



THE SIGNATURE
VILLAGES



SERENGETI ESTATES
FORGED BY NATURE



Invest In Your Future.

Whether you're starting up or slowing down, The Signature Villages has the perfect luxury home for you. Located within the secure surroundings of Serengeti Estates, a world-class security and golf estate, this cluster development offers luxury simplexes as well as premier duplex units.

Introducing the Signature Villages.

Simplexes start from R3 090 000
Duplexes start from R3 490 000



Luxury. Simplified.

The Signature Villages are perfectly placed in the heart of Serengeti Estates, aptly named after the evergreen Signature, Jack Nicklaus Signature Designed Championship Golf Course. Residents will enjoy the freedom of expansive simplexes or premier duplex homes, while also enjoying the peace of mind and comfort of a low maintenance lock-up-and-go cluster.

In addition to stunning views of the greens, residents who call The Signature Villages home will be a short walk or golf cart ride away from The Clubhouse and Mozzafiato, our open-air piazza.



Look Forward With Anticipation

Become a part of a community that values family, outdoor living and a secure lifestyle.

There are multiple property selections to choose from, including single- and double-storey options. The units, measuring 137m² – 235m², offer three-bedroom options with a variety of bathroom configurations. All have garages, covered patios and option for a golf cart parking.



Each of the luxury clusters have been designed and finished to the highest standard, including contemporary tiles, quality appliances, Hansgrohe fittings and Caesarstone tops.

Services and Fittings

- High-Speed Fibre Ready Clusters
- Energy Efficient Fittings
- Garden Irrigation
- Built-in Braai
- Underfloor heating in Main Bathroom included

Quality Appliances:

- Electric Hob & Oven
- Fridge Freezer Combo
- Microwave
- Dishwasher
- Washer Dryer Combo

Your Adventure Starts Here

Amenities and Services

- State-of-the-Art Security
- Two Championship Golf Courses
- Cubs Course
- Driving Range
- Sparkling Pools
- Walking Trails
- Mountain Bike Paths
- Bike Track
- Fishing
- Lifestyle & Gym Centre
- Health & Fitness Practitioners
- Emer-G-Med Ambulances
- Four Restaurants
- Deli, Bakery & Coffee Bar
- Liquor Boutique
- Whiskey & Gin Bar
- Teenager's Diner
- Kid's Entertainment Area
- Conferencing & Banqueting
- Curro School





type A - 218m²
single storey
3 bed - 2.5 bath
2.5 garage

house:	150m ²
garage:	44m ²
terrace:	23m ²
Other covered areas:	1m ²
TOTAL HOUSE/ SECTION AREA:	218m²
Yard Area	6m ²



type B - 195m²
single storey
3 bed - 2 bath
2 garage

house:	137m ²
garage:	38m ²
terrace:	16m ²
Other covered areas:	4m ²
TOTAL HOUSE/ SECTION AREA:	195m²
Yard Area:	5m ²



type C - 235m²
single storey
3 bed - 3.5 bath
2.5 garage

house:	159m ²
garage:	48m ²
terrace:	27m ²
Other covered areas:	1m ²
TOTAL HOUSE/ SECTION AREA:	235m²
Yard Area:	6m ²



TYPE D
single storey, semi-detached
1 Garage
1 Shaded Parking Bay
1 Shaded Golf Cart Bay. Excluding units 129-130
3 Bed
2 Bath

house:	106m ²
garage:	20m ²
terrace:	8m ²
other covered areas:	3m ²

SECTION AREA:	137m²
Exclusive use shaded parking:	17m² - 24m²
TOTAL AREA:	154m² - 161m²

PLEASE NOTE:
Position and size of parking structures vary from unit to unit. Refer to schedule and site plan for position and size.



type E - 225m²
double storey
3 bed - 2.5 bath
2 garage

Ground Floor:
house: 63m²
garage: 40m²
terrace: 21m²
Other covered areas: 3m²

First Floor:
house: 77m²

SECTION AREAS: 204m²
Exclusive use balconies: 21m²
TOTAL HOUSE: 225m²
(Foot print): 177m²
Yard Area: 7m²

