

# *Bakubung*

VILLAS



BUYERS GUIDE

## DEAR PROSPECTIVE OWNER

It gives me great pleasure to introduce you to our latest flagship development, Bakubung Villas.

It feels like only yesterday when we were flying over the Pilanesberg National Park deciding on the positioning of our proposed new lodge development, Bakubung Bush Lodge. That was in 1988.

Since then, Bakubung has been developed into one of South Africa's most iconic Bush Lodges. It has become a household name to thousands of guests and wildlife enthusiasts from across the globe, all of whom have made their very own special memories and will continue to come back and create more. We are now affording you the rare opportunity to invest in your very own private villa within the prestigious Bakubung Bush Lodge, thereby creating your own Legacy.

In the following pages, we will walk you through an exciting new development plan which caters for the needs of those seeking an exclusive lifestyle within a unique and sought-after location.

This buyers guide contains all the details of the various types of ownership options available as well as benefits that will be on offer at Bakubung Villas. All these options have been tailor-made to create the wonderful lifestyle experience you and your family deserve.

I would personally like to thank you for giving us the opportunity of presenting this project to you, and I am confident that after reading through this buyers guide, you will be just as excited about Bakubung Villas as we are!

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**Peter Foaden** | Chairman and Managing Director  
Bakubung Bush Lodge & Magic Breakaways Property Developments







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AN INVESTMENT. A LIFESTYLE. YOUR LEGACY.







Nestled in the Pilanesberg National Park, a mere 2 hours drive from Johannesburg, you will find the exquisite Bakubung Bush Lodge, a resort with immense status. As an extension of this legacy landmark, Bakubung Villas is a breakthrough luxury project that allows investors to acquire their very own piece of this iconic resort - an investor's dream.

## OWN THE DREAM. OWN THE LIFESTYLE.



The Bakubung Villas project consists of 22 exclusive private stands with units that will be designed as an expression of your personal style, through a range of 3 and 4 bedroom homes. With the exclusive use of the Bakubung Bush Lodge's facilities at your fingertips, you have access to a variety of amenities, including a luxurious new day spa, restaurants, bars, children's playgrounds and so much more.

What you are investing in is not only a VIP villa in the most tranquil part of the country, you're buying into a lifestyle that's linked to one of SA's most prestigious hotel brands - the Legacy Hotel Group. It's not surprising then that the experience is nothing short of pure 5-star indulgence!

These extraordinary villas are structured on a turnkey, hassle-free basis that's driven and managed by the Legacy Hotel Group. Therefore, everything from the initial construction of your lodge, to the day-to-day operations and management thereafter, is taken care of by one of Africa's leading hospitality brands.

As an owner you would also have the option of incorporating your lodge into the resorts' commercial rental pool whereby we will completely service, market and manage your lodge, providing you with an immediate and healthy financial return.

The year-on-year annual tourism rate is on the increase in the park, and the launch of the new Pilanesberg Airport means our guests and owners will be able to fly from O.R. Tambo International Airport and Cape Town International Airport directly to the Pilanesberg and back.

When you own one of these sensational villas, you'll have access to all the incredible amenities. You'll literally have one-on-one interaction with the big 5 roaming virtually on your doorstep, and enjoy every moment that the real African bush lifestyle has to offer.











## EXCLUSIVE. EXTRAORDINARY. SELECT.

The limited number of stands available is deliberate. This opportunity will be available to a select few and fortunate individuals as the villas are very exclusive and give you your own piece of 'African bush heaven'!

The private villas form part of Bakubung and have unrestricted access to all its facilities. The villas have been strategically positioned separately from the rest of the lodge, and are therefore very private, with their own entrance and access road to the private Bakubung Villa's site.

Fifteen of the villa stands have been positioned at the forefront of the resort in a horseshoe-like shape, looking into the Pilanesberg with a low-level electrified game fence positioned on the front boundary of the stands.

Then 7 of the stands are positioned separately along a ridge which provides for higher elevations and incredible views.

In addition to the existing facilities and services provided for on-site, Bakubung also provides multiple daily shuttles to Sun City, which opens up another world of facilities for owners to enjoy: Two golf courses, a casino, concerts, The Valley of the Waves, plenty of dining opportunities and more.

The maintenance and management of your villa will fall on the shoulders of The Legacy Hotel Group, so services such as daily housekeeping, pool care, pest control, landscaping, reception duties, administration, security and a number of other concierge services are already all in place and provided for on-site.



