



SERENITY
HILLS

REIGNITE YOUR PASSION
WELCOME TO LIFE AT SERENITY HILLS

Serenity Hills

Old Izotsha Road, Margate, KZN, South Africa

home@serenityhills.co.za

073 142 8292

serenityhills.co.za



HIGHLIGHTS



24-hour next-generation security:
With perimeter 24h armed response



On-site reservoirs to supplement water supply



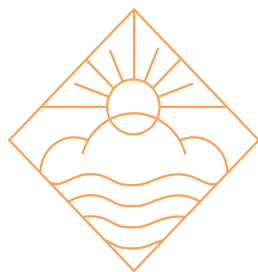
Solar-ready homes: essential/ non-essential split



Future on-site medical centre



Lifestyle estate perfect for retirees, families, digital nomads or as a holiday home



ECO-CONSCIOUS DESIGN

Serenity Hills provides a holistic lifestyle for residents of all ages, offering modern sustainable living with a wonderful mix of relaxation and activity.

Surrounded by lush green nature, with mesmerizing views, and an abundance of on-site activities, this secure, eco-friendly estate offers residents an exuberant, cost-effective way of life.

FEATURES & AMENITIES

- The Bistro Restaurant
- The Packshed Restaurant
- Infinity Bar
- Swimming pool
- Kids pool
- Bowling greens
- Golf driving range
- Walking, Running and MTB trails

YOUR NEIGHBOURHOOD

Located in the heart of the South Coast, KZN, Serenity Hills offers a tranquil and safe natural haven. Situated only 10 minutes away from the town centre and unspoilt beaches, Serenity Hills offers tons of off-site leisure activities, such as diving, surfing, golfing, and delicious dining.

There are also flights from Margate, connecting with OR Tambo International.

AREA AMENITIES

Hibiscus Hospital Port Shepstone	15 Min
Shelly Beach Hospital	10 Min
Netcare Private Hospital	6 Min
Smile Dental Centre	8 Min
Shelly Centre Shopping Mall	10 Min
Hibiscus Shopping Mall	7 Min
Southcoast Shopping Mall	12 Min
Margate Airport	5 Min
King Shaka International Airport	1 Hr 48 Min
Margate Golf	5 Min
Southbroom Golf	12 Min
San Lameer Golf	15 Min
Wild Coast Sun Golf	25 Min
Margate Beachfront & Restaurants	7 Min





SERENITY HILLS





UNIT TYPES

All of these units are free-standing homes with private gardens, starting from 1.5 million Incl. VAT and **NO TRANSFER DUTIES**.

2 Bedroom

- 142.9m²
- Single carport

3 Bedroom

- 188.9m²
- Single carport

4 Bedroom

- 235.4m²
- Double carport

- Please see separate upgrade list to customise your home.
- ERF sizes vary from 350m² to 1700m².
- The depictions herein are for illustration purposes only and subject to change without prior notice.

THE PINNACLE OF
INDOOR-OUTDOOR LIVING

Located within a private enclave, Emerald Hill, on the northern tip of Serenity Hills secure eco-estate, with full access to all amenities plus a private access road, lies a collection of 6 uniquely designed Forest Pods.

Each sloping site brims with lush coastal vegetation with a building footprint that adheres to the flow of the land.

LIMITED AVAILABILITY

The pod sites are located on an ocean-view slope, surrounded by coastal forest, with the building's footprint adhering to the flow of the natural landscape, designed to minimally impact the natural site.

Each home comes with a solar system included and has been built with rainwater harvesting and natural ventilation high up in the trees.



