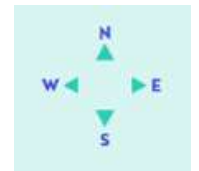


7 Moonshine – Moonstruck Villa



7 Moonshine



6,496 sq. ft. 5 bedroom 5.5 bathroom
Gazebo, private pool and carport with 4 seater golf buggy

Approx. 32,098 sq. ft land with

US\$7,106,000

Club Initiation Fee of \$125,000 absorbed in the price



Moonstruck Villa on Moonshine Ridge 7 Views from ground floor



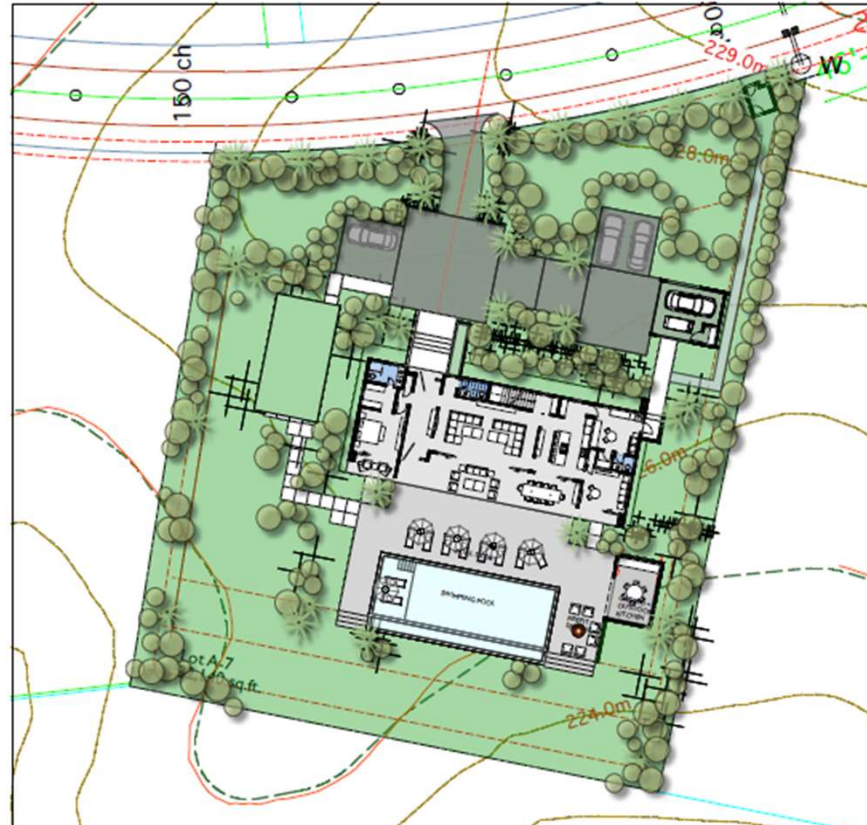
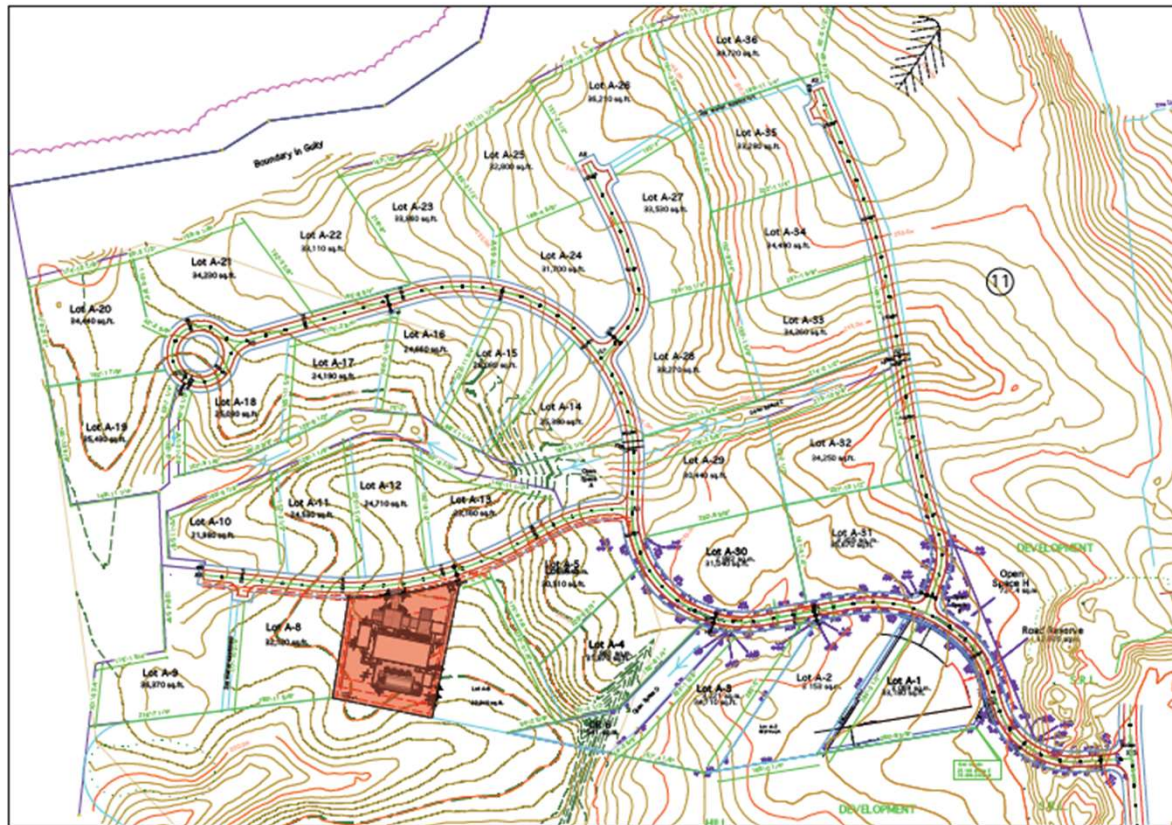
Moonstruck Villa on Moonshine Ridge 7 Views from ground floor

