

SENIOR VILLAGE

AT STEYN CITY

WELCOME TO THE SENIOR VILLAGE AT STEYN CITY
WHERE YOU CAN LIVE YOUR BEST LIFE

A place where all your needs are met
A place to thrive and embrace your golden years



Enjoy a healthy, active, and convenient lifestyle, where world-class facilities cater to your every need for a fulfilling life.

- 2,000-Acre parkland
- 18-hole Nicklaus-design championship golf course
- 45km floodlit promenade
- 50km MTB track
- Children's playnodes
- Equestrian
- Lagoon precinct with watersports
- Fitness centres
- Flood-lit tennis, pickleball, and padel courts
- Dining options



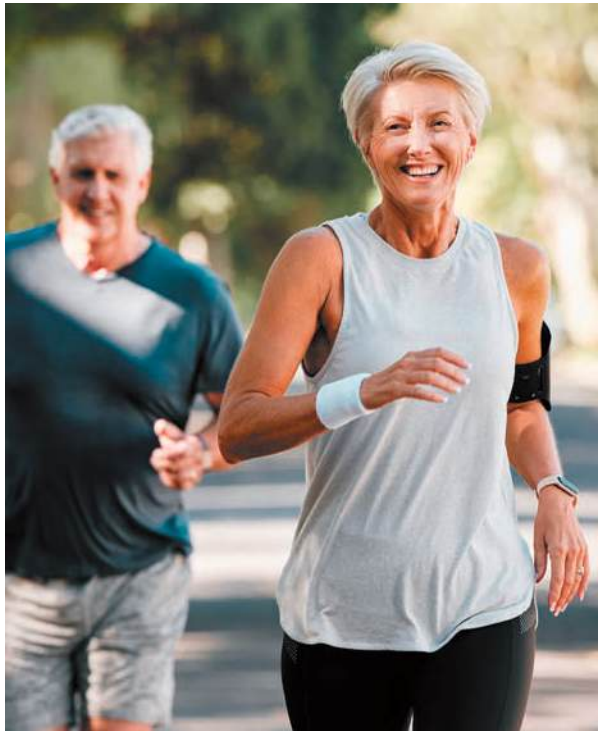














MULTIGENERATIONAL COMMUNITY

The Senior Village is designed so residents can enjoy every minute close to family and friends sharing energy and a zest for life.

WHERE IS THE SENIOR VILLAGE LOCATED?

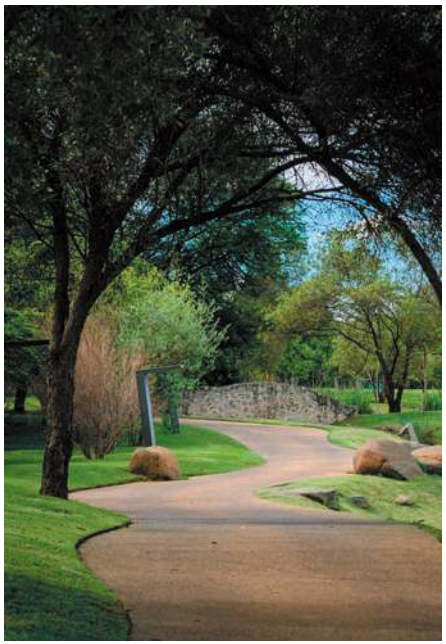
The Senior Village is located within Steyn City's flagship apartment development, City Centre. Launched in 2021, the City Centre is an entirely pedestrianised zone, designed as a series of villages, each clustered around a treed piazza.

The apartment homes are remarkable for their size, offering wide passages and high ceilings, with all bedrooms large enough to accommodate a king size bed. Climate control and double glazed windows are standard throughout.

The Senior Village offers the perfect blend of comfort and convenience, nestled within a vibrant, pedestrian-friendly community designed to foster a sense of community and connection.



















SENIOR VILLAGE HOMES & FEATURES

The first phase of the Senior Village features over 100 apartments within City Centre, offering a variety of one-, two-, three-, and four-bedroom units in both single and double-storey layouts. Extended units are also available, with some of the larger homes featuring a home office or hobby room.

