

# PEBBLE BEACH

S I B A Y A



BROCHURE AND BUYERS GUIDE



## Sibaya's final beachfront development

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Live within a haven that presents a life full of natural splendour. The magnificent sea views capture the heart, and the dense lush forest surrounds ignite the adventurous soul. Pebble Beach Sibaya has been designed to create a vibrant environment where you can experience the pinnacle of luxury resort-style living.



## A WEALTH OF BEAUTY

KwaZulu-Natal is home to an abundance of incredible attractions and rich cultural heritage, making it a melting pot of experiences and an exceptional place to reside within or visit. Fast becoming the most sought-after village within KwaZulu-Natal, Sibaya Coastal Precinct boasts residential, retail and commercial developments that encapsulate a work-play-live ethos.

The greater Durban North area has so much to offer, with attractions such as a number of Big-5 reserves, some of South Africa's leading golf courses and top surf spots, as well as world-class shopping malls. For the adventurous, quad biking and microlight flying can be found close by. Moses Mabhida Stadium, a landmark within KwaZulu-Natal, is close to the Durban North vicinity and hosts a number of activities for all ages.



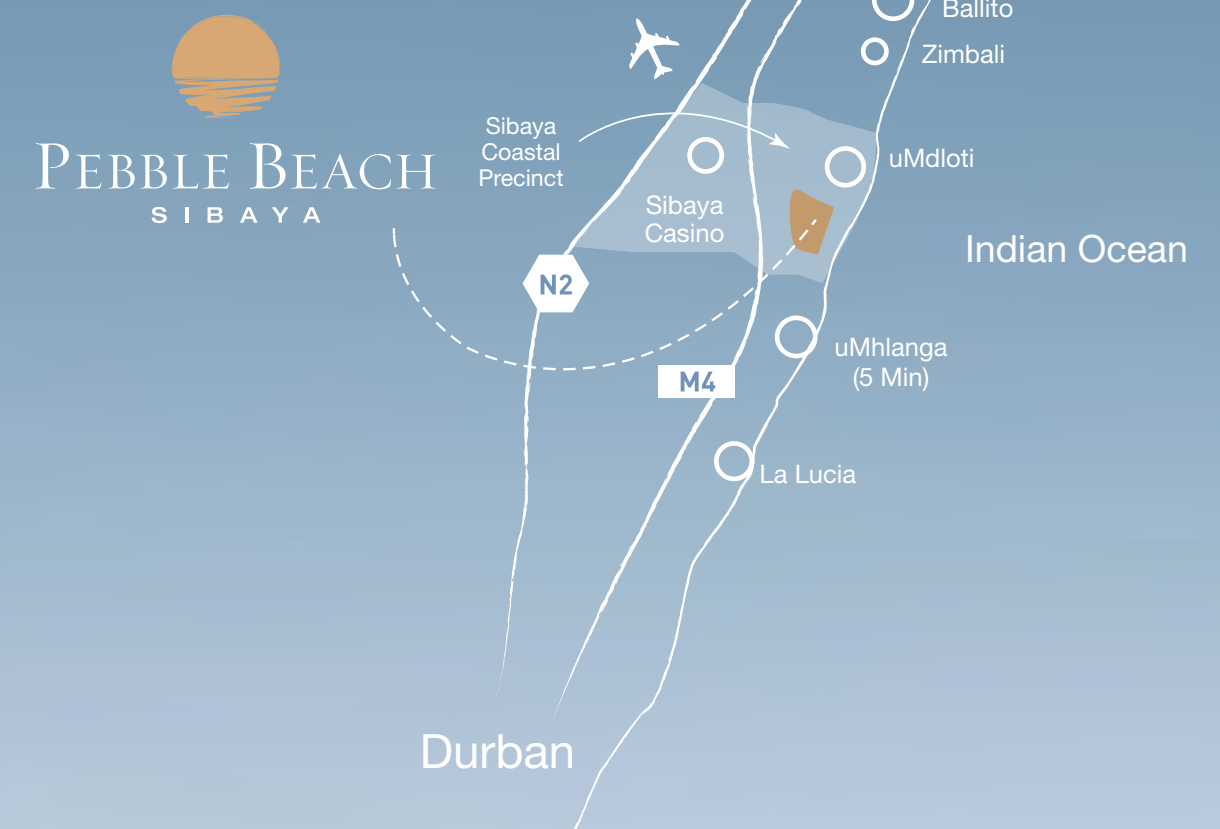


## VIBRANT LIVING

Live a dynamic life like no other within the Sibaya Coastal Precinct. Promoting sustainability and rehabilitation, Sibaya Coastal Precinct's unique approach in merging urban structures, like world-class shopping centres, entertainment facilities and outstanding dining experiences around existing nature, is what makes this environment so enticing, fun and interesting to live in.

