



HESKETH

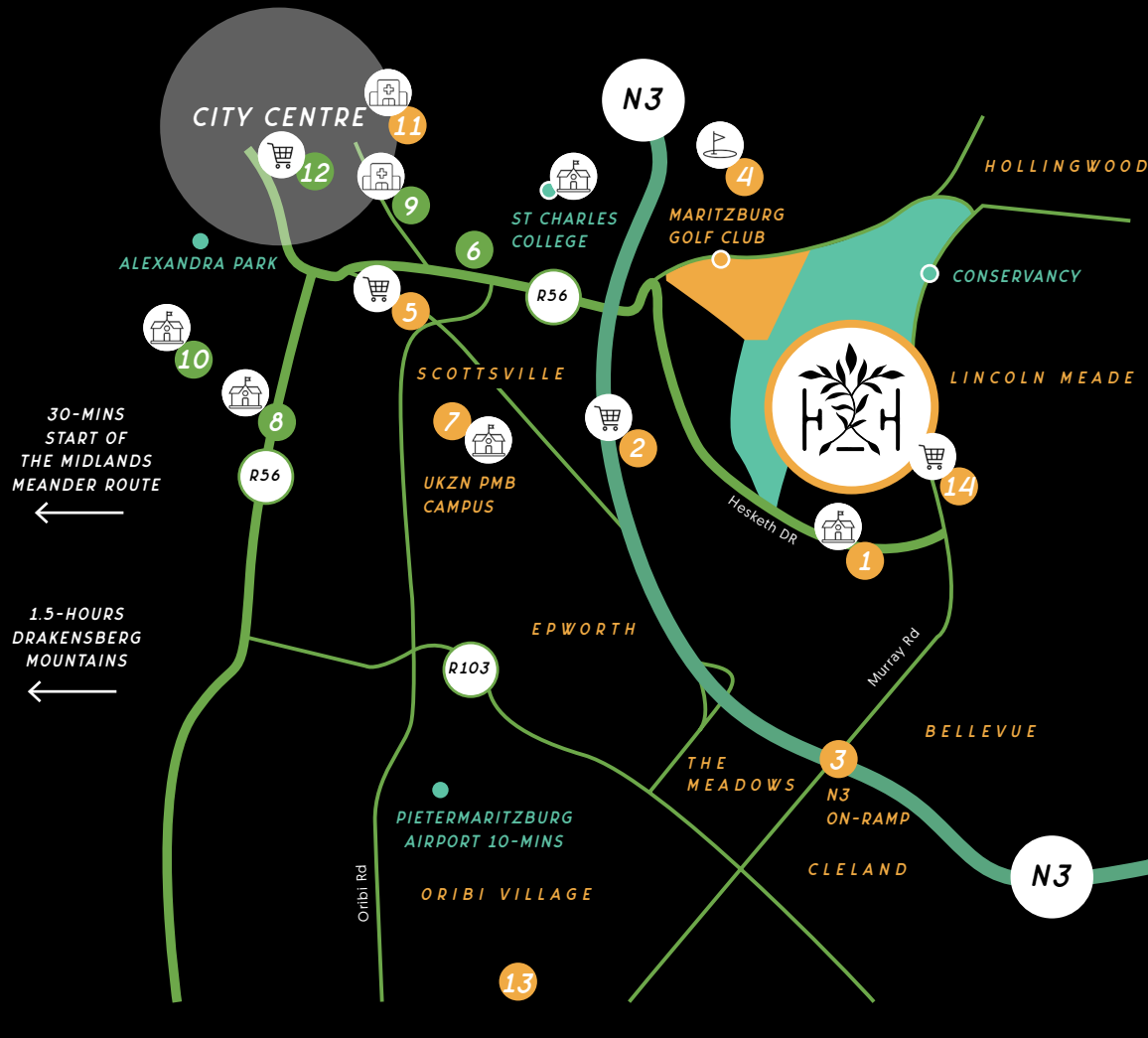
ESTATE

INTRODUCING COOPER

PERFECTLY POSITIONED

Located in the sought-after suburb of Hayfields, Cooper Hesketh forms part of the already established and thriving Hesketh Estate, offering residents the ease of estate living with the convenience of city life just minutes away.

Enjoy effortless connectivity with major routes like the N3 in close proximity, allowing for quick access to the daily school run, medical care, or weekend shopping and entertainment. All while the area continues to grow in value thanks to infrastructure upgrades and demand for secure, modern living.



Key Amenities within 10km of Cooper at Hesketh Estate:

- | | |
|--|-------|
| 1. Hayfields Primary School | 1.2km |
| 2. Hayfields Mall | 1.5km |
| 3. N3 On-Ramp | 2km |
| 4. Maritzburg Golf Club | 2km |
| 5. Scottsville Mall | 2.8km |
| 6. Golden Horse Casino | 3km |
| 7. UKZN PMB Campus | 3.5km |
| 8. Pietermaritzburg Girls' High School | 3.5km |
| 9. Mediclinic Pietermaritzburg | 4km |
| 10. Maritzburg College | 4km |
| 11. Netcare St Anne's Hospital | 4.2km |
| 12. PMB CBD | 4.5km |
| 13. Bisley Valley Nature Reserve | 7km |
| 14. New Shopping Centre | 1.2km |

AERIAL PLAN



A TRACK RECORD OF SUCCESS

From the moment it launched, Hesketh Estate has become Pietermaritzburg's fastest-selling residential estate. Setting a new record for Pietermaritzburg property development - selling over R65 million worth of units in just two days, as well as Hesketh having sold 225 Alfa apartments to date so you are buying into a living, breathing, thriving neighbourhood.



