

# Lifestyles Worth Living

## 2 Bedroom Home

From **R2 950 000**

2 units available

## 3 Bedroom Home

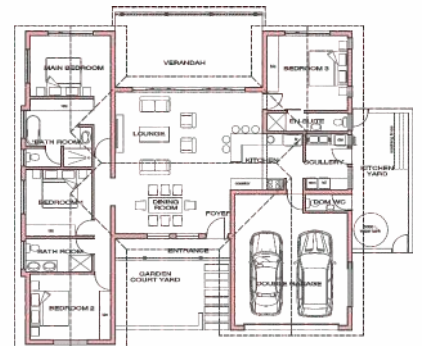
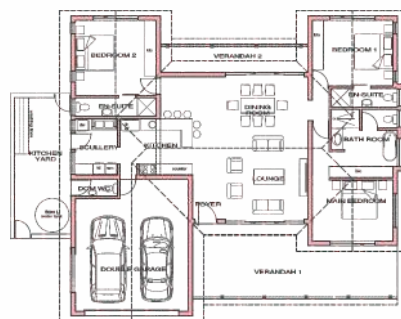
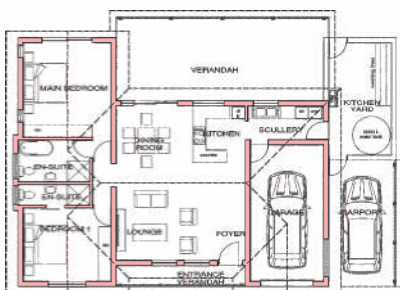
From **R3 395 000**

32 units available

## 4 Bedroom Home

From **R4 950 000**

6 units available



To secure your new home at The Heights, contact us on

+27 63 266 6938

[sales@the-heights.co.za](mailto:sales@the-heights.co.za)

[www.the-heights.co.za](http://www.the-heights.co.za)



**DWELLING UNIT POSITIONS**

- 2 BEDROOM UNIT  
2 OFF @ 203.29m<sup>2</sup> / UNIT
- 3 BEDROOM UNIT (DESIGN 1)  
28 OFF @ 246.79m<sup>2</sup> / UNIT
- 3 BEDROOM UNIT (DESIGN 2)  
7 OFF @ 258.29m<sup>2</sup> / UNIT
- 4 BEDROOM UNIT  
6 OFF @ 367.14m<sup>2</sup> / UNIT
- TAIRED ROADS

**Architect Notes**

- Drawings to be used in accordance to zoning.
- Any development or change to be carried out by the contractor prior to the commencement of work.
- All dimensions to be checked on site prior to commencement of work.
- Existing conditions to be checked on site prior to commencement of work.
- All building work must comply to standards SANS 10400.

**General Notes**

NO.	DESCRIPTION	DATE
01	Issue for tender	2024/08/28
02	Issue for construction	2024/09/10
03	Issue for completion	2024/10/10

**FOR SUBMISSION ONLY**

WYSKAGE	AMOUNTS
01	0.00
02	0.00
03	0.00
04	0.00
05	0.00

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Kopereg deur Argitektores voorbehou

**csko**  
Argitektores

2024/08/28  
2024/09/10  
2024/10/10

Proposed New 2,3, & 4 Bedroom  
Dwellings on Lot 1065,  
Zini River Estate, Murrumbidgee

**Site Plan**

Scale: 1:500	Date: 2024/08/28
Sheet: 2319	Page: 001 of 05



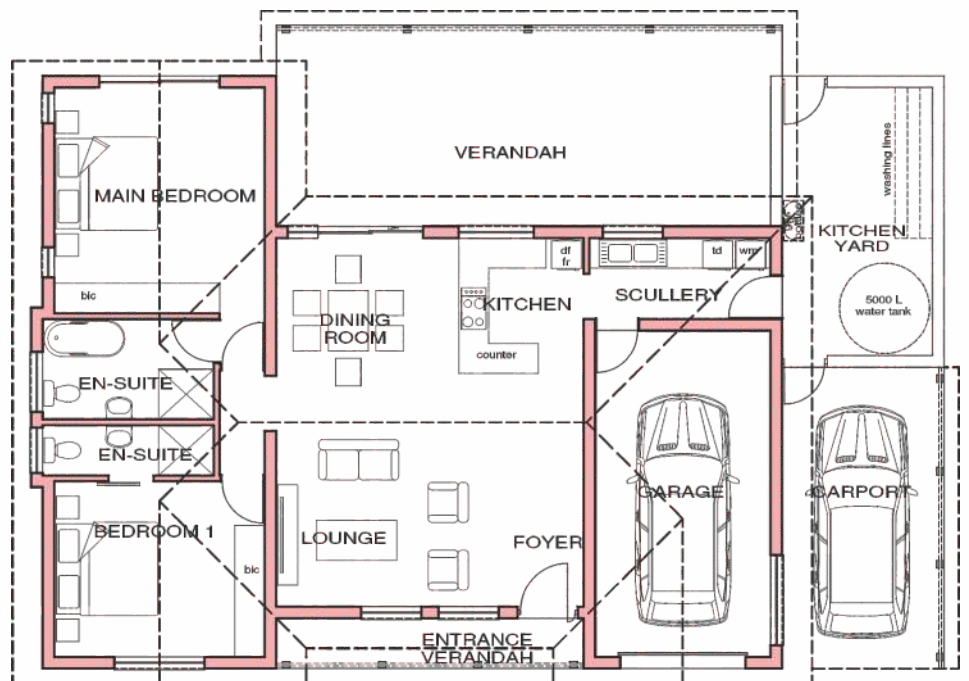
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Phase 1	1	6 Lebombo Close	3A	245	823	R3 213 043	R481 957	R3 695 000
	2	4 Lebombo Close	3A	245	742	R3 126 087	R468 913	R3 595 000
	3	2 Lebombo Close	3A	245	830	R3 126 087	R468 913	R3 595 000
Phase 2	4	7 Lebombo Close	3B	256	939	R3 300 000	R495 000	R3 795 000
	5	5 Lebombo Close	3B	256	686	R2 952 174	R442 826	R3 395 000
	6	3 Lebombo Close	3B	256	701	R2 952 174	R442 826	R3 395 000
	7	1 Lebombo Close	3B	256	738	R2 952 174	R442 826	R3 395 000
	8	11 Thala Avenue	4	267	1008	R4 304 348	R645 652	R4 950 000
	9	6 Balele Road	4	267	703	R4 304 348	R645 652	R4 950 000
	10	4 Balele Road	3A	245	727	R3 821 739	R573 261	R4 395 000
	11	2 Balele Road	3A	245	763	R3 821 739	R573 261	R4 395 000

