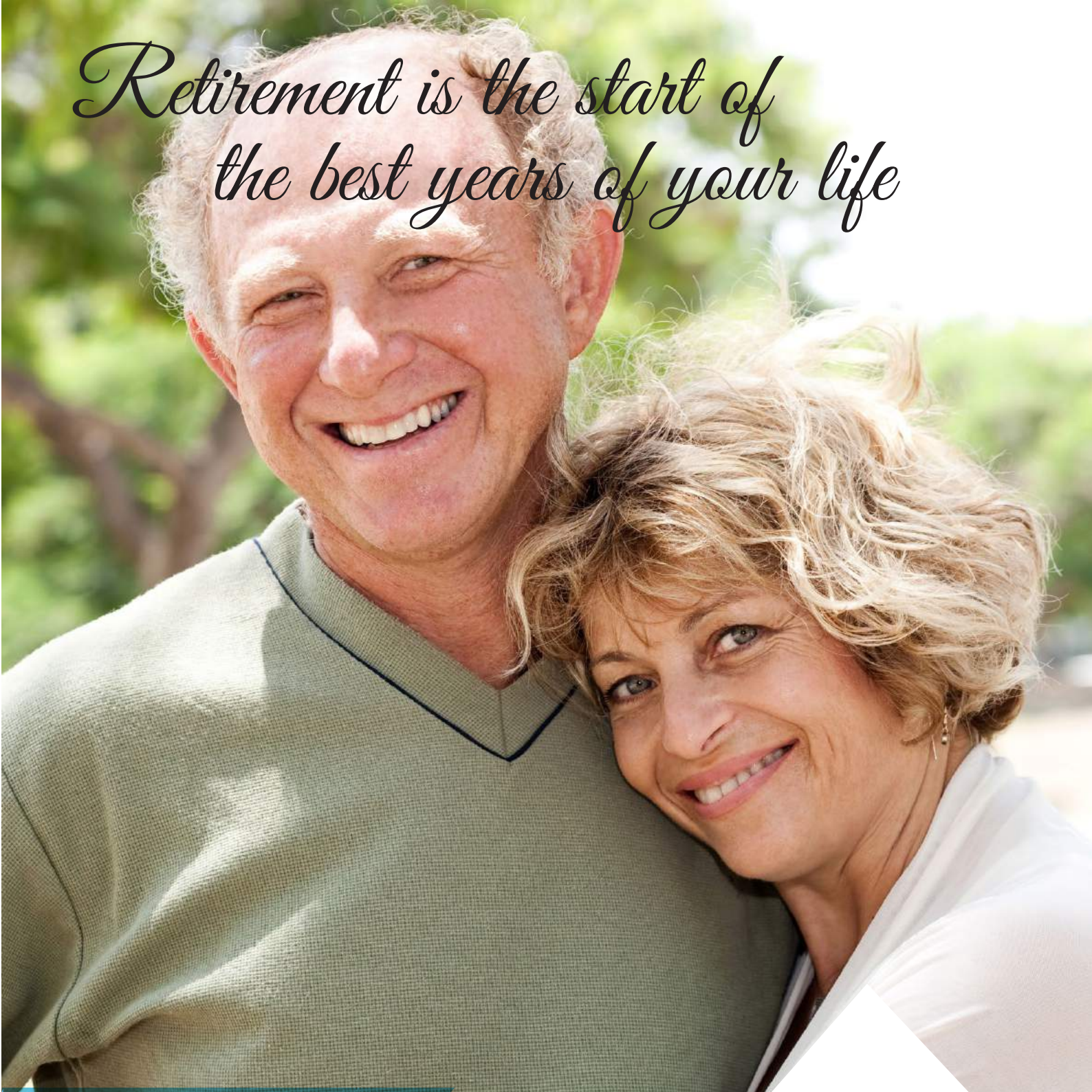


*Retirement is the start of
the best years of your life*



TERRA NOVA
Retirement Village



YOUR NEW NEIGHBOURHOOD

Retirement is the start of the best years of your life; a chance to finally enjoy the fruits of your labour. How you choose to spend this time is up to you. Choosing where you spend it is a lot simpler: welcome to Terra Nova Retirement Village.

Terra Nova Retirement Village is the latest addition to the Terra Nova Private Town, situated close to the N17 and only minutes away from Secunda. Residents can enjoy all the amenities and luxuries of a vibrant town, nestled in the rolling hills of the countryside.

The aim is to establish the first top-notch retirement estate in the Highveld and enable residents of the surrounding areas to retire locally, with no need to relocate to the city in order to enjoy retirement to the full.

