





The Hills Game Reserve Estate is an upmarket, secure 1200 acre residential estate which includes a private game reserve stocked with several species of antelope and zebra.

Ideally located in Pretoria East on Garsfontein Road with a second gatehouse and link on Atterbury Road, The Hills is less than five minutes' drive from up-market shopping centres such as Woodlands and Parkview, making The Hills a true bushveld experience with all the convenience of city life.

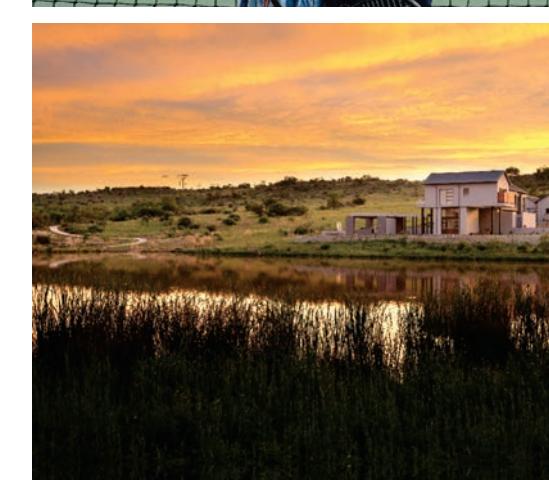
The Estate consists of 996 stands, ranging in size from 500m<sup>2</sup> to 3,900m<sup>2</sup>. Clients can choose from a range of building packages or use their own architect and builder to design and construct their dream home on a variety of standard, greenbelt or larger stands located in the game reserve with spectacular views and space. A variety of luxury apartments are also available for rental or investment.

Security at The Hills is managed at the highest level whilst maintaining a sense of personal freedom for residents and their guests. Infrastructure includes the secure perimeter wall and state-of-the-art gatehouses with CCTV, and monitored access control. Around the clock patrols ensure that the estate is monitored 24 hours a day.

Numerous lifestyle facilities in the estate include the Reddford House private school, walking, mountain biking and game trails, the clubhouse with gym and restaurant – ensuring long term value of the estate and making it an unprecedented lifestyle opportunity.

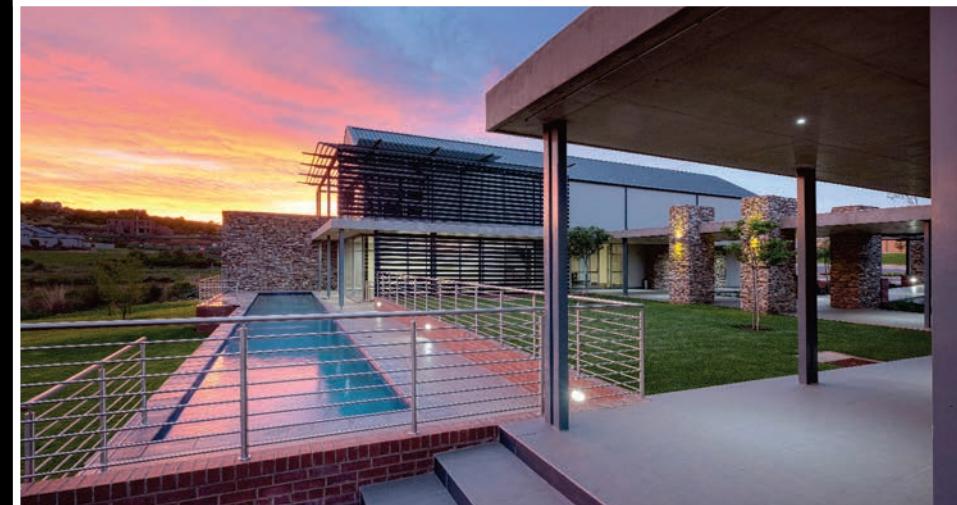
By purchasing a property at The Hills Estate; clients are not only making a savvy financial investment but also the best investment in their lifestyle! The Hills Estate is the preferred address for people who value a full and varied lifestyle, offering a spacious, secure environment for their family, upmarket living and true property value growth.

The majority of the estate is dedicated to the game reserve, natural parklands and greenbelts that create an authentic African bushveld experience for the residents and their guests.



### Estate Security

The security infrastructure at The Hills Estate is designed to ensure peace of mind for all residents. Systems are managed at the highest level whilst still maintaining a sense of personal freedom for residents. A large number of CCTV cameras allows security personnel to monitor movements into the estate. Visitor access is managed via the gatehouse with state-of-the-art access control measures. The perimeter wall is topped with zoned electric fencing and patrolled regularly. A dedicated control room, with uninterrupted power supply, monitors all aspects of security on the estate.



