



OH
ORCHARD
HILLS

Tranquil Living

HOEDSPRUIT • LIMPOPO • SOUTH AFRICA

www.orchardhills.co.za

PRESTIGIOUS DEVELOPMENT NOW SELLING



ORCHARD HILLS

Own a piece of paradise



DEVELOPED BY:

Orchards Valley
PROPERTIES

Orchards Valley Properties (Pty) Ltd
Registration Number: 2022/373430/07 | **Vat Number:** 4170305074
Contact: Marbe Marais | **Tel:** 082 897 6403 / 082 316 8088 | **Email:** sales@orchardhills.co.za



ABOUT

Orchard Hills

26 Units will be developed, each on its own spacious stand. Stands are on average 685m². Orchard Hills is a 3.5 ha estate conveniently located 5 minutes from town on the main road towards Hoedspruit. The estate will be pet friendly and situated in between orchards to create a true country atmosphere.

Hoedspruit is a fast-developing town and in need of affordable quality homes of high standard finishes. In Hoedspruit town, a new mall were approved for construction and a private hospital is currently being built; which will attract more cosmopolitan residents.

We have successfully constructed and sold high end units to the local and foreign market on Leadwood Big Game estate, Raptors View Wildlife Estate, Moditlo Game Reserve, Olifants Game Reserve and Timbavati.

We identified the need for local housing in the community which has sparked a lot of interest from local residents wanting to move out of town and living a more luxurious and restful life.

OVERVIEW

Full Title Deed	✓
Secured Access Gate	✓
Parameter Wall & Units Fenced	✓
Architecturally Designed Units	✓
Nestled Between Orchards	✓
Close To Shops & Schools	✓
Privacy Between Units	✓
Contemporary Farmhouse Design	✓
Spacious And Light Interiors	✓
Energy Efficient	✓
Solar Options Available	✓
Pets Are Allowed – See HOA Rules	✓
Spacious Gardens	✓
20km From Eastgate Airport	✓
Communal Park	✓
75km From Orpen Gate, Kruger National Park	✓

26
Units
Available

From
R2.5m
Excl. VAT

2
Pre-designed
Plans
Available





Option **1**

2 BEDROOM UNIT

213m²

Parking: 2 Carports Per Unit	✓
Bathrooms: 2, Main Bedroom Ensuite	✓
Lounge	✓
Pantry Cupboard	✓
Scullery	✓
Aircons: 2, Lounge & Main Bedroom	✓
Built - In Braai	✓
Pets Allowed: As per HOA Rules	✓
Garden & Paving	✓

* Pool: Optional Extra

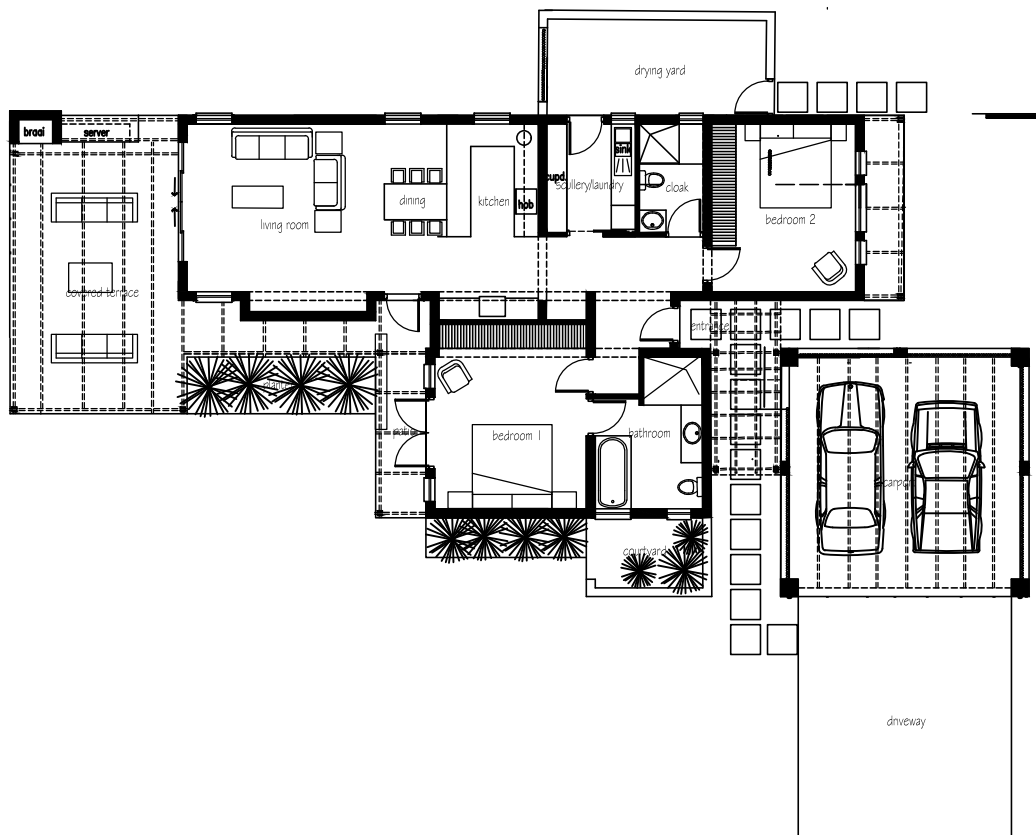
From
R2 500 000
 (Excl. VAT)