With more than 500 residential units built and sold in Terra Nova by the same developers, you can rest assured that your investment is

in good hands when buying at Terra Nova Retirement Village. Build quality is of the utmost importance, with only premium fittings and finishes fitted to all homes.

In order to mitigate the impact on the environment and create energy efficient and cost effective homes, eco-friendly materials and building techniques are used as far as possible. To this end, a reticulated gas network and gas storage banks have been constructed to service all properties in Terra Nova.

All homes are fitted with a gas stove & oven, a gas geyser and a gas heater. This alternative to electricity is also more economical and ensures a lower utilities bill for the residents of Terra Nova.

Mindful of the long-term national energy situation, diesel-powered backup generators have also been installed to guarantee

electricity supply to all properties during loadshedding and outages.

The various residential estates within the Terra Nova Private Town offer a secure living environment where residents can enjoy peace of mind and freedom of movement.

The 24-hour state-of-the-art security system available to all residents guarantees security and peace of mind. The security system consists of 24-hour CCTV monitoring with armed response, gated entrance with access control and electric fencing.

To further expand the footprint of Terra Nova Private Town, more conveniences and services are being developed. Construction work on the restaurant and hotel is in progress, while the planning for a convenience mall and filling station is nearing completion.

OTHER FACILITIES AND SERVICES INCLUDE:

The Retirement Village has been designed to ensure that all residents will enjoy a secure and fulfilling retirement. To this end, different facilities and levels of care will be available to residents. A fully functional Frail Care Unit forms an integral part of the central area of the estate, while Assisted Living Units are directly adjacent to the frail care section.

Both the Frail Care and Assisted Living Units will provide special care for rehabilitation and recuperation purposes, as well as long term support and care to the frail. These medical care services will be provided by professionally qualified and thoroughly vetted practitioners to guarantee excellence.





THE COMMUNAL ADMINISTRATION BLOCK WILL BE THE CORE OF THE RETIREMENT ESTATE PROVIDING ALL FACILITIES AND SERVICES REQUIRED FOR A CARELESS RETIREMENT AND WILL CONSIST OF:

- General administration offices
- Room for consultation by visiting doctors, therapists and other medical practitioners
- Dining room and the central kitchen
- Laundry area
- Gymnasium
- Lounge with a library
- Hair salon
- Community hall for functions and church activities
- Entertainment area
- Outdoor boma with braai facilities
- Areas for practising hobbies such as an area for gardening (e.g. vegetable gardens), as well as a workshop/shed where wood work and other crafts can be practised.

COMMUNITY BLOCK *(Includes: Gym, restaurant, hairdresser, boma, community hall and more)*



**FRAIL CARE / SUB ACUTE
MEDICAL CENTRE** *(Residents have
preferential access to frail care).*



HOUSING OPTIONS

In order to cater for the different needs of residents, various options are available when choosing a home.

The sectional title area of the retirement village will provide a choice of one or two bedroom attached units. Residents of these units will have the option of acquiring either a carport or a garage.

Additional store room is also available and special provision can be made for safe and secure parking for caravans and trailers.

Various products are also available as full title stands, which include:

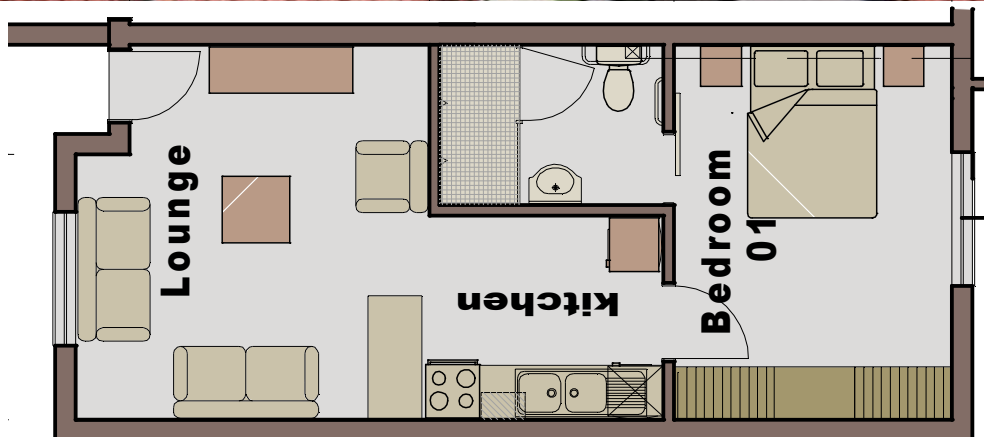
- Two and three bedroom free standing units. The units are ideal for the independent person who requires a lock-up-and-go option
- A more luxurious option on a medium sized stand is also available.
- Plot and plan options are also offered, where the architect of Terra Nova Retirement Village can capture your specific needs by designing your dream retirement house.



