

AVANTI

RESIDENCES

BUYERS GUIDE





AVANTI
RESIDENCES

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



TSC

SHOWROOM &
SUPERCAR VAULT

Zimbali

LAKES

Zimbali Lakes offers residents a realm of choice when it comes to dining, entertainment, sports, recreation and leisure.

KEY

- 1 Ernie Els Suites
- 2 Zimbali Square
- 3 Zimbali Sports Club
- 4 Tatali Views
- 5 Tatali Mansions
- 6 Tatali Signature Villas
- 7 Tatali Sky

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Command

THE EXTRAORDINARY

Avanti Residences offers an exclusive collection of 63 luxury Apartments, Duplex and Penthouse units.

- 1-Bedroom Apartments — Efficient, view-led layouts with seamless indoor-outdoor flow.
- 2-Bedroom Duplexes — Split-level living with generous terraces and elevated outlooks.
- 2 and 3-Bedroom Penthouses — Statement, scale and panoramic ocean, lake and fairway views.

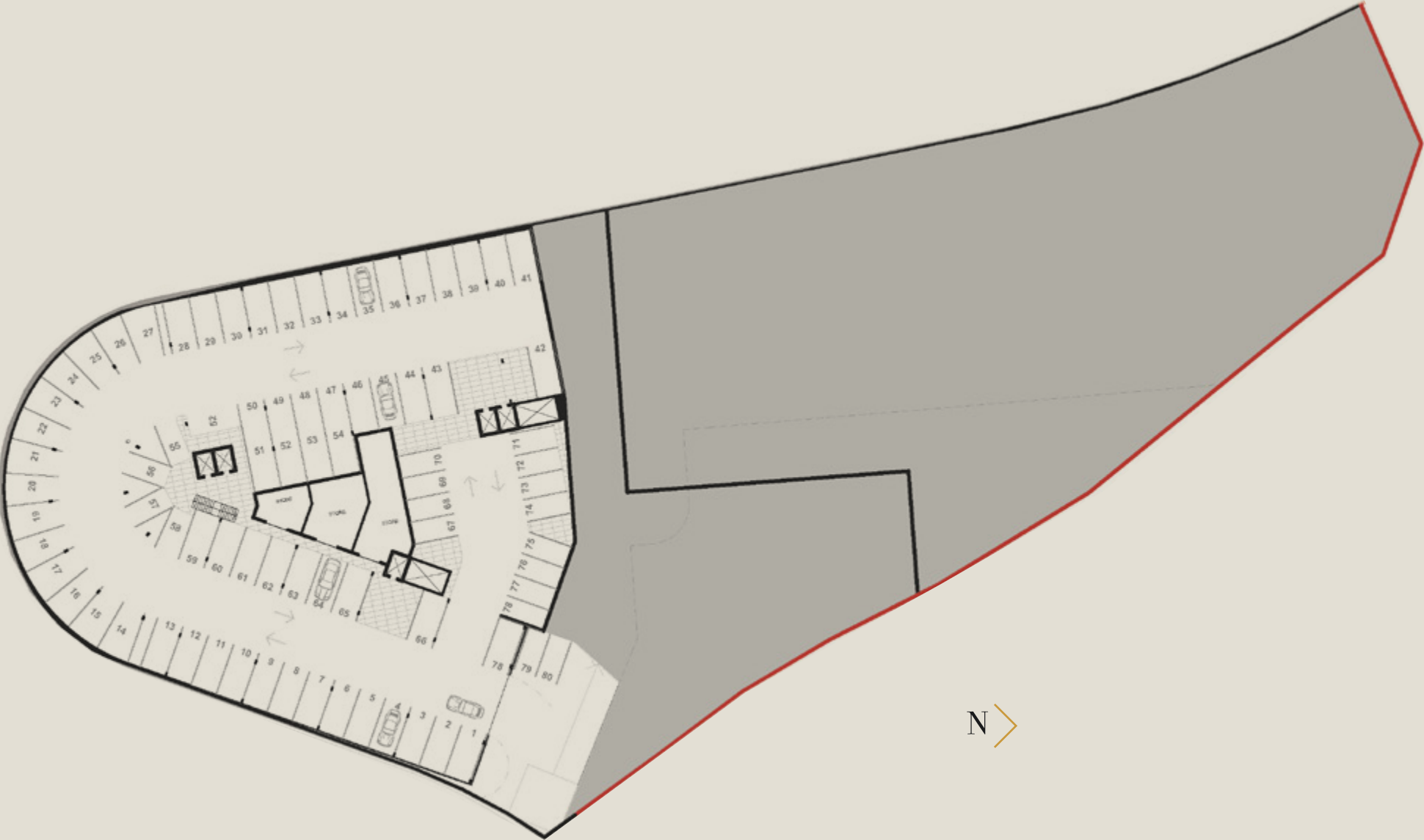
Disclaimer: The depictions herein are for illustration purposes only and are subject to change without prior notice.