The natural settings give way to an active outdoor lifestyle. Residents and visitors alike can explore the Sibaya surroundings, with 75kms of dedicated paths, trails and walkways through the forest and along the beach.

This remarkable location aims to keep you connected to family, the community, nature and the greater part of KwaZulu-Natal. Perfectly situated on the North Coast, the Sibaya Coastal Precinct is easily accessible to the M4, minutes away from the vibrant uMhlanga area, the N2 as well as King Shaka International Airport.







## LIVE THE LUXURY LIFE AT PEBBLE BEACH

Nestled in the Sibaya Coastal Precinct, boasting uninterrupted views of the Indian Ocean and overlooking a lush forest buffet, lies Pebble Beach. The last residential development within this node to offer direct access to the beach, Pebble Beach features 160 opulent apartments. These units range from luxury studios, 1, 2, and 3-bedroom apartments and penthouses starting from R950 000.

Providing state-of-the-art security, Pebble Beach creates a residential retreat where people can relax and indulge in natural tranquillity.





## THE PINNACLE OF RESORT-STYLE LIVING

Pebble Beach will have a chic rooftop pool and cocktail lounge area. The amenities within Pebble Beach create a playground for all ages. The likes of rock climbing, a putting green, jungle gym, waterslides, two deluxe swimming pools and a bistro restaurant are just a few facilities on offer. In addition, two dedicated recreational facilities have been conceptualised and tailored separately to cater for families, as well as for adults without children.



## INDULGE IN A PREMIUM LIFESTYLE

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**10 MINUTES**  
TO KING SHAKA  
INT AIRPORT







# THE LUXURY OF CHOICE IS YOURS



- Resort-style swimming pools
- Rooftop clubhouse
- Putting green
- Rock climbing
- Waterslide
- A kids' club
- 24-hour state-of-the-art security
- Direct beach access
- Dedicated forest walkways



FACT SHEET

**DEVELOPMENT:**  
Pebble Beach, Sibaya

**DEVELOPER:**  
New Cruise Investments (Developer of OceanDune)

**PRODUCT USE:**  
Residential and mixed use

**BUILDING CONTRACTOR:**  
Construction ID

**DESIGN CONSULTANTS AND PROFESSIONAL TEAM:**  
**Project Architect:** COA  
**Landscape consultant:** Uys & White (Pty) LTD  
**Project Management:** Sivest  
**Electrical Engineer:** Sivest  
**Mechanical Engineer:** Sivest  
**Structural Engineer:** Sivest  
**Quantity Surveyors:** Est Qs  
**Sales:** Developer Sales Team

**CONVEYANCERS:**  
Anthony Whatmore & Company

**BANK:**  
Investec

**TOTAL SITE AREA:**  
14000m² of bulk

**TOTAL NUMBER OF UNITS:**  
There are a 160 units comprising of luxury studios, 1,2 and 3-bedroom apartments and penthouses.

**RESIDENTIAL FACILTIES:**  
Rooftop putting green  
Rock climbing walls  
Jungle gym and play area  
Waterslide  
Three swimming pools  
Rooftop clubhouse  
24-hour state-of-the-art security  
Beach access  
Forest walkways

**PRECINCT FACILITIES:**  
Mixed use and residential space  
6.5km beach  
75km walking trails, paths and boardwalks

A green boulevard  
Restaurants  
Shops

**PRICING:**  
Prices range from R950 000 to R7 900 000

**MONTHLY LEVY:**  
R15 to R20/m² estimated

**LEVY STABILISATION FUND:**  
TBD

**CONSTRUCTION START:**  
Mid 2017

**ESTIMATED COMPLETION:**  
End 2019

**DISCLAIMER:**  
Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.

DESIGN AND ARCHITECTURAL GUIDELINES

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

- 1.**  
**FOUNDATIONS AND STRUCTURE**  
The building is founded on piled foundation, with reinforced concrete columns and walls with concrete slabs.
- 2.**  
**FLOOR SLABS**  
**2.1**  
Ground bearing slabs are RC surface beds.
- 3.**  
**WALLS**  
**3.1**  
Party and external walls are non-load bearing masonry; internal walls are masonry walls.
- 4.**  
**EXTERNAL ENVELOPE**  
**4.1**  
Combination of high performance glass façade and masonry.