ASSISTED LIVING UNITS *(right next to frail care)*.



APARTMENTS (One & Two bedroom units).



**1 BEDROOM
UNIT**
R595 000*
46m²
(1bed, 1bath)

2 BEDROOM UNIT
R715 000*
60m²
(2bed, 1bath)



(* add R30 000 for a carport or R100 000 for a lock up garage)

FULL TITLE HOMES - FROM R950 000*



UNIT Dn 92m² - R970 000*
(2bed, 2bath, garage)



UNIT C 107m² - R1070 000*
(3bed, 2bath, garage)



UNIT F 103m² - R1 010 000*
(2bed, 1bath, garage)

**STANDS FROM
+- 603m²**

FROM R753 000*
***& we will build
your
home for you.***

FULL TITLE HOMES - FROM R1 785 000*
(+/- 400m² stand).



UNIT B 159m² - R1835 000*
(3bed, 2bath, Dbl garage)



UNIT A 156m² - R1785 000*
(3bed, 2bath, Dbl garage)



HERE IS THE SUMMARY AND IMPORTANT POINTS WITH REGARDS TERRA NOVA RETIREMENT VILLAGE.

Levy break down:

1. TN is a private town and must maintain its own infrastructure like roads, storm water, electricity, sewage and more = TNI Property Rates calculated on Govan Mbeki Municipality rates calculated on the value of your property. Govan Mbeki Municipality rates still apply but at a reduced rate.

2. TN has its own governing body with a board of directors that is elected by the Terra Nova residents. The directors are responsible for the entire town, maintenance of common areas, security waste removal and beautifying the town. = HOA levy

= Retirement village levy

	TNI Property rates (Voltano)	HOA Levi (Pretor)	Retirement village Levi (Pretor)
1 and 2 bed=	+/- R250	+/- R 590	+/- R 500
F/C/D =	+/- R490	+/- R 590	+/- R 950
A/B =	+/- R950	+/- R 590	+/- R 1 515

Additional services by the Terranova Retirement village: (R 850 – R 975)

The Trustees of the Retirement village are further responsible for all agreements with service providers such as Meals, Medical and Emergency Services, Nurses station, Laundry and other matters.

(This will all be Levi by the Terranova Retirement village managed by Pretor)

Meal allowance = this gives you 10 meals per month @ R550

Emergency services = 24h Medical emergency, armed and fire support, access to a part time nurse on site and nurses station (sieke boeg) and base line care = R250 for 1 person and R375 for 2.

Fibre Maintenance = Maintains the in house emergency system and the link of it . R50

All lease levies are calculated on a yearly budget by the relevant parties and can be reviewed and amended on a yearly basis.

Some features of living in Terranova:

You are in charge of your own security and town (24h CCTV + armed vehicle) and have a say in the management of it! Terra Nova Boasts with its own shopping centre with an OK Foods and other stores, Crawdaddy's Restaurant and a Hotel. Terra Nova has Piped gas throughout the estate and lights are always on with the backup generators available when electricity goes out.

Some features of Living in the Terranova Retirement Village: Peace of mind in terms of medical emergency and support, all homes structures are insured and maintained by the body corporate.

To ensure a minimal Levi increase in the future, a final levy of 3% of the purchase price will be payable to the retirement Village fund in the event of the resale of any property.



SITE MAP



DO NOT MISS OUT ON THIS UNIQUE OPPORTUNITY.

For more detailed information about products
available in the Terra Nova Retirement Village

