

EYE OF AFRICA

E-NEWS

EXPERIENCE THE LIFESTYLE



Home of Kevin Hunter

Message from the Developer

Eye of Africa Golf & Residential Estate would like to welcome you to 2011.

With January already behind us we look forward to sharing exciting new developments and product offerings with you. Seeff Properties is predicting that residential property prices are set to achieve modest growth in 2011 in line with inflation. With interest rates remaining at historically low levels, we urge purchasers to take advantage of the current environment.

A big welcome to all of the families that have recently joined Eye of Africa's community and moved into their dream homes. As you drive around the Estate you will first notice the peace, tranquility and a wonderful way of life, you will then see that close to 45 homes are currently under construction, proving that Eye of Africa truly is more than a location; it's one of South Africa's best lifestyles.



Home of Sandra Smuts & Johan Le Roux, created by W design architecture studio

We invite you to enjoy a relaxing afternoon at Eye of Africa. Call 072 832 2594 to book a site tour of our magnificent Estate and then have a tasty lunch at The Stables Coffee Shop, which is open from Wednesdays to Sundays. Our coffee shop menu has recently been refreshed for the convenience of residents and visitors to the estate.

Security Upgrade

Eye of Africa Golf & Residential Estate continues to improve security for all of our residents and as the next phase of our security, a new section (1.4km) of electric fence will be installed along the entire front masonry wall. This electric fence will also be alarmed and directly linked up to the security control room, allowing faster reaction times. Control room operators monitor the perimeter, access points and residential alarm systems, enabling them to immediately dispatch skilled armed response units patrolling the estate 24 hours of the day. This combination affords the residents of Eye of Africa the sought after peace of mind and relaxed lifestyle.

Seeff Properties

The amount of visitors to Eye of Africa has increased significantly over the past two months, even the usually quiet December period saw traffic numbers to the Sales Centre pick up. The sale of stands within the Estate remains constant which has been helped by a reduction in the interest rate and the banks loosening up on their lending criteria.

Seeff has been actively selling at Eye of Africa for 3 months now.

Shawn Mackrell of Seeff says: "Positively upbeat" best describes my view of activity in the property market in general, and more specifically the Eye of Africa Golf & Residential Estate. There has definitely been an upswing in interest and willingness from potential buyers into the buying process." Since being appointed by Eye of Africa towards the end of 2010 as the sales agents, Seeff has concluded 17 successful sales in the Estate. This is certainly a positive shift and can be attributed to various factors such as an increase in building activity on site and the opening and excellent condition of the golf course.

Shawn says; "We foresee the interest rate staying at 9% for the best part of 2011, with possibly a slight increase towards the end of the year. Seeff boasts a dedicated and professional sales team and we pride ourselves on excellent service. We are geared and ready for an exciting year ahead. Seeff is proud to be associated with an Estate of this standard."

Home and Land Collections - For Sale



Home & Land Collections are available on selected stands within Phase 2, starting at R2.5 million. Contact our sales agents on **072 832 2594** for more information or visit the sales centre, located at the entrance to Eye of Africa. Keep an eye on your Inbox as more Home & Land Collections will be released in the next few months. Don't miss this opportunity to own a piece of this prestigious real estate!

Steel Frame Housing



Steel frame housing is progressively replacing traditional labour intensive building methods and materials. This new way of building offers design freedom, energy efficiency, ease of maintenance, cost effectiveness, versatility and reduced building waste.

Grant Muller, PGA Golf Professional and Eye of Africa stand owner has contracted

Innovatio Steel Frame Systems to build his family home situated in Phase 1. Steel frame homes have many benefits, a few are:

- Environmentally friendly building as most material is 100% recyclable
- No warping cracking or rotting
- Materials are not susceptible to termites
- Less probability of foundation problems as less overall weight results in less movement
- High strength results in safer structures, less maintenance and slower aging of structure
- Only 3 tonnes of material brought in to the site vs. 25 tonnes with current building methods

Golf Course

Eye of Africa's golf course is looking magnificent and the January rains have really brought out the courses design elements. Call our Pro Shop, open from Wednesday to Sundays and book a round on our championship course – 010 500 0300.

CELEBRITIES WHO HAVE PLAYED THE COURSE RECENTLY

Daniel Nichol, Shaun Bartlett and Roland Schoeman



Roland Schoeman - South African Olympic swimmer

"Eye of Africa was an experience I thoroughly enjoyed. The location and course are pristine! Whether you are a high or a low handicapper you are going to have a great time."



Dylan Rogers

ETV Sport Presenter & Golf Writer

"Fantastic golf experience. Its playability and wide fairways stands out. Its peaceful out there and the course is in fantastic condition".



Japie Mulder - Former Springbok Rugby Captain

"Eye of Africa is probably situated in one of the most beautiful areas in Johannesburg. It really feels like 300km out of town. You get a real countryside feeling!! For someone like me that can't hit my driver straight, it was quite challenging to keep ball in play. When I did manage to get the ball on the fairway the biggest challenge was to stop the ball on the greens. It is a serious course for the high handicapper like myself. It was for once nice to concentrate for the full 18 (my partner insisted).

Home Owners Association

The Home Owners Association (HOA) is situated within Eye of Africa, next to The Stables Coffee Shop. Should you have any queries regarding Estate rules, architectural guidelines or the procedures to follow for building your new home, you can contact the following individuals:

- Johan Gerber (Portfolio Manager)
082 823 4478 johan@gemsprop.co.za
- Molefi Ngakane (Maintenance Manager)
079 876 5061 molefi@gemsprop.co.za
- James Dlamini (Plans/Building Control)
083 713 5106 james@gemsprop.co.za

Picture of the Month

Eye of Africa is the essence of tranquility and natural beauty and this can be seen in the rolling hills and windswept grasses. Whether you already live in the Estate or are planning to build your dream home, there are many opportunities to take fantastic photographs. Why don't you enter your Eye of Africa pictures to the Photo of the Month Competition and you could win a prize. If your photograph is chosen as the Photo of the Month, you will receive a voucher for breakfast for 4 people at The Stables Coffee Shop. Send your photos to olivia.kitchen@medallist.com.au before the 28th of every month. Looking forward to receiving your contributions!

Sales and Information Centre is open Monday to Sunday 10am-5pm

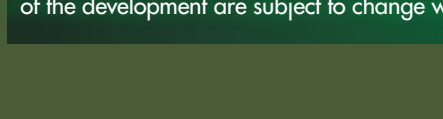
Visit one of our consultants or call 072 832 2594

Register your interest at www.eyeofafrica.co.za



SOUTH AFRICA'S BEST

Disclaimer: Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in reliance on this information. Intending purchasers should make their own enquiries as to the details of the development. All information contained here is subject to the terms of any agreement of sale. Features of the development are subject to change without notice.



www.eyeofafrica.co.za

