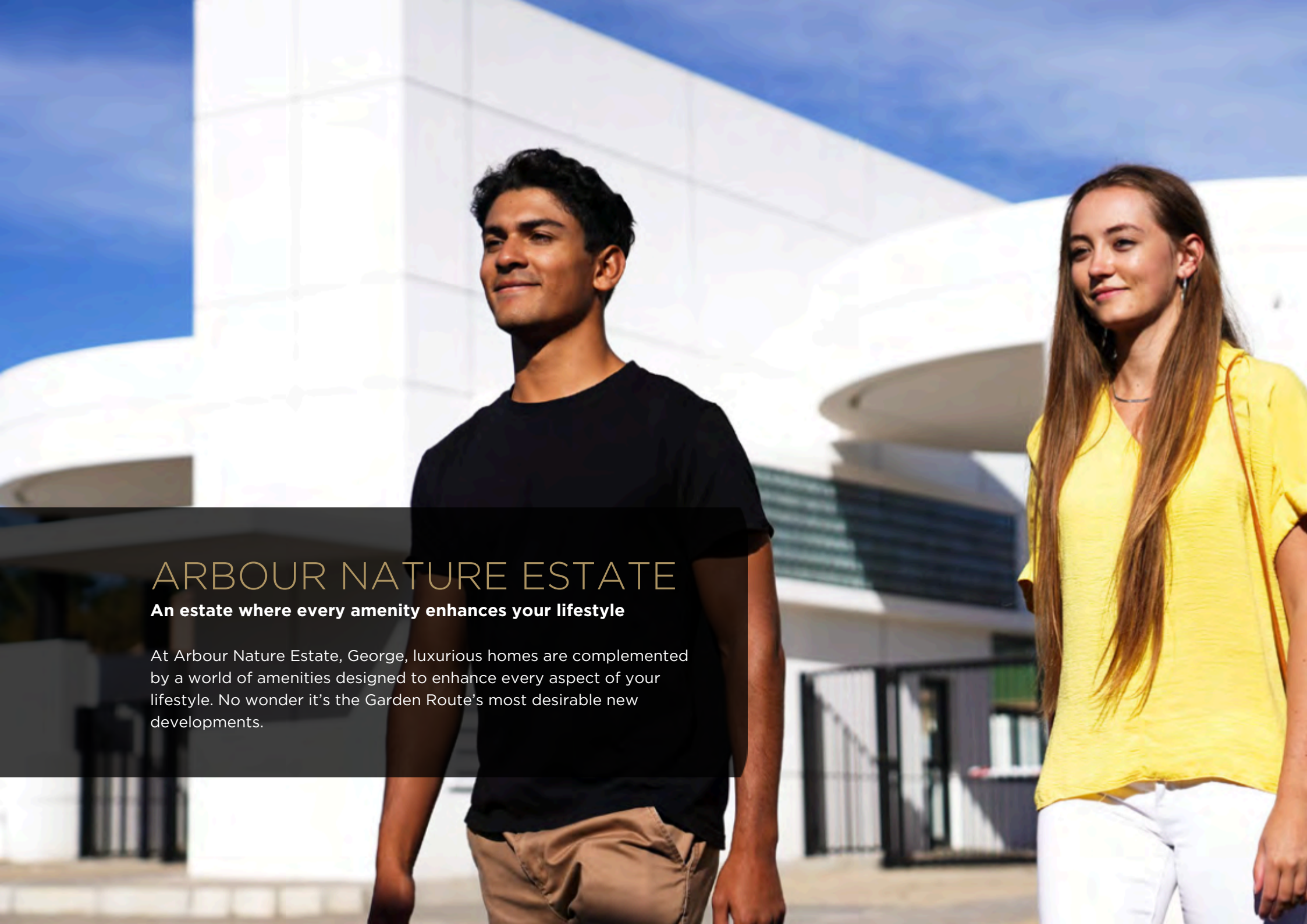




LUXURY ROOTED IN NATURE





A man and a woman are walking towards the camera in front of a modern, white, curved building. The man is on the left, wearing a black t-shirt and tan pants. The woman is on the right, wearing a bright yellow top and white pants. The background shows the building's architecture and a clear blue sky.

