

## Sweet Success Naturally!

The launch of Brettenwood Coastal Estate above Sheffield Beach, near Ballito, has been a fantastic success. One of the last remaining sea-facing sugar farms in close proximity to the beach and the burgeoning area of Ballito, this magnificent property has been developed into a sub-tropical residential paradise. Over 75% of the sites of offer in phase one, have been snapped up. These range in size from 700m<sup>2</sup> to 1900m<sup>2</sup>, with prices from R635 000 to over a million. Stands surrounded by coastal forest, glade forest or grasslands have magnificent mountain views, dam views or breathtaking sea views.

“There has been genuine excitement at the unique approach to creating an estate that improves the magnificent natural heritage of the Natal North Coast”, says Brendan Falkson of the Hulett Development Company. “Brettenwood will have 30 hectares of open conservation space within four distinct eco-zones, linked by an historic tree-linked nature trail with bird-hides and forest walks.”

The architecture has been chosen in harmony with the natural beauty of the site in order to preserve the ecology, light and views in the area. The “Wright Style” is an interpretation of master architect Frank Lloyd Wright’s principles by a panel of South Africa’s leading architects. Stefan Antoni, Elphick Proome, Kevin Lloyd, MAB Architects and Portal Partnership will ensure that houses have low-pitched slate coloured roofs, large over-hangs with patios and outdoor areas, strong horizontal lines, large glass windows and natural materials and colours. Home owners are encouraged to integrate their houses with nature and to “bring the outside in”.

To ensure privacy within the estate, sties have been carefully placed in order to protect ridge-lines, with smaller clusters of houses separated visually from each other by natural valleys and foliage lines. Height and size restrictions are also used to reinforce this, with lessons having been learnt from earlier gated estates. State of the art security and access control will create an environment safe enough to enjoy moonlit strolls to catch a glimpse of the shy grey duiker and bush babies on the estate. The children can walk to the club-house for a swim while you sip cocktails on your patio trying to spot that elusive fish eagle!

This unique lifestyle is available only minutes from Ballito, Umhlanga and the new International Airport at La Mercy.

This natural beauty and idealic location, has attracted not only the holiday home market but also a large percentage of permanent residents who use Ballito as a base or commute to Umhlanga, Empangeni or Richards Bay. This has resulted in many buyers wanting to start building immediately on transfer in June 2006. In order to facilitate this, the Hulett Development Company has started construction on two magnificent show houses. These signature houses will provide a glimpse of what Brettenwood's architectural style has to offer.

Sea dam and forest view sties are still available directly from the developer with no transfer costs.