## VILLA DESIGNS THAT WILL TAKE YOUR BREATH AWAY

### VALLEY VILLA STANDS - (15 STAND OPTIONS)

- The Valley Villa stands are positioned in a 'horseshoe' shape, very similar to the existing hotel and resort layout
- A low-level game fence will run along the front boundary of all the Valley Villa stands, allowing the Big 5 and other game to roam freely within meters of your patio
- Two new watering holes are being established in the centre of the 'horseshoe' which most of these stands will look over. The Valley Villa stands typically allow for larger and more open plan design options

### MOUNTAIN VILLA STANDS - (7 STAND OPTIONS)

- Mountain Villa stands are positioned at the top of a ridge and therefore enjoy phenomenal elevated views over the park
- Turnkey designs are available for these stands
- There are 2 Mountain Villa styles that have been designed to fit unobtrusively into the environment
- The Mountain Villa stands are positioned further back from the game fence, offering elevated views over the park for incredible game viewing opportunities

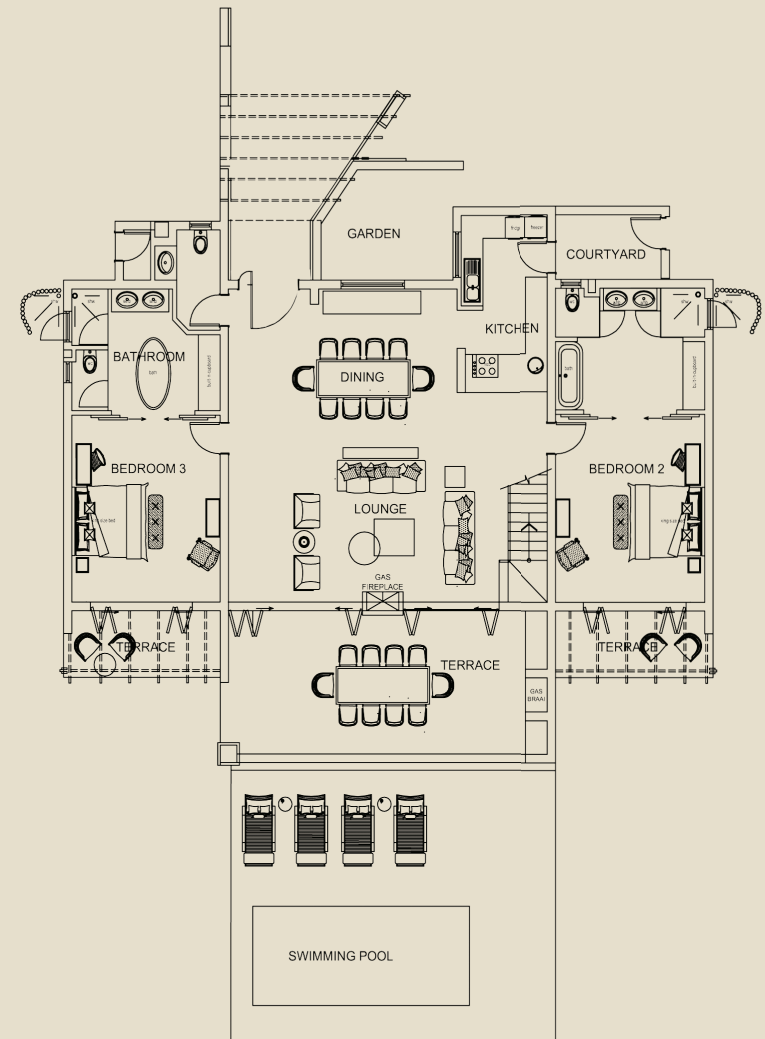








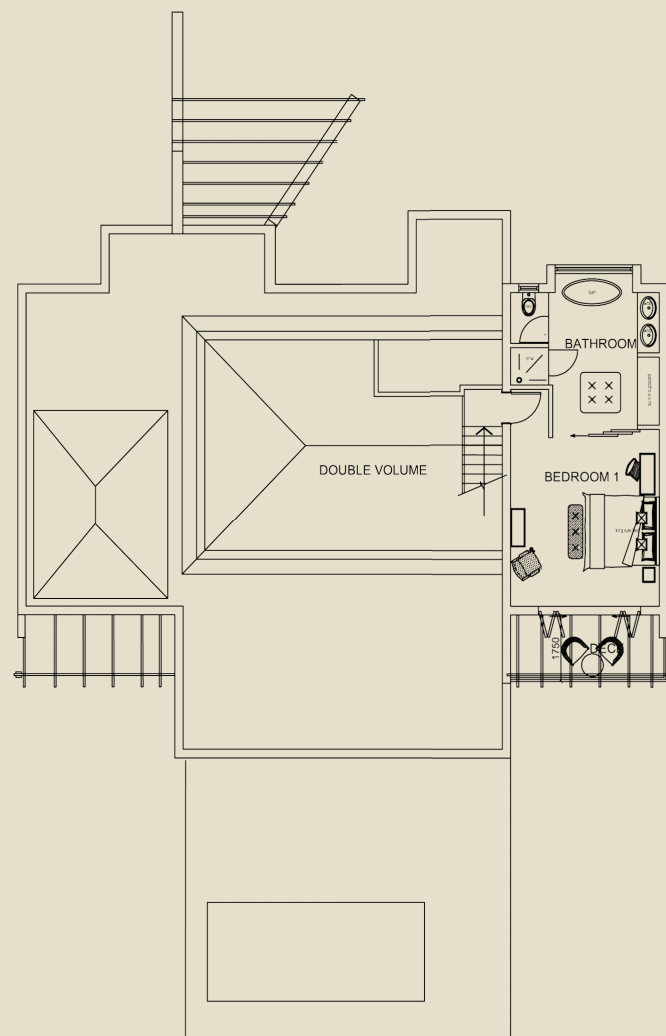
## VALLEY VILLA - 3 BEDROOM DESIGN



GROUND FLOOR PLAN



(Alternative spatial layout available)