Sales: 074 000 0009

Email: sales@terranovalhoa.co.za

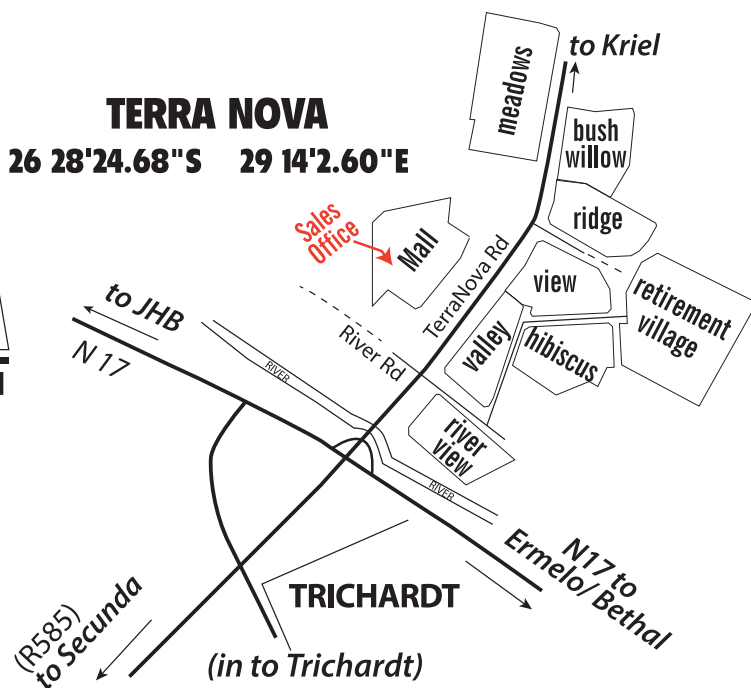
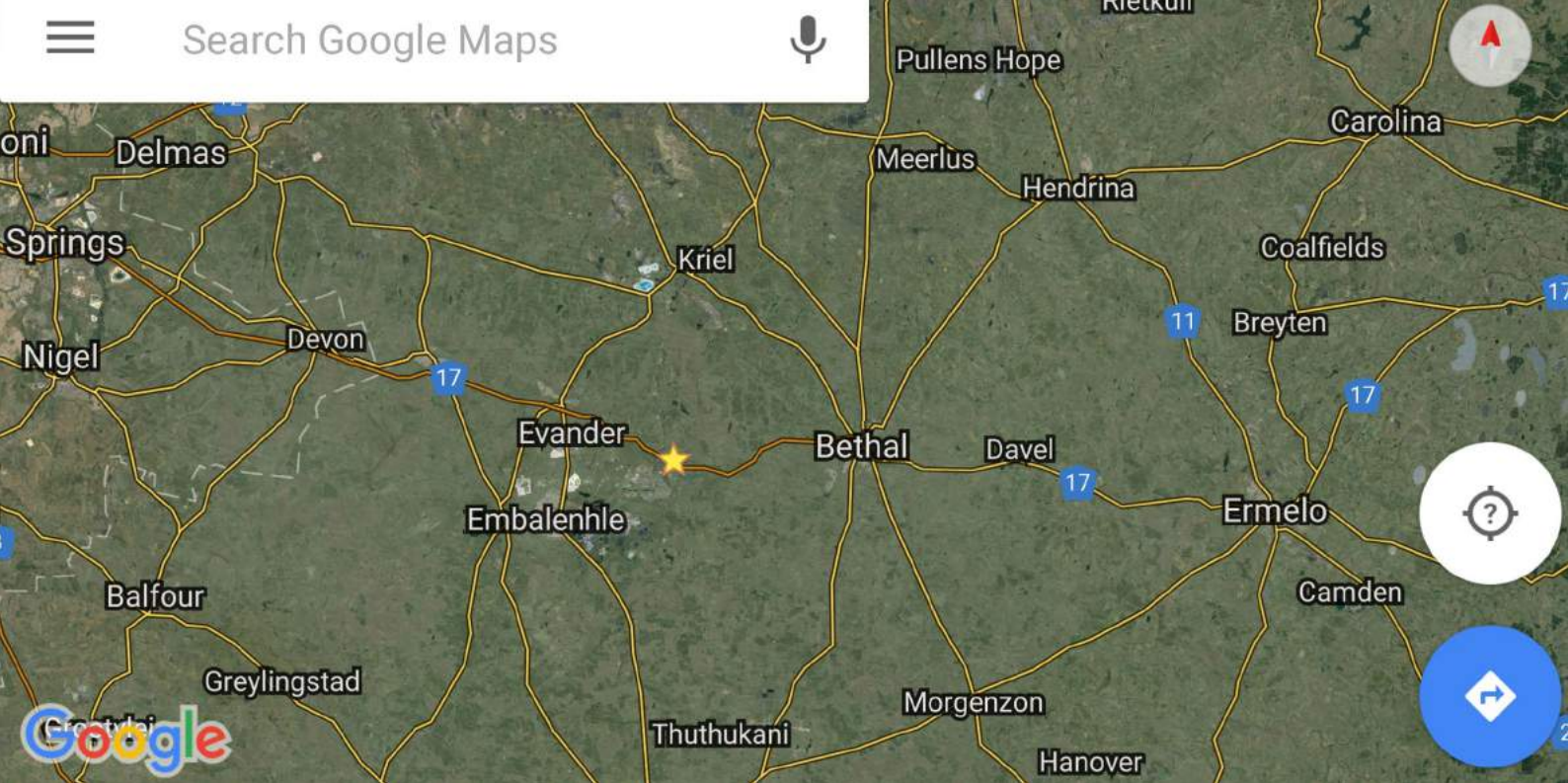
retirement@terranovalhoa.co.za

or

Visit the sales office above, **OK Foods**
in Terra Nova Village Mall.

www.terranovalhoa.co.za





CONTACT INFORMATION

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