



Simbithi Office Park & Simbithi Health Centre

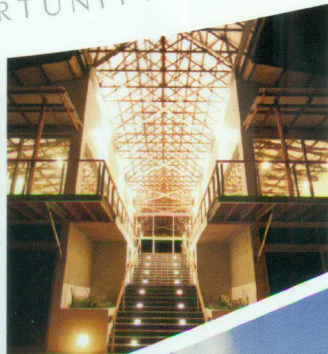
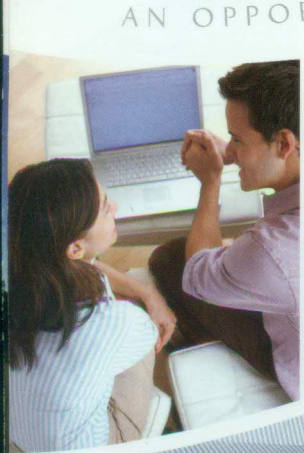
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Overview

Simbithi Eco-Estate was established 10 years ago. It covers approximately 450 Hectares and there will be approximately 1,750 homes when every property is developed. The Estate has reached a mature stage, where every home owner's facility planned for the Estate has been completed.

The Simbithi Country Club has been open for two years. The 18 hole Executive Golf Course and Country Club has been rated as a '5 Star Experience' by Compleat Golfer for the past three years, and the course was ranked 32 in South Africa by Golf Digest. The Club has a restaurant, the John Platter Wine Gallery, swimming pool, tennis courts, a small gym as well as magnificent conference and general function facilities. The Clubhouse is across the road from the Simbithi Office Park.

Sales of residential properties in Simbithi have outstripped any other estate in the country. The developer has less than 100 freehold properties left for sale. One of the reasons for this demand, is the close proximity of the new King Shaka airport. It is a 12 minute drive away.

The Office Park and Health Centre fall within the Simbithi Commercial Zone. This area is not within the Residential Estate, so that the security of the home owners is maintained. The Office Park and Health Centre does fall within a secure area, where the gate is monitored by a guard, and entrance is by a vehicular boom gate. At night, the main gates are closed, and the whole perimeter is electrified. Simbithi has the reputation of being one of the most secure estates in the country.

The Office Park and Health Centre consists of two separate buildings, the larger one will accommodate commercial interests, while the smaller one has been planned to accommodate health and lifestyle related service providers.

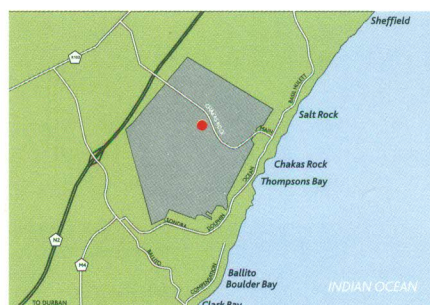
The zoning of the property allows for only 200m² of retail, and this will be reserved for a coffee shop and deli, so that occupants of the office park may enjoy the relaxed ambience provided.

The Simbithi Office Park and Simbithi Health Centre are being developed by WBHO Construction, one of the four largest contracting companies in South Africa. The wholly owned subsidiary, Simbithi Eco Estate (Pty) Ltd has been responsible for the whole development at Simbithi. WBHO will be the main contractors, so that a quality product is assured.

The Office Park and Health Centre have been designed so that the cost of acquiring one's own office can be managed, with the smallest offices being 48m², and the sections being modular, so that an investor can buy the exact size of office needed.

