

# eNgome Square

Property Development.



# Site Layout Plan



# Service Development Plan



| GENERAL INFORMATION |                                   |
|---------------------|-----------------------------------|
| PROJECT NAME        | ENGOME DEVELOPMENT SERVICE LAYOUT |
| PROJECT NO.         | 123456789                         |
| DATE                | 12/12/2023                        |
| SCALE               | 1:1000                            |
| DRAWN BY            | UNDASA                            |
| CHECKED BY          | UNDASA                            |
| APPROVED BY         | UNDASA                            |

UNDASA

uMhlati Municipality

ENGOME DEVELOPMENT SERVICE LAYOUT

CONCEPTUAL LAYOUT PLAN

SEWER LAYOUT PLAN

UNDASA

UNDASA



# Leisure Investment



invest from

**R195 000**



# Discover Luxury Living at **eNgome Square Lifestyle Estate**

Set in the leafy heart of eNgome, in KwaZulu Natal, **eNgome Square Lifestyle Estate** combines comfort with luxury, sophistication, and exclusivity



From the moment you step inside, you'll be greeted by an atmosphere of style and sophistication. Our estate's first phase development includes a variety of residential options.

With the option to buy your land and build now or later, you can reserve your land today for only R 60 000!

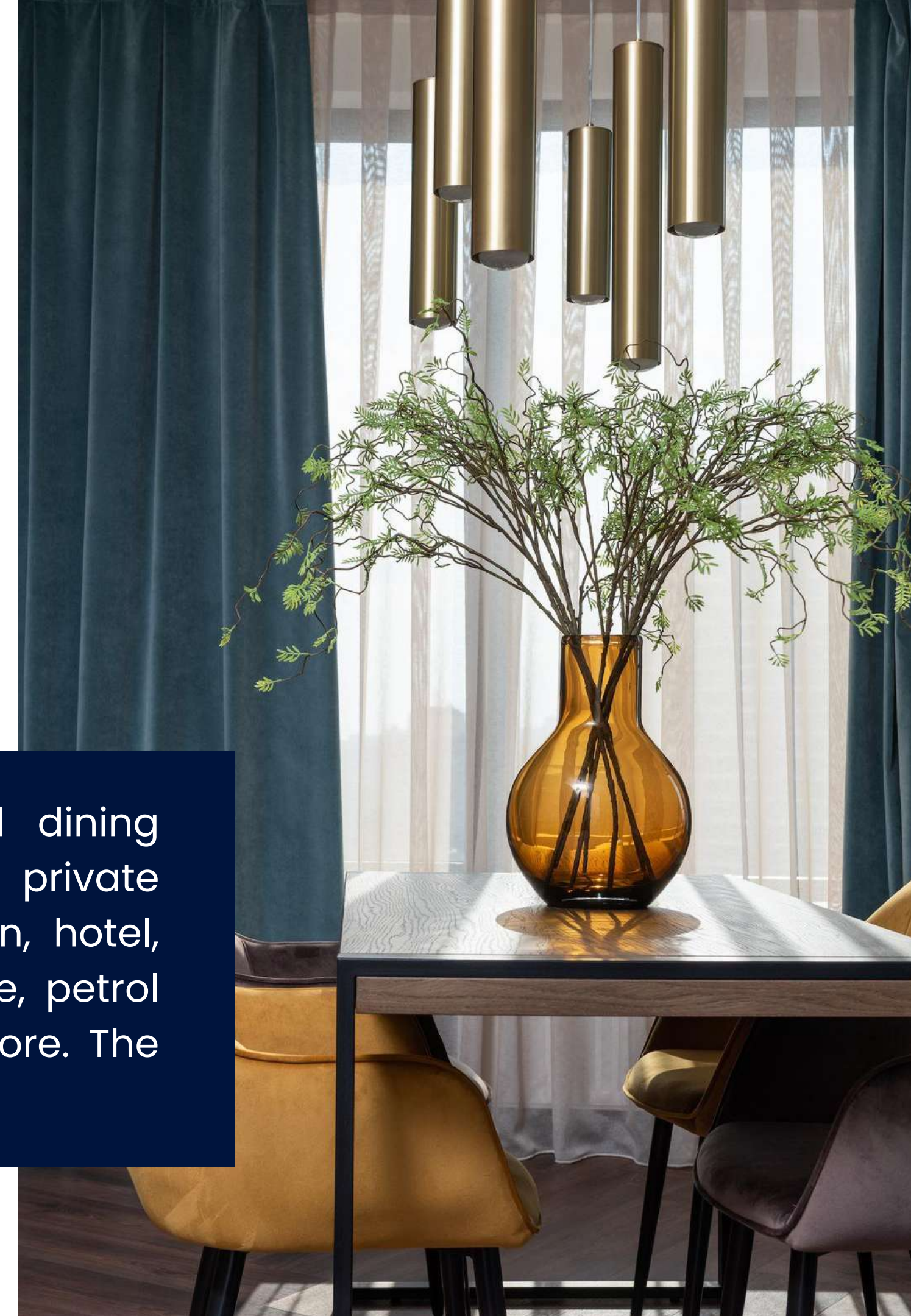


## About Engome Square

Introducing our finest collection of 2, 3 and 5 bedroom luxury homes. **Engome Square Lifestyle** is a new mixed-use housing development in eNgome, KZN's leafy Umvoti Local Municipality. The 660-hectare phase one includes over 850 homes.

[www.africanworld.co.za](http://www.africanworld.co.za)

With plans for numerous businesses, supermarkets, and dining options, a 114-bed private hospital and medical Centre, a private school, a lifestyle shopping Centre, solar energy installation, hotel, lodge, clubhouse with gym and coffee bar, business lounge, petrol station, biometric entry and 24-hour security, and much more. The development is a future-proof, self-contained town!





**ENGOME MIXED USE DEV**  
LOCALITY MAP - NOT TO SCALE

Engome

Grahamstown

0 km

Google Earth

LOCALITY MAP - NOT TO SCALE

**Legend**  
Main Roads  
Project Boundary

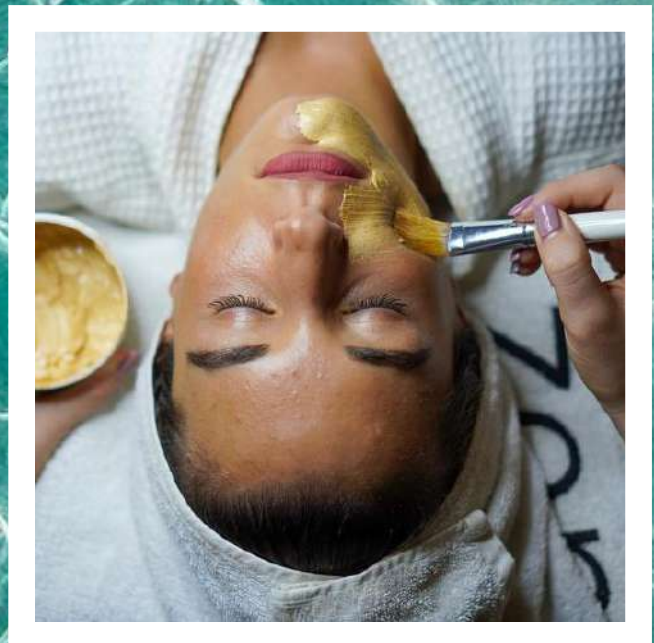
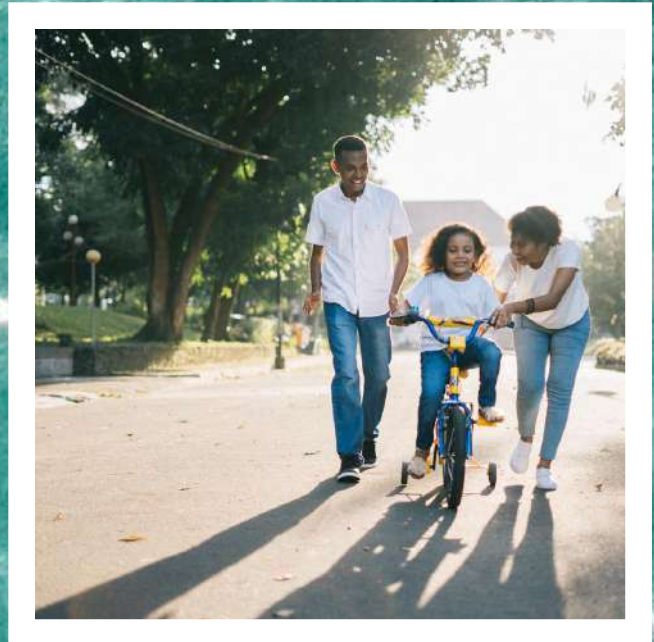
# It's all about the lifestyle

In addition to our beautiful living spaces, our development offers a range of amenities to enhance your daily life.

Residents can enjoy access to a state-of-the-art fitness Centre, sparkling swimming pools, a luxurious clubhouse, and beautifully landscaped courtyards.

Our development is ideally located near some of Greytown's best shopping, dining, and entertainment options.

With easy access to public transportation and major highways, you'll never be far from anything you need.



# A stone's throw away

## 01. Travel

|                    |      |
|--------------------|------|
| Greytown CBD       | 12km |
| Greytown Taxi Rank | 12km |
| Tugela Ferry CBD   | 33km |

## 02. Medical

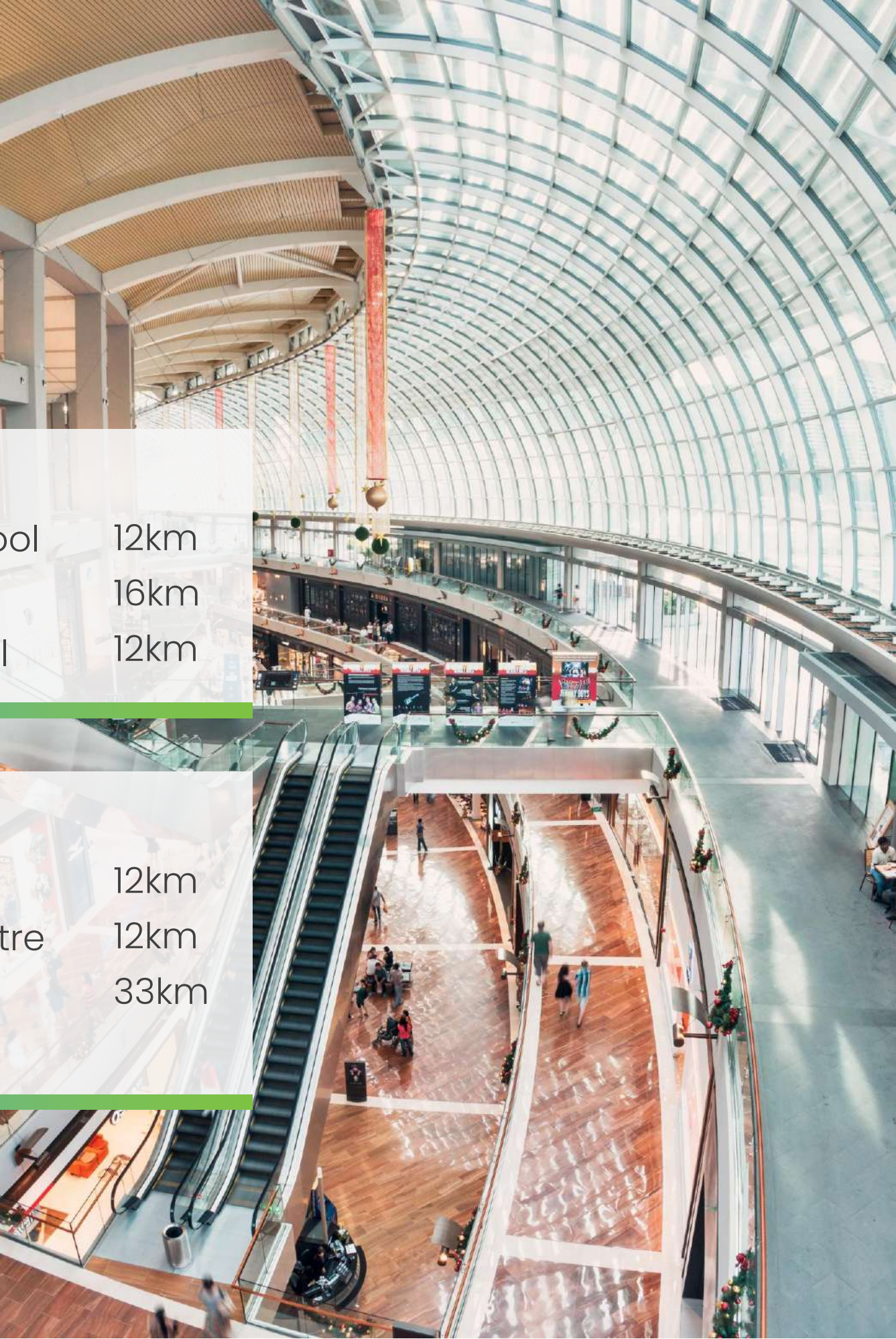
|                                  |      |
|----------------------------------|------|
| Care Cross Umvoti                | 12km |
| Greytown TB Specialized Hospital | 12km |
| Mpilentle Medical Centre         | 13km |
| Pine Street Greytown Clinic      | 12km |

## 03. Education

|                            |      |
|----------------------------|------|
| St. Davids Diocesan School | 12km |
| Wembley College            | 16km |
| Greytown Primary School    | 12km |

## 04. Recreation

|                          |      |
|--------------------------|------|
| Mavundla Square          | 12km |
| Greytown Shopping Centre | 12km |
| Tugela Ferry Mall        | 33km |



# Why invest in Engome



## Buy directly from the developer

- No outside agents, you deal with our developer's in-house sales agents. This not only eliminates additional costs but prevents miscommunication from occurring.
- Zero to little maintenance
- You get to customize your property



## No transfer duty applicable

- There will be no transfer duties applicable at any stage, not on purchase or resale, unless there is a change in legislation stipulated otherwise.



## Diversification of investment Portfolio

- Investing in a new development project can provide diversification for an investor's portfolio. Diversification is important because it helps to reduce the overall risk of a portfolio.



# Development Features

- ✓ Fibre and DSTV point
- ✓ Solar energy installation
- ✓ 114-bed private hospital and medical Centre
- ✓ Lifestyle shopping Centre and restaurants
- ✓ Hotel, lodge and clubhouse
- ✓ Fully fledged Gym
- ✓ Coffee bar and business lounge
- ✓ Petrol station
- ✓ Biometric entry
- ✓ Armed 24-hr security
- ✓ Eco-forest and fun paths for biking, running and walking
- ✓ Tertiary institution of business and science, with future plans of high school, primary, and pre-primary school.



## About Greytown – Your Gateway to Nature, History, and Culture

Greytown, located in the scenic KwaZulu-Natal Midlands, is known as the "jewel of KwaZulu-Natal." It is a hidden gem that offers a harmonious blend of rich history, natural splendour, and vibrant community life. From its stunning landscapes to its cultural and historical treasures, this charming town is ideal for those seeking tranquilly, adventure, and a strong connection to nature.

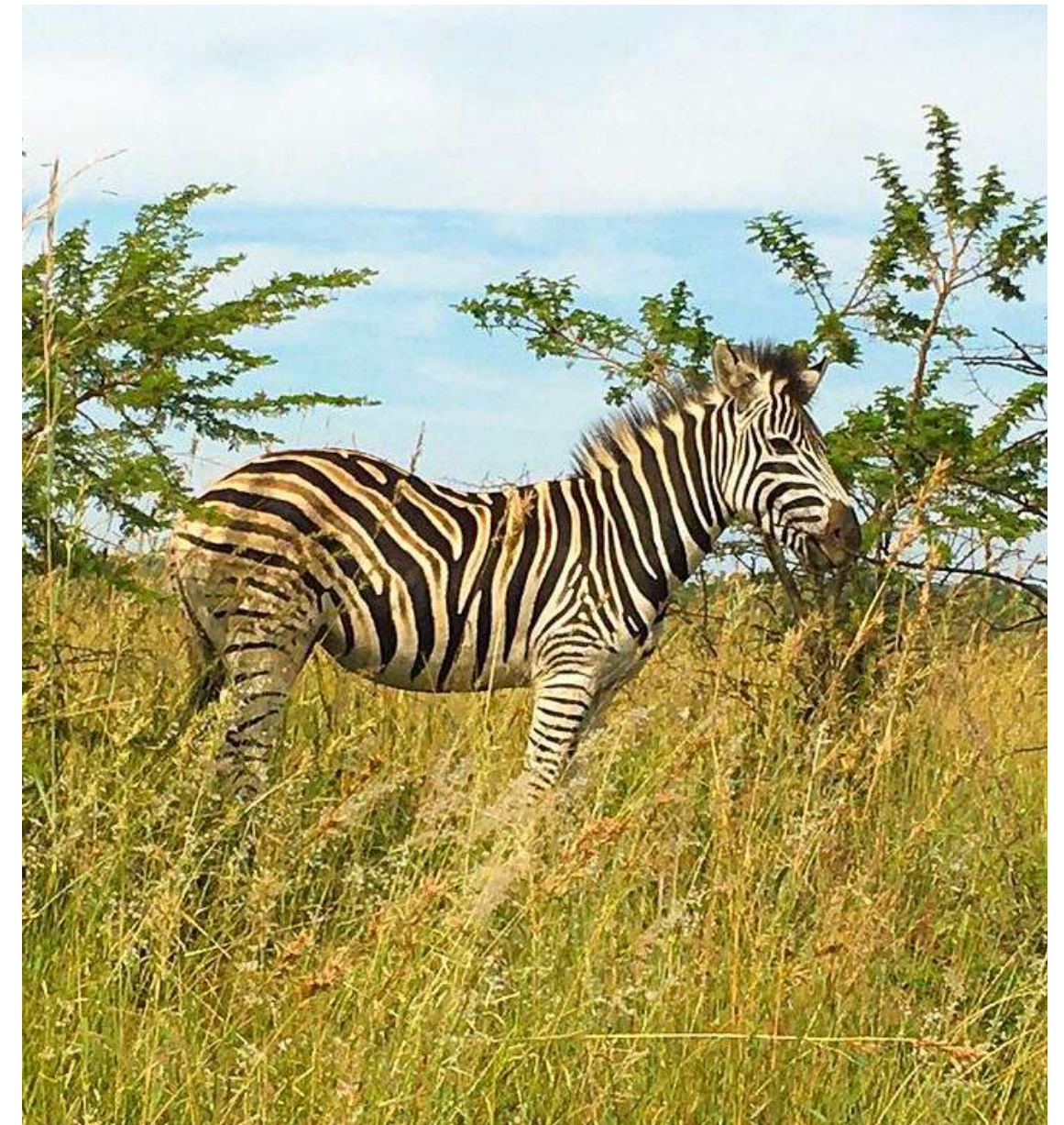
### Natural Attractions in and Around Greytown



**Greytown Nature Reserve**



**Umvoti Vlei Nature Reserve**



**Weenen Game Reserve**

## Hiking, Biking Trails, and Majestic Waterfalls

Explore scenic trails that wind through indigenous forests and peaceful countryside, ideal for outdoor enthusiasts and families, while discovering hidden waterfalls and rivers that add to the area's enchanting charm.

### Historic and Cultural Landmarks



*Fort Nongqai*



*Greytown Museum*



*Tugela Ferry*



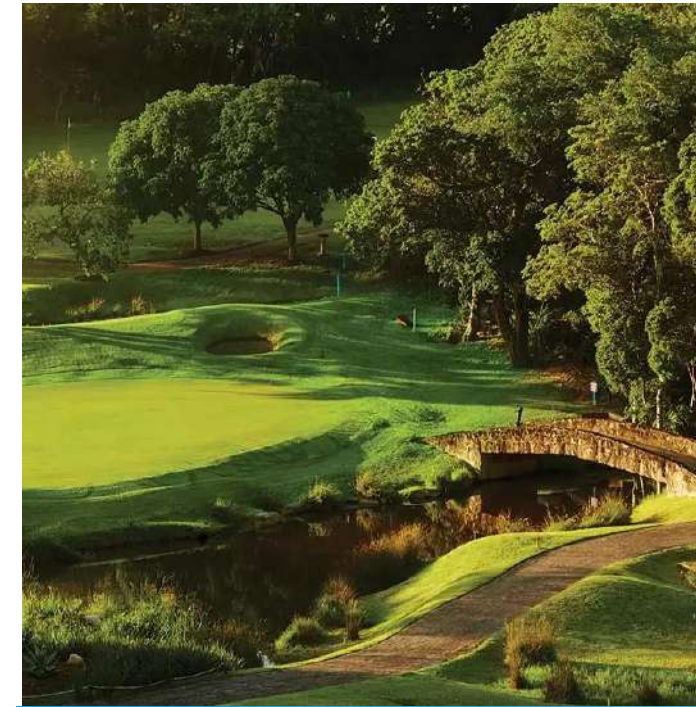
*Nearby Battlefields*

## Outdoor Activities for All Ages

Greytown provides a variety of activities for adventurers and those who simply enjoy the outdoors



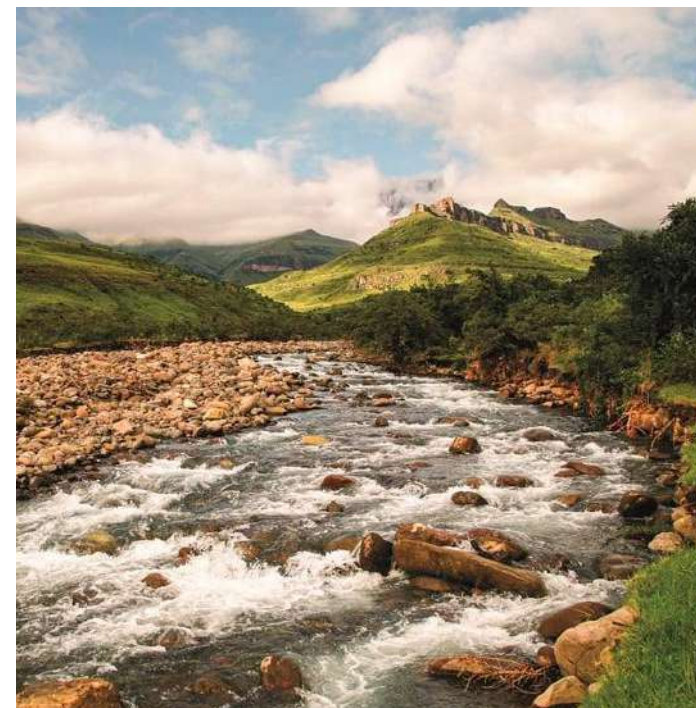
**Fishing and boating:** Nearby dams and rivers offer ideal conditions for fishing, canoeing, and picnicking.



**Golf:** The Greytown Country Club has a well-maintained course surrounded by beautiful scenery, making it ideal for golf enthusiasts.



**Community markets and fairs:** Regular events are held that showcase local crafts, fresh produce, and the talents of the region's artisans.



**Tugela River:** The majestic Tugela River flows near Greytown and provides opportunities for fishing, canoeing, and riverside picnics. Its scenic beauty and historical significance make it a must-see destination for outdoor enthusiasts and history buffs alike.

## A Hub of Cultural Experiences

The town is a cultural melting pot, where traditions and modern influences combine to create a vibrant lifestyle.

### Why Greytown?

Greytown combines the warmth of a close-knit community with the ease of modern living. Its central location allows for easy access to the KwaZulu-Natal Midlands, Drakensberg Mountains, and Durban. Whether you're drawn to Greytown for its natural beauty, historical significance, or cultural richness, you'll find a relaxing and inspiring lifestyle.

Come explore everything Greytown has to offer – a place where every moment brings you closer to nature and history. Make it your home, sanctuary, or next big adventure.



**Traditional Zulu Heritage:** Explore local culture through music, dance, and craftwork, as well as learn about Zulu customs.

**Farm-to-Table Dining:** Enjoy locally produced foods, such as artisanal cheeses, fresh vegetables, and wines from nearby farms.



**Annual Festivals:** Greytown hosts cultural and agricultural events all year, fostering a sense of belonging and celebration.

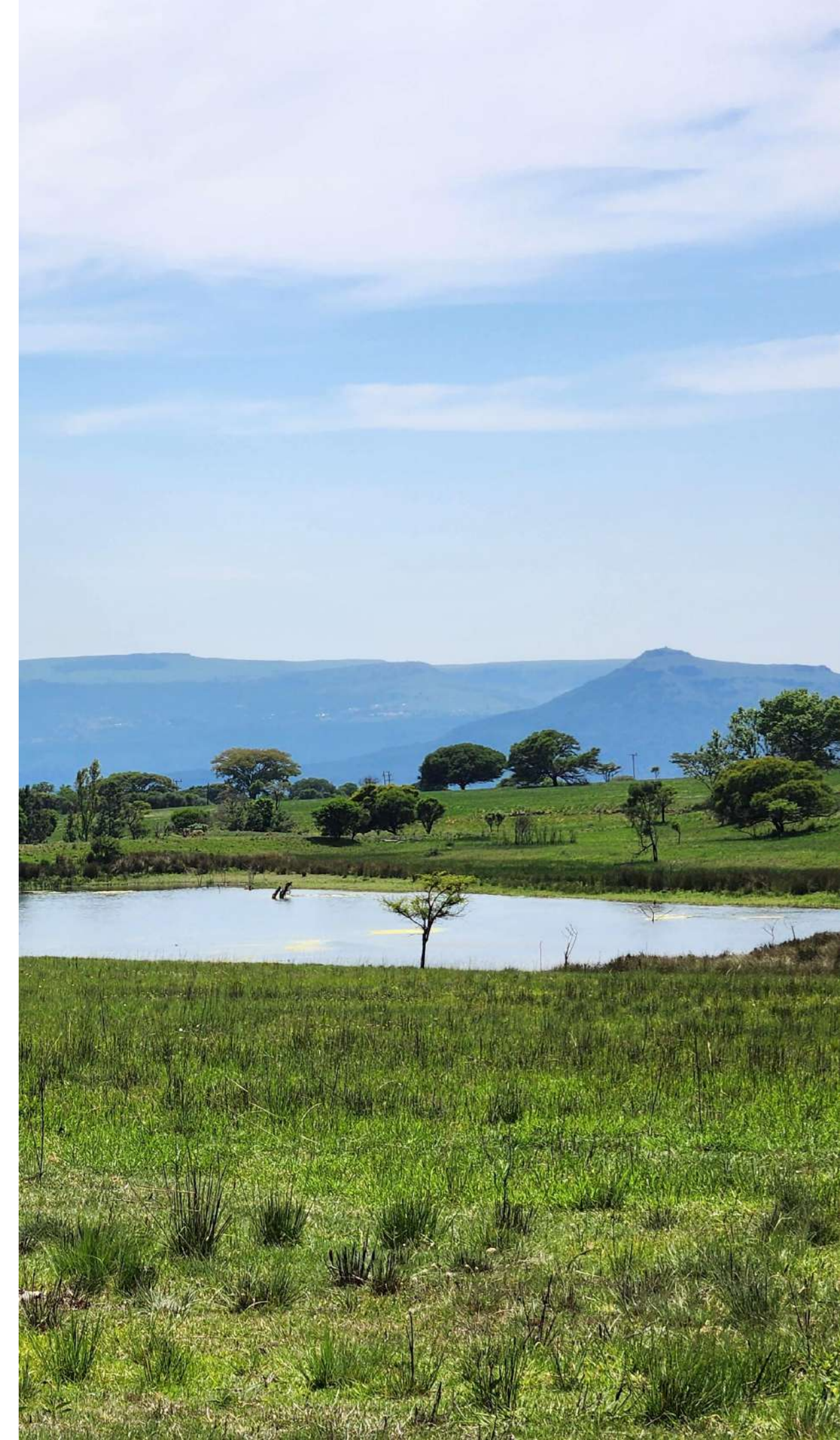
## About eNgome Square Development: Your Gateway to High-Return Investment in KwaZulu-Natal

ENgome Square City Development, located in the vibrant heart of KwaZulu-Natal, South Africa, is a premier investment opportunity that has the potential to transform the region into a dynamic economic hub. ENgome Square's strategic location, modern infrastructure, and eco-friendly design position it to meet the growing demand for tourism, commerce, and residential development.