Floor

P L A N



B A S E M E N T



N >

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Floor PLAN



LEVEL 0



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Floor

P L A N



L E V E L 1



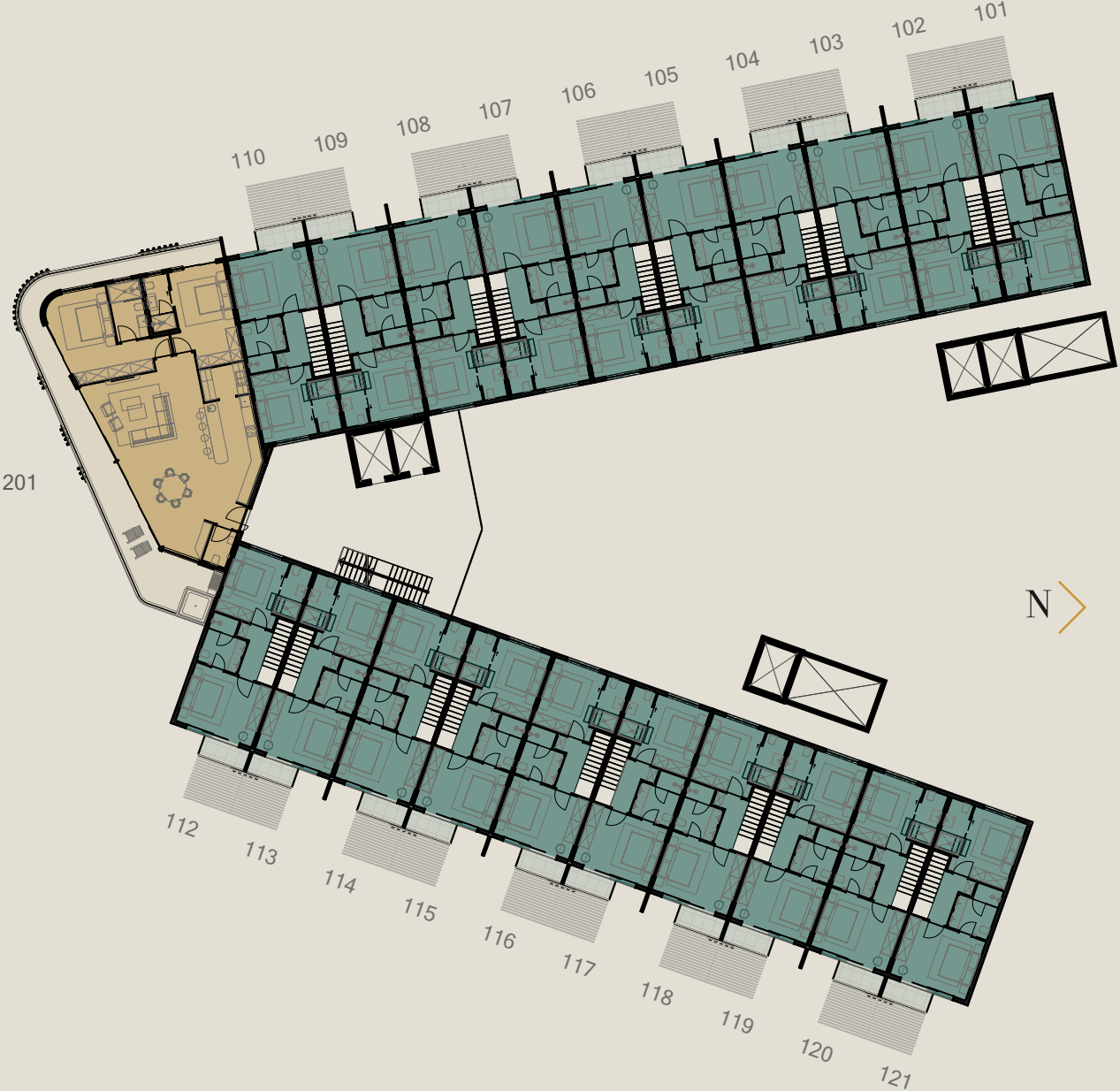
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Floor

P L A N



L E V E L 2



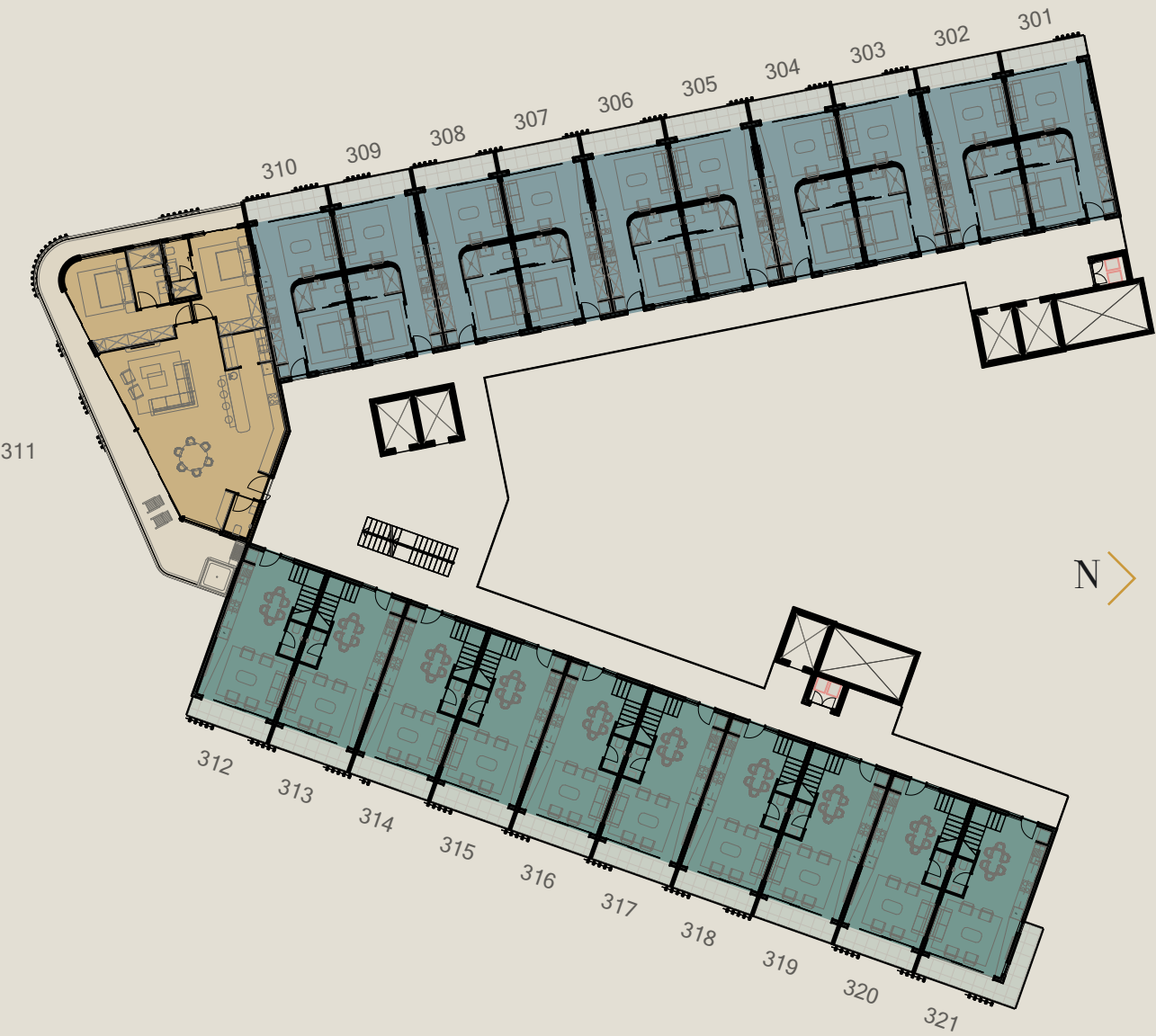
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Floor

