

WILD DOG ESTATE

SALES OVERVIEW

Owning a property on *Wild Dog Estate*, be it via Private Residence Club (*Fractional Ownership*), Syndication or Whole Ownership, goes far beyond owning an upmarket holiday or permanent home. This Estate is destined to become the most exclusive of its kind in the uKhahlamba Drakensberg and on a par with the finest resorts in South Africa and worldwide. Membership automatically guarantees you access, not only to all that *Wild Dog Estate* offers, but also access to *Platinum Destinations International Property Portfolio* of exclusive homes, hotels and resorts. An investment in *Wild Dog Estate* is not simply about property ownership, but about an exclusive privileged lifestyle, and exchange programme which happens to be rated “blue chip” and will render its owner excellent returns on their investment.

1. WHAT MAKES WILD DOG ESTATE SO UNIQUE?

South Africa is inundated with Estate developments and the potential investor is often left dazed and confused by the diversity offered. So what makes *Wild Dog Estate* so refreshingly different and unique? The main features that set it apart are as follows:

- **Low density and privacy.** Unlike the majority of developments that have hundreds of units built in clusters, *Wild Dog Estate* has a mere 42 Villas on a 900 acre Estate. That represents 21 acres of land per unit. Furthermore the Villas are positioned in such a way that the majority have no other units in front or behind them and are a minimum of 100-200 metres apart. The terrain, rocky outcrops and positioning of units ensures maximum privacy.
- **Space to play.** *Wild Dog Estate* borders on the *uKhahlamba Drakensberg National Park* which is a *World Heritage Site* and this means that your playground is not only 900 acres but the entire magnificent National Park. Furthermore the unspoilt Southern Drakensberg District incorporating Lesotho, offers one an endless list of adventure and activities so that boredom is the least of one’s concerns.
- **Size and quality of Villas.** All the Villas are individually designed to maximise the views offered by each specific stand. Spaciousness is the key. For example our Family Private Residence Club Villas are 505m² with two bedroom master suites - 48m² each, two smaller bedrooms for children and two lounges each tastefully interior decorated and furnished ensuring the utmost quality and style. Our “small” 2 bedroom Duet Private Residence Club Villas are 283m². That is huge by anyone’s standards. This ensures we are awarded five star international rating by *Platinum Destinations*®.
- **Worldwide 5 Star Exchangeability.** The Estate is proudly affiliated to *Platinum Destinations* which ensures our discerning Owner the ability to exchange his weeks (*up to 52 weeks on Whole Ownership - three weeks on Private Residence Club*) with other equally impressive leisure properties in *Platinum Destinations* portfolio, be it homes, hotels, or resorts, worldwide.



- **Blue Chip Investment.** With the pending development of our internationally rated five Star Boutique Hotel and Health Hydro and projected completion of the Estate by 2012 we can assure the discerning Owner excellent returns on capital should the decision be made to sell on. Conservatively we expect growth on capital to be between 10% - 20% per annum. We can also assure ongoing excellent annuity income via our Rental Pool. In summary should we take a conservative 10% growth on capital and a mere 30% occupancy rental average over a ten year period, this investment will assure the Owner an internal rate of return (IRR) of over 12.6% which makes Wild Dog Estate a Blue Chip investment.

2. SALES MODULES ON OFFER.

Exclusive Whole and Fractional ownership, “*Peter Whitehouse*” designer Villas are now available at introductory launch prices that will never be seen again.

Two Sales Modules are available viz;

- Private Residence Club (*14 Day Fractional Ownership*)
- Whole Ownership (*Freehold Plot & Plan or Land Only*)

2.1 Private Residence Club

Wild Dog Estate Private Residence Club offers the prospective buyer the ability to purchase prestigious **PLATINUM DESTINATIONS CREDITS** (or Points), which enables Members to utilise 5 star accommodation in over 900 luxury units in currently 17 Counties worldwide.

Security of tenure is the prime concern; therefore the **Wild Dog Estate Private Residence Club CREDIT SYSTEM** is underpinned by a **PRIME EQUITY INVESTMENT** in an exclusive **WILD DOG ESTATE VILLA**. So although you are buying Credits, you will own equity in this exclusive Estate at a fraction of the cost of owning a Villa outright. There will be two options viz;

- ✚ A Family four bedroom, en-suite, 504m² + Villa (*including patios*), fully furnished.
- ✚ A Duet two bedroom, en-suite, 283m² + Villa (*including patios*), fully furnished.

These will be built for the exclusive use of the **Wild Dog Estate Private Residence Club**.



2.2 *Whole Ownership*

Whole Ownership Villas are available (Freehold). Two options are available, viz

a) *Plot & Plan*

A number of stunning designs are available designed for specific sites. The investor is offered a complete “Turn Key” Villa.

b) *Land Only*

The Investor has the ability to buy land only and has then two years in which to build.

3. *CONCLUSION*

This is one of those unique property gems that has to be seen to be appreciated. *Wild Dog Estate* is without question a blue chip investment that has it all, and as **40% of the Whole Ownership stands have already been sold** it is important to act quickly. This is an opportunity not to be missed. Contact us and one of our Sales Team will arrange a personal presentation in your office or home and a site visit when required.

PLEASE CONTACT US FOR A PERSONAL PRESENTATION:

4. *CONTACT DETAILS FOR WILD DOG ESTATE SHAREBLOCK LIMITED*

4.1. *Rob Santini (Developer)*

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