### Why Invest in eNgome Square?

#### Prime Location

- **Seamless Connectivity:** Close to the N2 and R33 highways, connecting to key cities, ports, and airports.
- **Tourism Hotspot:** Proximity to cultural and natural landmarks like Greytown, Tugela River, and Weenen Game Reserve.
- **Emerging Markets:** Access to the rising middle class and economic growth across Africa.



## World-Class Features

- **Mixed-Use Design:** Integrated residential, commercial, retail, and entertainment spaces foster a self-sustaining community.
- **Sustainable Infrastructure:** Eco-friendly practices and modern amenities, including fibre-optic connectivity and green spaces.
- **Security & Convenience:** 24/7 security, streamlined regulations, and business incentives create a stress-free investment climate.

## Lucrative Investment Opportunities

- **Residential & Commercial Properties:** From luxury apartments to prime office spaces, diverse real estate options offer high rental yields.
- **Tourism & Industry Growth:** Hotels, resorts, and logistics hubs capitalize on the region's natural beauty and economic potential.
- **Agriculture Potential:** Fertile soil and favourable climate support profitable farming ventures.





## Exceptional Benefits for Early Investors

### Pre-Approved Phase Advantages

- **Priority Access:** Secure prime locations before public launch.
- **Exclusive Pricing:** Early-bird discounts and flexible payment plans.
- **Significant Returns:** Early investments gain higher capital appreciation as the project progresses.

### Long-Term Returns

- **Property Value Growth:** Fully serviced infrastructure guarantees significant appreciation.
- **Rental Income:** Demand-driven opportunities for steady passive earnings.
- **Diversified Sectors:** A balanced economy spanning tourism, manufacturing, and agriculture minimizes risks.

## Tourism Potential

### ENgome Square enhances its appeal by showcasing KwaZulu-Natal's cultural and natural treasures:

- **Zulu Heritage:** Dive into rich traditions and history.
- **Outdoor Adventures:** Hiking, fishing, rafting, and game viewing await nature enthusiasts.
- **Conference Hub:** Modern facilities attract international events and business tourism.

## Why Now?

**ENgome Square offers** a rare chance to invest at the ground level of a transformative development. With government-backed incentives, streamlined approvals, and access to one of Africa's most promising markets, this project is tailored for visionary investors seeking sustainable growth and long-term returns.

**Be part of KwaZulu-Natal's future.**

**Invest in eNgome Square today.**

## Contact Us Now

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**Phone:** (+27) 68 298 4422

**Website:** [www.africanworld.co.za](http://www.africanworld.co.za)



**It's in the detail**



# Our Property Options



5 Bedroom  
Stand-alone  
Home

From  
**R 3, 967 040**



3 Bedroom  
Stand-alone  
Home

From  
**R 1, 810 905**



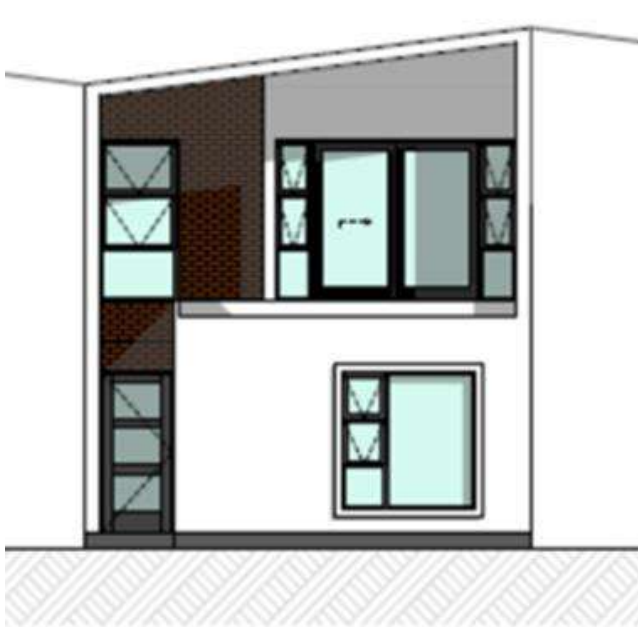
3 Bedroom  
Town House

From  
**R 1, 479 280**



2 Bedroom  
Stand-alone  
Home

From  
**R 1, 820 910**



3 Bedroom  
Terrace  
Home

From  
**R 1, 855 295**



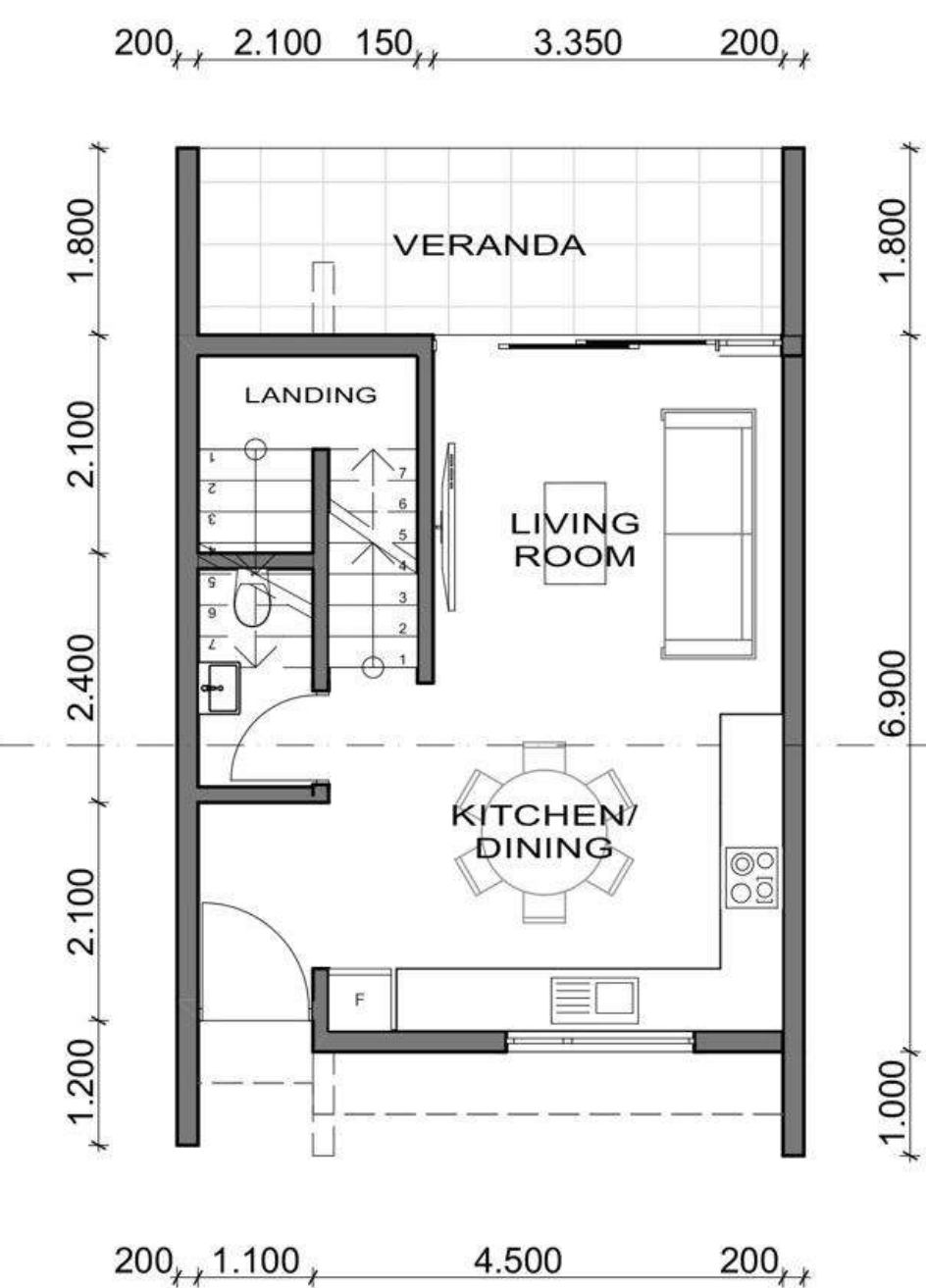
2 Bedroom  
Terrace  
home

From  
**R 1, 148 718**

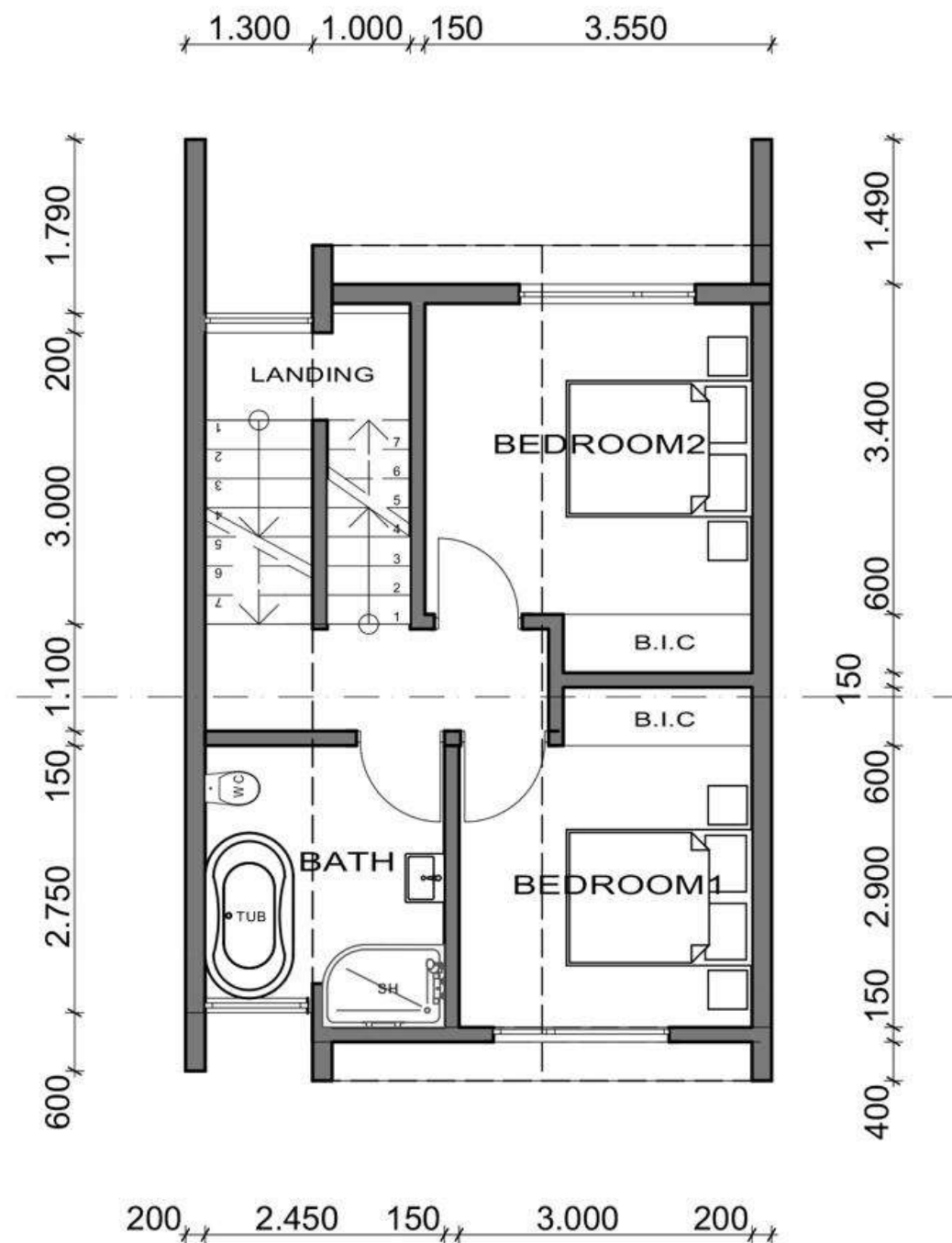


# The two-bedroom Terrace home

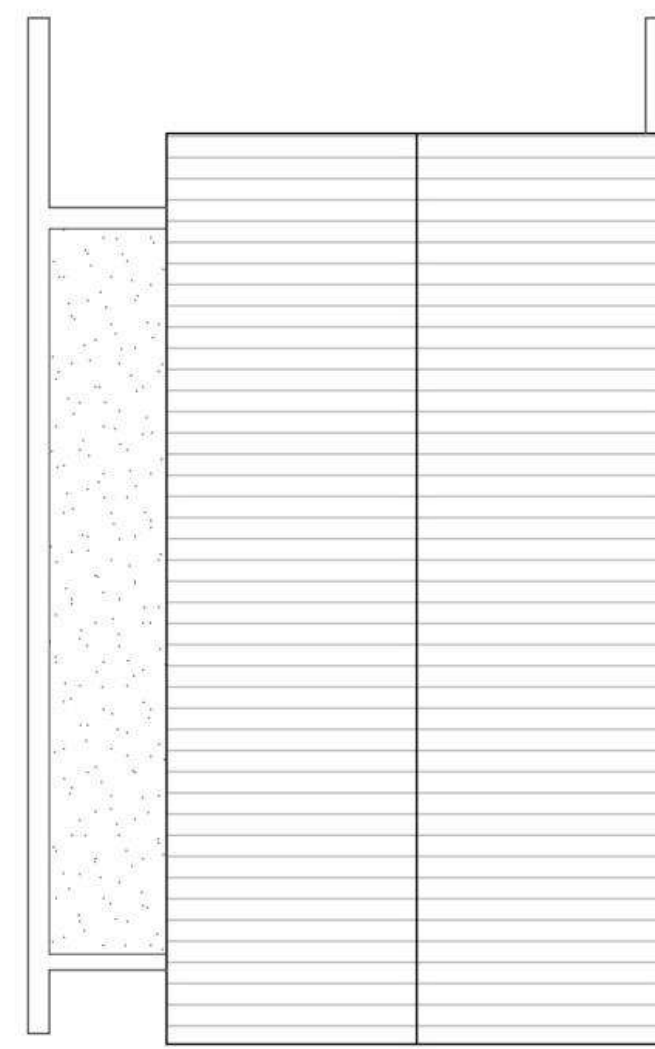
## Option 1



**GROUND FLOOR PLAN**  
Scale 1:100



**FIRST FLOOR PLAN**  
Scale 1:100



**ROOF PLAN**  
Scale 1:100

Investment selling price: **R 1 148 718**

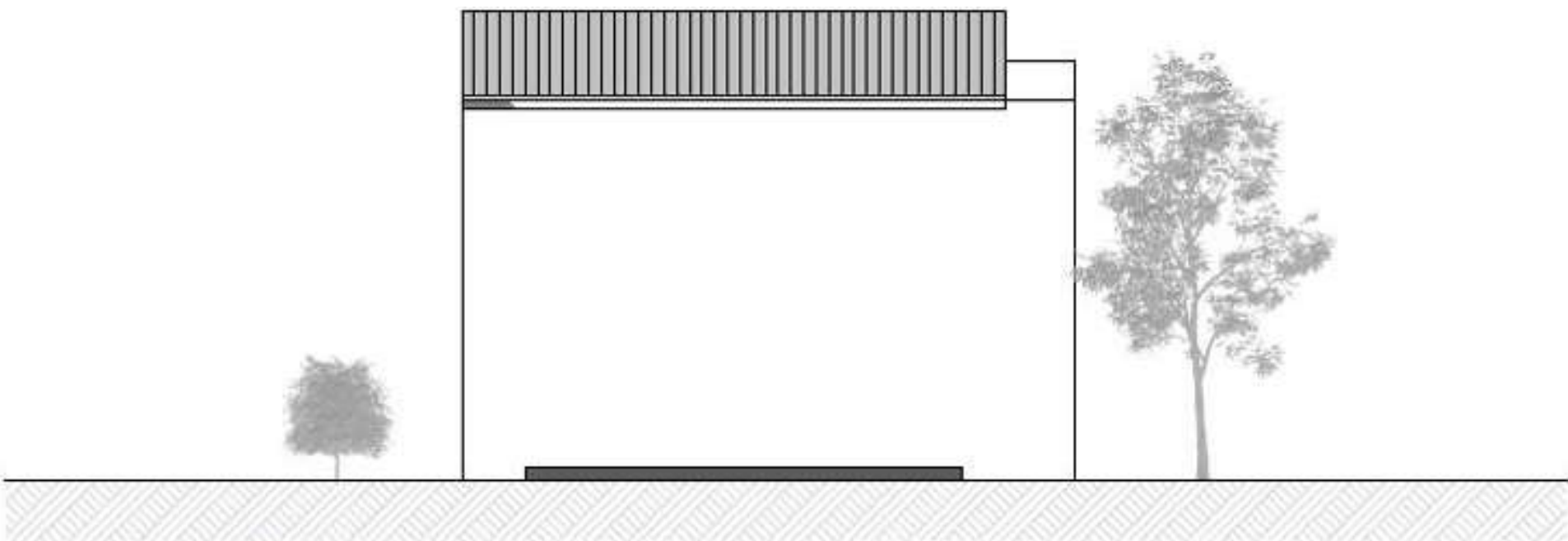
Deposit: **R 60 000**

Levies & Taxes: **0,007%**

# Elevation



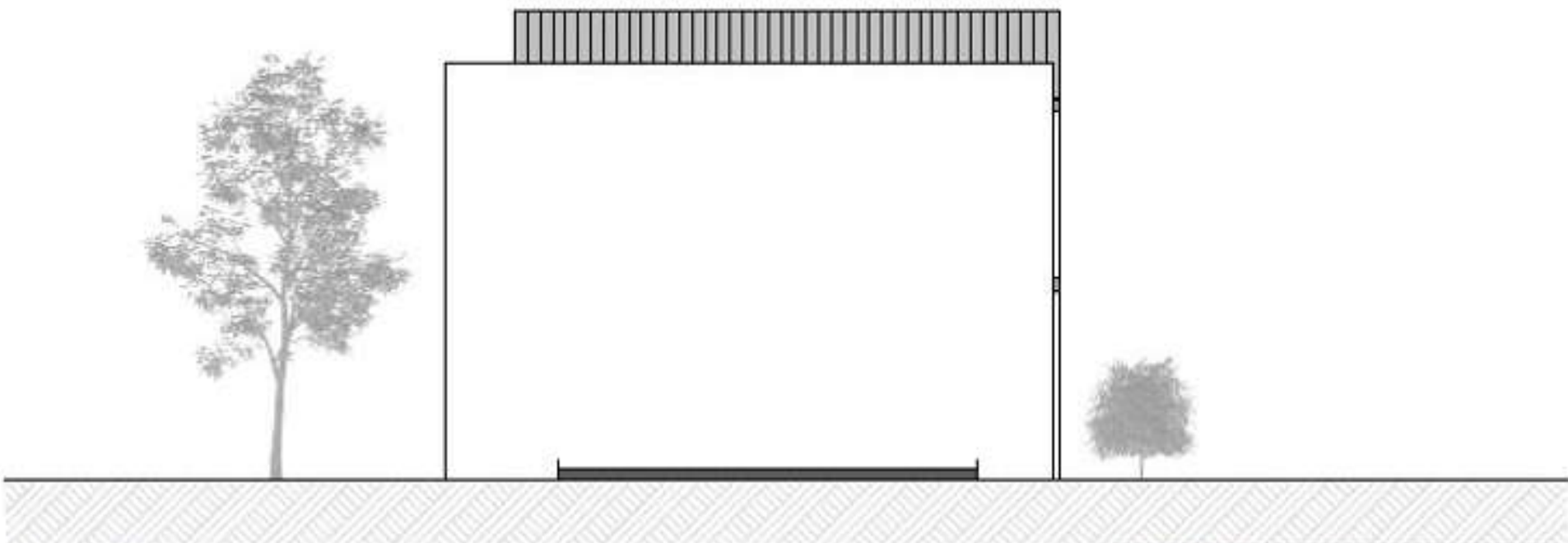
FRONT ELEVATION  
Scale 1:100



SIDE ELEVATION  
Scale 1:100



BACK ELEVATION  
Scale 1:100

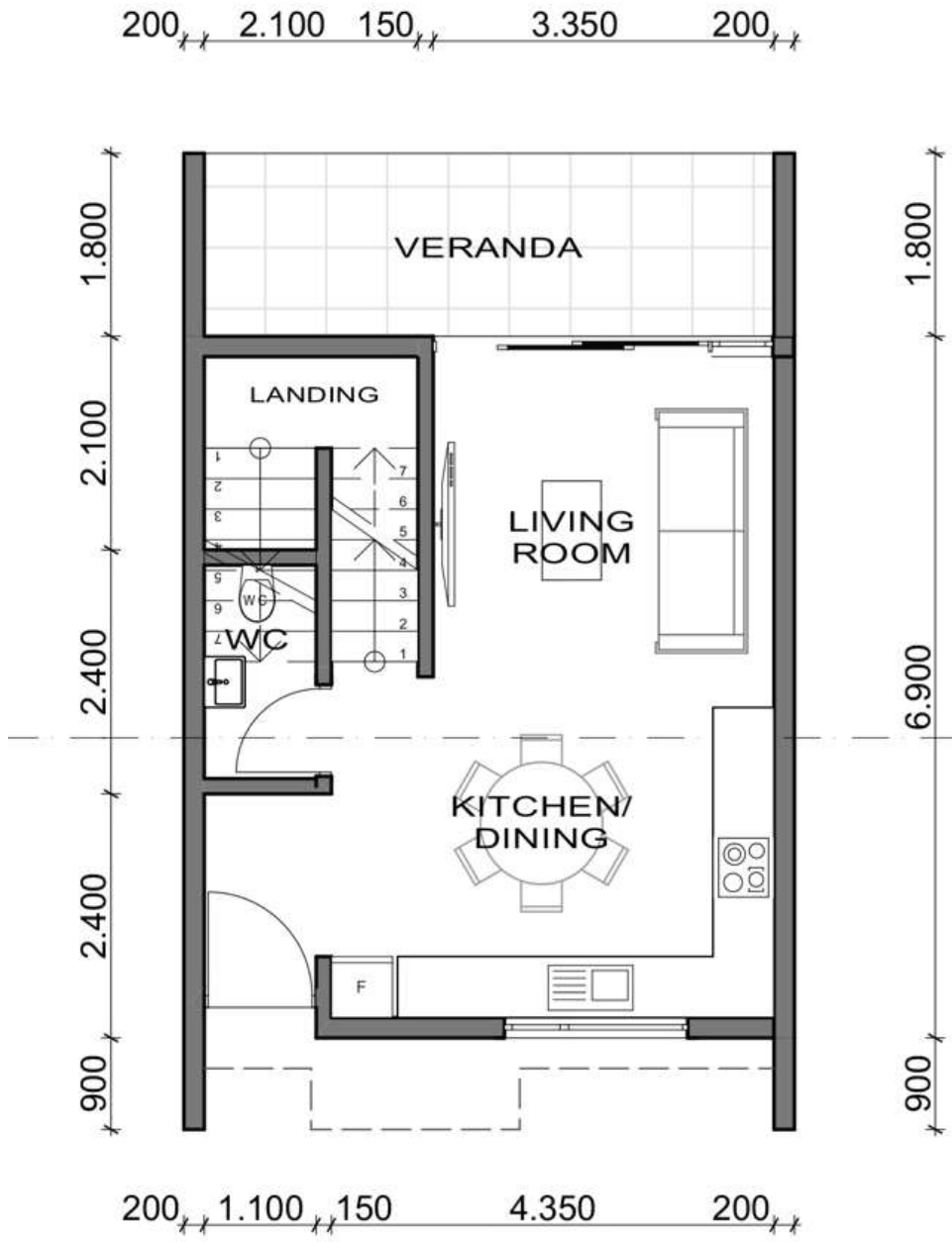


SIDE ELEVATION  
Scale 1:100

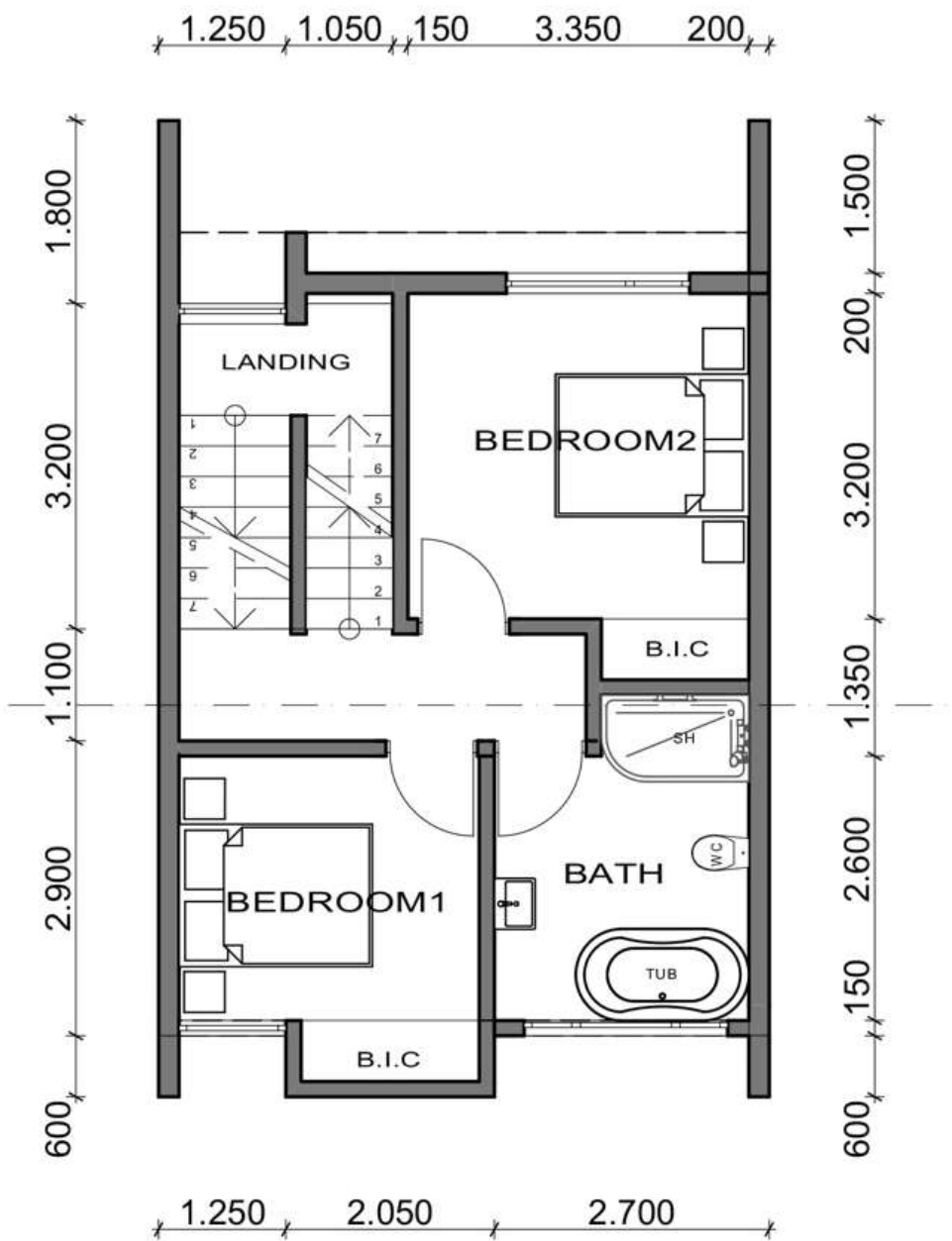
|                   |                     |
|-------------------|---------------------|
| GROUND FLOOR AREA | 38.31m <sup>2</sup> |
| FIRST FLOOR AREA  | 45.30m <sup>2</sup> |
| VERANDA           | 10m <sup>2</sup>    |
| PARKING BAY       | 29.33m <sup>2</sup> |