* Excludes: Transfer Duties & Costs

* Customised plans available on request to estate architectural standards – cost may vary.



2 BEDROOM UNIT



ENTRANCE ELEVATION (SOUTH)

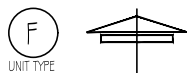


WEST ELEVATION



EAST ELEVATION

SOUTH ENTRY UNIT 2 BEDROOM



UNIT TYPE

HOUSE SPACE AREAS.

INTERNAL FLOOR AREAS.

- ENTRANCE HALL 2100 x 1400
- SITTING RM. AND DINING RM. 6500 x 4200
- KITCHEN 2300 x 4900
- SCULLERY / LAUNDRY 2200 x 2700
- BEDROOM 1 (EXCLUDING CUPD) 3800 x 4000
- BATHROOM 1 2700 x 3800
- BEDROOM 2 (EXCLUDING CUPD) 3000 x 4200
- BATHROOM 2 (CLOAK RM.) 1600 x 2700
- INTERNAL PASSAGE WIDTH 1100 - 1350

EXTERNAL FLOOR AREAS

- COVERED ENTRANCE 800 x 1200
- PERGOLA ENTRANCE (COVERED) 4350 x 1740
- COVERED DOUBLE CARPORT 6220 x 6220
- COVERED TERRACE 4250 x 7480
- COVERED BEDROOM PATIOS 4240 x 1260
- COVERED EXTERNAL WALKWAY 6330 x 1400
- OPEN DRYING YARD 5500 x 2400
- DRIVEWAY 5350 x 6000

BUILDING AREAS

- HOUSE FLOOR AREA 119,0 SQ. M.
- COVERED TERRACE 32,2 SQ. M.
- COVERED DOUBLE CARPORT 38,5 SQ. M.
- COVERED PERGOLAS & PATIOS 24,2 SQ. M.

HOUSE DESIGN FEATURES.

- SPACIOUS 2 BEDROOM, 2 BATHROOM HOUSE
- LARGE OPEN PLAN SITTING ROOM, DINING AND KITCHEN. SEPARATE LAUNDRY / SCULLERY.
- SPACIOUS COVERED TERRACE, COVERED BEDROOM PATIOS AND WALKWAYS.
- DOUBLE CARPORT AND COVERED ENTRANCE.



Option 2

3 BEDROOM UNIT

249m²

Parking: 2 Carports Per Unit	✓
Bathrooms: 3, 2 Bedrooms Ensuite	✓
Lounge	✓
Pantry Cupboard	✓
Scullery	✓
Aircons: 2, Lounge & Main Bedroom	✓
Built - In Braai	✓
Pets Allowed: As per HOA Rules	✓
Garden & Paving	✓

