

*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 1500 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. This also includes our back up water tanks should there be a interruption from Rand Water.

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.

Terra Nova Township boasts additional conveniences like restaurants, a hotel and shopping centre with a soon to be completed filling station.

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.



FRAIL CARE CENTRE



FRAIL CARE INCLUDES

- 3 Healthy Meals, Laundry, room cleaning, 24 hour Trained nursing staff, care givers and social programmes



Repit care



- Daycare drop in centre for the aged



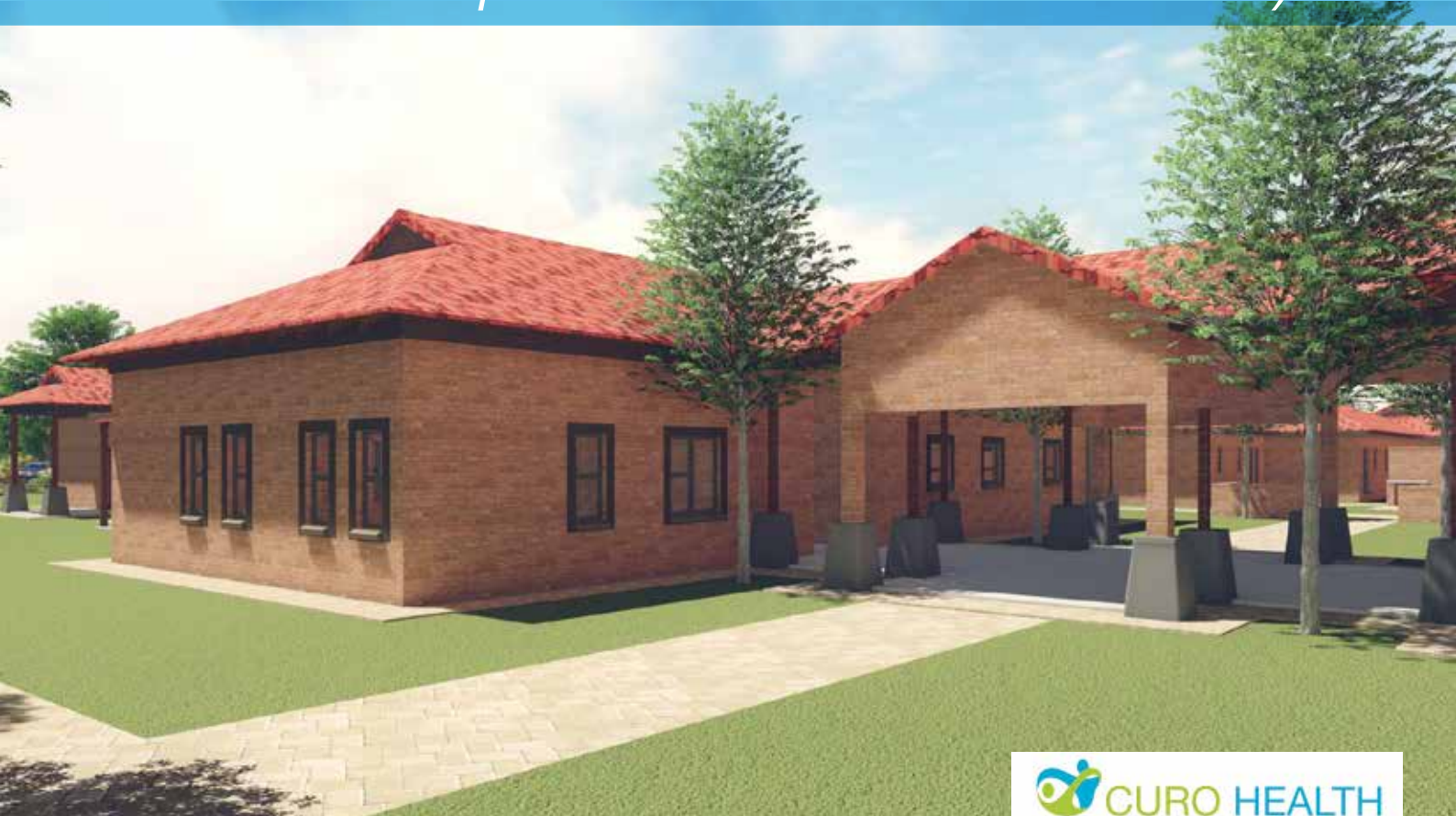
- Home nursing/care giving in the Retirement home



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.





