



AGENT & BUYER FACT SHEET

SAXONY

WILDLIFE ESTATE

HILTON



SAXONY WILDLIFE ESTATE IS A HAVEN FOR THOSE WITH AN ALTERED PERSPECTIVE.

The lifestyle is defined by abundant tranquility and ample outdoor space within Ihlanze Game Reserve, yet it is mere minutes away from preferred retailers, private hospitals and the country's top schools.

FEATURES

- High Security
- High-speed Internet
- Simplified Design Code
- Allows for an Effortless Outdoor Lifestyle
- Set Within a Wildlife Reserve Run by a Management Team
- Utterly Remote, Yet Incredibly Easy to Reach from Hilton and Pietermaritzburg
- Large and Small Free-roaming Wildlife as well as Abundant Birdlife
- Pietermaritzburg Airport: 27 km
- King Shaka International Airport: 120 km

ARCHITECTURE & DESIGN CODE

- 1 Level Platform Construction:** All homes must be built on a level platform.
- 2 Single-storey Living:** Homes can only be single-storey and a wraparound veranda is required around all buildings and should be a minimum of 3 metres in width. Homes may be built in a single structure or as a cluster of buildings.
- 3 Low-pitched Roofs:** Any roofing material (except thatch) is acceptable, provided all roofs have either a low pitch or are flat.
- 4 Minimal Light Pollution:** No direct light sources may be visible from the exterior of the building.
- 5 Colours:** Where a roof is not living, it must be painted in Saxony Wildlife Estate's signature fauna colour. All building walls must be painted in Saxony Wildlife Estate's signature fauna colour. Pools and driveways must be in an approved earthen colour.
- 6 Landscaping:** Must be indigenous and is required in order to break the outline of any structure. See approved plant and tree list, an annexure to the Management Rules.



SIZE

An alluring combination of bush and country. The estate comprises 1 000 hectares of scenic and diverse bushveld with numerous free-ranging animal species. Sites available for purchase are limited to 49, ranging in size from 20 – 33 ha.

PET POLICY

A strict pet policy is in place to ensure a safe environment for residents and wildlife. Only dogs will be allowed on **Saxony Wildlife Estate** under the following conditions:

- When going for a walk on the estate, dogs must be kept on a leash at all times.
- Properties need to be fenced with a 1.8 m high welded mesh fence, with 30 cm of the fence being buried.
- Dogs are their owners' responsibility and owners are potentially liable for any damage inflicted by their dogs.

OUTDOOR LIFESTYLE

Residents can enjoy the outdoors to the fullest and take advantage of vast open spaces by walking, running, mountain biking, birdwatching and fishing. The 50 kilometers of internal, all-weather roads can also be used for game drives.

The estate is also adjacent to Buckingham Equestrian Centre.

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FAUNA & FLORA LIST

The reserve boasts prolific wildlife, as animals roam freely amongst scant residences, rolling hills, lush vegetation and a babbling brook or two. Residents will be able to utilise the all-weather roads within the property for game viewing routes.

Wildlife populations include Wildebeest, Giraffe, Reedbuck, Eland, Kudu, Impala, Nyala, Zebra, Warthog, Bushpig, Leopard, Hippo, Jackal, Caracal, Serval, African Wildcat, Genet, as well as abundant birdlife and many other indigenous species.

Total: 41 Mammal Species | 289 Bird Species

As part of Saxony Wildlife Estate's ongoing environmental responsibility initiatives, wildlife and environmental consultant Peter Le Roux has been co-opted to evaluate Ihlanze Game Reserve on a weekly basis. Peter also advises on the rehabilitation and sustainable wildlife management of the property.

Game ownership will be transferred to the HOA once the development is complete.

COMMUNITY COLLABORATION

The estate offers an opportunity for community collaboration – for residents to come together to make the most of what the estate has to offer. Striving towards safe and sustainable practices that are in the best interest of the community and environment is encouraged.

PRIVATE SCHOOLS

The estate is in close proximity to multiple top schools including:

Hilton College
Michaelhouse
St Anne's Diocesan College

HIGH-QUALITY HEALTHCARE

There are **5 private hospitals nearby**, Life Hilton Private Hospital being the closest.



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www.saxonywildlifeestate.com



LUXURY BUSH LIVING NEAR MODERN CONVENIENCES

There are numerous shopping centres in the vicinity offering all the necessary modern conveniences residents may need and a much-anticipated shopping centre on Hilton College Road scheduled for completion in 2021.

