



THE GRAND *Comoros*

RETIREMENT ESTATE • ST FRANCIS BAY

Portfolio



www.thegrandcomoros.co.za



131 units
24 hr security
24 hr medical centre
Fully equipped clubhouse
Gym facility
Indoor & outdoor pools

29 - 35 Grande Camore Street
Sea Vista
St. Francis Bay

www.thegrandcomoros.co.za

Developed by

EDGE
CONSTRUCTION

Designed by

dmv
ARCHITECTURE



Contents

- 4** Levy Breakdown
- 5** Pricing
- 6** Google Maps
- 7** Site Layout
- 8** Social Clubhouse
- 9** Medical Facility
- 10** Gym Facility
- 11** Estate Security
- 12** Unit A Floor Plan
- 13** Unit B Floor Plan
- 14** Unit C Floor Plans
- 16** Unit D Floor Plan
- 17** Progress as of May 2023
- 18** Get In Touch

ESTATE FEE LE

LEVY BREAKDOWN

Administration costs
Municipal costs excl rates
Nursing staff 24 hours
Gardmed Ambulance service retainer
3 x general workers
Caretaker
Estate manager/secretary
2 x Security guards 24hours
Armed response
Gate access control licencing software
Estate LDV & fuel
Estate 22 seater bus & fuel
Fibre & Internet for community centre
DSTV for community centre
Maintenance
Reserve Fund
Insurance on houses & communal buildings





