



📍 Somerset West

Manifest
A BEAUTIFUL LIFE


M Z U R I
EMBRACE OPPORTUNITY

A photograph of a modern residential development. In the foreground, a dark grey sign with the word 'MZURI' in large, orange, block letters is mounted on a wall. Above the letters is a stylized orange logo consisting of three interlocking 'X' shapes. To the left of the sign is a large, green agave plant. In the background, a modern, single-story building with large windows and a flat roof is visible, set against a backdrop of a sunset or sunrise sky. The building is surrounded by a low stone wall and some landscaping.

Living Spaces

DESIGNED TO DELIGHT

3 Bedroom Terrace Homes & Luxury
3 & 4 Bedroom Free-standing Homes

FROM R2,610,300

 Somerset West

Experience the perfect blend of modern design, security, convenience and natural beauty, with a world of outdoor adventure on your doorstep. Drink in the views along with exceptional local wine, and feel your heart beat faster at the vision of a lifestyle dreams are made of!



MZURI

EMBRACE OPPORTUNITY



Living Spaces **DESIGNED TO DELIGHT**

Aptly named the Swahili word for beautiful, Mzuri Estate is an exceptional new development located in scenic Somerset West, Cape Town. Perched on the slopes of the Hottentots Holland Mountain range, the architect-designed homes that feature breathtaking mountain and ocean views.

At completion in late 2025, Mzuri will provide beautifully designed, eco-friendly homes in this sought-after area and an excellent investment opportunity offering high returns.

The estate is ideal for both family living and convenient lock-up-and-go lifestyles.



Your Dream
LIFE AWAITS

- 2 & 3 Bedroom Terrace Homes and Luxury 3 & 4 Bedroom Free-standing Homes
- From only R2,261,100, **deposits from only R40,500**



MZURI

EMBRACE OPPORTUNITY



Estate

KEY HIGHLIGHTS

- 24-hour security with controlled access for complete peace of mind.
- Walking and running trails
- A dog walking area
- A dam where residents can kayak or fish
- Generous open spaces
- Clubhouse for entertaining and events
- Braai areas
- Walking distance to medical facilities and a stylish shopping centre



Somerset West

Home **FEATURES AND PERKS**

● **Energy-Efficient Features:**

- LED lighting throughout
- Solar-assisted geysers
- Inverter-ready homes
- North-facing orientation for reduced heating costs

● **Modern Kitchens:**

- Engineered stone countertops
- Contemporary design
- Optional Bosch appliances available

● **Stylish Bathrooms:**

- Geberit wall-mounted toilets with dual flushing
- Modern aesthetic design
- Space-saving features

● **Quality Finishes:**

- Waterproof & durable quality vinyl flooring
- Durable aluminium windows
- Cavity brick walls for excellent insulation and soundproofing
- Pitched roofs for better ventilation, perfect for solar panels

● **Water-Wise Solutions:**

- Separate irrigation connections for each plot
- Solar-assisted geysers
- Optional swimming pools and irrigation systems available at The Peaks



Perfectly **POSITIONED**

The Helderberg area has superb beaches at Strand, Gordon's Bay and Koggel Bay, and offers a fabulous range of adventure sports and recreation, from hiking and trail running, mountain-biking, padel courts, and sea-kayaking, to world-class golf, markets, kite surfing, yachting, horse riding, and paintball.

Mzuri is situated close to top local schools, many of which offer Cambridge International GCSE, AS and A-levels for high school students. Excellent medical facilities are conveniently on your doorstep, as well as the Vergelegen Shopping Centre with Woolies Food, Foodlovers' Market and Builders' Warehouse for DIY enthusiasts within walking distance.





Prime **LOCATION**

- Walking distance to Vergelegen Shopping Centre and medical facilities
- Close to excellent schools
- Easy access to excellent hospitals, pharmacies, and GP surgeries
- Nearby gym facilities
- Online grocery shopping suppliers minutes away
- Multiple gourmet restaurants and wine farms a short ride away
- Stunning views of False Bay
- Beautiful Helderberg surroundings



Somerset West

Excellent **INVESTMENT BENEFITS**

- No Transfer Duty on all homes
- High demand area for quality residential properties
- Various home options to suit different lifestyles / investment strategies
- Secure estate living increases property value
- Eco-friendly features reduce utility costs
- Fibre-ready homes for modern connectivity needs

 Somerset West





Lifestyle

ENHANCEMENTS

The estate **clubhouse (the Pavilion)** boasts a stylish lounge, bar, and entertainment area - the perfect canvas for glamorous celebrations.