## Phase 1 & 2

\*Exclusive Use Area



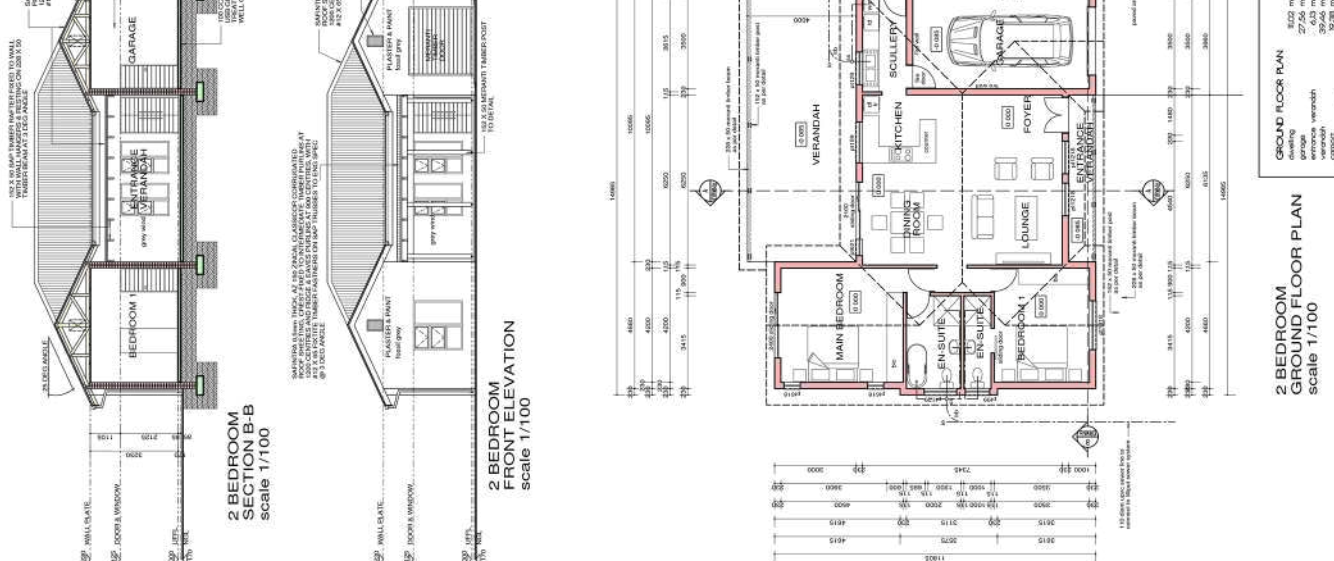
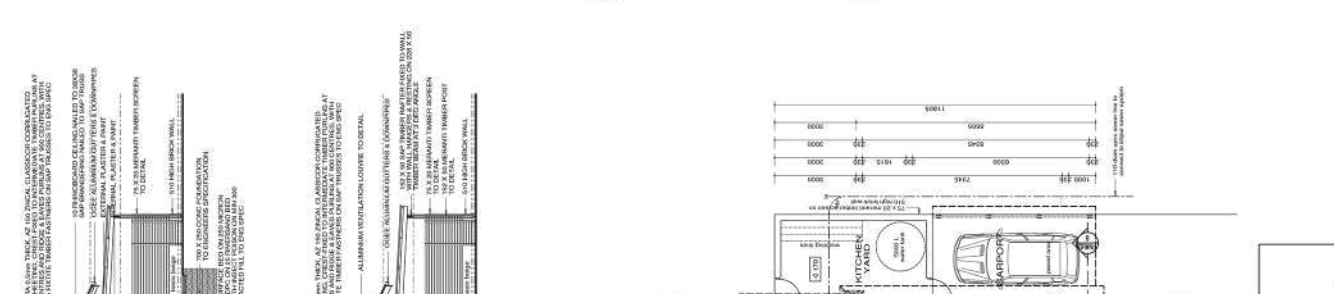
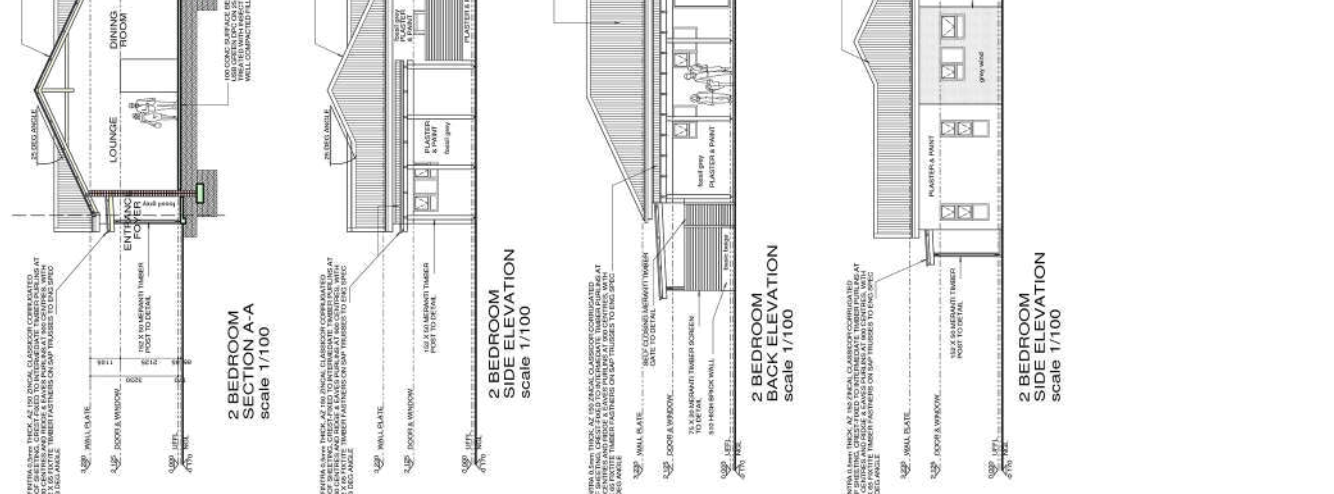
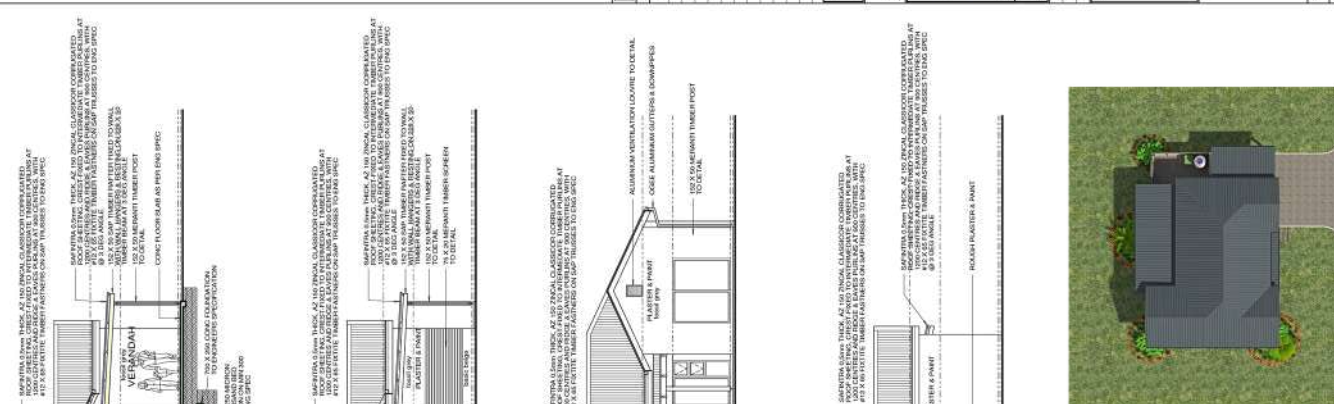
# 2 Bedroom Unit



