

Tuscan Tranquility

DURBANVILLE RETIREMENT VILLAGE

The developers, highly experienced in the development of retirement villages, having completed more than 1600 units in this market, recreate Cortona's Tuscan tranquility and welcome you to VILLA CORTONA!

Villa Cortona
RETIREMENT VILLAGE

*On a Tuscan Hill, with spectacular views onto Chiana Valley and wheat lands, lies a city entrenched in history, art, culture and majestic splendour ...
– Cortona! –*



The developers of Villa Cortona Retirement Village, a joint venture between the Devmark Property Group and Proplan developers, now recreates the noble city and all that is necessary for an active retirement in a dynamic, growing community – a time of camaraderie, learning, creativity, adventure, fitness, personal growth and just plain fun, with access to quality health care. With 70% of the development (with a total selling value of R196 million) sold out on pre-launch, Villa Cortona Retirement Village is sure to be as legendary as the ancient city.

- **NEEDS**

After completing highly successful retirement villages such as Legato and La Vie Est Belle, the demand for exclusive and up-market homes for retiring people is ever increasing, which includes needs such as investment value, residence, relaxation, safety, meals and medical care. Dwellings are therefore sold under **separate title**, assisted living suites and apartments under **sectional title**.

- **PALACES AND VILLAS**



Rural aristocracy historically exchanged their Tuscan castles for exclusive villas and palaces in Cortona. The developers of Villa Cortona Retirement Village developers recreate the essence of these palaces and villas in upmarket, separate title 2 and 3 bedroom houses with the highest quality finishes, remote control garage doors and hotel-plan DSTV reception.

A choice of six different layouts will be available, ranging from 3 Bedroom with 1 Bathroom and Single Garage, to 2 Bedrooms, Study, Dining Room, Lounge and Family Room, together with a Double Garage. (The typical floor layout of these units can be found at the back of this information brochure.)

Timeless splendour ...

Italian styled landscaped gardens with Cypress and Olive trees (reminiscent of Cortona) will face central walkways, piazzas and revitalizing fountains. Automatic irrigation systems will ensure effortless lush and green gardens where residents will enjoy hilltop views of the village's surrounding wheat lands. The communal and private gardens will be laid out by a landscape contractor and will be fully (apartments) or partially (houses) maintained by the Home Owner's Association. Gardening enthusiasts will be encouraged to add to the plants and shrubs provided by the developer. Residents can be approached to participate in a gardening sub-committee, should they be interested.

- **COMMUNITY CENTRE AND PIAZZA DELLA REPUBBLICA**

Apartments: The replicated Piazza Della Repubblica (Cortona's central piazza and town market square) is at the heart of the retirement village, where an undercover walkway will connect the wheelchair friendly, sectional title apartments with garden atriums, balconies, the Community Centre and the Health Care Centre. One and two bedroom apartments are on offer as well as paraplegic alternatives to each unit type. The secure basement parking with a remote controlled main door and store rooms will link directly to the apartments via a lift.



Health Care (Frail Care): The wheelchair friendly Health Care Centre will be fitted with a nurse-call and smoke detection system and will consist of a 22-bed health care unit with single and double rooms. The Bedsitters and Assisted Living Suites (consisting of 14 x 1 Bedroom, 14 Bachelor Assisted Living units) will link directly with the Health Care Centre. The Health Care will be operated by the developers and their specialized nominees under sectional title. 24-Hour nursing services will be available which can be summoned via the intercom system from any house or apartment, and within the health care and assisted living suites, help is immediately available through the nurse-call system. A two weekly clinic will be available to all residents for minor routine consultations, the cost of which is included in the levies.



Community Centre: The Clubhouse will accommodate numerous facilities such as undercover entertainment areas, lounges with a fireplace, ladies bar, library, restaurant, coffee shop, ladies hairdresser and laundry. Piazza Della Repubblica, will be adjacent to the central bowling green, swimming pool and braai areas and promises to be the heart of the community while the numerous facilities will enable an active and healthy retirement.

