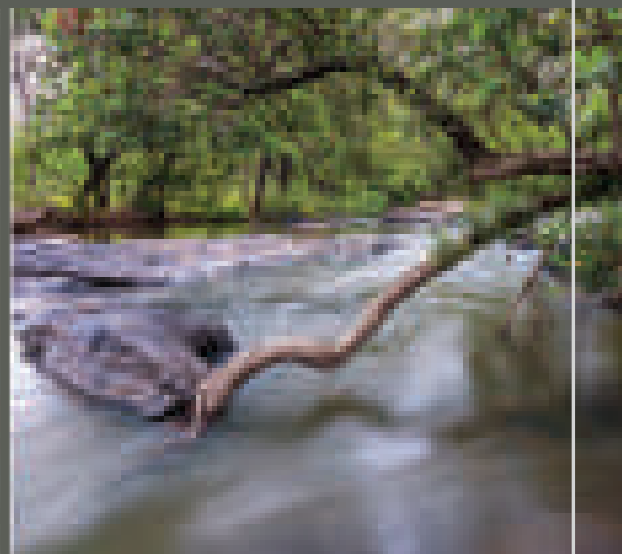




GREEN VALLEY ESTATE

Home to Nature



Landmarks and their distance from the estate:

- Mbombela City Centre 6.0km

Shopping Centres

- Riverside Mall 2.7km
- The Grove shopping Centre 2.2km
- Value Mart 2.6km
- I'Langa Mall 7.8km
- Crossing Centre Nelspruit 6.2km

Major Retail Suppliers

- Builders warehouse 2.5km
- Makro 1.5km

Medical

- Kiaat Private Hospital 5.3km
- Rob Ferreira Hospital 6.9km
- Riverside Medical Suites 1.9km

Education

- Curro Academy Mbombela 0.1km
- University of Mpumalanga 4.3km
- Penryn Schools 6.1km
- Lowveld High School 7.7km
- St. Peters Primary School 7.5km

Government buildings

- Mpumalanga Provincial Government Hub 2.4km

Other

- Virgin Active Gym (Riverside) 2.8km
- Emnotweni Casino 2.4km
- Mafunyane Waterpark 1.9km
- Riverside Office Park 2.8km
- Riverside Industrial Park 2.2km
- Kruger International Airport 23.7km



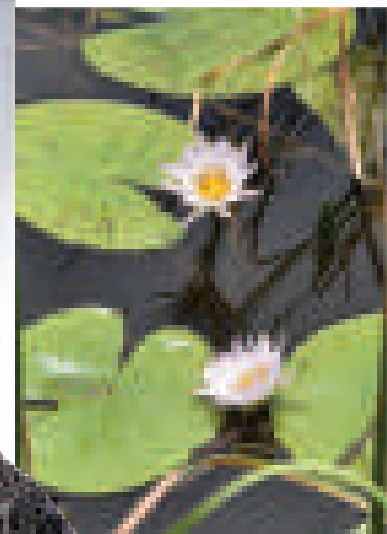
Welcome Home to Nature



On the edge of the bustling Riverside precinct lies a hidden valley, a secret gem known only to a few. Where the Nels River splashes and murmurs its way over rocks and through unspoiled indigenous bush. A tranquil place, home to nature's bounty. A place which birds and butterflies call home, and so can you.

Green Valley Estate is the vision of developers who have lived and worked in Mbombela for decades. People who are passionate about the city and the future of lifestyle living, who understand the modern residential needs of today. Why should you have to choose between urban convenience and countryside quality of life? Green Valley Estate's on-trend architecture and style lives in harmony with nature, providing you with the best of both worlds.

The vibe of city living set alongside a lush riverine woodland; within walking distance of a Curro school and you are a few minutes away from your office. If this is your dream, then you are in the right place.





Nature's Landscape

Named for the swathes of unspoiled nature on our doorstep, Green Valley Estate has recreational use of a portion of the Greater Riverside Biodiversity Initiative (GRBI) on the northern edge of the estate. Cycle and walking trails along with a dam and fitness park are planned for the residents. Leisurely summer days spent on the river bank while children chase butterflies and run free ... this is what living green is all about.