WHY COOPER HESKETH?



The Hayfields suburb offers strong rental returns achieving an estimated **gross annual yield of 9.2%***. Cooper at Hesketh, however, is estimated to deliver **a gross annual yield up to 12.1%***, positioning it to outperform the average in this high-demand area.



Alfa apartments within Hesketh Estate have **achieved 36.36% capital growth** over the past 5 years — demonstrating the strong performance and long-term value within the estate.



The N3 upgrade between Durban and Pietermaritzburg is a **R18.4 billion** infrastructure project set to improve logistics, safety, and long-term accessibility — a major boost for property growth in the area.



97%* rental occupancy rate across completed phases — a clear indicator of high demand and strong rental performance.

*Subject to Market Conditions, T's & C's apply.

REV & INVEST

NO TRANSFER COSTS



UNIT	FROM PRICE	DEPOSIT	PROJECTED RENTAL Y1	MONTHLY BOND REPAYMENTS	GROSS ANNUAL YIELD Y1
2-Bed, 1-Bath	R1 125 000	R10 000	R11 340	R10 408	12.1%*
2-Bed, 2-Bath	R1 210 000	R10 000	R11 880	R11 202	11.78%*

All calculations based on an 10.75% interest rate, 30-year loan term, and a deposit of R10 000.

The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE

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The depictions herein are for illustration purposes only and are subject to change without prior notice.

CONTEMPORARY APARTMENTS

Experience the best of contemporary estate living with 2-bed, 1 bath & 2-bed 2-bath walk-up apartments from just R1 125 000. Efficient gas geysers reduce electricity costs and boost long-term savings for homeowners, residents enjoy worry-free warm bath and showers during load shedding.

- Spacious, open-plan interiors designed for natural light & functionality
- Private balconies or gardens for outdoor relaxation
- Stylish, modern finishes for a sleek, elegant home
- Pet-friendly living where your furry companions feel at home
- Breathtaking views of the surrounding area
- 24/7 security & private estate facilities



SPACIOUS & STYLISH



Disclaimer: Subway tiles are not typically included in the standard specification and may be shown for visualisation purposes only.





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LOCK-UP-AND-GO LIVING

Unwind by the pool, meet neighbours at the clubhouse, or enjoy time with the kids in the play area, the estate's facilities are designed to support a **vibrant, secure, and connected lifestyle**, perfect for professionals, families, and first-time homeowners.



- > 24-HOUR SECURITY
- > CONTROLLED ACCESS & GATED ESTATE
- > PRIVATE CLUBHOUSE
- > SWIMMING POOL
- > KIDS PLAY AREA
- > BRAAI AREAS
- > INTERWOVEN GREEN SPACES
- > ACCESS TO THE CONSERVANCY
- > UPCOMING PUBLIC SPORTS CENTRE

INVESTMENT ADVANTAGE

Backed by a reputable developer and located in the sought-after Hayfields suburb, Cooper offers a powerful blend of affordability, demand, and long-term performance. With a low **R10 000 deposit** and **bond repayments from just R10 408/month** these investor-ready apartments combine modern, low-maintenance design with lock-up-and-go convenience.

Set within a secure, gated estate with high tenant demand, Cooper offers open-plan interiors, stylish finishes, and strong rental appeal.

