis.co.za](http://www.arcis.co.za)



Artist's impression



Artist's impression



## BUILT GREEN FOR YOUR WELL BEING

As a green development, Woodlands Estate is strategically designed to respect both the intrinsic value of the environment as well as cost savings for you, whilst ensuring you the best quality of life.

- LED Lighting
- Prepaid Electricity Meters
- Ceiling Fans
- Natural Ventilation
- Low-Flow Shower Heads And Faucets
- Fully Green, Beautifully Landscaped Gardens
- Gas Top Stoves
- Inverter Ready





Ground Floor



First Floor



## SEMI-DETACHED

### B2 - 2 BED - 2,5 BATH

Ground Floor Unit: 44.5 m<sup>2</sup>  
 Covered Patio: 13.4 m<sup>2</sup>  
 Covered Entrance: 1.7 m<sup>2</sup>

First Floor Unit: 55.5 m<sup>2</sup>  
 Open Patio: 2.5 m<sup>2</sup>  
**TOTAL:** 117.6 m<sup>2</sup>





Ground Floor



First Floor



## SEMI-DETACHED

C1 - 3 BED - 2,5 BATH

Ground Floor Unit: 55.6 m<sup>2</sup>  
 Covered Patio: 15.6 m<sup>2</sup>  
 Covered Entrance: 3.9 m<sup>2</sup>

First Floor Unit: 72.6 m<sup>2</sup>  
 Open Patio: 3.3 m<sup>2</sup>  
 Outdoor Storage: 3.0 m<sup>2</sup>  
**TOTAL: 154.0 m<sup>2</sup>**



Artist's impression



Ground Floor



First Floor



## SEMI-DETACHED

### D1 - 4 BED - 2,5 BATH

Ground Floor Unit: 61.9 m<sup>2</sup>  
 Covered Patio: 21.0 m<sup>2</sup>  
 Covered Entrance: 3.8 m<sup>2</sup>

First Floor Unit: 91.2 m<sup>2</sup>  
 Outdoor Storage: 3.8 m<sup>2</sup>  
**TOTAL: 181.7 m<sup>2</sup>**





Ground Floor



First Floor



## SEMI-DETACHED

D2 - 4 BED - 3,5 BATH

Ground Floor Unit: 63.8 m<sup>2</sup>  
 Covered Patio: 22.6 m<sup>2</sup>  
 Covered Entrance: 2.4 m<sup>2</sup>

First Floor Unit: 99.6 m<sup>2</sup>  
 Outdoor Storage: 2.5 m<sup>2</sup>  
**TOTAL: 190.9 m<sup>2</sup>**

# WOODLANDS

ESTATE

BEGIN THE NEXT CHAPTER IN YOUR LIFE.

[www.woodlandsestate.co.za](http://www.woodlandsestate.co.za)

## LET'S TALK

Speak to our sales team who will assist you with any questions and guide you through our quick and easy sales process.

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