

THE
MINDARI
QUAYS
RESIDENTIAL ESTATE

17 RARE PARCELS OF PICTURESQUE UNDEVELOPED LAND
IN THE EXCLUSIVE SUBURB OF MONTROSE, PIETERMARITZBURG

EXCLUSIVE HOME LIVING

Situated in the picturesque and widely sought after suburb of Montrose, Pietermaritzburg, the Mindari Quays Residential Estate provides a unique opportunity to obtain a parcel of yet undeveloped land in an area where such properties are extremely rare.

Comprising of only 17 sites, Mindari Quays offers both exclusivity and intimacy to the discerning property owner. This, together with a 24-hour on-site security service and a

perimeter wall with electric fencing, ensures that a safe and tranquil community can flourish on its grounds.

The Mindari Quays resident can enjoy the privacy, comfort and luxury of their own custom-designed home and bespoke back garden, while enjoying the conveniences of modern living, such as high speed internet, amidst the serene natural surroundings.



MINDARI
QUAYS

AN IDEAL LOCATION

Residents can rest comfortably in the knowledge that they have access, within merely a few minutes, to an array of amenities including the Cascades Centre, Liberty Midlands Mall and the upcoming Athlone Circle development for their lifestyle essentials; Virgin Active, Planet Fitness and future Fit24 health clubs to meet their fitness requirements; and the KwaZulu Natal Midlands to provide their dose of culture and leisure.

Other facilities within close proximity include Grey's Hospital, Life Hilton Private Hospital, Redlands Office Estate, Town Bush Office Park, Victoria Country Club, Queen Elizabeth Park and a selection of the midland's best and most highly-acclaimed schools. Situated just off the main road, access to or from any hub or highway is easy to navigate, so whether returning from a journey, holiday or adventure, home will always be easy to find.





LOCAL AMENITIES

1. Cascades Centre
2. Liberty Midlands Mall
3. Athlone Circle
4. Virgin Active
5. Planet Fitness
6. Fit24
7. KZN Midlands
8. Grey's Hospital
9. Life Hilton Private Hospital
10. Redlands Office Estate
11. Town Bush Office Park
12. Victoria Country Club
13. Queen Elizabeth Park
14. Schools

PLACES OF INTEREST

1. Artisan
2. Higher life CrossFit
3. Virgin Active Cascades - Health Club
4. Cascades Lifestyle Centre
5. Liberty Midlands Mall

OVERALL SITE LAYOUT

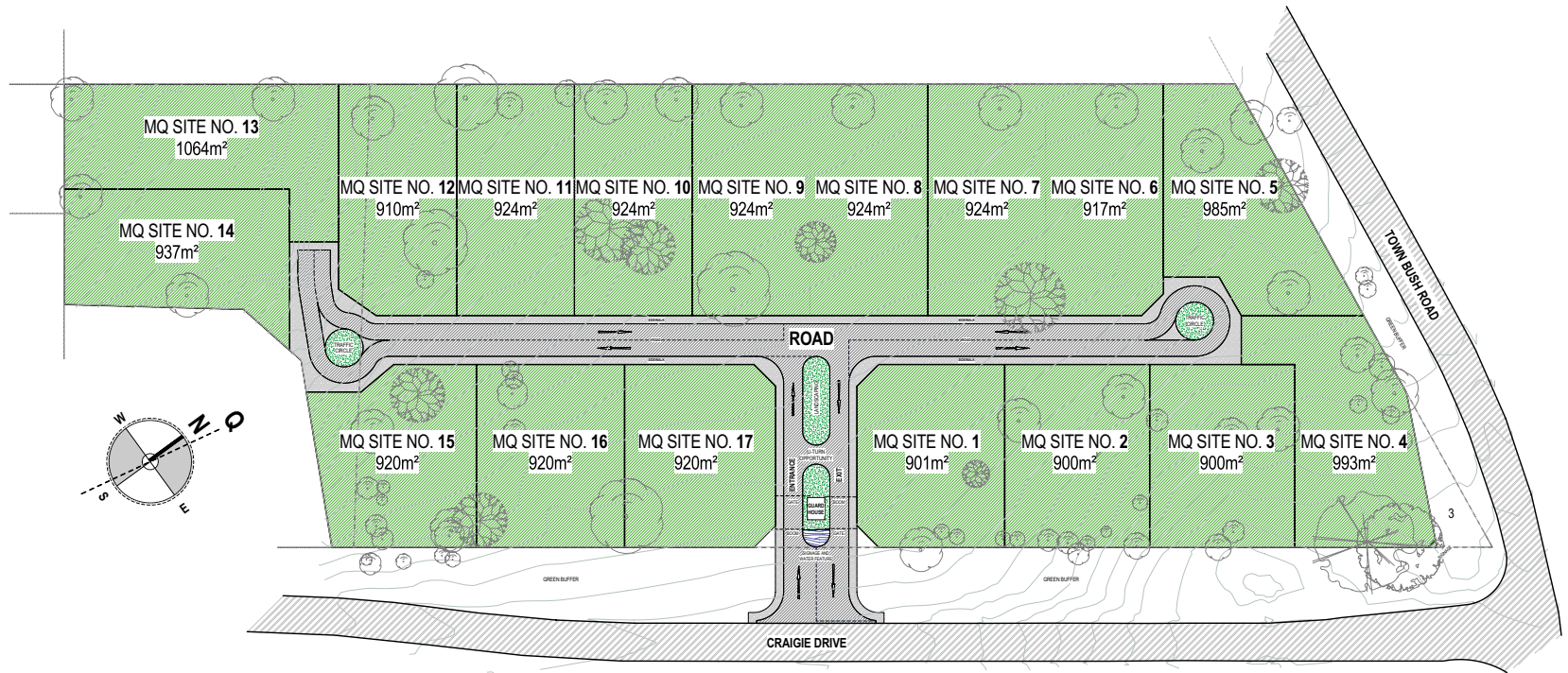
Simple living at Mindari Quys Residential Estate is inspired by the natural surrounds of the KZN Midlands. Residents can custom design their own units within the contemporary design aesthetic embodied by the estate.