In line with Steyn City's pedestrianised environment, vehicles are parked underground, and residents can access their homes via a lift core. Some double-storey apartments include a private lift, and select units are designed for mobility-impaired residents. All homes are equipped with piped gas heating.



Experience the pinnacle of luxury, modern living with the Senior Village homes at City Centre – thoughtfully designed for comfort, accessibility, and enhanced with world-class finishes for an unparalleled lifestyle.



Senior Village - Sky Bar and Lounge

SENIOR VILLAGE LIFESTYLE & FACILITIES

Village residents and their guests enjoy exclusive access to the Senior Village Lifestyle Centre, which features a Sky Bar and Lounge with a coffee pause area and separate multifunctional recreation rooms.

The Hydro Centre consists of a heated, wheelchair-accessible swimming pool, a spa bath, sauna, steam room, and a fitness centre with changing rooms and showers. Additionally, the centre includes a studio for pilates, yoga, stretching, and dance, as well as a small consulting space for future physical therapists. Residents can also explore the beautifully curated Discovery Gardens, designed to offer tranquil spaces for relaxation, reflection, and connection.

The Paputzis restaurant, open to all residents, serves an à la carte menu and offers a meal of the day, along with a coffee pause area for relaxation. Daily activities allow residents to connect with like-minded individuals in a peaceful setting while interacting with the broader Steyn City community. Residents may keep up to two small dogs as pets, although cats are not allowed.