**4.2**  
Powder coated aluminium shop fronts and windows with louvered screens.

5.  
ROOF

5.1  
Reinforced concrete slabs. Proprietary torch on waterproofing membrane to roof slabs Derbigum or equally approved.

6.  
INTERNAL PLUMBING AND FIRE SERVICES

6.1  
HDPE drainage pipes with natural vent stacks, HDPE water reticulation pipes from individual hot water system, and pressurized fire hose reels and hydrants all according to national building regulations. Tanks to systems located at basement level.

7.  
BALUSTRADES

7.1  
Stainless steel / glass balustrades

8.  
LOUVERED SCREENS

8.1  
Patented louvered screens to service ducts.

9.  
LIFT INSTALLATION

9.1  
Lift installation designed to the required capacity and speed to adequately accommodate traffic flow, with car interior to architects specifications.

9.2  
2 x passenger elevators, load capacity about 1350kg.

10.  
SECURITY SYSTEM

10.1  
Advanced access control with security card access to main lobbies and lifts.

10.2  
24-hour on-site security guarding; with CCTV monitoring and recording.

11.  
ELECTRICAL INSTALLATION

11.1  
Individual electrical meters for all residential units.

11.2  
Emergency power supply for common area emergency systems and all elevators.

11.3  
Standby generator for essential services.

12.  
AIR-CONDITIONING

12.1  
Standalone split systems for each unit; comprising of ceiling concealed indoor units in bedroom and living rooms with concealed external condensers.

13.  
TELEVISION, TELEPHONE AND CONNECTIVITY

TV and telephone outlets in communal area and main bedroom, as well as fibre optic WIFI facilities.

14.  
WATER SYSTEM

14.1  
Mains water supply with 1-day reserve water supply held on site.

14.2  
Individual water meters for all residential units.

14.3  
Centralized hot water system providing hot water to units.

15.  
WASTE WATER TREATMENT SYSTEM

15.1  
N/A All waste water disposed into municipal waste system.

16.  
LIGHTNING PROTECTION

16.1  
Lighting protection system in accordance with SANS 10313.

17.  
SIGNAGE

17.1  
Unit and directory signage to architects specifications and to match existing development signage.

18.  
BOUNDARY AND SCREEN WALLS

18.1  
Boundary and screen walls including entrance gates to all architects designs and specifications.

19.  
SWIMMING POOLS, GARDENS AND TERRACES

19.1  
Landscaping to Landscape Architects designs and specifications.

20.  
CAR PARKING

20.1  
Approximately 320 car parking bays allocated accordingly to sale agreement.

20.2  
Automatic cars access control to gate and car park floors.

20.3  
Parking garage, entertainment area, pools and decks to architects and structural engineers designs and specifications.

21.  
GENERAL DRAINAGE AND MAINS

21.1  
Storm water and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

# APARTMENT INTERNAL FINISHES

## 1. FLOORS

**1.1**  
Imported porcelain tiles.

## 2. SKIRTING

**2.1**  
To be 140mm purpose made timber skirting.  
**2.2**  
Bathroom skirting to be tile to match porcelain floor tile.

## 3. DOORS

**3.1**  
Entrance door – Purpose made shop fitted feature, solid wood with stainless steel ironmongery.  
**3.2**  
Internal doors – Solid timber jam linings and architraves all doors to be purpose made to designer’s details. Stainless steel ironmongery.

## 4. CEILINGS

**4.1**  
Flush plastered ceiling with cornice details fixed with patented suspension system, painted with super acrylic paint.

## 5. AIR-CONDITIONING

**5.1**  
Air-conditioning to all living areas and bedrooms.

## 6. BEDROOM CUPBOARDS

**6.1**  
Fitted built in cupboards doors to be hung on concealed hinges.

## 7. BATHROOMS

**7.1**  
Custom designed vanities.

**7.2**  
Toughened frameless glass shower screens.

**7.3**  
Imported sanitary ware and brassware – Hansgrohe taps, geberit cistens.

## 8. KITCHEN

**8.1**  
Designer fitted kitchen.  
**8.2**  
Engineered Quartz counter tops.  
**8.3**  
Stainless steel sink and drainer with Hansgrohe mixer.  
**8.4**  
Prep bowl where space allows.  
**8.5**  
All apartments provided with SMEG or similar appliances.