* Pool: Optional Extra

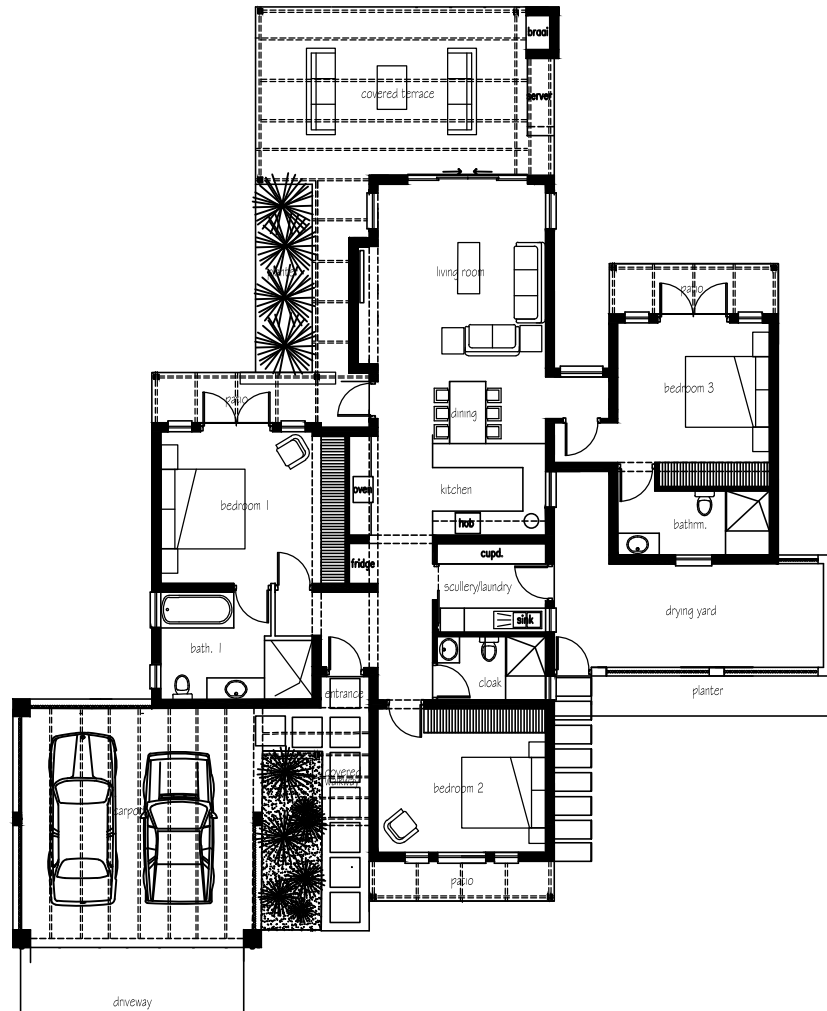
From
R3 000 000
 (Excl. VAT)

* Excludes: Transfer Duties & Costs

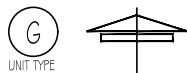
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3 BEDROOM UNIT



SOUTH ENTRY UNIT 3 BEDROOM



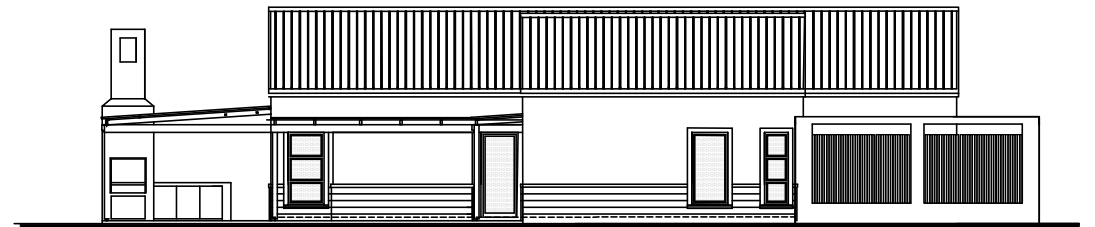
UNIT TYPE



ENTRANCE ELEVATION (SOUTH)



NORTH ELEVATION



WEST ELEVATION

HOUSE SPACE AREAS.

INTERNAL FLOOR AREAS.

- ENTRANCE HALL 2100 x 1400
- SITTING RM. AND DINING RM. 6500 x 4200
- KITCHEN 2300 x 4900
- SCULLERY / LAUNDRY 2200 x 2700
- BEDROOM 1 (EXCLUDING CUPD) 3800 x 4000
- BATHROOM 1 2700 x 3800
- BEDROOM 2 (EXCLUDING CUPD) 3000 x 4200
- BATHROOM 2 (CLOAK RM.) 1600 x 2700
- BEDROOM 3 (EXCLUDING CUPD) 3500 x 3800
- BATHROOM 3 1600 x 3800
- INTERNAL PASSAGE WIDTH 1100 - 1350

EXTERNAL FLOOR AREAS

- COVERED ENTRANCE (ROOF) 800 x 1200
- PERGOLA ENTRANCE (COVERED) 2950 x 1450
- COVERED DOUBLE CARPORT 6220 x 6220
- COVERED TERRACE 4250 x 7480
- COVERED BEDROOM PATIOS 4240 x 1260
- COVERED EXTERNAL WALKWAY 6330 x 1400
- OPEN DRYING YARD 2600 x 6750
- DRIVEWAY 5350 x 6000

BUILDING AREAS

- HOUSE FLOOR AREA 151,0 SQ. M.
- COVERED TERRACE 32,2 SQ. M.
- COVERED DOUBLE CARPORT 38,5 SQ. M.
- COVERED PERGOLAS & PATIOS 27,7 SQ. M.

HOUSE DESIGN FEATURES.