*All facilities will be available upon occupation

Hydro Centre

Dog friendly

Peaceful setting

On-site storage facility



Senior Village - Lifestyle Centre



Senior Village - Hydro Centre

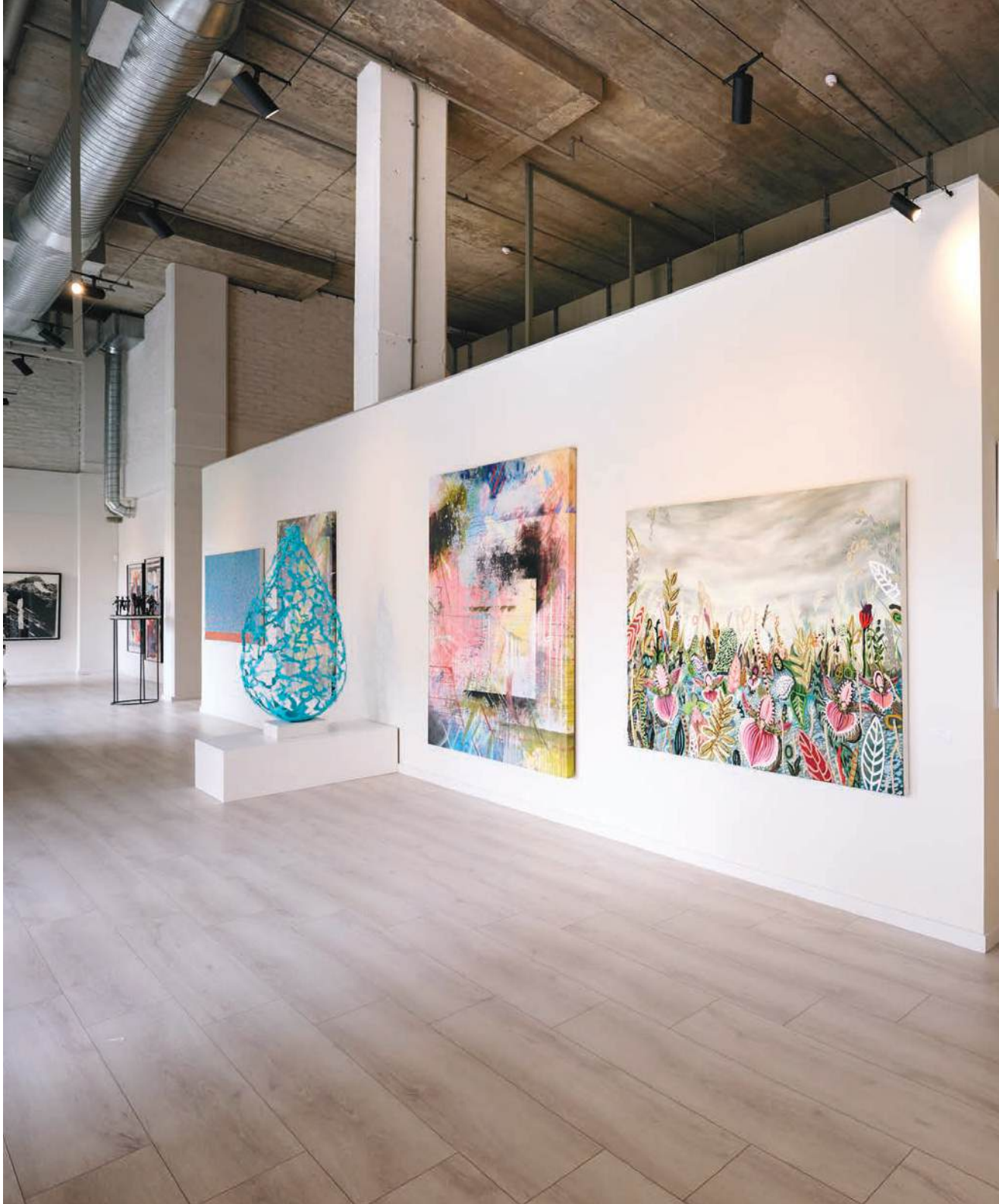




EFFORTLESS LIVING

At the Senior Village, everything is within easy reach. City Centre features a selection of inviting eateries and restaurants, retail stores including Le Creuset's colourful cookware, as well as The Gallery at Steyn City, where residents can appreciate a curated collection of local contemporary art.

Daily life is simplified with convenient services such as a laundry service, PostNet, Sorbet salon, and a Pack Life gym studio — with even more retail offerings coming soon to further enhance everyday living.




N HLUNGWANI


Laundry
@ STEYN CITY
DRY CLEANING
IRONING
TAILORING


Sorbet
Sorbet


LE CREUSET®

EXCLUSIVE DISCOUNTS FOR RESIDENTS

Special discounts at many of the facilities, including the golf course, restaurants, and Guild shared workspace and conference facilities. Enjoy savings at the Steyn City Saxon Spa. Family and friends staying at the Steyn City Hotel operated by the Saxon also benefit from discounted rates.







Café del Sol restaurant



Guild restaurant



Saxon Spa Steyn City



EXCITING NEW FACILITIES COMING IN 2025

These include lawn bowls and enhanced retail offerings such as a pharmacy, GP suites, a biokineticist, and a physiotherapist.

WHAT CARE SERVICES ARE AVAILABLE?

Renowned healthcare provider TOTALCARE, specialists in senior living facilities, has been appointed to manage the Frail Care Centre and the Lifestyle Centre. TOTALCARE is, furthermore, the operators of the Paputzis restaurant, which will also service the Sky Bar and Lounge.

TOTALCARE offers a range of tailored programmes (Lifestyle Living, Home Based Care, and the on-site Frail Care Facility), which residents may select based on their individual needs. Please note that residents contract these services separately through TOTALCARE.

TOTALCARE's ethos dovetails with that of Steyn City Senior Village, aiming to create an environment that enables residents to maintain their independence for as long as possible.



Primary Health Care Services

TOTALCARE will appoint a Village Nurse as well as a Care Companion. These staff members will perform initial and ongoing health assessments, and their services will be readily available for all residents. Their costs are covered by the Senior Village levy.

Lifestyle Living

Residents take part in activities designed to remain physically and mentally active, from exercise sessions to social gatherings.

Home Based Care

Here, residents can receive anywhere from one to 12 hours of assistance per day, depending on their needs, for tasks such as bathing and medication supervision.

Frail Care Facility

When residents become too ill or frail to continue to live independently, they can be accommodated in the 23-bed boutique on-site Frail Care Facility. TOTALCARE will provide focused 24-hour care in a 'home-away-from-home' environment, where each room has its own private garden.