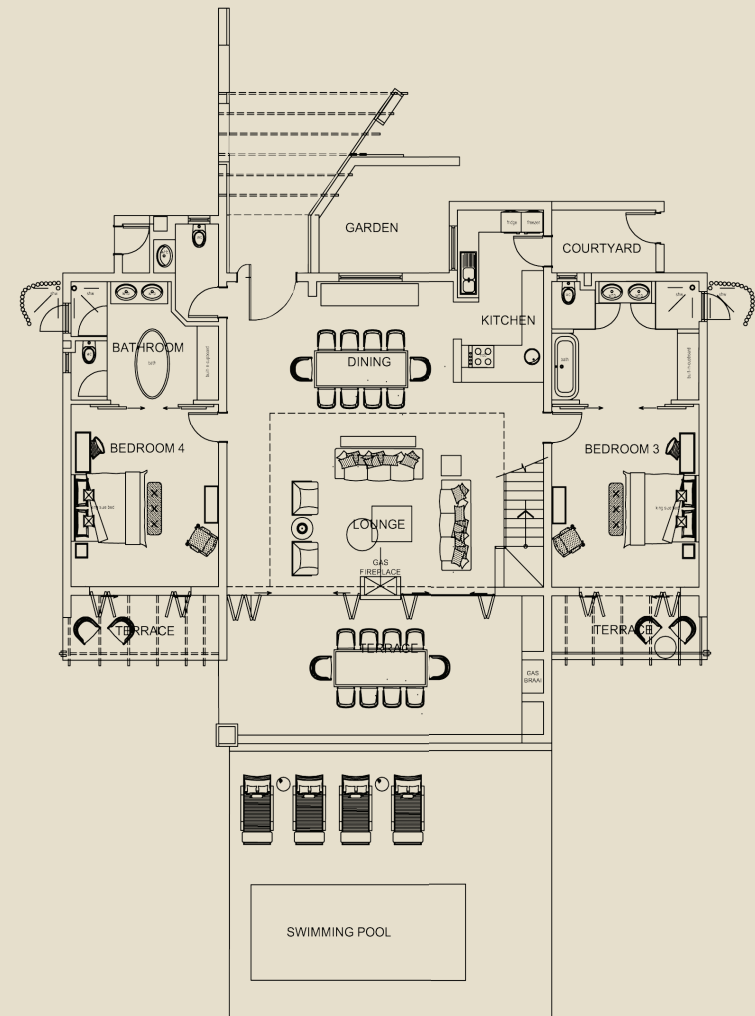


FIRST FLOOR PLAN





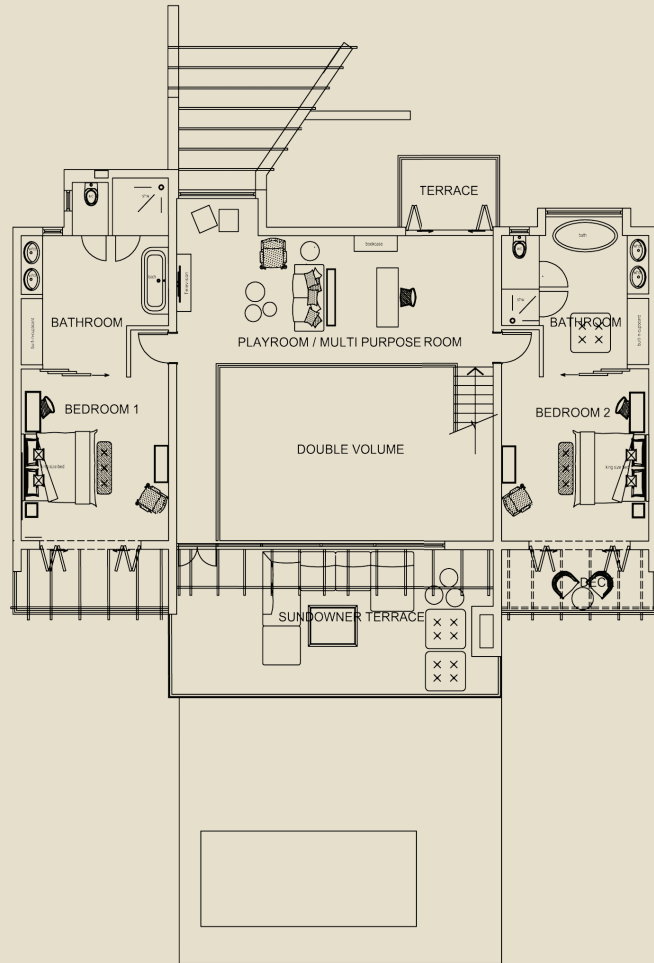
## VALLEY VILLA - 4 