P L A N



L E V E L 3



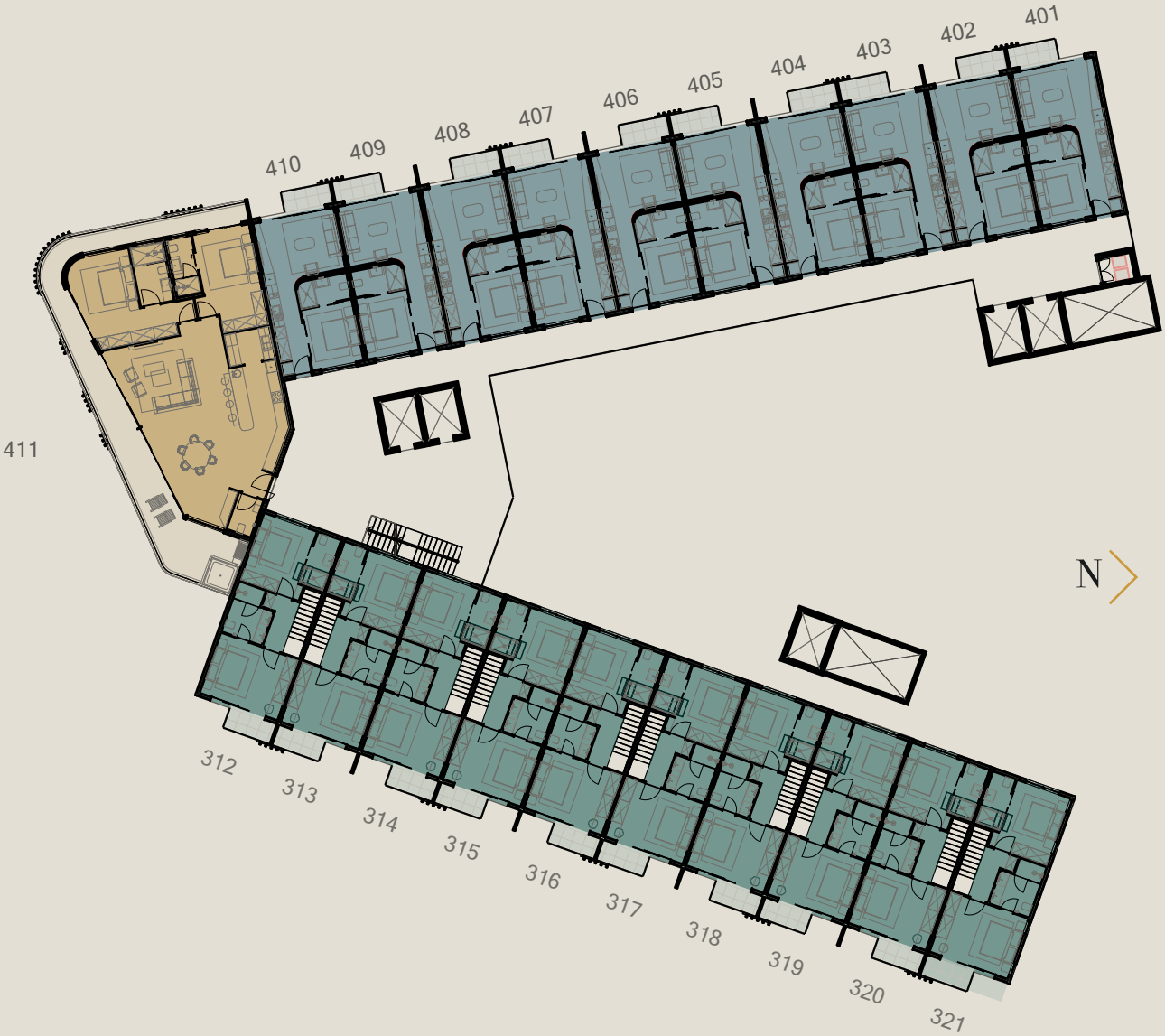
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Floor

