



HARTLAND
Lifestyle Estate



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LIFESTYLE

Hartland Lifestyle Estate is situated in the heart of the Garden Route in Hartenbos on 375 hectares and will house over 2000 homes. Situated near good schools, an excellent private hospital and George Airport, this community offers the perfect home location while working or commuting from Gauteng.

TECHNOLOGY

Today's reliance on the internet for convenience and efficiency call for the need of smart homes driven by steady internet connection. If technology is essential to your lifestyle, we have you covered. Homeowners in the Hartland Lifestyle Estate have the opportunity to capitalise on our fibre ready homes, allowing for continued career focus without sacrificing enjoyment of estate activities with family and loved ones.



Welcome to Hartland Lifestyle Estate

LUXURY LIVING

Hartland Lifestyle Estate is a Mixed Use Gated Estate and will eventually be home to 2 000 families, offering you security and all the comfort of estate living.



Future Amenities



RECREATION AREA



OFFICE PARK



RETAIL SHOPPING



RETIREMENT VILLAGE



PRIVATE SCHOOL



NATURE RESERVE



HIKING TRAILS



PET FRIENDLY



CYCLING ROUTES

What awaits you...

Trails of Hartland and the Outeniqua Mountains

At Hartland Lifestyle Estate, we pride ourselves on merging the comforts of luxury living with the raw beauty of nature. Right within our estate, you'll find exclusive hiking and cycling trails, carefully designed to allow residents an immersive experience amidst the scenic landscapes. As you traverse our internal trails, the lure of the wild beckons you further.

Just a heartbeat away, the majestic Outeniqua Mountains await. Let their trails guide you through nature's vibrant tapestry of flora and fauna. Whether you're venturing into the depths of tranquil forests or challenging yourself on rugged mountain climbs, the Outeniqua range promises awe-inspiring vistas—vast coastal panoramas and the mesmerising contours of the countryside. For both the avid explorer and the peace-seeking wanderer, Hartland and the Outeniqua Mountains offer unparalleled journeys. Embark on your next adventure with us, where every trail has a story to share and a memory to create.



Golfing Excellence in Hartenbos and Beyond

Elevate your golfing journey with Hartland Lifestyle Estate, perfectly positioned to offer you easy access to an exquisite collection of golf courses in our vicinity. Each course, from the iconic Pinnacle Point with its dramatic cliff-side fairways to the classic layouts of Mossel Bay Golf Club and George Golf Club, has been meticulously sculpted against the awe-inspiring backdrop of South Africa's coastal charm. Venture a bit

further and you'll encounter the luxurious greens of Fancourt. Together, they craft a comprehensive and diverse golfing narrative that awaits your exploration.

Whether it's the thrill of an early morning tee-off as the sun kisses the horizon or the camaraderie of twilight games filled with spirited conversation, the golfing experiences around Hartenbos are more than just sports encounters; they're memories waiting to be made. With Hartland, golfing isn't just a pastime—it's a way of life. Dive into our vibrant golfing culture and let the fairways of the Garden Route and beyond paint your most cherished golfing tales.



What awaits you...

Whale Watching at Mossel Bay

Whale Watching Wonders at Mossel Bay: Picture yourself on a breezy deck, the salt air tangling your hair, as the vast expanse of the ocean stretches before you. Now, imagine the thrill as a majestic whale breaches the surface, its powerful display capturing the essence of wild, untamed beauty. At Mossel Bay, from June to November, this dream turns into a reality. Here, you're offered a front-row seat to one of nature's most awe-inspiring spectacles.

Witness the grandeur of these magnificent creatures in their natural habitat, a sight that's bound to leave an indelible mark on your memory. Choosing Hartland Lifestyle Estate means more than just a home—it's an invitation to experience the unparalleled wonders of the natural world. Don't miss out on this seasonal marvel; let the dance of the whales be the backdrop to your new life with us.



Wine Wonders of Hartenbos and Mossel Bay

Embark on a sensory journey through the illustrious vineyards of the Garden Route. With Hartenbos and Mossel Bay as your starting points, delve deep into a wine lover's paradise. The region boasts some of South Africa's most celebrated wineries, making it an essential destination for connoisseurs and casual enthusiasts alike. Each vineyard tells a story of tradition, passion, and the art of winemaking, all encapsulated in every bottle.

The Garden Route's unique terroir graces us with wines that are both rich in flavour and history. Plan day trips from Hartland Lifestyle Estate to these vineyards, where you can revel in intimate tastings and behind-the-scenes insights into the winemaking process. As you sip on the finest selections, let the landscapes and the delicate notes of the wines transport you. Join us, and let the wines of Hartenbos and Mossel Bay become a cherished chapter in your lifestyle story.



Hartland Lifestyle Estate Plan Type 1

Area of unit 171m²
 Covered Patio 9m²
 Area of Double Garage 43m²
 Total Covered Area 223m²
 Open Braai Patio 14m²



Standard House Options.

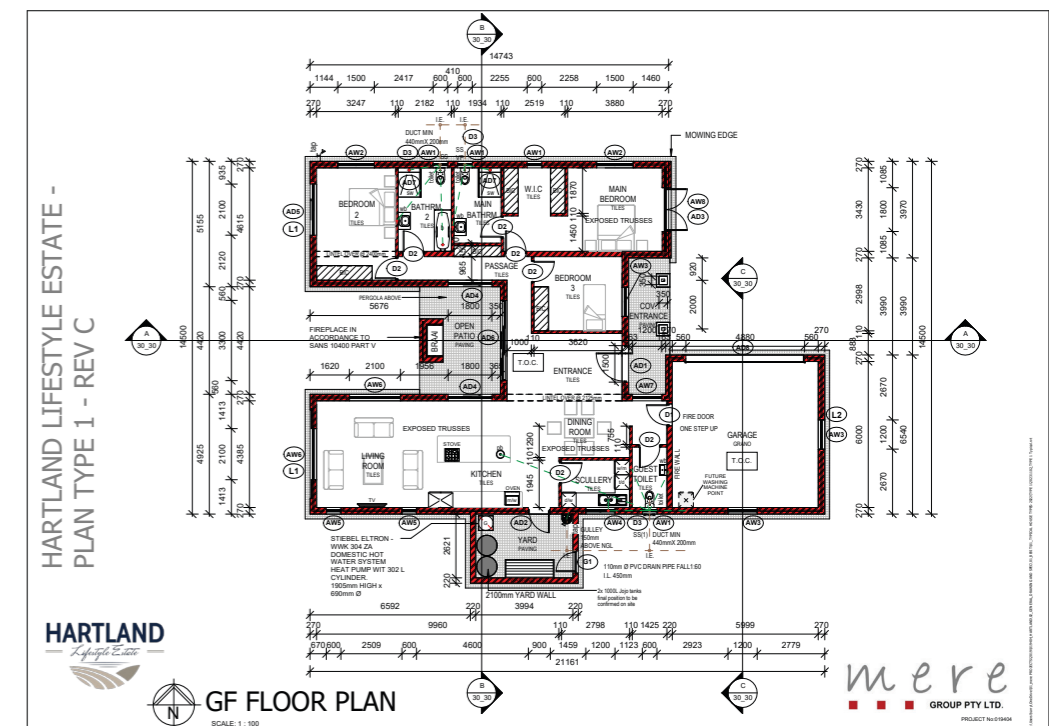
Hartland Lifestyle Estate offers 12 House Layout options as well as 2 additional Double Volume Options.