## 9. WALLS

**9.1**  
Masonry wall with 2 coat plaster painted with super Acrylic paint.  
**9.2**  
Kitchen splash backs as per interiors designer’s specifications.  
**9.3**  
Bathroom splash backs as per interior designer’s specifications.

## 10. ELECTRICAL

### 10.1. BEDROOMS

**10.1.1**  
Two normal sockets allowed per bedroom with LED down lights. Only Main bedroom provided with a communal aerial television and telephone outlet.

### 10.2. COMMUNAL AREAS

**10.2.1**  
Communal areas have one double socket in the living area, one double socket in the dining area. Kitchen and scullery provided with four double sockets, stove and geyser isolator.

All lighting LED down lights. TV outlet provided in the living area as well as telephone and intercom outlets.

### 10.3. GENERAL

**10.3.1**  
Open spaces and passages have LED down lights normally switched. Provision for socket outlets dependent on the space allocation.

**NOTE** Finishes / Materials standard natural materials such as stone and timber may be changed to equal other and approved alternatives. Selected natural materials such as stone and timber will have some variations in colour and tone.

# THE PROFESSIONAL TEAM



PROJECT MANAGEMENT:



ELECTRICAL ENGINEER



CIVIL AND STRUCTURAL ENGINEER



MECHANICAL ENGINEER



QUANTITY SURVEYOR:



ARCHITECT:



LANDSCAPE CONSULTANTS



CONVEYANCERS:



# PRICING AND LEGAL

Please request the latest pricing and availability schedule at the Pebble Beach, Sibaya Sales Centre, online at [www.pebblebeachsibaya.co.za](http://www.pebblebeachsibaya.co.za), or on 087 550 1300.

## Payment Terms

The development's designated conveyancers are: Anthony Whatmore & Company.

All amounts paid are held in the attorney's trust, pending transfer, with the exception of the amount paid in consideration of the pre-emptive agreement. 10% of the purchase price is due upon signature of the contract of sale. Please note: this payment is inclusive of the amount paid in consideration of the pre-emptive agreement. The Pre-emptive fee will include a R50, 000.00 (incl. VAT) NON-REFUNDABLE payment for each unit. Upon signature of the contract of sale, a bond grant is required from an approved financial institution, or a bank guarantee for the balance of the purchase price, or the funds can be deposited into the conveyancers trust account. The balance of the purchase price is payable on registration of transfer. It is advisable that pre-approved finance is confirmed prior to the sales launch event.

## Sale & Purchase Agreement

This document is available for download on [www.pebblebeachsibaya.co.za](http://www.pebblebeachsibaya.co.za) for your review or perusal.

## Re-sales

Any seller is permitted to resell his unit after he/she takes transfer. 2% of the new selling price will be levied by the developer for this transaction.

## Sectional Title Properties Act

The Pebble Beach, Sibaya development falls under the Sectional Title Properties Act. For further information on the act, kindly go to: [www.acts.co.za](http://www.acts.co.za)

## NHBRC

Through the National Home Builders Registration Council (NHBRC) enrolment process, homeowners enjoy several benefits, including major structural warranty cover and access to a complaints procedure, which aims to ensure that builders meet their obligations under the Act. Home Enrolment benefits include: Compliance to NHBRC's Home Builders' Manual, which sets minimum quality standards

- NHBRC quality inspections during construction
- Major structural warranty cover for a period of up to five years from date of occupation
- NHBRC mediation between homeowner and builder
- Recourse through complaints, arbitration and remedial processes

Find out more here: [www.nhbrc.org.za/](http://www.nhbrc.org.za/)

## Consumer Protection Act

The Pebble Beach, Sibaya development and terms are fully compliant with the South African Consumer Protection Act.

To download a copy, kindly go to: [www.labourguide.co.za/consumer-protection-act/](http://www.labourguide.co.za/consumer-protection-act/)



**6.5km** of Beach from estuary to estuary



# FREQUENTLY ASKED QUESTIONS

**WHICH MUNICIPAL BODY GOVERNS THIS AREA?**

Ethekwini Municipality

**WHERE ARE THE NEAREST SHOPS, HOSPITAL AND BUSINESS NODES IN THE AREA?**

You will be close to Gateway Theatre of Shopping, La Lucia Mall, Netcare Umhlanga Hospital and Netcare Umhlanga Medical Centre, however once the Sibaya Coastal Precinct is established a variety of nearby amenities will become available.

**WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?**

The Sibaya Coastal Precinct will independently provide state-of-the-art security. Additionally, Pebble Beach will ensure full perimeter security and a 24-hour guarding service with full back-up.

**HOW IS PEBBLE BEACH PROPERTY OWNERSHIP MANAGED?**

This will be facilitated by a body corporate entity, which is still to be established.

**WHEN WILL CONSTRUCTION BEGIN AND END?**

Construction is planned to begin mid-2017 and be complete at the end of 2019

**WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?**

Owners will be allowed to move into their purchase units when the beneficial occupation has been approved by local authorities.

**HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?**

The levy charges will be determined 6 months prior to occupation.

**WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?**

The owner has independent contracts with each of the service providers and will be responsible for each directly.

**WHAT IS THE TOTAL VALUE ON COMPLETION?**

R600 million

**WILL THERE BE ANY STORAGE FACILITIES?**

Yes, there will be storage facilities located in the basement garages, as well as a cycle rack room which will act as storage facility for bicycles.

**WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?**

This will be decided by the Body Corporate once it is established.

**WILL I BE ALLOWED TO RENT OUT MY PROPERTY?**

Yes, both long term and short term rentals will be permitted, however is subject to body corporate authorisation.

**WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?**

To ensure security is maintained there will, in all likelihood, be an accreditation process that real estate companies must adhere to. Please contact ID Realty for an updated list of real estate agencies.

**ARE PETS ALLOWED?**

No pets are permitted. This is to ensure a comfortable living space for all persons residing within Pebble Beach.

**WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?**

Subject to body corporate rules and regulations, domestic workers are welcome to reside in your individual residence, however we will not have separate facilities for staff.

**CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY APARTMENT?**

Yes, owners are welcome to make amendments using their preferred architect once transfer has taken place.

**AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES AT THE SIBAYA COASTAL PRECINCT?**

Yes, all facilities within Sibaya Coastal Precinct will be readily available to residents. Keep in mind that some facilities may have a service charge.

**WILL THE OPTION OF HOME AUTOMATION BE AVAILABLE?**

This is not available for the standard apartments, however will be installed in the penthouses.

**WILL THERE BE AIR-CONDITIONING IN THE UNITS, OR WILL I BE ABLE TO INSTALL MY OWN?**

Yes, all units will be equipped with air-conditioning.

**HOW DO I GET TO THE BEACH FROM PEBBLE BEACH?**

Residents have direct access to the beach along natural walking footpaths that wind through the pristine coastal forest.

**WHERE CAN MY GUESTS PARK?**

There will be approximately 20 allocated visitor parking spaces available.

**CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?**

Use of the facilities is exclusively for the occupants of the units and cannot be used by anyone who is not residing at Pebble Beach.

**HOW MANY PARKING BAYS DO I GET?**

Studios are allocated 1 parking bay each.  
The 2-bedroom apartments are allocated 2 parking bays each.  
Penthouses are allocated 2 parking bays each.

**CAN I BUY ADDITIONAL PARKING BAYS?**

Yes, additional parking bays can be purchased at R200 000 per bay.

**HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?**

An approved service provider will be appointed.

**WHO TAKES CARE OF THE MAINTENANCE OF THE BUILDING?**

This will be the responsibility of the elected Body Corporate.

**WHERE CAN I HANG MY WASHING?**

Screened-off areas on the balcony have been incorporated into the unit layout.

**WILL THERE BE A GENERATOR?**

Yes, although there will be a generator, this will not be for residential units, instead they will be used for the developments security and general lights.

**WILL THE BUILDING HAVE A NHBRC CERTIFICATE?**

Yes, the building will have a NHBRC certificate.

**WHAT IS THE BUILDING WARRANTY?**

The building warranty is based on the JBCC standard, which is 3 years.

**WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?**

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.

**HOW MANY ELEVATORS ARE IN THE BUILDING?**

There will be 3 elevators in the building.