**Architect's Notes**

- 1. All dimensions are in millimeters.
- 2. Any dimensions or drawings to be printed out by the contractor prior to the commencement of work.
- 3. Any changes or alterations to the drawings or documents must be approved in writing by the architect.
- 4. The contractor is to ensure that all work is done in accordance with the approved drawings and specifications.
- 5. All work is to be done in accordance with the approved drawings and specifications.

**General Notes**



**FOR CONSTRUCTION ONLY**

No.	Issue/Change	Description	Date

**Client Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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Kopiereg deur Argitekthe voorbehou

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Tel: 011 253 2731

**Argitekthe / Architects** (Pty) Ltd  
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The Practice of Architecture, Engineering & Quantity Surveying  
229A, Westville, Johannesburg 2195  
South Africa  
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**Project**  
A. Other  
Checked  
A. Other

**Project**  
Typical 2 Bedroom Unit  
Proposed New 2 Bedroom  
Dwelling on Lot 1065,  
Ziri River Estate, Mtunzini.

**Type**  
Ground Floor Plan,  
Sections & Elevations

**Scale**  
1:100

**Scale**  
1:100

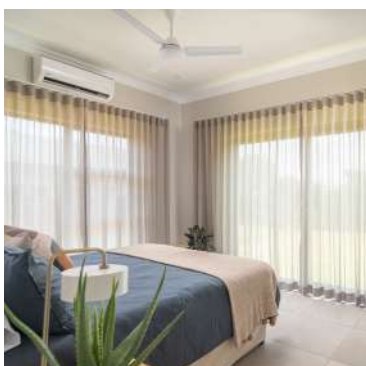
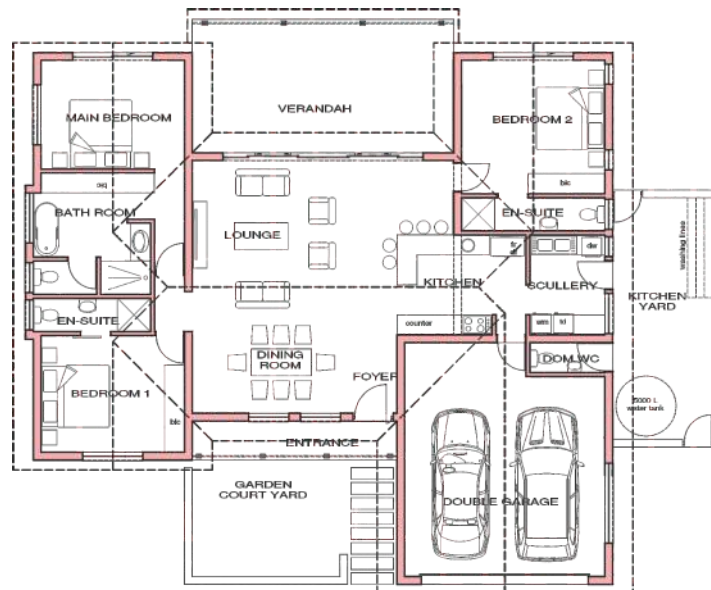
**Date**  
September 2023