### Reddford House

Conveniently located inside the secure estate, Reddford House The Hills, offers world class education from Stage 1 to Grade 12. School children are able to traverse safely to school in minutes without leaving the perimeter of the estate. It offers a unique philosophy that is completely child-centred and allows each individual to thrive and achieve absolute success, while strongly encouraging individuality and self-confidence. Fundamental to the philosophy is the recruitment of only the finest educators coupled with the best in the field specialists in dance, drama, music, art, languages, computers and sport.



### Private Game Reserve

The 500 acre game reserve which occupies almost half of the overall estate offers residents an unspoilt bushveld experience on their doorstep. Stocked with several species of antelope and zebra, one can get a better glimpse of the wildlife by traversing through this protected area on foot via a network of walking and biking trails that meander through this pristine environment. The Hills is also home to some of the finest bird and indigenous tree populations in the sprawling eastern suburbs of Pretoria providing a natural and wholesome environment to raise a family.

### Clubhouse Facilities

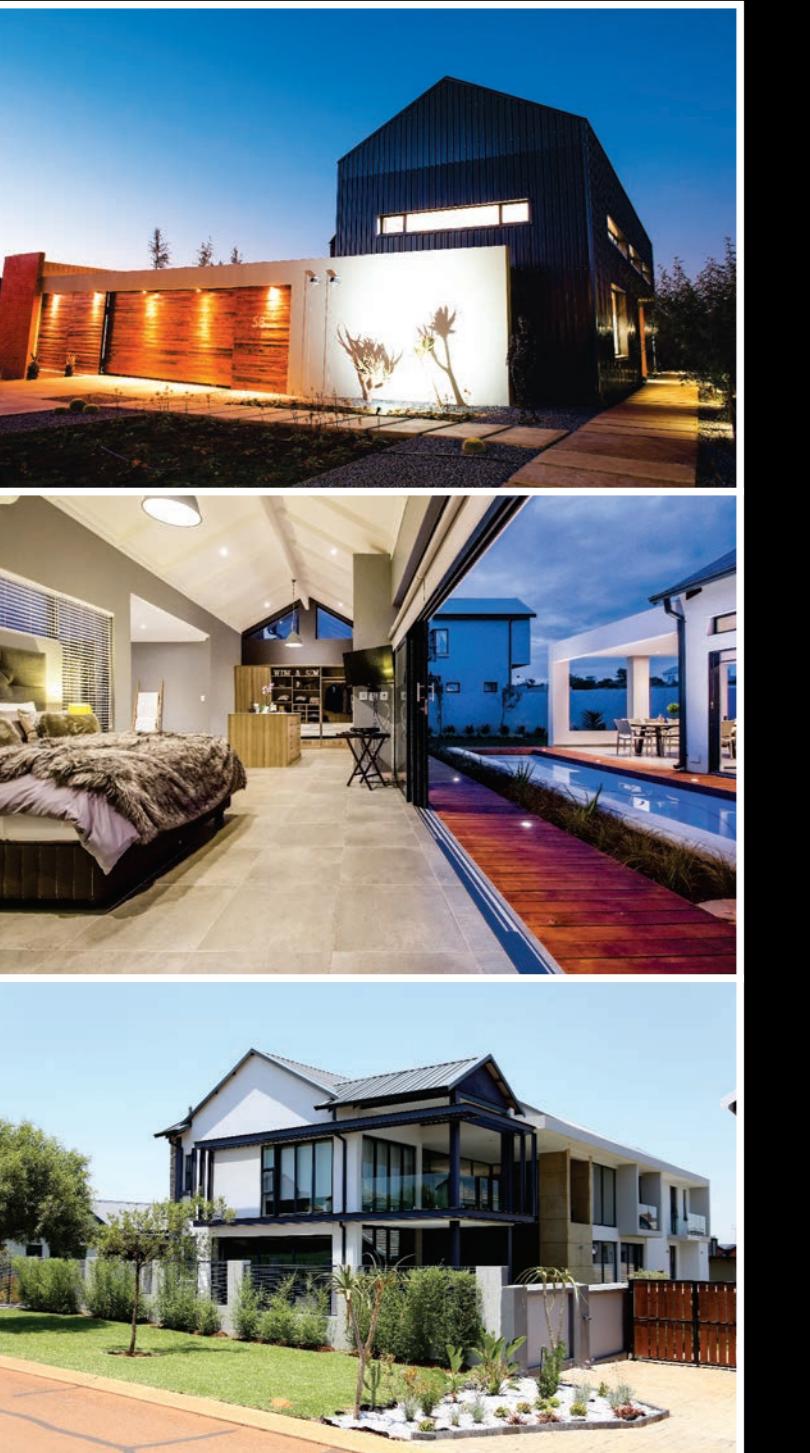
Consisting of a family restaurant, sundowner deck, full gym and fitness studios, children's playground, tennis court and an outdoor swimming pool, the clubhouse is designed in such a way as to enhance our outdoor lifestyle. It is positioned overlooking the nature reserve and large dam. The double storey gym and fitness studios are equipped with the latest equipment for an optimal training routine. It follows the overall theme of the estate, where residents are encouraged to lead an active, healthy lifestyles. The restaurant is The Hills' social hub with a delicious variety of meals.