The Frail Care Facility will be available upon launch, with residents of the Senior Village receiving priority access. In the unlikely event that a room is not available, TOTALCARE will ensure accommodation in one of their alternative facilities.

Laundry, cleaning, and daily meals are available to all residents as optional, additional services.

WHAT SUPPORT SERVICES ARE OFFERED BY TOTALCARE?

TOTALCARE offers comprehensive services to meet your needs:

- *Licensed nursing staff on-site 24/7*
- *Physical and occupational therapy*
- *Short-term stays for transitional or respite care in the Frail Care Facility*
- *Daily wellness checks*
- *A vibrant social calendar with daily activities and events*
- *Programmes promoting brain health and mental stimulation*
- *Assistance with daily activities like bathing and wound care from trained staff*
- *Transportation, housekeeping, and laundry services*
- *Manage medications and support chronic conditions like diabetes*
- *Nutritious meals and snacks*







23-bed Frail Care Facility



TOTALCARE ensures peace of mind with personalised care and services, offering tailored support for every resident's unique needs, so you can enjoy life to the fullest.



THE ADVANTAGES OF INVESTING IN A LIFE RIGHT MODEL

Need to know
The Owner: Steyn City Properties (SCP) | ***The Life Right Holder (LRH):*** Holder of the Life Right in respect of the property
The Occupant(s): The Life Right Holder and/or his/her Nominated Person or Nominated Occupier

What is a Life Right (LR)?

The LRH is the individual who holds the rights for the property for their lifetime. Only one person can be the LRH, while their partner or spouse is their Nominated Person or Nominated Occupier. In this way, this model differs from traditional property ownership where a property can be in the name of both spouses.

A LR entitles the LRH and a Nominated Person to occupy the unit for their lifetimes i.e. until the last of them passes away.

Visitors are allowed to stay for short stays as long as this is communicated to the operator and the LRH complies with certain Ts & Cs. The unit may not be sublet.

The LRH can terminate the agreement at any time subject to providing six months' written notice. The LRH acquires the LR by making an interest free loan to the Owner. Upon termination, a portion of this loan is repaid to the LRH or his/her estate.

Who owns the unit when investing in a LR?

SCP retains ownership of the unit whilst the LRH has the right to occupy the unit.

The LRH will be issued with a LR certificate as required in terms of Section 4C of the Retired Persons Act and the title deed will be endorsed as such in the Deeds Office, evidencing the LRH's right of use.

What is the minimum age to own a Steyn City LR?

Both the LRH and the Nominated Person must be at least 60 years old at the time of occupation.

A Nominated Occupier may be younger than 60 but must be over the age of 50, as this is a requirement of the Older Persons Act.

What is the difference between a Nominated Person and a Nominated Occupier?

A Nominated Person must be 60 or older and can continue to live in the unit upon the death of the LRH (provided this is catered for in the will of the LRH) or should the LRH need to move elsewhere due to illness or frailty (in which case, this must be catered for legally, and financially, between the LRH and the Nominated Person).

A Nominated Occupier must be 50 years or older, but may only live in the unit for as long as the LRH is alive and occupying the unit. Should the LRH pass away or become too ill or frail to occupy the unit, the agreement will be terminated and the Nominated Occupier will be required to vacate the unit within six months.

Both the Nominated Person and Nominated Occupier must be the legal spouse of, or in a recognised lifelong relationship with the LRH and must co-habit the unit with the LRH.

Under what circumstances can the LR agreement be terminated?

Upon the death of the LRH or if the LRH becomes too ill or frail to continue to live in the unit

- If a Nominated Person is a party to the agreement, the Owner will consent to enter into a new LR agreement with the Nominated Person at no additional cost to the Nominated Person, other than related legal and incidental costs. The LRH must ensure appropriate legal agreements are in place between him/her and the Nominated Person.
- No repayment of the loan account will occur.
- A Nominated Occupier, however, would be required to vacate the unit within six months.

The LRH may decide at any time that he/she wishes to terminate the agreement, but must give the Owner six months' written notice.