# The two-bedroom Terrace home

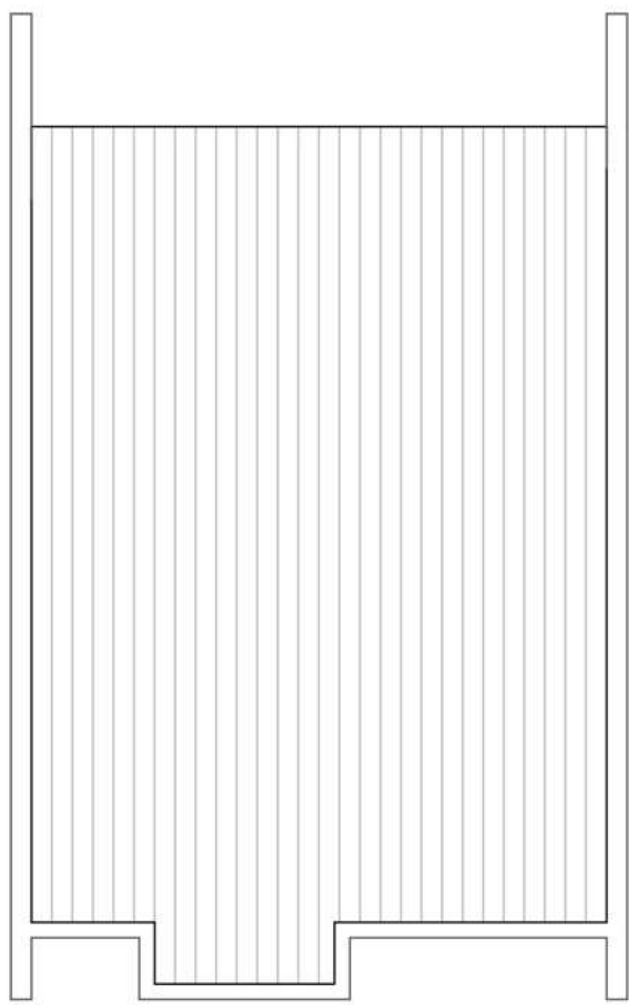
## Option 2



**GROUND FLOOR PLAN**  
Scale 1:100



**FIRST FLOOR PLAN**  
Scale 1:100



**ROOF PLAN**  
Scale 1:100

Investment selling price: **R 1148 957**

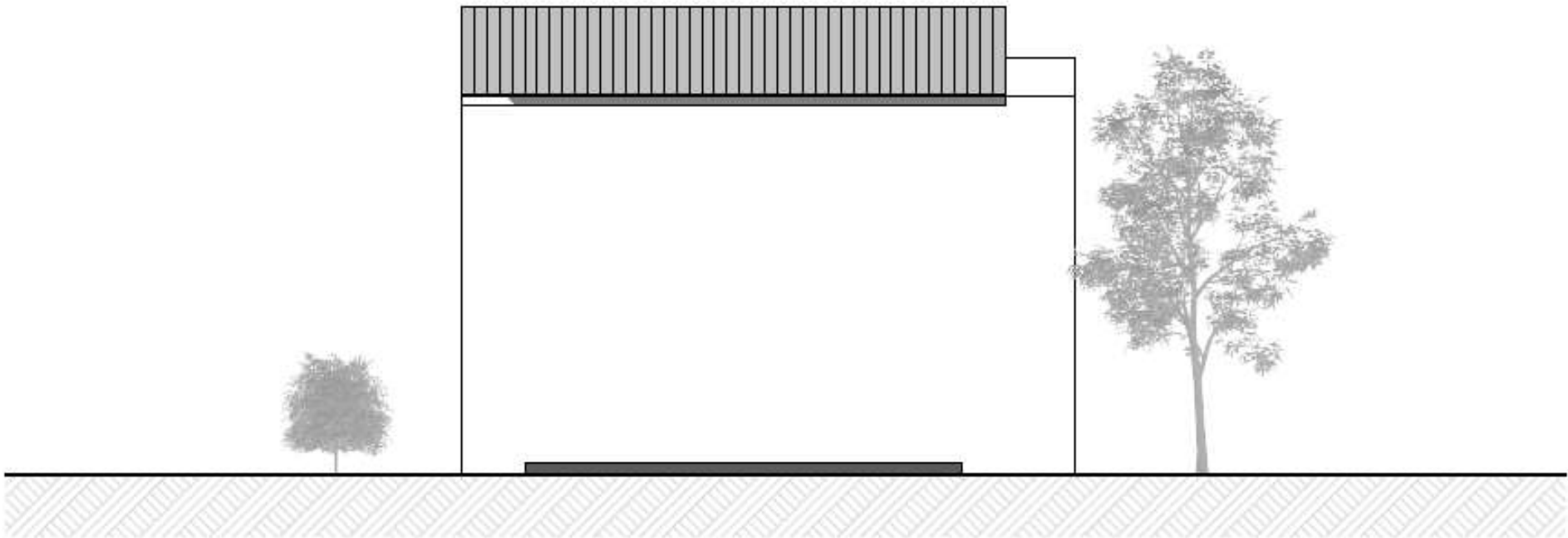
Deposit: **R 60 000**

Levies & Taxes: **0,007%**

# Elevation



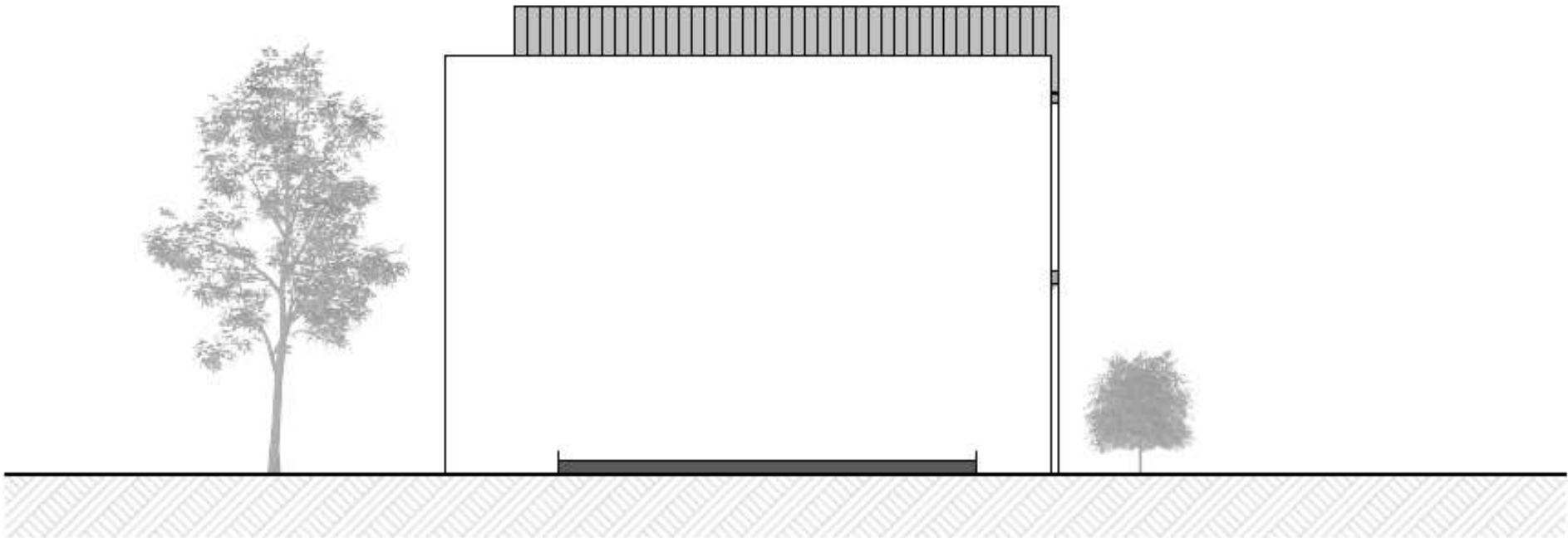
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



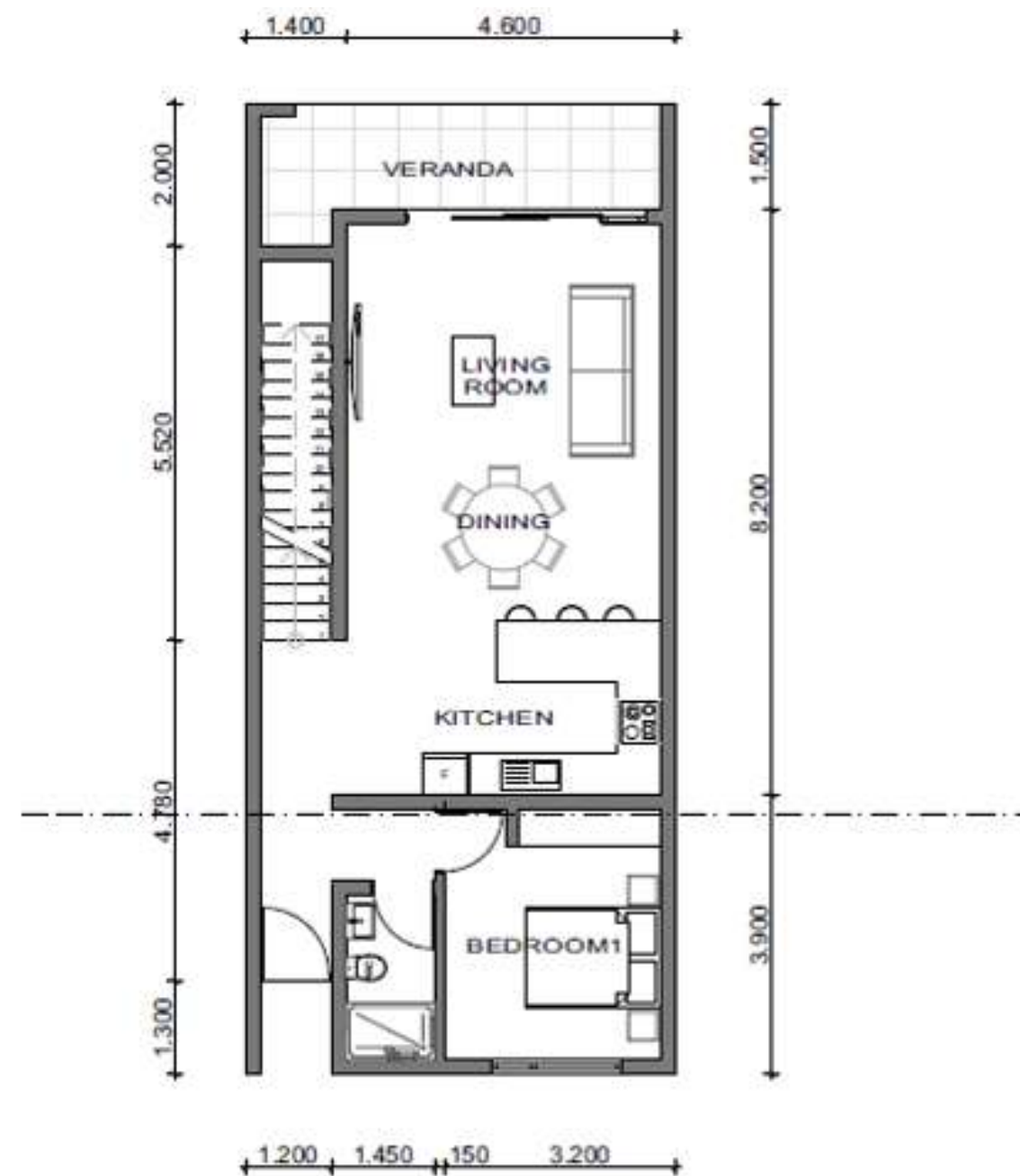
**BACK ELEVATION**  
Scale 1:100



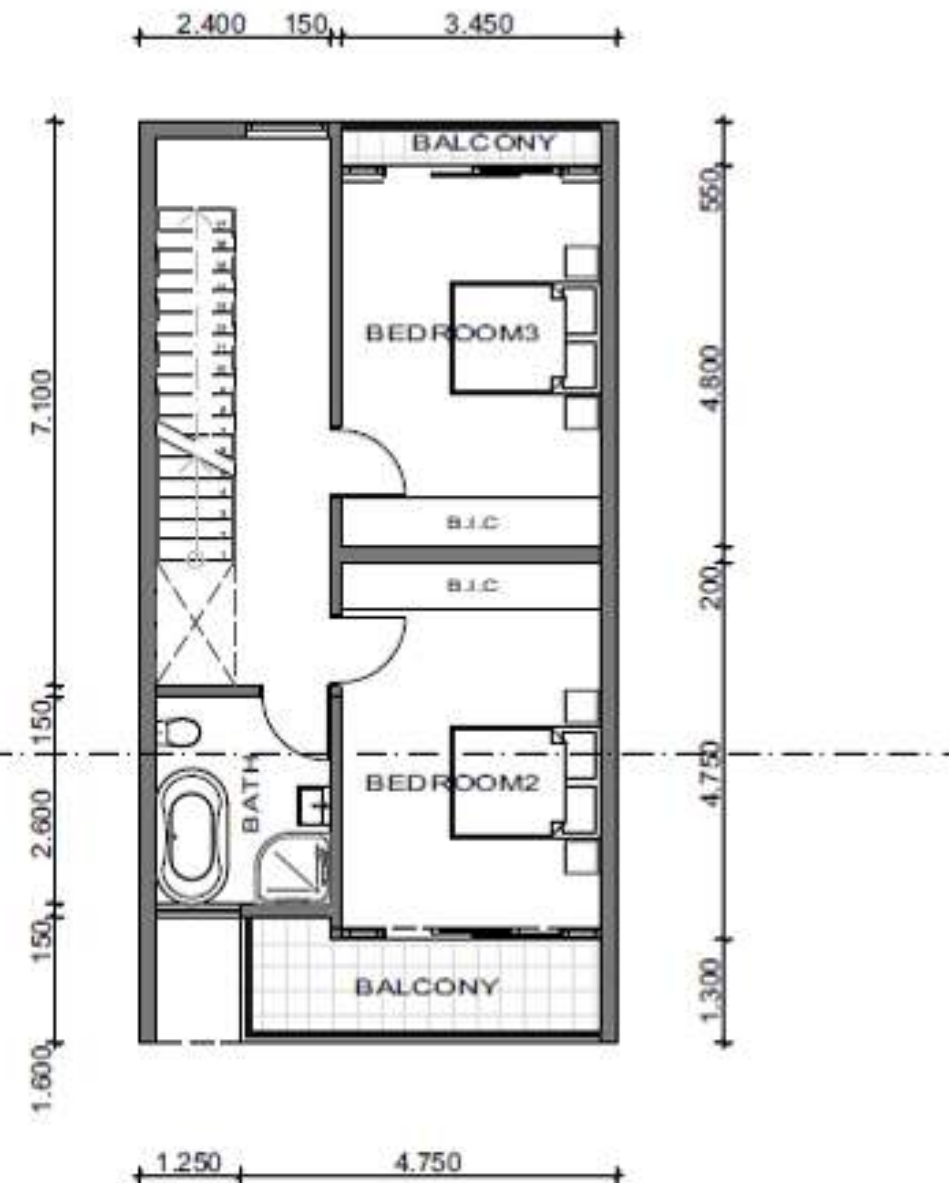
**SIDE ELEVATION**  
Scale 1:100

|                   |                     |
|-------------------|---------------------|
| GROUND FLOOR AREA | 38.31m <sup>2</sup> |
| FIRST FLOOR AREA  | 45.86m <sup>2</sup> |
| VERANDA           | 10m <sup>2</sup>    |
| PARKING BAY       | 16.5m <sup>2</sup>  |

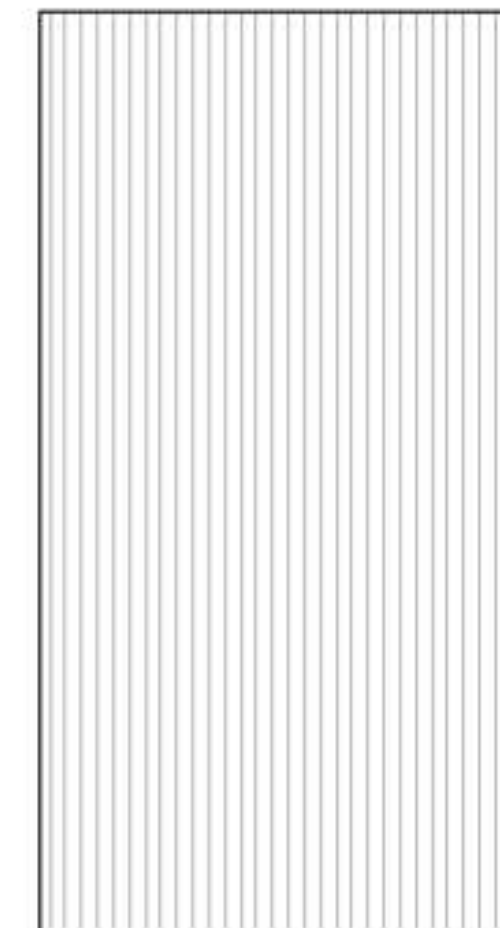
# The three-bedroom Terrace Home



GROUND FLOOR PLAN  
Scale 1:100



FIRST FLOOR PLAN  
Scale 1:100



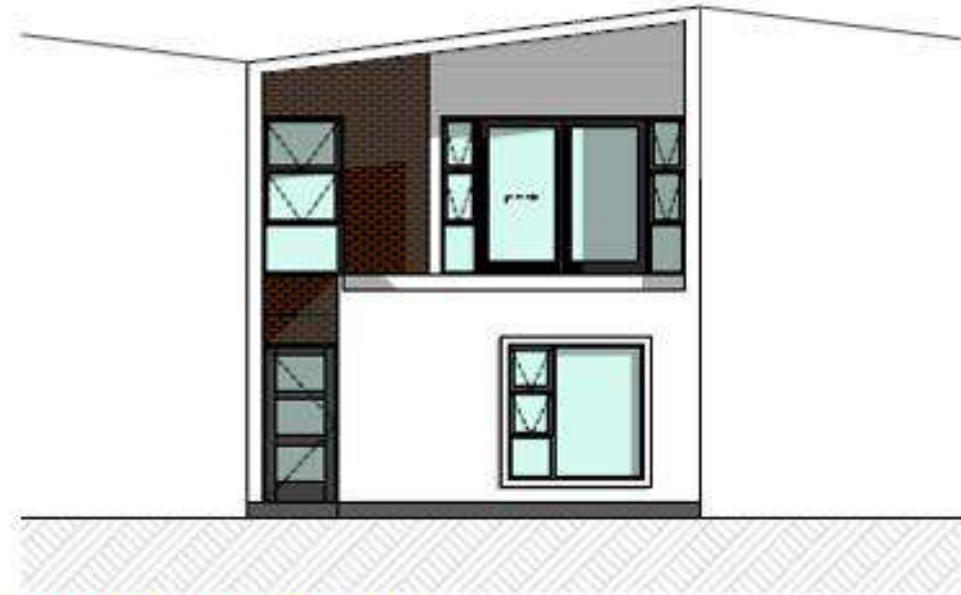
ROOF PLAN  
Scale 1:100

Investment selling price: **R 1 855 295**

Deposit: **R 60 000**

Levies & Taxes: **0,007%**

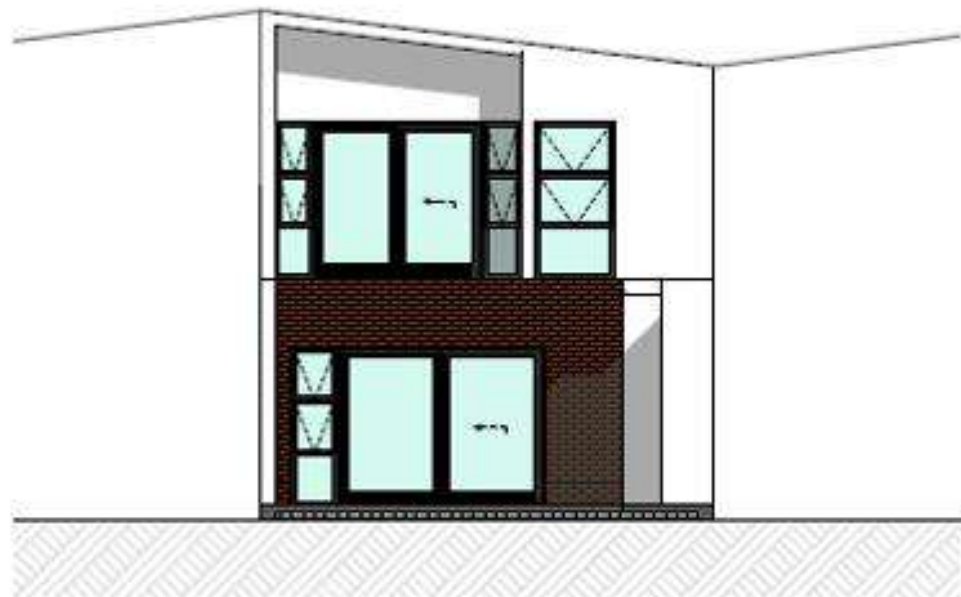
# Elevation



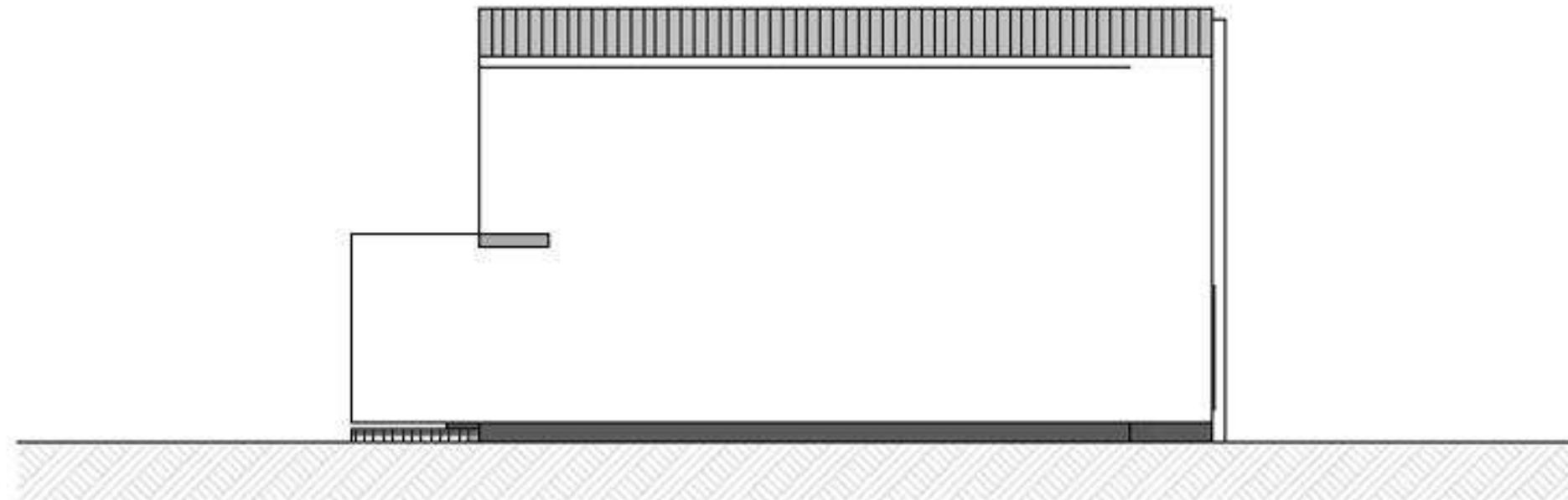
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



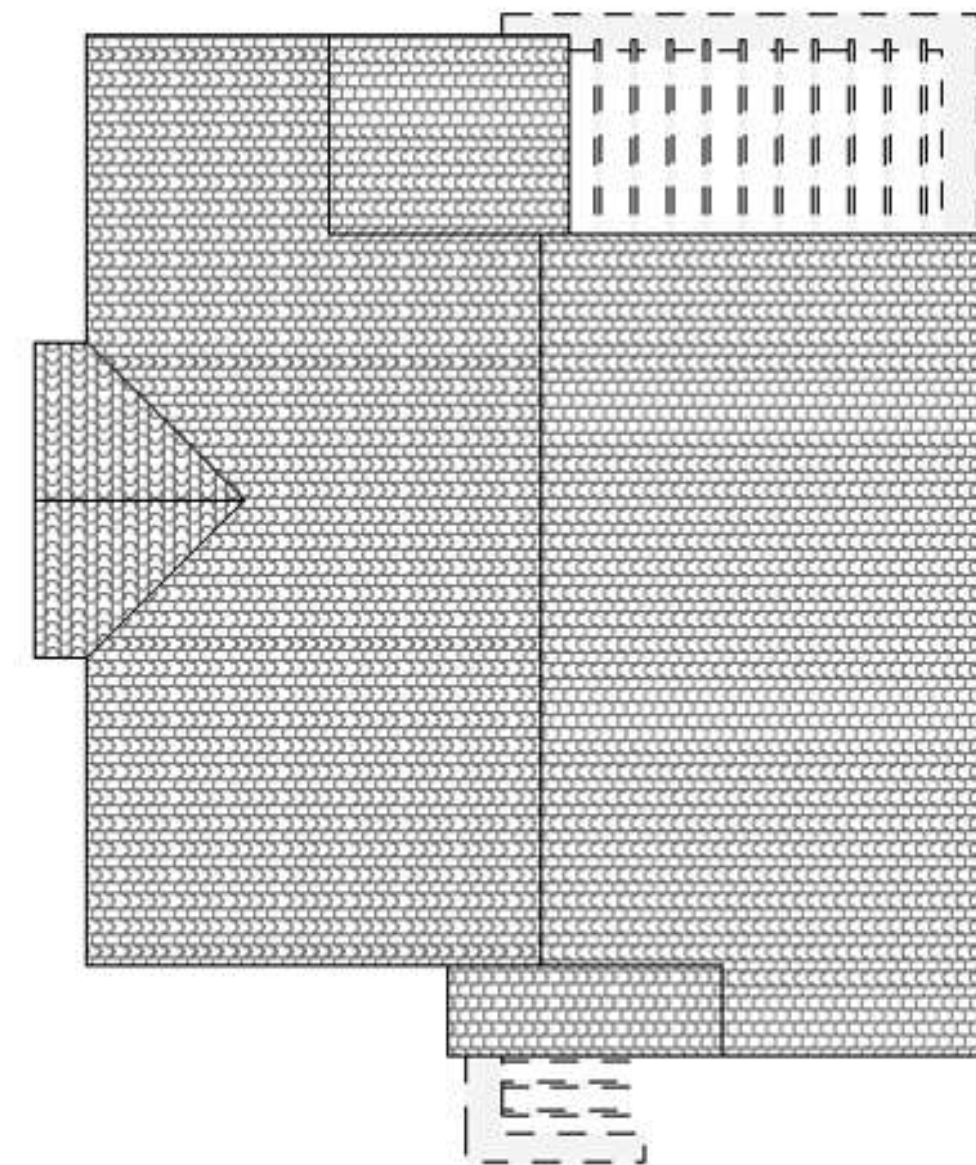
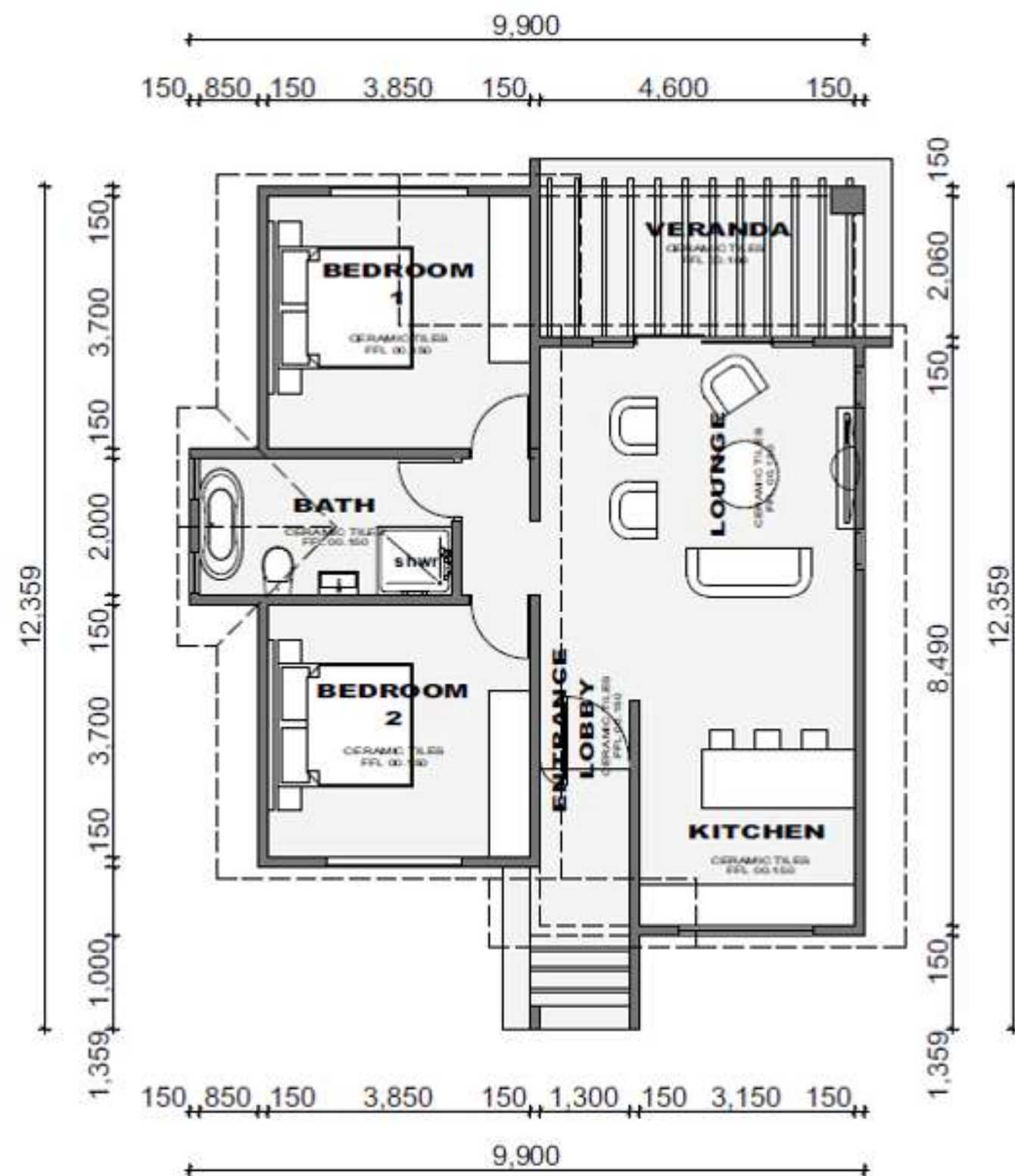
**BACK ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100

|                     |                  |
|---------------------|------------------|
| GROUND FLOOR AREA   | 70m <sup>2</sup> |
| FIRST FLOOR AREA    | 59m <sup>2</sup> |
| VERANDA & BALCONIES | 17m <sup>2</sup> |
| PARKING BAY         |                  |