THE COOPER INVESTOR CHECKLIST

> **PMB'S FASTEST-SELLING ESTATE**

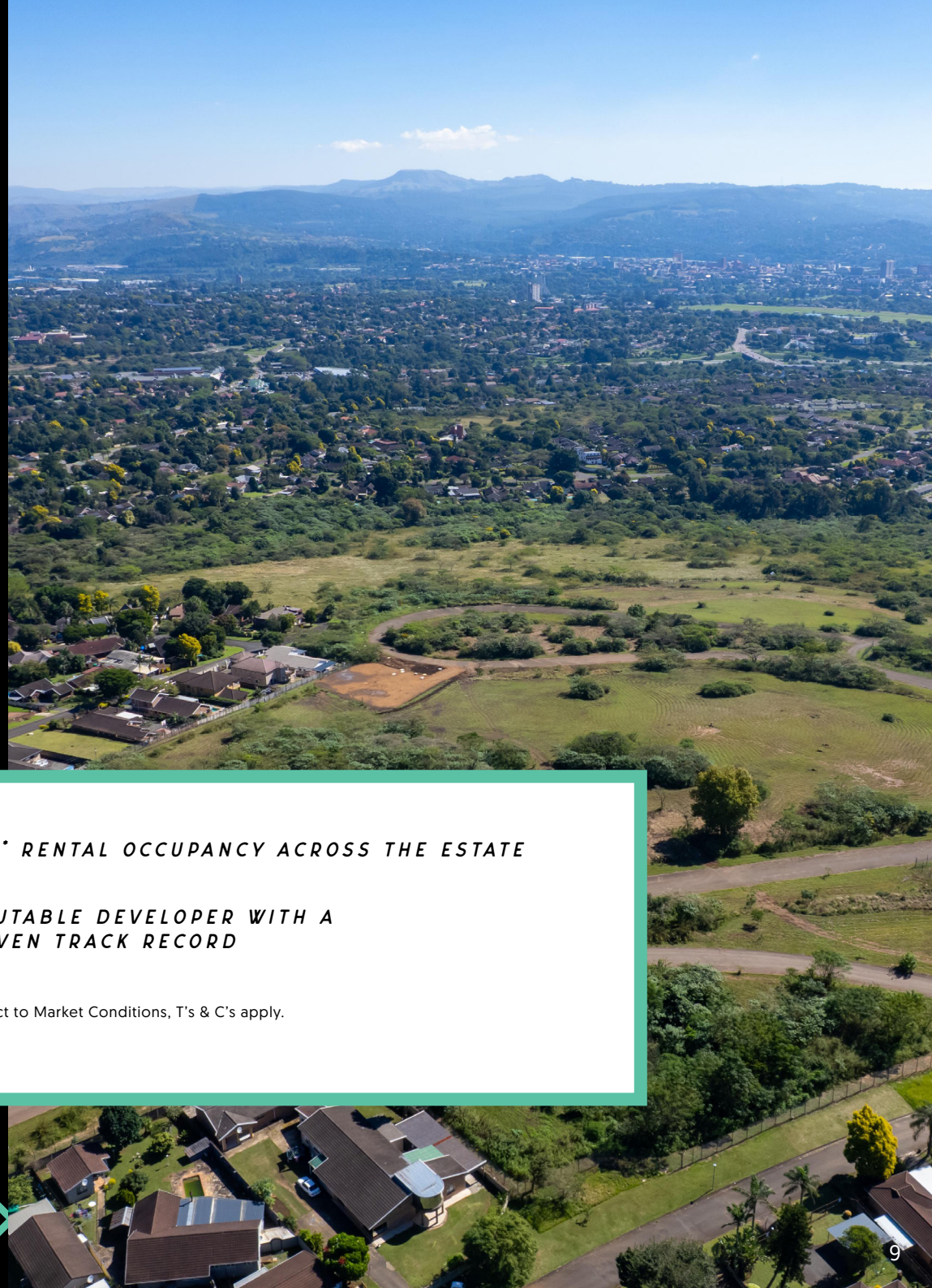
> **GROSS ANNUAL YIELD UP TO 12.1%***

> **CLOSE TO TOP SCHOOLS.
GRASSLANDS JUNCTION & N3 ACCESS**

> **97%* RENTAL OCCUPANCY ACROSS THE ESTATE**

> **REPUTABLE DEVELOPER WITH A
PROVEN TRACK RECORD**

*Subject to Market Conditions, T's & C's apply.



BIG ON STYLE. SMART ON SPACE



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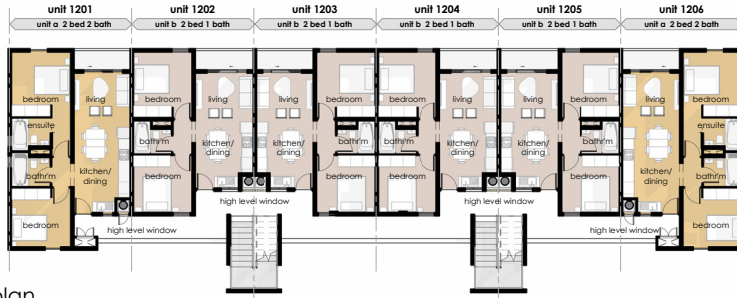


BUYERS GUIDE

COOPER SITE PLAN



FLOOR PLATES



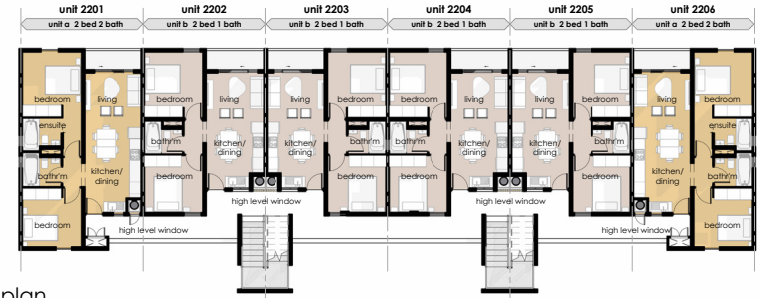
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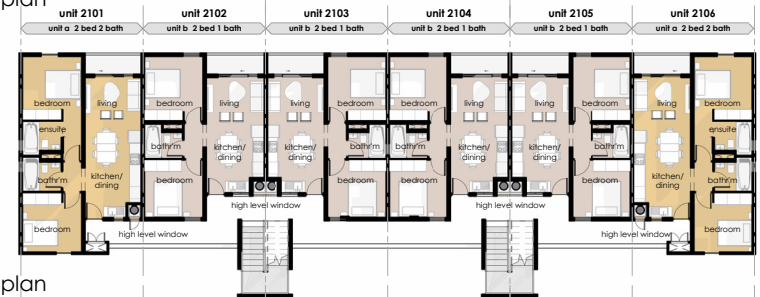
level 1 storey plan
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BLOCK 1



level 2 storey plan
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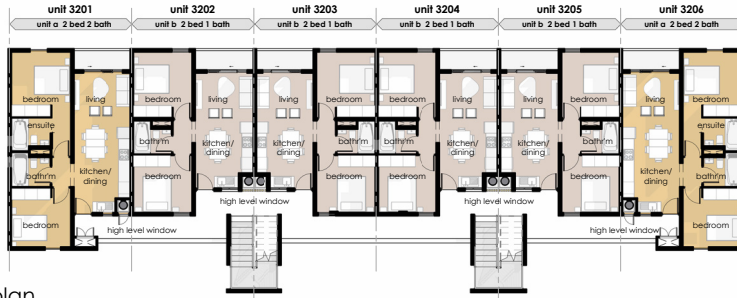
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BLOCK 2