**Sheet No.**  
2319

**Drawing No.**  
100 2BED

**Revision No.**  
00

# 3 Bedroom Unit A



**Architects Notes**

- 1. All dimensions are in millimeters, to nearest millimeter.
- 2. Any dimensions or drawings to be printed out by the contractor prior to the implementation phase will be scaled to fit the printed page.
- 3. All work to be done by the contractor shall be done in accordance with the approved drawings.
- 4. All building work shall be done in accordance with the approved drawings and S.A.S.B. standards.

**General Notes**

WT/SK/NO	DESCRIPTION	DATE
1	FOR SUBMISSION ONLY	
2	AMENDMENTS	
3	FOR SUBMISSION ONLY	

Client Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

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Munini  
Tel: 082 272 8100  
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Argitektoe / Architects  
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The Institute of Architects, Southern Africa, No. 0033  
127A, Waterloosig, Cape Town, 7925  
S.A. (Waterloosig, No. 36)

Checked by: A. Olor  
Checked by: A. Olor

Project: Typical 3 Bedroom Unit (Design 1)  
Proposed New 3 Bedroom Dwelling on Lot 1065,  
Ziri River Estate, Munini.

Title: \_\_\_\_\_  
Scale: 1:100  
Drawing No: 2319  
Revision No: 00

Ground Floor Plan  
Sections & Elevations  
ZIRI RIVER ESTATE RESIDENTIAL  
COMPLEX, GARDENHURST, 18

2319  
1:100  
00 (0001)

Ground Floor Plan  
Sections & Elevations

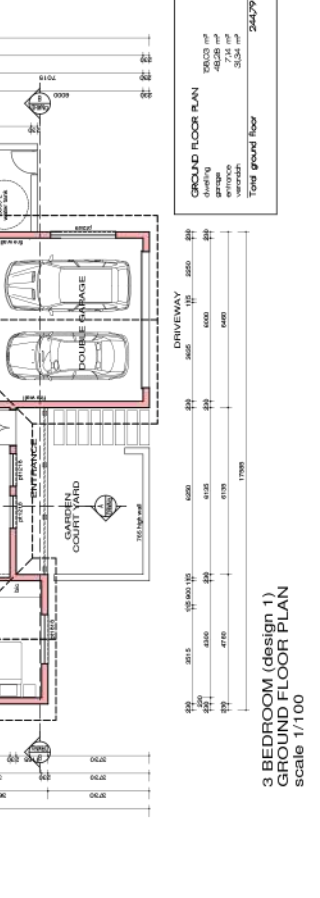
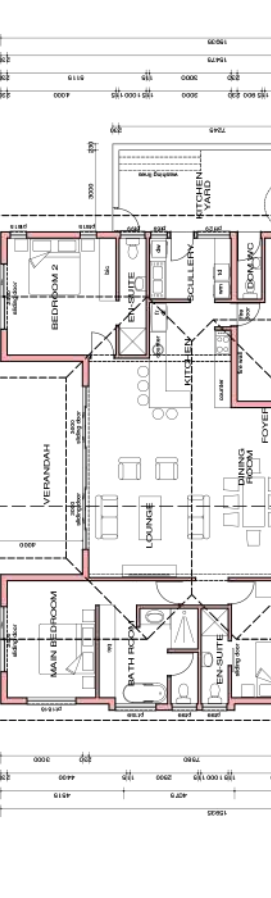
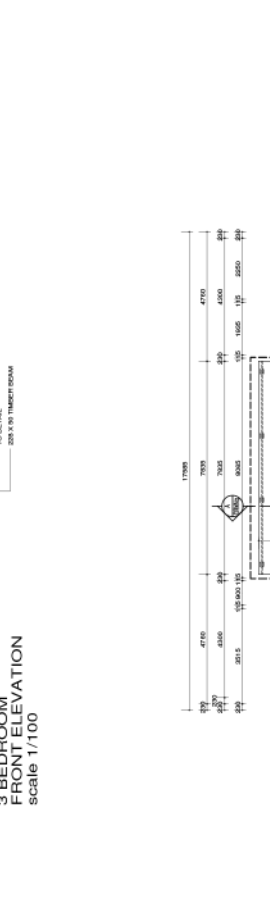
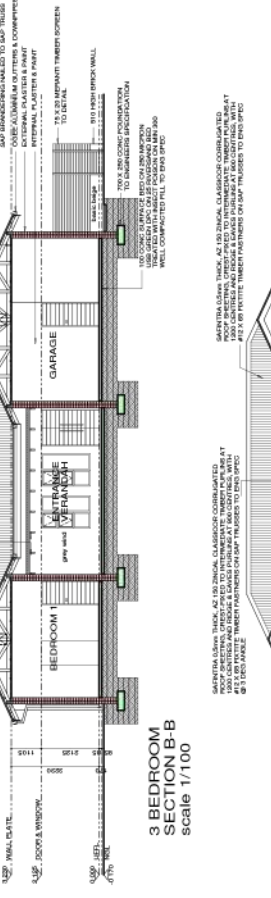
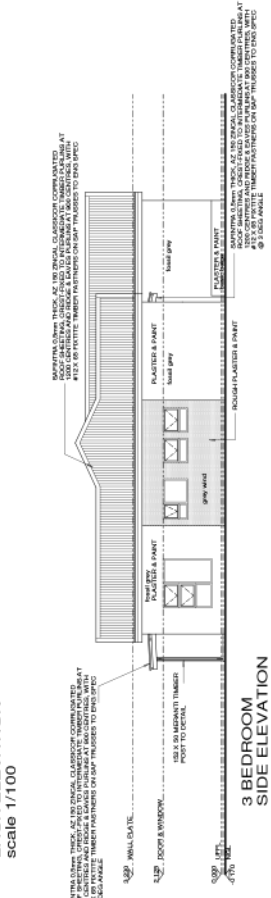
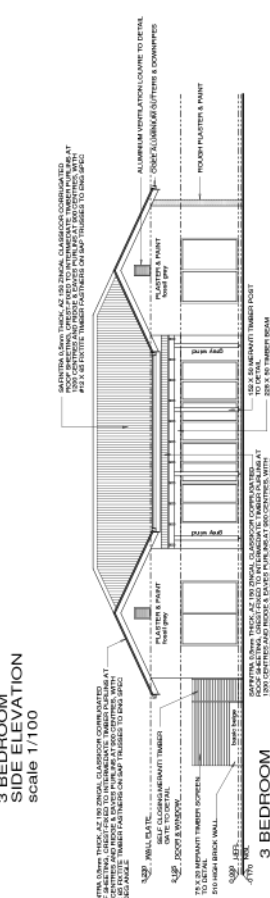
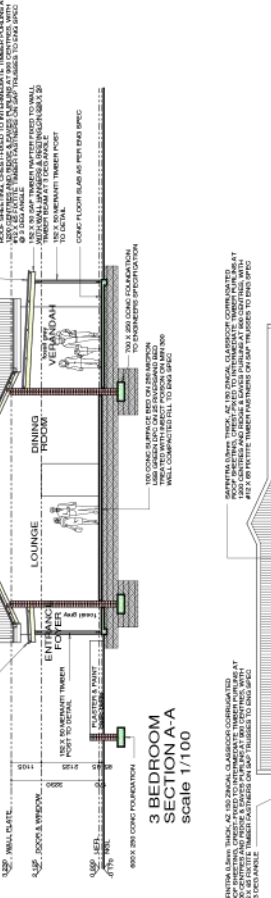
2319  
1:100  
00 (0001)