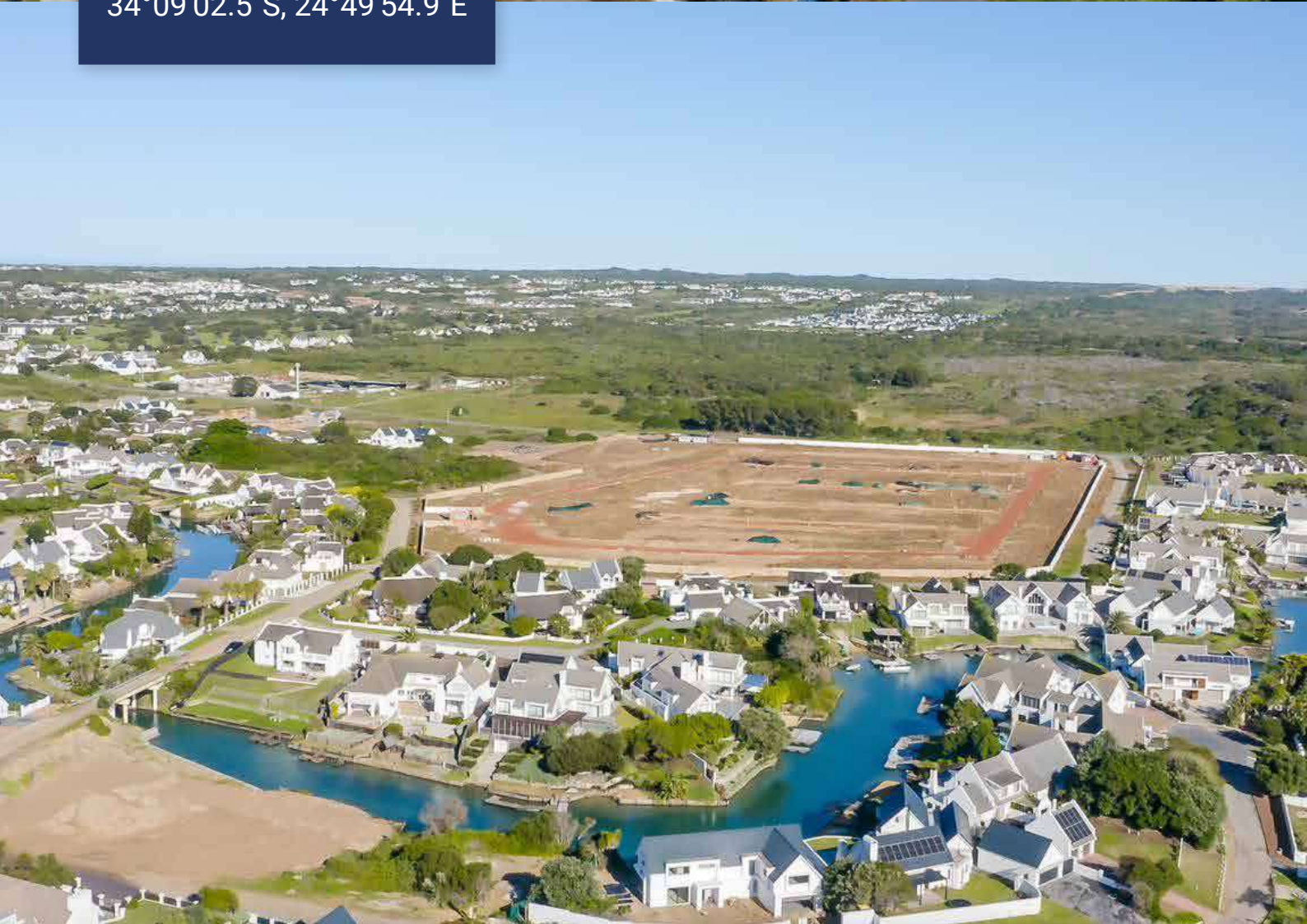
Pricing

Units, levies & m2

| HOUSING | NO OF UNITS | SIZE M ² | LEVY R13,30 / m ² | PRIMARY HEALTHCARE LEVY PER UNIT | UNIT PRICE incl. VAT |
|--|-------------|---------------------|---------------------------------|-------------------------------------|-------------------------|
| UNIT A 1 Bed, 1 Bath, Living area, Patio, 1 Guest parking | 32 | 66,5 | R 884,45 | R 551,35 | R 1 700 000 |
| UNIT B 2 Bed, 2 Bath, Living area, Patio, Covered entertainment area, Single garage, 1 Guest parking | 34 | 114 | R 1 516,20 | R 551,35 | R 2 890 000 |
| UNIT C 1 [139m²] 2 Bed, 2 Bath, Living area, Patio, Covered entertainment area, Single garage, 1 Guest parking | 32 | 139 | R 1 848,70 | R 551,35 | R 3 360 000 |
| UNIT C 3 [158m²] 2 Bed, 2 Bath, Living area, Dining area, Patio, Covered entertainment area, 1 guest parking, Single garage | 15 | 158 | R 2 101,40 | R 551,35 | R 3 860 000 |
| UNIT D 3 Bed, 2 Bath, Living area, Patio, Covered entertainment area, Double garage | 18 | 200 | R 2 620,10 | R 551,35 | R 4 650 000 |



34°09'02.5"S, 24°49'54.9"E



Estate Site Map



Social Clubhouse

At The Estate










-  Kitchen
-  Resturant & Bar
-  Indoor/outdoor braai area
-  Offices
-  Fire place
-  All opening onto large decked patio overlooking the communal pool area

