



On the outskirts of Jeffreys Bay, right on the breathtaking eastern coast and within the Garden Route tourist hotspot area, lies a piece of natural heaven – overlooking the majestic Indian Ocean, towering Blue Mountains and lush surrounding valleys.

Twin Valley Nature Estate offer discerning residential property buyers the best of both worlds. Here you can savor the benefits of living in the countryside, while still enjoying ease and comfortable access to Jeffreys Bay, the town best known for quality surfing, and the city amenities of Port Elizabeth – including private schools, world class hospitals and modern shopping malls.

LAYOUT



Details:
550Ha
437 Erven
Roads mapped
Roads
Lighting
Security

Introduction

Set within 550 hectares of gently undulating countryside on the outskirts of Jeffreys Bay, Twin Valley Estate stands as one of the Eastern Cape's most distinctive eco-developments. It combines modern freehold living with an environmentally conscious philosophy, offering residents space, privacy, and independence within a secure, self-sustaining environment.

Designed to work in harmony with nature, the estate presents a unique opportunity for developers to be part of a forward-thinking, off-grid community that values open space, quality architecture, and long-term sustainability. A defined portion of the estate has been earmarked for a 50-plus lifestyle component – a dedicated, low-density area within the estate designed to deliver security, convenience, and peace of mind for mature buyers who want freedom without compromise.



General Overview

Twin Valley Estate spans 550 hectares of privately owned land, with fewer than ten erven currently developed. The balance of the property offers significant opportunity for carefully planned expansion.

The estate includes a mix of Agricultural and Residential erven, with zoning flexibility that allows for future subdivision as development progresses. The owner resides on the property and maintains direct involvement, ensuring the estate continues to grow in a way that preserves its natural integrity.

Twin Valley's identity is rooted in its eco- and wildlife orientation. Residents enjoy the calm and space of a nature estate with the freedom of full-title ownership, only minutes from the centre of Jeffreys Bay.



Infrastructure & Services

Twin Valley operates entirely off the grid. Each home is powered by a solar-based energy system supported by battery storage. A backup generator powers the common-area lighting and water filtration systems in the rare event of extended low-light conditions.

Each erf includes an independent sewage system. The estate holds approved water permits, allowing it to operate independently from municipal supply.

Internal roads are being treated with a G5 preservation compound, now in the testing phase, which provides a stable surface while retaining a natural look consistent with the environment.

Construction uses conventional materials such as brick, plaster, and concrete, though all homes must adhere to controlled style and colour guidelines to ensure architectural consistency.

Current levies are R1,500 per erf, based on erven averaging 3,000m², covering road maintenance, common lighting and management services.

A Homeowners' Association is already in place.



Environment & Topography



The estate's layout features flat, easily buildable erven, while the surrounding land slopes gently toward the entrance, ensuring natural drainage and panoramic sightlines.

Twin Valley enjoys both mountain and ocean views, making it suitable for developers to orient homes toward either vista. The landscape includes natural spring-fed dams, indigenous vegetation, and abundant wildlife, creating a lifestyle that blends residential comfort with natural beauty.

