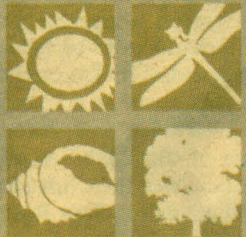


Simbithi
ECO-ESTATE



Ballito, KZN North Coast

Estate features include...

- Spacious plots
- Dams and grasslands
- Indigenous forests
- Community centres
- Club house and restaurants
- 18 hole executive golf course
- Equestrian centre
- Sports facilities
- Beach access
- 24 hour security
- Adventure playground
- Pre-school to Grade 3
- Breath-taking views

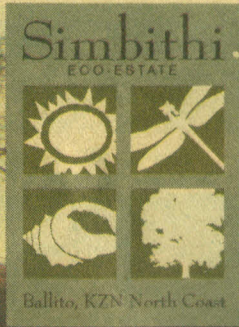
Good living is in your nature...

www.simbithi.com

For more information please contact our Sales Team on 086 100 2001

WBHO

eLAN
GROUP



Good living is in your nature...

www.simbithi.com



For more information please contact our Sales Team • Sales Hotline 086 100 2001 •

Gauteng Area - Brenda Johnston 083 630 9006 or Lynn Allnutt 073 665 1154



MARKETING FEATURE



Artists impressions of one of the clubhouses at Simbithi Eco-Estate. The clubhouse is just one of the many community facilities which will enable residents to enjoy a full lifestyle within the estate.



Living a convenient life to the full

iLala "progressing nicely"

THE developers of the iLala complex, Andrew Barnes Developments from Pietermaritzburg, may have joined the Simbithi party later than many of the other big developers, but they are well on their way to enjoying the benefits of the project.

The iLala development was launched together with Tamboti by Sabelo Properties, but when Sabelo decided to concentrate all their efforts on just one development within Simbithi, Andrew

Barnes was on hand to happily take over and continue developing the luxury iLala apartment complex.

"We are on site and well on the way with the piling and foundations," said Barnes this week.

"Once the industry returns after the Christmas break we will start the building proper and are expecting to finish sometime in June.

We still have a few apartments left to sell, but everything is going nicely and according to plan."

iLala

Simbithi Eco-Estate - the facts

The 322ha Simbithi Eco-Estate is in the process of being transformed back into a natural coastal paradise with indigenous vegetation, wetlands and breathtaking vistas. Simbithi will eventually comprise a total of approximately 1 200 units in Phase 1, made up of single residential sites and clusters of villages. Phase 2 consists of 178 freehold plots around a nine-hole executive golf course and Phase 3 consists of a further 116 freehold plots and 2 development sites.

Grasslands and Wildlife

The Estate plans to have corridors of natural vegetation between single residential sites and clusters of homes or villages to allow animals to wander through the Estate. An environmental consultant has been hired in an advisory capacity to help make sure the development fits into ecological guidelines and complies with the legal requirements. The only birds that will be formally introduced into the Estate are Helmeted Guineafowl. The fish species to be released will be finalised with Prof Gert Steyn from Pretoria University, but will include Grass Carp to control the aquatic plants that may invade the water and an insect feeding fish to control mosquito larvae.

Beachfront Parking

The Developers will be creating a parking area within Simbithi, adjacent to Ocean Drive, for residents to be able to gain direct pedestrian access to the beach. This will prevent further beach parking congestion in Ballito.

TIM WHITFIELD

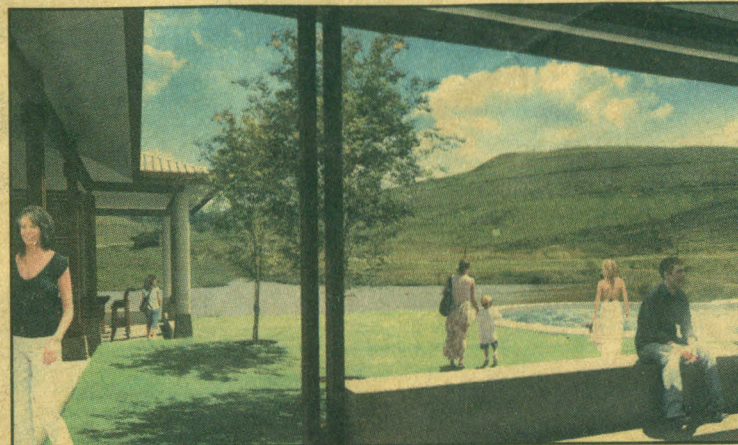
FROM the moment Simbithi Eco-Estate was launched just over a year ago, it has been attracting massive interest from buyers, agents and property developers.

