



Lifestyles Worth Living

www.the-heights.co.za



Designed *for comfortable country living*

Set in a stunning landscape of ocean, river and hills, Mtunzini is a hidden gem on the northern coast of KwaZulu-Natal, drawing nature lovers to its indigenous forests, pristine estuary and long beaches. Mtunzini, meaning 'place in the shade' in Zulu, is a town where communities come together, urbanites shed their city stresses, and outdoor enthusiasts fulfil their passion for adventure.

The Heights is located within the exclusive Zini River Estate, situated on 176 hectares of rolling hills along the northern edge of Mtunzini. Bordered by the Umlalazi River, natural bush and an estuary that leads into the Indian Ocean, Zini River Estate is the address of choice for those who yearn for wide-open spaces and easy access to outdoor activities.

Whether you want to soak up the magnificent river, sea and hill views from various vantage points, do a spot of birdwatching, or get active on land, river or sea, there are myriad experiences to be enjoyed at the estate or in the area.





Dreaming *of a new home?*

Set in the heart of KwaZulu-Natal's serene countryside. Come home to The Heights, nestled amid rolling green hills between the Indian Ocean and the Umlalazi River.

Situated on the highest part of Zini River Estate in the charming coastal town of Mtunzini, The Heights is a vision of sustainability and harmony – a true eco-estate with sustainable-living features such as solar energy and borehole water.

Designed for comfortable country living, peace of mind in respect of safety and security as well as independence of municipal services, and easy access to all that the area has to offer, The Heights aims to redefine modern living.







The Development

comprises 40 free-standing homes

Priced from R2 950 000 including VAT:

2
two-bedroom
homes

32
three-bedroom
homes

6
four-bedroom
homes

NOW LAUNCHING PHASE 1 & 2

Whether you're a first-time buyer wanting to be closer to nature, looking to downsize without compromising on modern comforts and estate living, or an investment buyer, The Heights is a chance to live or invest in a lifestyle worth living.



For stress-free *eco-living*

All homes at The Heights will be fitted with solar panels and gas ovens as standard, and will be supplied with borehole water. In pursuit of maintaining a light environmental footprint, an eco-friendly and off the grid wastewater treatment plant will be installed at the development that produces 100% recyclable water.

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







Distinctive *features*

- ✓ Small town coastal living
- ✓ 40 free-standing homes, some with sea, river or hill views depending on the location
- ✓ Priced from R2 950 000 including VAT
- ✓ No transfer duty
- ✓ Solar energy, borehole water, an eco-friendly and off the grid wastewater treatment plant
- ✓ Competitive levies
- ✓ Eco-friendly development with a focus on sustainability
- ✓ Active lifestyle on your doorstep with 10km of trails and 8km of navigable river
- ✓ Exceptional recreational facilities on the estate
- ✓ Access to beach, river and nature
- ✓ Convenient proximity to King Shaka International Airport, Ballito, Richards Bay and the N2
- ✓ Gatehouse with access-controlled boom gate and face recognition and card system
- ✓ Electric fence linked to off-site armed response
- ✓ 24-hour security including night patrols linked to control room in the village and backed up by an on-site response vehicle
- ✓ Security cameras at key points around the estate
- ✓ Viable investment potential.





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

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