



MOQUINI
beach apartments



where whispering dunes meet rolling waves...

www.moquini.co.za



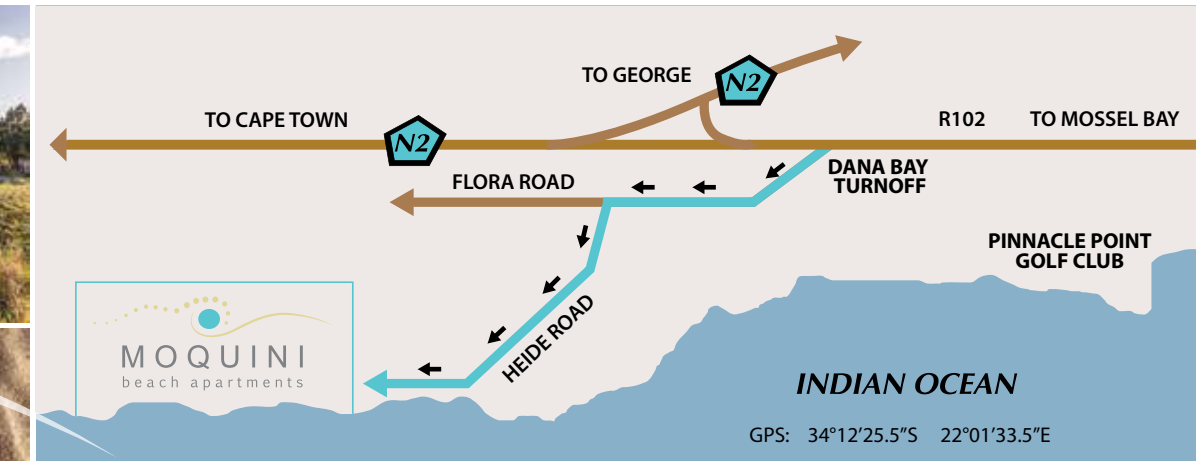
EXTRAORDINARY LOCATION

THE GARDEN ROUTE

The broader area, where Mossel Bay is located, is known as the Garden Route. The Garden Route is known for its diversity in nature and mild climate. The coastal area is mainly Fynbos (Riversdal – Mossel Bay), as well as, forestry areas (George – Tsitsikamma) and in the northern section (Oudtshoorn) you will find a semi-desert climate and scenery.

MOSSEL BAY

Mossel Bay is located exactly half-way between Cape Town – the provincial capital of the Western Cape Province – and Port Elizabeth (both 400 km away), so it's your ideal property ownership destination.



WEATHER & NATURE

Mossel Bay has more than 60 kilometers of beaches – with at least 300 days of sunshine in every 365. The riches of the Indian Ocean, the Cape Fynbos and the Outeniqua Mountains.



WHY INVEST IN MOSSEL BAY?

Mossel Bay has the perfect mix between adventure, family, activities, culture, great local and traditional cuisine, pristine beaches, warm atmosphere and friendly people.

Centrally located in the Garden Route, Mossel Bay is the perfect 'base station' for your investment. All the other towns are a short scenic drive away. 'Day trips' is a popular term in our area, as our guests love to visit the Garden Route but stay in our cozy bay.



EXTRAORDINARY SITE

The development is set high up on the stable dune above third beach in Dana Bay, Mossel Bay. Enjoy sweeping views east towards Pinnacle Point and west to Vleesbaai. With new environmental legislation, sites like this will not come on to the market in the future. This will lead to excellent growth potential.