Ground Floor Plan  
Sections & Elevations

2319  
1:100  
00 (0001)

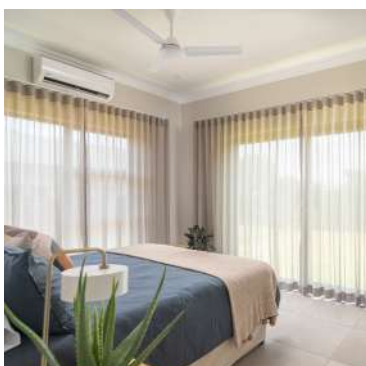
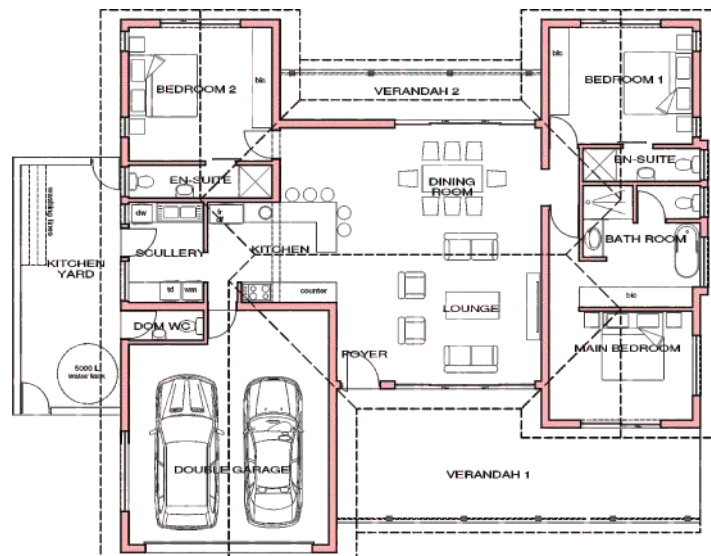
Ground Floor Plan  
Sections & Elevations

2319  
1:100  
00 (0001)