There are outdoor braai facilities with viewing deck included.

For families, there is a kids' jungle gym, climbing wall and calisthenics station, and the entire estate is pet-friendly, with private access to a dog park. There are walking and running trails, as well as a dam for kayaking and fishing in the secure, beautifully landscaped grounds.

All homes on the estate are work-from-home friendly with high-speed fibre. The estate is ideally situated close to beaches, adventure sports, mountain nature reserves, shops, medical facilities and top schools, so you can live an idyllic life with minimal need to commute in traffic.

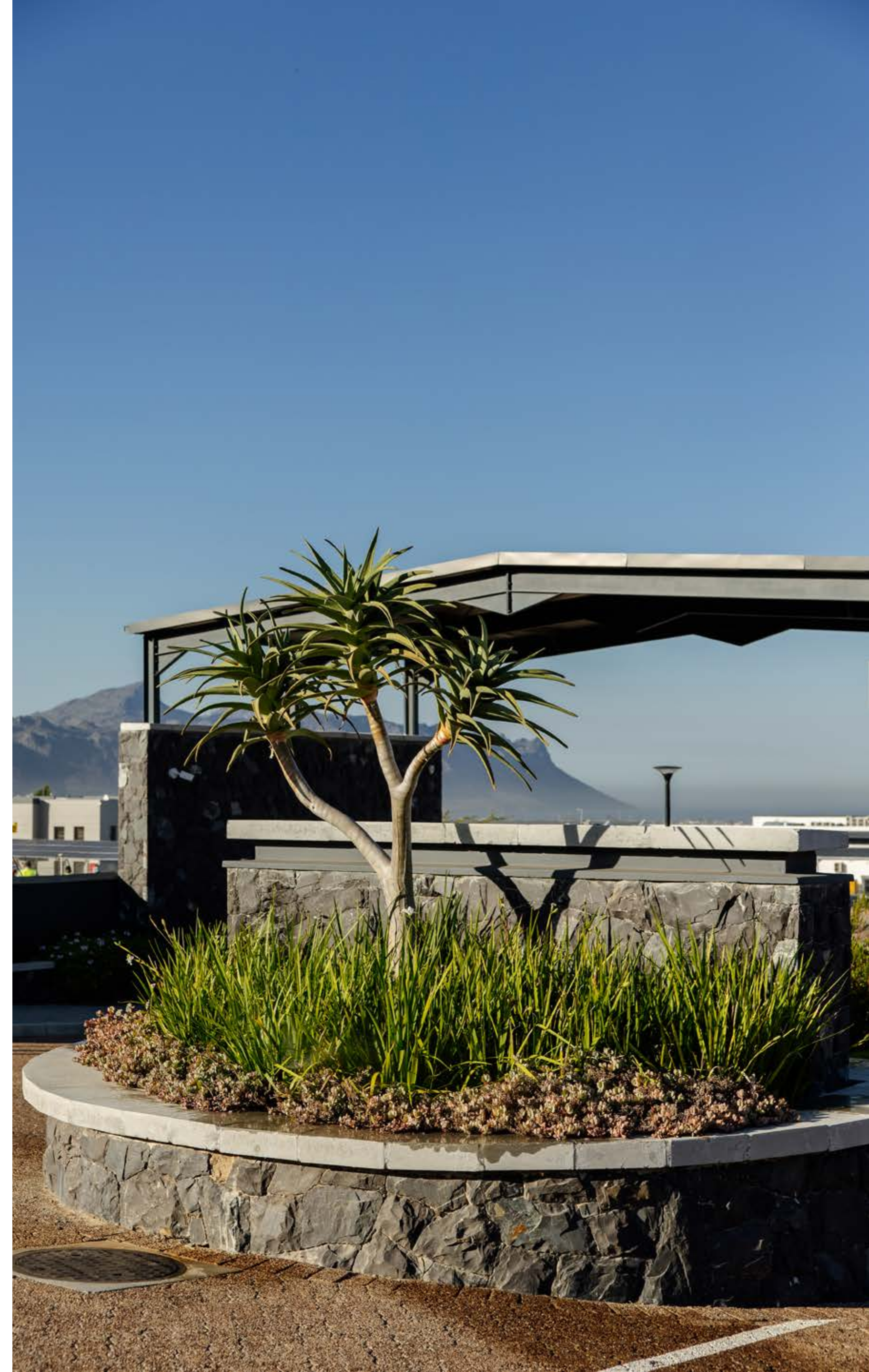


Our Commitment **TO THE ENVIRONMENT**

Mzuri's homes and the estate as a whole are enhanced with eco-friendly features, demonstrating our commitment to environmental responsibility.