SALES PACK

For a comprehensive collection of images, renderings and other collateral. Follow the link below:

<https://bit.ly/2HXn5DF>

**SEIZE AN
INCREDIBLE
OPPORTUNITY
MINUTES AWAY
FROM MODERN
AMENITIES**

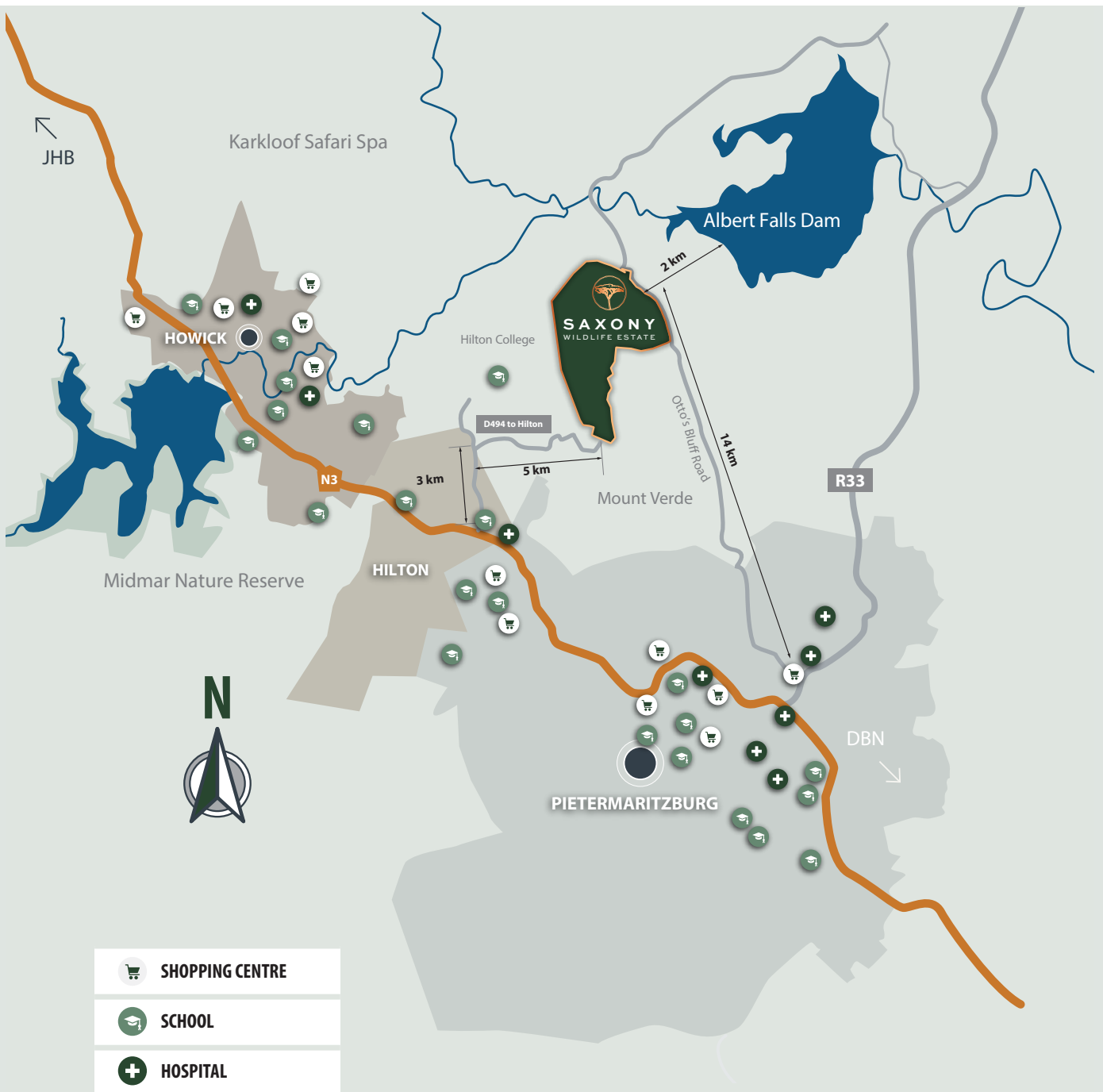
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TO SECURE
YOUR SPACE.**

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