The Owner may automatically terminate the agreement if the LRH is in breach of the agreement; or if any occupier of the unit uses the unit in a manner that renders any insurance policies voidable; or if any occupant breaches any Steyn City related rules on three occasions in a 12-month period.

What levies and other charges would I be liable for?

- ***Levies:***
  - Steyn City Management Association (SCMA Levy) – for the upkeep and security of the broader Estate. This further entitles use of all free-to-use facilities across the estate
  - Management Association City Centre (MACC Levy) – for the upkeep of the City Centre, including all external maintenance to buildings and for communal areas
  - Senior Village Levy – costs of the Village Nurse and access to the Lifestyle Centre
  - Catering Levy – a per person charge to be used for food and beverages purchased at any of the Senior Village lifestyle facilities. This credit must be used in the relevant month and cannot be carried over to subsequent months.
- Utilities such as water, electricity, gas, fibre etc based on actual usage
- Upkeep and day-to-day maintenance of the interior of the unit (including servicing of the internal lifts for the double-storey units that have lifts)
- Care services – the LRH will enter into a separate agreement with the care provider and pay for services actually used.

What costs are SCP liable for?

- Maintenance and refurbishment costs related to the Frail Care Facility
- All rates and taxes and related taxes for all apartments (other than any above inflation increases, which will be passed on to the LRH)
- Costs of refurbishment of the unit once the LR Agreement is terminated (at the sole discretion of SCP), so as to facilitate the resale. This will cover normal and expected wear and tear, taking into account the requirement for the LRH to ensure ongoing internal maintenance is undertaken.
- Costs related to on-selling the LR
- MACC is responsible for the external maintenance

What percentage of the loan will be repaid, and when?

Upon termination of the agreement and exit of the unit by the LRH and any occupants, SCP will have six months to market and resell the unit and make repayment to the LRH or his/her estate.

Should the unit not be sold to a third party within six months, the Owner will make repayment in any event.

The repayment amount will be the original loan value less 8% for each of the first two 12-month periods or parts thereof; and less an additional 3% for each of the next three 12 month periods, or parts thereof, up to a maximum of 25% of the original loan value.

For example, should the agreement be terminated after:

- Two years and six months, the LRH will receive the original loan value less (8% + 8% +3%)
- Seven years, the LRH will receive the original loan value less 25%.



Other than access to everything the Steyn City Estate has to offer, what additional benefits are there to the Steyn City LR model?

The Senior Village is located within City Centre, which, in turn, is part of the broader Steyn City lifestyle estate. Residents enjoy all that the estate has to offer, including unrivaled security and access to on-site emergency response services.

Other benefits include:

Access to superior quality units at a significantly discounted cost compared to owning a similar unit elsewhere within City Centre

No VAT or transfer duty on the transaction, resulting in reduced cash outflows

Guaranteed payback of loan, at most within six months of termination of agreement. This ensures liquidity and removes pressure from next of kin to sell the property

The Agreement covers both the LRH and the Nominated Person i.e. the last surviving spouse

Rates and taxes are paid by SCP

No special levies

All levies need to be advised for a 24-month period. This provides more cash flow certainty

The MACC maintains the exterior of the property and all communal facilities, since the Senior Village is part of the larger City Centre Scheme, costs are shared across a larger pool of owners, providing more surety and certainty

SCP remains the owner, therefore has a vested interest in maintaining quality and standards

Peace of mind - TOTALCARE provides 24/7 home support and emergency response

This offering is underwritten by a shareholder base that has a track record of long-term thinking, with a vision to offer the number one luxury lifestyle estate in Africa.