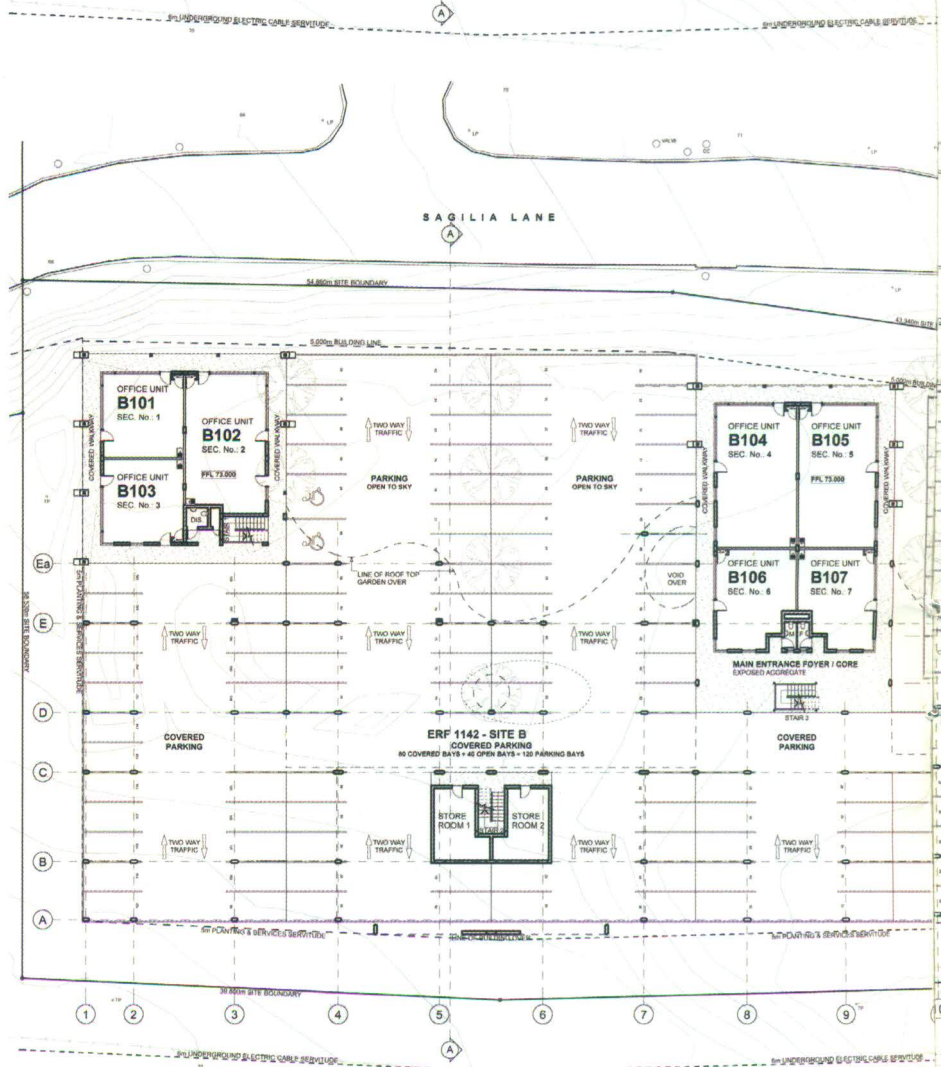
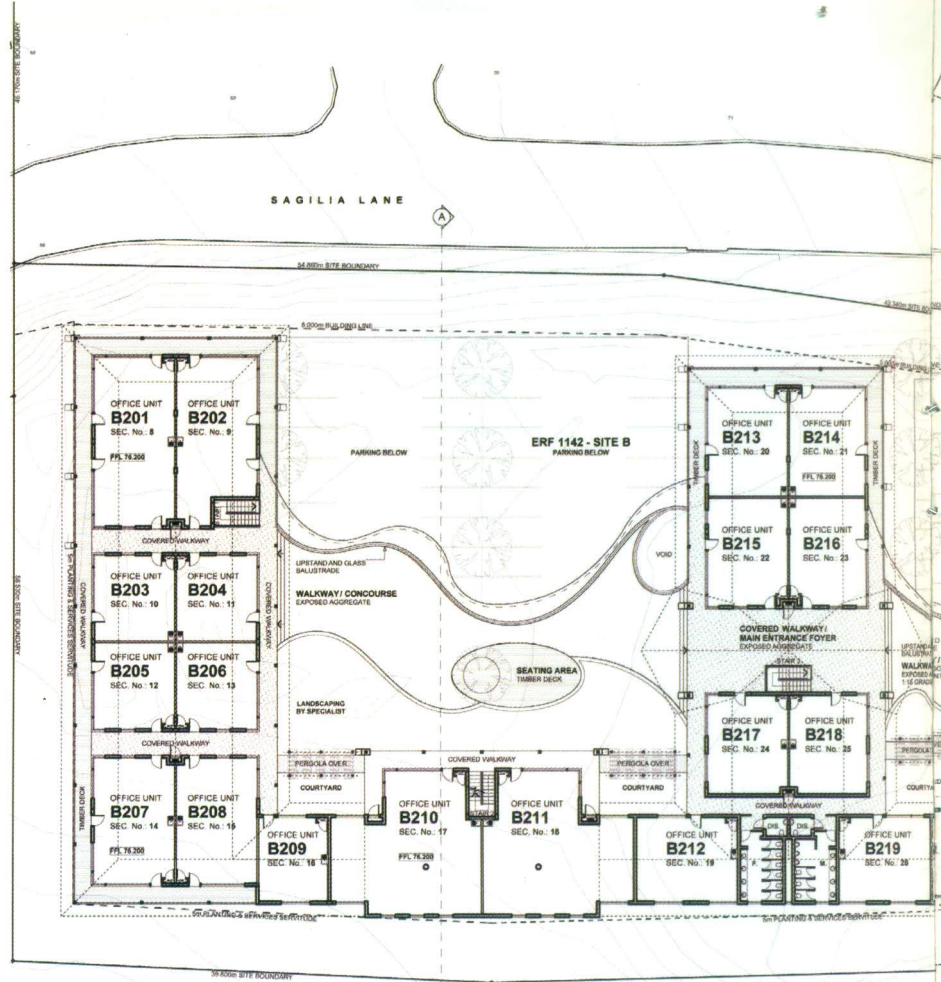
The development has been done so that 5 parking bays per 100m² of office space has been provided. Your cost of acquiring the offices is limited to the price of the offices, as we will not be selling or allocating parking bays separately. We are also not making you pay more for any balconies as exclusive use areas. This is being done to ensure that the standard of maintenance is provided uniformly to all of the exterior areas so that the future value of your investment can be maintained.