The developers believe that green begins at grassroots level and that's the foundation of Green Valley Estate. Combining the latest green building techniques with traditional building methods, precast elements and premanufactured components are just some of the cutting-edge systems used in the construction. Our bulk gas facility delivers gas-on-tap to the units. Energy-efficient lighting, smart metering systems for gas, electricity and water and eco-friendly waste management help keep the development's environmental footprint as light as possible.

After all, if you border the greenbelt that is part of the Greater Riverside Biodiversity Initiative you want to preserve and conserve the green valley that makes Green Valley Estate the place where people live and play in nature's garden.



Our green heritage is unique and exclusive.



Compact city living at its best - with a breath of country air



Combining the vibrant energy and convenience of city living with the space of 1.6ha of natural greenbelt on your doorstep, Green Valley Estate gives you a wide range of unit designs to suit your needs and lifestyle.

Seven different layout options ranging from 44.4m² to 97.4m² with attractive, modern features and quality fittings.

Unit Sizes

TYPE A

1 bedroom, 1 bathroom
45.5m²

TYPE B

1 bedroom, 1 bathroom
44.4m² + balcony 6m² = 50.4m²

TYPE C

2 bedroom, 1 bathroom
47.1m² + balcony 6m² = 53.1m²

TYPE D

2 bedroom, 2 bathroom
62.4m² + balcony 10.2m² = 72.6m²

TYPE E

2 bedroom, 2 bathroom
66.6m² + balcony 6m² = 72.6m²

TYPE F

2 bedroom, 1 bathroom
62.4m² + balcony 10.2m² = 72.6m²

TYPE G

3 bedroom, 2 bathroom
87.2m² + balcony 10.2m² = 97.4m²

Standard Unit Features



7 design options, 1, 2 and 3 bedroom units with 1 or 2 bathrooms



1 hard covered carport per unit
Second parking bay for 3 bedroom units



Ample visitors parking



Dedicated gardens for ground floor apartments



Shared drying yards and refuse facilities



Eco-friendly waste management



24/7 manned security



Controlled access system



Electric perimeter fence



Single USB port per unit



Energy efficient lighting



Fibre-ready



Smart water, gas and electricity prepaid meters



Bulk gas primary energy source



Gas hobs and geysers



Gerberit plumbing system



List of optional extras available on request



Access to a portion of the greenbelt area with dam

Note: Greenbelt Developments (Pty) Ltd, reserve the right to change any specification and descriptions as they deem fit.



UNIT LAYOUTS

TYPE A

1 BEDROOM 1BATHROOM

AREA

Floor Area 45.5m²

TOTAL 45.5m²

Disclaimer: Floor plans are artist impressions. For a detailed list of finishes please refer to the schedule of finishes.