# The two-bedroom Stand-alone House



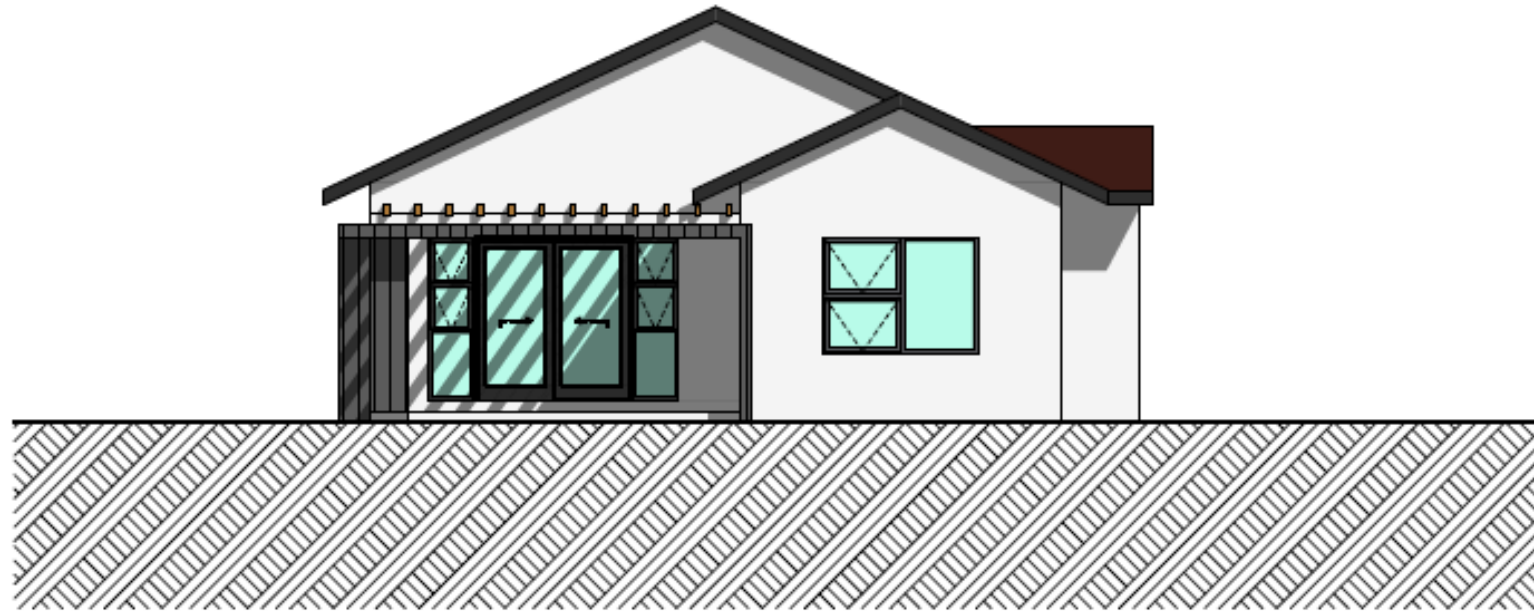
Investment selling price: **R 1 820 910**

Deposit: **R 75 000**

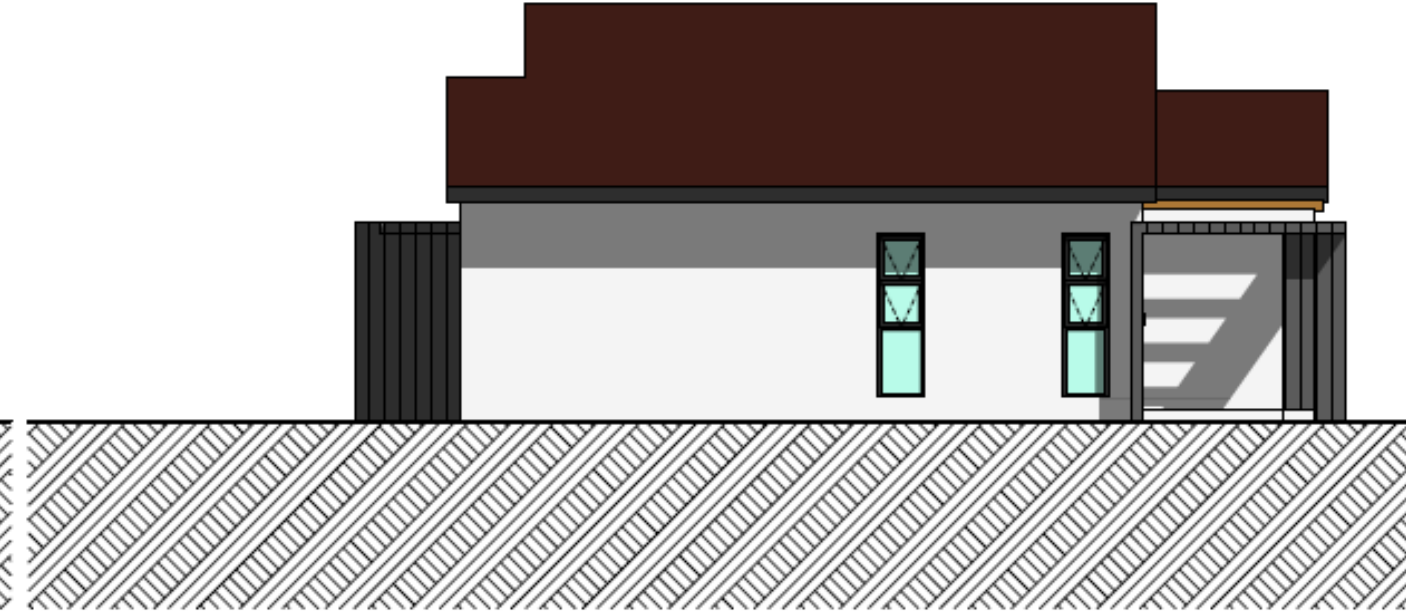
Levies & Taxes: **0,007%**

# Elevation

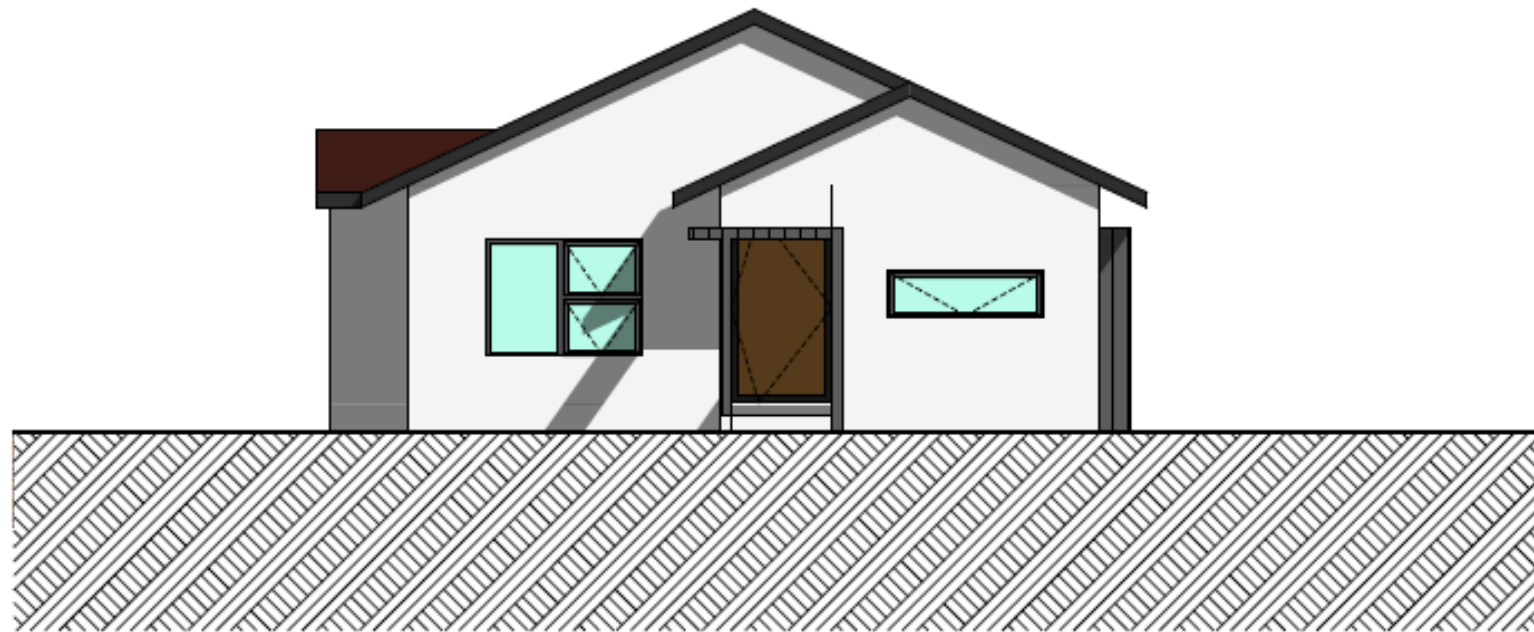
|                   |                    |
|-------------------|--------------------|
| GROUND FLOOR AREA | 124 m <sup>2</sup> |
| VERANDA           | 13 m <sup>2</sup>  |
| GARAGE            | 45 m <sup>2</sup>  |



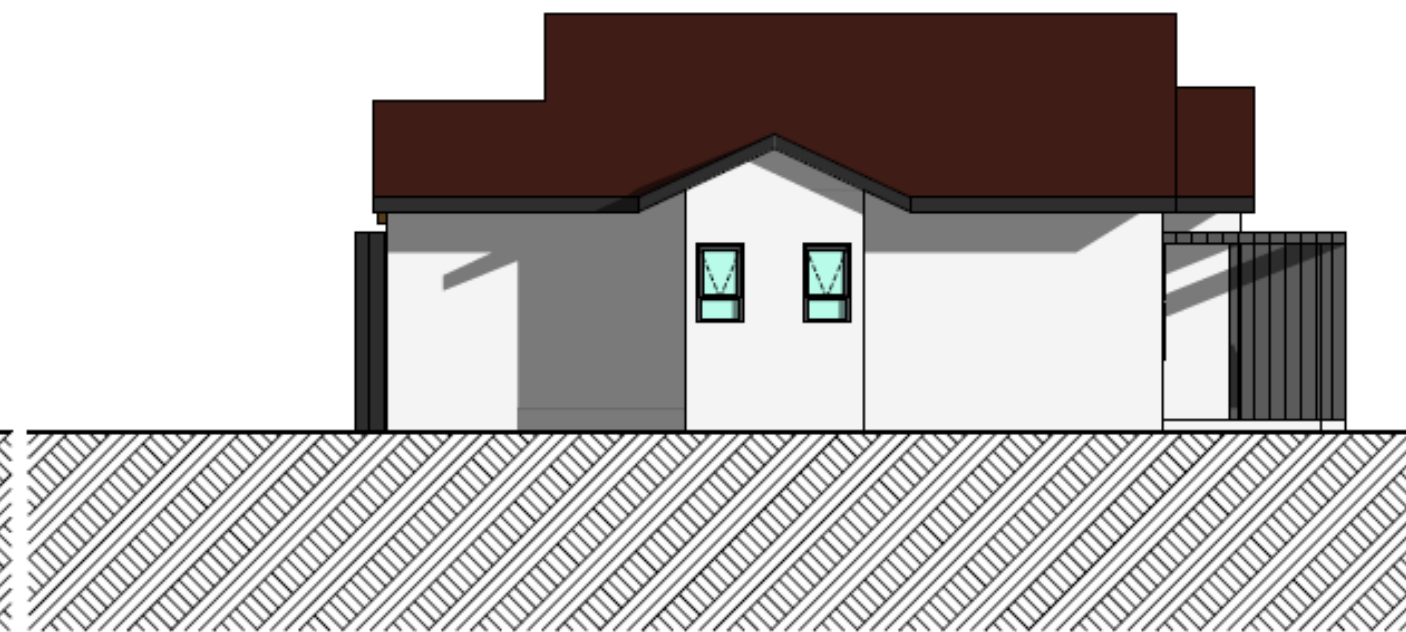
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