Location



Erf 1142

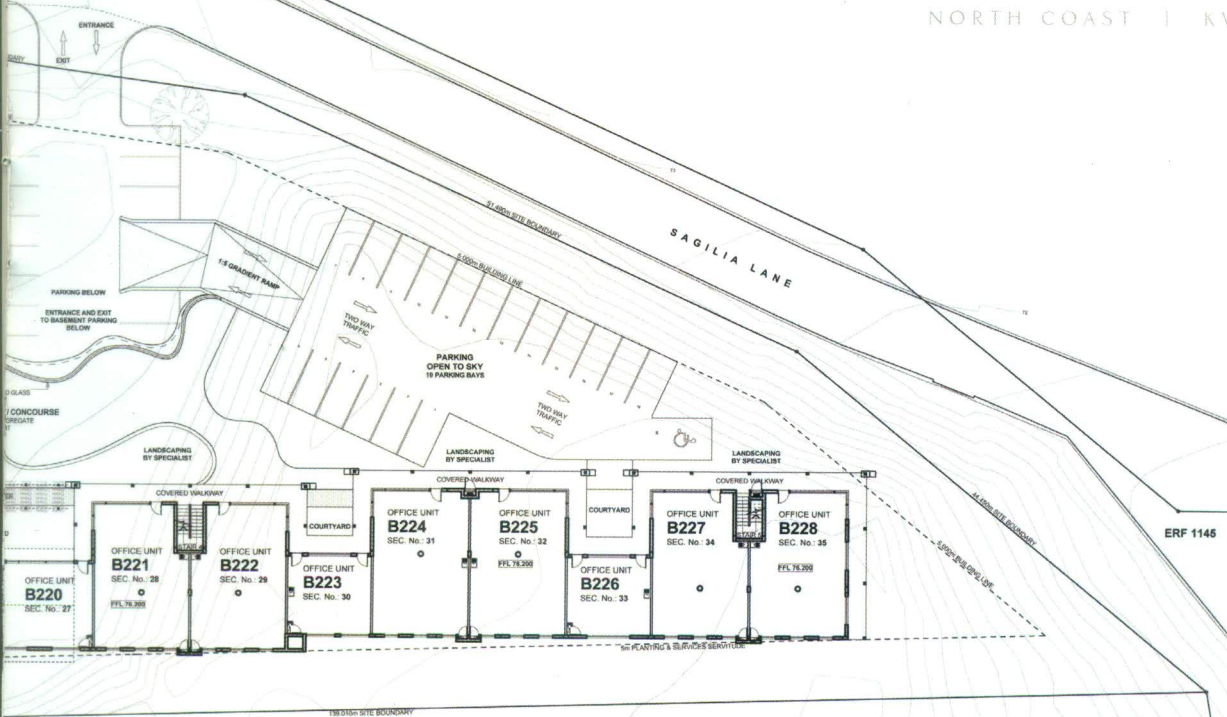
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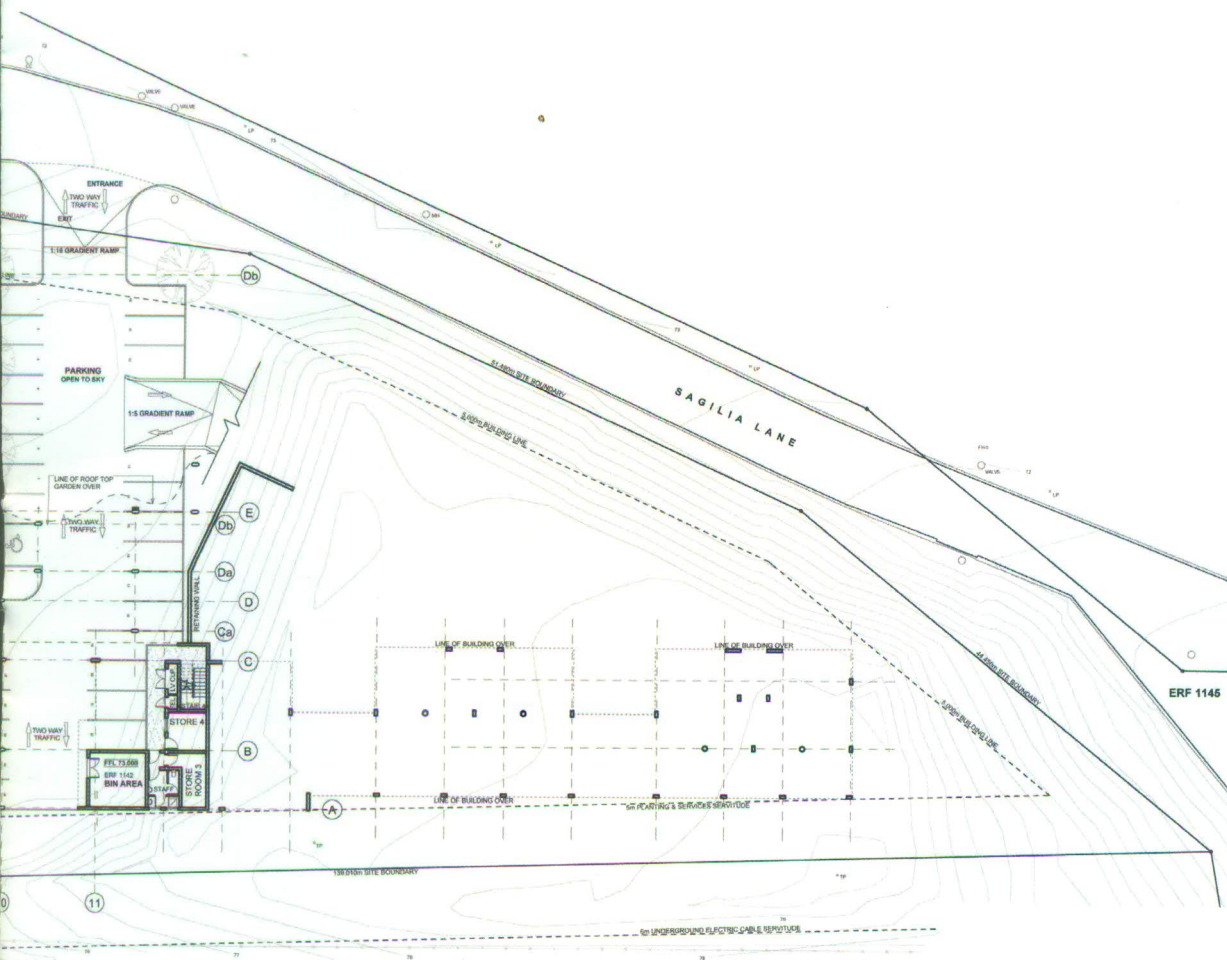
Simbithi Office Park