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.

APARTMENTS (One & Two bedroom units).



**1 BEDROOM
UNIT**
R725 000*
46m²
(1bed, 1bath)

2 BEDROOM UNIT
R879 000*
60m²
(2bed, 1bath)



(*add R30 000 for a carport or R130 000 for a lock-up garage)

FULL TITLE HOMES - FROM R1060 000* (+/- 200m² stands)

UNIT Dn 92m²



R1 345 000*
(2bed, 2bath,
garage)

UNIT C 107m²



R1 495 000*
(3bed, 2bath,
garage)

UNIT F 103m²



R1 455 000*
(2bed, 1bath,
garage)

FULL TITLE STANDS

From R750 000 (t&c's)
(600m² and bigger)

Design your own
dream home.



FULL TITLE HOMES - FROM R1850 000*
(+/- 400m² stand).



UNIT B 159m² - R2 255 000*
(3bed, 2bath, Dbl garage)



UNIT A 156m² - R2 199 000*
(3bed, 2bath, Dbl garage)

FULL TITLE HOMES - FROM R1 775 000*
(+/- 123m² stand).



UNIT G1 123m² - R1 775 000*
(2bed, 2bath, Dbl garage)

UNIT G2 147m² - R2 029 000*
(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=	+/- R500	+/- R 700	+/- R 640
F/C/D =	+/- R990	+/- R 1000	+/- R 1140
A/B =	+/- R1300	+/- R 1000	+/- R 1 860

Additional services by the Terranova Retirement village:

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

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

All 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 and own water tanks.

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.

3. The Retirement Village was created in such a fashion that all full title units will fall under the same rules as the Retirement Sectional Title legislation. Residents are elected as Trustees of this Body Corporate and are responsible to enforce the rules. Issues that fall under their control are:

- Insurance of all homes and common buildings,
- maintenance of the common areas,
- upkeep of all the exterior of all dwellings and other buildings,
- internal management and events, parks etc.
- Levies are calculated on a participation quota (home size)

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

Emergency line = Maintains the in house emergency system and the link of it . R50

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: info@terranovasales.co.za

Frail care: 066 586 7056

Email: frailcare.tnr@outlook.com

or

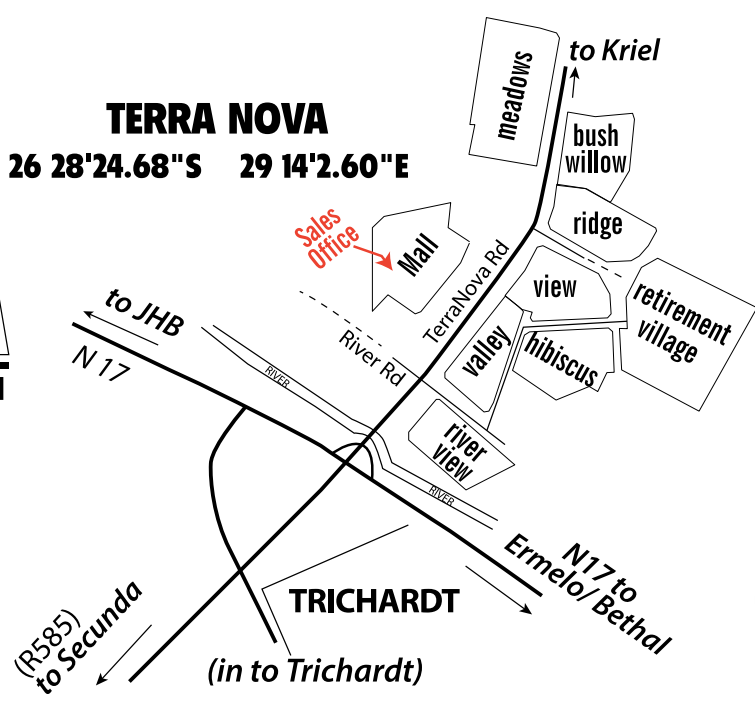
Visit the sales office above, in Terra Nova Village Mall.

Office hours 08:00 – 17:00



www.terranovasales.co.za





CONTACT INFORMATION

Office Hours 8:00 – 16:00

Tel: +27 74 000 0009

Email: sales@terrannovasales.co.za

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