P L A N



L E V E L 4



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Floor

P L A N



L E V E L 5



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Floor

P L A N



L E V E L 6

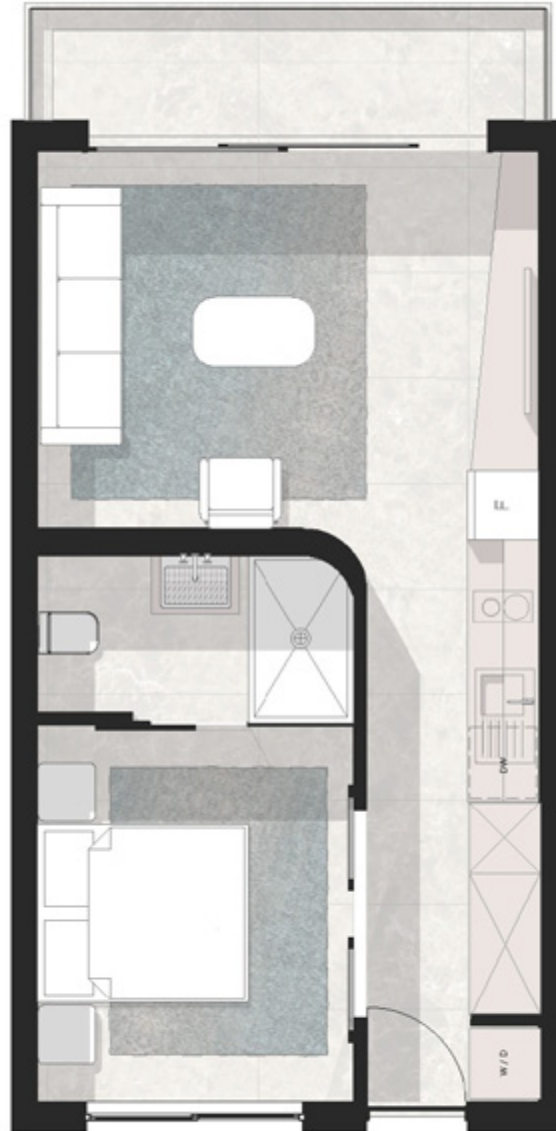


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PLAN



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UNIT TYPE

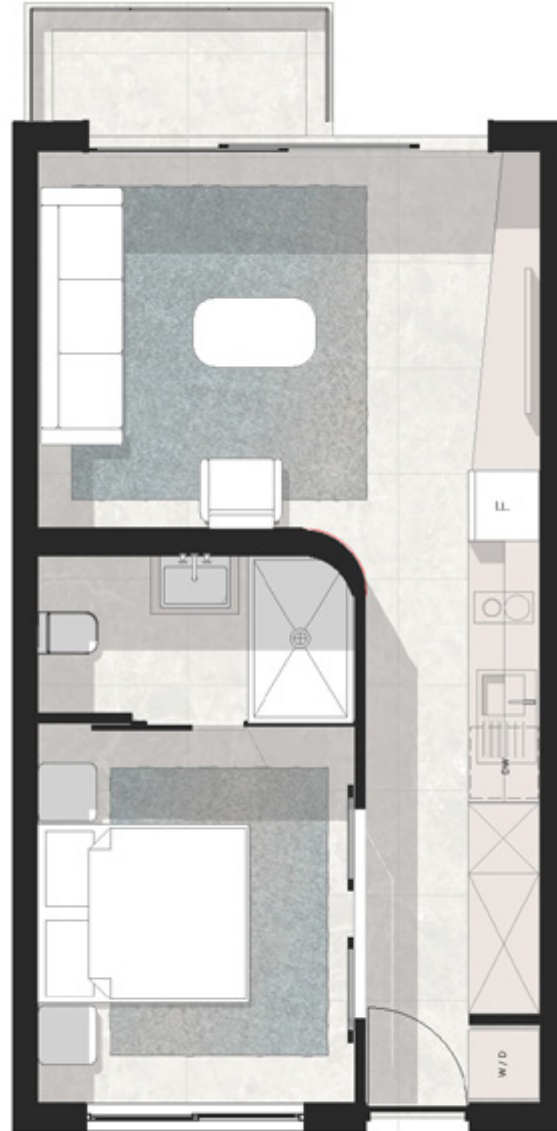
Apartment A

1-Bedroom, 1-Bathroom

Total Area:	55.8m²
Internal Area:	38.2m ²
External Area:	5.1m ²
Parking:	12.5m ²

Units: 301 to 310

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



UNIT TYPE

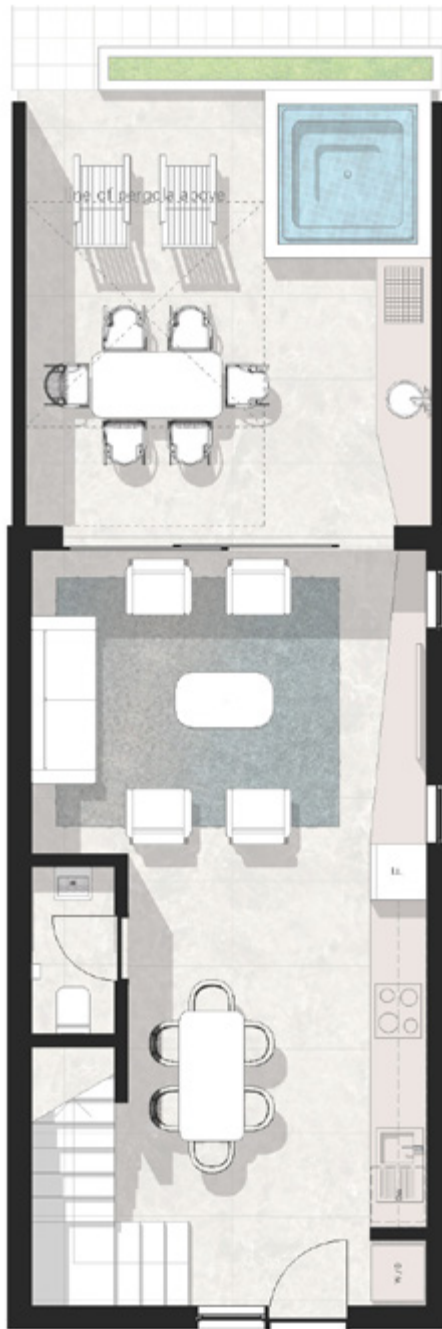
Apartment B

1-Bedroom, 1-Bathroom

Total Area:	53.7m²
Internal Area:	38.2m ²
External Area:	3m ²
Parking:	12.5m ²

Units: 401 to 410

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



Lower floor



Upper floor

UNIT TYPE

Duplex A

2-Bedroom, 2.5-Bathroom

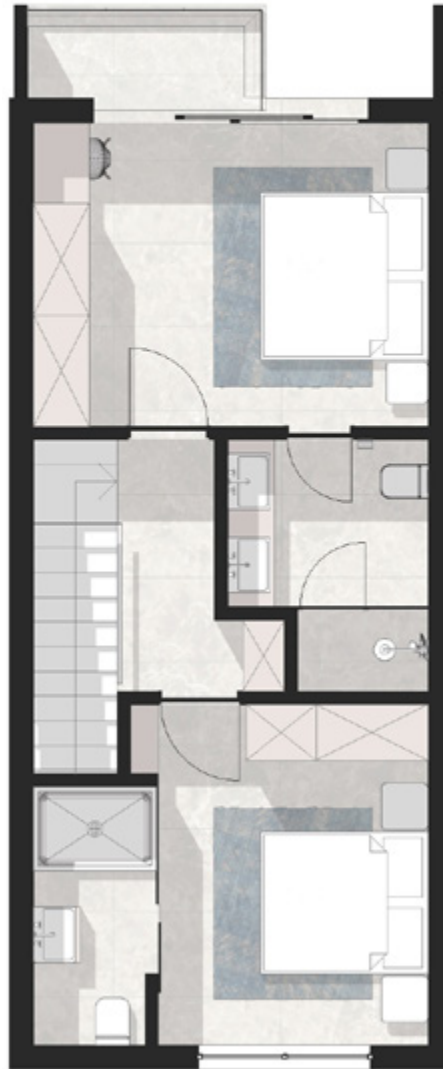
Total Area:	118m²
Internal Area:	80.9m ²
External Area:	24.6m ²
Parking:	12.5m ²