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Level 2

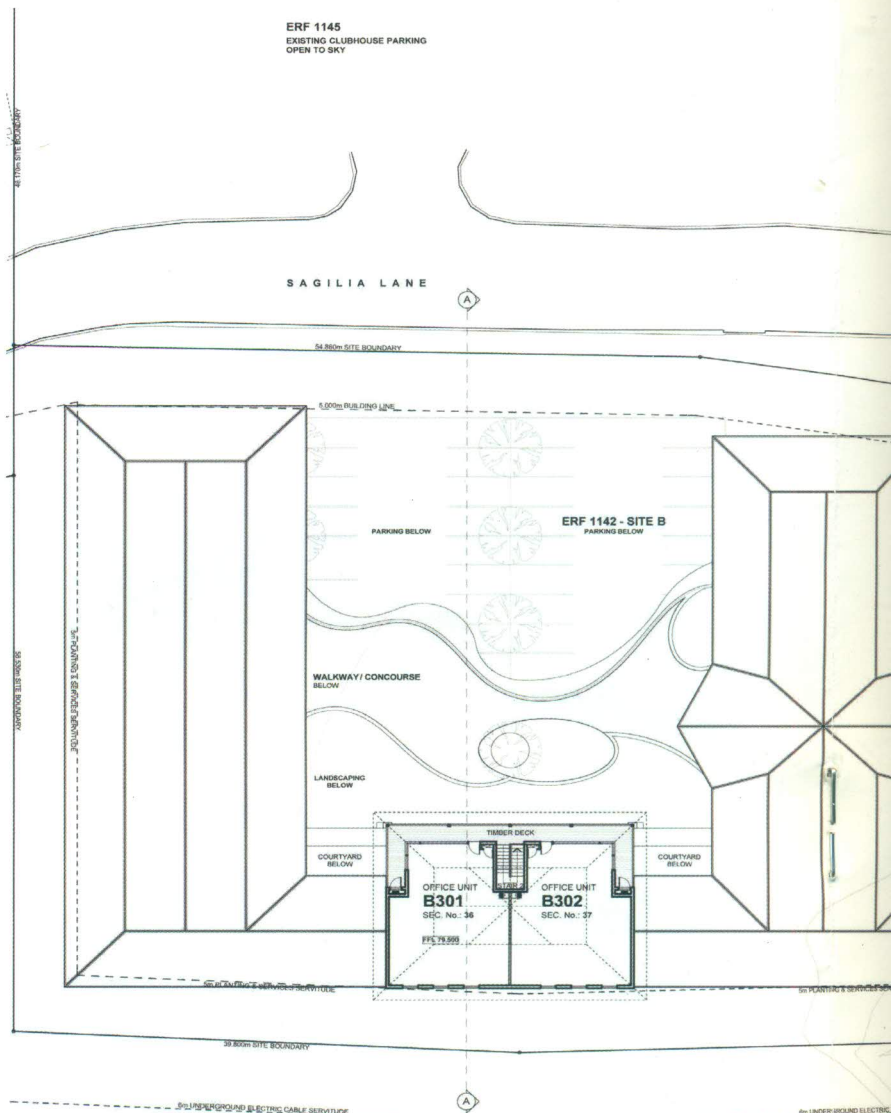
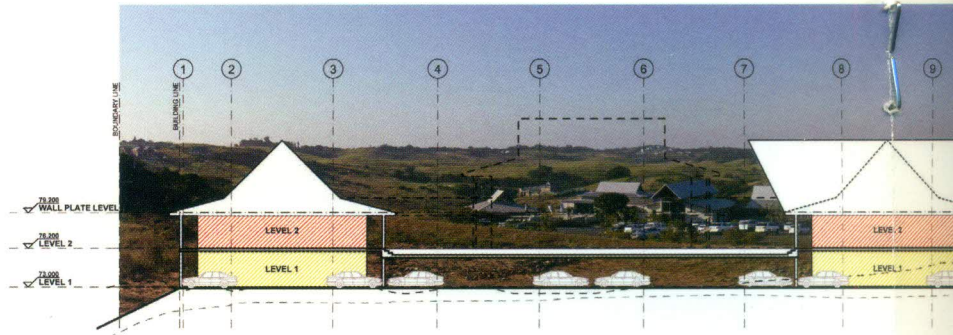