# ARBOUR NATURE ESTATE

**An estate where every amenity enhances your lifestyle**

At Arbour Nature Estate, George, luxurious homes are complemented by a world of amenities designed to enhance every aspect of your lifestyle. No wonder it's the Garden Route's most desirable new developments.





arbour  
NATURE ESTATE





ESTATE LIVING





## FEATURES

### Where Every Amenity Enhances Your Lifestyle

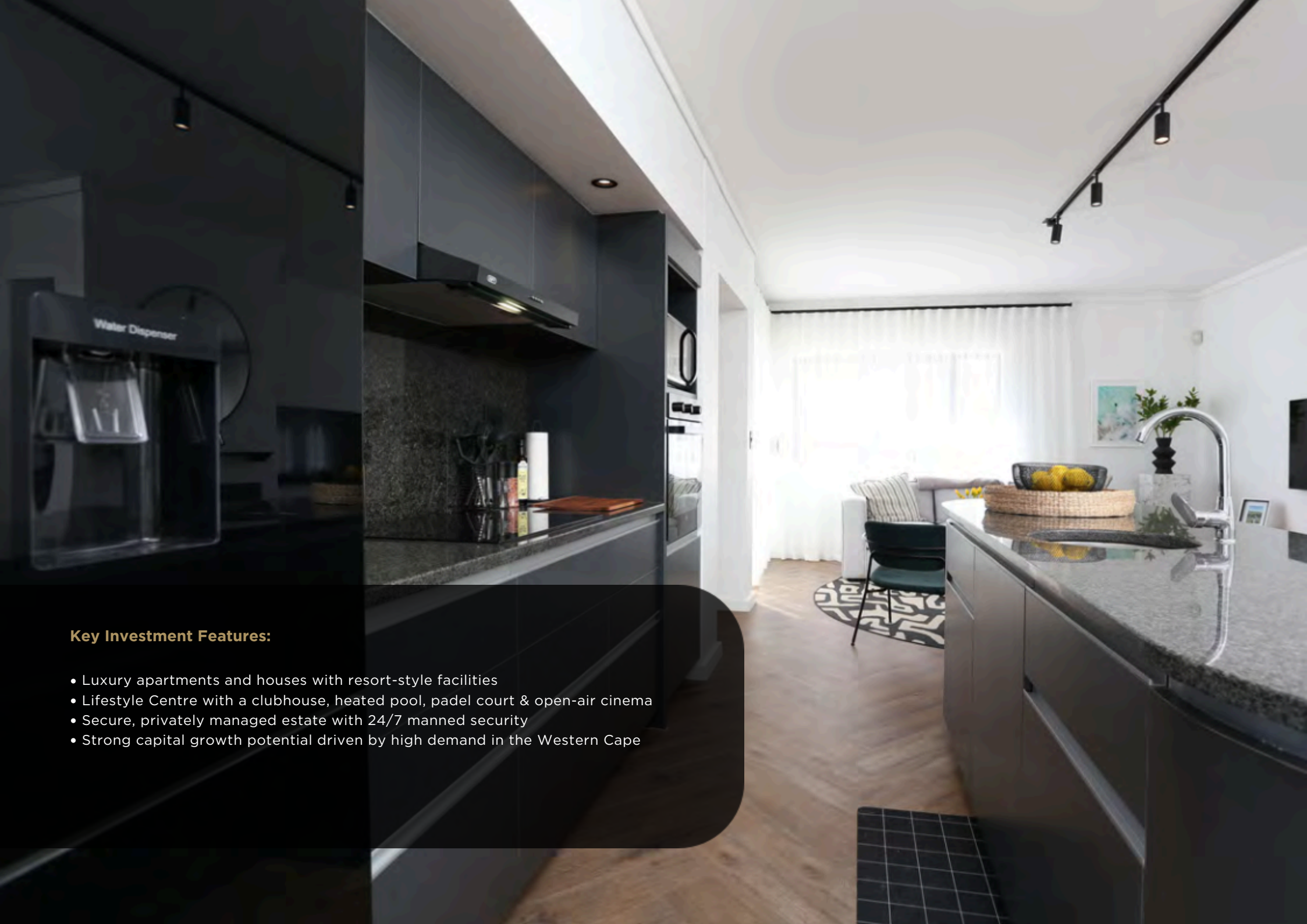
At Arbour Nature Estate, we believe that the essence of luxurious living lies not just in the homes we offer, but in the world of amenities that surround them. Our carefully designed facilities are crafted to enhance every aspect of your lifestyle.