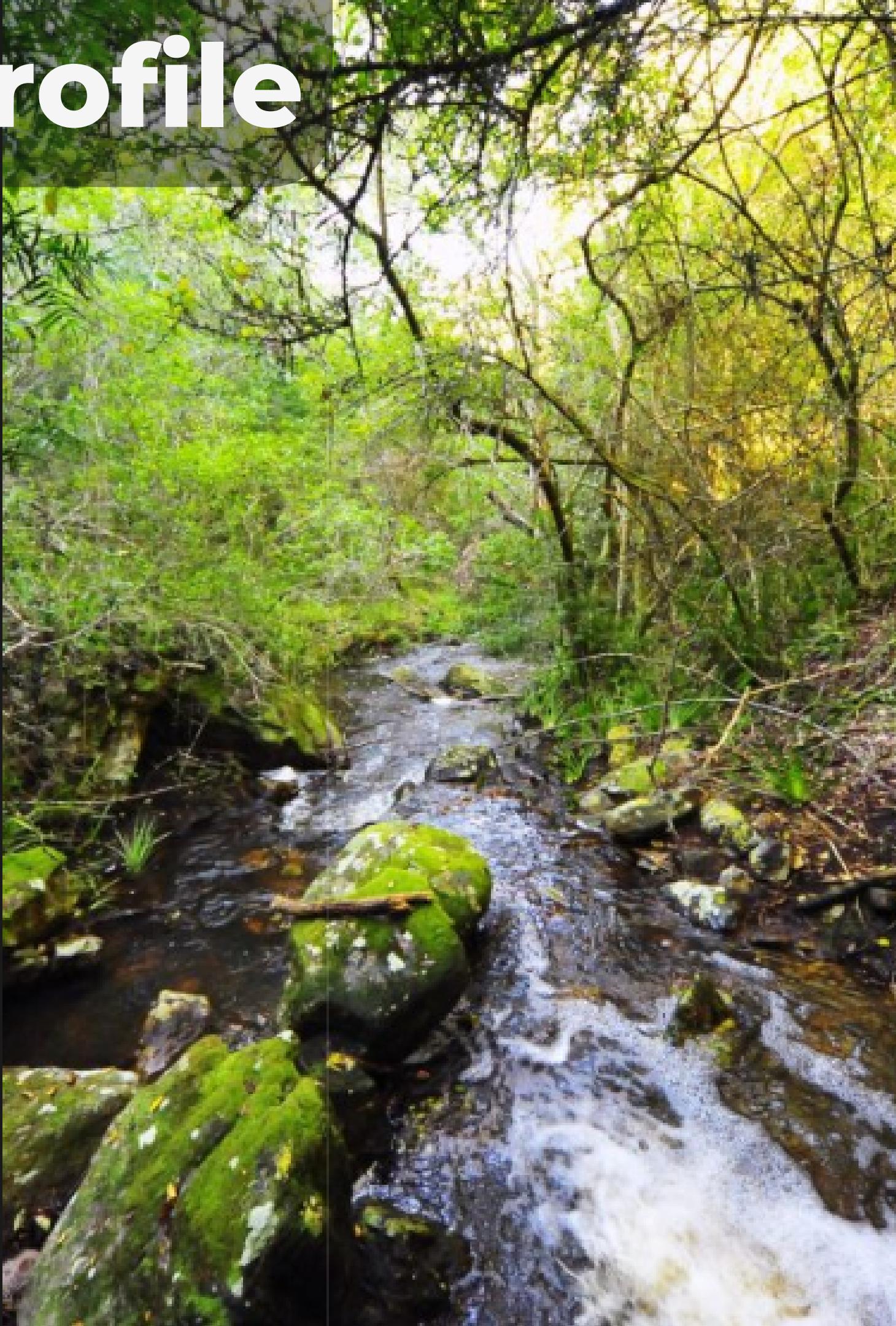
Environmental Impact Assessments have been completed and approved, with rezoning already in place for most developable erven. The combination of natural tranquillity and regulatory readiness makes Twin Valley a prime opportunity for eco-conscious residential expansion.

Market & Community Profile

Existing title holders represent a diverse group of professionals and families who value space and sustainability. Developed homes follow a modern, off-grid design language, while vacant erven are held by investors preparing for future construction.

Typical stand sizes range from 2,685 m² to over 3,500 m², priced between R787 500 and R1.53 million, or approximately R300 - R520 per m² depending on position and view.

As the estate continues to evolve, a 50-plus lifestyle zone will add an exclusive residential offering aimed at retirees and semi-retirees seeking a secure, nature-based environment within minutes of Jeffreys Bay's amenities.



Development Potential

The estate comprises 437 subdivided erven, with the majority still undeveloped. A further portion of the 550 hectares remains available for subdivision as new opportunities arise.

Density allowances are flexible, governed by rezoning on a case-by-case basis. Plot sizes range from under 3000m² to over 5ha, allowing developers to tailor projects to the market.

Ownership throughout the estate is full-title, preserving individuality and value while preventing sectional or life-rights developments.

The landowner welcomes discussions with developers who can bring quality, vision, and compliance. In these arrangements, the developer assumes responsibility for building within their allocated section.



Financial & Legal Overview

- Levies: R1,500 per erf (subject to adjustment as subdivision continues).
- Municipal Rates: To be confirmed with Kouga Municipality based on zoning and size.
- Land Pricing: Between R300 and R600 per m², depending on location, view, and topography.
- Infrastructure Maintenance: The owner remains responsible for main roads, perimeter lighting, and estate-level security.
- Legal Status: The estate holds clear title, with no disputes, servitudes, or encumbrances that would restrict future development.



Access & Location



Twin Valley is ideally positioned:

- 4 km from Fountains Mall
- 6 km from Jeffreys Bay CBD
- 1.6 km from the R102
- 8.5 km from the N2 highway

Essential services such as schools, clinics, and shops are all within a 10-minute drive. The estate's location combines rural peace with full accessibility, offering residents the best of both worlds – coastal living with the convenience of modern infrastructure.

The 50+ Lifestyle Component

Approximately 18 erven have been earmarked for a dedicated 50-plus lifestyle area within the estate. Developers will have the option to subdivide and create smaller, single-level homes designed for easy living and low maintenance.

