



THE**WOODS.**

ELALENI





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# WELCOME

The Woods Elaleni is a revolutionary new residential development on the North Coast of KZN. Situated within the newly released phase of Elaleni Coastal Forest Estate, The Woods boasts an impressive list of communal facilities for everyone to enjoy.

With a limited number of opportunities available, investors and end-users are likely to take full advantage of this new “Co-development” model.



# feature-filled **ELALENI**

Close to the vibrant town of Ballito, one of the fastest growing retail, commercial and residential areas in the country, Elaleni residents will relish in the vibrant night-life, from the first-rate restaurants to charming evening markets. From here it is also an easy 15-minute drive from King Shaka International Airport, and a 2-hour drive to some of the country's finest Big 5 Game Reserves. Young families can choose from more than five top schools, all within 15km's of Elaleni, and modern medical facilities with top practitioners are right on its doorstep. Residents also enjoy the idillic Forest Clubhouse and the bustling Leisure Centre, all within Elaleni.



## **NORTH COAST GROWTH**

“ The adage of location, location, location always rings true. In the context of KZN, this would largely apply to an estate or development within greater Umhlanga, Sibaya Coastal Precinct or Greater Ballito. Those are the areas where buyers will continue to thrive, and see value growth regardless of external economic or political factors. Buyers at developments such as Ocean Dune Sibaya or Elaleni Coastal Forest Estate have seen between 25% and 55% capital appreciation in less than two years, based on value attached to a good product within a great location...

The best purchase opportunities exist where there is 12 to 24 month lead-time between when the purchase price is secured and when the transfer occurs. ” – Stefan Botha (Rainmaker Marketing) LUXE Sep – Dec 2018.

# HOW IT WORKS

## a Co-development breakdown

FWJK conceptualised the “Co-Development at Cost” development methodology at the outset of the recession in 2008 and from this date on have flourished as a practice through the pioneering of this innovative development methodology, which for the first time offered investors the opportunity of investing in real estate on an “at cost” basis.



### FEASIBILITY

A detailed feasibility and viability is carried out on a auspicious site which would benefit potential investors.



### PROPERTY

The development manager then provisionally secures the land once the opportunity is thoroughly investigated.



### COMPANY

A development company is formed to allow the development manager to firm up the offer on the land and start pre-development sales.



### DEPOSIT & UNIT SELECTION

Pre-development sales are confirmed once a Memorandum of Agreement is signed and deposits have been issued to the company's attorney.



### DEVELOPMENT CONFIRMATION

Once 100% presales have been achieved, the development is given the go-ahead to proceed.



### FINANCE & SALES AGREEMENTS

Each shareholder signs a sale agreement, secures end bond finance and is issued with a shareholding certificate equal to their sectional title area.



### DIRECTORS

A maximum of 10 directors are then appointed as the board of directors to represent all the co-developers and protect their interests.



### CONSTRUCTION

All shareholders are updated monthly on construction progress and finances to ensure transparency is continually achieved.



### TRANSFER

Upon construction completion, all investors' share certificates are exchanged for a sectional title certificate validated by a sectional title surveyor



Previous Co-Dev success: FOREST VIEWS ELALENI



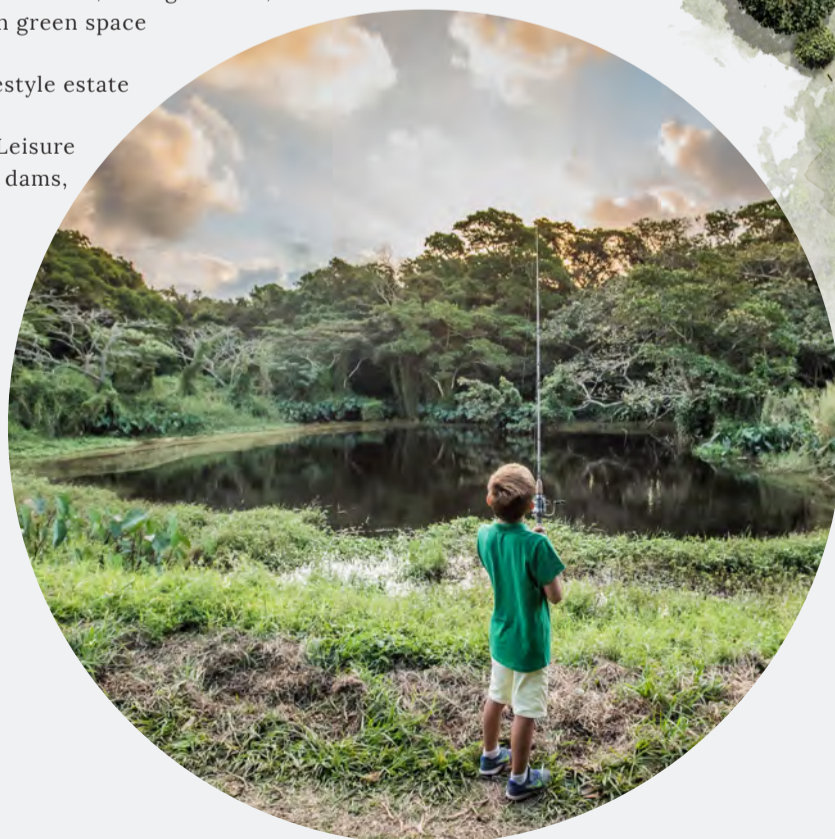
ELALENI FOREST CLUBHOUSE - walking distance from The Woods