R 3 090 000 excl. land

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HARTLAND
 Lifestyle Estate

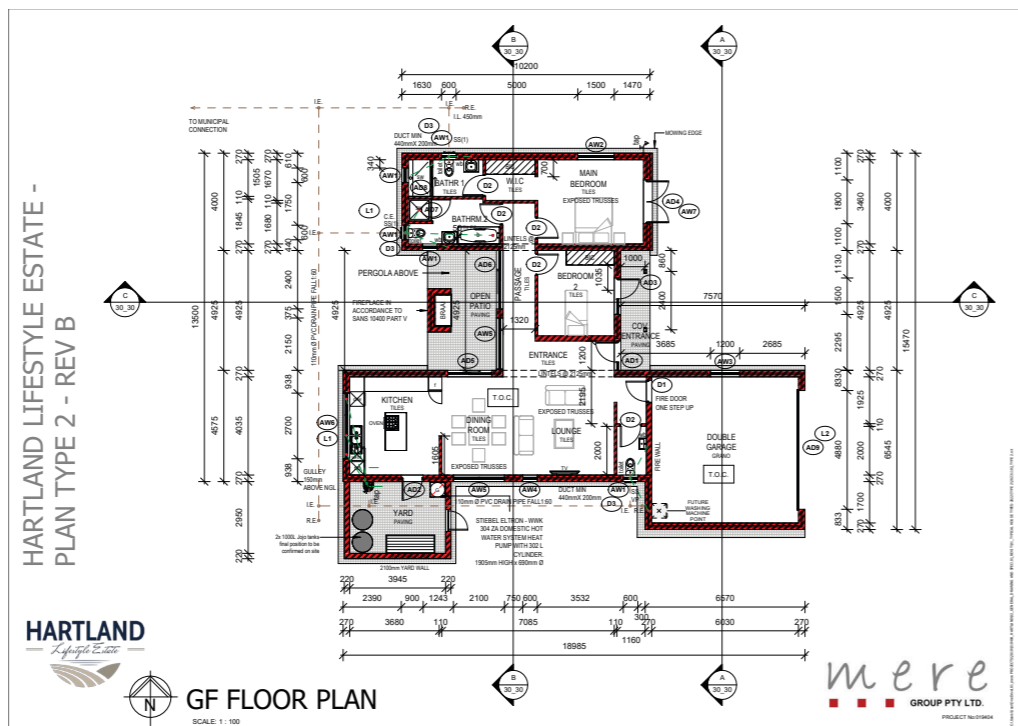


Hartland Lifestyle Estate Plan Type 2

- Area of Unit 123m²
- Covered Patio 6m²
- Area of Double Garage 43m²
- Total Covered Area 172m²
- Open Braai Patio 15m²
- Paving Around House 67m²
- Paving Parking Area 34m²



R2 590 000 excl. land

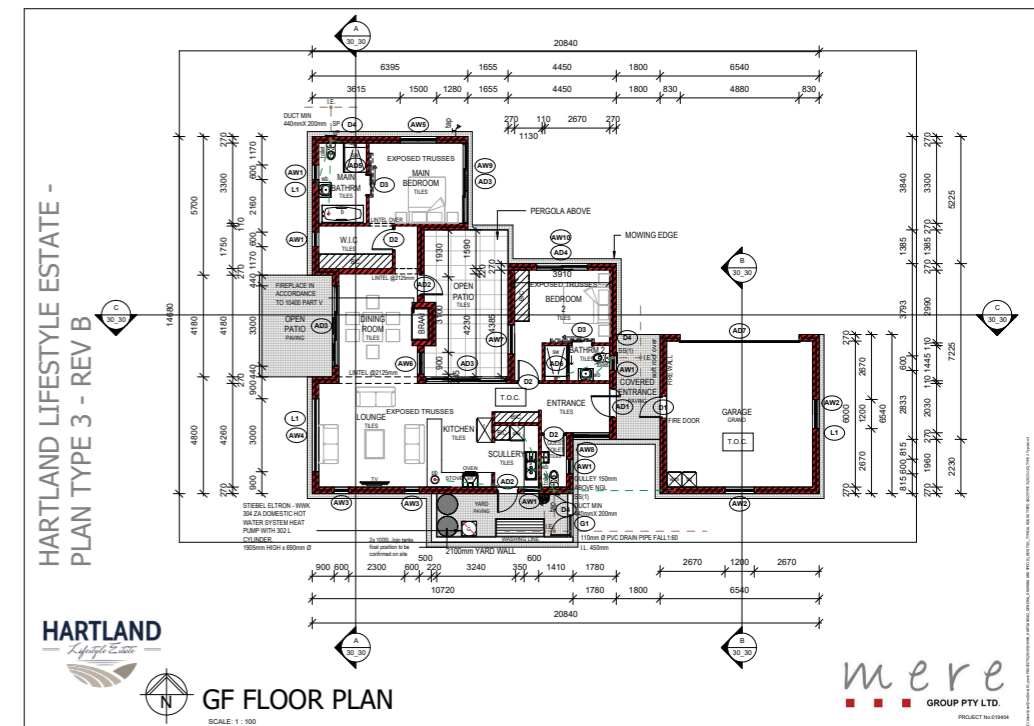


Hartland Lifestyle Estate Plan Type 3

- Area of Unit 126m²
- Area of Double Garage 43m²
- Total Covered Area 169m²
- Open Patio 21m²
- Paving Parking Area 86m²
- Paving Around House 35m²

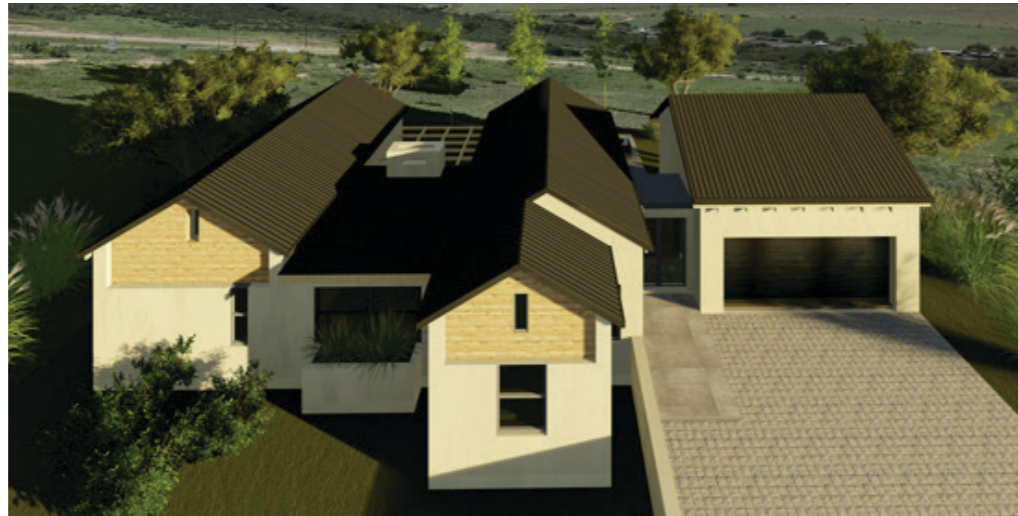


R2 650 000 excl. land



Hartland Lifestyle Estate Plan Type 4

Area of unit 112m²
 Area of Double Garage 43m²
 Total Covered Area 155m²
 Open Patio 20m²
 Paving Parking Area 90m²
 Paving Around House 64m²