- Water recycling
- Water-wise gardening
- Solar-assisted geysers
- Cavity brick walls insulate against heat & cold
- Energy-efficient technologies throughout all homes
- All buildings optimised for sustainability & reduced environmental impact

The Sloped roofs and the hill setting of the estate are ideal for optional full solar installations (to be privately arranged). The Helderberg area offers a municipal recycling collection programme.



Site DEVELOPMENT PLAN

1B 2A 2B 3A 3B

- FREE-STANDING HOMES
- TERRACE HOMES
- TOWNHOUSES
- THE PAVILION

- RUNNING & WALKING TRACK
- DAM & DOG PARK



- PLOT 9
- PLOT 12
- PLOT 27
- PLOT 31
- PLOT 36
- TERRACE HOMES

SOLD OUT

Terrace Homes

ULTRA MODERN LIVING

2 BEDROOM TERRACE HOME

- Open-plan kitchen, dining and lounge area
- Undercover veranda
- Private enclosed garden
- Pet-friendly
- From R2 487 100 (No Transfer Duty)
- Levy: R1 100



2 Bedrooms



Carport



1½ Bathroom
with guest toilet



92m² duplex design



Terrace Homes

3 BEDROOM TERRACE HOME

- 3 Bedrooms, 1½ bathrooms
- Open-plan kitchen, dining and lounge area
- Undercover veranda
- Private enclosed garden
- Pet-friendly
- From R2 610 300 (No Transfer Duty)
- Levy: R1 100



