

BREEDEZICHT[®] ESTATE

WITSAND EXCLUSIVE PROPERTIES



Hidden gem of the Garden Route

Brought to you by

central
developments

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ABOUT WITSAND



One of the last wild, safe and unspoilt places on our beautiful coastline

Following the trickling dwellings that dot the eastern bank of the majestic Breede River where it flows into the Indian Ocean, the tranquil fishing hamlet of Witsand on the southern Cape coast wraps itself discreetly around the white sand dunes which it derives its name from.

Once a bustling little town with a port where steamboats unloaded goods destined for the markets of Cape Town, the small village is now known as one of the last wild, safe and unspoilt places on our beautiful coastline. From the turn-off on the N2, just outside Heidelberg, the road meanders through beautifully cultivated fields, sheep and ostrich farms. It is a place where sunrise and sunset colours the sky, land and water with hues of red and gold.

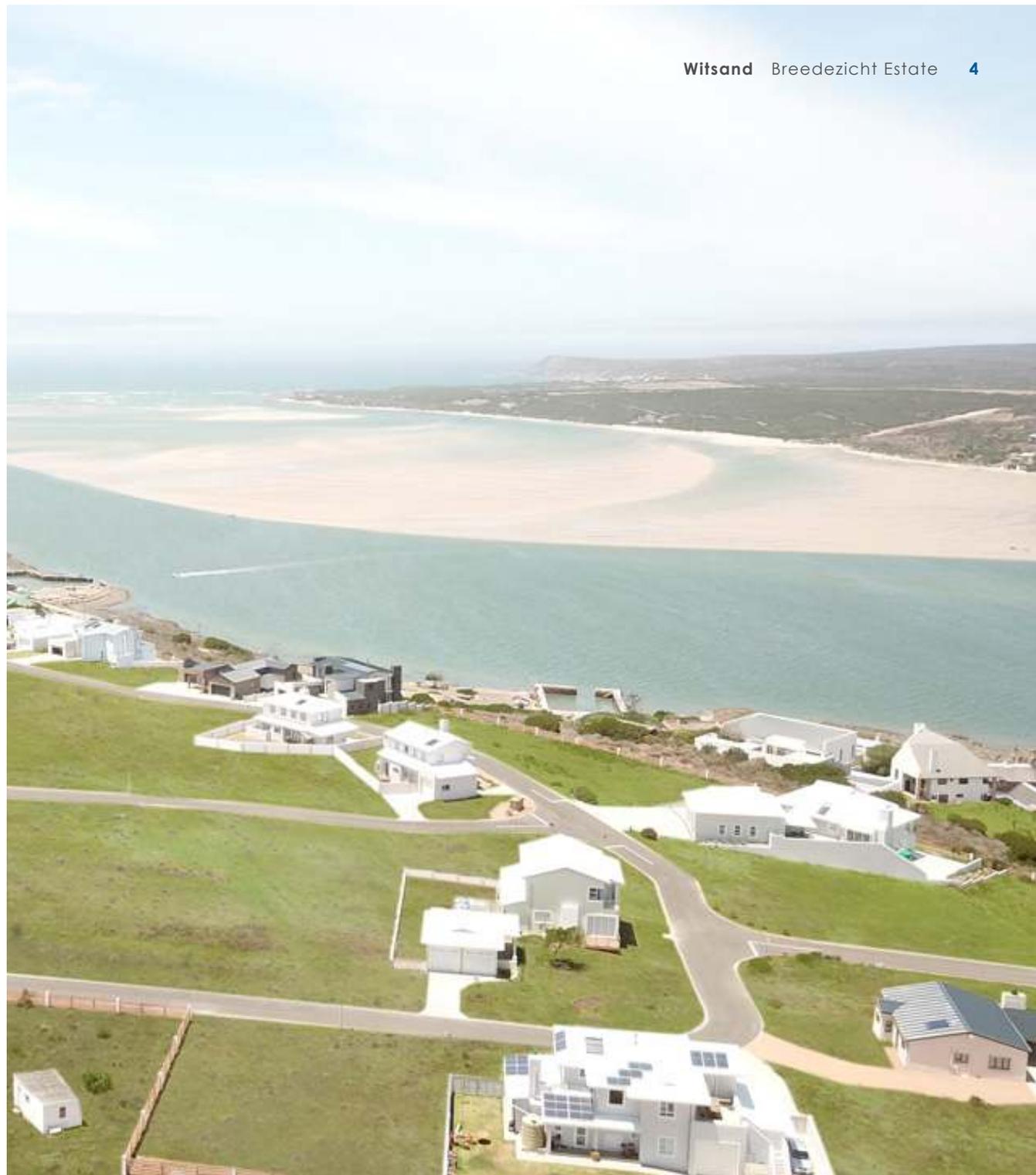
Steeped in history dating back as far as the era of the Portuguese seafarers – hence the name St Sebastian Bay – this historical gem draws visitors from far and wide to delight in its offerings:

- **Barry Memorial Church** Witsand's famous landmark built in 1849,
- The ruptured **remains** of the SS Kadie and SS Locust **steamships** still visible on the rocks at low tide,
- **Moodie's Well,**
- The well-preserved little **"Kraaltjie" harbour,** and many more.

02 THE DEVELOPMENT

OVERVIEW

The development offers 120 prime, full-title, fully serviced stands with spectacular views of the Breede River estuary, the Indian Ocean and the famous Witsand dunes. Stands are now selling at below market related prices and building packages are available at cost. Once a stand has been selected, clients have a choice of five approved architectural styles that pay tribute to the beautiful natural setting and the town's unique character. However, it's not mandatory to use any of these. As a full-title estate, it is the prerogative of all owners to have the home of their dreams built by their choice of NHBRC contractor, subject to approval by the homeowners' association and adherence to our architectural guidelines.





DEVELOPMENT OFFERINGS

- 1 Completed houses, vacant stands and building packages.
- 2 Full-title ownership.
- 3 Flexible building time frames.
- 4 Significant added value through sound architectural and environmental ethics.
- 5 Gated development with perimeter fencing.
- 6 Levies determined by homeowners.
- 7 Architectural guidelines and approved house styles.
- 8 Storage tanks for the reclamation of rain water.
- 9 Estate whale watching deck.
- 10 Indigenous landscaping.
- 11 Excellent rental possibilities.
- 12 Easy access to the river.
- 13 An estate surrounded by beautiful farmlands and rural scenery.
- 14 Conservation area protecting views.

03 TURNKEY BUILDING PACKAGES

Central Developments is offering **turnkey building packages at cost**, exclusive to Breedezicht Estate. Our unique special offer links the purchase of a stand to a choice of housing designs and building packages that includes:

- ✓ A choice of five popular architectural styles in sizes ranging from 122 m² to 450 m². Plans can be changed and customised.
- ✓ A wide range of finishes and colours to ensure individuality.
- ✓ Basic, energy-saving, green elements including:
 - Water tanks.
 - Gas options for stoves and heating.
 - Solar panels for water heating.
- ✓ A competent and experienced team of engineers, contractors, architects and landscapers to ensure the best quality.

SPECIAL OFFER

We offer these building packages at cost price to all investors in Breedezicht Estate. Our established and experienced construction team offers savings of up to 30% on the construction of your new house.