# SITE LAYOUT

Spread over two generously sized properties & with careful attention towards space & individual privacy, The Woods creates a village style estate neighbourhood within the secure Elaleni Coastal Forest estate.

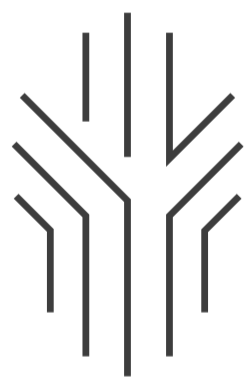
- Free-standing or Semi-detached houses
- Each unit has a private garden
- Possibility to add additional space (28m<sup>2</sup>) above your garage for the freestanding units
- Exclusive use Clubhouse for the Woods - Pool, Kids Pool, Change rooms, Braai area, Covered entertainment space & open green space
- Central location between Elaleni and Elaleni lifestyle estate
- Use of all Elaleni Facilities - Forest Clubhouse, Leisure Centre, Forest Walks, Catch and release fishing dams, Children's play facilities
- Use of all Elaleni Lifestyle Estate Facilities - Salt Rock Beach Club, Health and Wellness Centre, Equestrian Facilities, Horse and MTB trails
- Premium secure estate on the north coast



NATURE  
IS REAL  
BEAUTY








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ELALENI

## UNIT TYPES

	<b>TYPE A</b>	2 BED   138m <sup>2</sup>
	<b>TYPE B</b>	3 BED   160m <sup>2</sup>
	<b>TYPE C</b>	2 BED   134m <sup>2</sup>
	<b>TYPE B</b>	3 BED   158m <sup>2</sup>



# TYPE A

2 BED | 138m<sup>2</sup>



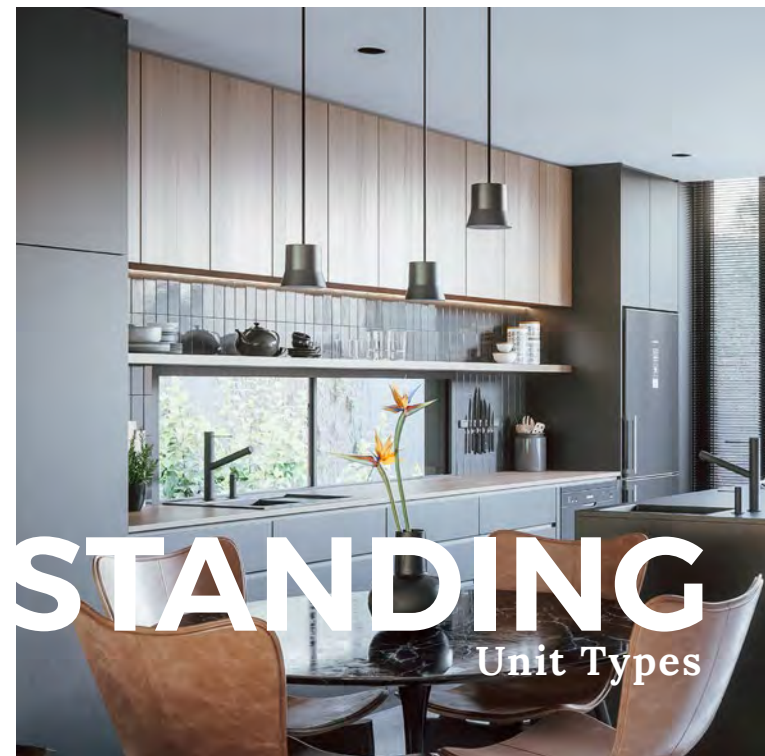
## GROUND FLOOR

- Garage
- Open plan kitchen/dining
- Open plan lounge
- Covered patio
- Courtyard