3 Bedroom



Carport



1½ Bathroom



98,67m² duplex design



3 Bed | 1 ½ Bath

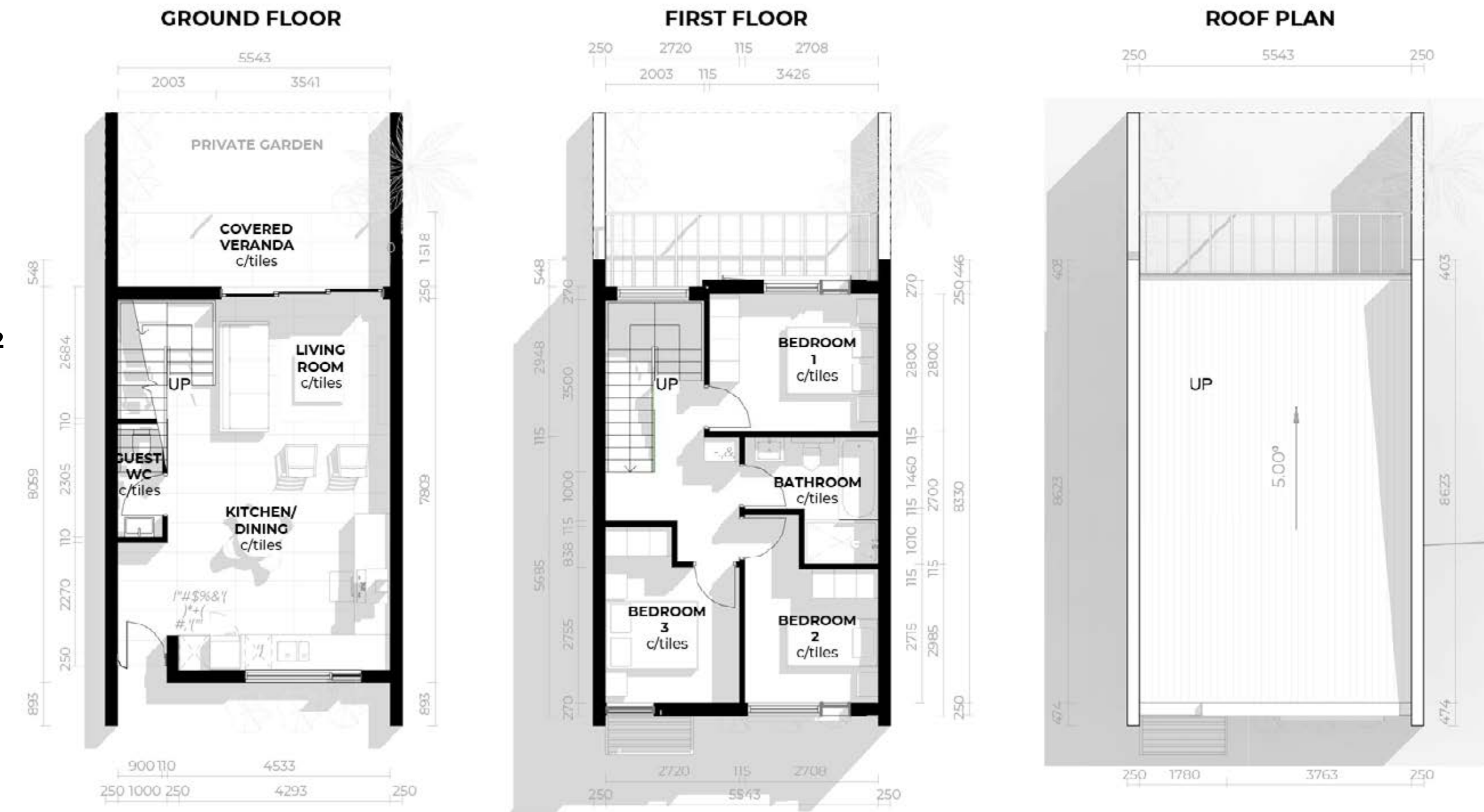
Duplex

Duplex size _____ **98,67m²**

Levy: _____ **R1,100**

Duplex Terrace Home

PRICED FROM R2,610,300





The Peaks

PRICES FROM R5,999,995 TO R6,850,000

Depending on size and layout



M Z U R I

EMBRACE OPPORTUNITY

Luxury **FREE-STANDING HOMES**

These are the estate's premium flagship range.

We currently offer 3 and 4 bedroom homes, with top quality finishes and features, each designed to maximize the spectacular views in the most elevated position on the estate.

Explore the unique luxury homes available, with the option to connect with the Architect, customise interior layouts, and select your choice of superb finishes. All homes come with a double garage and a guest loo and will have fast-fibre internet connections.



3 Bed | 2 Bath | Split level

Single storey home

Superbly designed with a modern open plan design, offering an abundance of natural light.

Home: _____ **225m²**

Plot: _____ **311m²**

Levy: _____ **R2,200**

Plot 9 (no Transfer Duty)