BEDROOM DESIGN



GROUND FLOOR PLAN



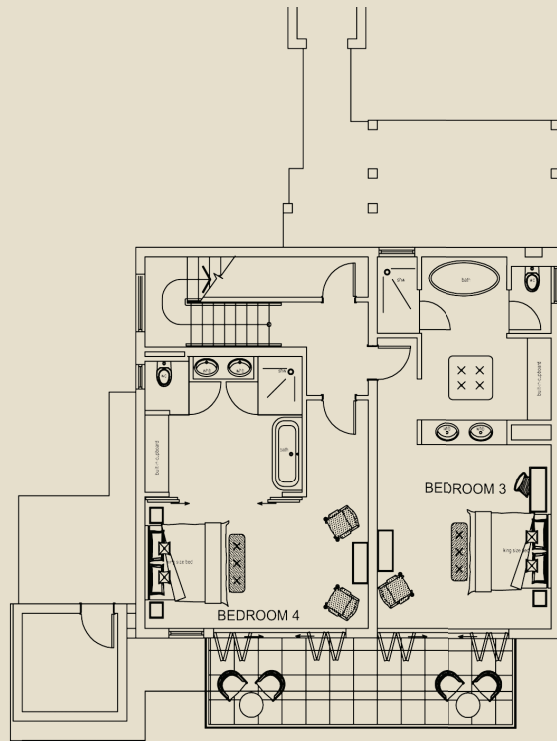
(3 unique spatial layouts to choose from)