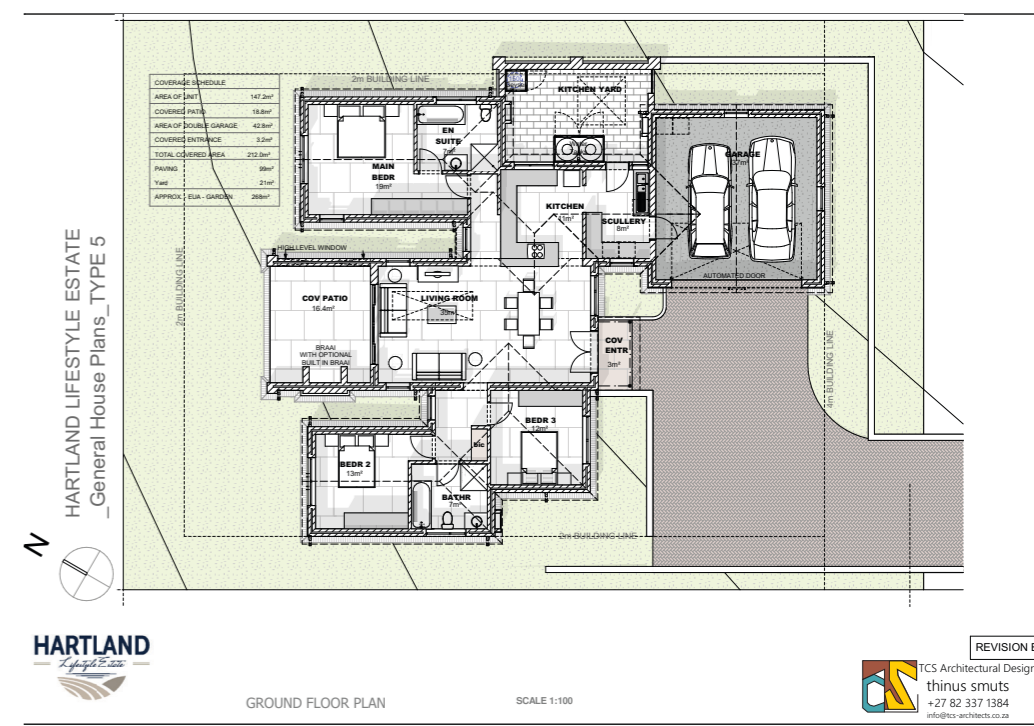
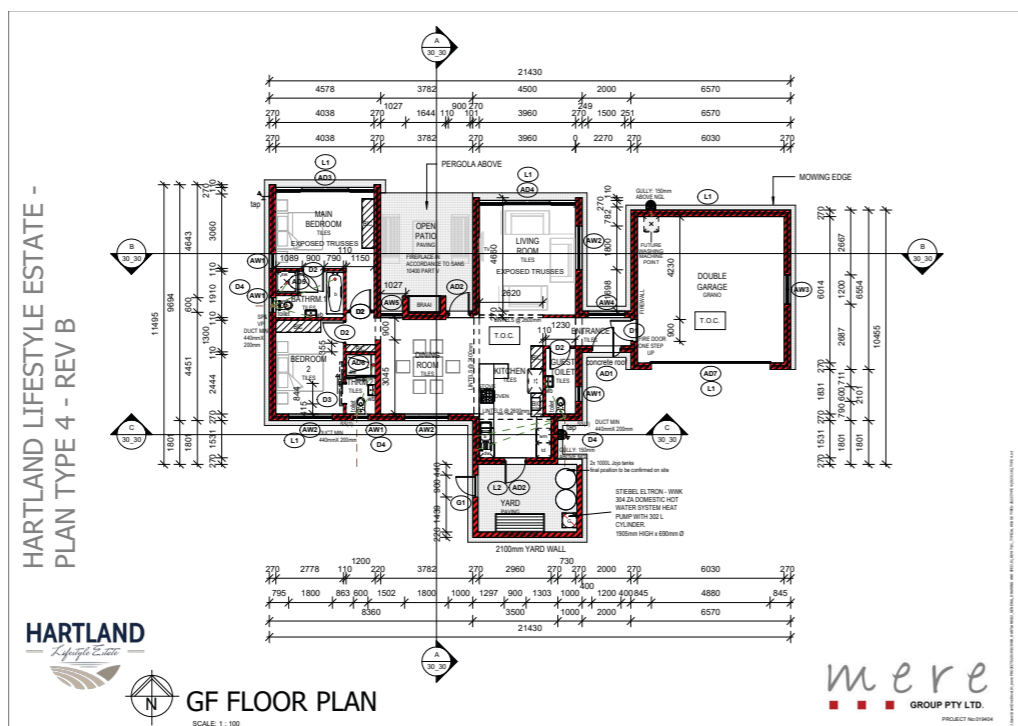
R2 400 000 excl. land

Hartland Lifestyle Estate Plan Type 5

Area of Unit 147.2m²
 Covered Patio 18.8m²
 Area of Double Garage 42.8m²
 Covered Entrance 3.2m²
 Total Covered Area 212m²
 Paving 99m²
 Yard 18m²



R2 990 000 excl. land

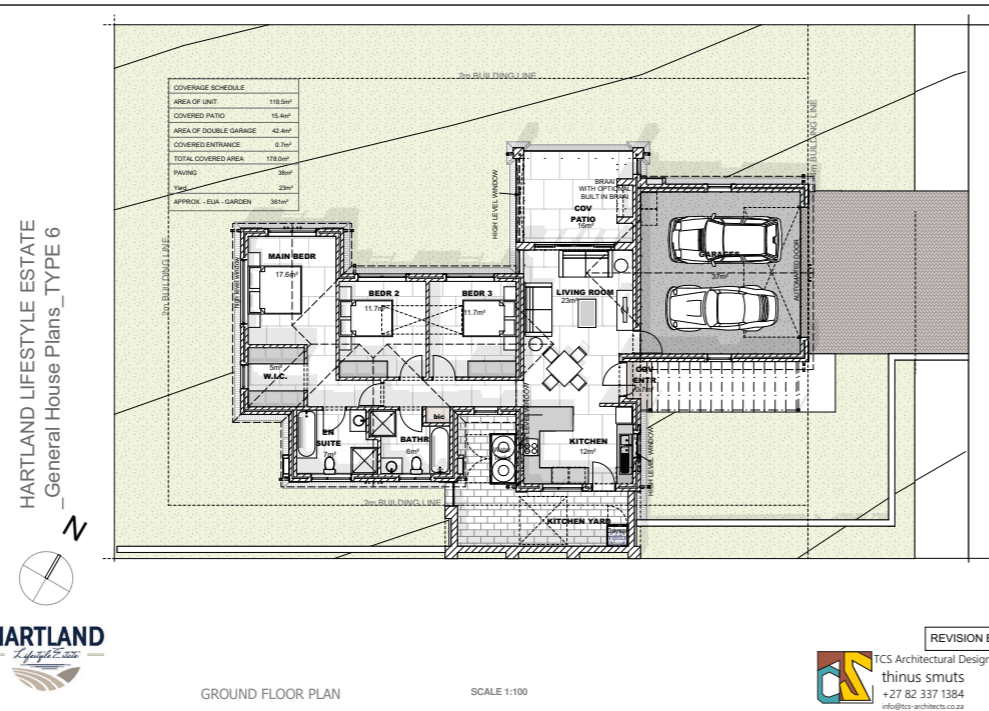


Hartland Lifestyle Estate Plan Type 6

Area of Unit 119.5m²
 Covered Patio 15.4m²
 Area of Double Garage 42.4m²
 Covered Entrance 0.7m²
 Total Covered Area 178m²
 Paving 38m²
 Yard 8m²



