



**Residential &
Commercial
Property**

Registered with the PPRA


THE GRAND *Comoros*
RETIREMENT ESTATE • ST FRANCIS BAY

Your home into the
ST FRANCIS LIFESTYLE



www.thegrandcomoros.co.za

29 - 35 Grande Camore Street
Sea Vista, St. Francis Bay



131 units
24 hr security
24 hr medical centre
Fully equiped clubhouse
Gym facility
Indoor & outdoor pools



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LEVY BREAKDOWN

- 🏡 Municipal costs excl rates
- 🏡 Administration costs
- 🏡 Nursing staff 24 hours
- 🏡 Gate access control licencing software
- 🏡 Gardmed Ambulance service retainer
- 🏡 Fibre & Internet for community centre
- 🏡 3 x general workers
- 🏡 DSTV for community centre
- 🏡 Caretaker
- 🏡 Maintenance
- 🏡 Estate manager/secretary
- 🏡 Reserve Fund
- 🏡 2 x Security guards 24hours
- 🏡 Insurance on houses & communal buildings
- 🏡 Armed response



PRICING Units, levies & m2



HOUSING	NO OF UNITS	SIZE M ²	LEVY R13,30 / m ²	PRIMARY HEALTHCARE LEVY PER UNIT	UNIT PRICE incl. VAT
UNIT A 1 Bed, 1 Bath, Living area, Patio, 1 Guest parking	32	66,5	R 884,45	R 551,35	R 1 820 000
UNIT B 2 Bed, 2 Bath, Living area, Patio, Covered entertainment area, Single garage, 1 Guest parking	34	114	R 1 516,20	R 551,35	R 3 095 000
UNIT C 1 [139m²] 2 Bed, 2 Bath, Living area, Dining area, Patio, Covered entertainment area, Single garage, 1 Guest parking	32	139	R 1 848,70	R 551,35	R 3 595 000
UNIT C 3 [158m²] 2 Bed, 2 Bath, Living area, Dining area, Patio, Covered entertainment area, 1 guest parking, Single garage	15	158	R 2 101,40	R 551,35	R 4 130 000
UNIT D 3 Bed, 2 Bath, Living area, Patio, Covered entertainment area, Double garage	18	205	R 2 726,50	R 551,35	R 4 975 000



THE ST FRANCIS LIFESTYLE

Known as 'little Venice', St Francis Bay is famous for far more than just surfing. It boasts a stunning canal system, picturesque homes and the renowned St Francis Jack Nicklaus 18 hole championship golfing estate. Home to dolphins and whales, the area boasts safe, white sandy beaches and excellent fishing spots.

Located in the stunning coastal town of St Francis Bay, just 90km west of Port Elizabeth, The Grand Comoros Retirement Estate is a first of its kind development in the area, offering its homeowners peace of mind in an upmarket environment focused on safety, security, and physical wellbeing.

CLUBHOUSE

- 🏡 Kitchen
- 🏡 Resturant & Bar
- 🏡 Indoor/outdoor braai area
- 🏡 Offices
- 🏡 Fire place
- 🏡 All opening onto large decked patio overlooking the communal pool area



GYM & POOLS

- 🏡 Full gymnasium
- 🏡 Locker rooms with showers
- 🏡 Sauna's for mens & ladies
- 🏡 15m indoor pool for
 - water aerobics
 - training
 - rehabilitation



Our Clubhouse roof going on December 2024



MEDICAL CENTRE

- 🏡 24-hour Nursing station
- 🏡 Panic button system from homes to nurses station
- 🏡 2 double sick bays with bathrooms
- 🏡 Fully equipped for emergencies
- 🏡 Nurse's lounge
- 🏡 Dispensary



SECURITY

- 🏡 Electric fencing
- 🏡 Perimeter & entrance camera system
- 🏡 Biometric pedestrian entrance
- 🏡 24hr Guard at gate & roaming guard
- 🏡 Panic button system
- 🏡 Security Gates
- 🏡 Bloodhound patrol management system
- 🏡 24hour response vehicles on standby





UNIT A 1 Bed | 1 Bath | Living area | 1 Guest parking *Carport optional



HOUSING	SIZE M ²	LEVY R13,30 / m ²	PRIMARY HEALTHCARE LEVY PER UNIT	UNIT PRICE incl. VAT
UNIT A [66,5m²]	66,5	R 884,45	R 551,35	R 1 820 000



UNIT B

2 Bed
2 Bath
Living area
Patio
Covered Entertainment area
*Can be enclosed
Single garage
1 guest parking
*Carport Optional



HOUSING	SIZE M ²	LEVY R13,30 / m ²	PRIMARY HEALTHCARE LEVY PER UNIT	UNIT PRICE incl. VAT
UNIT B [114m²]	114	R 1 516,20	R 551,35	R 3 095 000

UNIT C1 & 3

- 2 Bed
- 2 Bath
- Living area
- Dining area
- Patio
- Covered Entertainment area
- *Can be enclosed
- Single garage
- 1 guest parking
- *Carport Optional



HOUSING	SIZE M²	LEVY R13,30 / m²	PRIMARY HEALTHCARE LEVY PER UNIT	UNIT PRICE incl. VAT
UNIT C1 [139m²]	139	R 1 848,70	R 551,35	R 3 595 000

HOUSING	SIZE M²	LEVY R13,30 / m²	PRIMARY HEALTHCARE LEVY PER UNIT	UNIT PRICE incl. VAT
UNIT C3 [158m²]	158	R 2 101,40	R 551,35	R 4 130 000



UNIT D

3 Bed
2 Bath
Living area
Pation

Covered entertainment area
*Can be enclosed
Double garage



HOUSING	SIZE M ²	LEVY R13,30 / m ²	PRIMARY HEALTHCARE LEVY PER UNIT	UNIT PRICE incl. VAT
UNIT D [205m²]	205	R 2 726,50	R 551,35	R 4 975 000





any queries or more info

GET IN TOUCH

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