FLOOR PLATES



level 2 storey plan
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level 1 storey plan
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BLOCK 3



level 2 storey plan
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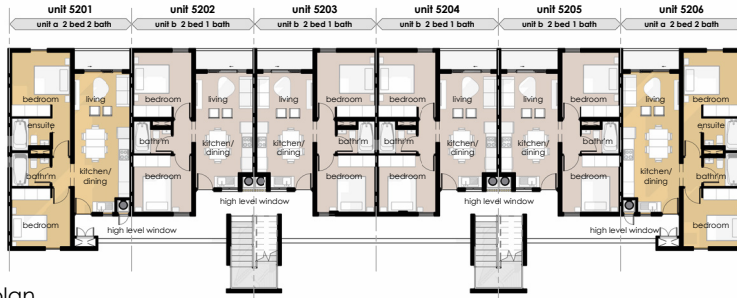
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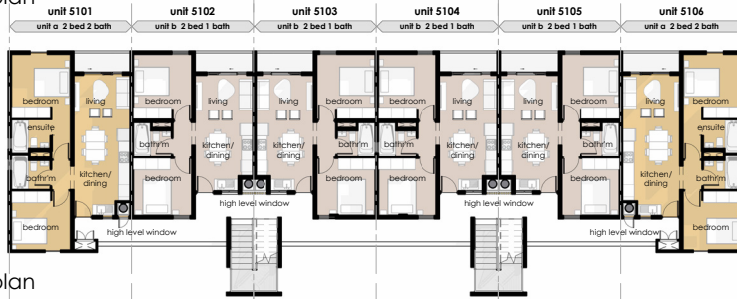
BLOCK 4



FLOOR PLATES



level 2 storey plan
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level 1 storey plan
1 : 200



BLOCK 5



level 2 storey plan
1 : 200



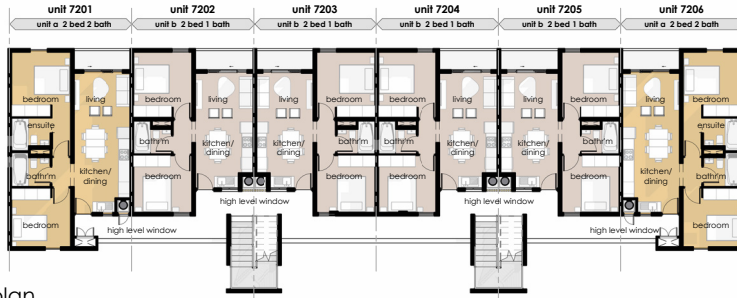
level 1 storey plan
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BLOCK 6



FLOOR PLATES



level 2 storey plan
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level 1 storey plan
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BLOCK 7



level 2 storey plan
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level 1 storey plan
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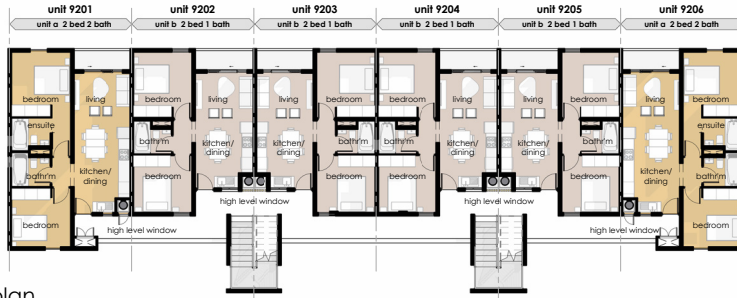


level 0 storey plan

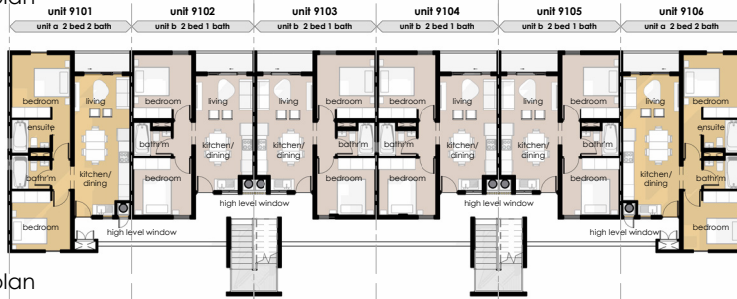
BLOCK 8



FLOOR PLATES



level 2 storey plan
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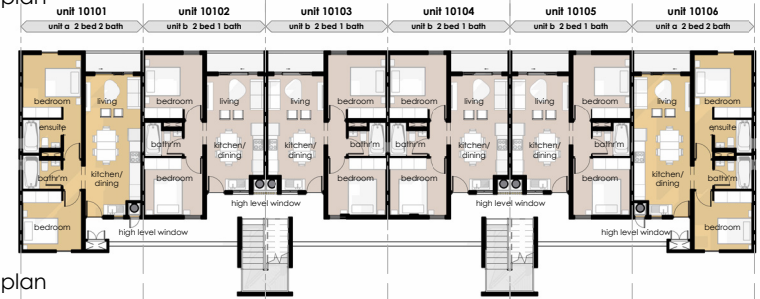
level 1 storey plan
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BLOCK 9