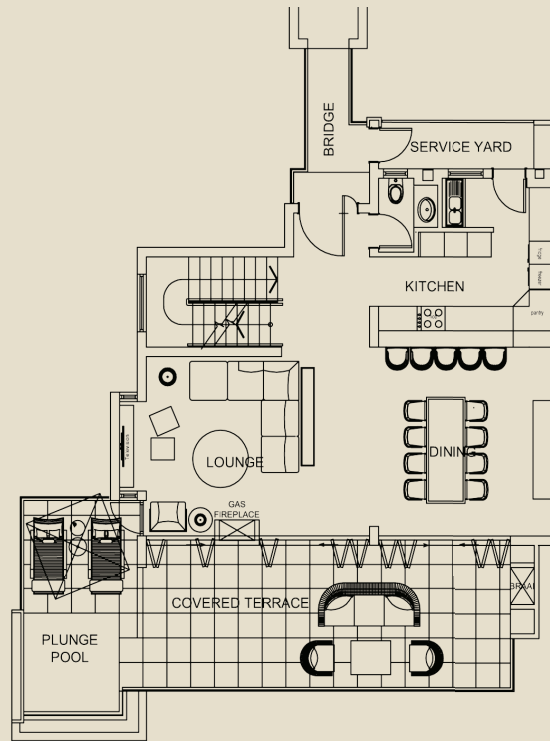
FIRST FLOOR PLAN



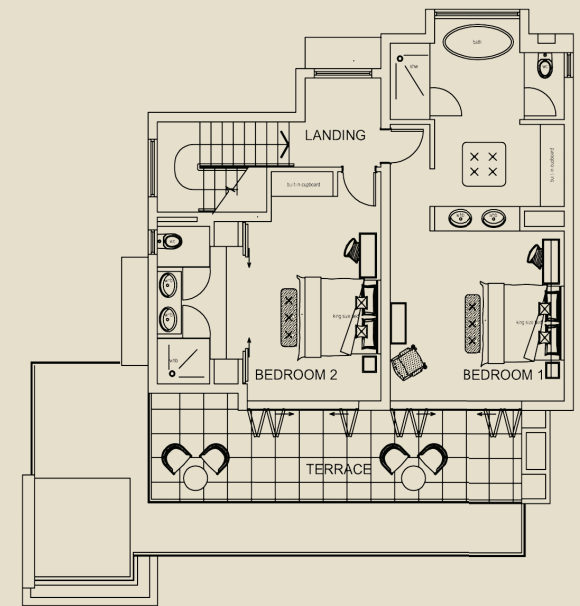
MOUNTAIN VILLA - TYPE 1 - Exclusively available on stands 17, 18, 19



LOWER FLOOR PLAN



ENTRANCE FLOOR PLAN



UPPER FLOOR PLAN

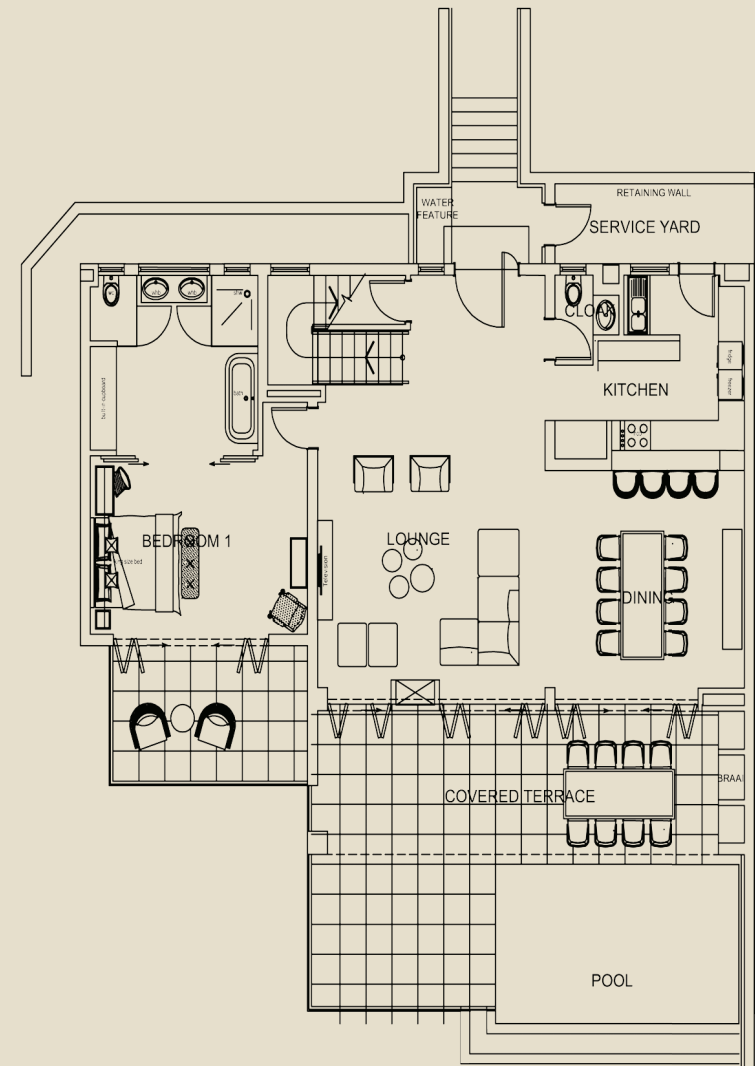


(3 bedroom design option also available)