#### As a resident of Arbour Nature Estate, you will enjoy access to:

- Lifestyle Centre: Gym, heated pool and open-air cinema
- Power Security: Backup generators for the entire estate
- Sports & Recreation: Glass-walled padel court
- Nature & Outdoors: 5-hectare Malgas River nature park
- Pet-Friendly: Separate dog parks for large & small breeds
- Estate Management: On-site estate manager
- Security: 24-hour security & manned gatehouse
- Parking & Storage: Secure parking or garaging for two cars







#### Key Investment Features:

- Luxury apartments and houses with resort-style facilities
- Lifestyle Centre with a clubhouse, heated pool, padel court & open-air cinema
- Secure, privately managed estate with 24/7 manned security
- Strong capital growth potential driven by high demand in the Western Cape





LUXURY HOUSES





LUXURY HOUSES



# HOUSE TYPE C



## ELEGANT HOMES WITH MODERN COMFORTS

The Type C Duplex features richly coloured flooring, premium black granite surfaces and charcoal grey kitchen cupboards. All bathrooms feature well-lit mirrors and Hans Grohe taps, mixers, and shower fittings, adding a touch of luxury to these splendid houses.





## ARBOUR HOUSE **TYPE C DUPLEX**

- Erf sized at 350m<sup>2</sup> with double garage
- Study or office area
- Private braai area & fireplace
- Yard can be converted into 4<sup>th</sup> bedroom
- Rates: R2,771 | Levies: R3,018





TYPE C DUPLEX





TYPE C DUPLEX





TYPE C DUPLEX







# CAT THORN CLOSE HOUSE 1

**Type:** C (duplex)

**Price incl. VAT:** R5 595 000

**Estimated Levies:** R3,018.57

**Estimated Rates:** R2,771

**Bedrooms:** 3 beds

**Erf Size:** 350 m<sup>2</sup>

**Built Area:** 148 m<sup>2</sup>

**Covered terrace:** 16 m<sup>2</sup>

**Double Garage:** 41 m<sup>2</sup>

**Patio/Yard:** 12 m<sup>2</sup>

**Garden/Driveway:** 206 m<sup>2</sup>

**House Size:** 209 m<sup>2</sup>



GARDEN ROUTE

VICTORIA BAY

## LOCATION

### Explore the Garden Route from Arbour Nature Estate

ArbourNature Estate offerstheperfect blend ofluxury and practicality, conveniently located near the city centre and Fancourt Country Club, making it an ultra-modern gated residential estate that epitomises Garden Route living. Residents will enjoy easy access to a range of local attractions and facilities.







#### Local attractions include:

- Views of the majestic Outeniqua Mountains
- Picturesque beaches at Victoria Bay, Plettenberg Bay, and Knysna
- Golfing at neighbouring Fancourt Golf Estate & George Golf Club
- Breathtaking scenery from the Map of Africa viewpoint
- Wilderness National Park & George Botanical Gardens
- Quick access to the N2 and George Airport
- Nearby schools include Glenwood House, Outeniqua & York High
- Nelson Mandela University George Campus are also in easy reach





SALES ENQUIRIES

**QUINTIN HARRIS**

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Disclaimer: All computer-generated artist's impressions of Arbour Nature Estate are indicative only and should not be regarded as literal representations of the finished development.