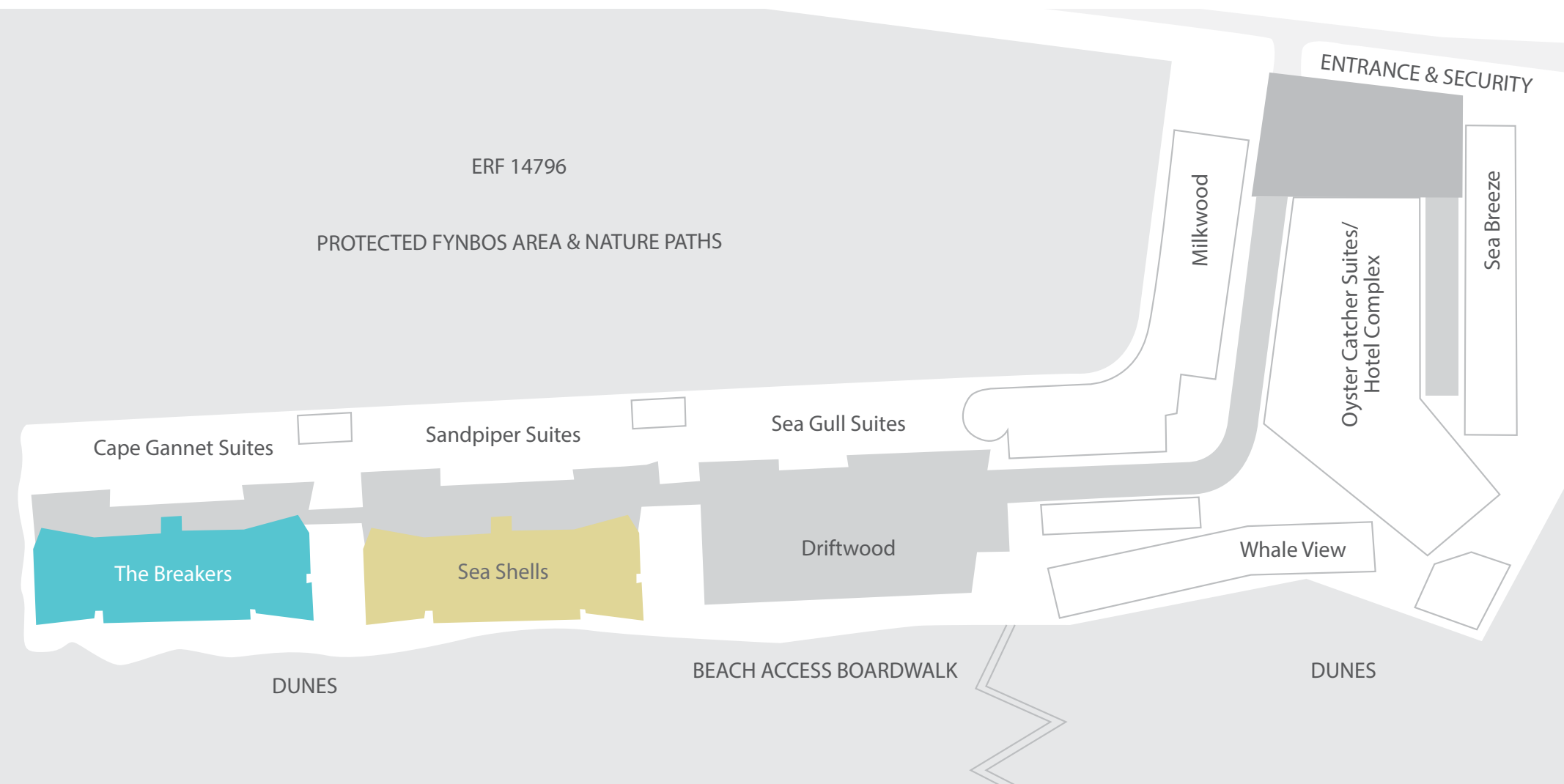
THE DEVELOPMENT DETAILS:

- The total area is 4,63 Ha
- 2.13 Ha of the total site is approved for development
- The remainder of the site is a protected nature area
- 67 Luxury, Sectional Title Apartments
- Hotel with associated infrastructure and restaurants
- 64 Luxury Sectional Title Hotel Suites
- Direct access to the beach
- Walking paths through nature areas
- Picnic spots in nature areas



View east towards Pinnacle Point

MAXIMUM SITE USE



EXCELLENT DEVELOPERS

COSTA ZERVAS (CZ) PROJECTS

The holding company is Moquini Beach Hotel (Pty) Ltd, a member of the CZ Group of companies. The development is however managed and implemented by Costa Zervas Projects. The company was (Costa Zervas Projects) founded by Costa Zervas, who has over 40 years of experience in the construction industry. The Costa Zervas Group's motto is: "Inspired by the past – built for the future" and this is exactly what The Moquini Beach development achieves. The group has a reputation of delivering property developments of the highest standard and quality from planning through to completion.

RECENT (CZ) PROJECTS

• DUNCAN COURT, HATFIELD, PRETORIA www.duncancourt.co.za

GRIP REALTY - NEIL TUCKER

Neil Tucker has 25 years experience in the property industry. His company Grip Realty has been instrumental in launching the marketing of the following developments from inception: Oubaai, Pinnacle Point, Moquini Coastal Estate, Nautilus Bay, Blue Mountain Village, The Herolds Bay, Breakwater Bay and The Brink Eco Estates, amongst others.