**WHAT ARE THE MUNICIPAL RATES?**

Estimated rates can be calculated using a formula:  
 $\text{Property Value} \times 0.01187 \text{ (rate randage)} = \text{Annual rates}/12 \text{ months}$

**Example:**

$R950\,000 \times 0.01187 = R940/\text{month}$

$R1\,695\,000 \times 0.01187 = R1677/\text{month}$

$R7\,500\,000 \times 0.01187 = R7419/\text{month}$



**75km** of paths, trails and boardwalks



**350 hectares** of untouched coastal dune forest



A conservation trust  
will be established to  
ensure the rehabilitation,  
management and  
maintenance of the  
forest areas.



# UNIT PLANS

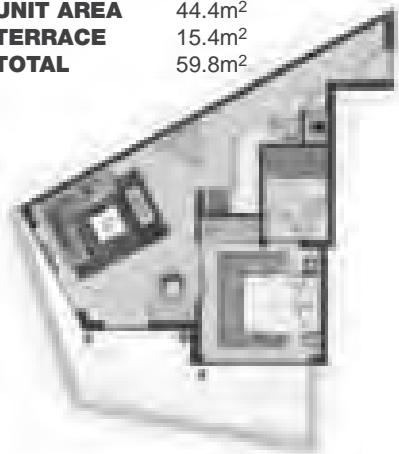
UNIT TYPE 1  
**STUDIO**  
UNIT

UNIT AREA	37.4m <sup>2</sup>
TERRACE	21.9m <sup>2</sup>
TOTAL	59.3m <sup>2</sup>



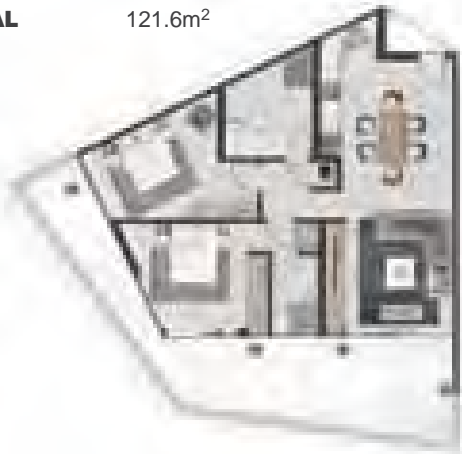
UNIT TYPE 2  
**1 BED**  
UNIT

UNIT AREA	44.4m <sup>2</sup>
TERRACE	15.4m <sup>2</sup>
TOTAL	59.8m <sup>2</sup>



UNIT TYPE 5  
**2 BED**  
UNIT C

UNIT AREA	89.9m <sup>2</sup>
TERRACE	31.7m <sup>2</sup>
TOTAL	121.6m <sup>2</sup>



UNIT TYPE 6  
**2 BED**  
UNIT D

UNIT AREA	67.6m <sup>2</sup>
TERRACE	11.4m <sup>2</sup>
TOTAL	79.0m <sup>2</sup>



UNIT TYPE 3  
**2 BED**  
UNIT A

UNIT AREA	75.0m <sup>2</sup>
TERRACE	15.9m <sup>2</sup>
TOTAL	90.9m <sup>2</sup>



UNIT TYPE 4  
**2 BED**  
UNIT B

UNIT AREA	81.9m <sup>2</sup>
TERRACE	18.7m <sup>2</sup>
TOTAL	100.6m <sup>2</sup>



UNIT TYPE 7  
**3 BED**  
UNIT B

UNIT AREA	100.2m <sup>2</sup>
TERRACE	45.1m <sup>2</sup>
TOTAL	145.3m <sup>2</sup>