STEPS TO YOUR LIFE RIGHT

01

Sign reservation agreement and pay R50 000 reservation deposit within 72 hours

•

Sign Life Right Agreement within seven days

02

Within 21 days of LRH signature, provide the owner with:

•

A certificate of health issued by your medical practitioner

•

Proof of ability to pay Life Right Consideration and future levies

03

10% deposit payable within 48 hours of acceptance of the Life Right contract, by the owner

04

30 days prior to occupation, complete the TOTALCARE admission forms and undergo a medical assessment with the Village Nurse

Balance of Life Right Consideration due to the conveyancer 30 days prior to occupation

05

Occupation April 2026

•

Life Right Consideration transferred from conveyancer to owner

**LRH – Life Right Holder | *Owner – Steyn City Properties*

SENIOR VILLAGE LOCATION WITHIN CITY CENTRE



FLOOR PLANS AND PRICING

LOWER GROUND FLOOR



Unit #	Unit description	Total area m²	Price of Life Right (VAT not applicable)
N101	1 bed single storey	70	R2,400,000
N102	2 bed double storey	218	R8,600,000
*N103	4 bed double storey	359	R14,150,000
N104	2 bed double storey	161	R5,600,000
N105	2 bed single storey	125	R4,550,000
N106	2 bed single storey	156	R6,100,000
N107	2 bed single storey	156	R6,100,000

Levies will not increase more than 10% 2027/2028
*Mobility adapted units

GROUND FLOOR



Unit #	Unit description	Total area m²	Price of Life Right (VAT not applicable)
M201	1 bed single storey	**80**	***R2,300,000***
M202	3 bed double storey	**286**	***R8,550,000***
M203	4 bed double storey	**352**	***R12,300,000***
M204	3 bed single storey	**187**	***R6,800,000***
M205	4 bed double storey	**360**	***R13,150,000***
M206	1 bed single storey	**86**	***R2,550,000***
N201	1 bed single storey	**70**	***R2,200,000***
***N202**	1 bed single storey	**80**	***R3,150,000***
N203	3 bed single storey	**181**	***R7,150,000***
N204	1 bed single storey	**67**	***R2,650,000***
***N205**	2 bed single storey	**125**	***R4,600,000***
N206	3 bed single storey	**191**	***R7,550,000***
N207	1 bed single storey	**67**	***R2,000,000***
***N208**	2 bed single storey	**125**	***R4,400,000***
N209	2 bed double storey	**161**	***R5,650,000***
N210	2 bed single storey	**187**	***R6,500,000***
N211	2 bed single storey	**150**	***R5,300,000***
N212	2 bed single storey	**151**	***R5,300,000***
N213	2 bed single storey	**140**	***R4,950,000***
N214	2 bed single storey	**149**	***R5,300,000***
N215	2 bed single storey	**187**	***R6,500,000***
N216	2 bed single storey	**125**	***R4,350,000***
N217	2 bed single storey	**156**	***R5,650,000***
N218	2 bed single storey	**156**	***R5,650,000***

Levies will not increase more than 10% 2027/2028
*Mobility adapted units

FIRST FLOOR



Unit #	Unit description	Total area m²	Price of Life Right (VAT not applicable)
M301	1 bed single storey	**67**	**R1,900,000**
M302	1 bed single storey	**80**	**R2,200,000**
M303	3 bed single storey	**187**	**R6,600,000**
M304	1 bed single storey	**86**	**R2,500,000**
N301	1 bed single storey	**70**	**R2,200,000**
N302	1 bed single storey	**80**	**R2,800,000**
N303	3 bed single storey	**181**	**R6,350,000**
N304	1 bed single storey	**67**	**R2,350,000**
N305	1 bed single storey	**67**	**R1,950,000**
***N306**	2 bed single storey	**125**	**R3,950,000**
***N307**	2 bed double storey	**218**	**R7,600,000**
***N308**	4 bed double storey	**359**	**R12,500,000**
N309	2 bed double storey	**161**	**R5,600,000**
N310	2 bed single storey	**187**	**R6,550,000**
N311	2 bed single storey	**150**	**R5,300,000**
N312	2 bed single storey	**151**	**R5,300,000**
N313	2 bed single storey	**140**	**R4,950,000**
N314	2 bed single storey	**149**	**R5,300,000**
N315	2 bed single storey	**187**	**R6,500,000**
N316	2 bed single storey	**125**	**R4,350,000**
N317	2 bed single storey	**156**	**R5,650,000**
N318	2 bed single storey	**156**	**R5,650,000**