Units: 101 to 110
Units: 112 to 121

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



Lower floor



Upper floor

UNIT TYPE

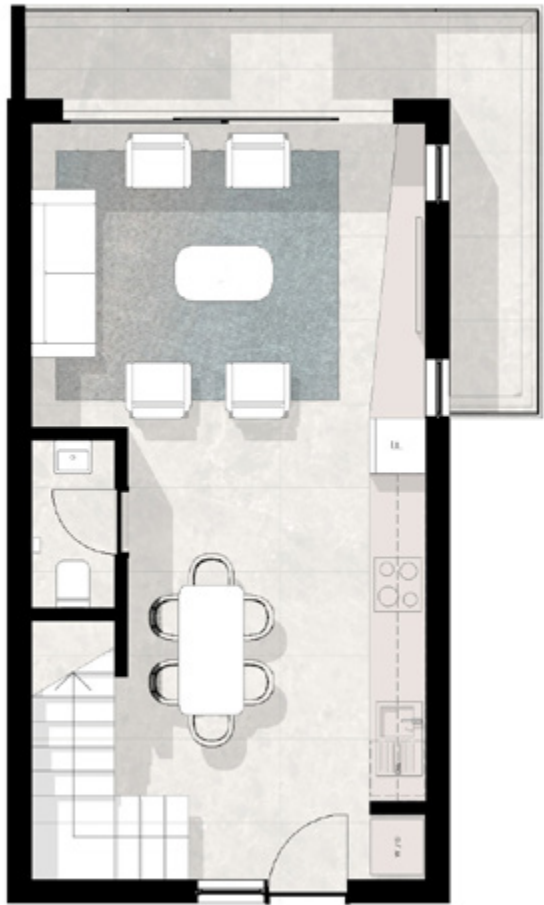
Duplex B

2-Bedroom, 2.5-Bathroom

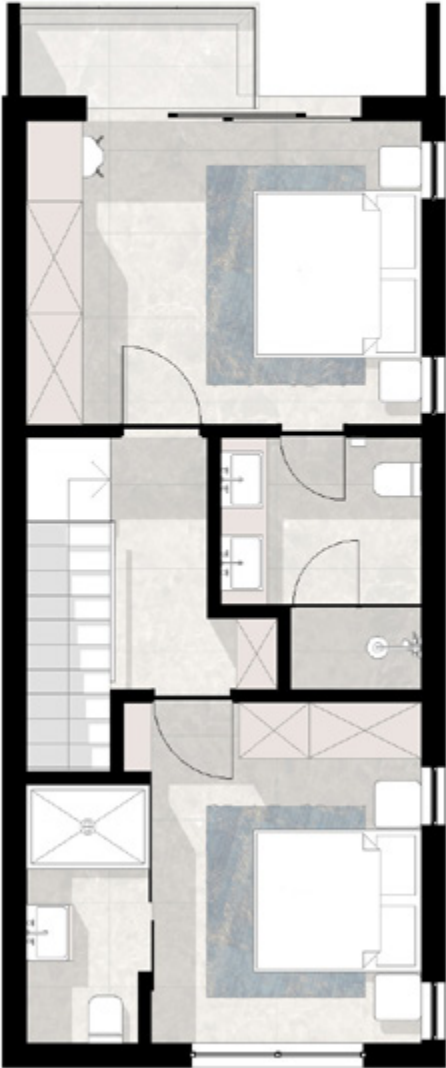
Total Area:	101.7m²
Internal Area:	81.1m ²
External Area:	8.1m ²
Parking:	12.5m ²

Units: 312 to 320

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



Lower floor



Upper floor

UNIT TYPE

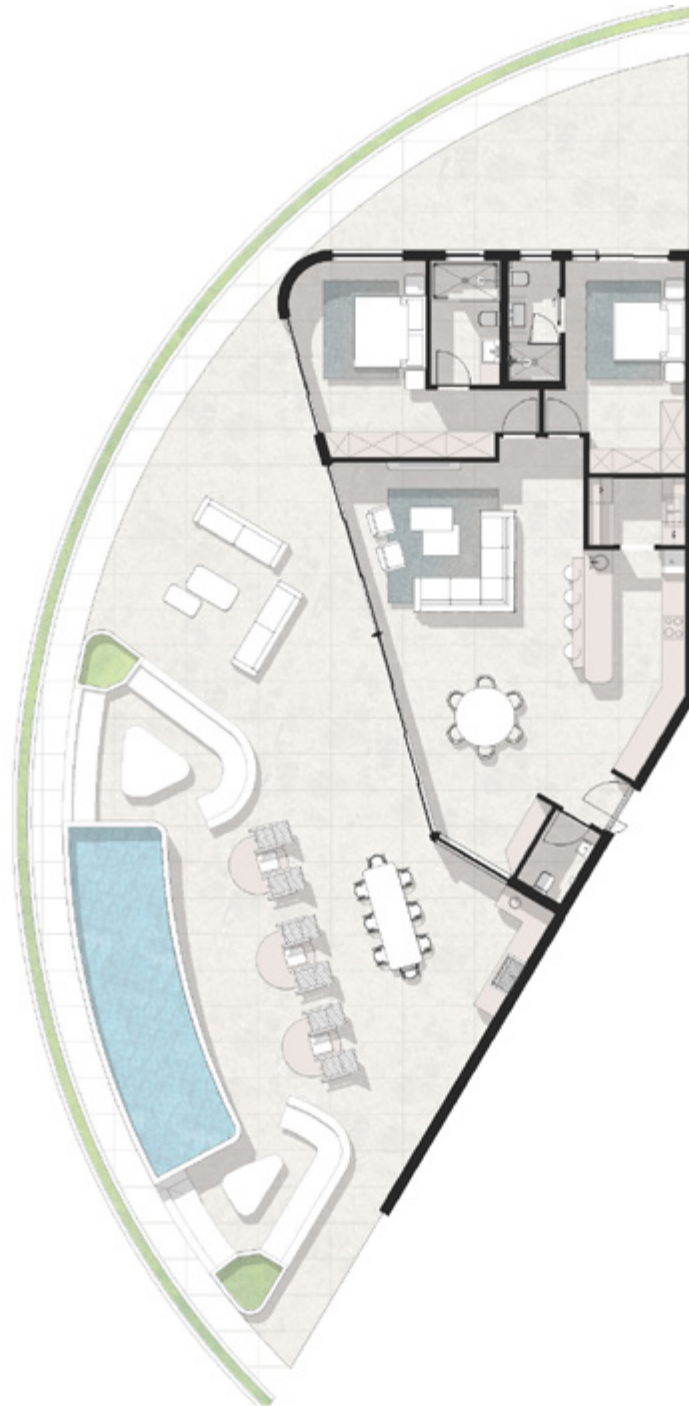
Duplex C

2-Bedroom, 2.5-Bathroom

Total Area:	106.6m²
Internal Area:	81.1m ²
External Area:	13m ²
Parking:	12.5m ²

Unit: 321

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



UNIT TYPE

Penthouse A

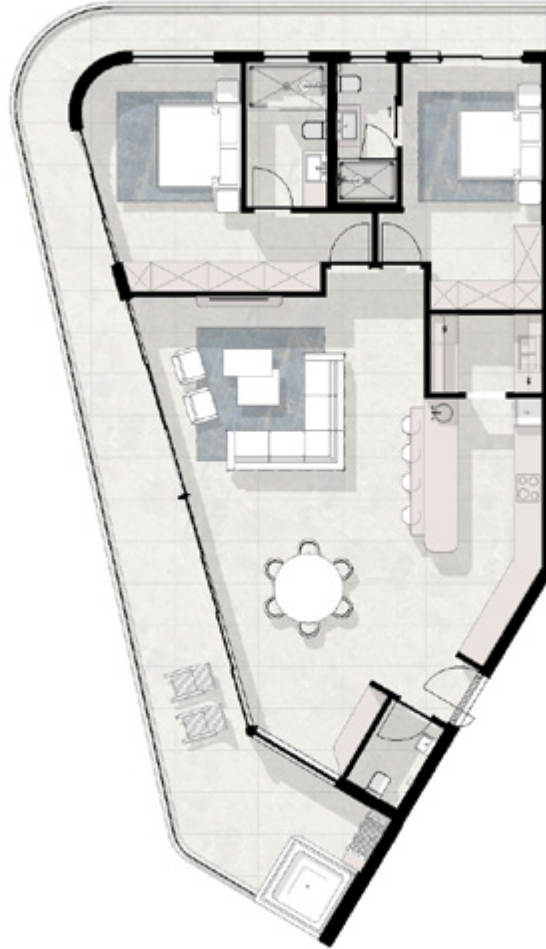
2-Bedroom, 2.5-Bathroom

Total Area:	356.3m²
Internal Area:	122.8m ²
External Area:	208.5m ²
Parking:	25m ²