- **FORTIFIED WALLS AND GATEWAYS**

Like the medieval fortified walls and gateways that protected Cortona's noble and their valuables for centuries, the medieval boundary wall of Villa Cortona Retirement Village will be fortified with an intrusion detection system while the 24-hour attended access and camera controlled security system at the gate will ensure the peace of mind of its residents. The intercom and emergency call facility will further ensure that help is immediately available in emergencies.



Peace of mind ... Security

Provisions are made for the following security measures:

1. Main gate will be monitored by CCTV (Close Circuit Television) System for added security.
2. Remote controlled access gates for owners.
3. Electrified, intrusion detection boundary walls.
4. Only one main entrance.
5. Each house is connected telephonically to the main gate.
6. Each house has remote controlled garage doors.
7. Each house connected to the main building / Health Care Centre via an intercom system.

- **MANAGEMENT**

As is customary in this type of development, the residents will have control of the management of the village via elected Trustees and a manager/caretaker as well as a secretary/receptionist will oversee the daily administration with further appointments as the need may arise.

- **LEVIES**

Due to the size and type of development levies are notably lower than existing and similar developments. The number of participants and the fact that the Health Care operates as a separate contributing entity makes this possible. A detailed breakdown of the levies can be requested. For the first year, the estimated levies at Villa Cortona are as follow:

- *Houses – Ranging from R375 to R897 per month (depending on unit type)*
- *Apartment:*
 - *1 Bedroom – R415 per month*
 - *2 Bedroom – R543 per month*

- **PETS**

Pets are allowed in the development, but limited to one cat and one dog (measuring not higher than 40cm) but may not be replaced. Strict conduct rules will apply and must be strictly adhered to. Please note, no pets are allowed in apartments.

- **PRIVACY**

Each house has its own private braai patio where residents can entertain their guests. Apartment owners and residents can utilize the communal braai-area near the swimming pool.

- **SECURITY OF INVESTMENT**

The purchaser of a house or apartment at Villa Cortona Retirement Village can be assured of a secure investment, which will increase in value. The Retired person's Act provides for a guaranteed registration of transfer into the purchaser's name. All monies paid are, in accordance with the Act, deposited into an insured attorney's trust account and cannot be misappropriated by any person or personas.

- **LETTING**

Any purchaser may let his house or apartment to a third party on condition that the tenants adhere to the Association rules. One condition is that at least one of the resident tenants should be 50 years or older.

- **PRICE LIST**

A price list with details of areas, land and building cost is included.

Villa Cortona Retirement Village will truly be as noble and unique as the ancient legendary city. To ensure your own place 'under the Tuscan sun' and to experience the splendour and tranquility you deserve, contact the Villa Cortona sales agents:

LENIE DU PREEZ

082 852 4593

ESTELLE KITCHING

083 449 4612

JOHAN GREEFF

082 784 6882

MARIE/MARELIZE VAN ROOYEN

082 465 7135

Apartments - Floor Plans



APARTMENT AREA	54.8 m ²
BALCONY	4.0 m ²
TOTAL	58.8 m ²

REFER TO THE PLAN FOR ACCURATE DIMENSIONS OF BUILDING. FURNITURE AND FITTINGS FOR ALLUREMENT PURPOSES ONLY AND ARE NOT PART OF THE CONTRACT.



APARTMENT AREA	44.1 m ²
BALCONY	4.0 m ²
TOTAL	48.1 m ²

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APARTMENT AREA	55.1 m ²
BALCONY	4.0 m ²
TOTAL	59.1 m ²

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APARTMENT AREA	44.1 m ²
BALCONY	8.5 m ²
TOTAL	52.6 m ²

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FLOOR PLANS 1:100 (STANDARD UNITS)

REV. 0 28/10/2005

Villa Cortona

APARTMENT TYPES