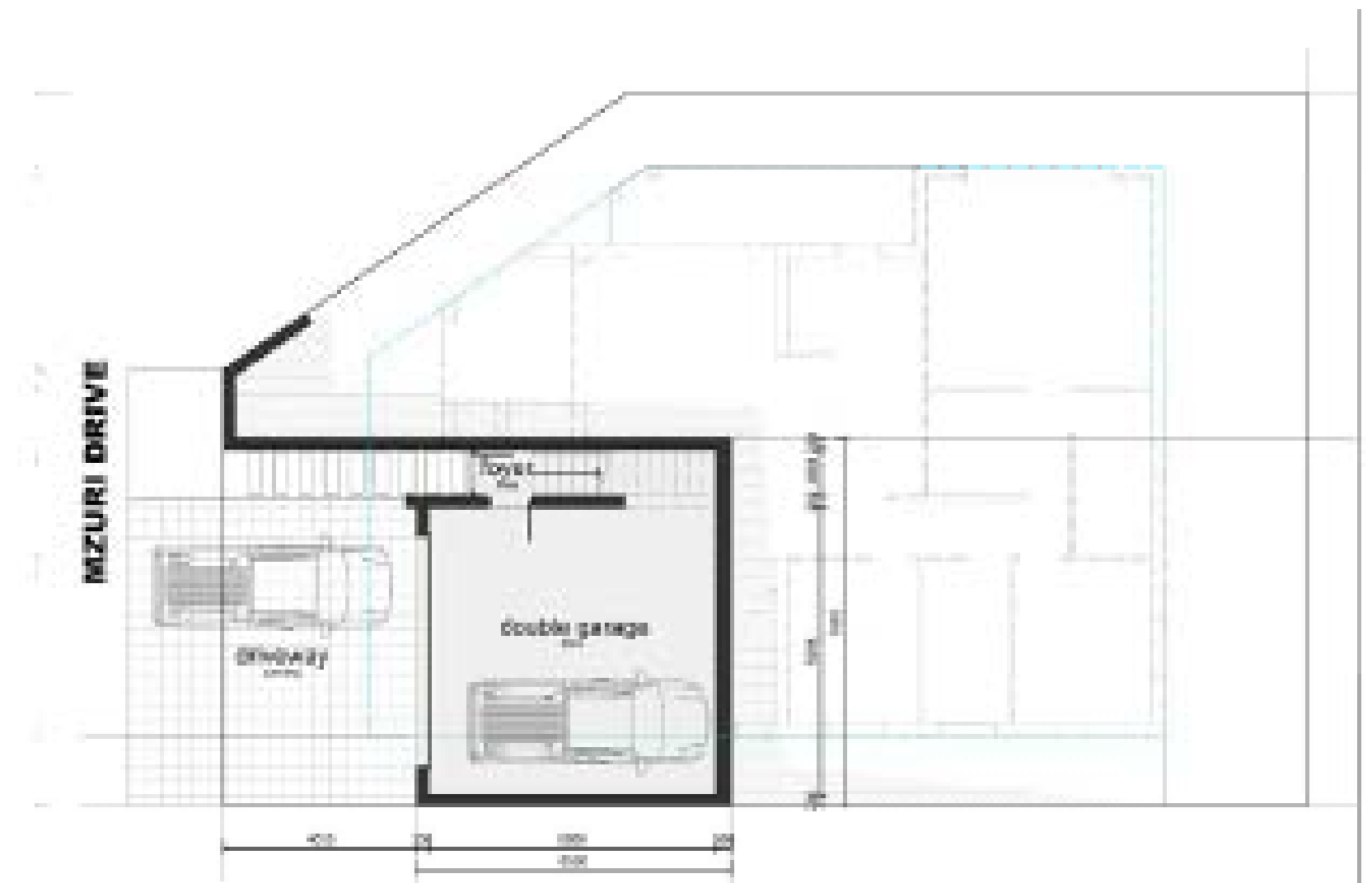
PRICED AT R6,200,000



Ground Floor



Lower Floor



Single-storey home

FEATURES

- Beautiful views and with a sleek layout
- Open plan kitchen and dining area leading out to a covered patio and separate
- Entertainment area with a built-in braai to watch the beautiful sunsets
- Separate scullery
- Spacious lounge for the whole family.
- Main bedroom is en-suite with a walk-in dressing room
- Private, enclosed and pet-friendly garden



3 Bed | 2 Bath | Study

Single storey home

Situated in a central position within the estate, with gorgeous views, this lovely family home offers an easy flow throughout, bringing together comfort, style, and elegance. An additional study makes it an ideal work-from-home environment, or there is the option of using this space for a TV/ play room/ hobby room.

Home: _____ **225m²**

Plot: _____ **401m²**

Levy: _____ **R2,200**

Plot 12 (no Transfer Duty)

PRICED AT R6,200,000



Single-storey home

FEATURES

- Open-plan kitchen and lounge
- Spacious enclosed entertainment /dining room with built-in braai
- Pet-friendly garden and a double garage leading straight into the home
- 3 Bedrooms, 2 Bathrooms
- Separate study, ideal for a work-from-home or TV lounge/playroom
- Main bedroom boasts a large walk-in dressing room and full en-suite bathroom



3 Bed | 2 Bath

Single storey home

A gorgeous home that is an entertainer's dream, with beautifully designed open-plan flow and a welcoming ambience.

Home: _____ **205m²**

Plot: _____ **379m²**

Levy: _____ **R2,200**

Plot 27 (no Transfer Duty)

PRICED AT R5,999,995



Single-storey home

FEATURES

- Large kitchen (with a separate scullery)
- Spacious dining room and lounge
- Undercover patio with a built-in braai
- Generous lounge leads seamlessly into your private garden
- Pet friendly



4 Bed | 3 Bath | Split level

Single-storey home

Step into a home with abundant natural light and glorious views. This spacious split-level home is perfectly designed for family living, with 4 bedrooms (2 en suite bathrooms and an additional full family bathroom).