R2 540 000 excl. land

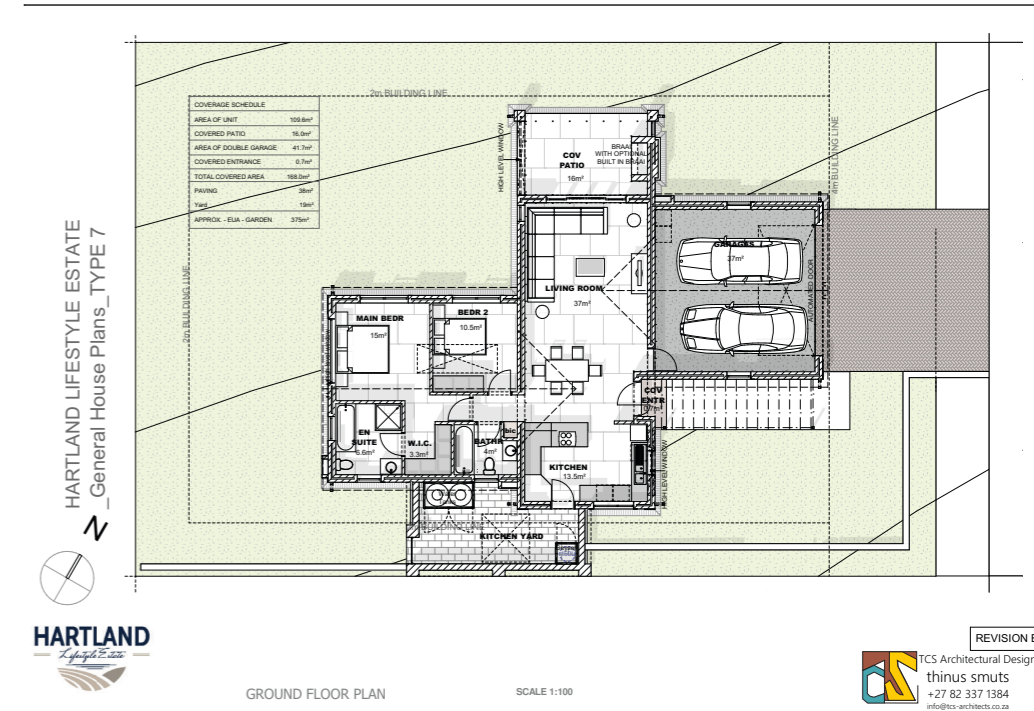


Hartland Lifestyle Estate Plan Type 7

Area of Unit 109.6m²
 Covered Patio 16m²
 Area of Double Garage 41.7m²
 Covered Entrance 0.7m²
 Total Covered Area 168m²
 Paving 39m²
 Yard 9m²



R2 400 000 excl. land



Hartland Lifestyle Estate Plan Type 8

Area of Unit 99.5m²
 Covered Patio 14.9m²
 Area of Double Garage 44.5m²
 Covered Entrance 1.1m²
 Total Covered Area 160m²
 Paving 38m²
 Yard 16m²



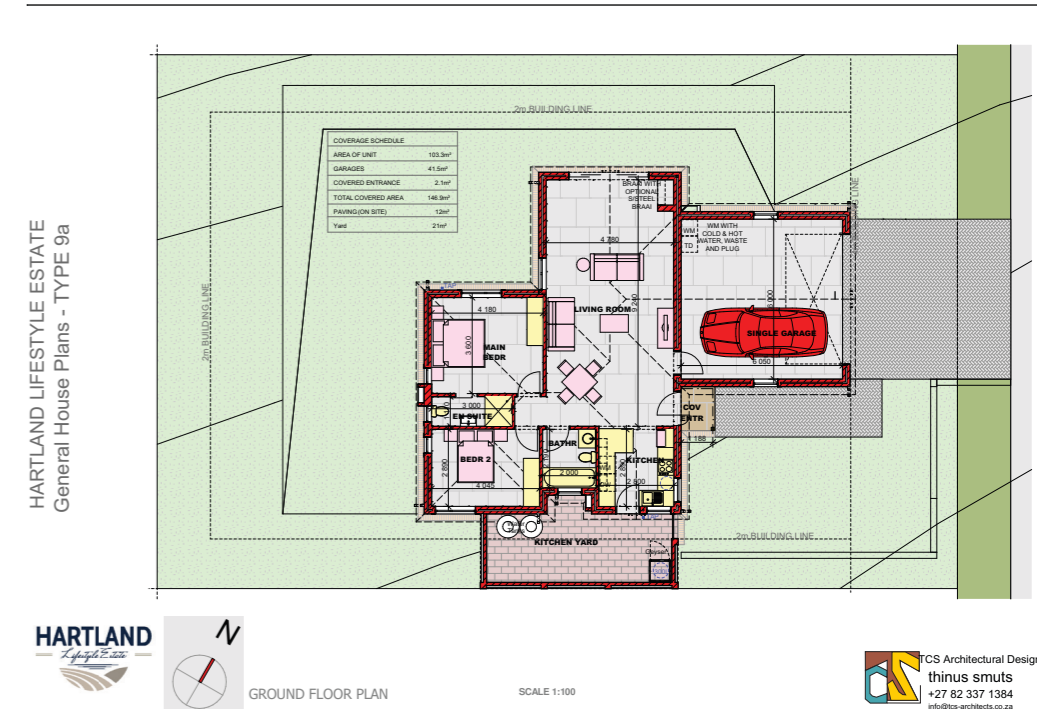
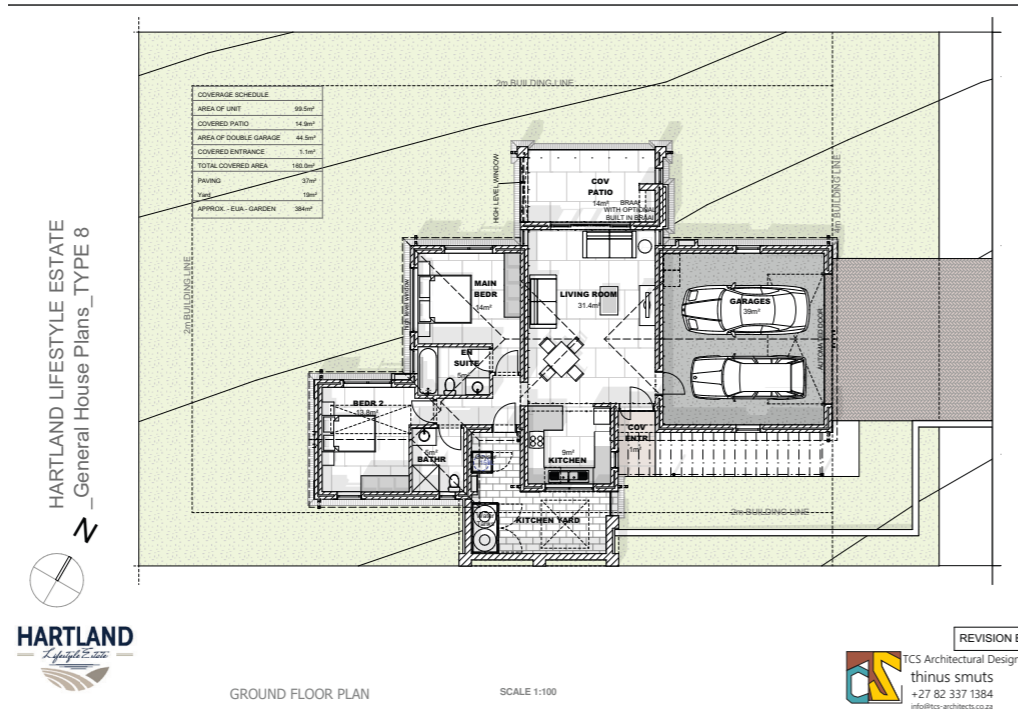
R2 370 000 excl. land

Hartland Lifestyle Estate Plan Type 9

Area of Unit 103.3m²
 Garages 41.5m²
 Covered Entrance 2.1m²
 Total Covered Area 146.9m²
 Paving 12m²
 Yard 21m²



R2 120 000 excl. land



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Hartland Lifestyle Estate Plan Type 10