Levies will not increase more than 10% 2027/2028
*Mobility adapted units

SECOND FLOOR



Unit #	Unit description	Total area m²	Price of Life Right (VAT not applicable)
M401	1 bed single storey	67	R1,900,000
M402	1 bed single storey	80	R2,250,000
M403	3 bed double storey	286	R8,500,000
M404	4 bed double storey	352	R12,200,000
M405	3 bed single storey	187	R6,500,000
M406	4 bed double storey	360	R12,500,000
M407	1 bed single storey	86	R2,500,000
N401	1 bed single storey	70	R2,400,000
*N402	1 bed single storey	80	R2,800,000
N403	3 bed single storey	181	R6,300,000
N404	1 bed single storey	67	R2,350,000
N405	1 bed single storey	67	R1,900,000
N406	2 bed single storey	125	R3,950,000
N407	2 bed double storey	161	R5,850,000
N408	2 bed single storey	187	R6,850,000
N409	2 bed single storey	150	R5,500,000
N410	2 bed single storey	151	R5,550,000
N411	2 bed single storey	140	R5,150,000
N412	2 bed single storey	149	R5,450,000
N413	2 bed single storey	187	R6,850,000
N414	2 bed single storey	125	R4,600,000
N415	2 bed single storey	156	R6,100,000
N416	2 bed single storey	156	R6,100,000

Levies will not increase more than 10% 2027/2028
*Mobility adapted units

THIRD FLOOR



Unit #	Unit description	Total area m²	Price of Life Right (VAT not applicable)
M501	1 bed single storey	67	R1,950,000
M502	1 bed single storey	80	R2,300,000
M503	3 bed single storey	187	R6,800,000
M504	1 bed single storey	86	R2,550,000
N501	1 bed single storey	70	R2,550,000
*N502	1 bed single storey	80	R2,950,000
*N503	3 bed single storey	181	R6,600,000
N504	1 bed single storey	67	R2,500,000
N505	1 bed single storey	67	R1,950,000
*N506	2 bed single storey	125	R4,400,000
*N507	Extension	267	R10,500,000
N508	2 bed single storey	184	R7,250,000
N509	2 bed single storey	184	R6,750,000
N510	2 bed single storey	121	R4,450,000

Levies will not increase more than 10% 2027/2028
*Mobility adapted units

FOURTH FLOOR



Unit #	Unit description	Total area m²	Price of Life Right (VAT not applicable)
M601	1 bed single storey	67	R2,050,000
M602	Extension	233	R9,900,000
M603	2 bed single storey	187	R6,800,000
M604	3 bed single storey	187	R7,950,000
M605	2 bed single storey	184	R6,750,000
N601	Extension	274	R11,700,000
N602	1 bed single storey	67	R2,650,000
N603	1 bed single storey	67	R2,000,000
N604	Extension	203	R8,650,000

Levies will not increase more than 10% 2027/2028
*Mobility adapted units

FIFTH FLOOR



Unit #	Unit description	Total area m²	Price of Life Right (VAT not applicable)
M701	1 bed single storey	**67**	**R2,150,000**