## Build your dream home at The Hills

The Hills Estate offers a variety of standard, greenbelt and game reserve stands for clients to build their dream home on. Architectural guidelines have been expertly developed with industry specialists, to provide a controlled design theme, which secures the integrity of the estate and its ecology, ensures long term property values and still provides freedom of expression.

There is a strong focus on 'green design', the aim being to create a healthy community centred on eco conscious principles. Sustainable development is living in harmony with the natural environment, considering the social, environmental and economic aspects of decisions, and reducing our footprint by living a less energy, water and material intensive lifestyle.

Materials, such as stone, brick, plaster and metal are used in their most raw and natural state, to ensure they blend seamlessly with their indigenous environment.



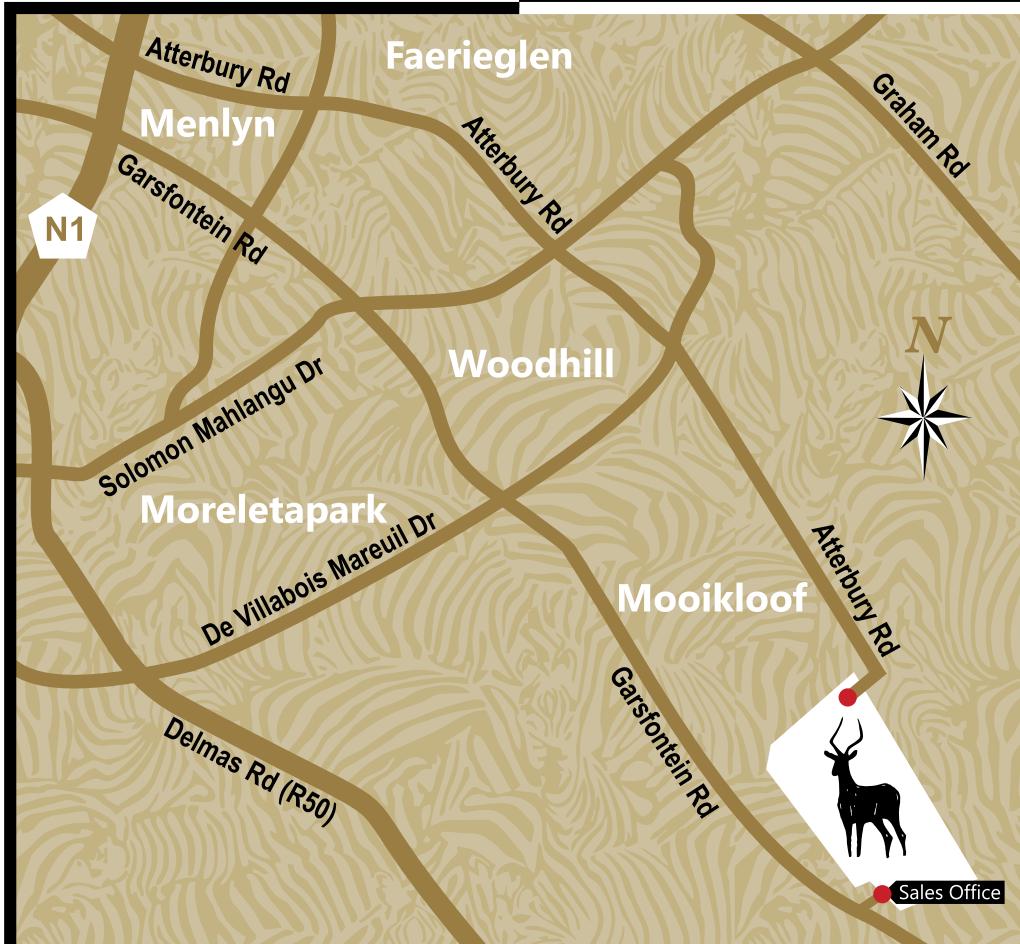
## The Oval Luxury Apartments

The Hills offers many different lifestyle opportunities. Included within the estate is a phase of 190 luxury apartments, called The Oval Luxury Apartments, located around the sports field of the school. These units come in a variety of different designs from spacious three-, two- and one-bedroom layouts with the finest upmarket finishes and fittings.

The apartment blocks are positioned to allow optimal views from each unit with ample parking for residents and their guests. Apart from having access to the estate's main clubhouse, residents have their own clubhouse consisting of a multi-purpose space overlooking a large sports field, swimming pool, braai facilities, children's playpark and tennis court.

These units are available for rental or as an investment. The spaces are designed to be easy to furnish, and are on the whole larger than most apartment developments in the surrounding areas.





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