Home Incl. Double Garage: _____ **250m²**

Plot: _____ **361m²**

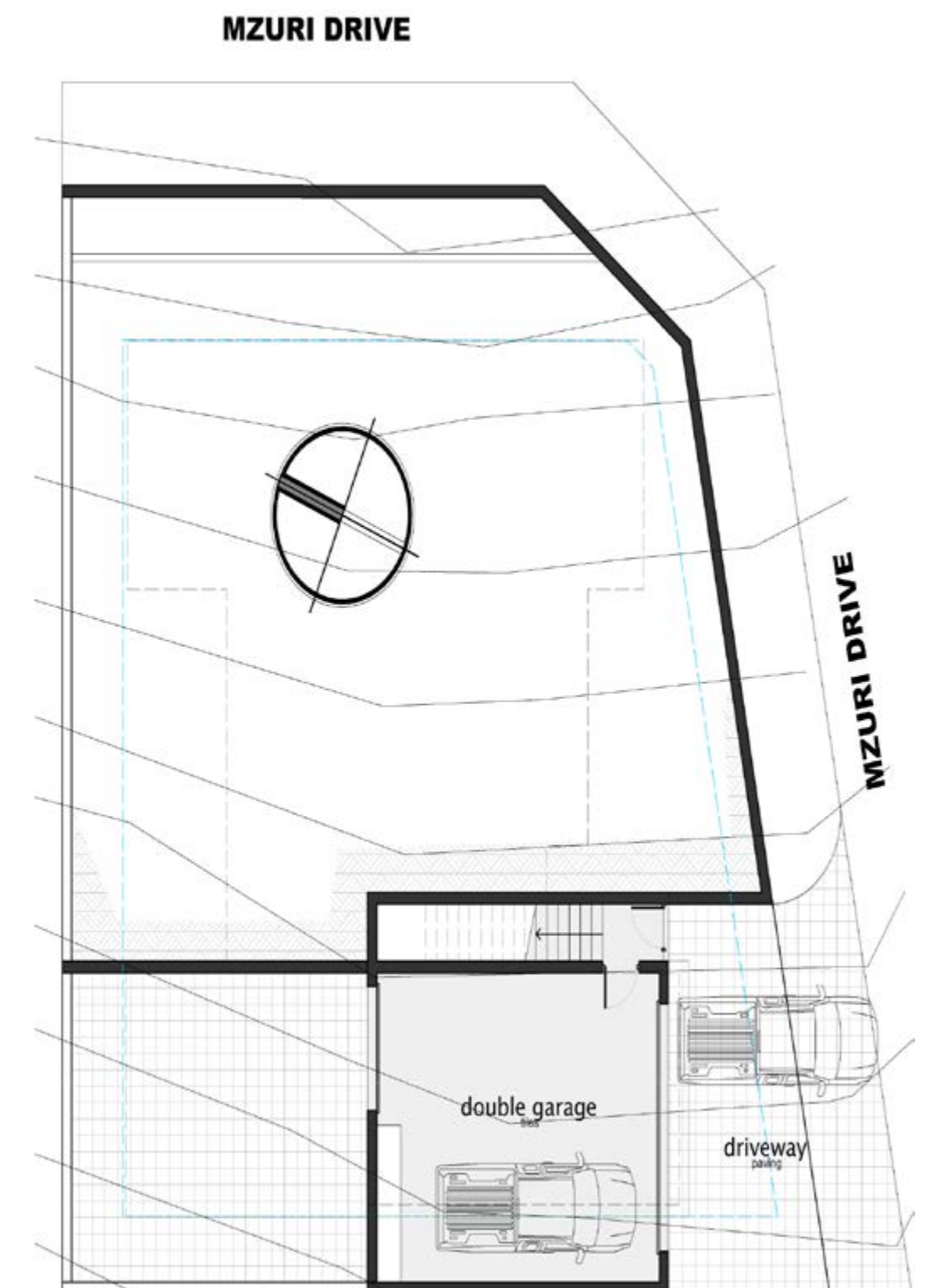
Levy: _____ **R2,200**

Plot 31 (no Transfer Duty)

PRICED AT R6,850,000



Ground Floor



Lower Floor

Single-storey home

FEATURES

- Pet friendly
- Single story (split level home - garage on ground level)
- Covered braai area

The home features top-drawer finishes and a generous open-plan dining and kitchen area (with separate scullery). A covered entertainment area with built-in braai leads effortlessly into the private, pet-friendly garden.

For convenience, you have direct access to the house from the double garage and additional driveway parking.