Unit: 111

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall

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UNIT TYPE

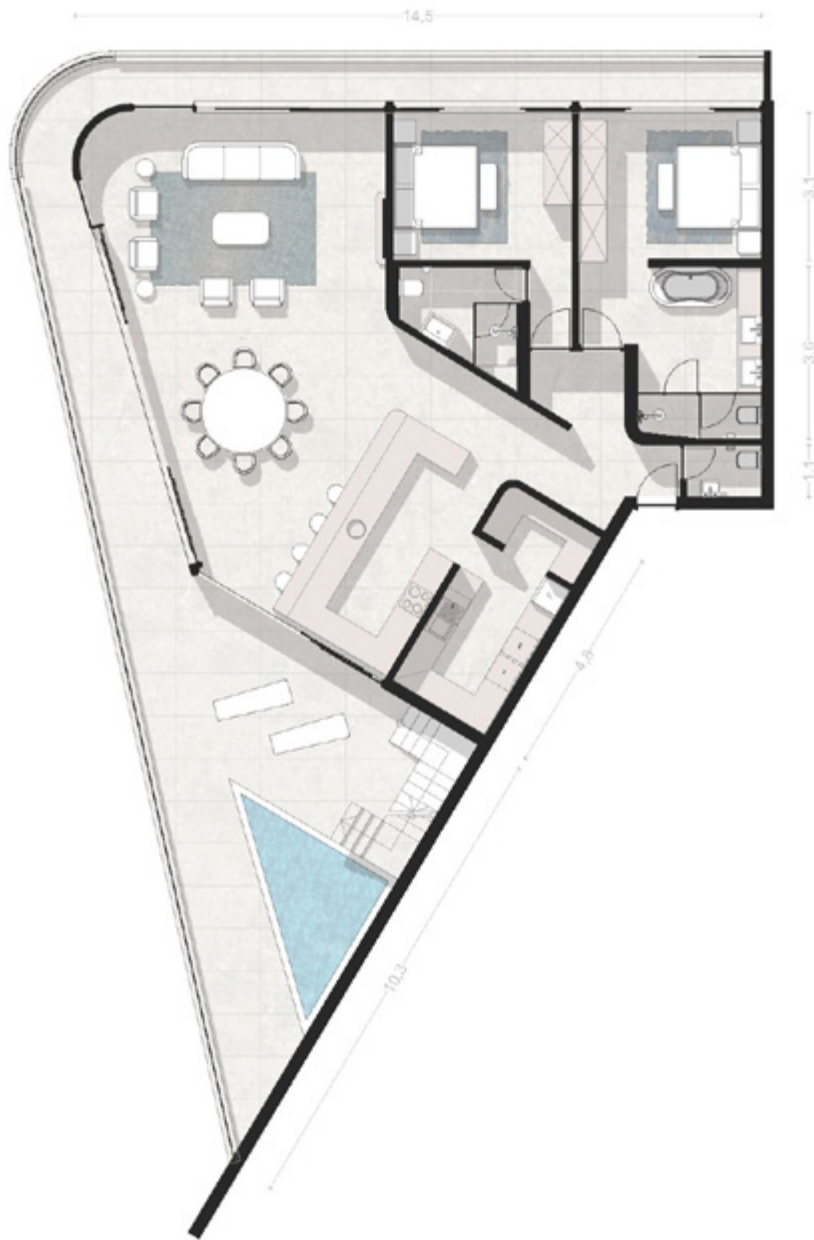
Penthouse B

2-Bedroom, 2.5-Bathroom

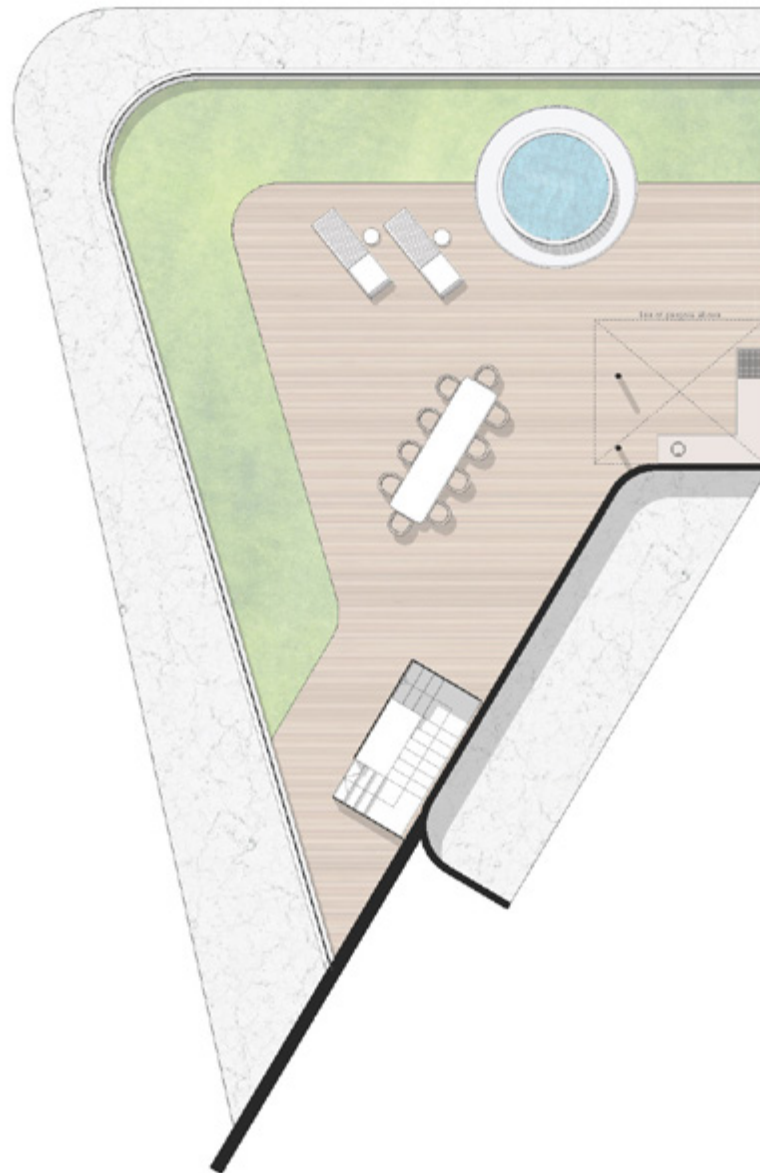
Total Area:	188.5m²
Internal Area:	122.8m ²
External Area:	53.2m ²
Parking:	12.5m ²