Area of Unit 115.4m²
 Garages 41.5m²
 Covered Entrance 2.1m²
 Total Covered Area 159m²
 Paving 22m²
 Yard 16.9m²



R2 290 000 excl. land

Hartland Lifestyle Estate Plan Type 11

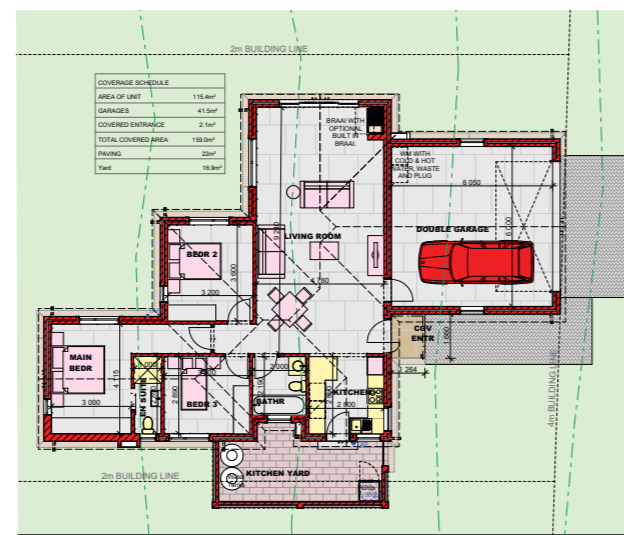
Area of Unit 98m²
 California Garage 22m²
 Open Pergola Patio 22m²
 Total Covered Area 120m²



R2 170 000 excl. land

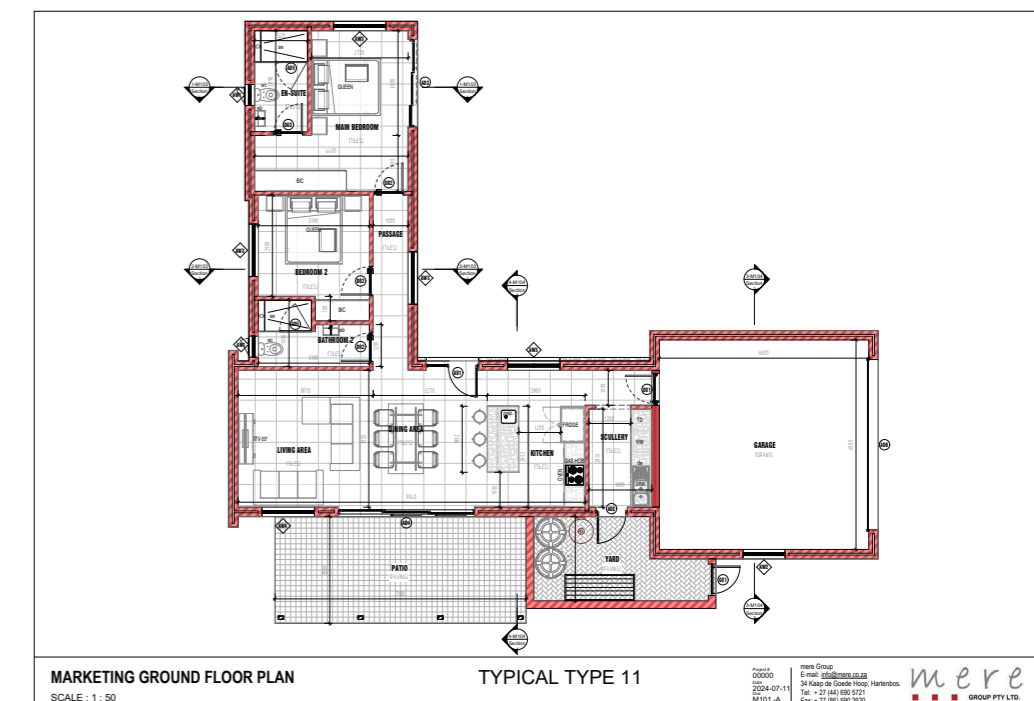


HARTLAND LIFESTYLE ESTATE
 General House Plans - TYPE 10a



GROUND FLOOR PLAN SCALE 1:100

FCS Architectural Design c
 thinus smuts
 +27 82 337 1384
 info@fcs-architects.co.za



MARKETING GROUND FLOOR PLAN TYPICAL TYPE 11
 SCALE: 1 : 50

more GROUP
 2024-07-11
 M101 - A

Hartland Lifestyle Estate Plan Type 12

Area of Unit 107m²
California Garage 22m²
Open Pergola Patio 21m²
Total Covered Area 129m²



R2 260 000 excl. land

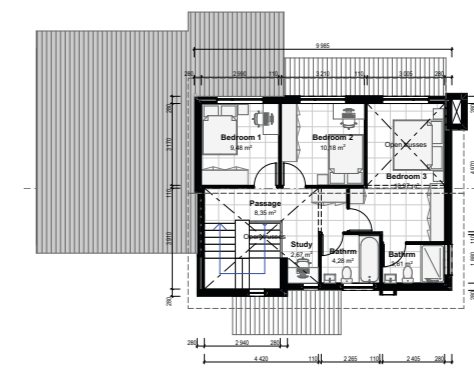
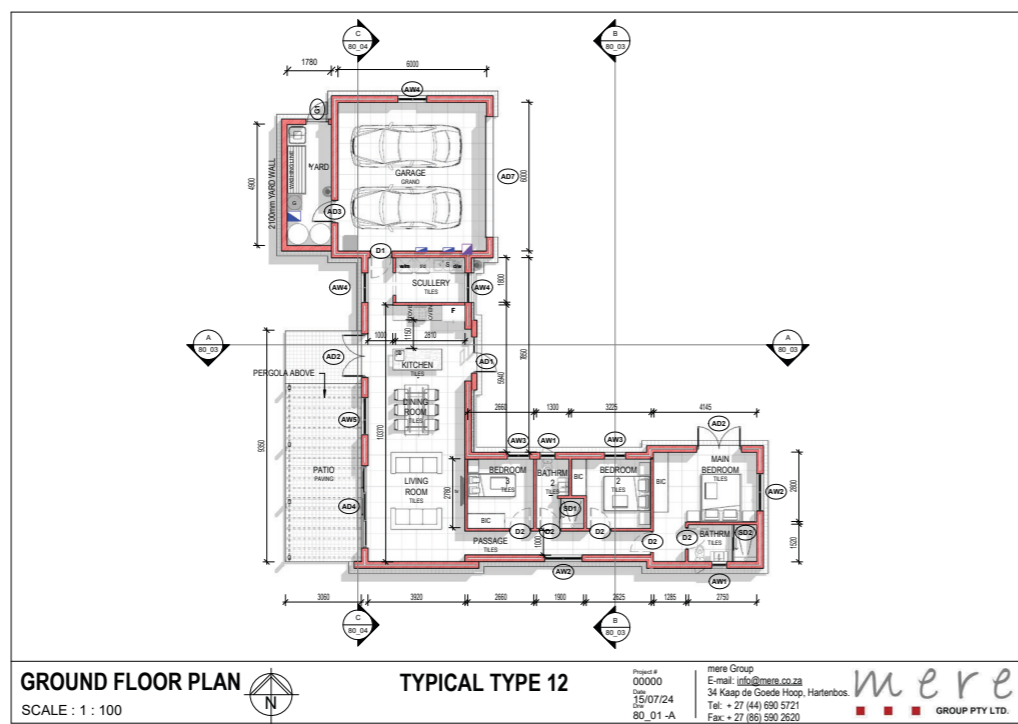
Entrance 7.61m²
Garage 51.92m²
Living 63.39m²
Stoop 24.81m²
Total 147.73m²
First Floor 73.83m²
Total 221.56m²