Level 1



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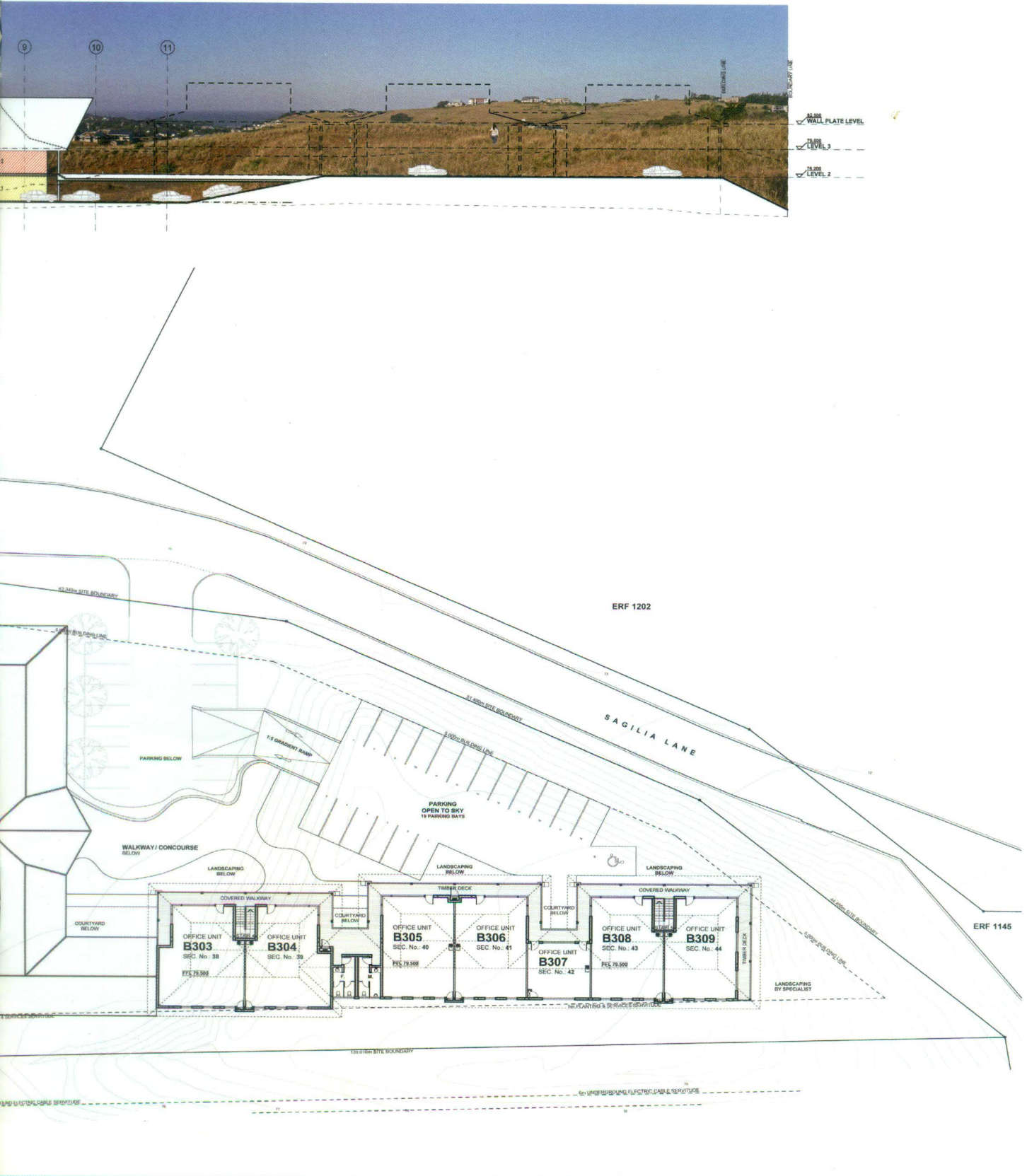