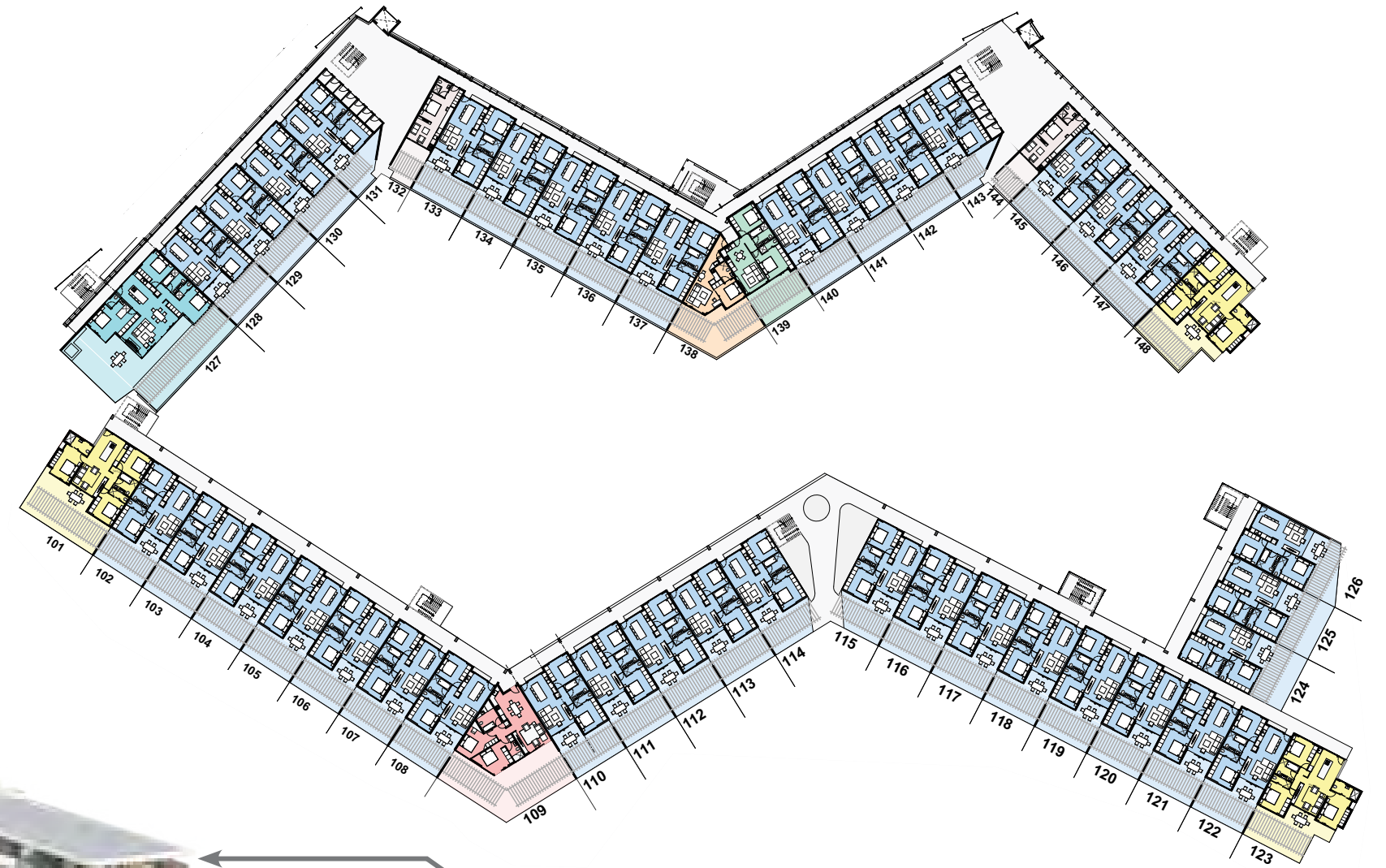
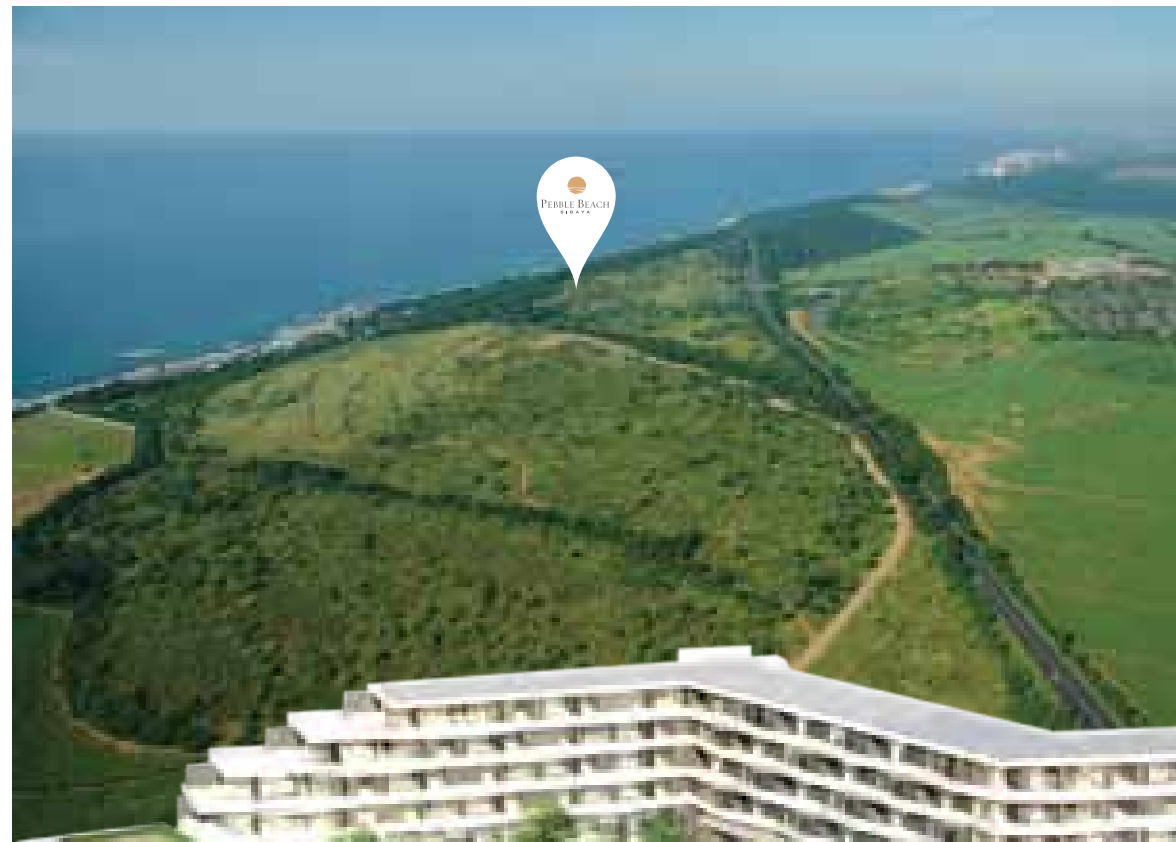