On-site reservoirs:
To supplement
water supply

HIGHLIGHTS

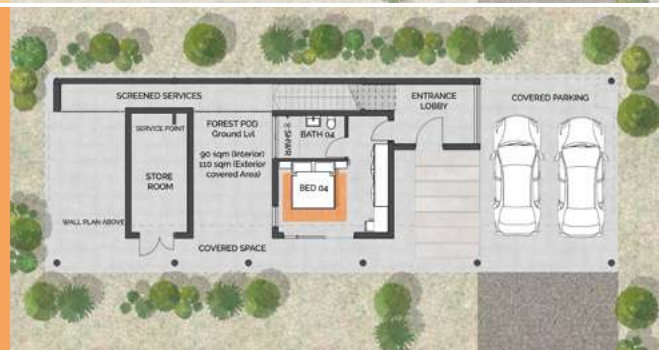
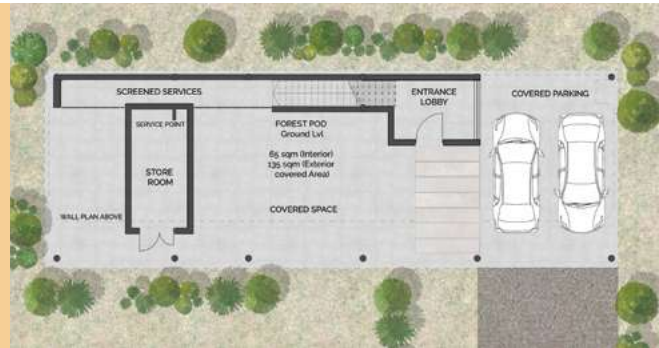


24-hour next-generation security:
With perimeter 24h
armed response



Solar panels included:
6 panels, a 5kWh
inverter and battery





UNIT TYPES

All of these units have private gardens - and **NO TRANSFER DUTIES**. From R4,485,000 incl. VAT

3 Bedroom

Ground Floor/Parking: 142.6 m²
Entrance Lobby: 19.1 m²
Utility Space: 15.6 m²

First Floor Living: 141.7 m²
Covered Balcony: 48.4 m²

TOTAL COVERED AREA: 367.4 m²

4 Bedroom

Ground Floor/Parking: 116.7 m²
Entrance Lobby: 19.1 m²
Utility Space: 15.6 m²

First Floor Living: 141.7 m²
Covered Balcony: 48.4 m²
4th Bedroom: 25.9 m²

TOTAL COVERED AREA: 367.4 m²

- ERF sizes vary from 1800m² to 2500m²
- The depictions herein are for illustration purposes only and subject to change without prior notice.