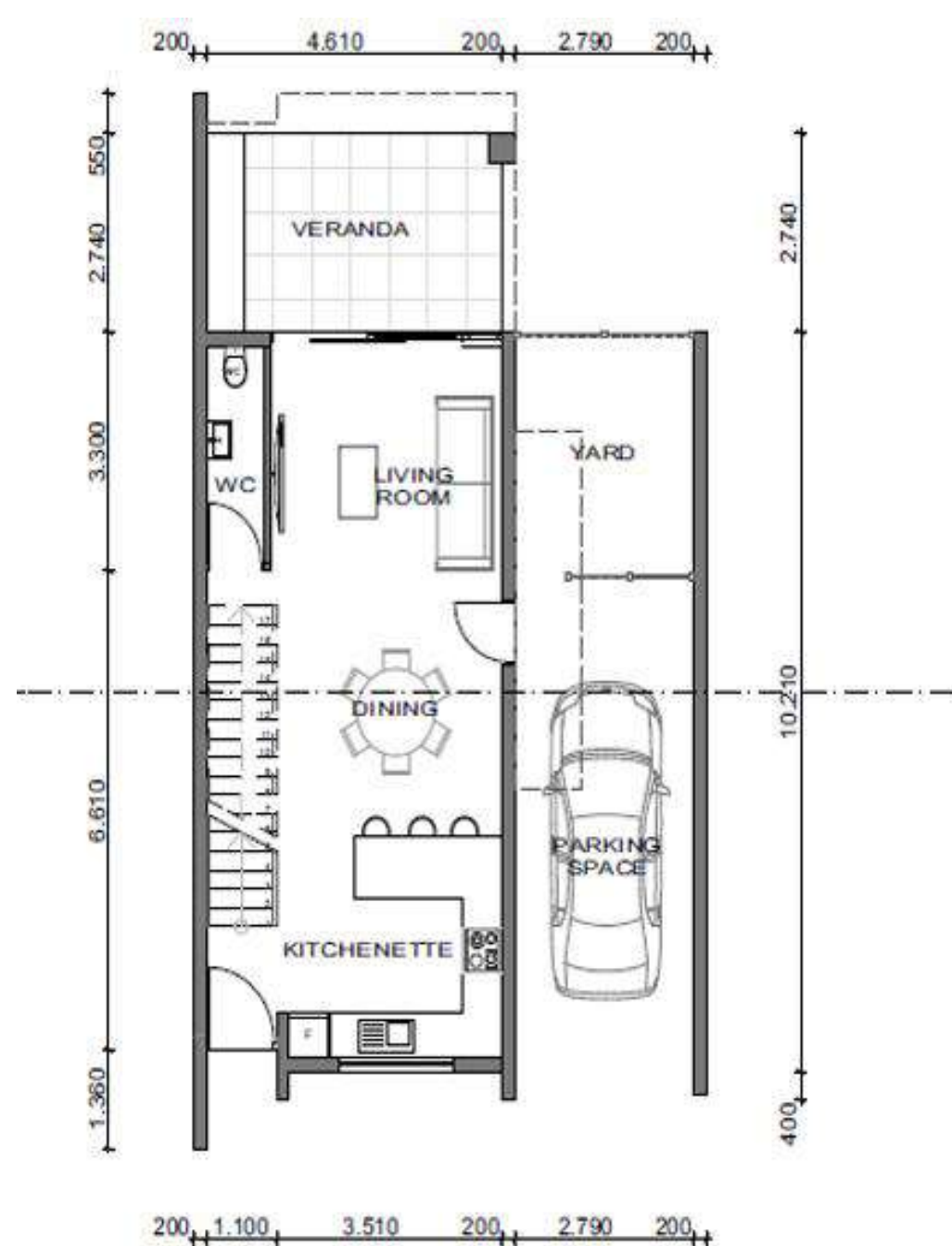
**BACK ELEVATION**  
Scale 1:100



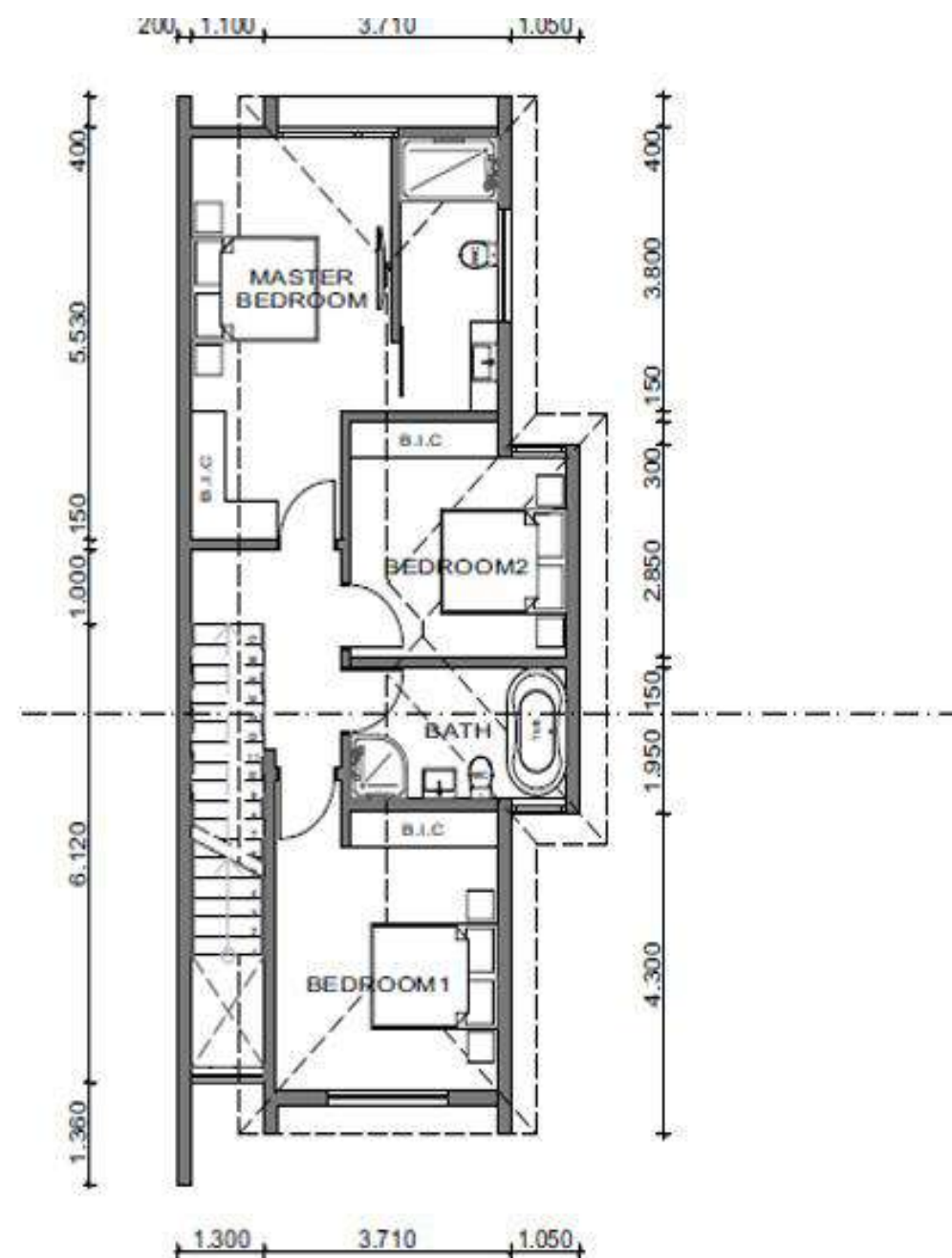
**SIDE ELEVATION**  
Scale 1:100

# The three-bedroom Townhouse

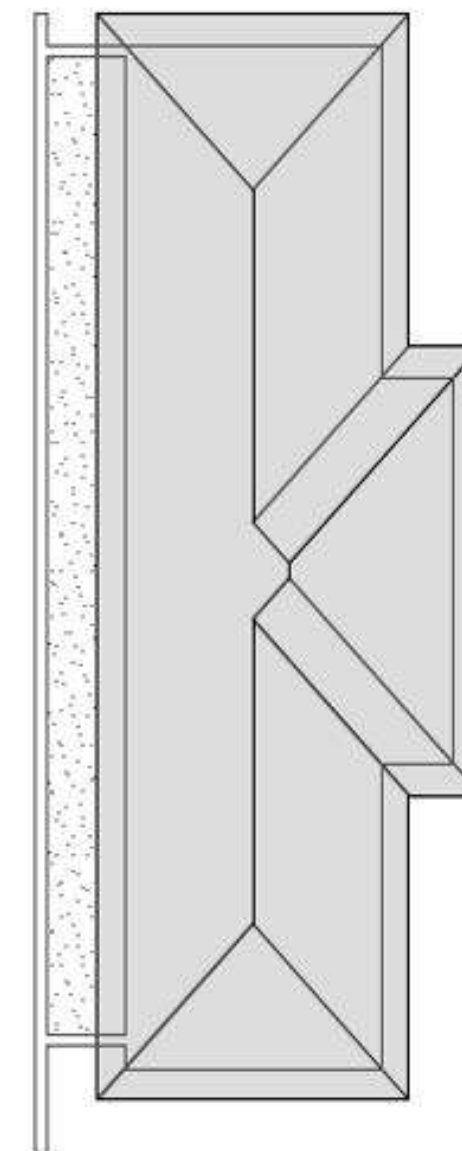
## Option 1



GROUND FLOOR PLAN  
Scale 1:100



FIRST FLOOR PLAN  
Scale 1:100



ROOF PLAN  
Scale 1:100

Investment selling price: **R 1 713 639**

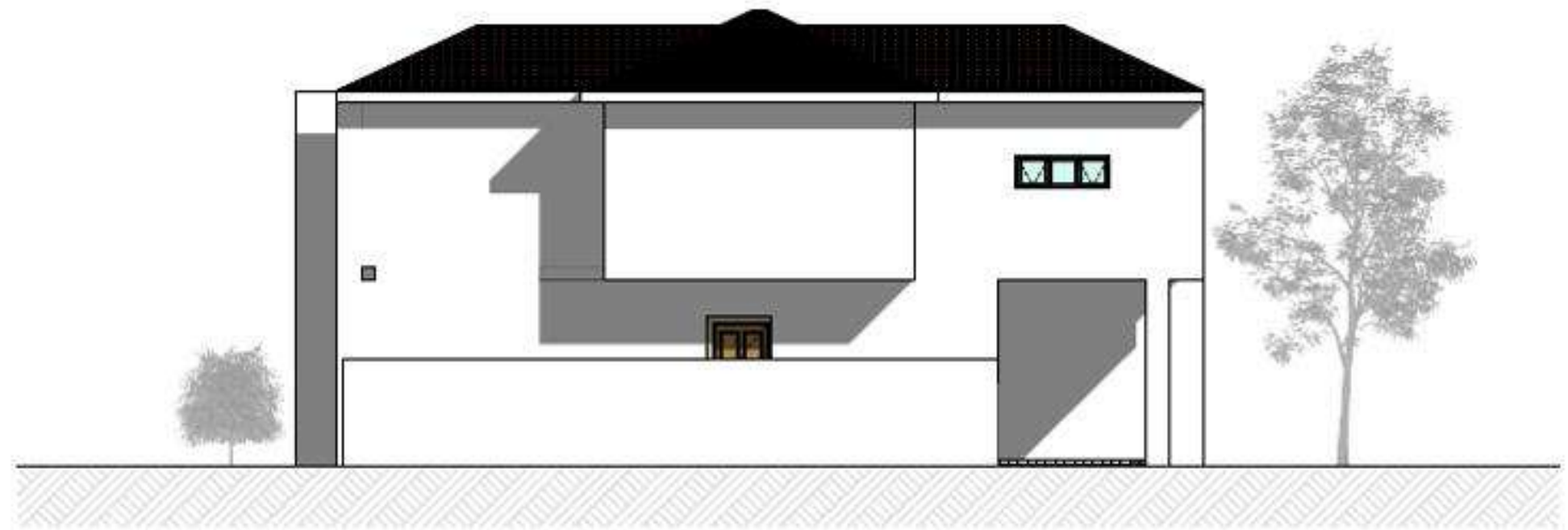
Deposit: **R 60 000**

Levies & Taxes: **0,007%**

# Elevation



**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



**BACK ELEVATION**  
Scale 1:100

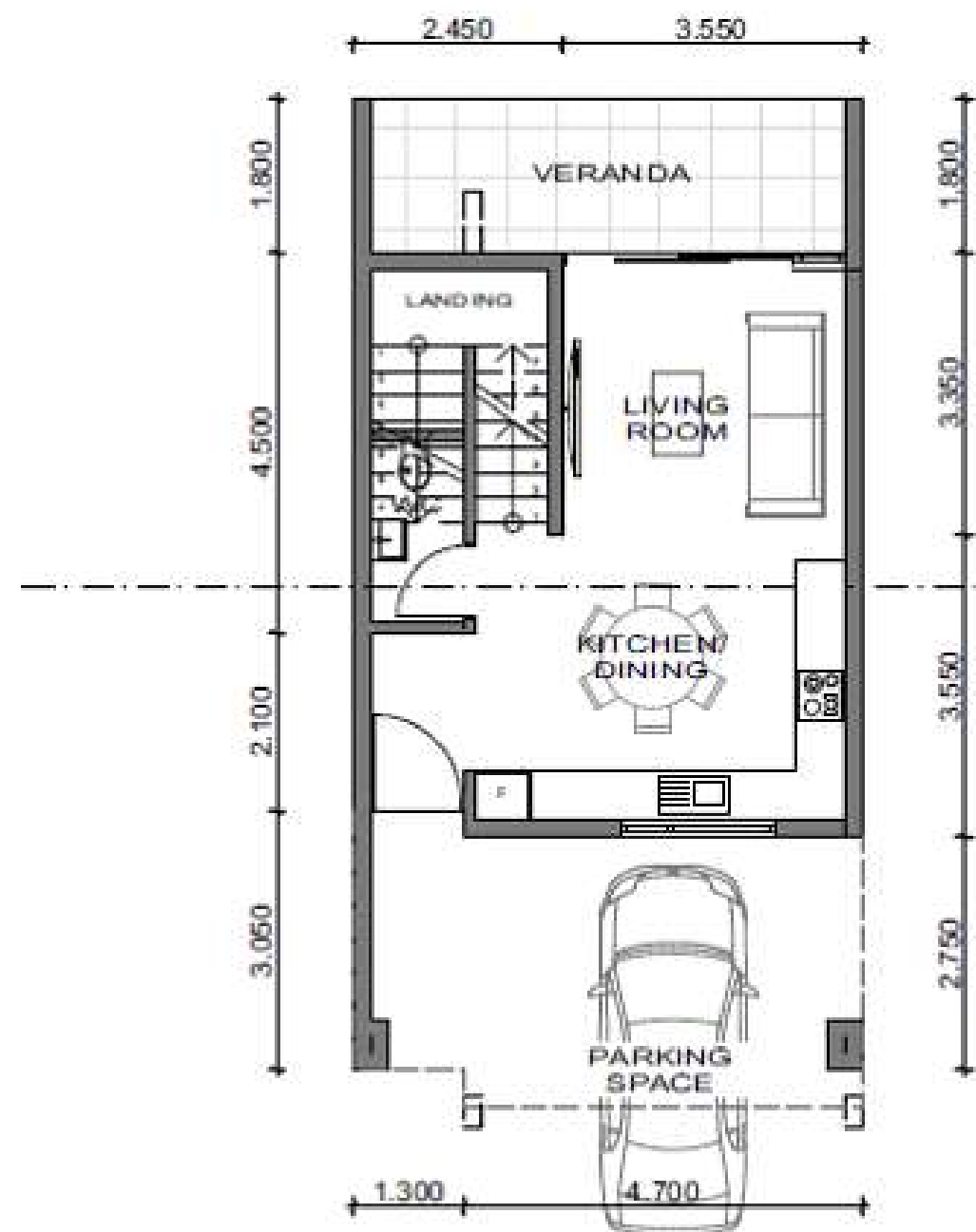


**SIDE ELEVATION**  
Scale 1:100

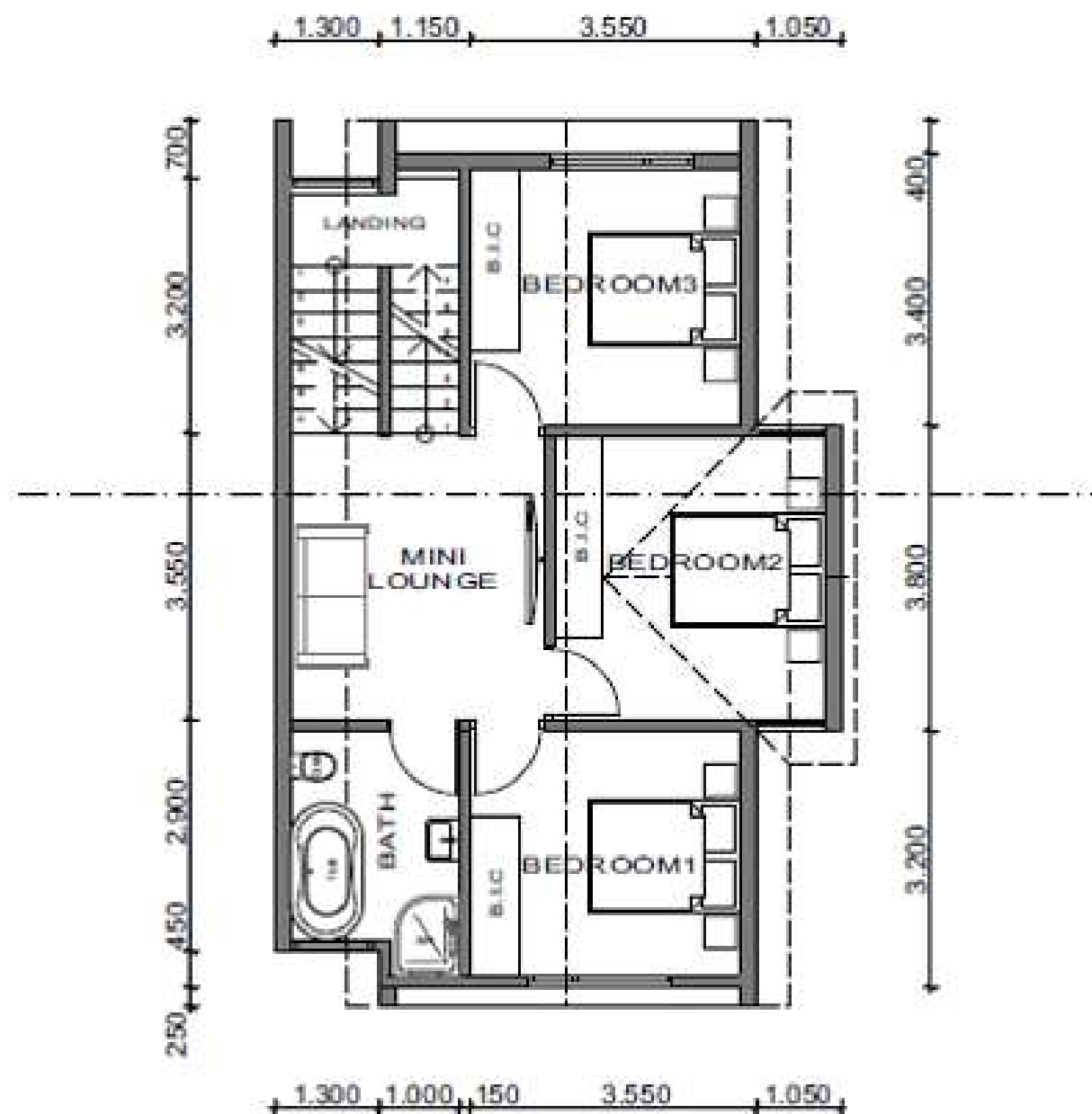
|                   |                     |
|-------------------|---------------------|
| GROUND FLOOR AREA | 50.76m <sup>2</sup> |
| FIRST FLOOR AREA  | 70.44m <sup>2</sup> |
| VERANDA           | 12.63m <sup>2</sup> |
| YARD & CARPORT    | 29.33m <sup>2</sup> |

# The three-bedroom Townhouse

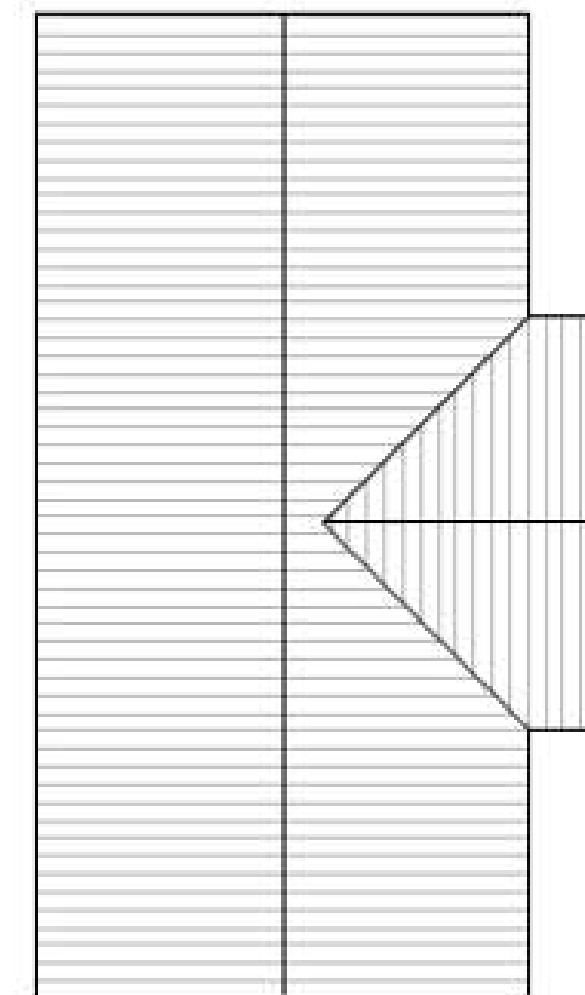
## Option 2



GROUND FLOOR PLAN  
Scale 1:100



FIRST FLOOR PLAN  
Scale 1:100



ROOF PLAN  
Scale 1:100

Investment selling price: **R 1 479 280**

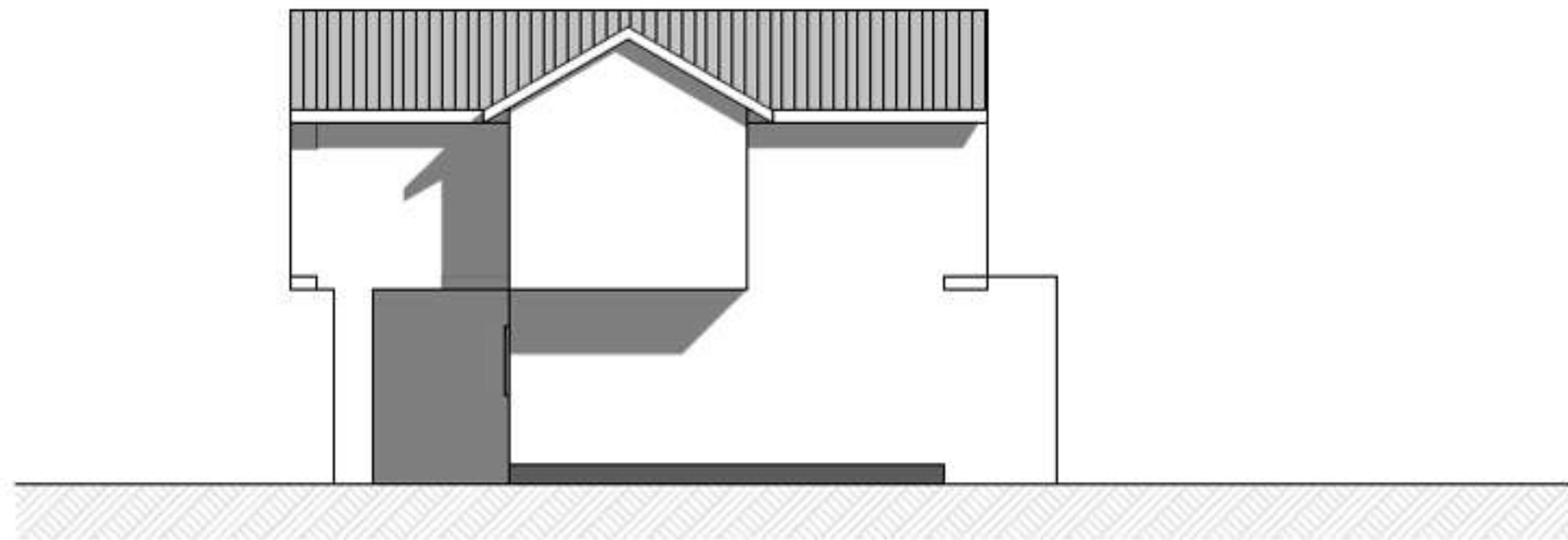
Deposit: **R 60 000**

Levies & Taxes: **0,007%**

# Elevation



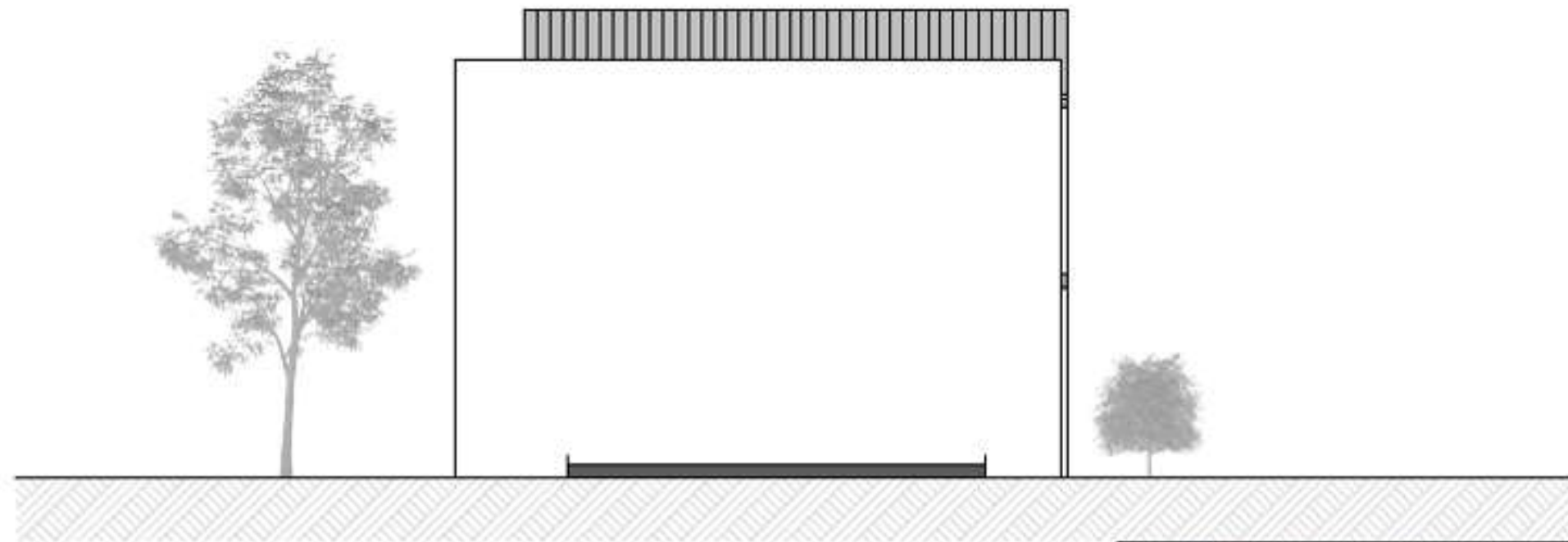
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



**BACK ELEVATION**  
Scale 1:100

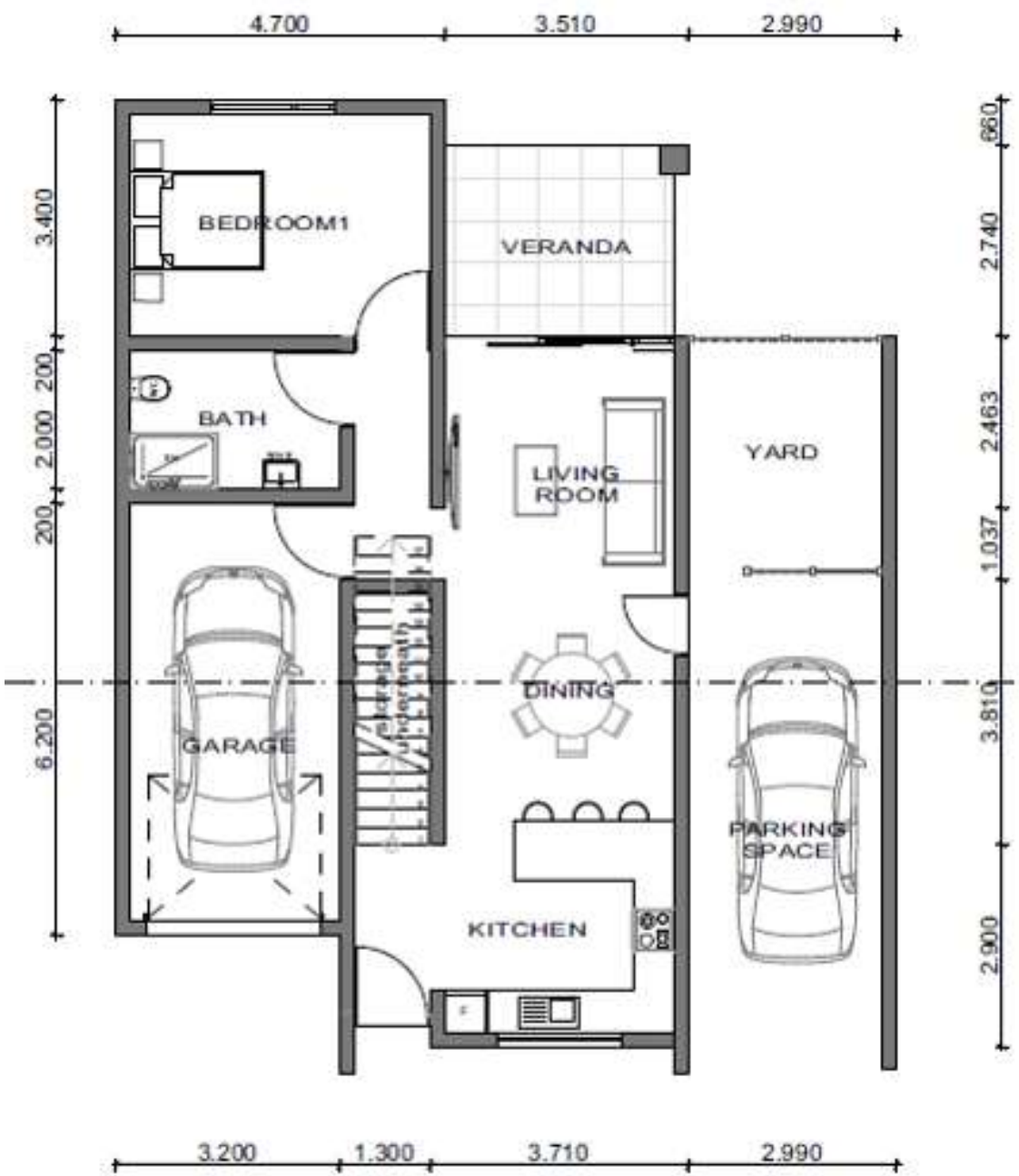


**SIDE ELEVATION**  
Scale 1:100

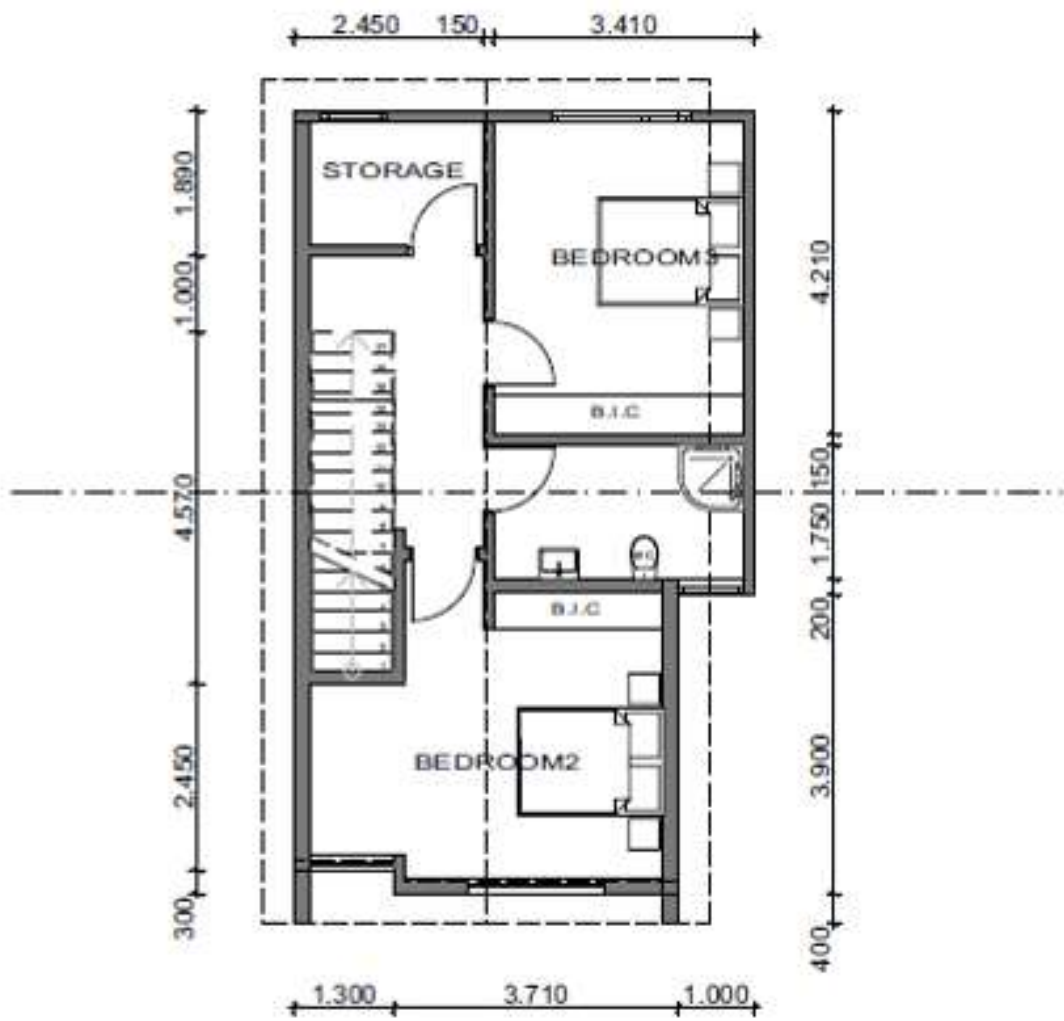
|                   |                     |
|-------------------|---------------------|
| GROUND FLOOR AREA | 41m <sup>2</sup>    |
| FIRST FLOOR AREA  | 65.41m <sup>2</sup> |
| VERANDA           | 10m <sup>2</sup>    |
| CARPORT           |                     |

# The three-bedroom Townhouse

## Option 3



GROUND FLOOR PLAN  
Scale 1:100



FIRST FLOOR PLAN  
Scale 1:100



ROOF PLAN  
Scale 1:100

Investment selling price: **R 2 036 503**

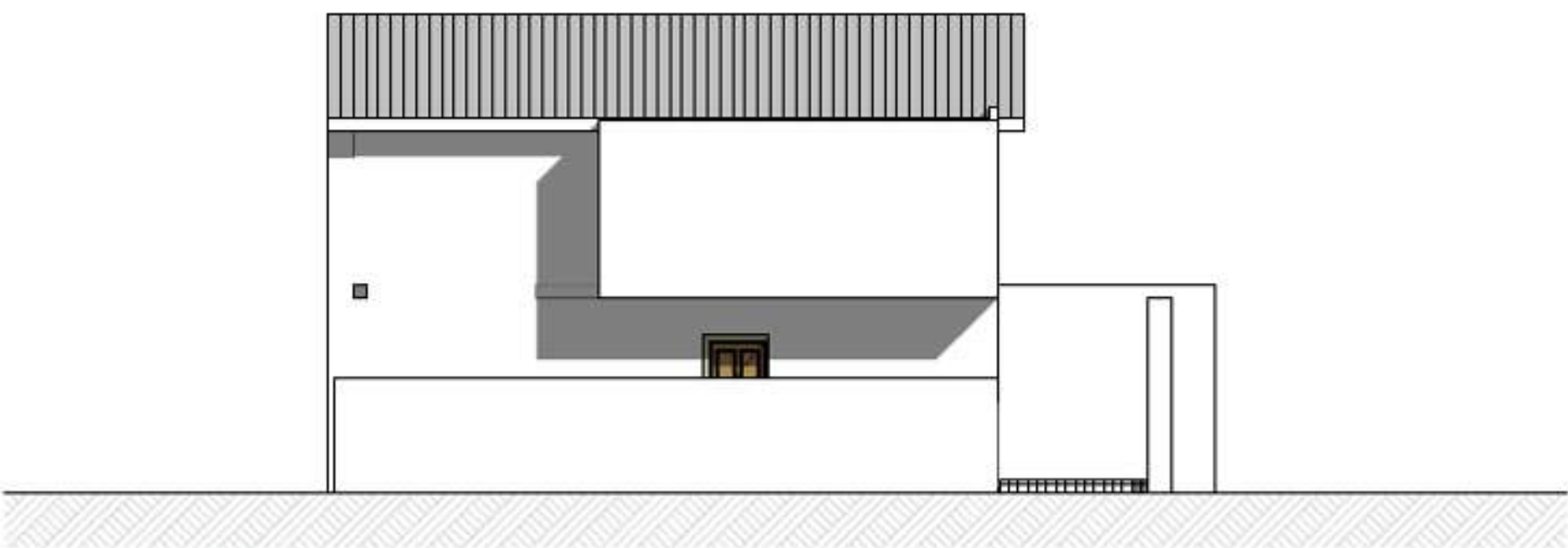
Deposit: **R 60 000**

Levies & Taxes: **0,007%**

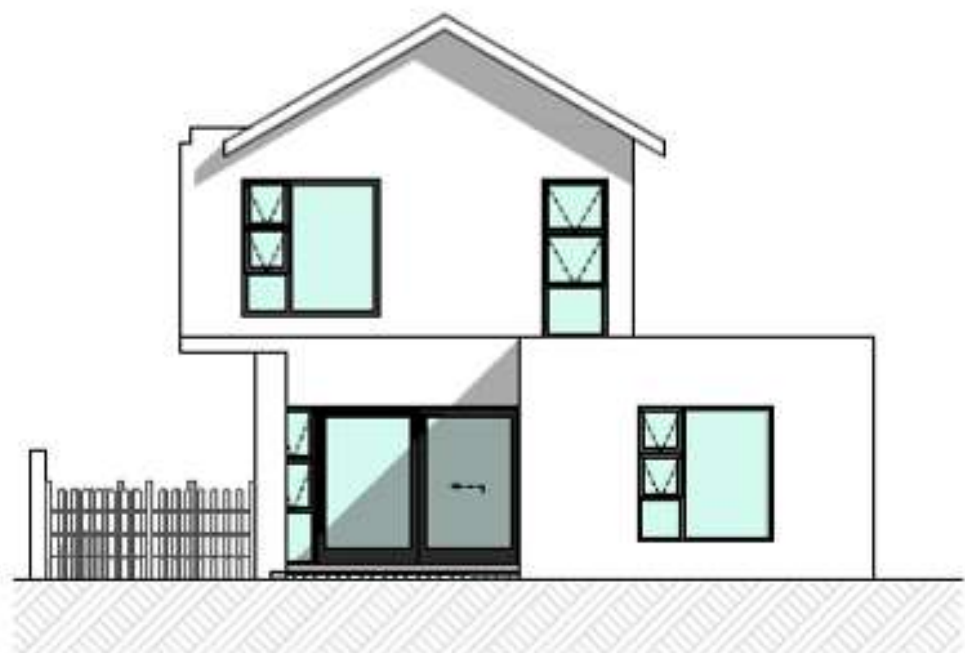
# Elevation



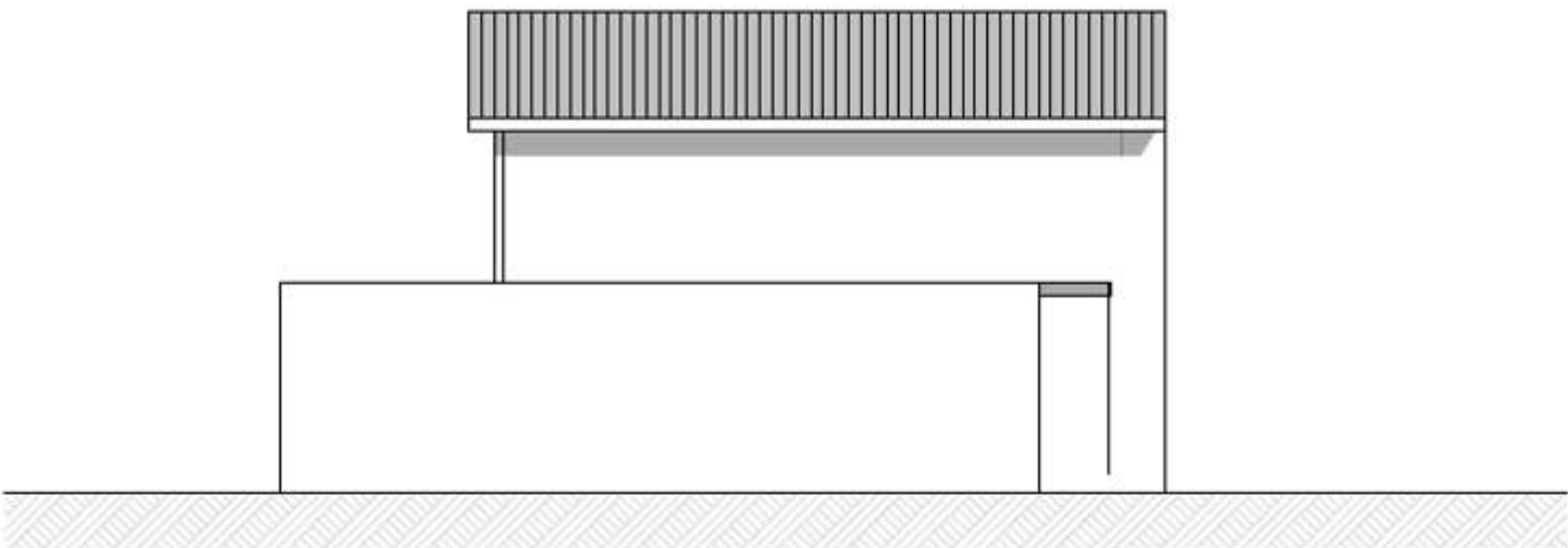
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