level 2 storey plan
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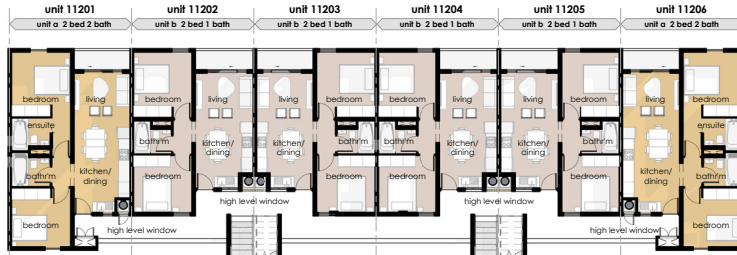
level 1 storey plan
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BLOCK 10



FLOOR PLATES



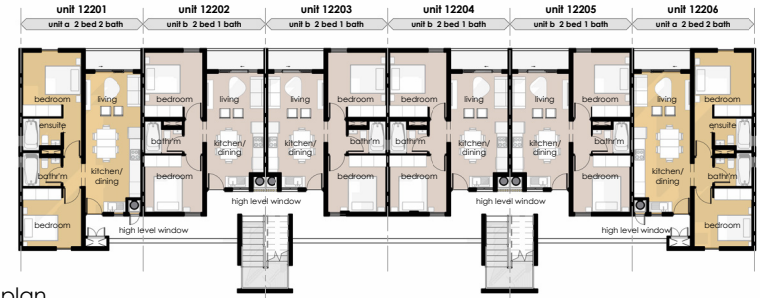
level 2 storey plan
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level 1 storey plan
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BLOCK 11



level 2 storey plan
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level 1 storey plan
1 : 200



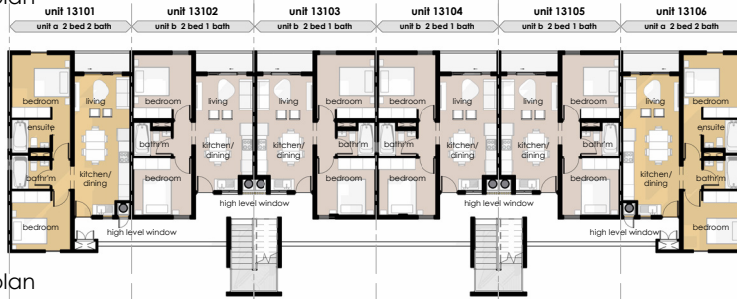
BLOCK 12



FLOOR PLATES



level 2 storey plan
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level 1 storey plan
1 : 200



BLOCK 13



level 2 storey plan
1 : 200



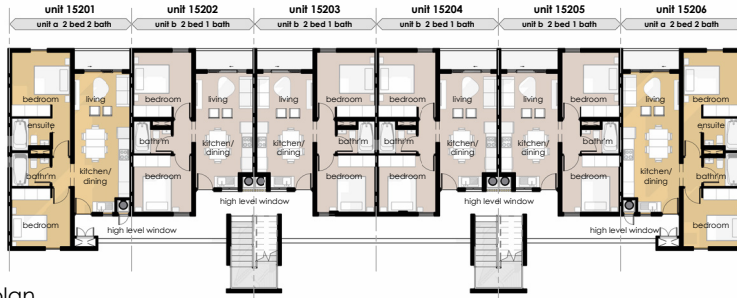
level 1 storey plan
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BLOCK 14



FLOOR PLATES



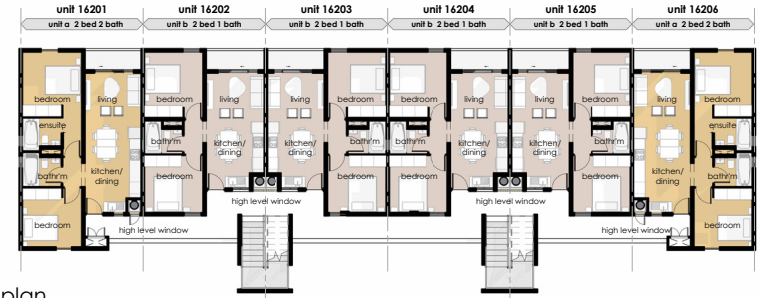
level 2 storey plan
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level 1 storey plan
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BLOCK 15



level 2 storey plan
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level 1 storey plan
1 : 200