ARCHITECTURAL STYLES

1 Cape Heritage



2 Fisherman's Cottage



3 Modern Beach



4 New England

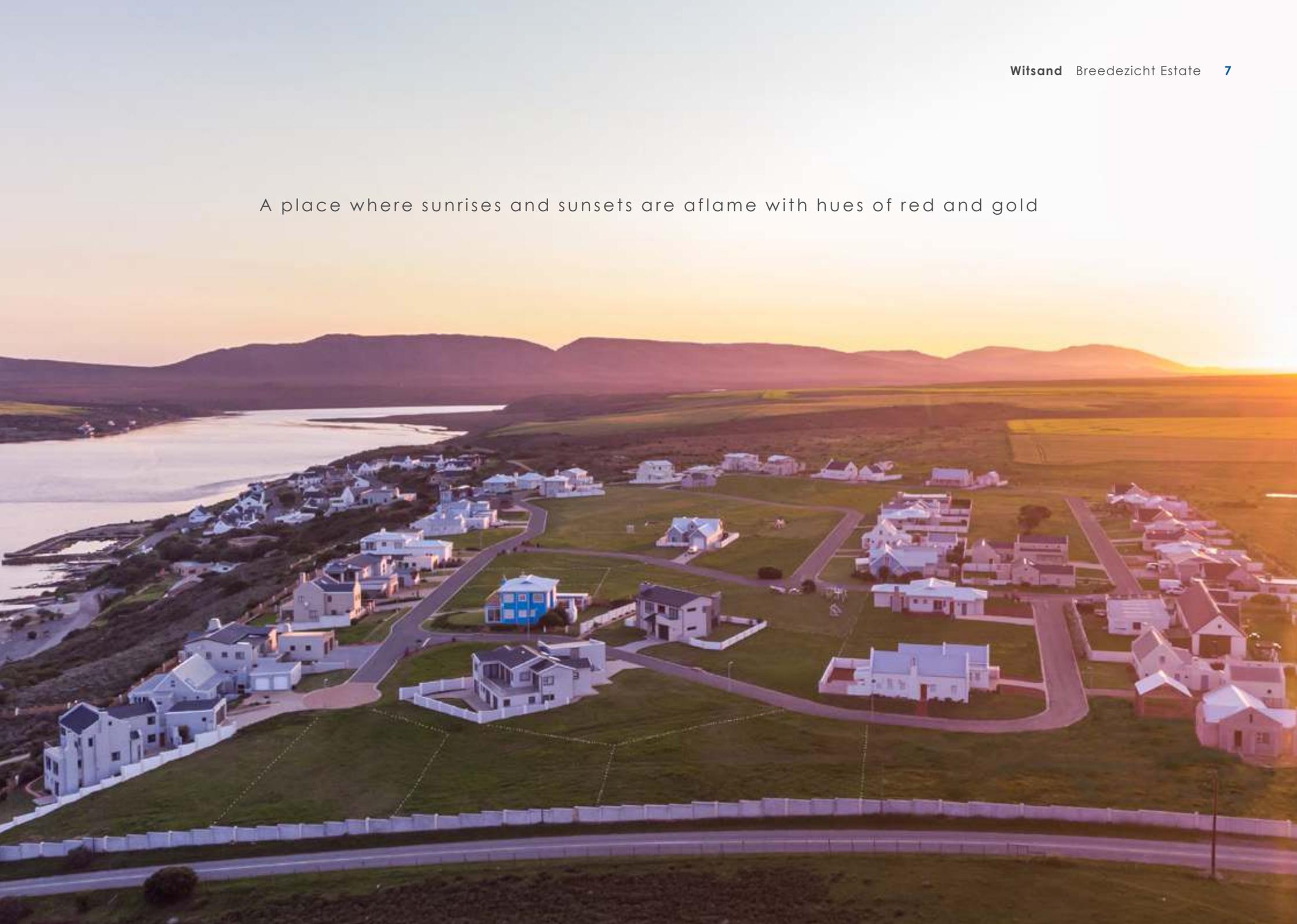


5 Vermont



The look

A place where sunrises and sunsets are aflame with hues of red and gold



THE LIFESTYLE

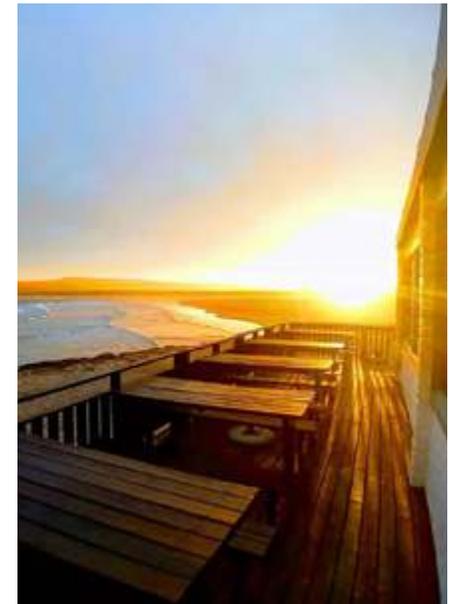
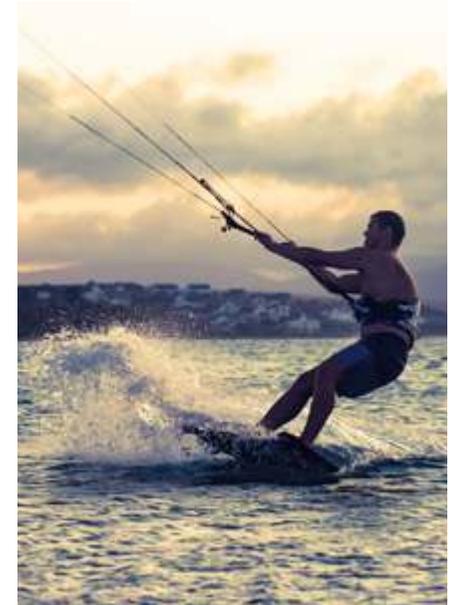
Whether calm and serene or in raging flood, the Breede River is the main attraction. Its tidal action that reaches 60 km upstream, supports an abundance of fish and bird species, creating one of the finest fishing estuaries in the country with Kabeljou of up to 50 kg. Spotted grunter, steenbras, white and red stumpnose and red roman are in abundance. Witsand is also excellent for kite surfing, rowing, canoeing, sailing and sunset cruising! Sundowners at the Bush Pub, which is only a short cruise up the river, with the stars appearing overhead, is an unforgettable experience.

THE TOWN

From the start of July up to mid-October, you can experience the breathtaking views of the bright yellow canola fields blooming.

Should you need to purchase any groceries, beach gear or your fish and tackle, The Sands Supermarket is your one-stop convenience shop. Here you can also access an ATM, fill up with fuel and even get your fishing license.