It is not difficult to understand why. While other developments have sought to simply maximise profits during the golden period of the current property boom, the developers – The élan Group who conceptualised and launched the project and 50% partners, the world renowned WBHO group – have attempted to create a complete lifestyle within the secure walls of Simbithi.

Instead of cramming as many houses as possible into as small a space as possible, élan have opted to spread out the houses and squeeze in recreational and sports facilities.

The developers are well on their way to introducing game to the estate so as to give homeowners the opportunity to watch wildlife from up close. Houses overlook the dams and watering holes, and wide tracts of land are being left undeveloped so animals will wander freely between homes, giving residents the chance to experience wildlife, literally in their gardens.

Walking, horse, bike and running trails will allow residents to enjoy an



excursion into the countryside without leaving the estate.

But the eco-estate concept is only half the task of creating a lifestyle at Simbithi. The élan Group have tried to include facilities within the estate that will allow residents to enjoy a complete lifestyle inside the gates.

In Phase One the communal facilities include three community centres and a clubhouse. Outside of their homes, estate residents will have access to communal swimming pools, braai facilities, undercover entertainment areas, a children's adventure playground, birdwatching gazebo, picnic spots, dining facilities, TV lounge with big-screen TV, bar, playing fields, an outside bar area and an equestrian centre.

Phase Two takes the community facilities even further. Proposed facilities include a wellness centre, conference centre with secretarial and internet facilities, another clubhouse with tennis and squash courts, a swimming pool, a top-class restaurant and a family restaurant, as well as a bar and there are plans for a school.

Should residents feel the need to move outside the secure, walled estate, they can walk a couple of minutes to the beach, or drive a few minutes to shop in either the booming town of Ballito or at Gateway. Within 20 minutes drive residents can be at the proposed La Mercy Airport or at work at The Ridge or La Lucia Office Parks.



Open Day

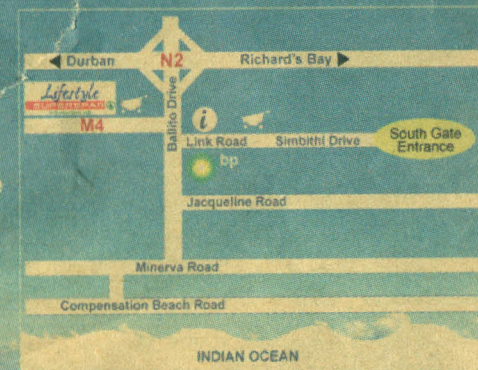
10 December 2004 - 9 January 2005
(Excluding 25th, 26th Dec '04 and 1st Jan '05)

You are invited to...

Visit Simbithi Eco-Estate and experience nature's paradise. The kids will be entertained at the Adventure Playground whilst you have time to re-assess your living needs.

10h00 to 17h00 daily

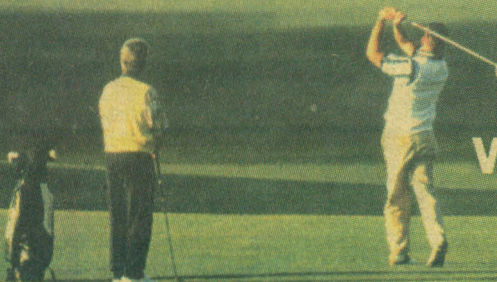
- Adventure Playground
- Jumping Castle
- Horse Rides
- Refreshments
- On-site Sales Assistance
- Estate Tours



Simbithi



ECO - ESTATE



www.simbithi.com

086 100 2001

éLAN
GROUP
www.elan.co.za