3 BEDROOM (design 1)  
GROUND FLOOR PLAN  
scale 1/100

# 3 Bedroom Unit B

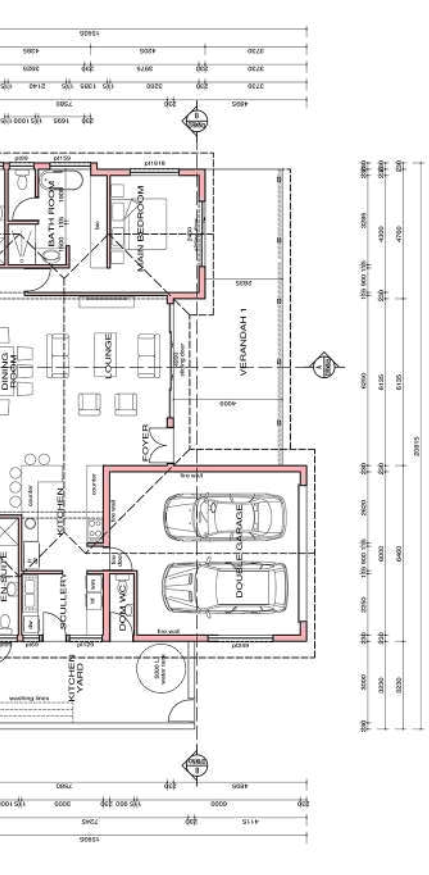
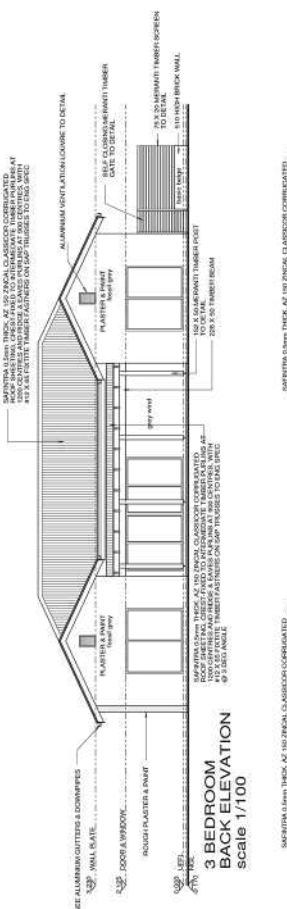
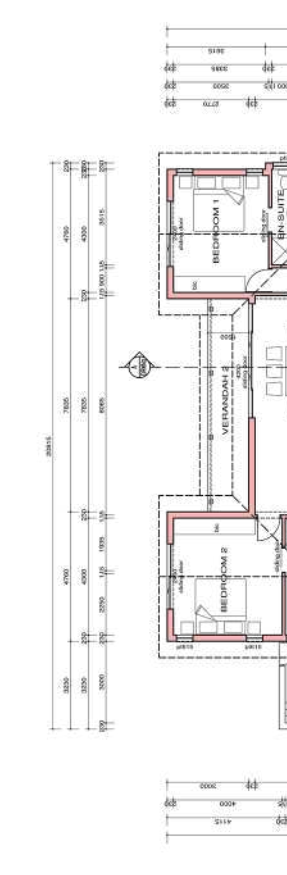
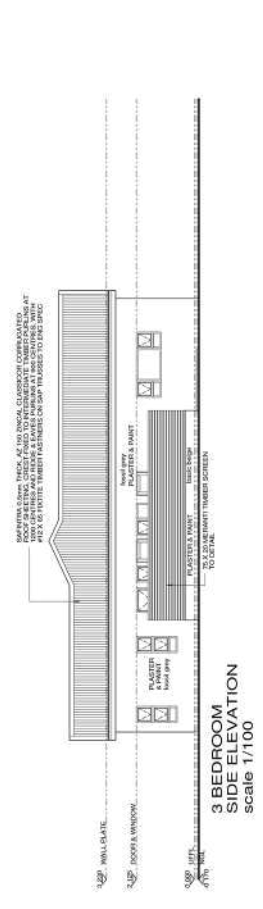
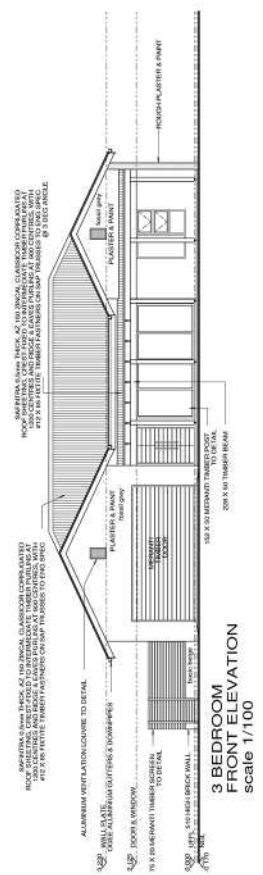
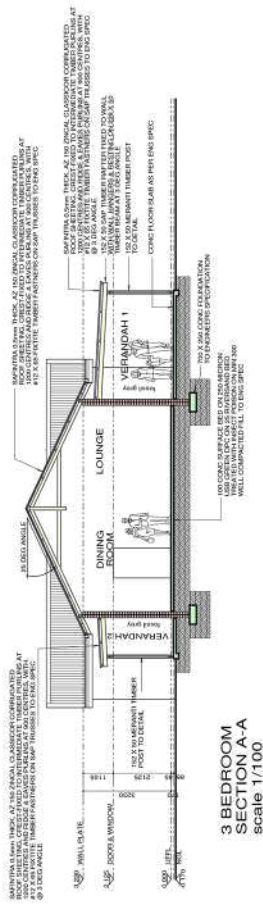
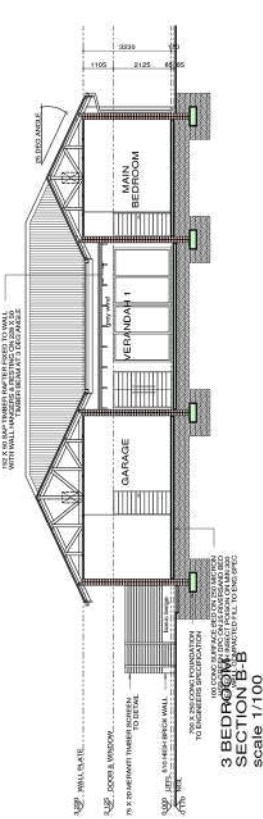




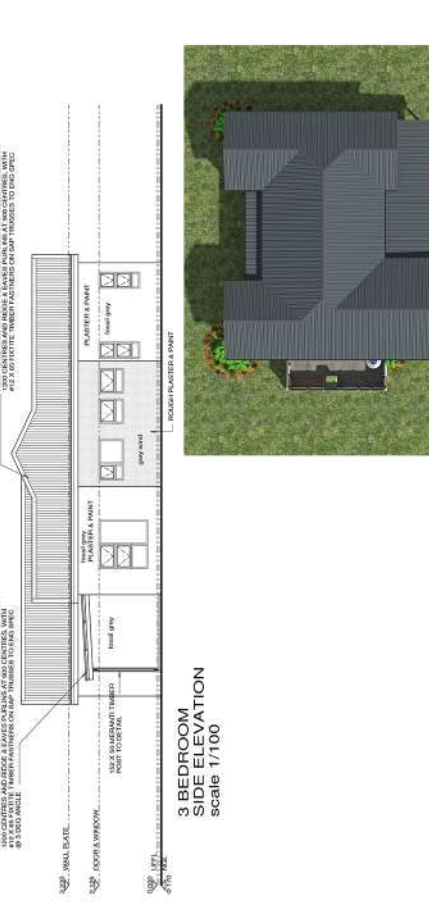
**Architects Notes**

- 1. The architect shall be responsible for ensuring that all drawings are submitted to the appropriate authorities for approval prior to the commencement of construction.
- 2. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved drawings.
- 3. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved drawings.
- 4. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved drawings.
- 5. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved drawings.
- 6. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved drawings.