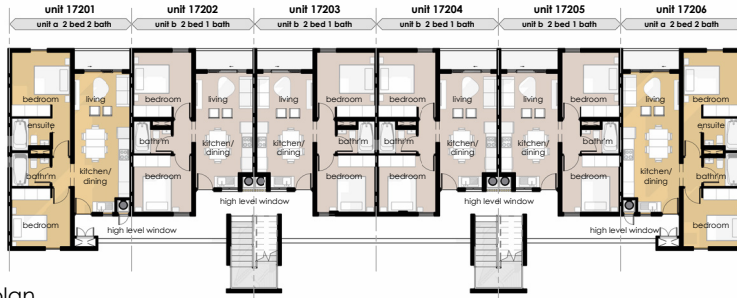


BLOCK 16



FLOOR PLATES

level 2 storey plan
1 : 200



level 1 storey plan
1 : 200



BLOCK 17

UNIT TYPE 1

2-BEDROOM, 1-BATHROOM

TYPE 1A GROUND FLOOR	
Unit	48m ²
Veranda	4m ²
Parking	1
TOTAL	52m ²



TYPE 1B UPPER FLOOR	
Unit	48m ²
Veranda	4m ²
Parking	1
TOTAL	52m ²



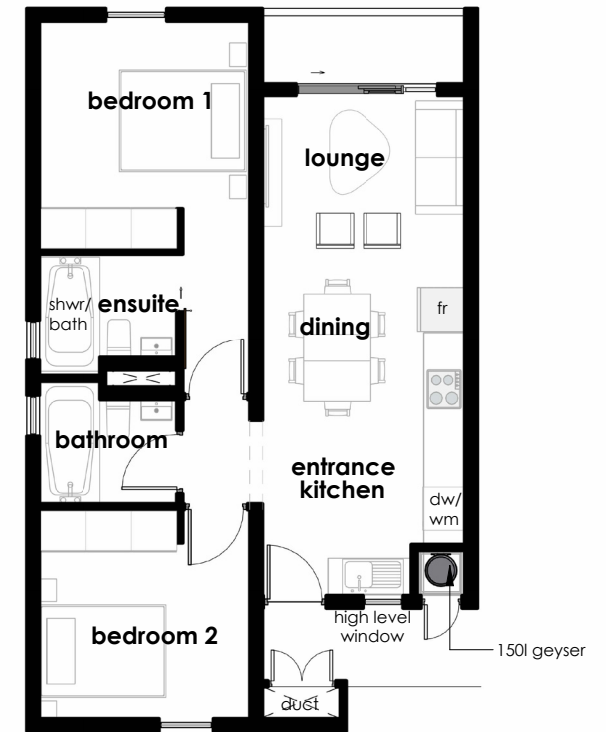
UNIT TYPE 2

2-BEDROOM, 2-BATHROOM

TYPE 2A GROUND FLOOR	
Unit	58m ²
Veranda	4m ²
Parking	2
TOTAL	62m ²



TYPE 2B UPPER FLOOR	
Unit	58m ²
Veranda	4m ²
Parking	2
TOTAL	62m ²



FACT SHEET

DEVELOPMENT: HESKETH ESTATE

DEVELOPER: HESKETH COUNTRY ESTATE (Pty) Ltd

PRODUCT USE: MIXED USE

BUILDING CONTRACTOR: TBC

DESIGN CONSULTANTS AND PROFESSIONAL TEAM:

Project Architect: EPA

Landscape Consultant: Fresh Landscape Consultants

Project Management: TBC

Civil Engineer: ENSYNC ENGINEER

Traffic Engineer: ARUP/FULCRUM

Electrical Engineer: DBA

Mechanical Engineer: SPOORMAKER

Structural Engineer: ENSYNC

Land Surveyors: AUSMEIER

Quantity Surveyors: CALCULAB

Town Planners: OWEN GREEN

Sales: HESKETH ESTATE SALES TEAM

Marketing: RAINMAKER MARKETING

Conveyancers: GARLICK AND BOUSFIELD

TOTAL SITE AREA: 32.9 hectares

COMMERCIAL SITE AREA: 16 000m²

TOTAL NUMBER OF RESIDENTIAL UNITS

CURRENTLY PLANNED FOR THE ENTIRE SITE: 800 UNITS

The zoning for the medium density residential component allows for 80 units per hectare. The

proposed Hesketh COOPER Development will be 300 units.

HESKETH ESTATE FACILITIES:

Proposed Hesketh Sports Activity Centre with public access

Proposed high street food/entertainment/ brewery/farmer's market area

Proposed Conservation walking paths

Controlled access to the 70 hectare conservation area

Retained Hesketh Motor Racetrack

Kids' play park

COOPER facilities:

Clubhouse & pool

Kids' play area

24-hour state-of-the-art security

AREA AMENITIES:

Hayfields Primary School – 1.2km

Hayfields Mall – 1.5km

N3 On-Ramp – 1.5km

Maritzburg Golf Club – 2km

Scottsville Mall – 2.8km

Golden Horse Casino – 3km

UKZN PMB Campus – 3.5km

Pietermaritzburg Girls High School – 3.5km

Mediclinic Pietermaritzburg – 4km

Maritzburg College – 4km

Netcare ST Annes Hospital – 4.2km

PMB CBD – 4.5km

Pietermaritzburg Airport – 5km

Bisley Valley Nature Reserve – 7km

PRICING FOR RESIDENTIAL UNITS:

COOPER

2-Bed, 1-bath from R1 125 000

2-Bed, 2-bath from R1 210 000

MONTHLY LEVY: Estimated R27m²

LEVY STABILISATION FUND: R5000 at date of transfer

HOA STABILISATION FUND: R5000 at date of transfer

CONSTRUCTION START: Estimated Q1 2026

CONSTRUCTION END DATE: ESTIMATED Q1 2027

DISCLAIMER:

Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.