## FIRST FLOOR

- Master bedroom
- En-suite bathroom
- Bedroom 2
- Bathroom



**FREESTANDING**  
Unit Types





# TYPE B

3 BED | 160m<sup>2</sup>



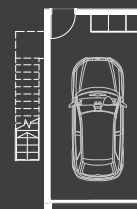
## GROUND FLOOR

- Garage
- Open plan kitchen/dining
- Open plan lounge
- Covered patio
- Courtyard

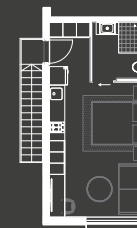


## FIRST FLOOR

- Master bedroom
- En-suite bathroom
- Bedroom 2
- Bathroom
- Bedroom 3



Ground Floor



First Floor

## FIRST FLOOR

- Studio style bedroom
- En-suite bathroom
- kitchenette
- Open plan lounge

G A R A G E U N I T



# SEMIDETACHED

Unit Types

## TYPE C

2 BED | 134m<sup>2</sup>

### GROUND FLOOR

Garage  
Open plan kitchen/dining  
Open plan lounge  
Covered patio  
Courtyard

### FIRST FLOOR

Master bedroom  
En-suite bathroom  
Bedroom 2  
Bathroom

## TYPE D

3 BED | 158m<sup>2</sup>

### GROUND FLOOR

Garage  
Open plan kitchen/dining  
Open plan lounge  
Covered patio  
Courtyard

### FIRST FLOOR

Master bedroom  
En-suite bathroom  
Bedroom 2  
Bathroom  
Bedroom 3

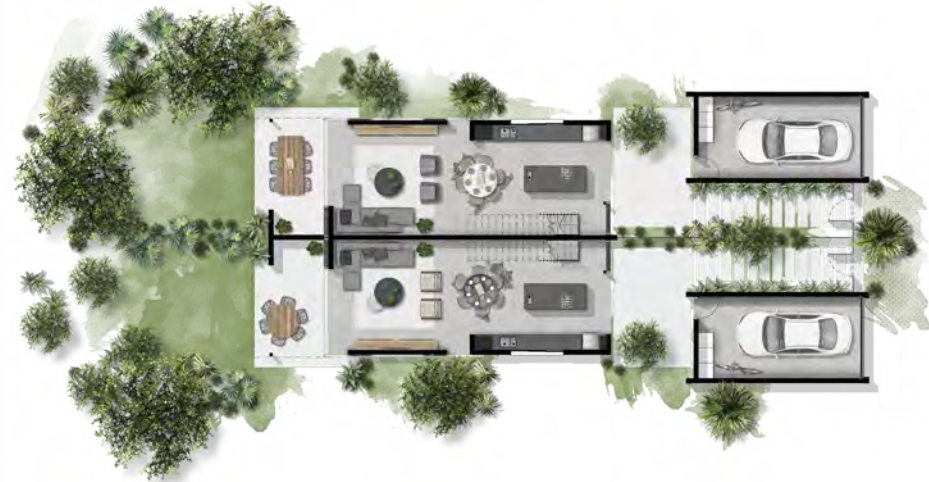




Ground Floor



First Floor



Ground Floor



First Floor



# EXCLUSIVE CLUBHOUSE AND KIDS FACILITIES



## A SENSE OF COMMUNITY

Equipped with all the features buyers have come to expect from North Coast estates, The Woods delivers a contemporary & pet friendly lifestyle. In the heart of it all lies the exclusive Canopy community clubhouse - complete with ablutions, braai areas, a fire pit, swimming pools, and both indoor & outdoor lounging areas.

The clubhouse is ideally located in the central park, where kids (and adults) are free to play in a secure and well maintained natural environment.











# THE WOODS.

— ELALENI —

**The Woods, Elaleni**

Elaleni Lifestyle Estate  
Sheffield Beach, KZN  
South Africa

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