17 bespoke units are situated on either side of a 2 way road that runs through the middle of the estate, giving residents privacy within a close community.

- LEGEND:**
- 1- TV Lounge
 - 2- Dining Room
 - 3- Kitchen
 - 4- Breakfast Nook
 - 5- Scullery
 - 6- Pantry
 - 7- Garage
 - 8- Kitchen Courtyard and Drying yard
 - 9- Entrance Porch
 - 10- Entrance Foyer
 - 11- Guest Toilet Foyer
 - 12- Guest Toilet
 - 13- Formal Lounge
 - 14- Outdoor Entertainment
 - 15- Main Bedroom
 - 16- Main Ensuite
 - 17- Bedroom 2
 - 18- Ensuite 2
 - 19- Ensuite 3
 - 20- Bedroom 3
 - 21- Garden



Illustrative Example: Typical Mindari Quays Site Layout
incl.
-330m² 3 Bedroom Single Storey House
-90m² Outdoor Entertainment Area
-340m² Garden



SITE LIST:

MQ SITE NO.	ERF NO.	SITE AREA
1	10571	901m ²
2	10570	900m ²
3	10569	900m ²
4	10568	993m ²
5	10567	985m ²
6	10566	917m ²
7	10565	924m ²
8	10564	924m ²
9	10563	924m ²
10	10562	924m ²
11	10561	924m ²
12	10560	910m ²
13	10559	1064m ²
14	10558	937m ²
15	10574	920m ²
16	10573	920m ²
17	10572	920m ²

ZONING AND DEVELOPMENT DATA:

- SPECIAL RESIDENTIAL 4
- BUILDING LINES:
 - 3m AT ROADS
 - 1m AT SIDES
 - 1m AT REAR
- 60% COVERAGE
- 2 STOREY BUILDING

THE DESIGN

At Mindari Quays, luxurious aesthetic meets the most modern in functionally designed living spaces. Mindari Quays will become a marvel of architectural design, with the latest in features and fittings to illuminate the spirit of your home.

SECURITY

The perimeter of the estate is safely ensconced with high walling and electric fencing. A secure entrance and exit with 24 hour security will put you at ease as you enter the estate and pull up to your home. Security features include verification processes for residents and guests.

OUTDOOR LIVING

Set with the KZN Midlands as a backdrop, outdoor living at Mindari Quays is a reality. Each home can be designed with an open plan living room to flow seamlessly into the outdoor patio lounge and entertainment area. Residents can feel at peace with nature, read a book while overlooking the garden or enjoy a family meal by the pool.

PARKING

The land parcels on offer at Mindari Quays are generous enough to design a home with sufficient on-site parking, to cater for entertainer's, friends and family.



DISCLAIMERS:

1. Typical Site Layout

This typical site layout diagram serves solely to illustrate and give an understanding of scale with regards to the proportion of built area to entertainment and garden area in relation to a typically sized site on the Mindari Quays Estate. This diagram in no way dictates the design layout or language of the architecture on the estate. This will be regulated by the published Mindari Quays Estate Guidelines and implemented by the appointed architect, to the approval of the Architectural Review Committee for each individual site.

2. Artist's Impressions

All artist's impressions displayed upon this brochure are intended merely to provide a conceptual depiction of the items represented therein, which are yet to be constructed as of the date of this brochure's publication, and should therefore not be taken as final. The developer reserves the right to implement design changes if required without prior notice.

3. Theme Images

All sourced theme images displayed upon this brochure are intended to provide an idea (theme) regarding the type of architecture envisaged for the development and remain the property of their individual owners. No claim to these items are made by the architect, developer or any other entity involved with this project. These theme images in no way dictate the design layout or language of the architecture on the estate. This will be regulated by the published Mindari Quays Estate Guidelines and implemented by the appointed architect, to the approval of the Architectural Review Committee for each individual site.

4. Overall Site Layout

The overall site layout displayed upon this brochure at the time of publication is still subject to possible revision, and the developer reserves the right to implement design changes if required without prior notice.

COPYRIGHT NOTICE:

Copyright © 2019 Ridhwaan Essa of [RE]invention studio architects. Copyright subsists in this brochure with regards to all items produced by [RE]invention studio architects. The person or entity whose name appears on this brochure, is hereby granted a non-exclusive license to use, display, print and/or reproduce the items produced by [RE]invention studio architects upon this brochure to the extent necessary to carry out and complete the project described in this brochure. This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in the items produced by [RE]invention studio architects upon this brochure to any other entity. This licence confers no ownership rights in the copyright vesting in the items produced by [RE]invention studio architects upon this brochure and the items produced by [RE]invention studio architects upon this brochure and the copyright subsisting therein will, at all times, remain the property of Ridhwaan Essa of [RE]invention studio architects. Any unauthorised reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution.



Mindari Quays is designed by [RE]invention Studio Architects.
Every detail in the Estate design has been developed to enable
comfortable, secure home living.

Development by : *Mazzari Syahab Investments*