

## ***EXCLUSIVE Secluded high quality Bushveld Property.***

**For sale at ZWARTKLOOF PRIVATE GAME RESERVE.**

**Situated 13km to the west of Bela Bela on the R516 Thabazimbi Road.**

**Only 1 hour from Pretoria.**

The property is situated 6km on tar road from the main entrance (manned 24/7 by Security) which makes it very safe and private. The 2 track cement road to the property is about 400m from the main tar road that leads to this exclusive private property. (There are no passing cars or traffic). – Very Quiet.

The buildings are mostly clad in natural rock and blend with their surroundings.

Ownership subjected to high standard HOA of Zwartkloof Private Game Reserve Rules and Code of Conduct.

**Full traversing rights of game reserve ideal for biking, walking and game drives.**



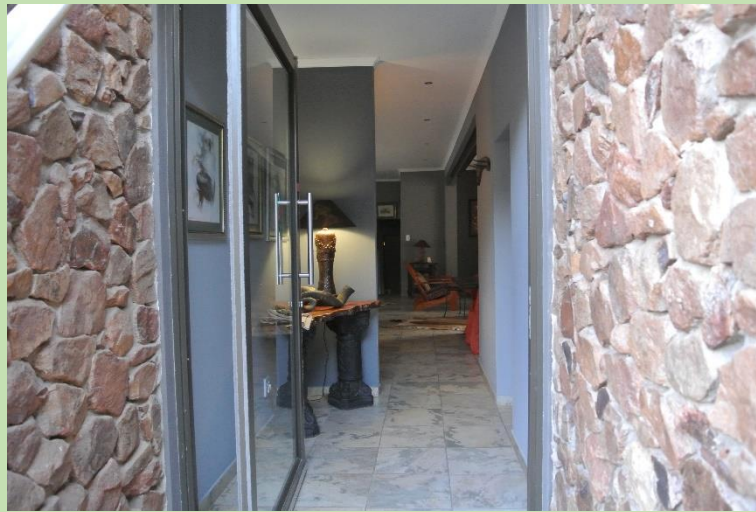
Rim flow swimming pool with safety net, sun deck and sun loungers.

Property size: 50m x 50m. (Situated in and surrounded by Zwartkloof Private Game Reserve 2100ha). Game species include Buffalo, Leopard, Giraffe, Sable, Zebra, Nyala, Blue Wildebeest, Roan Antelope, Kudu, Bushbuck, Klipspringer, Impala and many other plains game species. Birding paradise.

Buildings: total 450M2 Maximum building size allowed.

Property consist of big main house sleeping 6 people and 2 x identical cottages each with 2 x bedrooms each sleeping 4 people. All en-suite.

Private 1 x bedroom cottage for staff, can sleep 2.



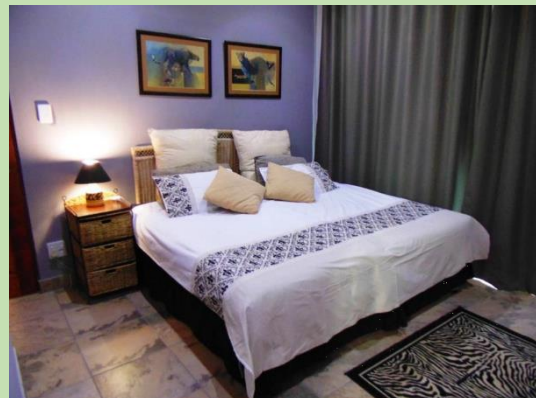
This property can house 14 /16 people sharing. – Making it ideal for a group of Directors or consortium or large family getaway or retired pensioners.

The property is to be sold “voetstoots” with all furniture, bedding and content. Only personal family artefacts will be removed.

### **Building description:**

The house was built with the idea of being as “green” as possible. –low maintenance.

The main house and cottages have solar equipped geysers but with electric backup for rainy days. Gas stove installed plus 3 x 2500l rain water tanks to collect rain water equipped with a pressure pump. The main Zwartkloof water supply for the dwellings is equipped with a water softener /purifier. As well as a generator for power outages.



Main house: 3 x en-suite bedrooms, all with sliding doors that open to the garden and pool or some overlooking the natural bush. Main house has a guest toilet with glass door leading to pool area; double purpose. Has a fully equipped open plan kitchen, big double

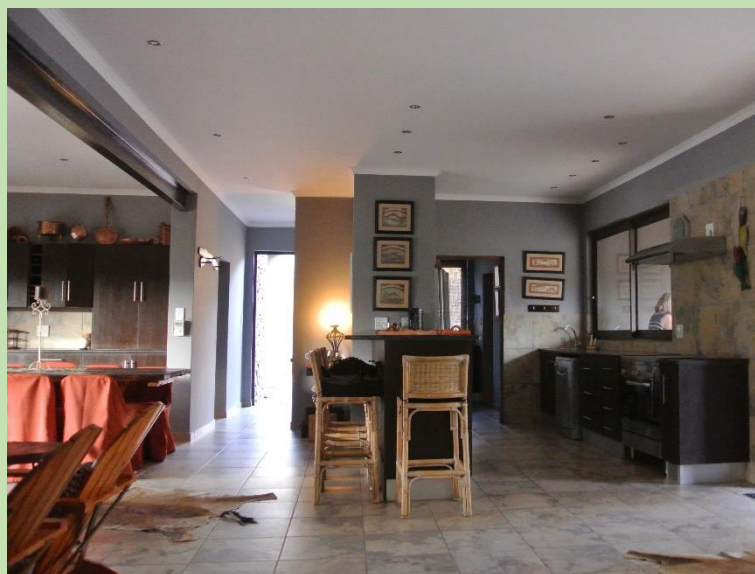
door fridge freezer / Alba gas stove with gas oven, dishwasher and microwave as well as all cutlery and crockery.



The house has 2 x lounges with a lovely built in stone fire place for winter. Off the open plan kitchen is a scullery with dry yard equipped with a washing machine and lock-up pantry. The main house also has a private study or could serve as an extra bedroom, currently equipped as an aroma therapy massage room.

The big sliding doors open onto a big patio on the Northern side overlooking the pool, and a beautiful rock koppie (Hill). On this stoep is an undercover braai area.

On the Southern side another big patio with serving hatch for the lapa area surrounded by big established indigenous trees.



Next to the 2 x undercover garages is a play/ TV room equipped with TV decoder antenna and facility with aerial for Wi Fi and Internet.

Next door is a caretaker 1 x bedroom flat with bathroom & kitchenette. (Private entrance).

Beautiful low maintenance garden with daisy lawn- ever green (No lawnmowers) has well-established natural big trees, aloes, cycads, pelindaba rock and railway sleepers. Lots of interesting artefacts. Riverine area in front of property with small non Perennial River that flows in good rainy seasons.



2 x Separate 2 x bedroom en-suite cottages with small lounge each with a fire place and open plan kitchenette (Fully equipped) privately situated each with own small patio and undercover built-in braais. (70m2 each).



Main Pool area fenced against game.

For more information regarding the price of this property, levies, rates and taxes contact:

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