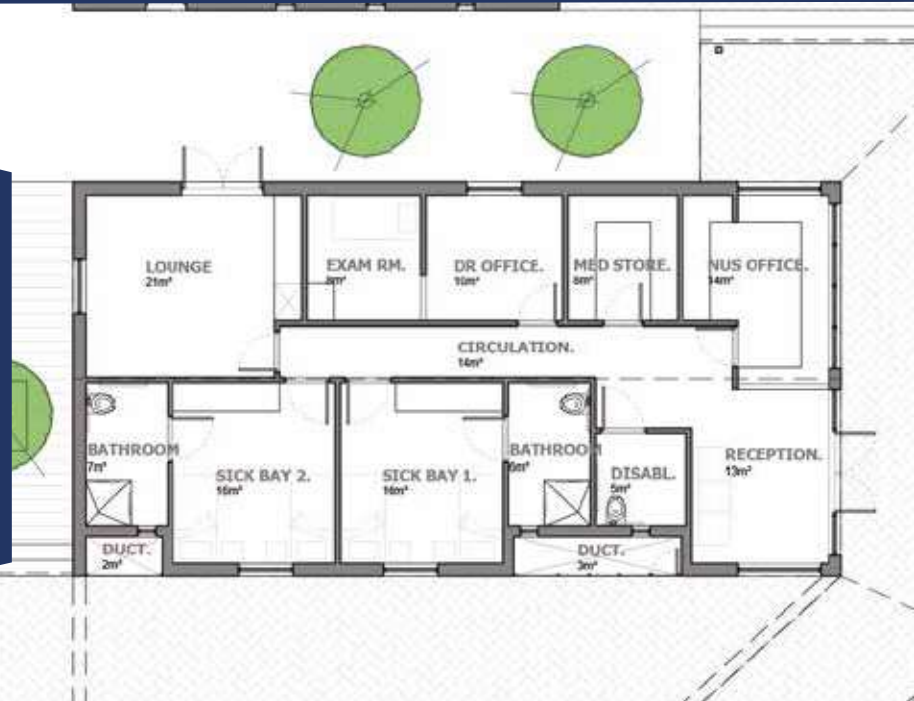


24-Hour Medical Centre

Centre



-  Doctors rooms
-  24-hour Nursing station
-  Panic button system from homes to nurses station
-  2 double sick bays with bathrooms
-  Fully equipped for emergencies
-  Nurse's lounge
-  Dispensary



COVERED VERANDAH.



Gym & Indoor Pool Facility



- Full gymnasium 🌿
- Locker rooms with showers 🌿
- Sauna's for mens & ladies 🌿
- 15m indoor pool for water aerobics - training - rehabilitation - 🌿

Safety & Security

Around The Clock



- Electric fencing 🌿
- Perimeter & entrance camera system 🌿
- Biometric pedestrian entrance 🌿
- Driver's licence and vehicle disc scanning for visitors 🌿
- 24hr Guard at gate & roaming guard 🌿
- Panic button system 🌿
- Security Gates 🌿
- Bloodhound patrol management system 🌿
- 24hour response vehicles on standby 🌿

Unit A 66,5m²

The Garden Cottage

- 1 Bed
- 1 Bath
- Living area
- 1 Guest parking
- *Carport optional



| HOUSING | SIZE M ² | LEVY R13,30 / m ² | PRIMARY HEALTHCARE LEVY PER UNIT | UNIT PRICE incl. VAT |
|-----------------------------------|---------------------|---------------------------------|--|-------------------------|
| UNIT A [66,5m²] | 66,5 | R 884,45 | R 551,35 | R 1 700 000 |

Unit B 114m²



- 2 Bed
- 2 Bath
- Living area
- Patio
- Covered Entertainment area
**Can be enclosed*
- Single garage
- 1 guest parking
**Carport Optional*



UNIT B1 PLAN

| HOUSING | SIZE M ² | LEVY R13,30 / m ² | PRIMARY HEALTHCARE LEVY PER UNIT | UNIT PRICE incl. VAT |
|----------------------------------|---------------------|---------------------------------|--|-------------------------|
| UNIT B [114m²] | 114 | R 1 516,20 | R 551,35 | R 2 890 000 |

Unit C1 139m²

Free Standing Unit

- 2 Bed
- 2 Bath
- Living area
- Patio
- Covered Entertainment area
**Can be enclosed*
- Single garage
- 1 guest parking
**Carport Optional*



FREE STANDING TWO BEDROOM UNIT

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| HOUSING | SIZE M ² | LEVY R13,30 / m ² | PRIMARY HEALTHCARE LEVY PER UNIT | UNIT PRICE incl. VAT |
|-----------------------------------|---------------------|---------------------------------|--|-------------------------|
| UNIT C1 [139m²] | 139 | R 1 848,70 | R 551,35 | R 3 360 000 |

Unit C³ 158m²

Free Standing Unit

- 2 Bed
- 2 Bath
- Living & Dining area
- Patio
- Covered entertainment area
**Can be enclosed*
- 1 guest parking
**Carport Optional*
- Single garage



| HOUSING | SIZE M ² | LEVY R13,30 / m ² | PRIMARY HEALTHCARE LEVY PER UNIT | UNIT PRICE incl. VAT |
|-----------------------------------|---------------------|---------------------------------|--|-------------------------|
| UNIT C3 [158m²] | 158 | R 2 101,40 | R 551,35 | R 3 860 000 |

Unit D

200m²

Premium Free Standing Unit

- 3 Bed
- 2 Bath
- Living area
- Patio
- Covered entertainment area
**Can be enclosed*
- Double garage



THREE BEDROOM UNIT PLAN

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| HOUSING | SIZE M ² | LEVY R13,30 / m ² | PRIMARY HEALTHCARE LEVY PER UNIT | UNIT PRICE incl. VAT |
|-----------------------------------|---------------------|---------------------------------|--|-------------------------|
| UNIT D1 [200m²] | 200 | R 2 620,10 | R 551,35 | R 4 650 000 |

Progress as of May 2023



For any queries or more info

Get in Touch

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