Feeling peckish? Go down to the Anchorage Beach Restaurant and Bar situated right on the beachfront. Here you can treat yourself to delightful meals. This friendly establishment serves anything from breakfast to pizza and the freshest seafood. If this restaurant was any closer to the sea, you would be sitting with your feet in the sand.





THE WILDLIFE

Witsand offers miles of unspoilt beachfront, a rich diversity of fauna and flora and prolific birdlife. Some 260 species, among which are a number of rare birds, inhabit the area. Almost without exception the nights are clear, creating a magical collage of heavenly bodies for the avid stargazer. Right on your doorstep is the De Hoop Nature Reserve with its 3 000 hectares of undisturbed fynbos. It is home to the endangered Cape mountain zebra and Cape vulture. In the immediate vicinity of Breedezicht Estate, small deer still roam around undisturbed in the conservation areas.

Nature

THE WHALES

Although not generally known, during the whale season from June to November, Witsand has more and better whale sightings than other Western Cape towns. It is renowned for having the largest concentration of the endangered southern right whale along the South African coast. Migrating from the icy waters of the Antarctic, they come to calve in the warmth and safety of St Sebastian Bay. On a good day at least 50 of these majestic giants can be seen from the shore, whilst as many as 164 have been counted from a helicopter.



Nestled between mountains, fields, the river and the sea,
Bredezicht is a nature lover's dream.