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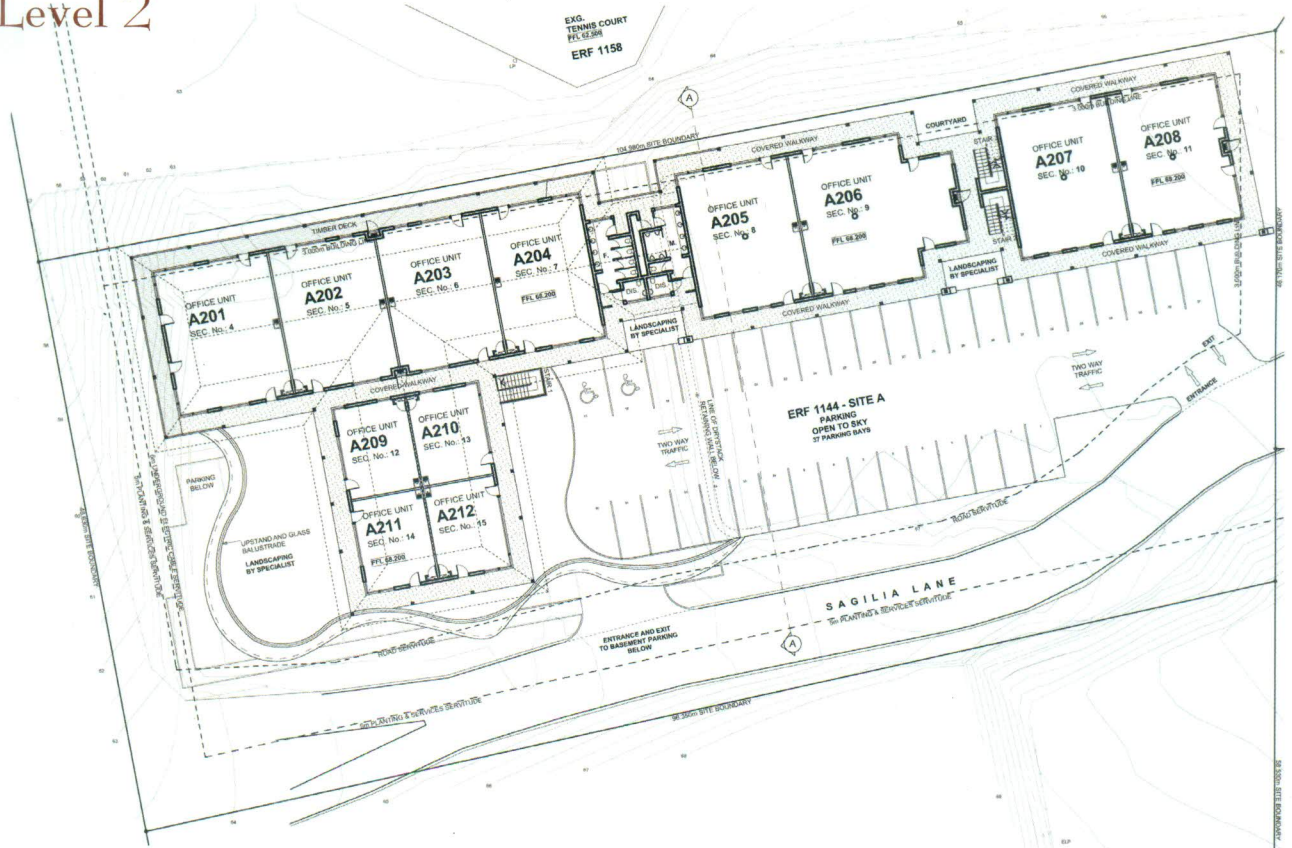
Simbithi Office Park