R2 980 000 excl. land

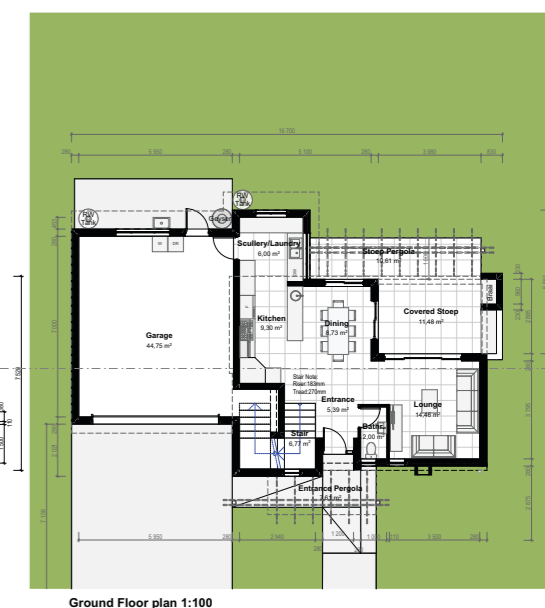
Hartland Lifestyle Estate Plan Double Volume A



Level	Space	Area
Ground Floor	Entrance	7.61
	Garage	51.92
	Living	63.39
	Stoop	24.81
	Total	147.73 m²
First Floor	First Floor	73.83
	Total	221.56 m²



SINGLE DWELLING Type A



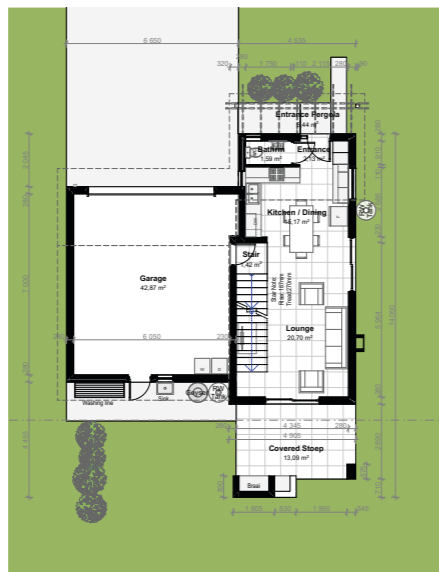
Hartland Lifestyle Estate Plan

Double Volume B

Entrance 5.44m²
 Garage 49.48m²
 Living 48.54m²
 Stoep 15.11m²
 Total 118.57m²
 First Floor 51.24m²
 Total 169.81m²



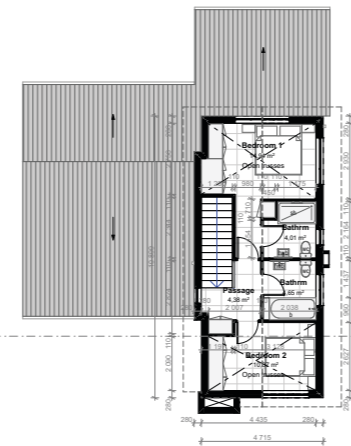
R2 470 000 excl. land



Ground Floor Plan 1:100

SINGLE DWELLING Type B

CONSTRUCTION AREAS		
Floor	Volume	Area
Ground Floor	Entrance	5.44
Ground Floor	Garage	49.48
Ground Floor	Living	48.54
Ground Floor	Stoep	15.11
	TOTAL	118.57 m²
First Floor	Living	51.24
First Floor	Stoep	51.24
	TOTAL	169.81 m²



First Floor Plan 1:100



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roots this Spring!

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Retirement Living.



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Hartland Lifestyle Estate

Retirement Living

Hartland Retirement Estate has been carefully integrated into the larger Hartland Lifestyle Estate which provides numerous benefits for residents over other stand-alone retirement villages. The design allows for seamless integration between the retirement village and the residential estate, operating costs are contained via economies of scale and residents will enjoy the benefit of a double security envelope.

Hartland Retirement Estate is designed to promote an active outdoor lifestyle with a focus on enjoyment and hospitality. At the same time discreet healthcare is available for residents when they need it. Built on

prime land in the greater estate, homes and apartments are designed around a green belt with beautiful gardens, ponds and walkways. The village is also located next to the greater estate's recreation park where residents can enjoy nature and walk the dogs.

The village offers an excellent mix of free-standing houses and apartments with prices to suit everyone. The homes and apartments are sold on a sectional title basis and levies will be affordable due to the scale of the village, with up to 500 units on completion. The architectural design is in line with the greater estate.



LIFESTYLE CENTRE

On completion the stunning leisure centre will include a restaurant, lounging deck overlooking the greenbelt, TV lounge, library, games room and gym. There will also be a wellness centre and a memory care centre, one of the first of its kind in South Africa. These facilities will promote a sense of community in the village.



SECURITY

Your safety and security is our first priority. The retirement village lies within the security blanket of the greater estate. Notwithstanding this the village will have its own perimeter security with electric fencing and CCTV cameras. A manned guardhouse will manage the only entrance and exit to the estate and this will be backed up by armed response.

HEALTHCARE

Our desire for every resident is quality of life. Located in Hartenbos on the beautiful Garden Route, Hartland Lifestyle Estate offers a coastal location with a large conservation area of fynbos and indigenous vegetation, complete with walking paths. Whatever your age or health status, the right advice and care will bring improvement, even to those suffering from chronic illness. Hartland Retirement Estate believes that care in the home is the way of the future, and our care offering is built around

1. Medical emergency

Every home and apartment will be equipped with a medical emergency device providing access to a 24/7 call centre, ready to dispatch an ambulance and paramedic immediately. This device is also capable of providing remote medical services in the future. At Hartland you are never alone, qualified help is just a push of a button away.

2. Wellness Centre

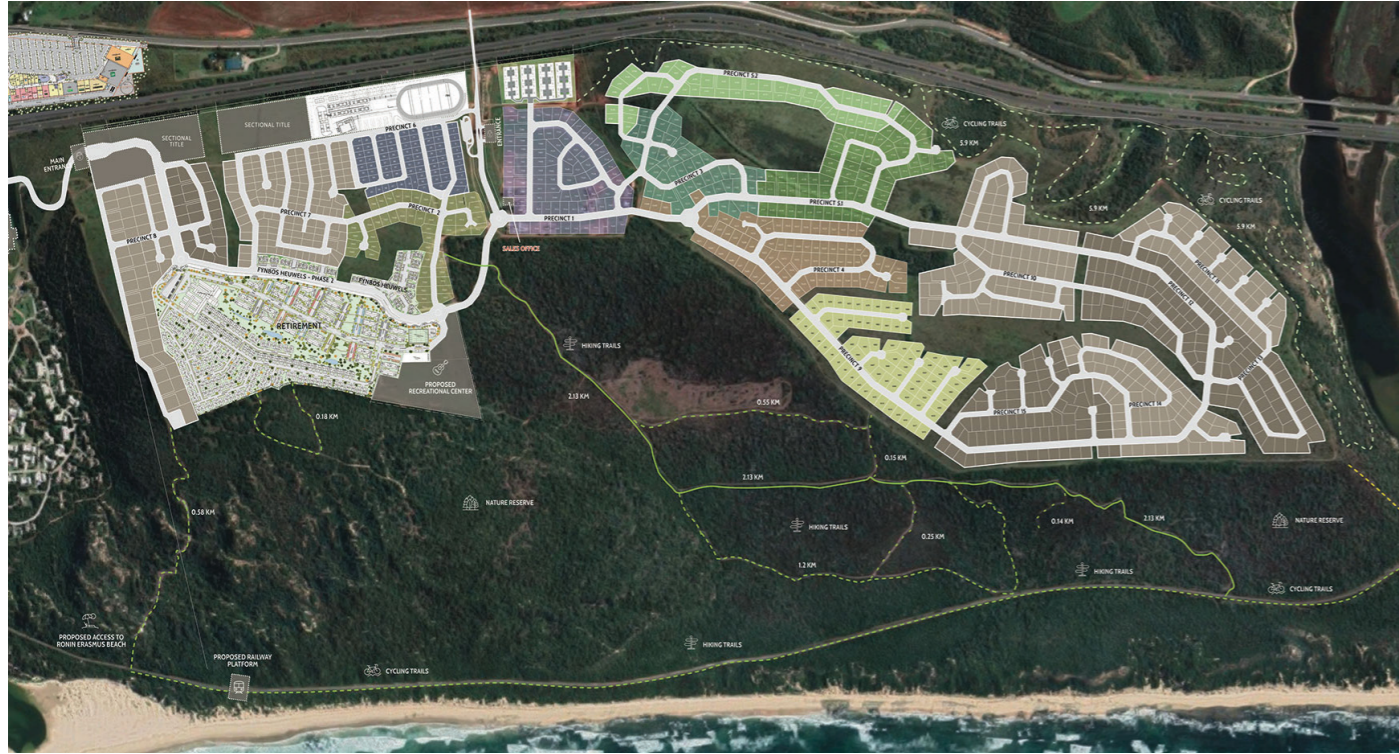
Our equipped Wellness Centre is the heart of our healthcare offering and will provide the following services on request:

- Primary healthcare and annual health checks at the medical centre by appointment.
- Maintaining resident's health records.
- Promoting preventative care solutions within the village.
- Assisting residents to manage chronic conditions.
- The Wellness Centre is also the springboard to deliver home-based care which includes everything from wound dressing to recuperative, frail and palliative care. Services are provided at market related prices.

3. Memory Care Centre

Hartland Retirement Estate will be one of the few retirement estates in South Africa to offer frail care and/or memory care facilities. Memory care is the modern approach to caring for those who suffer from Dementia or Alzheimer's Disease. Prevalence of Dementia is increasing steeply worldwide and while frail care can usually be provided in the home, Dementia often cannot. Hartland's specialist memory care facility will be delivered in phase 3 of the development and will bring relief to many families in the retirement village and in the greater estate.

Hartland Lifestyle Estate Retirement Living



Garden Cottage

Garden Cottage Area - Type 1A, 1B, 2A, 2B	
Room Name	Calculated Area
Bathroom	3.78
Bedroom 1	10.99
Ensuite 1	4.95
Kitchen	12.24
Lobby	1.62
Lounge	22.00
Main Bedroom	13.56
Total	69.14 m²

Other Areas Type 2A, 2B	
Area Name	Calculated Area
GARAGE	12.46
Patio	4.64
Yard	3.87
Total	25.97 m²

Construction Area Type 2A, 2B	
Area Name	Calculated Area
Construction Area	81.47
Garage Area	20.51
Total	101.98 m²

Coverage - Including Garage	
Area Name	Calculated Area
Site area	174 m ²
Total GFL + Garage	102 m²
Total Coverage	59%

R 2 416 000.00

Apartments

Type A1
3 000D022

10 m² Kitchen Tiles
5 m² Bath Tiles
9 m² Bedroom 2 Tiles
11 m² Bedroom 1 Tiles
10 m² Lounge Tiles
6.19 m² Patio Tiles



R 1 878 000.00

Garden Cottage

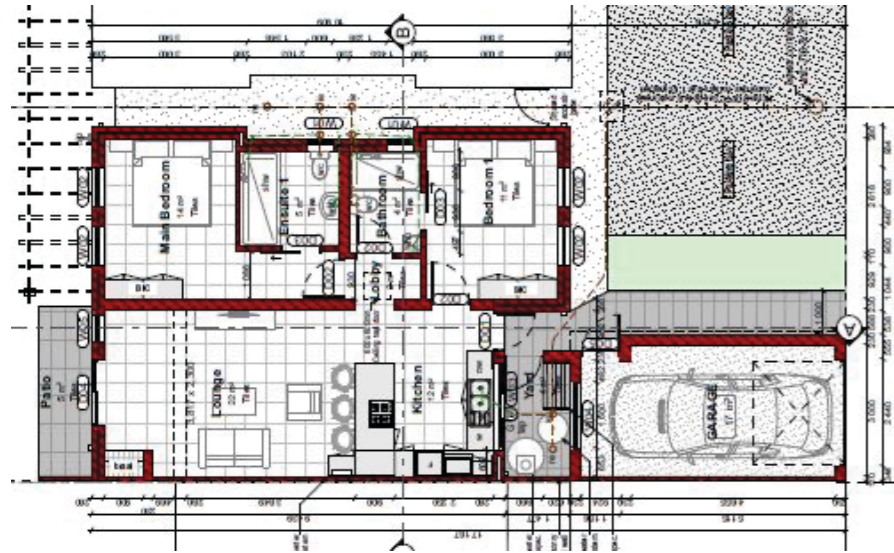
Garden Cottage Area - Type 1, 2	
Room Name	Calculated Area
Bathroom	3.78
Bedroom 1	10.99
Ensuite 1	4.95
Kitchen	12.24
Lobby	1.62
Lounge	14.64
Main Bedroom	13.56
Total	61.78 m²

Other Areas Type 1	
Area Name	Calculated Area
Patio	11.52
Yard	3.87
Total	15.39 m²

Construction Area Type 1	
Area Name	Calculated Area
Construction Area	74.20
Total	74.20 m²

R 2 528 000.00

Garden Cottage



Garden Cottage Area - Type 1A, 1B, 2A, 2B	
Room Name	Calculated Area
Bathroom	3,78
Bedroom 1	10,99
Ensuite 1	4,95
Kitchen	12,24
Lobby	1,62
Lounge	22,00
Main Bedroom	13,56
Total	69,14 m²

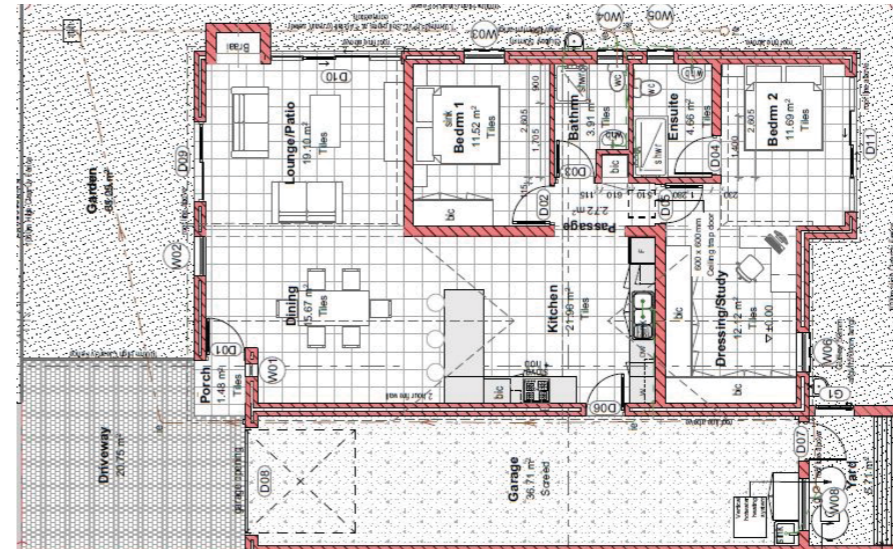
Other Areas Type 2A, 2B	
Area Name	Calculated Area
GARAGE	17,46
Patio	4,64
Yard	3,87
Total	25,97 m²

Construction Area Type 2A, 2B	
Area Name	Calculated Area
Construction Area	81,47
Garage Area	20,51
Total	101,98 m²