- SPACIOUS 3 BEDROOM, 3 BATHROOM HOUSE CAN BE BUILT AS 2 BEDROOM, 3rd ADDED LATER.
- LARGE OPEN PLAN SITTING ROOM, DINING AND KITCHEN. SEPARATE LAUNDRY / SCULLERY.
- SPACIOUS COVERED TERRACE, COVERED BEDROOM PATIOS AND WALKWAYS.
- DOUBLE CARPORT AND COVERED ENTRANCE.

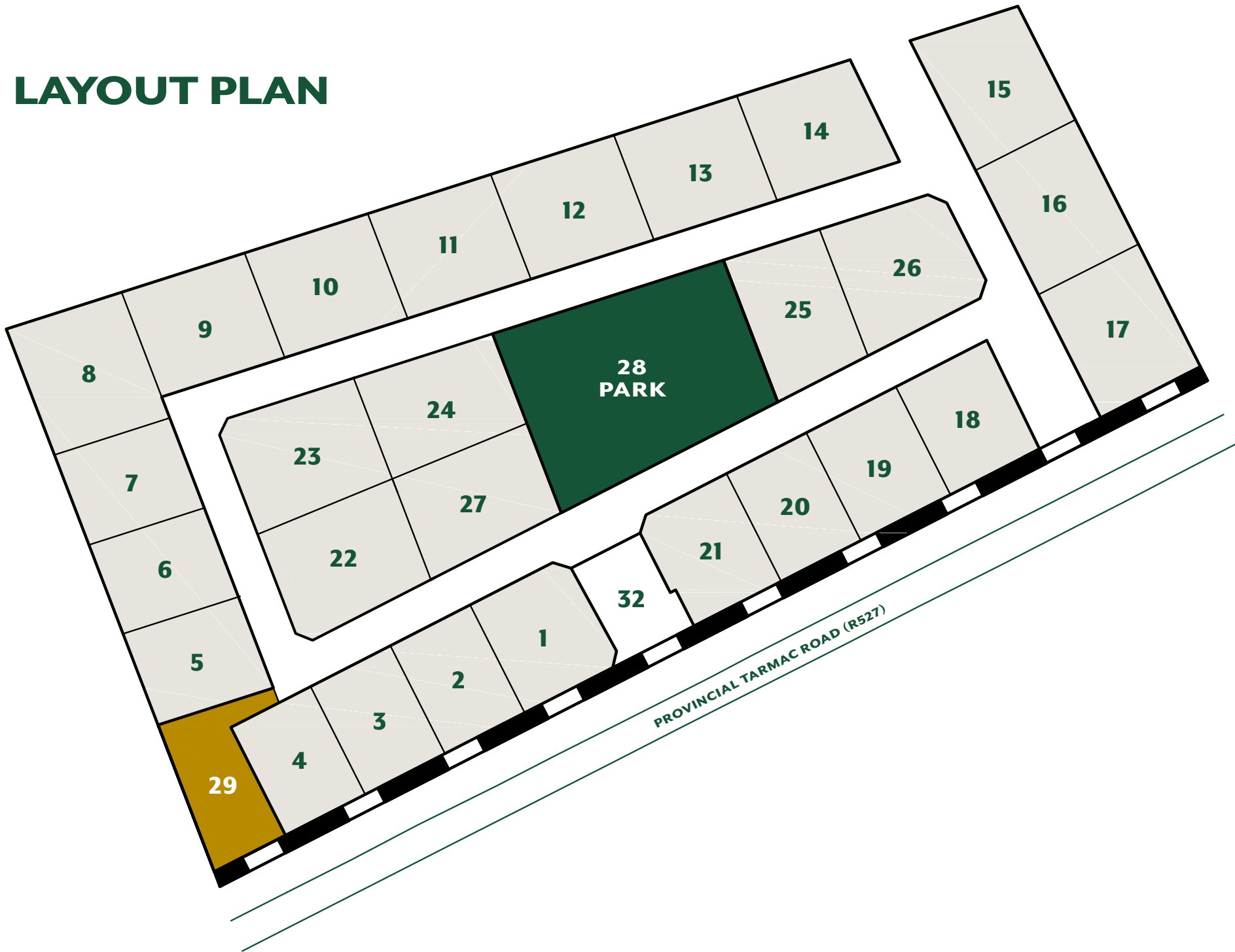


P.O. BOX 31255, KYJAM, 1684. TEL. (011) 702-3456. GEL. 083 3778041





LAYOUT PLAN





OH

Embed your roots

IN THE RICH CULTURE OF **HOEDSPRUIT**

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ORCHARD HILLS



CONTACT

Speak to us to claim your place in this prestigious development.

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