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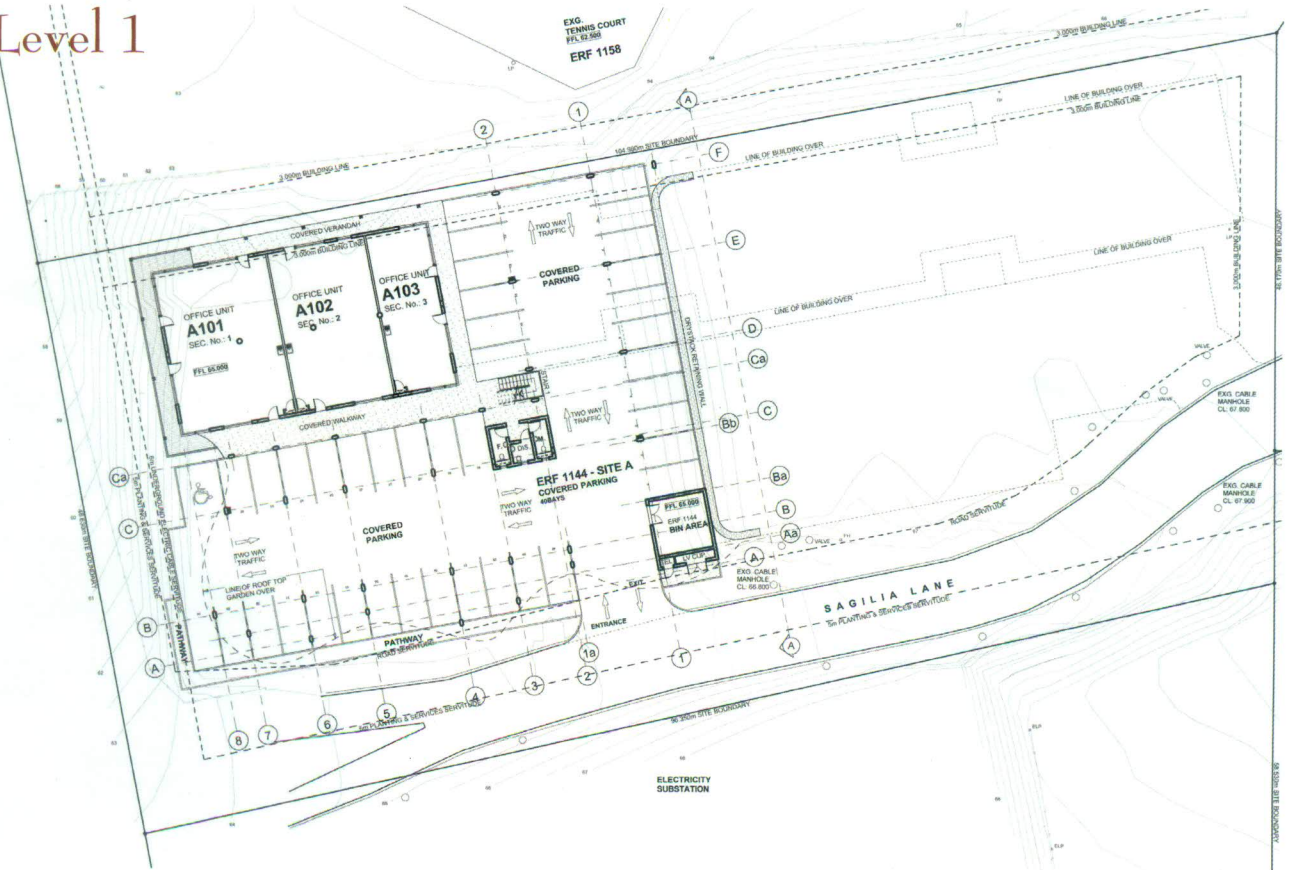
Level 3