4 Bed | 2 Bath

Double-storey home

A family home conceptualised with curated luxury and abundant natural light front of mind. This premium design can be customised to have 4 bedrooms and is elevated to provide glorious views.

Home: _____ **255m²**

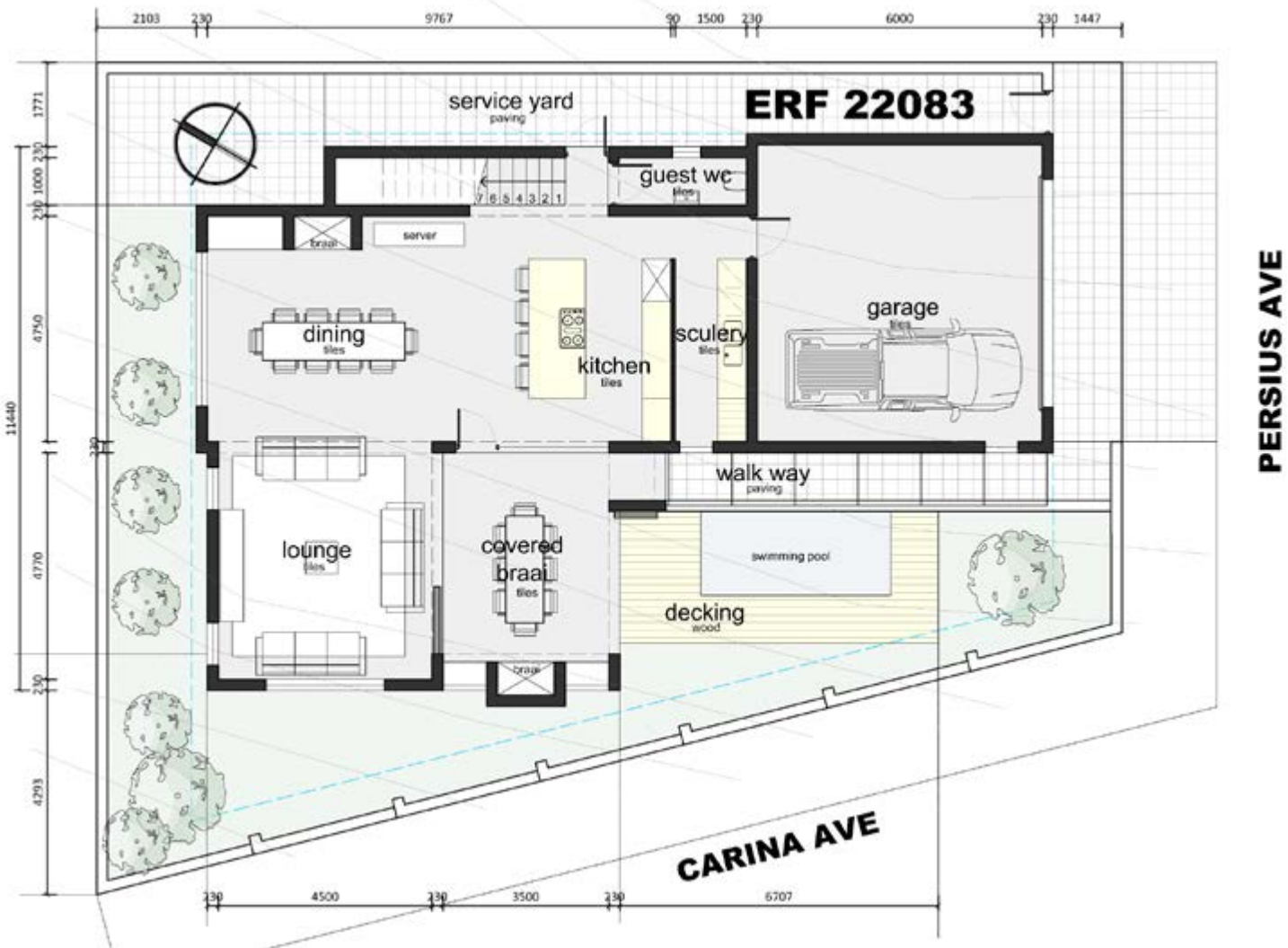
Plot: _____ **316m²**

Levy: _____ **R2,200**

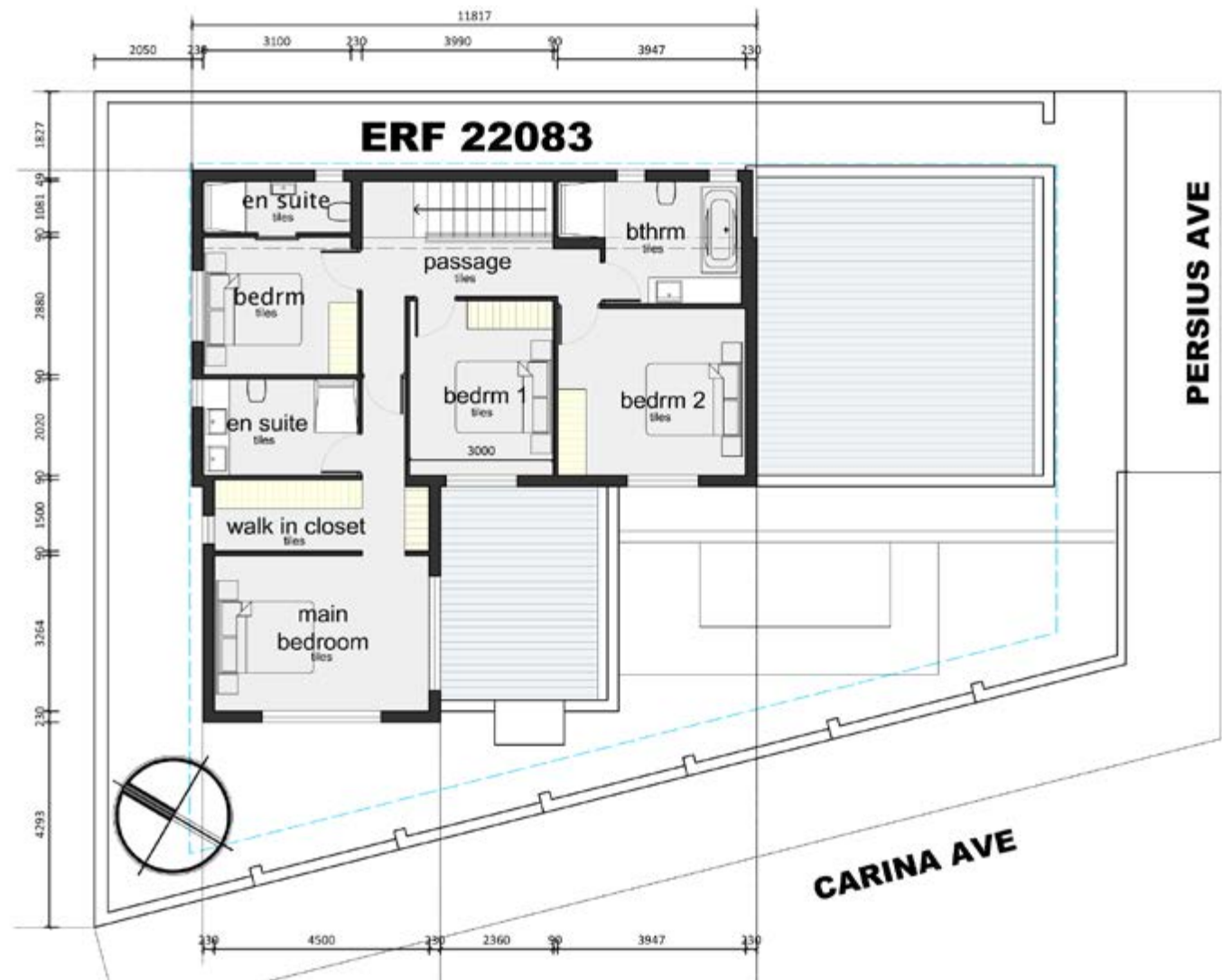
Plot 36 (no Transfer Duty)

PRICED AT R6,999,999

Ground Floor



Lower Floor



Double-storey home

FEATURES

- Four bedrooms; two en-suite. Main bedroom has walk-in closet
- Generous open plan kitchen, dining area, and lounge
- Covered entertainment area with a built-in braai
- Stylish modern deck with splash pool (optional extra)
- Enclosed, pet-friendly garden





Get in touch **WITH US TODAY!**

IGrow is your trusted partner in property investment, helping first-time and seasoned investors achieve financial independence through smart, high-performing property investments.

**WE'RE HERE TO GUIDE YOU EVERY
STEP OF THE WAY.**

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