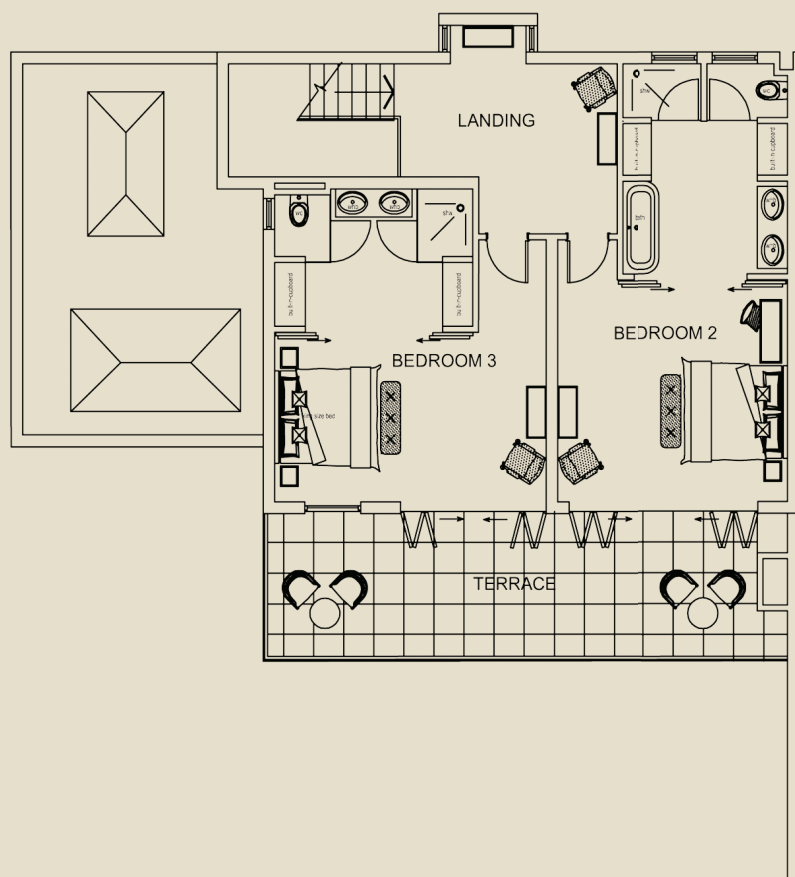


MOUNTAIN VILLA - TYPE 2 - Exclusively available on stands 20, 21, 22, 23



GROUND FLOOR PLAN





FIRST FLOOR PLAN



## BUILDING A LIFESTYLE THAT LASTS A LIFETIME

### ARCHITECTURE AND DESIGN

The architectural language has been developed to fit comfortably into the landscape. Mountain and Valley Villas are positioned to maximise the unique experiences of the different terrains, with both options offering spectacular views.

The villas have been designed as bush lodges, where modern lines, thatch and timber find their optimum balance. The villas can be completely opened up to the bushveld views whilst retaining good privacy and offering high quality indoor / outdoor living.

### ENERGY EFFICIENCY

- All building, development plans and designs will be evaluated in terms of the required measures to promote low energy consumption in line with SANS 10400XA

### SCHEDULE OF FINISHES

- Dwellings will be erected in compliance with the provisions of the NHBRC, The National Building Regulations and the Local Authority
- Specification & external finishes are in compliance with the Management Association Design Code
- The energy efficiency of the dwellings will comply with SANS 10400 XA

### FOUNDATION AND STRUCTURE

- Construction of all foundations, floor slabs and other structural elements will be in accordance with the design and specifications of a professional engineer and / or an engineer appointed by manufacturers in the case of design and supply items
- External and internal walls will be constructed of cement bricks

### INTERNAL FINISHES

- Walls consist of one coat wood floated plaster and a rhinolite-finishing coat to even out the surfaces
- Windowsills will be plastered externally and internally according to the architect's details
- Wall Tiling - Kitchens - large format porcelain tiling to height of 2100 mm to be used
- Bathrooms - large format tiling to a height of 2100 mm to be used
- Floor Covering - A selection of floor covering will be based on the owner's selection of the finishes' packages as established by the architect
- Skirting to a height of 100 mm will match the floor finish



## EXTERNAL WALL FINISHES

- One coat brush or scratch plaster will be used to even out surfaces in general

## CEILINGS

- Internal ceilings to be plastered soffits with feature plastered bulkheads with shadow line cornice, or as per architect's detail
- Insulation to comply with SANS 10400XA

