

AN INVITATION TO CO-OWN A RARE PIECE OF PARADISE ON THE GARDEN ROUTE

Set within pristine indigenous forests on the edge of the Tsitsikamma National Park, this 3.2 hectare property, with resort zoning, offers a rare investment combination of privacy, natural beauty, and long-term investment potential.

It is both a place to live and a considered investment — where landscape, community, and opportunity come together in a way that is increasingly difficult to find.



LOCATION

The property is situated in the well-established Kuthumba Eco Village, a 160 hectare nature reserve bounded on all sides by the Tsitsikama Natural Park.

Kuthumba lies within The Craggs, one of the Garden Route's most sought-after rural enclaves, known for its wineries, polo estates, and proximity to protected coastlines and forests. Natures Valley Beach rated one of the top 5 beaches in South Africa is a short drive down the road.

Plettenberg Bay is just 20 minutes away, offering full amenities and services, while George and Gqeberha provide convenient airports.



PROPERTY OVERVIEW

The property is one of only two resort-zoned properties within Kuthumba, offering expansive northeast-facing views across indigenous forest and fynbos to Mount Formosa.

Existing infrastructure - 1 bedroom house, borehole, rainwater tanks, two large dams, 3 phase Eskom power

There is an approved site development plan for an additional five houses and a retreat centre.

Complete privacy position this as both a lifestyle sanctuary and a high-quality underlying asset.



INVESTMENT PROPOSITION

The property is owned by Kuthumba Gardens (Pty) Ltd (reg 2024/475034/07), a company setup specifically to acquire the property.

The offer is for a 50% shareholding in Kuthumba Gardens (Pty) Ltd for R5 000 000 (\$300 000).

We're looking for a like-minded partner who values pristine nature, privacy, tranquillity and a slower more intentional pace of life.



🤝 PARTNERSHIP VISION

This is not a conventional transaction.

Initially our plan was to build 5 houses and a retreat centre. Having lived on the property for just over a year, enjoying the absolute peace and tranquility, our current vision is to share the property with just one other family. We would each build a home on opposite sides of the property, each enjoying absolute privacy, peace and tranquility.

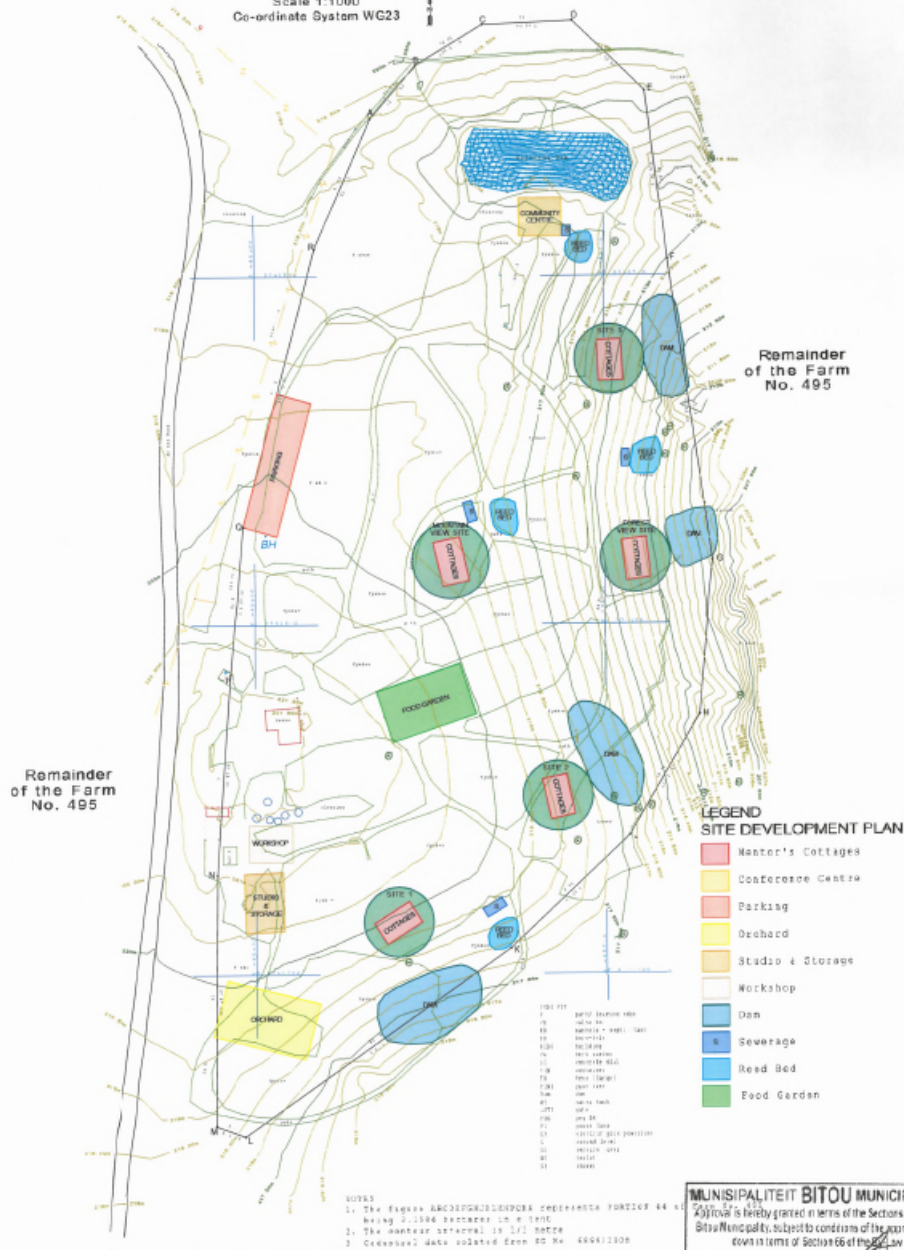
Further details can be discussed in person. If you're interested please contact Anne Czerner on +27 83 680 9402 or anneczerner@mweb.co.za.



Approved Site Development plan

SITE DEVELOPMENT PLAN for PORTION 44 OF FARM No. 495 situate in the Bitou Municipality Province of the Western Cape

Scale 1:1000
Co-ordinate System WC23



Remainder
of the Farm
No. 495

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of the Farm
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