UNIT TYPE 8  
**3 BED**  
UNIT D

UNIT AREA	120.1m <sup>2</sup>
TERRACE	99.8m <sup>2</sup>
TOTAL	219.9m <sup>2</sup>



# FLOOR PLATES



**LEVEL 5**  
**LEVEL 4**  
**LEVEL 3**  
**LEVEL 2**  
**LEVEL 1 (GROUND LEVEL)**

**LEVEL 1**  
 GROUND  
 LEVEL

**LEVEL 2**  
**LEVEL 1 (GROUND LEVEL)**

STUDIO	1 BEDROOM	2 BEDROOM A	2 BEDROOM B	2 BEDROOM C	2 BEDROOM D	3 BEDROOM E	3 BEDROOM F
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STUDIO	1 BEDROOM	2 BEDROOM A	2 BEDROOM B	2 BEDROOM C	2 BEDROOM D	3 BEDROOM E	3 BEDROOM F
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# FLOOR PLATES



LEVEL 2



LEVEL 3



STUDIO	1 BEDROOM	2 BEDROOM A	2 BEDROOM B	2 BEDROOM C	2 BEDROOM D	3 BEDROOM B	3 BEDROOM D
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INDIAN  
OCEAN

STUDIO	1 BEDROOM	2 BEDROOM A	2 BEDROOM B	2 BEDROOM C	2 BEDROOM D	3 BEDROOM B	3 BEDROOM D
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INDIAN  
OCEAN

# FLOOR PLATES



LEVEL 4

LEVEL 5



STUDIO	1 BEDROOM	2 BEDROOM A	2 BEDROOM B	2 BEDROOM C	2 BEDROOM D	3 BEDROOM B	3 BEDROOM D
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INDIAN  
OCEAN

STUDIO	1 BEDROOM	2 BEDROOM A	2 BEDROOM B	2 BEDROOM C	2 BEDROOM D	3 BEDROOM B	3 BEDROOM D
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INDIAN  
OCEAN



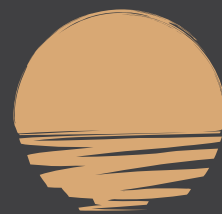
## **LOOKING BACK AT SIBAYA**

WITH M4 BRIDGE CROSSING THE OHLANGA RIVER WITHIN THE UMHLANGA LAGOON NATURE RESERVE





Sibaya's final beachfront development



PEBBLE BEACH  
S I B A Y A

[pebblebeachsibaya.co.za](http://pebblebeachsibaya.co.za) 087 550 1300