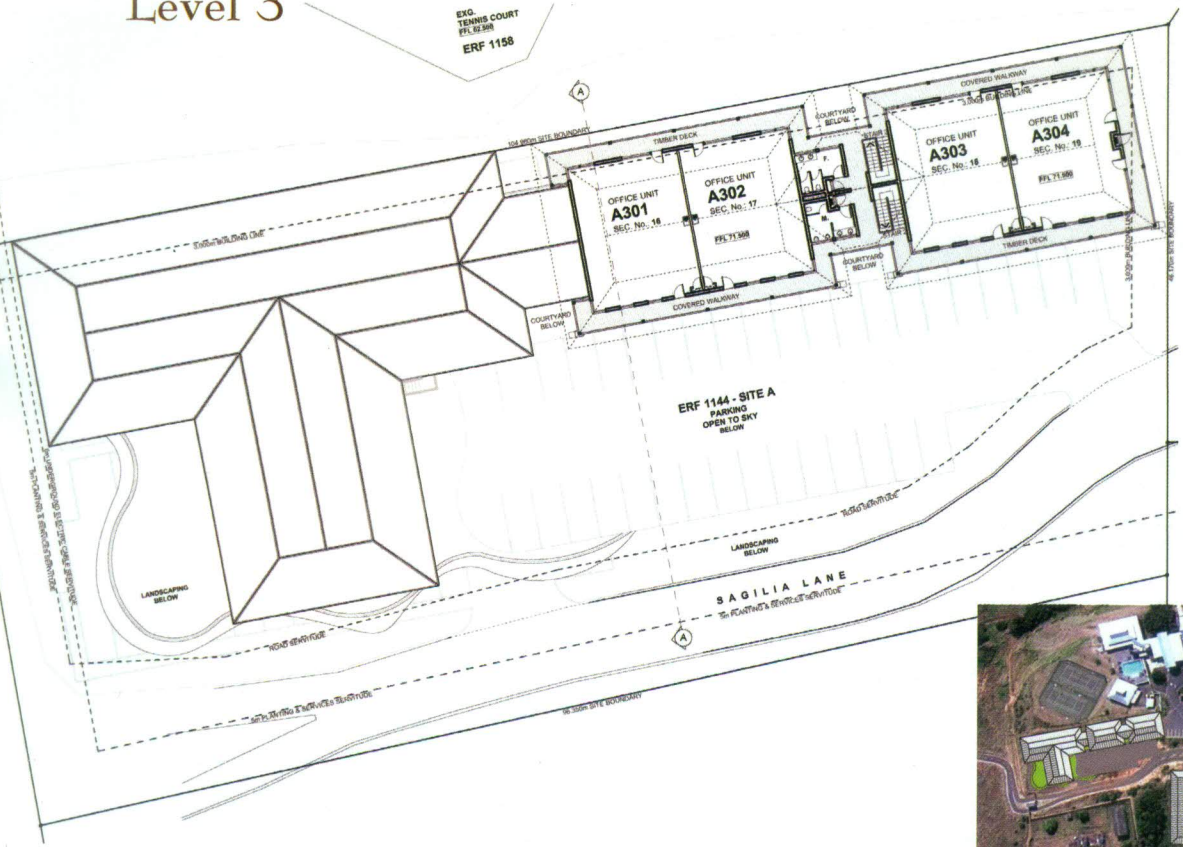
Level 2



Level 1



Level 3



Simbithi Health Centre

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Standard Specification



Included in the quoted price for each sectional title unit are:

- Carpet tiles
- Split unit airconditioning
- Lighting
- Electrical reticulation
- Kitchenette sink and cupboard

Optional extras include tiled flooring, ducted airconditioning and power skirting.

Parking



The Simbithi Office Park and Simbithi Health Centre have been designed with 5 parking bays per 100m² of office space. We will not be selling parking bays separately; you pay only for your section. Approximately 70% of the parking is under cover.

The Developer



WBHO has always strived to be the best construction company in Southern Africa. "Rely on our ability" is the group's motto and through excellence WBHO has received many awards emphasizing the group's superior ability.

Pmr Awards

- Consistently highly rated by Professional Management Review
- Top construction company for 12th consecutive year in 2010
- Winner - CSI Award for best contractor
- 2nd Overall winner for 2011 Golden Arrow Award

Africa Investor Award

- Construction Company of the Year in 2009

Financial Awards

- Financial Times Top 100 Companies 5th Overall in 2010
- Sunday Times Top 100 Companies 5th overall over 10 years; 13th overall over 5 years in 2009, 14th overall over 10 years in 2011

Fulton Awards

The group has achieved several Fulton Awards for outstanding use of concrete, for example:

- Civil Engineering – Berg River Dam and Ntimbale Dam in 2009
- Building Project Winner – Constitutional Court in 2005
- Project Commendations – Clearwater Mall and Bowman Gilfillan Head Office in 2005





Simbithi Office Park & Simbithi Health Centre

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DEVELOPED BY

WBHO

Contact Us



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