**General Notes**



GROUND FLOOR PLAN	
Bedroom 1	15.00 x 12.00 m
Bedroom 2	12.00 x 12.00 m
Kitchen	4.50 x 3.50 m
Dining	4.50 x 4.50 m
Lounge	5.00 x 4.50 m
Verandah 1	3.50 x 4.50 m
Verandah 2	3.50 x 4.50 m
Garage	3.50 x 4.50 m
Double Garage	3.50 x 7.00 m
<b>Total ground floor</b>	<b>256.00 m<sup>2</sup></b>



**FOR SUBMISSION ONLY**

WITNESSES	AMENDMENTS
No	Description

Client Signature	Date

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Kopiereg deur Agriekste voorbehou**

**EXO**  
Agriekste / Architects

5 Square Ave  
24 River Estate  
Roseburg  
Tel 085 272 33  
info@exo.co.za

The practice of South African Architect, Engineer No. 6023  
J.Z.N.A. (Versluis) No. 361

A. Other	
Checked	Date

**Project**  
Typical 3 Bedroom Unit (Design 2)  
Proposed New 3 Bedroom  
Dwelling on Lot 1065,  
Ziri River Estate, Mtunzi.

**Type**  
Ground Floor Plan,  
Sections & Elevations

**Scale**  
1:100

**Drawn**  
September 2023

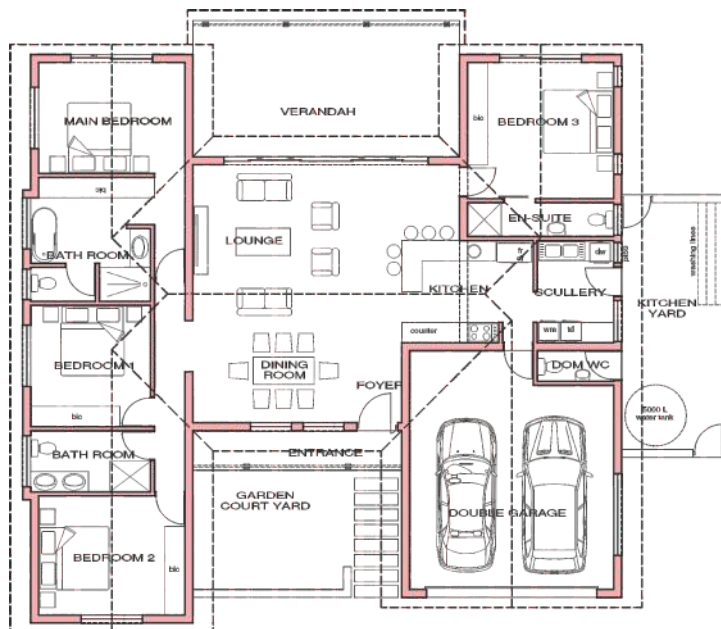
**Project No**  
2319

**Drawing No**  
00

**Revision No**  
00



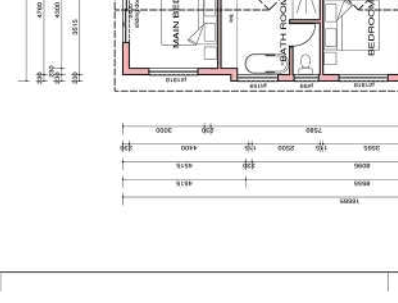
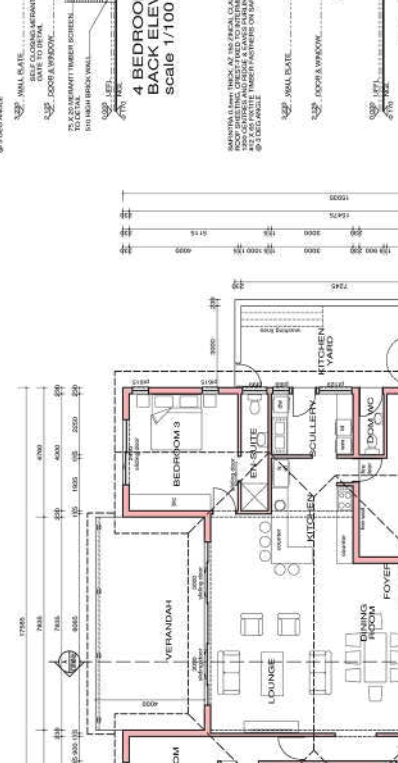
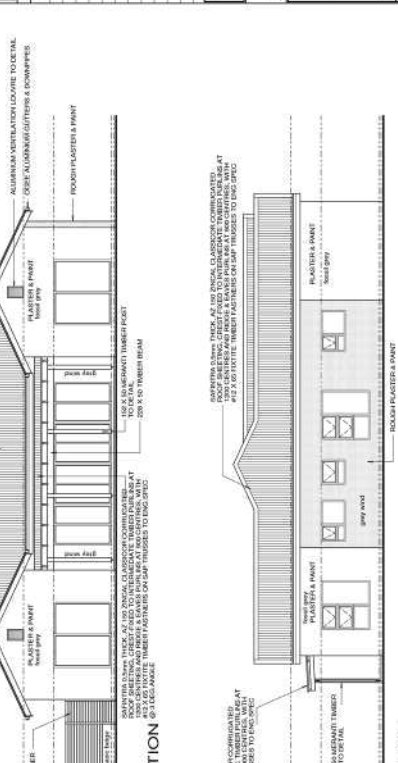
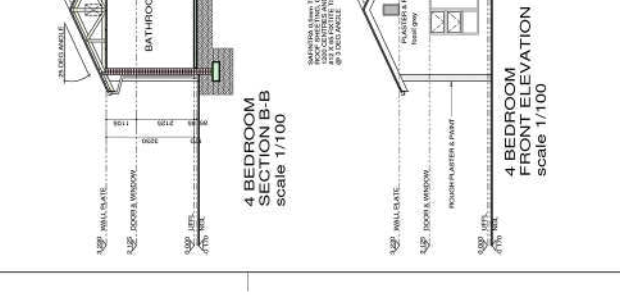
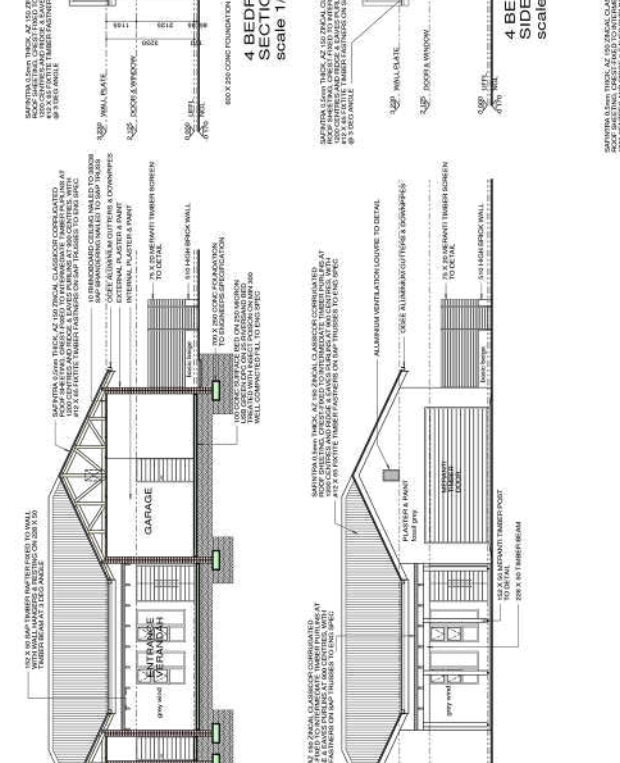
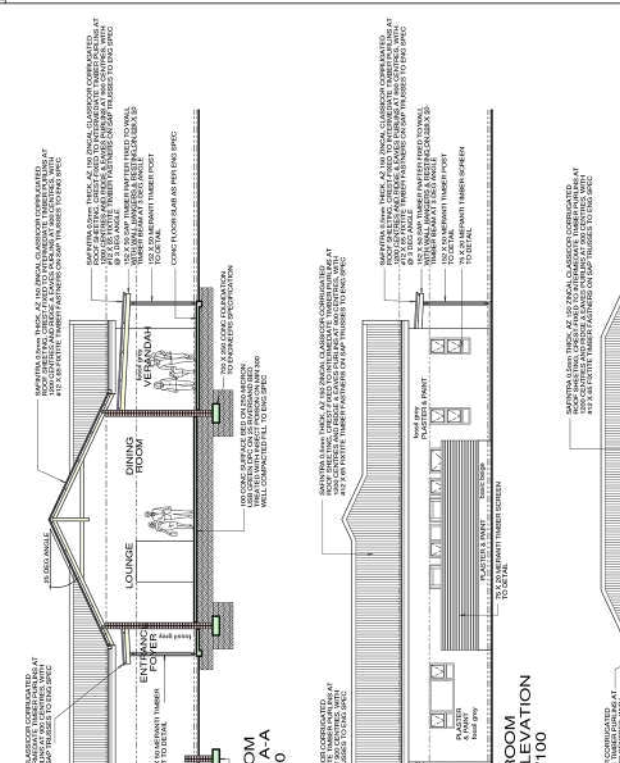
# 4 Bedroom Unit



**Architects Notes**

- 1. All dimensions are in millimeters.