Units: 201, 311, 411

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



Lower floor



Roof deck

UNIT TYPE

Penthouse C

2-Bedroom, 2.5-Bathroom

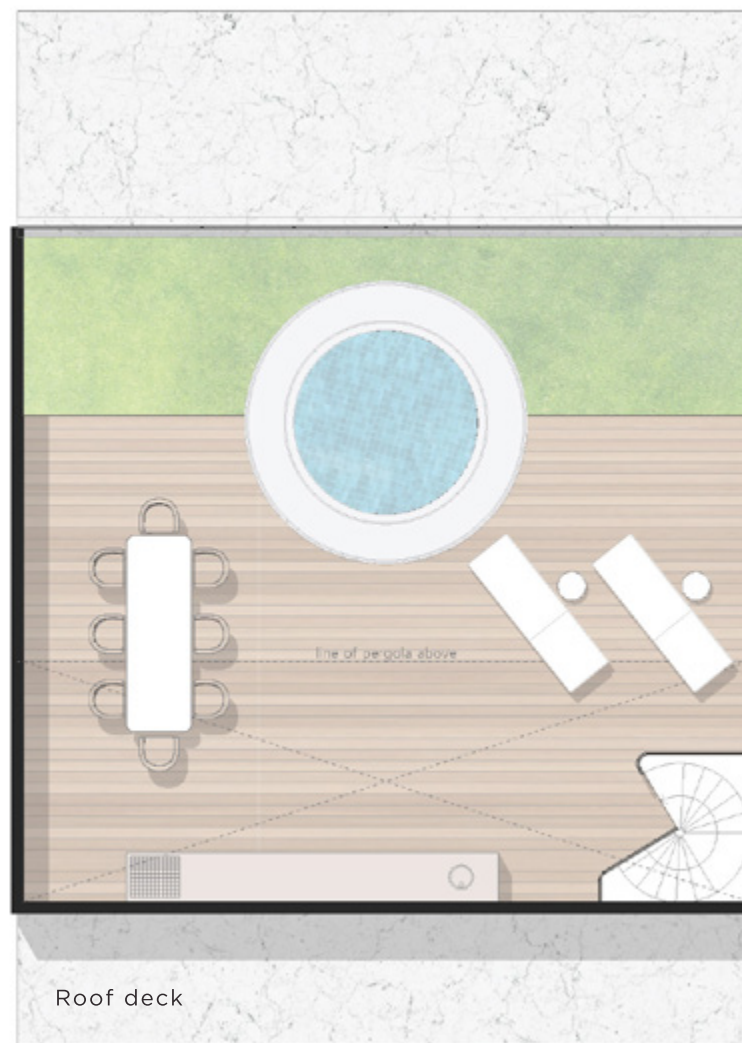
Total Area:	409.5m²
Internal Area:	144.4m ²
External Area:	240.5m ²
Parking:	25m ²

Unit: 505

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



Lower floor



Roof deck

UNIT TYPE

Penthouse D

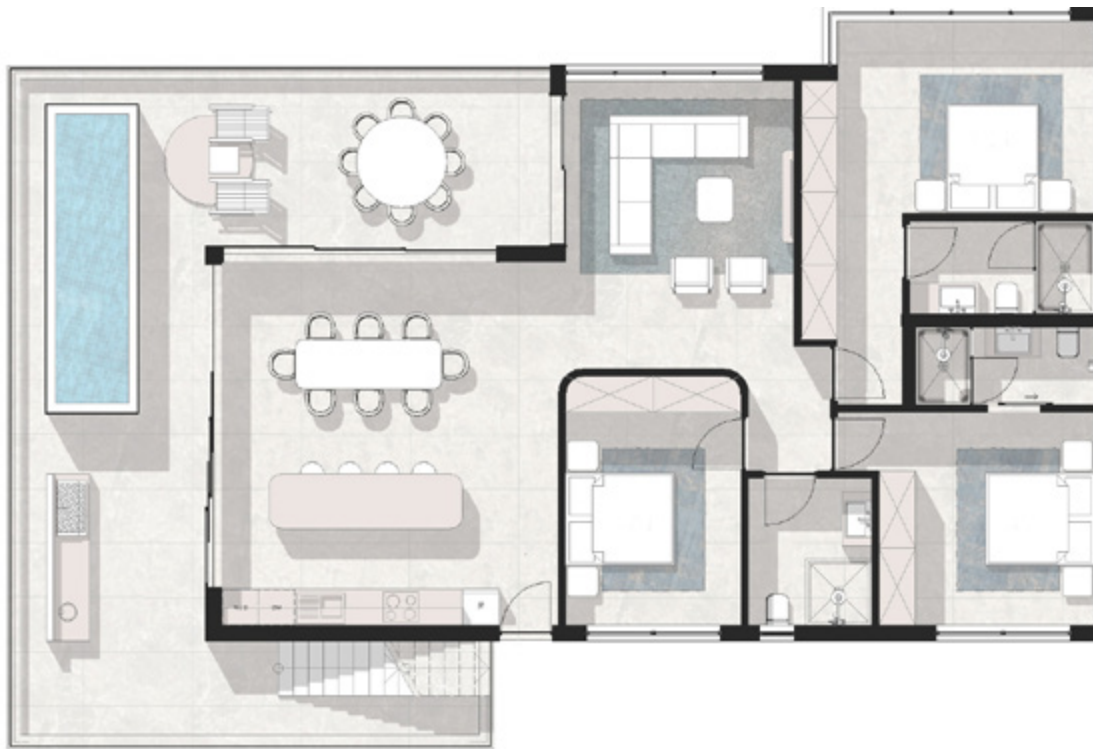
2-Bedroom, 2.5-Bathroom

Total Area:	177.3m²
Internal Area:	83.3m ²
External Area:	81.5m ²
Parking:	12.5m ²