UNIT LAYOUTS

TYPE B

1 BEDROOM 1BATHROOM

AREA

Floor Area 44.4m²

Balcony 6m²

TOTAL 50.4m²



UNIT LAYOUTS

TYPE C

2 BEDROOM 1 BATHROOM

AREA

Floor Area 47.1m²

Balcony 6m²

TOTAL 53.1m²



UNIT LAYOUTS

TYPE D

2 BEDROOM 2 BATHROOM

AREA

Floor Area 62.4m²

Balcony 10.2m²

TOTAL 72.6m²



UNIT LAYOUTS

TYPE E

2 BEDROOM 2 BATHROOM

AREA

Floor Area 66.6m²

Balcony 6m²

TOTAL 72.6m²



UNIT LAYOUTS

TYPE F

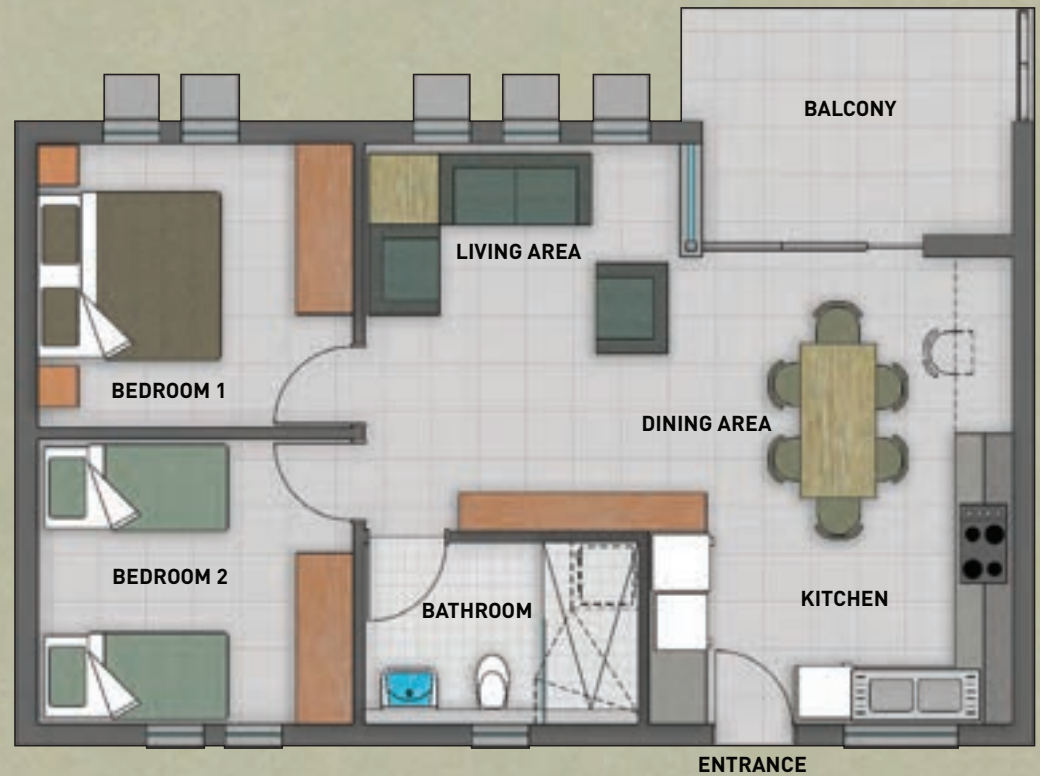
2 BEDROOM 1 BATHROOM

AREA

Floor Area 62.4m²

Balcony 10.2m²

TOTAL 72.6m²



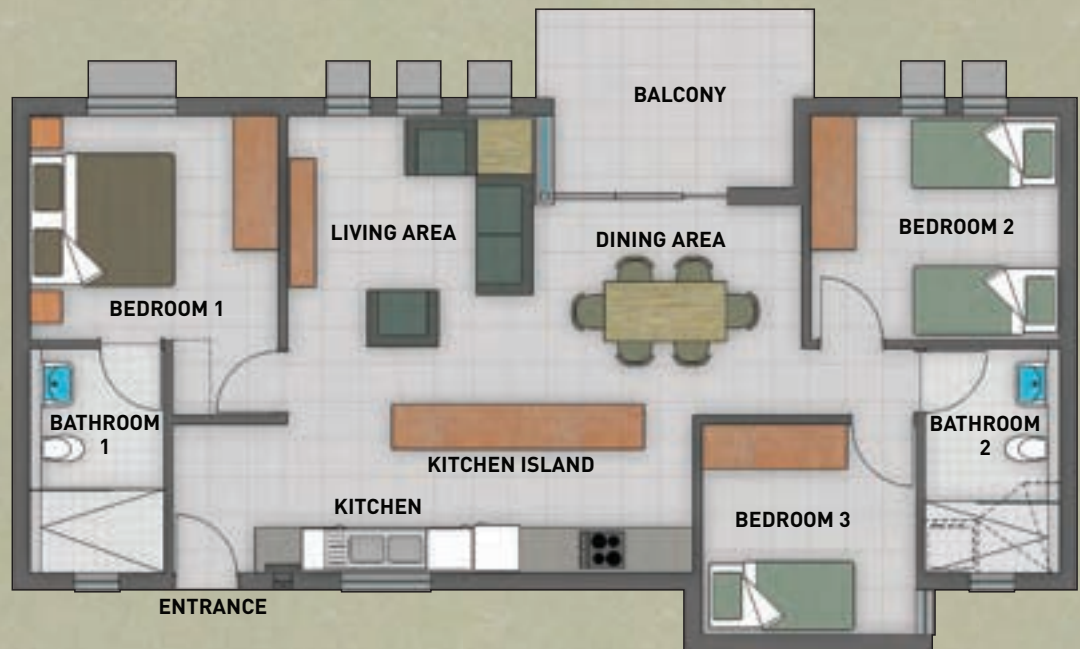
UNIT LAYOUTS

TYPE G

3 BEDROOM 2 BATHROOM

AREA

Floor Area	87.2m ²
Balcony	10.2m ²
TOTAL	97.4m²



Communal Amenities and Facilities



Access to the Riverside Greenbelt



Bird hides



Mini sports field



Outdoor trim park and fitness area



Secluded picnic spots and braai areas



Boardwalk and trails, including educational indigenous plant trails



Children's play area and jungle gym



Swimming pool and clubhouse – Phase 2



Communal entertainment braai area – Phase 2



Phasing Plan



Site Map

BLOCK TYPE 1

4 Storey
16 Units

BLOCK TYPE 2

3 Storey
10 Units

BLOCK TYPE 3

3 Storey
10 Units

BLOCK TYPE 4

2 Storey
4 Units

PHASE 1

-  4 x Drying yard / refuse area
-  3 x Dedicated kiddies play area

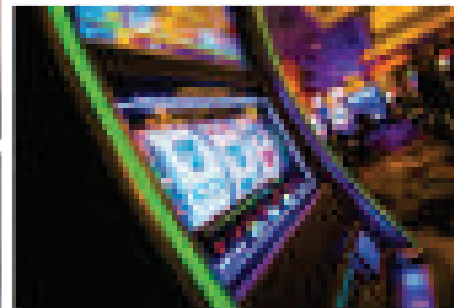
PHASE 2

-  1 x Pool
-  1 x Communal braai area
-  1 x Clubhouse
-  1 x Future building



Live where you play and play where you live