- 2. Any discrepancies or changes to be pointed out by the contractor prior to the commencement of work.
- 3. All work shall be done in accordance with the approved drawings.
- 4. The contractor shall be responsible for obtaining all necessary permits and approvals.
- 5. All work shall be done in accordance with the approved drawings.
- 6. The contractor shall be responsible for obtaining all necessary permits and approvals.

**General Notes**



**FOR SUBMISSION ONLY**

No.	Revising/Description	Date

**Client Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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Kopireg deur Argitekke voorbehou

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5, Ingeneur Ave  
24, Four Estate  
Rogiet 7627  
Tel 085 273 33  
info@exoarchitects.com

The number of 4th floor Apartment, Engineer No. 6023  
ZNA, Waterloosig 101, The Architect Information Reg. no. 6945

Checked by: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Calculated by: \_\_\_\_\_

Project: **Typical 4 Bedroom Unit**  
**Proposed New 4 Bedroom Dwelling on Lot 1065, Ziri River Estate, Munzini.**

Type: **Ground Floor Plan, Sections & Elevations**

Scale: **1:100**

Sheet: **2319** Drawing No: **100 4BED** Revision No: **00**

Date: **September 2023**

**GROUND FLOOR PLAN**

Garage	85.00 m <sup>2</sup>
Living area	40.00 m <sup>2</sup>
Other	7.50 m <sup>2</sup>
<b>Total ground floor</b>	<b>132.50 m<sup>2</sup></b>