



Quartet Lifestyle Estate

Price: R1 250 000 - R5 500 000

Exclusive Mandate



LEVIES.

Included in the levies are:

- One (1) linen change per week and daily bed makeup on request
- Daily housekeeping routine, tidy and clean-up of the unit on request
- Weekly deep clean of unit
- All garden, maintenance and improvements surrounding the unit
- Adequate lighting for both security and safety reasons as the GRANTOR may determine is necessary
- Security as may be deemed to be reasonable by the GRANTOR given the prevailing circumstances from time to time to ensure that to the best of the GRANTOR'S ability that the safety and well-being of the OCCUPANTS is a priority
- PQ contribution to Fixed Costs
- PQ contribution to rates and taxes, sewerage and water charges for common areas and as charged or estimated by the Municipality for specific Units
- PQ contribution to property security services and insurance
- PQ contribution for operational maintenance

LIFESTYLE PREMIUM

Lifestyle expenses are calculated on a per bedroom basis and include services and expenses such as Medwell, housekeeping, and the running costs of all common areas such as the club rooms and its associated services with wi-fi.

MEDICAL FACILITIES

There is a once off fee of R275.00 per person to join Medwell. Clinic hours are on a Thursday between 15:00 and 17:00 and during these hours visits are free. Medwell will provide individual quotes for medical services which fall out of clinic hours. It is recommended that residents purchase their own panic buttons which will be linked to a service provider chosen by the resident. Medwell and the Guarantor are able to assist with guidance on the best products available.

LOCATION

Quartet is located a stone throw away from the Keurbooms river and is adjacent to Goose Valley Golf Course. Accessed from the N2 and it is minutes' drive to Market Square and the town centre.

Web Ref: 5364235

www.helenmelonproperties.co.za

YouTube: https://youtu.be/Rsu_Vay781c

Helen Ward FFC:0505986

083 309 9759

helen@helenmelonproperties.co.za

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FABULOUS RETIREMENT HOME IN QUARTET LIFESTYLE ESTATE

Quartet offers gracious and elegant retirement living for over 60's in Plettenberg Bay with accommodation options to suit the needs of both couples and single occupants. There are two bedroomed garden cottages, extremely spacious two bedroomed duplex apartments, one bedroomed apartments and hotel suites which range from bachelor style to two bedroomed units.

Pet friendly, residents are restricted to one small dog, a maximum of two cats, birds in a cage and fish in an aquarium. The clubhouse is a pet-free zone.

The clubhouse has been tastefully decorated with reception, restaurant, ladies bar, music lounge with grand piano, well stocked library and a recreational room.

Accessed from the clubhouse as well as from a private stairwell is the clinic from which Medwell operate a weekly clinic for residents as well as it being the head office for their Plettenberg Bay branch. In case of emergencies there is a two bedded ward in the clinic where residents can be stabilised.

Loungers are provided at the pool, which is located at the clubhouse, and is particularly popular with residents in the hot summer months.

Quartet is a life right development with 23% of the proceeds of the resale value being retained by the Guarantor.



Quartet Units Available

Unit Type	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Apartment	Duplex	Cottage	Cottage
Unit No	BL1a / APT01	BL1b / APT02	BL2A / APT03	BL2b / APT04	BL3a / APT05	BL3b / APT06	BL4a / APT07	BL4b / APT08	BL4c / APT09	BL5 / Duplex	Unit 10	Unit 12
Size m ²	114	112	114	114	114	114	114	57	57	232	119	119
Bedrooms	1	1	1	1	1	1	1	1	1	2	2	2
1 Jan - 31 Dec 2022												
Levy	R 5 130.00	R 5 040.00	R 5 130.00	R 5 130.00	R 5 130.00	R 5 130.00	R 5 130.00	R 2 565.00	R 2 565.00	R 10 201.00	R 4 695.00	R 3 553.00
Lifestyle Premium	R 2 560.00	R 2 560.00	R 2 560.00	R 2 560.00	R 2 560.00	R 2 560.00	R 2 560.00	R 2 560.00	R 2 560.00	R 5 760.00	R 4 500.00	R 4 500.00
Rates	R 503.00	R 987.00	R 1 005.00	R 1 005.00	R 1 005.00	R 1 005.00	R 1 005.00	R 497.00	R 497.00	R 1 894.00	R 1 037.00	R 980.00
Water	R 274.00	R 269.00	R 274.00	R 274.00	R 274.00	R 274.00	R 274.00	R 137.00	R 137.00	R 557.00	R 286.00	R 286.00
Refuse & Sewerage	R 319.00	R 314.00	R 319.00	R 319.00	R 319.00	R 319.00	R 319.00	R 160.00	R 160.00	R 650.00	R 333.00	R 333.00
Total	R 8 786.00	R 9 170.00	R 9 288.00	R 9 288.00	R 9 288.00	R 9 288.00	R 9 288.00	R 5 919.00	R 5 919.00	R 19 062.00	R 10 851.00	R 9 652.00
Price	R 2 500 000.00	R 2 500 000.00	R 2 500 000.00	R 2 500 000.00	R 2 500 000.00	R 2 500 000.00	R 2 200 000.00	R 1 250 000.00	R 1 250 000.00	R 5 500 000.00	R 3 250 000.00	R 4 000 000.00