• STUDIOS@BURNETT, HATFIELD, PRETORIA www.studiosburnett.co.za



CZP
COSTA
ZERVAS
PROJECTS

THE NEIGHBOURHOOD EXUDES CHARM

DANA BAY

This residential area is situated to the west of Mossel Bay city centre. There are various small business nodes with convenience stores, service station, medical suites, restaurants and other infrastructure. The area is a Conservancy which includes fynbos and various small game species such as bushbuck, duiker and tortoises. Dana Bay is blessed with beautiful views of the sea and the bay, to the east is the Pinnacle Point Beach & Golf Estate and to the west is Vleesbaai. There are sightings of dolphins all year round in the waves below and during the winter months the whales are often seen.



EXPOSURE TO THE GARDEN ROUTE

DISTANCE

- To Mossel Bay - 10 min
- To George (Airport) - 35 min
- To Knysna - 1h 20 min
- To Plettenberg Bay - 1 h 40 min
- To Oudtshoorn - 45 min

ATTRACTIONS CLOSE-BY

- Beach - (2 minutes)
- Surfing, kite surfing, beach volleyball and other beach activities and fishing - (2 minutes)
- Restaurants (15 minutes), on hotel completion, restaurant will be on site.
- Theatres - Monroe Theatre, The Barn Yard (15 minutes)
- Games reserves & Lodges - Gondwana, Indwala, Botlierskop, Nyaru, Zorgfontein & Hartenbos - (15-30 minutes)
- Museums - Diaz Museum, Great Brak River Museum, Janine Iron and Washing Museum, ATKV Hartenbos Museum - (15-30 minutes)
- Archaeology - Pinnacle Point Caves and Cape St Blaize Cave - (15 - 20 minutes)
- Mossel Bay Art Route
- Cycle routes - various local and mountainous trails close by - (15-45 minutes)
- Golf - Pinnacle Point, Mossel Bay Golf Club, Oubaai Golf Club, Fancourt, George - (15-45 minutes)
- Hiking - Cape St Blaize Trail, Oyster Catcher Trail & various other local walks (15 minutes)
- Horses - Botlierskop Safaris, Eight Bells, Pencheron Stud - (15-45 minutes)
- Fishing - Freshwater, deep sea charters - (15-30 minutes)
- Boat trips - Romonza Sea Island - (15 minutes)
- Shark cage diving - (15 minutes)
- Sports clubs - Rugby, Running, Hockey, Karate, Tennis, Surf Lifesaving, Bowling, Chess, Yacht, Hiking, Model Airplane, Cricket - (15 minutes)
- Wine Estates - Jakkalsvlei Private Cellar (30 minutes)
- Oudtshoorn - Annual KKNK National Arts Festival (45 minutes)

PROXIMITY TO AMENITIES

The nearest convenience shops are within two kilometres of the development. There are two larger malls, within 15 minutes drive these being the “Langeberg Mall” and the “Mosselbaai Mall” both with national tenants.

There are various business nodes within a ten minute drive of the development. There is a Provincial Hospital and the Life Bayview Private Hospital.

EXCEPTIONAL INVESTMENT POTENTIAL

Beachfront properties remain in demand, year in and year out. Being on the front row (Phases 1 - 4), no-one can build in front of you.

The Coastal Management Act will restrict future coastal development and disturbance. This means that as the population grows there are less and less opportunities available on the front row. Since property investment is about location and scarcity, Moquini Beach is certainly up there with best.



View West towards Vleesbaai

LUXURIOUS APARTMENTS

The developers and architects have taken great care in ensuring that each apartment, where possible has great views of the ocean and some penthouse levels also have coastal forest views.



PENTHOUSE & GROUND FLOOR - BEACH FRONT

These levels have optimal views of the breakers, the beach, in some case the entire bay and the northern indigenous bush valley in the distance. The apartments have been designed for optimal use of space. The lovely warm northern balcony offers a built in braai and a moveable screen. The Penthouse level has exposed beams and northern sun exposure to sea side areas.

BASEMENT LEVEL

Each apartment has an automated garage. There is a staircase and an elevator to the apartments. Various other services are incorporated in this level. Outside visitor parking.



LUXURIOUS

2 BEDROOM APARTMENTS

GROUND FLOOR

Each building has two units.

PENTHOUSE LEVEL

Each building has two units.



LUXURIOUS

3 BEDROOM APARTMENTS

GROUND FLOOR

Each end of the building has a wrap around unit and there is also one internal unit.

PENTHOUSE LEVEL

Each end of the building has a wrap around unit and there is also one internal unit.





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