DESIGN & ARCHITECTURAL GUIDELINES

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

1. FOUNDATIONS AND STRUCTURE

1.1 The building is founded on a combination of piled foundation and or strip footings where required

2. FLOOR SLABS

2.1 Ground bearing slabs are RC surface beds
2.2 Beam and block concrete system or similar

3. WALLS

3.1 Solid dense concrete blocks (Masonry), plastered and painted or similar

4. EXTERNAL ENVELOPE

4.1 Combination of masonry, plaster and paint and glazed façade to common areas
4.2 Powder coated aluminium doors and windows

5. ROOF

5.1 Pitched aluminium sheeting on timber rafters or similar

6. INTERNAL PLUMBING AND FIRE SERVICES

6.1 HDPE drainage pipes with natural vent stacks, HDPE water reticulation pipes from individual hot water system, and pressurised fire hose reels and hydrants all according to national building regulations.

7. BALUSTRADES

HDG steel balustrades or similar painted

8. SECURITY SYSTEM

8.1 Advanced access control with security card and/or biometric access to main entrance boom.
8.2 24-hour onsite security guarding; with biometrics, CCTV monitoring and recording.

9. ELECTRICAL INSTALLATION

9.1 Individual electrical metres for all residential units.
9.2 Emergency power supply for common area emergency systems.

10. TELEVISION AND TELEPHONE

10.1 TV outlets in living area

11. WATER SYSTEM

11.1 Individual water metres for all residential units.

12. WASTE WATER TREATMENT SYSTEM

12.1 N/A All waste water disposed into municipal waste system.

13. LIGHTNING PROTECTION

13.1 Lightning protection system in accordance with SANS 10313.

14. SIGNAGE

14.1 Unit and directory signage to Architect's specifications and to match existing development signage.

15. BOUNDARY AND SCREEN WALLS

15.1 Boundary and screen walls including

entrance gates to all Architect's designs and specifications.

16. GARDENS AND TERRACES

16.1 Landscaping to Landscape Architect's designs and specifications.

17. CAR PARKING

17.1 Parking bay is allocated accordingly to sale agreement.
17.2 Surface parking as per Architects layouts

18. GENERAL DRAINAGE AND MAINS

18.1 Storm water and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

APARTMENT INTERNAL FINISHES

1. FLOORS

1.1 Tiles to kitchen, living area, bedroom and bathroom

2. SKIRTING

2.1 Architects specification

3. DOORS

3.1 Entrance door – solid wood with stainless steel ironmongery to comply with SANS S4S
3.2 Internal doors – semi-solid timber doors and solid timber frames to comply with SANS S4S. Made to designers details with stainless steel ironmongery

DESIGN & ARCHITECTURAL GUIDELINES

4. CEILINGS

- 4.1 Flush plastered ceiling with suspension system, painted on upper levels only
- 4.2 Lower levels to have skimmed and painted ceiling soffits with a cornice, with suspended ceilings in bathrooms and where applicable

5. BEDROOM CUPBOARDS

- 5.1 Fitted, built-in cupboard doors to be hung on concealed hinges.
- 5.2 Fitted built-in cupboards melamine with ABS edging

6. BATHROOMS

- 6.1 Toughened glass shower screens.
- 6.2 Sanitary ware and brassware

7. KITCHEN

- 7.1 Built-in cupboards with melamine with ABS edging
- 7.2 Natural stone natural quartz / or similar counter tops
- 7.3 Stainless steel sink with mixer
- 7.4 All apartments provided with stove and hob

8. WALLS

- 8.1 Masonry wall to plastered and painted
- 8.2 Kitchen splash backs as per Architects specification
- 8.3 Bathroom splash backs as per Architects specification

9. ELECTRICAL BEDROOMS

- 9.1 Two double sockets allowed in master bedroom with lighting as per Architects specification
- 9.2 One double socket allowed in bedroom 2 with lighting as per Architects specification.

10. ELECTRICAL COMMUNAL AREAS

- 10.1 Communal areas have 2 double sockets in the living area, one double socket in the dining area
- 10.2 Kitchen provided with 2 double sockets, 2 single sockets and stove isolator. All lighting as per Architects specification. TV Outlet provided in the living area.

Fibre connection to units from service provider

11. ELECTRICAL GENERAL

- 11.1 Geyser and Gas hob
- 11.2 Each unit will have a gas geyser
- 11.3 There will be optional gas hob at an extra cost TBC
- 11.4 Each unit will have its own gas meter
- 11.5 Gas cost payable to developer / seller / utility team

NOTE: Any finish or material may be changed to equal or similar, approved by the developer, at the developer's discretion.



FREQUENTLY ASKED QUESTIONS

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

Msunduzi Municipality

WHERE ARE THE NEAREST SHOPS, HOSPITAL, BUSINESS AND EDUCATION NODES IN THE AREA?

Within a 5km radius you have Hayfields Primary and Day Care, St John's College, St Charles College, Epworth High School, UKZN PMB as well as the Pietermaritzburg Airport. The Royal Hospital, Hayfields Mall and SuperSpar are approximately 4km away and a mere 7km away is the heart of the Pietermaritzburg Central Business District.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

24-hour manned security and access control with biometrics and/or card access for residents. Secure fencing throughout electric strands. CCTV cameras installed at the main entry and exit points.