## DOORS AND WINDOWS

- Internal doors - solid timber doors in timber frames or as per architect's specification
- Entrance door to be solid timber, painted or varnished to architect's specification
- Windows and sliding doors to be powder coated aluminium

## IRONMONGERY

- Internal doors fitted with satin chrome furniture & cylinder locks
- External doors fitted with satin chrome door pull handle & entrance door lockset

## ROOF

- Roof slabs to be waterproofed, reinforced concrete, designed by a structural engineer and covered by stone chip to the architect's specification
- Insulation to comply with SANS 10400XA
- Thatched feature roofs to comply with SANS 10407
- Rainwater goods and downpipes to be concealed

## PAINTWORK

Paintwork shall be done in accordance with specification of a reputable supplier and shall in general comprise:

- Internal walls - 1 coat masonry primer, plus 2 coats acrylic
- Wall colour to architect's specification
- External walls - 1 coat masonry primer, plus 2 coats external coating to architect's specification. Wall colour to architect's specification
- Ceilings - 1 coat masonry primer, plus 2 coats acrylic in matt white
- Metal work - 1 coat metal primer, and 2 coats eggshell enamel
- Internal woodwork - 1 coat wood ultra-care varnish 1 / 3 with turpentine plus 2 coats wood-care ultra wood varnish to be used
- External woodwork - 1 coat wood ultra-care varnish 1 / 3 with turpentine plus 2 coats wood-care ultra wood varnish to be used

## PLUMBING AND SANITARY WARE

Sanitary ware will in general, comprise of the following:

- Basins - these will be high-quality porcelain
- Toilets - these will be high-quality porcelain
- Taps to basins, baths and showers to be single arm mixers from Hans Grohe or similar
- Taps to the kitchen sink to be a single arm mixer by Franke or similar
- Hot water supply to be assisted by energy efficient heat pumps

## ELECTRICAL INSTALLATION

Power Points:

- Bedroom - 1 / 2 double sockets
- All other bedrooms - 1 double socket outlet
- Lounge / dining room area - 3 double socket outlets

Kitchen:

- 1 stove point
- 1 fridge point & 1 freezer point
- 1 extractor point
- 2 double socket outlet above work surface
- 1 dishwasher point & 1 washing machine point

Light Points:

- All as per standard layouts from the architect

Telephone & TV Points:

- 1 telephone point to lounge & bedroom 1
- 1 television point to lounge and bedrooms

Appliances:

- 1 eye level oven, gas hob and built in extractor

Air-conditioning:

- Air-conditioning will be provided in bedrooms

## KITCHEN CUPBOARDS

- Engineered stone tops from selection range provided
- White melamine interiors, solid doors finished to the selection based on the finishes package as established by the architect
- Handles to architect's specification





## BEDROOM CUPBOARDS

- White melamine interiors, solid doors finished to the selection based on the finishes' packages as established by the architect

## VANITIES

- Engineered stone tops from selection range provided
- White melamine interiors with doors to match bedroom cupboards

## GLAZING

- All glazing to comply with SANS 10400XA, laminated glass, with frosted finish to bathrooms where specified by the architect

## TERRACES AND BALCONIES

- To be tiled with large format porcelain tiles, as selected by the architect
- Pool-decks to be engineered timber decking where indicated on the plans

## BALUSTRADING

- Internal and external balustrading to be a combination of mild-steel, timber, steel cabling and glazing to the architect's design

## LANDSCAPING

- Landscaping to be implemented on a design and supply basis with a renowned landscaping contractor in accordance with the Management Association's Guidelines

## GENERAL

- Curtain tracks, pelmets and blinds will be regarded as furniture and will be for the purchaser's account

These specifications serve as guidelines only and the seller reserves the right to amend and / or substitute items at sole discretion in the event of any item not being available or in short supply. Replacements to be of similar, or better quality.



## FRACTIONAL OWNERSHIP IN BAKUBUNG VILLAS

Our newest jewel in the Legacy Private Residences fractional ownership portfolio is the breath-taking Bakubung Villas. Showcasing South African wildlife at its very best, back dropped by the magnificent Pilanesberg National Park, where the wildlife roams free.

The benefit of fractional ownership through Legacy Private Residences is the fact that your investment is attached to an appreciating asset, providing you with exclusive right of use within an iconic resort and completely managed by one of South Africa's leading hospitality brands. Essentially you become a physical co-owner of a specific luxury property, but are not faced with all the day-to-day hassles and responsibilities of owning a second property outright, nor having to outlay the entire capital investment on your own. Fractional ownership will provide you with all the benefits and luxuries of owning a second property, on a complete turnkey, hassle-free and managed platform.