**BACK ELEVATION**  
Scale 1:100

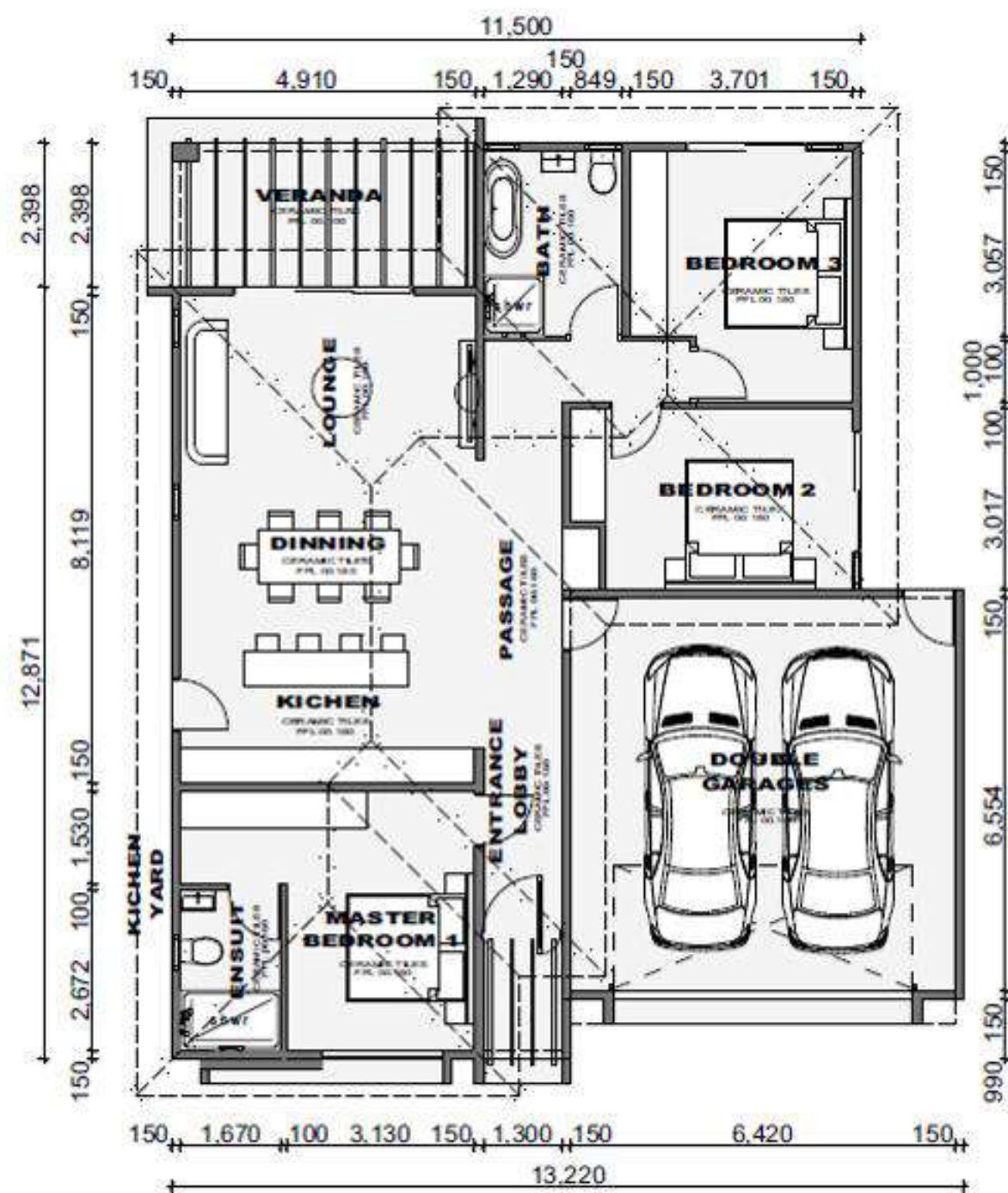


**SIDE ELEVATION**  
Scale 1:100

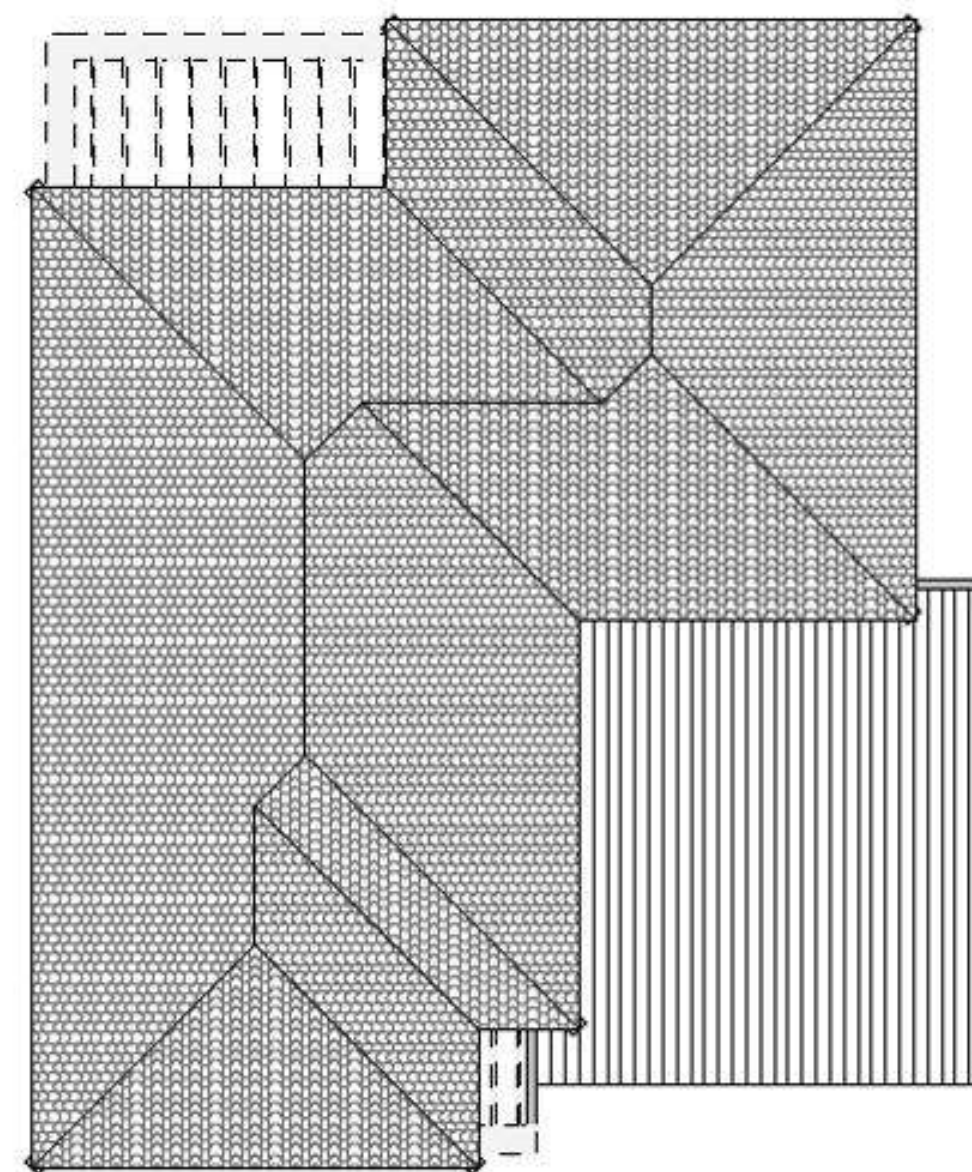
|                   |                     |
|-------------------|---------------------|
| GROUND FLOOR AREA | 94.26m <sup>2</sup> |
| FIRST FLOOR AREA  | 57m <sup>2</sup>    |
| VERANDA           | 9m <sup>2</sup>     |
| CARPORT           |                     |

# The three-bedroom stand-alone House

## Option 1



**FLOOR PLAN**  
**1:100**



ROOF PLAN  
1:100

|                   |                    |
|-------------------|--------------------|
| GROUND FLOOR AREA | 124 m <sup>2</sup> |
| VERANDA           | 13 m <sup>2</sup>  |
| GARAGE            | 45 m <sup>2</sup>  |

**Investment selling price: R 1 820 910**

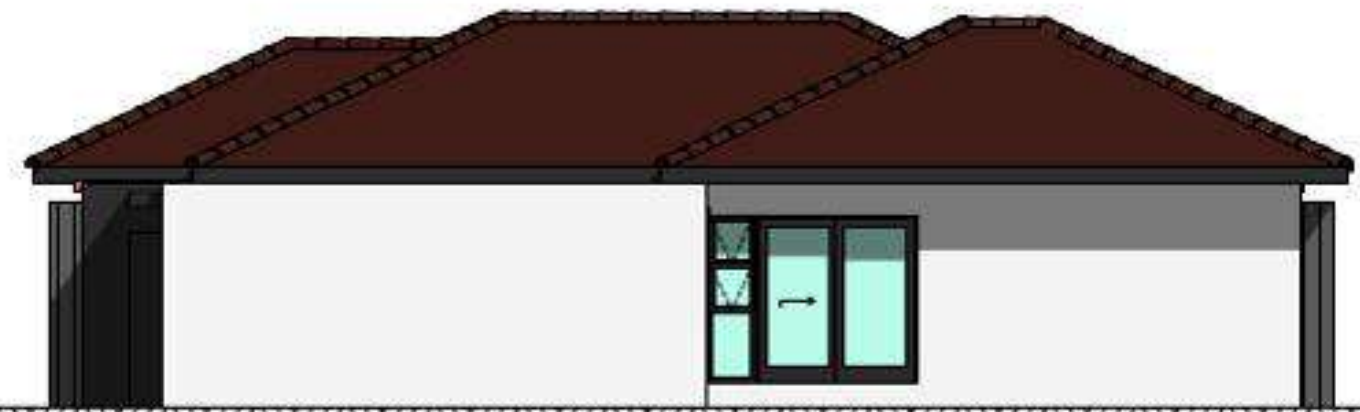
Deposit: **R 75 000**

## Levies & Taxes: 0,007%

# Elevation



**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



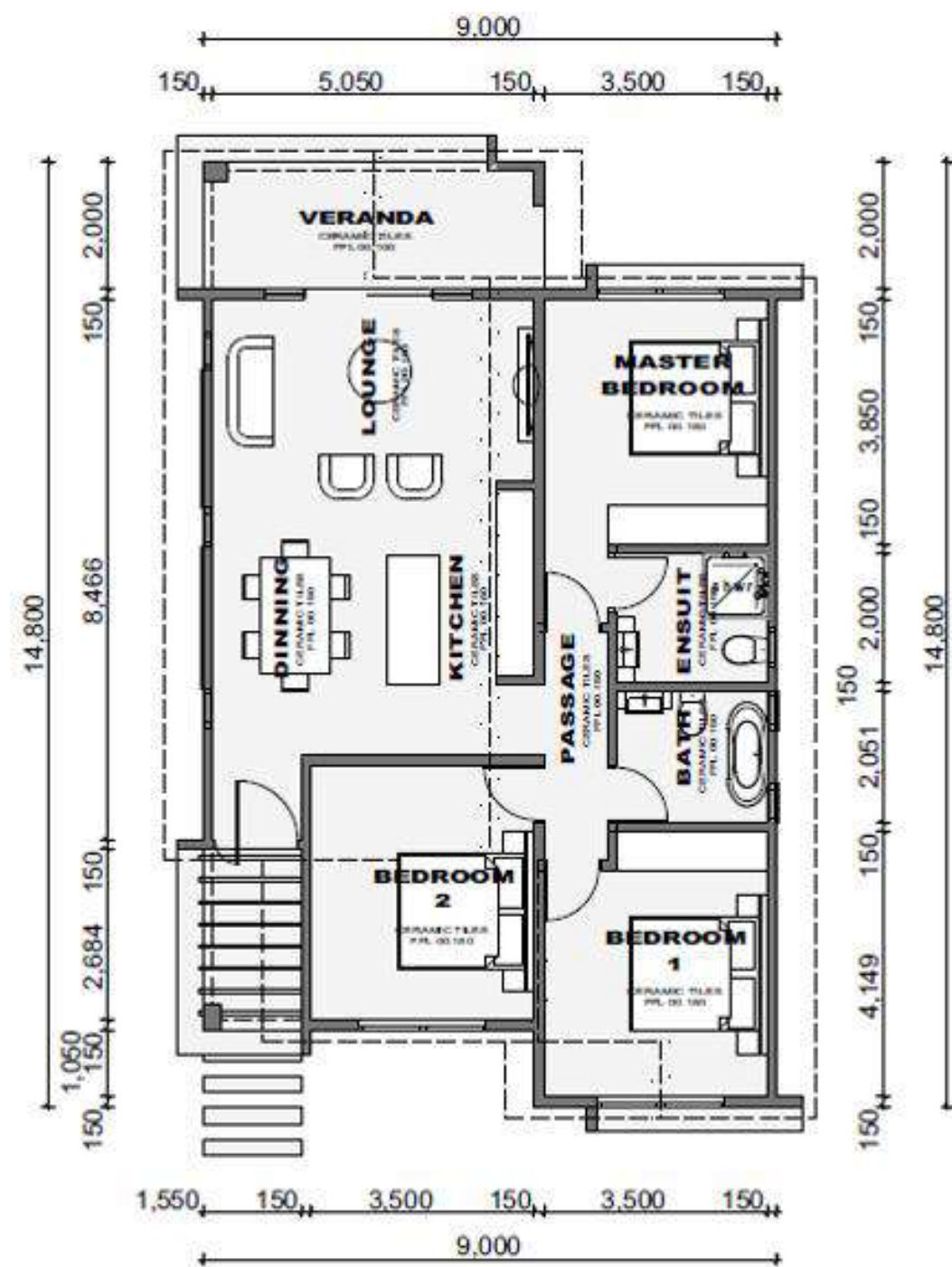
**BACK ELEVATION**  
Scale 1:100



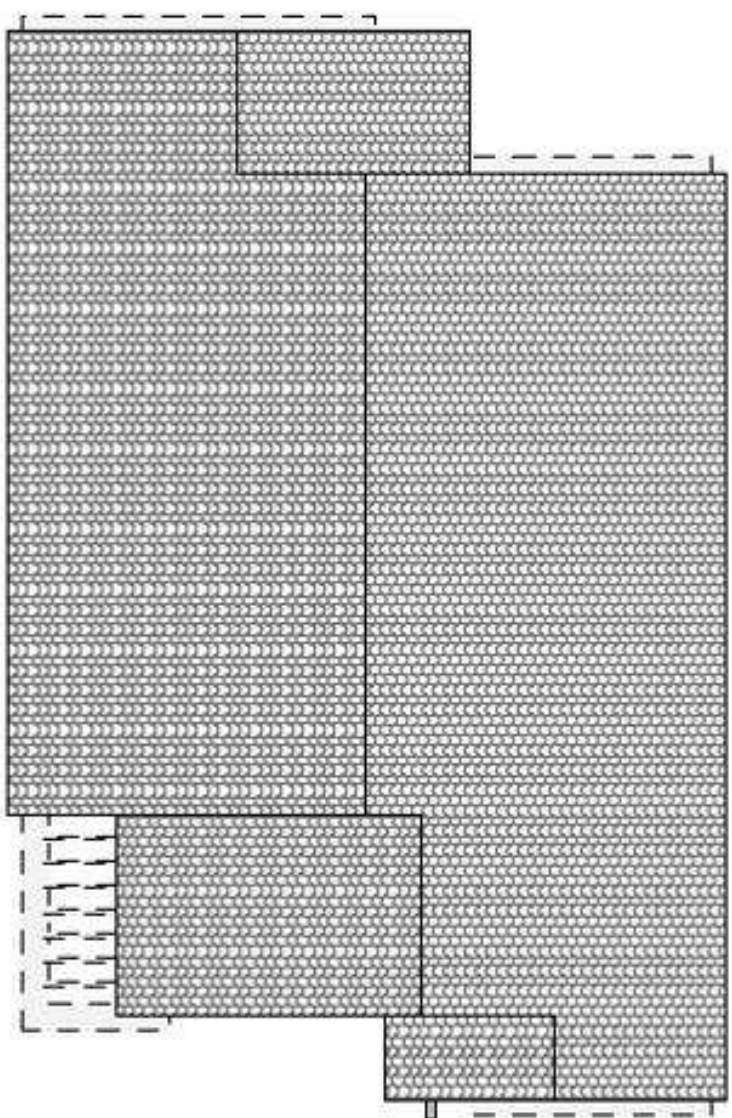
**SIDE ELEVATION**  
Scale 1:100

# The three-bedroom stand-alone House

## Option 2



FLOOR PLAN  
1:100



ROOF PLAN  
1:100

|                   |                    |
|-------------------|--------------------|
| GROUND FLOOR AREA | 124 m <sup>2</sup> |
| VERANDA           | 13 m <sup>2</sup>  |
| GARAGE            | 45 m <sup>2</sup>  |

Investment selling price: **R 1 820 910**

Deposit: **R 75 000**

Levies & Taxes: **0,007%**

# Elevation



**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



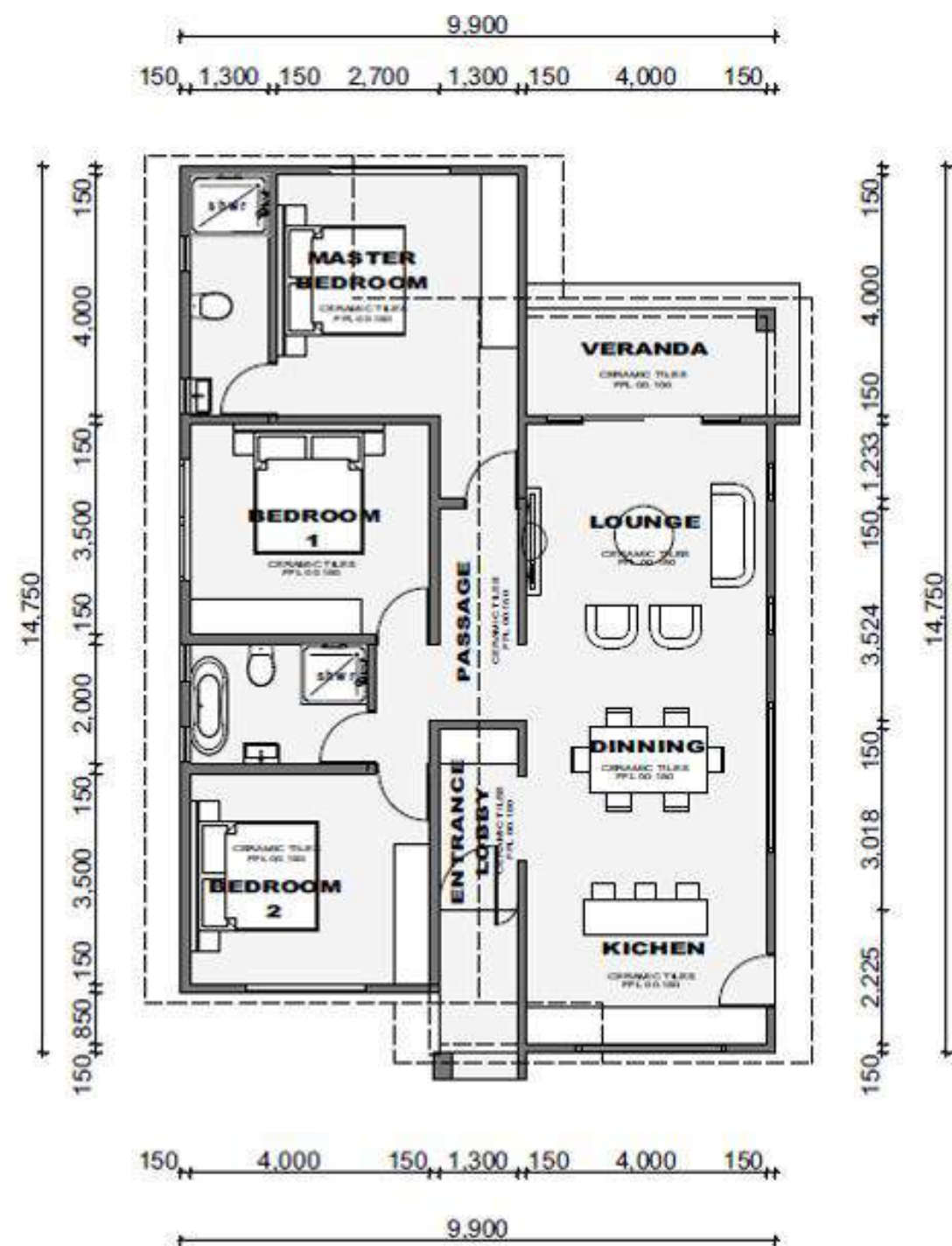
**BACK ELEVATION**  
Scale 1:100



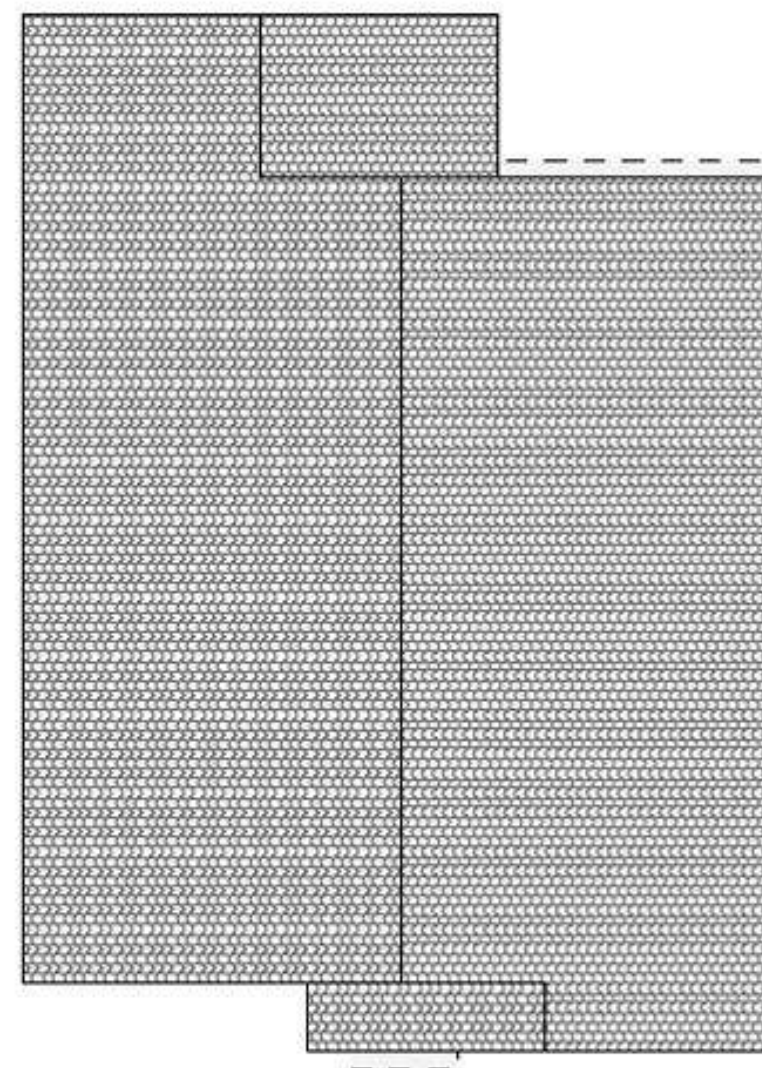
**SIDE ELEVATION**  
Scale 1:100

# The three-bedroom stand-alone House

## Option 3



**FLOOR PLAN**  
**1:100**



ROOF PLAN  
1:100

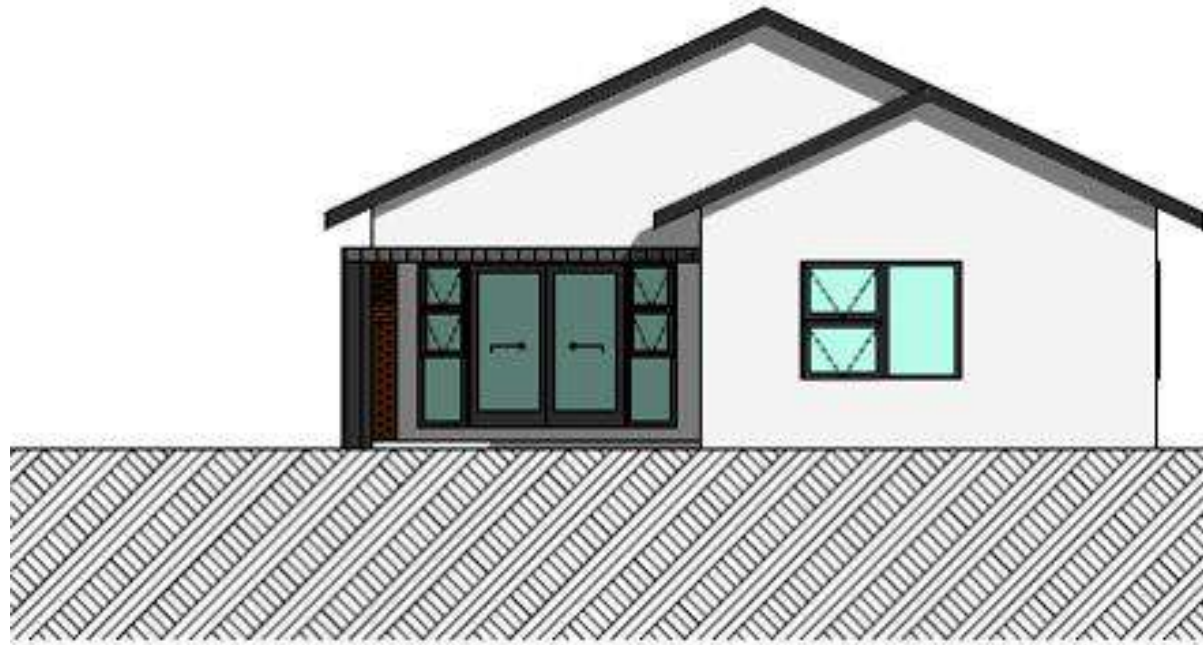
|                   |                    |
|-------------------|--------------------|
| GROUND FLOOR AREA | 124 m <sup>2</sup> |
| VERANDA           | 13 m <sup>2</sup>  |
| GARAGE            | 45 m <sup>2</sup>  |