Levies will not increase more than 10% 2027/2028
*Mobility adapted units

TYPICAL UNIT LAYOUTS

1 bedroom single-storey



Size (m²)	*Bedrooms*	*Bathrooms*	*Parking*
from 67 up to 86	*1*	*1*	*1*

2 bedroom single-storey

Available in double-storey



Size (m²)	*Bedrooms*	*Bathrooms*	*Parking*
from 125 up to 187	*2*	*2.5*	*2*

3 bedroom single-storey

Available in double-storey



Size (m²)	*Bedrooms*	*Bathrooms*	*Parking*
from 181 up to 274	*3*	*2.5*	*2*

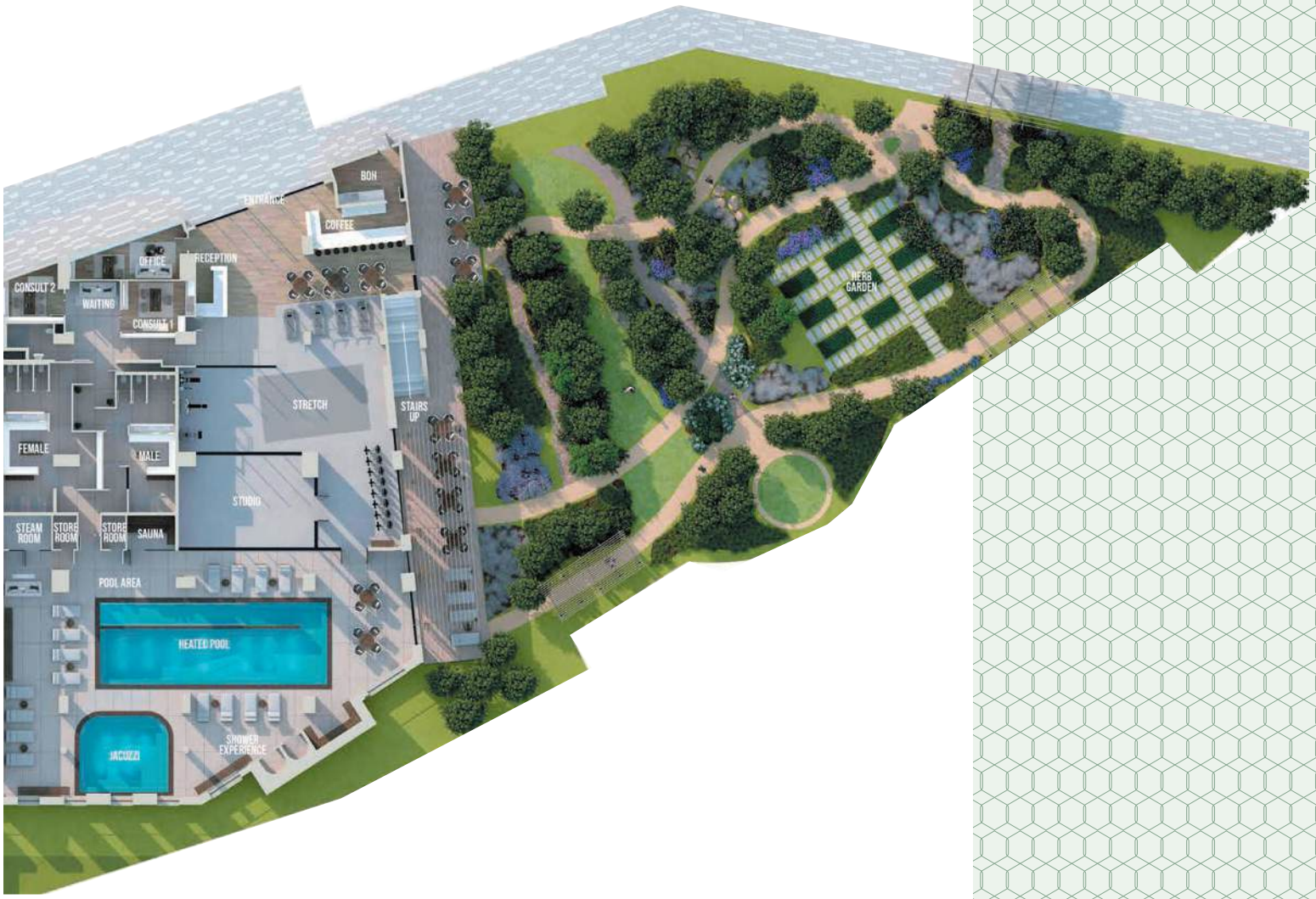
4 bedroom double-storey





Size (m²)	*Bedrooms*	*Bathrooms*	*Parking*
360	*4*	*4.5*	*2*

HYDRO CENTRE AND DISCOVERY GARDENS



Steyn City warmly welcomes those seeking more than just a place to live—it offers a community where people can truly thrive.




STEYN CITY
PARKLAND RESIDENCE
COME HOME TO EXTRAORDINARY

STEYN CITY

steyncity.co.za

KENT GUSH PROPERTIES

Book your viewing

Keegan +27 82 820-0414 | Nicky +27 73 832-0219 | info@kentgush.co.za | kentgush.co.za