There are a maximum of 12 owners to each fractional property, each owner receiving a guaranteed 4 weeks of use every single year. One benefit which is reserved exclusively for our fractional investors is when you purchase a fraction in Bakubung Villas, although your investment itself is attached to the Villa you invested into, you are able to utilise your four weeks, or a portion thereof, in any one of Legacy's current, as well as planned 5-star fractional resorts at no additional charge.

Legacy is completely responsible for managing each property on the owners' behalf, so every single responsibility associated to your property is taken care of by us 24 / 7, 365 days a year!







As a fractional owner you will also have the opportunity to participate in our on-site commercial rental pool which means that when you are unable to utilise your fraction or a portion of it. Legacy will completely manage, maintain and service your lodge providing you with an immediate financial rental return.

In terms of international travel, another fantastic benefit is that when you purchase a fraction in Bakubung Villas, you automatically receive membership to the world renowned Registry Collection. This allows you to utilise your fraction in any one of their 5-star hotels, villas or yachts worldwide. There are over 200 5-star destinations and experiences for you to choose from across the globe.

So if you take all of the benefits briefly outlined above - Fractional Ownership is truly the ultimate leisure investment as it provides you with a solid appreciating investment, without restricting you to one destination. It gives you 4 weeks of guaranteed use every single year and it caters for international travel as well as generates you a financial rental return, whilst you are not using it. All of this is seamlessly orchestrated by our world-class management team!!

For more information on this exclusive ownership opportunity, please visit our on-site sales office or alternatively contact:

TERTIUS VAN ASWEGEN: +27 84 799 3160 / [tertiusv@magicb.co.za](mailto:tertiusv@magicb.co.za)  
 EWAN DYKES: +27 83 755 8944 / [edykes@magicb.co.za](mailto:edykes@magicb.co.za)

## FACILITIES AND ACTIVITIES

Imagine waking up every morning with the soothing sounds of the African bush, the soft-textured light that literally calms your soul and the feeling of being part of an African wonderland. The time of imagining is over. This unbelievable experience could be your reality when you own an exclusive piece of paradise in Bakubung Villas.

When it comes to including your children into this incredible new lifestyle change, our Junior Rangers Program is the best outdoor fun your kids will have! By enrolling your children into the program, they will be exposed to entertainment and educational activities. Under the supervision of highly trained and qualified staff, parents can be at ease knowing that their children will be well taken care of whilst participating in a host of fun-filled events. It's family fun Bakubung style!

The benefits of owning this lifestyle are numerous as you get to experience a vantage point into Africa's true magnificence. Bakubung offers you a wide range of facilities and activities that are available to our Bakubung Villas owners. These fantastic benefits and perks include:

- Luxury hotel
- Helicopter pad
- 15 km from Pilanesberg Airport with an in-house shuttle service
- Wi-Fi
- Restaurant and bars
- Big 5 viewing from your villa patio

- Junior Rangers Program
- Children's playground
- Baby sitting services
- Legacy balance health spa
- Boma dinners in the park
- Hot air balloon rides
- Conference facilities for up to 120 delegates
- Guided game walks
- Guided game drives
- Wildlife demonstrations and interaction
- Direct access to the Pilanesberg Game Reserve
- Direct access to Sun City via shuttle



### CLOSE BY AND DIRECT ACCESS TO:

- Casino (Sun City)
- Two world-class golf courses (Sun City)
- Water skiing and parasailing (Sun City)
- Variety of restaurants and bars (Sun City)
- Live entertainment and concerts (Sun City)
- Medical facilities (Sun City)
- Valley of the Waves and water theme park (Sun City)













## FOR SALES ENQUIRIES PLEASE CONTACT:

### SALES CONSULTANT

Tertius van Aswegen  
Mobile : +27 84 799 3160  
Office No: +27 14 552 6060  
Email: tertiusv@magicb.co.za

### SALES & MARKETING MANAGER

Ewan Dykes  
Mobile: +27 83 755 8944  
Office No: +27 11 208 8300  
Email: edykes@magicb.co.za

[www.bakubungvillas.co.za](http://www.bakubungvillas.co.za) | [www.legacyhotels.co.za](http://www.legacyhotels.co.za)