**Investment selling price: R 1 820 910**

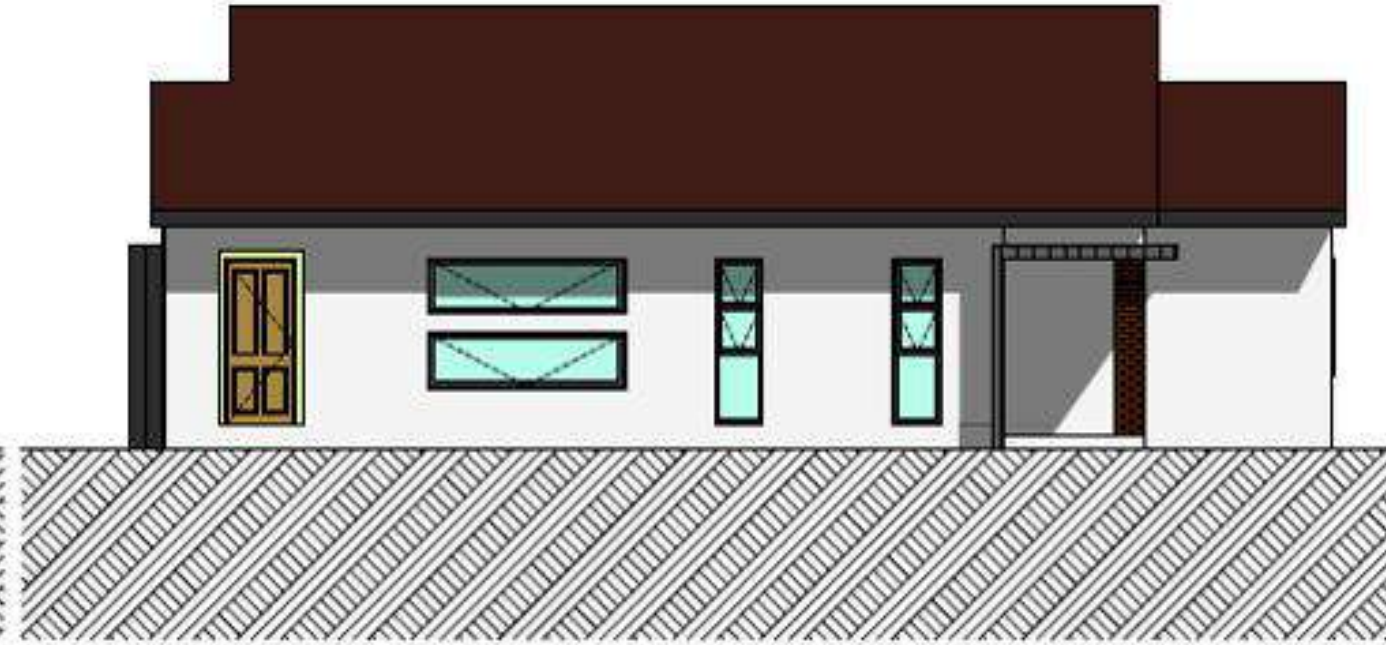
Deposit: R 75 000

## Levies & Taxes: 0,007%

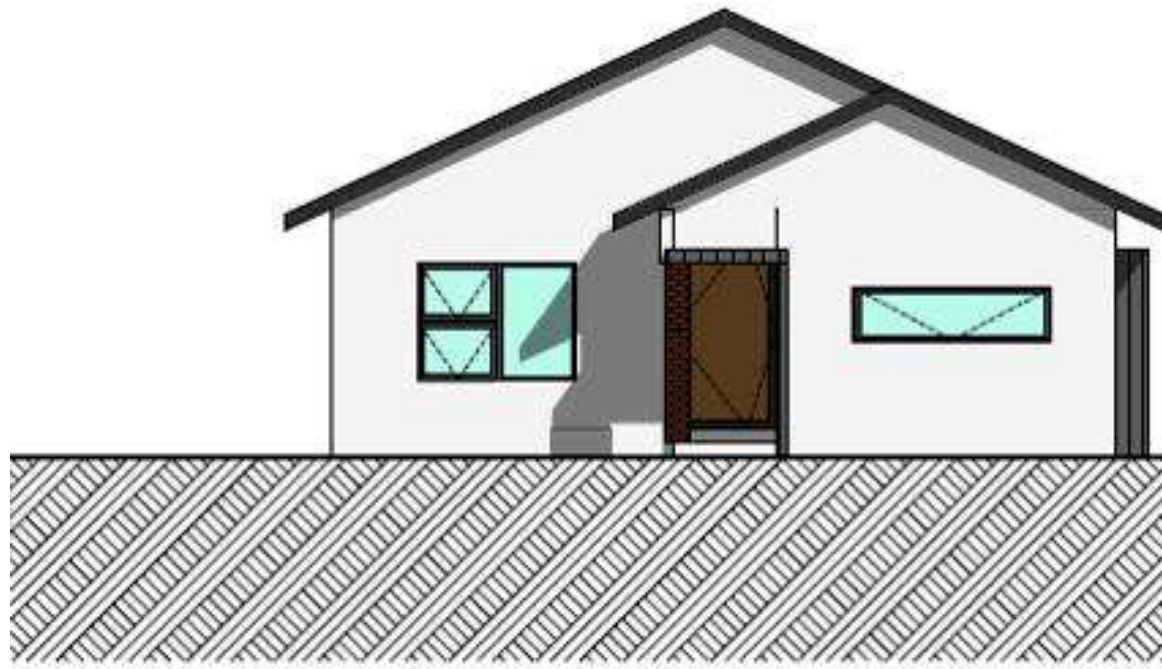
# Elevation



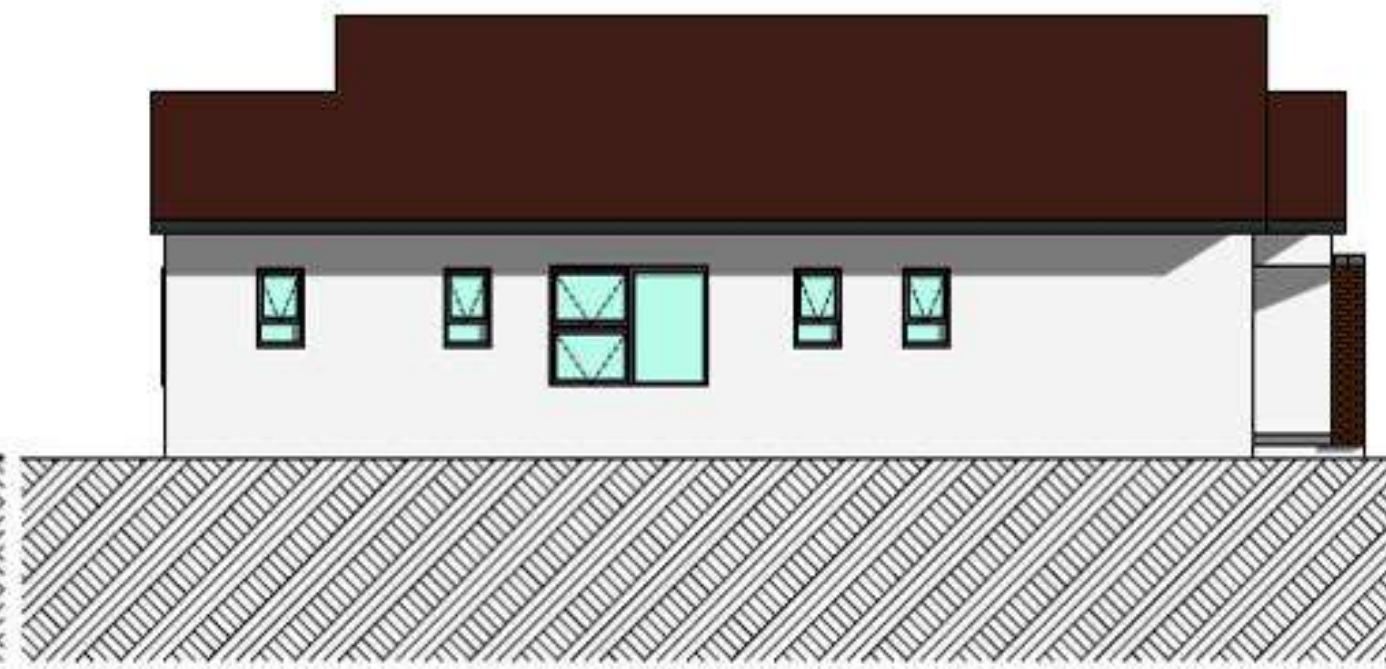
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



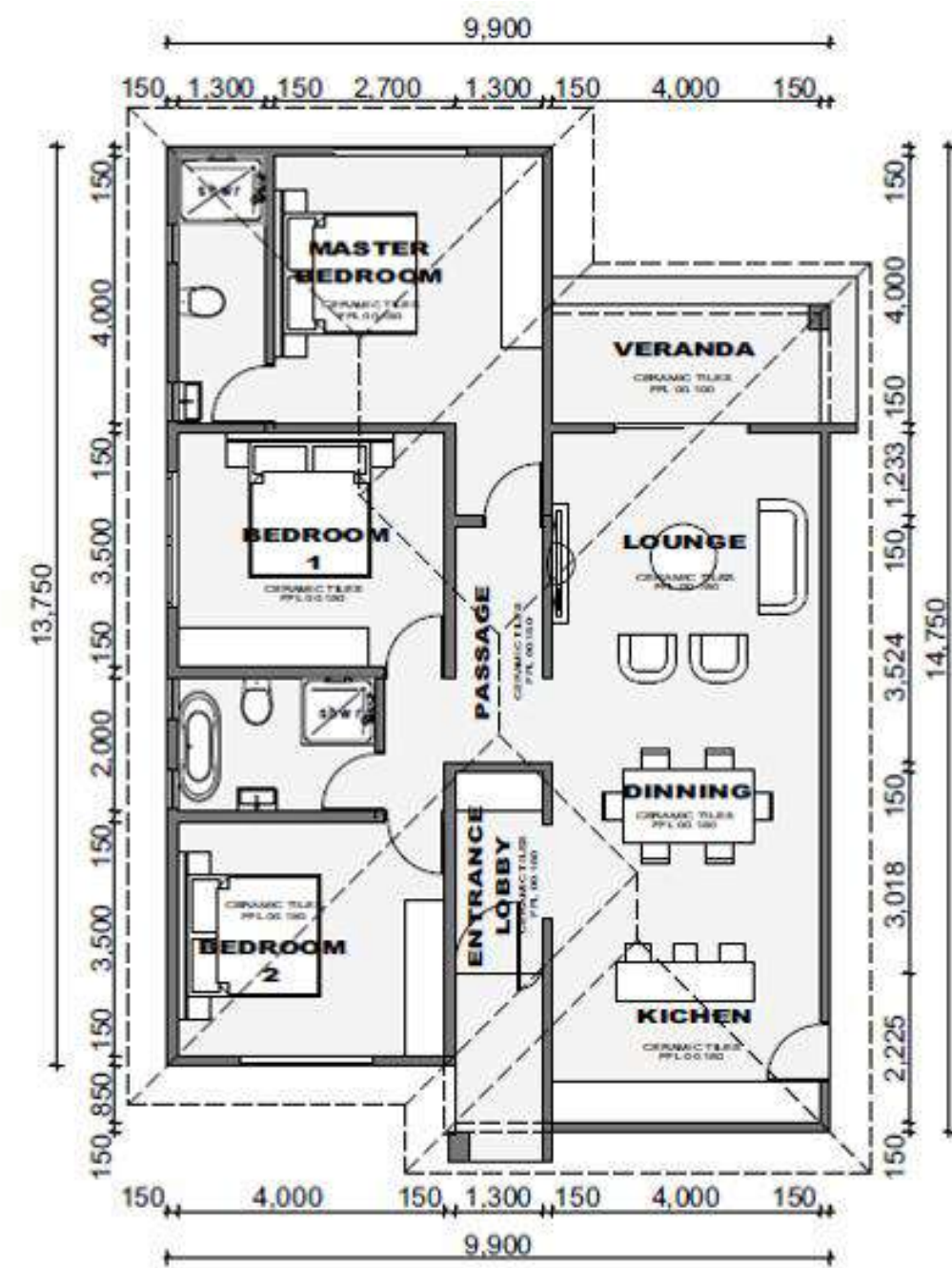
**BACK ELEVATION**  
Scale 1:100



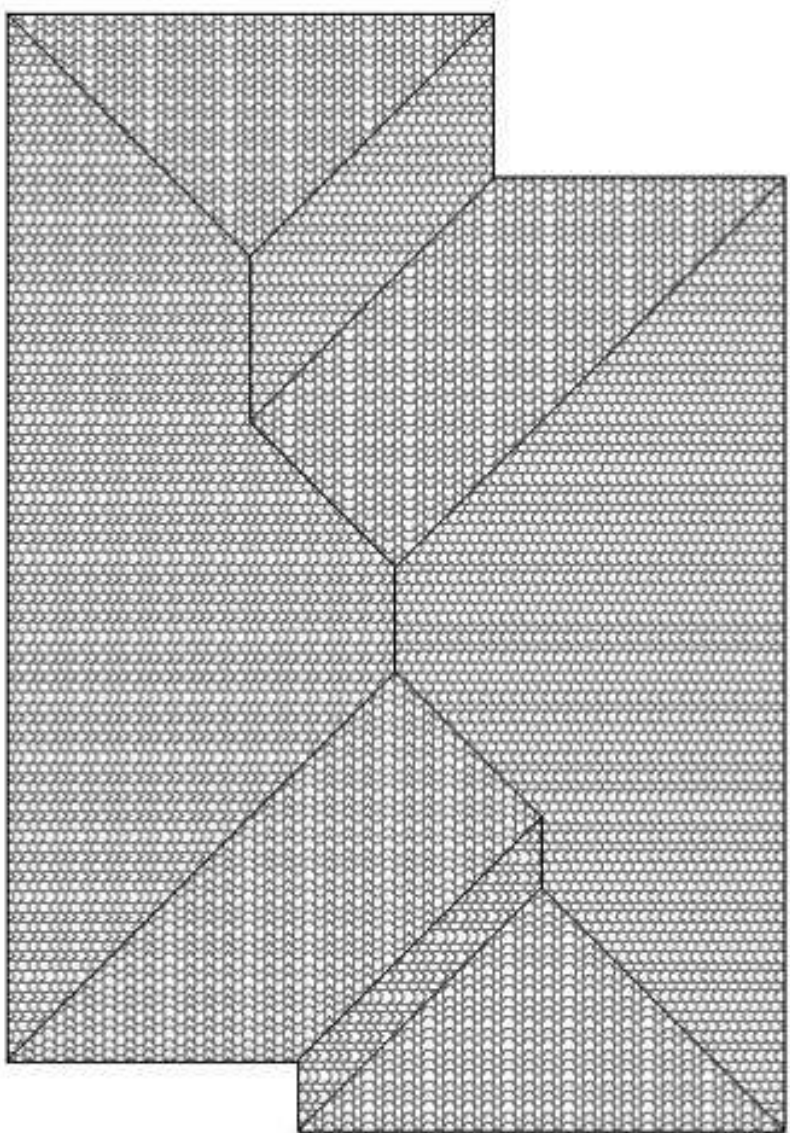
**SIDE ELEVATION**  
Scale 1:100

# The three-bedroom stand-alone House

## Option 4



FLOOR PLAN  
1:100



ROOF PLAN  
1:100

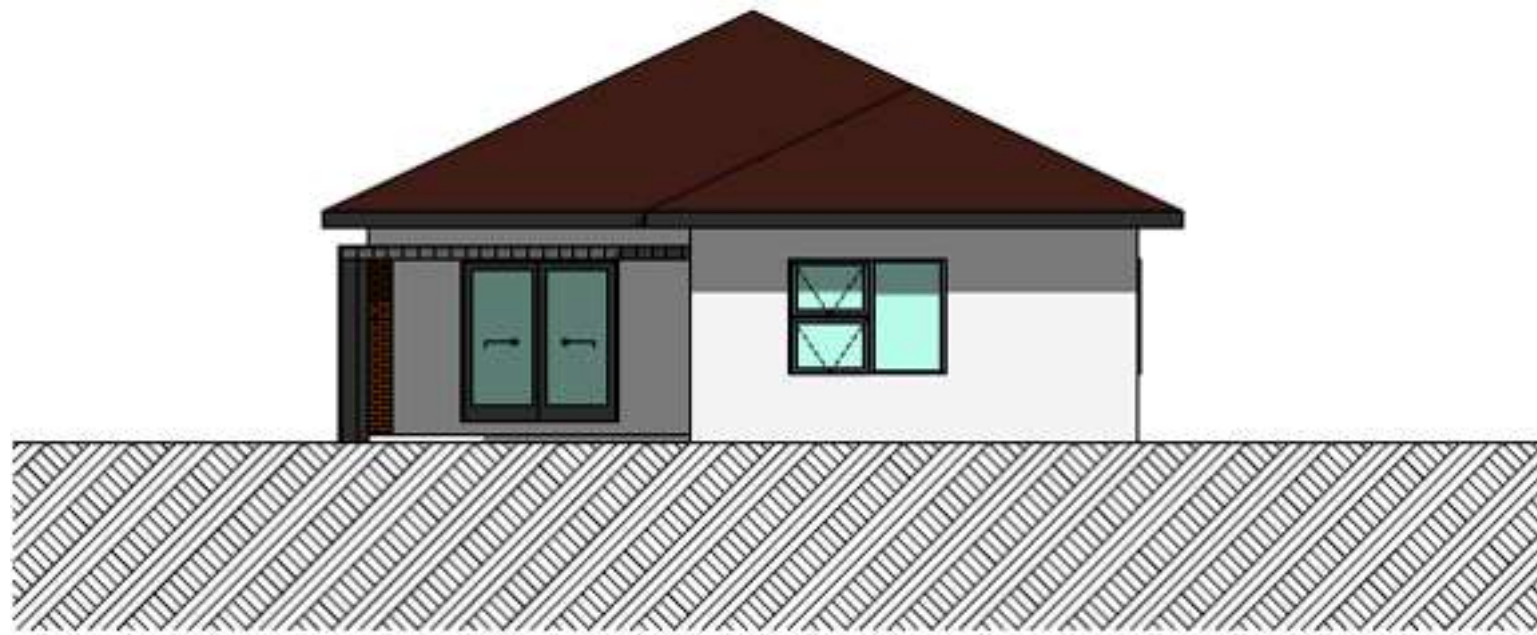
|                   |                    |
|-------------------|--------------------|
| GROUND FLOOR AREA | 124 m <sup>2</sup> |
| VERANDA           | 13 m <sup>2</sup>  |
| GARAGE            | 45 m <sup>2</sup>  |

Investment selling price: **R 1 820 910**

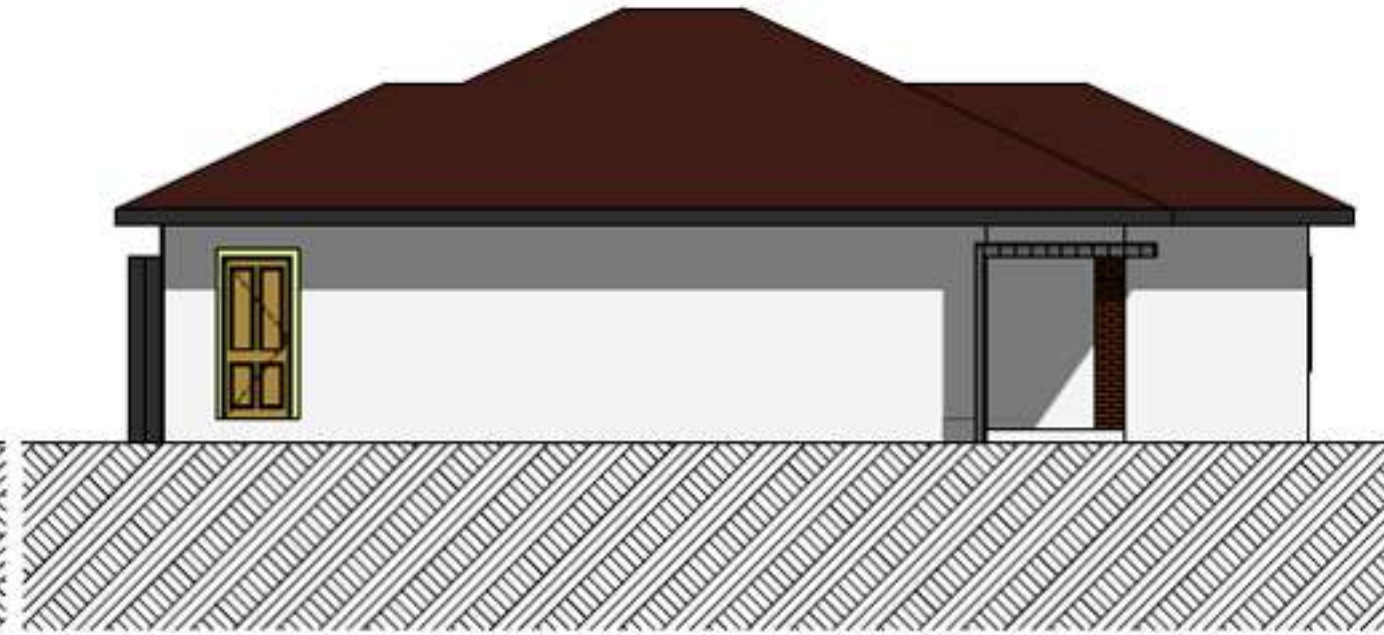
Deposit: **R 75 000**

Levies & Taxes: **0,007%**

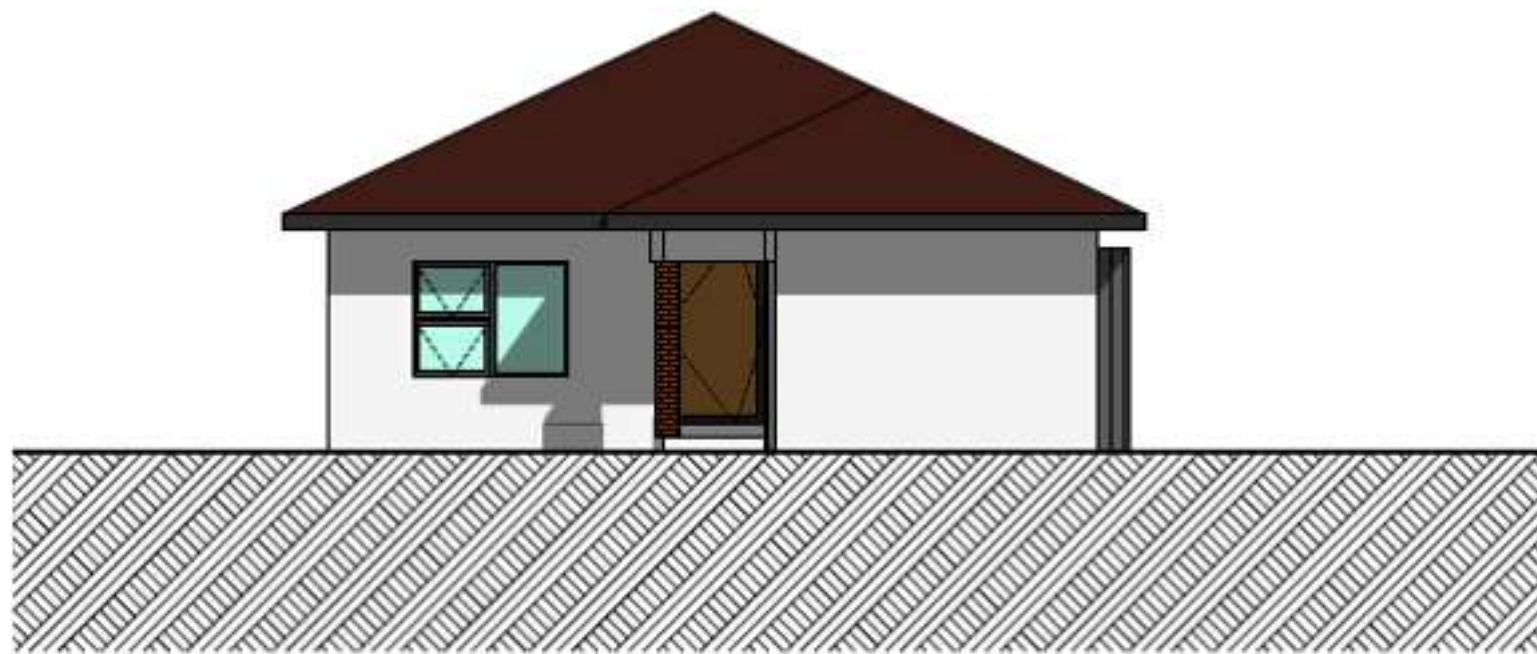
# Elevation



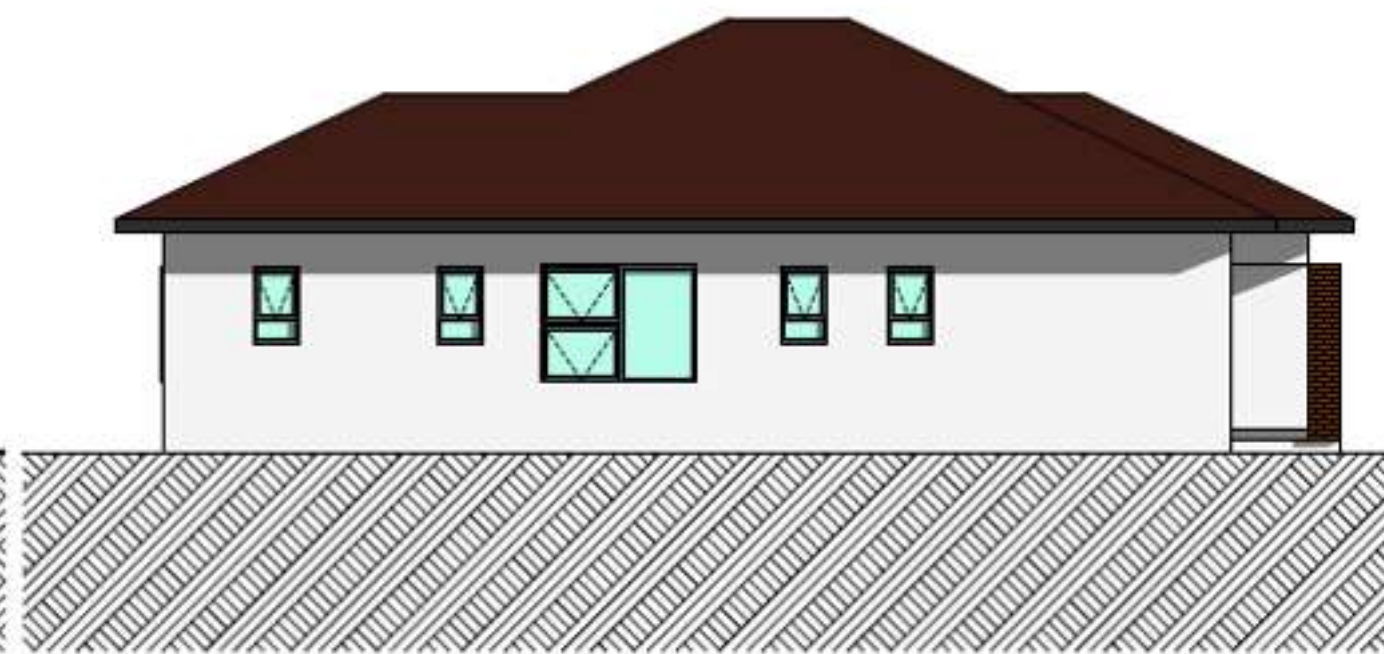
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