Live where you play and play where you live – Green Valley Estate lies alongside the bustling Riverside Precinct, home to shopping, entertainment and restaurants. Enjoy the best of both worlds – sleep and rejuvenate your soul where nature lives, and step into the energy and buzz of the provincial capital city when it's time to play.



Green Valley Estate offers the best of both worlds – city-style living in a countryside landscape.



Modern features
and quality
fittings.





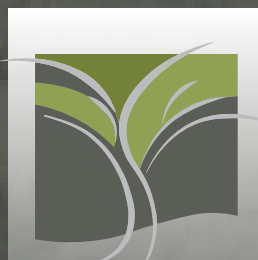
Developers & Professional Team

The developers of Green Valley Estate are a consortium of established and experienced Lowveld professionals who formed Greenbelt Developments to further develop the Riverside precinct as a place in which to live, work, play and learn. Long-time residents and business operators in the area, their individual and collective business and personal knowledge of Mbombela and Riverside is extensive and in-depth. The developers built both Yardley Village and Waverley Green, between them the developments are home to 113 units in sought-after complexes.

The integrity, quality and firm foundation of the developers is key to the integrity, quality and strong foundations of the development.

The professionals they have appointed to the project are proven and trusted, having worked with the developers on many local and regional projects over the past 20 years.





GREEN VALLEY ESTATE

Home to Nature



013 753 2214
064 961 2796



info@greenvalleyestate.co.za



www.greenvalleyestate.co.za



VILJOEN | WAGNER
ATTORNEYS • CONVEYANCERS • NOTARIES

Agent: Kellaprince Properties Nelspruit CC



013 754 4400



agent@kellaprince.co.za