HOW IS THE RESIDENTIAL PROPERTY OWNERSHIP MANAGED?

There will be the HESKETH ESTATE ASSOCIATION responsible for managing the estate as a whole. Within the estate there will be Body Corporates that manage the individual sectional title schemes. These body corporates will have representatives that sit on the Hesketh Estate Association board.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

Owners will be allowed to move into the other phases once the beneficial occupation has been approved by the local authorities.

HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?

Estimated at R27m²; this payment is required from the date of beneficial occupation.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS WITHIN THE RESIDENTIAL COMPONENT?

Electricity and gas is prepayable by owner/tenant. Water is billed by Body Corporate payable by the owner/tenant. Property Rates is payable by the owner/tenant.

WHAT IS THE TOTAL VALUE ON COMPLETION?

Hesketh Estate = R1 Billion.

WILL THERE BE ANY STORAGE FACILITIES?

Yes, are dedicated storage facilities available to At the ALFA development on a first come first serve basis.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

Yes, there will be an assigned management service onsite.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, owners may manage the rental of their property subject to the rules of the association and using prescribed and accredited agents.

ARE PETS ALLOWED?

Yes, provision has been made for apartments, duplexes and freestanding homes to accommodate pet friendly living. The purchaser within the freestanding homes shall be entitled with the prior written approval from the Association to keep a maximum of 2 dogs and 2 cats in the property. The apartments and duplexes will allow for 2 pets per unit (either 1 cat and 1 dog, or 2 cats. or 2 dogs). This is provided that such pets are kept in accordance with the rules and conditions laid down by the Association.

CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY HOME?

Yes, owners are welcome to make amendments to the internal of the unit (but not of a structural nature) using their preferred architect, subject to the Body Corporate Approving such architect. Any proposed internal changes will require prior approval of the Body Corporate. Any structural alterations, such as wall penetrations and the like will be subject to Engineer's Approval and the owner will need to submit the necessary plans to council if required.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

All homeowners who reside within Hesketh Estate will have full access to all the common estate facilities within the estate. The facilities within each development (i.e. pool and clubhouse) will be for exclusive use to residents of that particular development entity.

CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

Unfortunately, if you don't reside within Hesketh Estate, you will not be able to access the residential facilities, however you will be allowed to have access to public amenities.

WILL THERE BE AIR-CONDITIONING IN THE RESIDENTIAL UNITS, OR WILL I BE ABLE TO INSTALL MY OWN?

No air-conditioning has been allowed to the units. Owners may install air-conditioning subject to Body Corporate approval and will need to adhere to any rules regarding the installation thereof.

FREQUENTLY ASKED QUESTIONS

WHERE CAN MY GUESTS PARK?

There will be designated parking bays allocated to visitors.

HOW MANY PARKING BAYS DO I GET AND CAN I PURCHASE ADDITIONAL BAYS?

If you purchase a 2-bedroom 1-bathroom unit, you will receive 1 parking bay which will form part of the purchase price. If you purchase a 2-bedroom 2-bathroom or 3-bedroom unit, you will receive 2 parking bays which will form part of the purchase price

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed. Each unit will be pre-sleeved to allow fibre to the home, DSTV, data and telephone connection.

WHO TAKES CARE OF THE MAINTENANCE OF THE RESIDENTIAL BUILDINGS?

This will be the responsibility of the appointed Body Corporate and or managing agents.

WILL THE BUILDING HAVE A NHBC CERTIFICATE?

Yes, the building will have a NHBC certificate.

WHAT IS THE RESIDENTIAL CONSTRUCTION GUARANTEE?

The construction guarantee is based on the JBCC standard, which is 5 years from date of practical completion.

WILL FIRE PROTECTION SYSTEMS NEED TO BE IN PLACE?

All buildings are fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, and fire doors.



YOUR PURCHASING PROCESS

STEP 1

Register your interest

Select your apartment

- 2-Bed, 1-bath from R1 125 000
- 2-Bed, 2-baths from R1 210 000

STEP 2

Pay your R10 000 deposit

Payable into developer's bank account.

STEP 3

Want to know what bond you qualify for?

Bond finance can be arranged through your preferred bank or with the assistance of a bond originator of your choice.

You will need:

ID number | Summary of income & expenses

STEP 4

Secure your finance

Once your agreement is finalised and finance secured, Congratulations you have now secured your purchase and your home will enter the construction pipeline.

STEP 5

Take transfer of your apartment

When the building is complete you take transfer of your new home. Here are some costs that will be coming up. Be sure to chat to your conveyancer for detailed figures.

- Levy Stabilisation Fund: R5 000
- Home Owners Association Stabilisation Fund: R5 000
- Transfer fees: reduced conveyancing fee
- Bond registration fee: reduced conveyancing fees

Monthly rates and levies:

- 2-bedroom, 1-bathroom apartment: **Expected Municipal Rates:** R1 368.50 per month
Anticipated Levies: R1 296 per month
- 2-bedroom, 2-bathroom apartment: **Expected Municipal Rates:** R1 408.75 per month
Anticipated Levies: R1 566 per month

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