COMMUNITY LIVING WITH NATURE AT OUR HEART

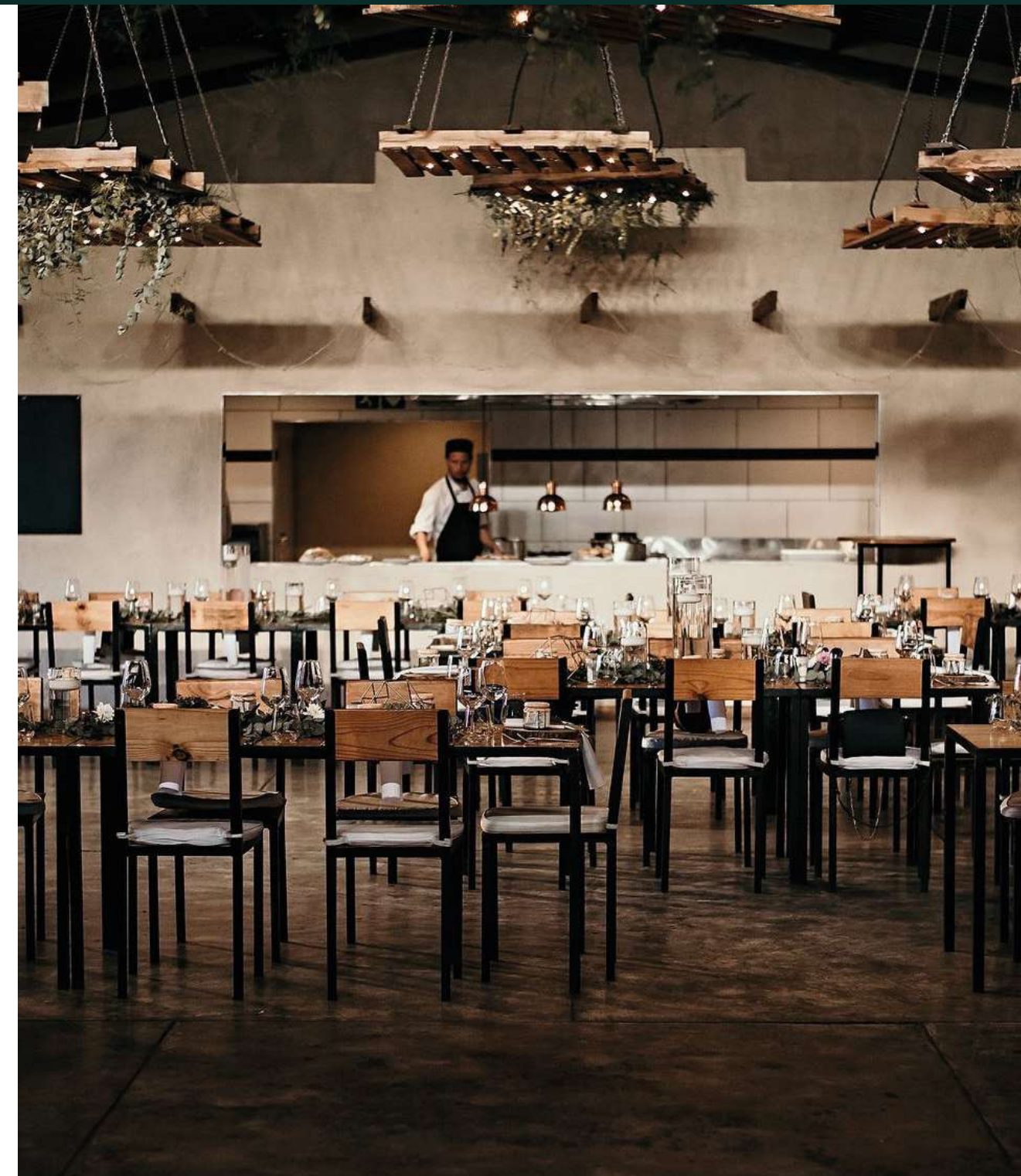
Enjoy sunset views at Sunset Rock with a picnic, explore dams and streams, engage in bird watching, or let your kids play in the playground and jungle gym.

Attend artistic and craft workshops, enjoy fresh produce from the Schrebergarten vegetable gardens, and savour fusion cuisine at the award-winning The Packshed Restaurant.

On the last Friday of each month, from 6 pm to 10 pm, the Packshed will transform into a captivating Night Market.

Other amenities will include Yoga and Pilates spots, fishing in the Vungu river, and a network of walking, running, and MTB trails.

We are conveniently located close to blue flag beaches, top-rated schools, modern hospitals, and a plethora of essential amenities. Whether you seek relaxation at the beach or prioritise your family's well-being with quality education and healthcare, our location ensures you are at the heart of it all.



STATE OF THE ART SECURITY

Welcome to Serenity Hills eco estate, where your safety is paramount! Our top-notch security features include facial recognition for access control, 24/7 monitoring with cameras and swift responses from armed units, dog teams, and even helicopters if needed.

For added convenience, we have a separate pedestrian turnstile. Find peace of mind at Serenity Hills!

FEATURES



Gated 24h
access control



24 hour
patrolling



CCTV
monitoring



Perimeter
and electrical
fencing



Contact us today to secure your private haven.

Serenity Hills

Old Izotsha Road, Margate, KZN, South Africa
home@serenityhills.co.za
073 142 8292



serenityhills.co.za

The content of this brochure does not form part of any contract, nor does any part constitute a representation or a warranty. The designs illustrated depict an overall intended style of the development and are subject to change without notice. This brochure may unintentionally include inaccuracies or errors with respect to the description of a plot size, site plan, floor plan, a rendering, a photo, elevation, prices, taxes, adjacent properties, amenities, design guidelines, completion dates, features, zoning, buyer incentives, etc. Any artist impressions (computer generated images) have been prepared for illustrative purposes and are indicative only. Please note that the site plan is not drawn to scale. The exact dimensions of each plot will vary and shall be confirmed prior to legal transfer of the title to the plot. This development plan depicts the intended layout at the time of creating this document, however the developer reserves the right to make changes to the layout of the development.