Coverage - Including Garage	
Area Name	Calculated Area
Site area	174 m ²
Total GFL + Garage	102 m²
Total Coverage	59%

R 2 560 000.00

Village Home



Area Schedule	
Area Name	Calculated Area
Bathroom	4
Bedm 1	12
Bedm 2	12
Dining	18
Dressing/Study	12
Ensuite	5
Garage	37
Kitchen	22
Lounge/Patio	19
Passage	3
Porch	2
Total	144 m²

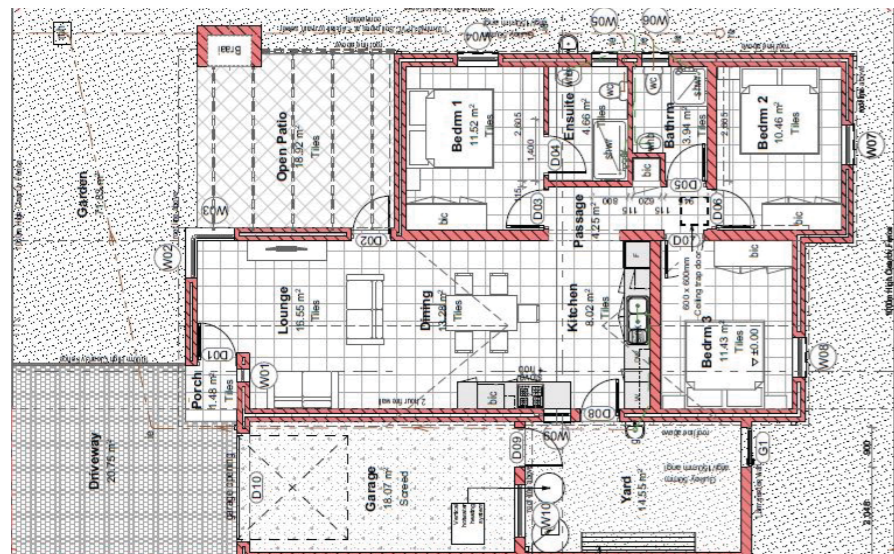
Village Home 3D

two bedroom - Type 3

AREAS	
Area Name	Calculated Area
Site area	= 250,94 m ²
Section title	= 151,71 m ²
(including patio & garage)	= 151,71 m ²
Building footprint	= 158,26 m ²
Exclusive Use	= 61,29 m ²
Garden	= 10,64 m ²
Yard	= 10,64 m ²

R 3 433 000.00

Village Home



Area Schedule	
Area Name	Calculated Area
Bathroom	4
Bedm 1	12
Bedm 2	10
Bedm 3	11
Dining	14
Ensuite	5
Garage	18
Kitchen	8
Lounge	17
Open Patio	19
Passage	4
Porch	2
Total	124 m²

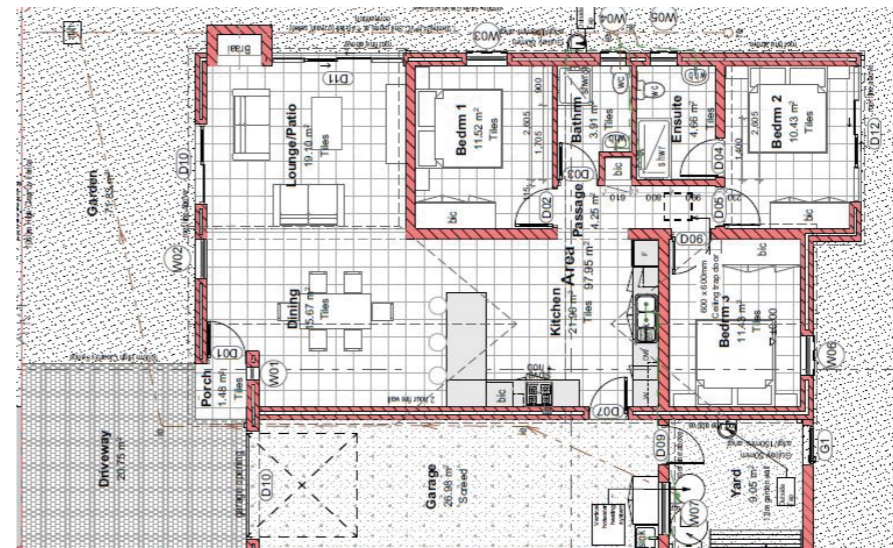
Village Home 1

two bedroom - Type 1

AREAS	
Area Name	Calculated Area
Site area	= 250,94 m ²
Section title	= 136,25 m ²
(including patio & garage)	= 143,81 m ²
Building footprint	= 143,81 m ²
Exclusive Use	= 71,83 m ²
Garden	= 14,55 m ²
Yard	= 14,55 m ²

R 3 206 000.00

Village Home



Area Schedule	
Area Name	Calculated Area
Bathroom	4
Bedm 1	12
Bedm 2	10
Bedm 3	11
Dining	16
Ensuite	5
Garage	27
Kitchen	22
Lounge/Patio	19
Passage	4
Porch	2
Total	132 m²

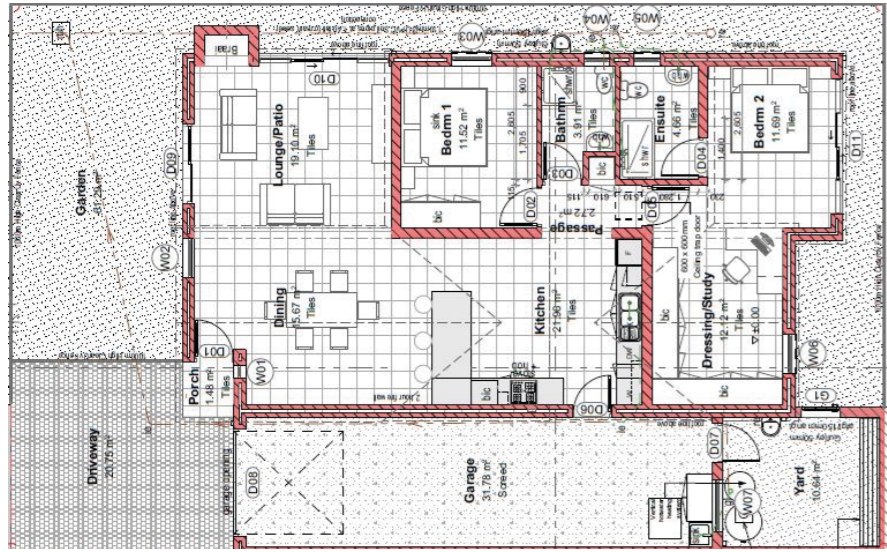
Village Home 2F

three bedroom - Type 2

AREAS	
Area Name	Calculated Area
Site area	= 250,94 m ²
Section title	= 146,53 m ²
(including patio & garage)	= 149,79 m ²
Building footprint	= 149,79 m ²
Exclusive Use	= 71,83 m ²
Garden	= 9,05 m ²
Yard	= 9,05 m ²

R 3 354 000.00

Village Home



Area Name	Calculated Area
Bath	4
Bedrm 1	12
Bedrm 2	12
Dining	10
Dressing/Study	12
Ensuite	5
Garage	32
Kitchen	22
Lounge/Patio	19
Passage	3
Porch	12
Total	139 m²

Village Home 4D
two bedroom - Type 4

AREAS

- Elf Size = 250,94 m²
- Section title (including patio & garage) = 151,71 m²
- Building footprint = 158,26 m²
- Exclusive Use = 61,29 m²
- Garden = 10,64 m²
- Yard = 10,64 m²

R 3 427 000.00



Meet The Jawitz Properties Mossel Bay Team



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