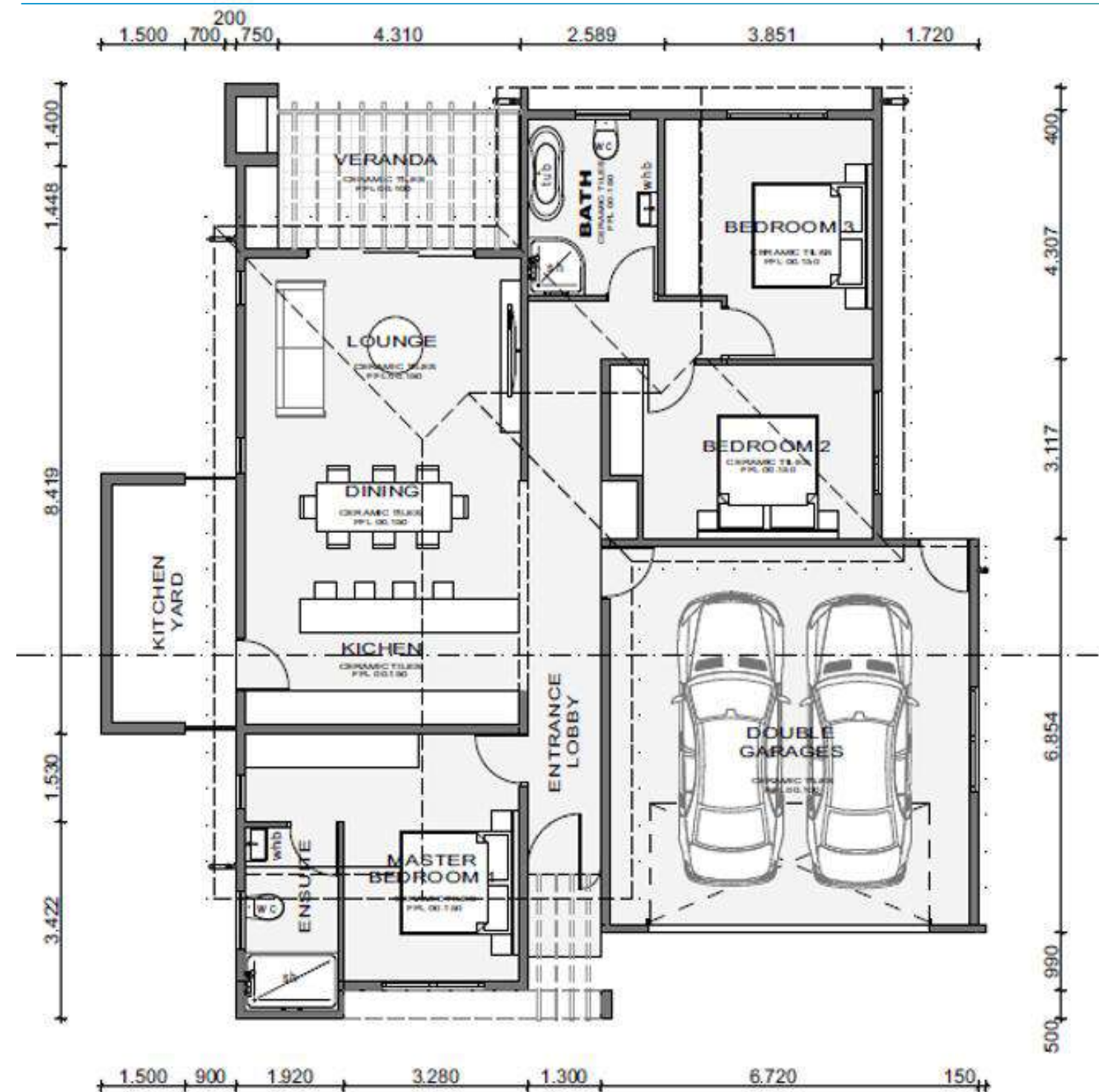
**BACK ELEVATION**  
Scale 1:100



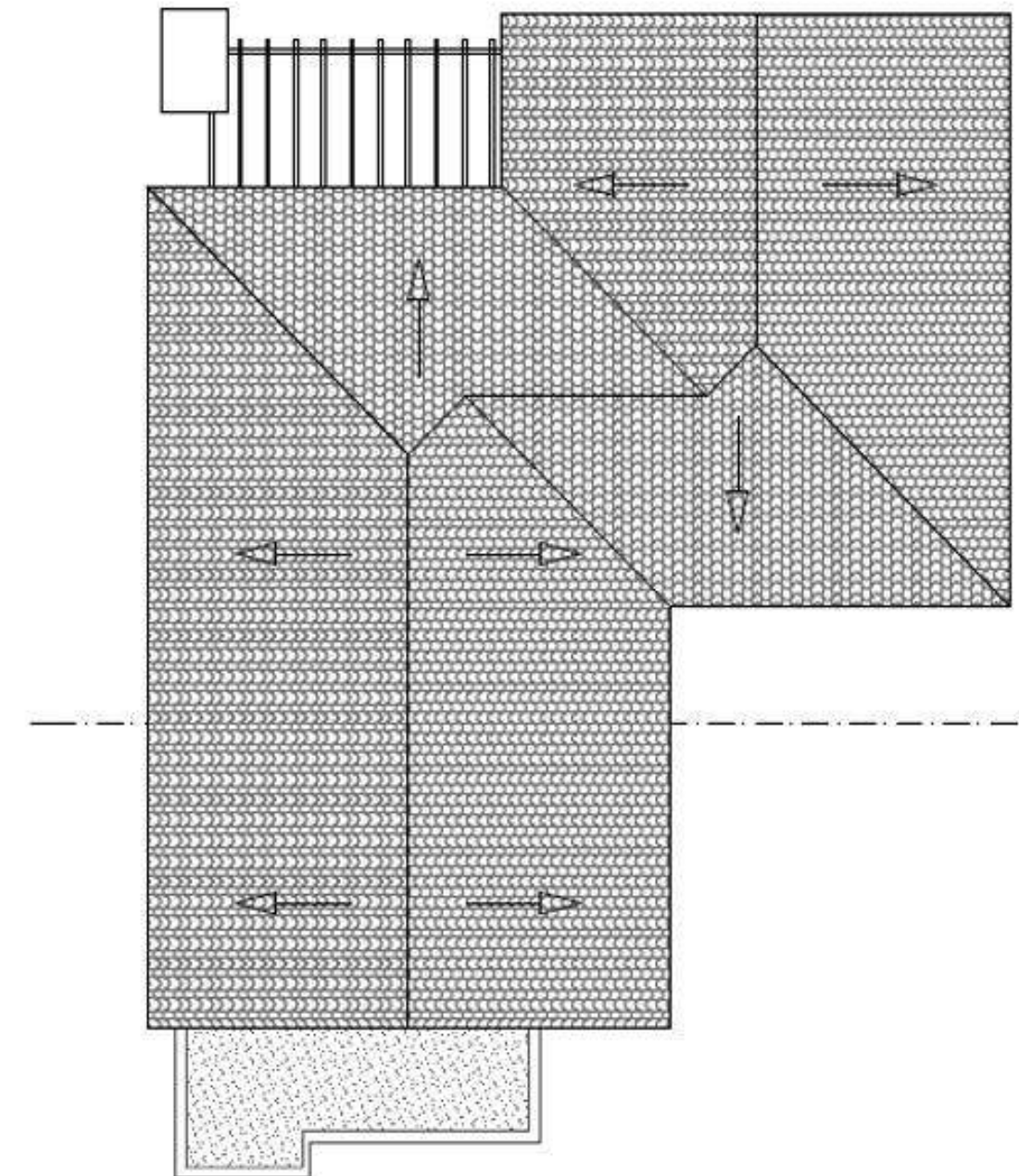
**SIDE ELEVATION**  
Scale 1:100

# The three-bedroom stand-alone House

## Option 5



FLOOR PLAN  
Scale 1:100



ROOF PLAN  
Scale 1:100

Investment selling price: **R 1 810 905**

Deposit: **R 75 000**

Levies & Taxes: **0,007%**

# Elevation



**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



**BACK ELEVATION**  
Scale 1:100

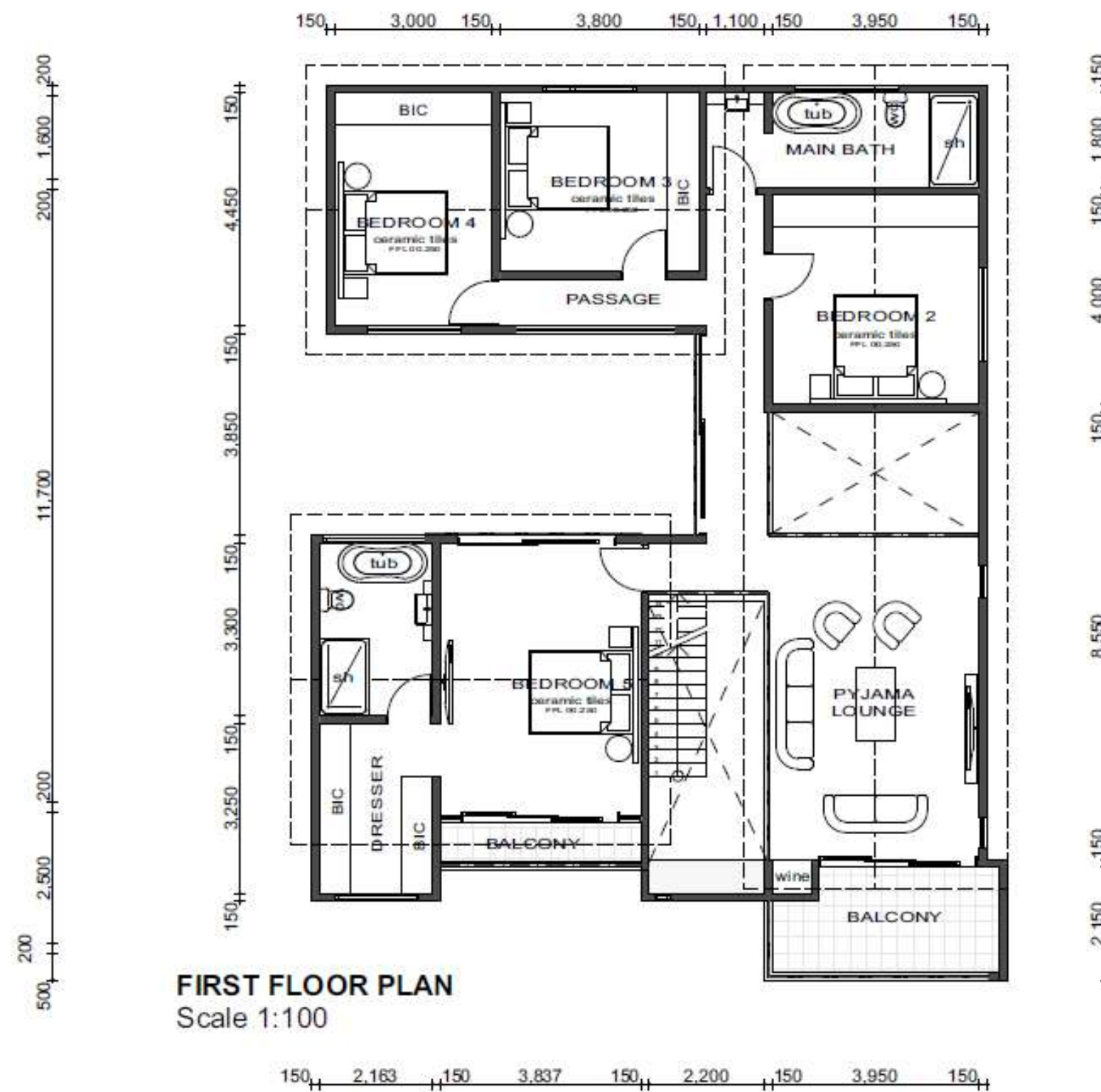
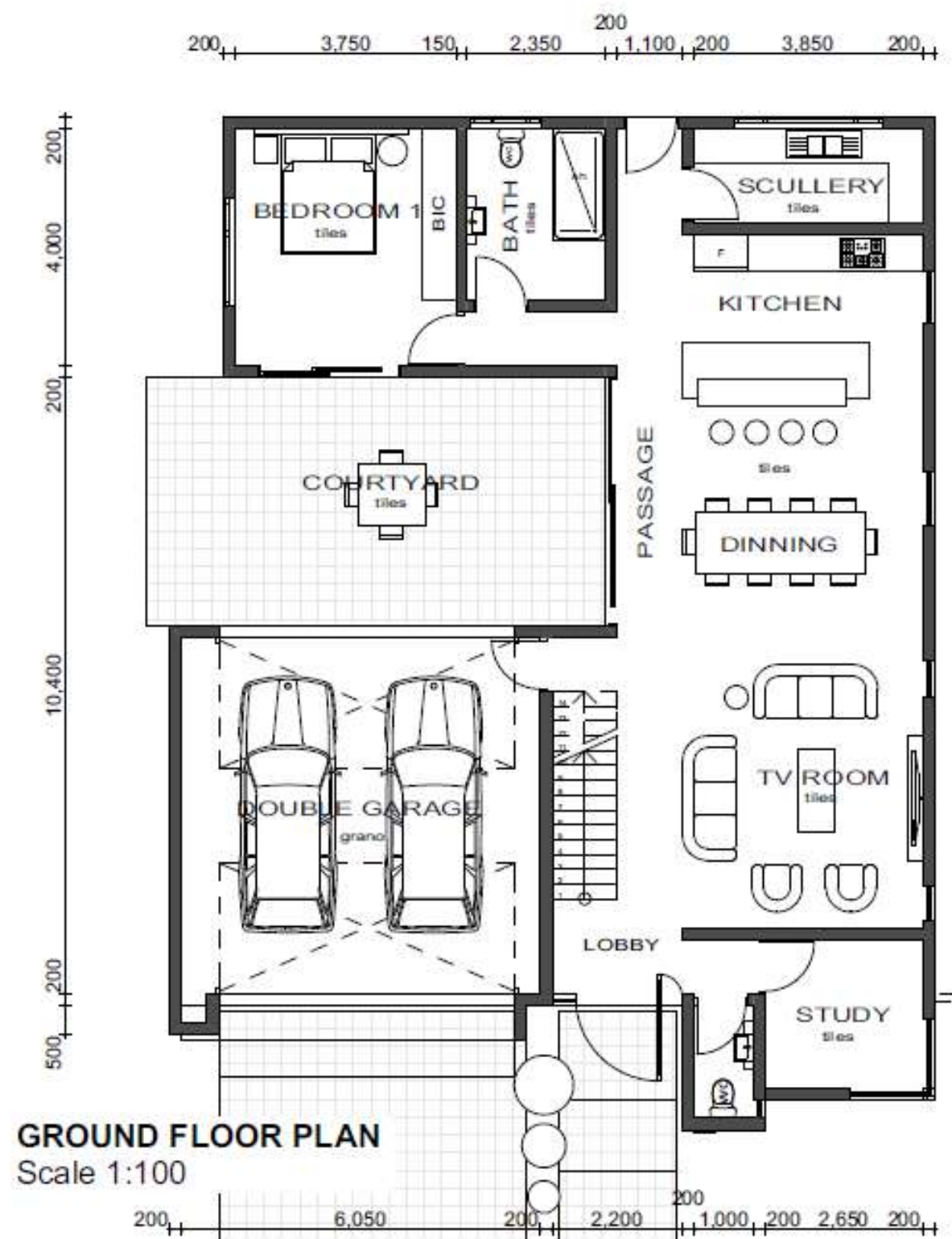


**SIDE ELEVATION**  
Scale 1:100



|            |                   |
|------------|-------------------|
| FLOOR AREA | 124m <sup>2</sup> |
| VERANDA    | 12m <sup>2</sup>  |
| GARAGE     | 45m <sup>2</sup>  |

# The five-bedroom stand-alone House



Investment selling price: **R 3 967 040**

Deposit: **R 75 000**

Levies & Taxes: **0,007%**

# Elevation



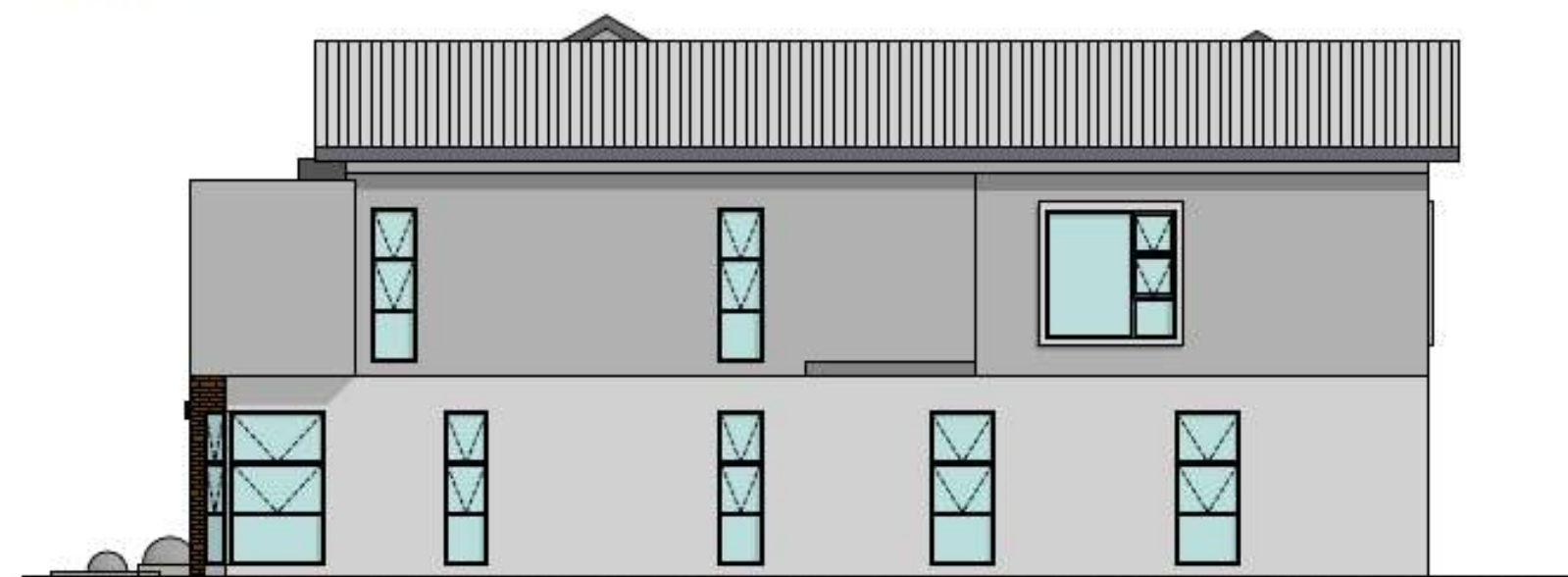
**FRONT ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



**BACK ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



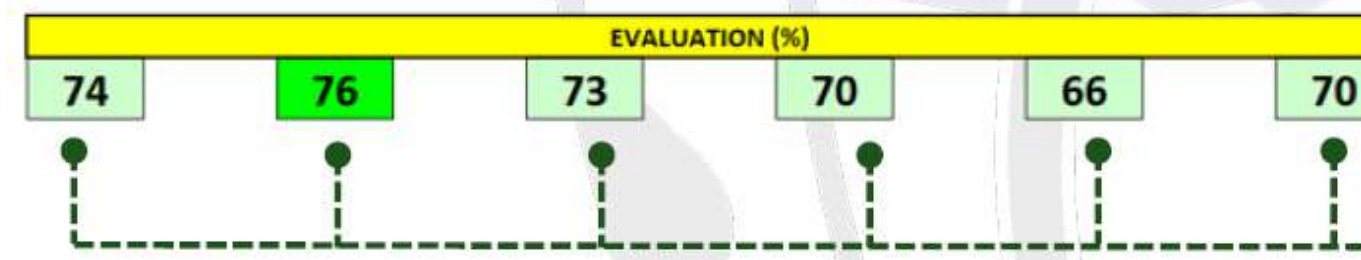
|                   |                   |
|-------------------|-------------------|
| GROUND FLOOR AREA | 125m <sup>2</sup> |
| FIRST FLOOR AREA  | 150m <sup>2</sup> |
| BALCONIES         | 12m <sup>2</sup>  |
| GARAGE            | 41m <sup>2</sup>  |
| COURTYARD         | 32m <sup>2</sup>  |



# Area Market Research

| Study Area: Greytown Site A |                                           |                                               |             |             |       |        |       |        |       |           |       |            |       |         |       |
|-----------------------------|-------------------------------------------|-----------------------------------------------|-------------|-------------|-------|--------|-------|--------|-------|-----------|-------|------------|-------|---------|-------|
|                             |                                           |                                               |             | Residential |       | Retail |       | Office |       | Education |       | Industrial |       | Medical |       |
|                             | Variable                                  | Sub-variable                                  | Rating 1-10 | Weight      | Value | Weight | Value | Weight | Value | Weight    | Value | Weight     | Value | Weight  | Value |
| 1                           | Visibility                                | General Visibility                            | 9           | 5           | 4.5   | 15     | 13.5  | 10     | 9.0   | 5         | 4.5   | 5          | 4.5   | 5       | 4.5   |
| 2                           | Location                                  | Primary Roads                                 | 8           | 20          | 6.4   | 30     | 9.6   | 20     | 6.4   | 5         | 1.6   | 10         | 3.2   | 10      | 3.2   |
|                             |                                           | Secondary Roads                               | 8           |             | 4.8   |        | 7.2   |        | 4.8   |           | 1.2   |            | 2.4   |         | 2.4   |
|                             |                                           | Prominent Local Nodes                         | 8           |             | 4.8   |        | 7.2   |        | 4.8   |           | 1.2   |            | 2.4   |         | 2.4   |
| 3                           | Physical Site Features                    | Size for Potential Uses                       | 9           | 10          | 3.6   | 5      | 1.8   | 5      | 1.8   | 15        | 5.4   | 25         | 9.0   | 10      | 3.6   |
|                             |                                           | Immediate Surrounding Land-Uses and Buildings | 7           |             | 4.2   |        | 2.1   |        | 2.1   |           | 6.3   |            | 10.5  |         | 4.2   |
| 4                           | Complimentary Role & Synergy between Uses | Residential                                   | 8           | 20          | 16.0  | 5      | 4.0   | 5      | 4.0   | 5         | 4.0   | -5         | -4.0  | 5       | 4.0   |
|                             |                                           | Retail                                        | 7           | 5           | 3.5   | 20     | 14.0  | 5      | 3.5   | 5         | 3.5   | 10         | 7.0   | 5       | 3.5   |
|                             |                                           | Offices                                       | 8           | 5           | 4.0   | 5      | 4.0   | 20     | 16.0  | 5         | 4.0   | 15         | 12.0  | 5       | 4.0   |
|                             |                                           | Industrial                                    | 4           | -5          | -2.0  | 5      | 2.0   | 5      | 2.0   | -5        | -2.0  | 20         | 8.0   | -5      | -2.0  |
|                             |                                           | Hospitality & Conference                      | 8           | 5           | 4.0   | 5      | 4.0   | 5      | 4.0   | 5         | 4.0   | 5          | 4.0   | 5       | 4.0   |
|                             |                                           | Medical                                       | 6           | 5           | 3.0   | -5     | -3.0  | 5      | 3.0   | 5         | 3.0   | -5         | -3.0  | 20      | 12.0  |
| 5                           | Accessibility                             | Private Vehicles                              | 8           | 10          | 4.0   | 5      | 2.0   | 5      | 2.0   | 10        | 4.0   | 15         | 6.0   | 10      | 4.0   |
|                             |                                           | Public Transport                              | 7           | 5           | 1.4   | 10     | 2.8   | 5      | 1.4   | 5         | 1.4   | 5          | 1.4   | 5       | 1.4   |
| 6                           | Traffic                                   | Volume: Private Vehicles                      | 7           | 5           | 2.1   | 10     | 4.2   | 5      | 2.1   | 5         | 2.1   | 5          | 2.1   | 5       | 2.1   |
|                             |                                           | Volume: Public Transport                      | 7           |             | 1.4   |        | 2.8   |        | 1.4   |           | 1.4   |            | 1.4   |         | 1.4   |
| 8                           | Psychological Factors                     | Perceived Safety                              | 7           | 10          | 4.9   | 5      | 2.5   | 5      | 2.5   | 20        | 9.8   | 5          | 2.5   | 20      | 9.8   |
|                             |                                           | Aesthetical Value                             | 7           |             | 2.1   |        | 1.1   |        | 1.1   |           | 4.2   |            | 1.1   |         | 4.2   |

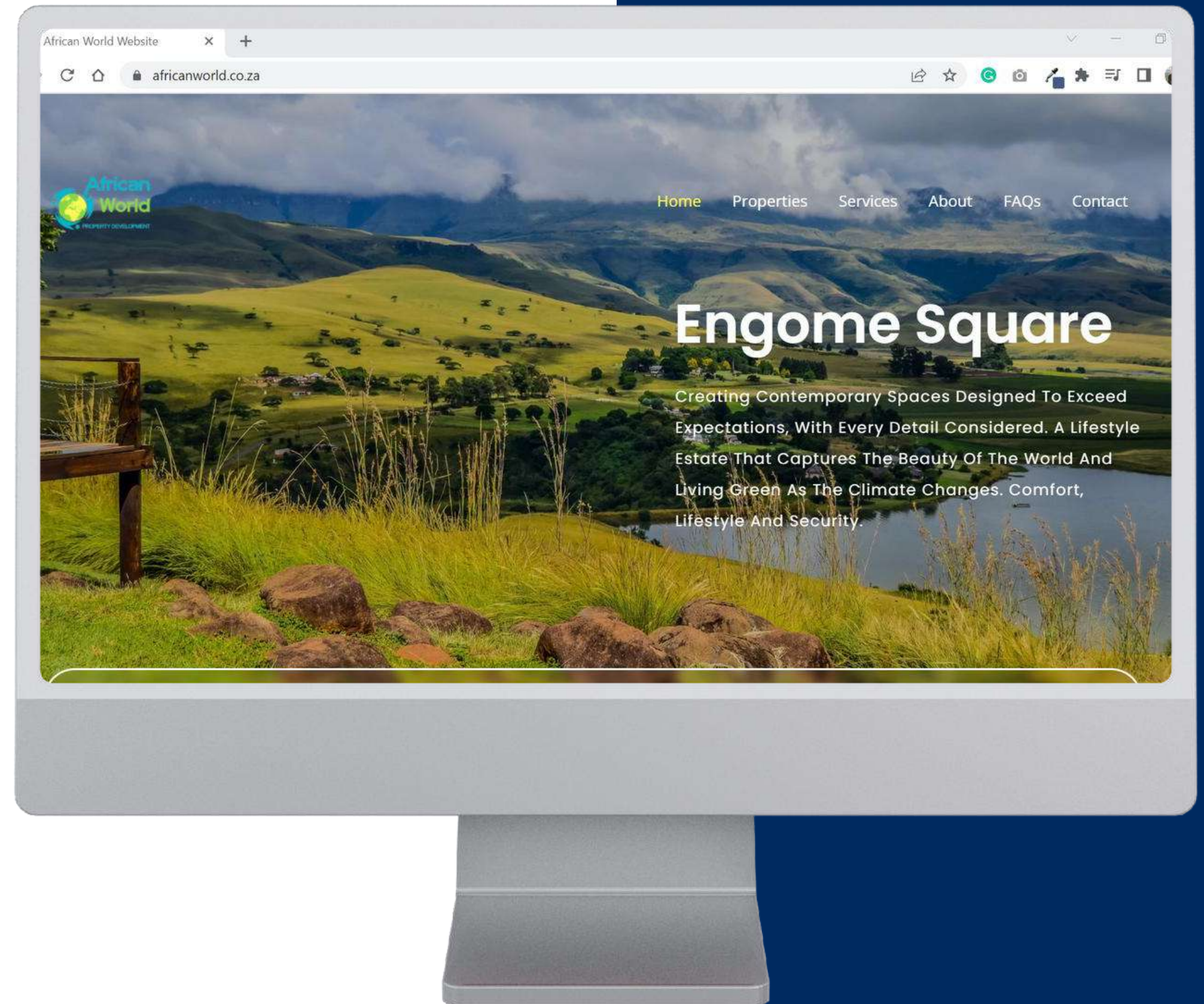
|           |            |
|-----------|------------|
| Poor      | 0 - 40%    |
| Average   | 41% - 60%  |
| Good      | 61% - 74%  |
| Excellent | 75% - 100% |



Based on a current 'as-is' scenario the proposed site rated as 'Good' for most of the land-uses. Site features dictates that the highest rated land-use is retail. The demand for each of the uses included in the model will be tested bearing in mind the specific site rating for each land-use.

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