



MATUMI VALLEY

MATUMI VALLEY PHASE 2- INFORMATION SHEET

GENERAL

- Address: 2 Alpha Street, Orchard View x6
- Show day times: Saturdays and Sundays, 12 PM - 5 PM
Weekdays by appointment
- 66 units in Phase 2
- 3 bedroom houses starting from R 2 099 000
- 4 bedroom houses starting from R 2 299 000
- Transferring and bond attorneys: Annemarie Swanepoel
- Transfer costs included. (T&Cs Apply)

UNIT FEATURES

- Freestanding duplexes with private gardens
- Double garages
- Standard covered patio
- Laundry area
- PV supported geyser
- Space for under-counter appliance
- Fibre ready
- Smart electricity meters
- Pet friendly
- Schedule of finishes available on request

UNIT SIZES:

- Type H - 3 bed, 2.5 bath, 150m²
- Type J - 3 bed, 2.5 bath, 155m²
- Type K - 4 bed, 2.5 bath, 163m²
- Type M - 4 bed, 2.5 bath, 158m²

13 November 2024



MATUMI VALLEY PHASE 2- INFORMATION SHEET

SECURITY FEATURES:

**All existing*

- Gatehouse with access control and security guard
- Off-site CCTV monitoring security cameras with Black Screen Technology
- Boundary wall with electric fence
- Pedestrian access control

COMMON AREAS:

**All existing*

- Clubhouse with braai facilities
- Swimming pool
- Visitors parking

AMENITIES:

- Valley Hyper Centre
- Lowveld High School
- Hoërskool Bergvlam
- Laerskool Bergland Primary
- Nelspruit Primary
- Nelspruit Mediclinic
- KMI Airport

CONSTRUCTION PROGRAM:

- Construction start date - 3rd quarter of 2024
- Estimated occupation for the first units of phase 2 - 3rd quarter of 2025

30 October 2024