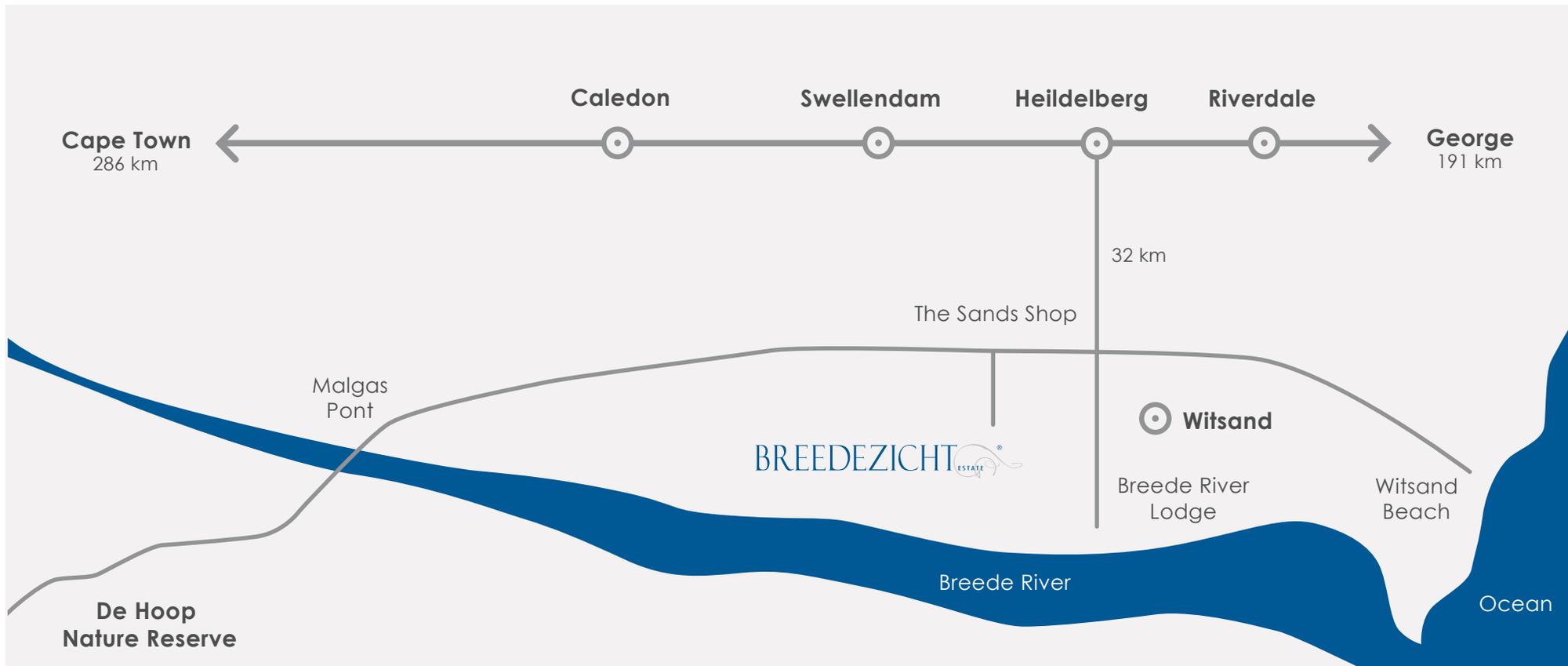
05 ABOUT THE DEVELOPER



central
developments

Central Developments is an esteemed, innovative company in the property development industry with an outstanding and diversified track record achieved over more than 25 years. Several successful, high profile projects is testament to their integrity and commitment to create quality homes in lifestyle estates and retirement villages. At the helm of each and every development is a project team that carefully oversees and manages every aspect of it.

The perfect place for a holiday, retirement or a superb turnkey investment, Breedezicht Estate offers an unrivaled opportunity to invest in both your quality of life and capital growth. This unique development on the Garden Route and Overberg boundary is a well-kept secret that will most certainly become one of the most prized properties on the Cape coast. Limited infrastructure and services restrict further development of the town. This adds to its exclusivity and investment value, as Witsand should remain what it is today for many years to come - a crime-free haven of peace and tranquility.



BREEDEZICHT ESTATE

WITSAND EXCLUSIVE PROPERTIES

SHOW HOUSES AVAILABLE

View by appointment only.
Contact Anthea on 084 445 4640

www.breedezicht.co.za