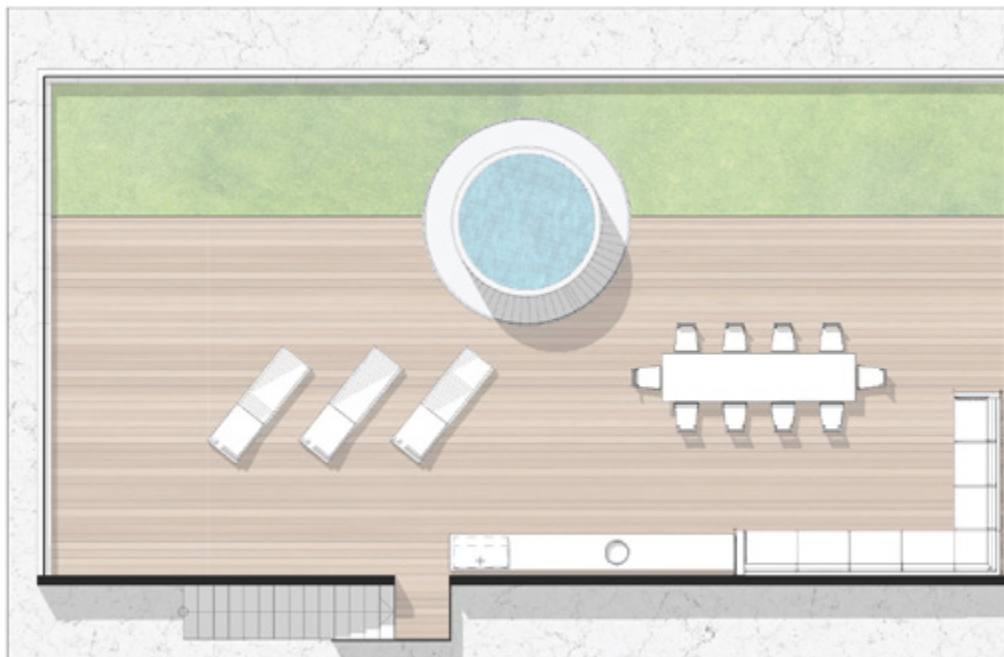
Units: 501 to 504

Units: 506 to 508

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall



Lower floor



Roof deck

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UNIT TYPE

Penthouse E

3-Bedroom, 3-Bathroom

Total Area:	352.4m²
Internal Area:	127.8m ²
External Area:	199.6m ²
Parking:	25m ²

Unit: 509

Note: Internal area noted above measured as per SAPOA guidelines i.e. to centreline of shared walls (with adjacent units) and external face of outer wall

Avanti Residences

FACT SHEET

DEVELOPMENT: Avanti Residences

PRODUCT USE: Residential

DESIGN CONSULTANTS & PROFESSIONAL TEAM:

Project Architect: COA Architects

CONVEYANCERS:

Garlicke & Bousfield

TOTAL SITE AREA: Part of the 300 ha Zimbali Lakes master development

TOTAL RESIDENTIAL UNITS: 63

FACILITIES AND AMENITIES:

- TSC Showroom and Supercar Vault
- White-glove valet reception
- TSC Skybar and Restaurant
- Zimbali Square Signature Retail
- Zimbali Sports Club
- Ernie Els Signature Course – 18 Hole
- Els Performance Golf Academy
- Lake access and non-motorised water sports

AREA AMENITIES:

- Netcare Alberlito Hospital – 6 km
- Ballito Lifestyle Centre – 7 km
- Ballito Junction Mall – 4 km
- Ballito Main Beach / Willard Beach – 8.7 km
- King Shaka International Airport – 16 km
- Ashton International College – 6 km
- Reddam House – 6.6 km

UNITS:

- 20 One-bed Apartments
- 30 Two-bed Duplexes
- 12 Two-bed Penthouses
- 1 Three-bed Penthouse
- Total 63 Units

DISCLAIMER: Information in this fact sheet is subject to change at the developer's discretion without prior notice.



Pricing

& LEGAL

PAYMENT TERMS

The development's designated conveyancers are:
Garlicke & Bousfield

All amounts paid are held in the attorney's interest bearing trust account, pending transfer.

An initial R50,000 deposit (incl. VAT) is payable to secure the reservation of each unit.

Upon signature of the contract of sale, the balance of the 10% deposit is due within 10 days.

Thereafter, the balance of the purchase price is to be secured either by way of a bond, granted from an approved financial institution within 30 days, or a guarantee issued from a registered South African commercial bank within 7 days of request by the conveyancer. Alternatively, the funds may be deposited into the conveyancer's trust account, within 7 days from request, which shall be invested in an interest-bearing account with Investec, all interest accrued will be to the buyers benefit.

It is advisable that pre-approved finance is confirmed.

CONTRACT OF SALE

This document is available for download on
<https://tatali.co.za/avanti/>

Kindly ensure that you have read and fully understand the terms and conditions prior to the launch and subsequent signing thereof.

SECTIONAL TITLE PROPERTIES ACT

Avanti Residences falls under the Sectional Title Properties Act. For further information on the act, kindly go to: www.acts.co.za

NHBRC

Through the National Home Builders Registration Council (NHBRC) enrolment process, homeowners enjoy several benefits, including major structural warranty cover and access to a complaint procedure, which aims to ensure that builders meet their obligations under the Act.

HOME ENROLMENT BENEFITS INCLUDE:

Compliance to NHBRC's Home Builders' Manual, which sets minimum quality standards NHBRC quality inspections during construction

Major structural warranty cover for a period of up to five years from date of occupation

NHBRC mediation between homeowner and builder.

Recourse through complaints, arbitration and remedial processes

Find out more here: www.nhbrc.org.za/

CONSUMER PROTECTION ACT

Avanti Residences terms are fully compliant with the South African Consumer Protection Act.

To download a copy, kindly go to:
www.labourguide.co.za/consumer-protection-act/

Frequently asked

QUESTIONS

WHAT ARE THE RULES REGARDING SHORT- TERM RENTALS?

Short-term rentals are permitted and managed by the appointed operator

CAN I CUSTOMISE MY INTERIOR FIT, AND WHAT DOES THE TURNKEY FURNISHING PACKAGE INCLUDE?

Units are delivered as per the contract and schedule of finishes any customisation is permitted only after transfer and is subject to HOA approvals.

WHAT SECURITY AND RESILIENCE FEATURES (POWER, WATER, CONNECTIVITY) ARE IN PLACE?

- 24/7 manned Zimbali Lakes gatehouses with biometric or QR-code access
- Perimeter fencing with anti-dig and anti-climb measures
- HD CCTV camera matrix, monitored off-site and on-site
- Licence-plate recognition (LPR) at all vehicle entries and exits
- On-site armed response teams
- Internal roaming patrols (foot, golf-cart, and vehicle)

ARE PETS ALLOWED WITHIN AVANTI RESIDENCES?

Yes, subject to HOA approval

WILL VISITOR PARKING BE PROVIDED?

Yes, as per the municipal guidelines

WILL VISITORS, DOMESTIC STAFF AND SERVICE PROVIDERS BE ABLE TO ENTER THE ESTATE?

Yes, subject to security protocols



AVANTI

RESIDENCES



WWW.TATALI.CO.ZA



Scan to view our
interactive map