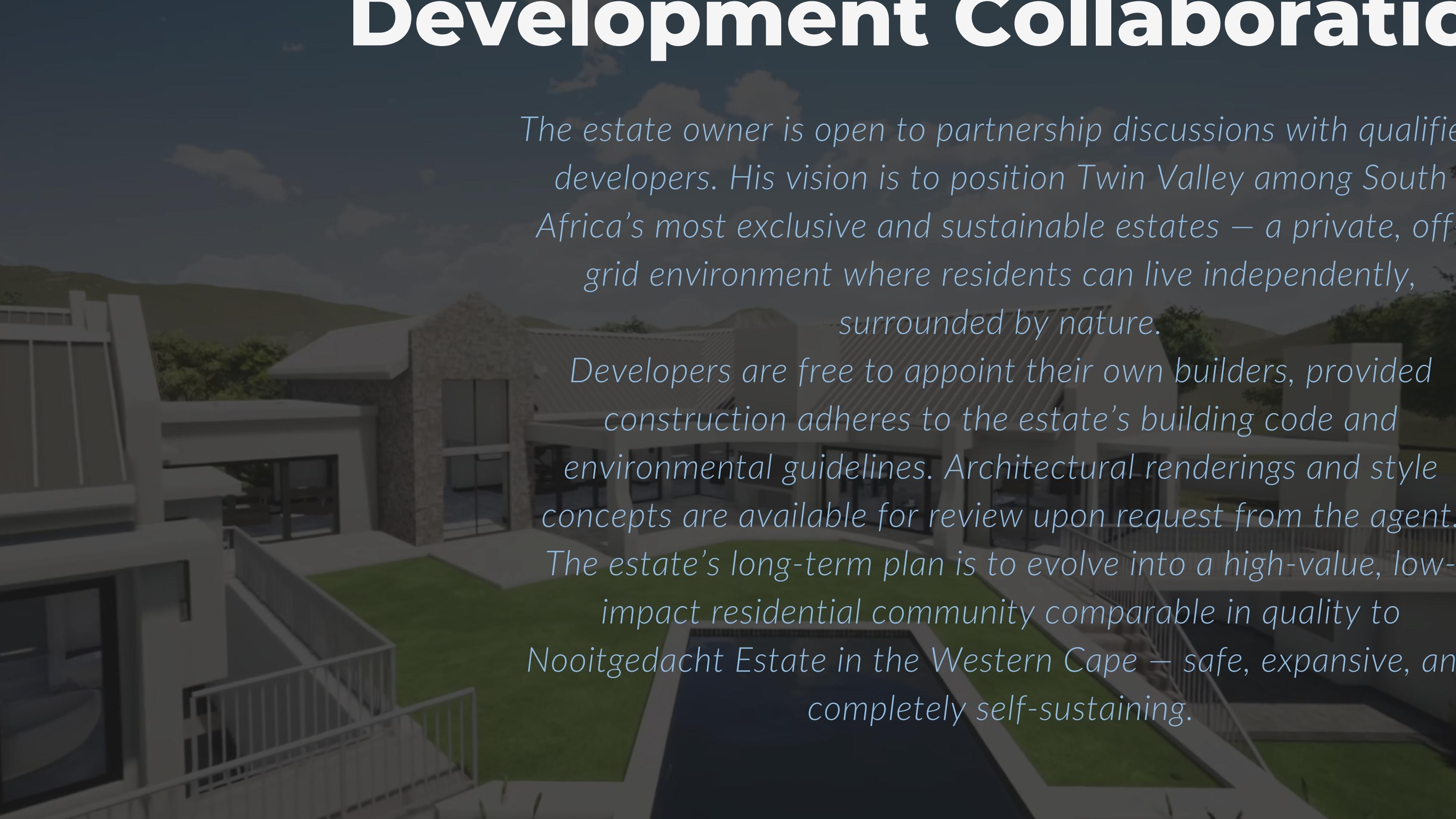
Security across the estate is managed by Exec-Ops, featuring CCTV monitoring, electric perimeter fencing, and 24-hour gate control. For the 50-plus section, additional personal safety measures such as panic-alert systems is on offer from the vendor for each unit.

The section will promote eco-friendly, single-storey designs and full off-grid independence.

Given the scarcity of full-title retirement options in Jeffreys Bay, this area presents a strong opportunity for a developer to create a boutique, secure community tailored to the mature-living market.



Development Collaboration

A black and white aerial photograph showing several modern, minimalist houses with large glass windows and stone walls. They are arranged in a cluster on a grassy hillside. In the background, there are rolling hills and mountains under a cloudy sky.

The estate owner is open to partnership discussions with qualified developers. His vision is to position Twin Valley among South Africa's most exclusive and sustainable estates – a private, off-grid environment where residents can live independently, surrounded by nature.

Developers are free to appoint their own builders, provided construction adheres to the estate's building code and environmental guidelines. Architectural renderings and style concepts are available for review upon request from the agent. The estate's long-term plan is to evolve into a high-value, low-impact residential community comparable in quality to Nooitgedacht Estate in the Western Cape – safe, expansive, and completely self-sustaining.

Equestrian Lifestyle

Twin Valley's stabling facilities sit in a peaceful valley surrounded by open fields, natural grasslands, and gentle hills – the perfect setting for relaxed rides and connection with nature. Secure stables, fenced paddocks, and existing infrastructure provide an exceptional base for further equestrian development, while the surrounding trails and panoramic views offer a lifestyle that's as tranquil as it is inspiring.