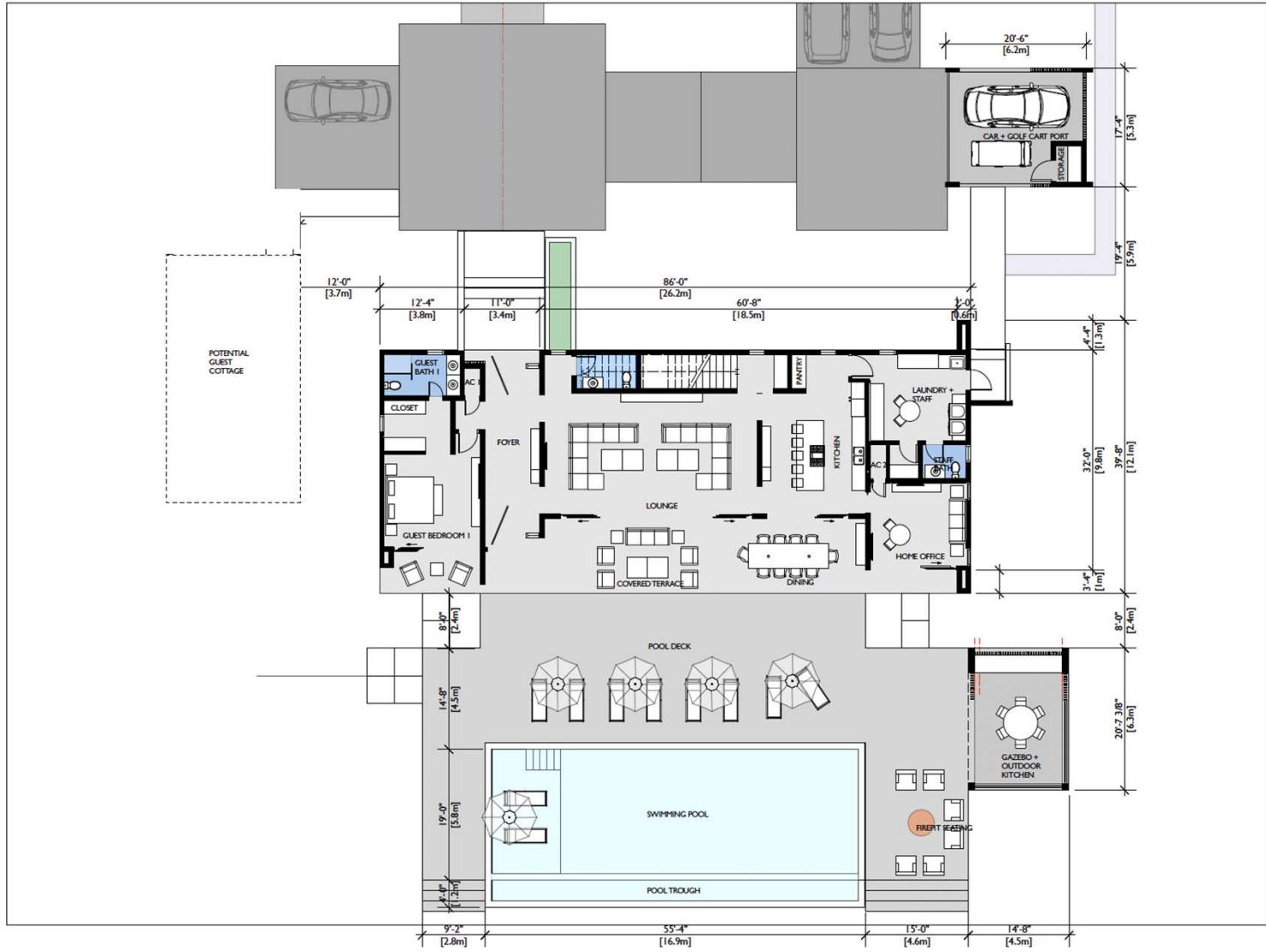


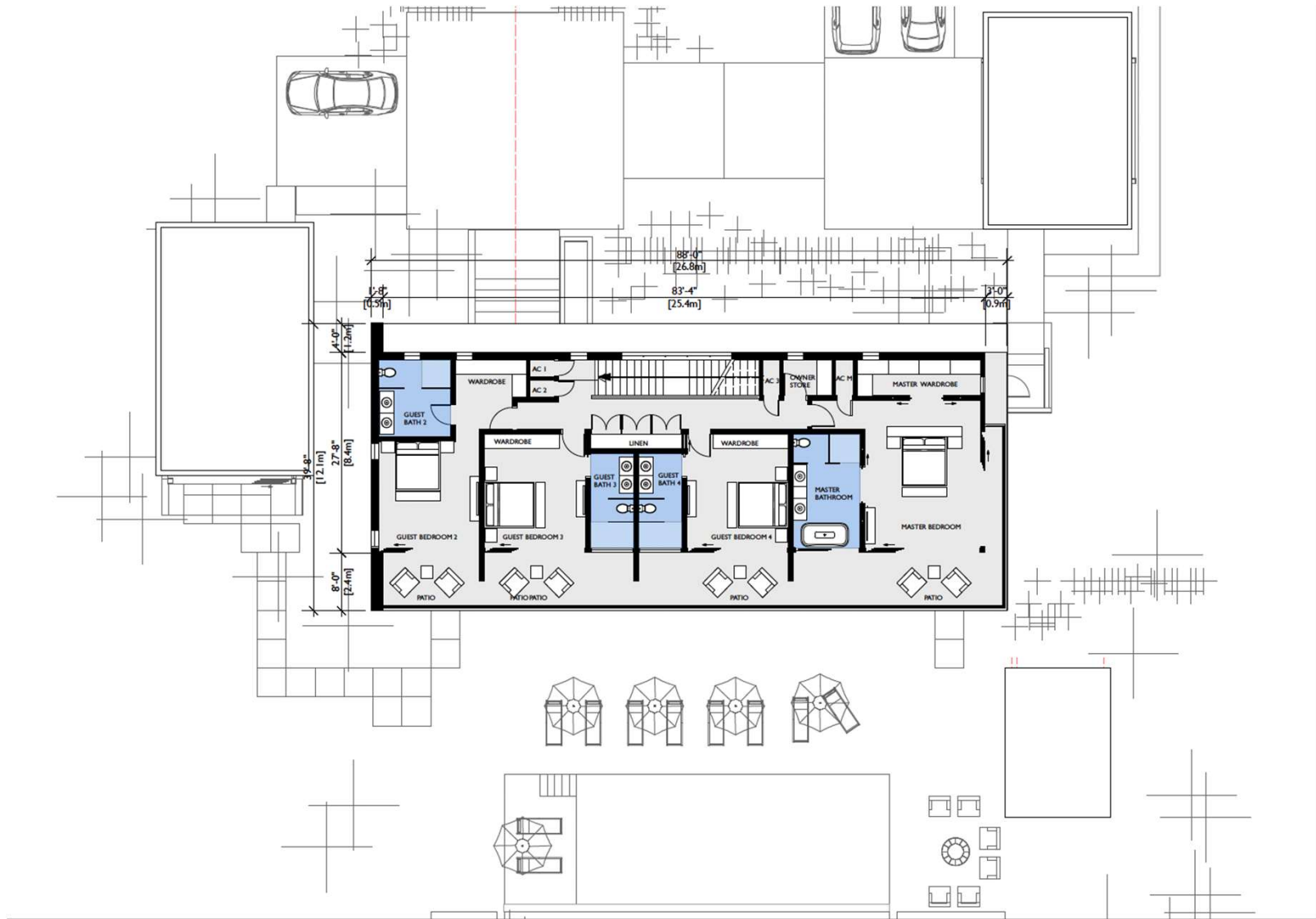
Moonstruck Villa on Moonshine Ridge 7 Views from first floor



Moonstruck Villa on Moonshine Ridge 7 Views from first floor







What our pricing includes

We gear everything we do to be turn key with no add-ons or surprises and with superb luxury finishing schedules.

We deliver what a luxury consumer expects from a beautiful newly built home.

In our build pricing we include:

Eligible for our Apes Hill Procurement Plan

architectural/engineering drawings – including the infrastructure costs for the elevation/topography of each site for the specific home chosen.

Town Planning submission and management

Landscape architecture plans and installation of grounds with irrigation and lighting

Uncovered verandas and pool deck

Swimming pool, Salt Chlorination Pool Filtration System

Driveway and Driveway lighting and Entry Posts

Project management services – including access to our Procurement service for interior design services, furnishings and fixtures

Large kitchen and laundry appliances

External utility cupboard and garbage enclosure, Dehumidifier rods to closets

Professional WiFi System

Water Softener and back up potable water tanks

Staged payments over the build and we oversee the build, controlling quality and delivery timelines

With ongoing price increases the world is facing, we lock in and secure pricing upfront, the developer taking the risk on price increases.

Finishing Schedule



Roof Finishes:	Elastomeric or silicon waterproof system with a white finishing coat on reinforced concrete slab, and concealed rainwater system.
Envelope Finishes:	Solid entrance door with pivot operation and glazed side vents. CAT 3 Hurricane Impact resistant sliding aluminum framed glazed patio and terrace doors. CAT 3 Hurricane Impact resistant aluminum framed windows. Sand and cement rendered, slicked and painted walls. Feature walls clad with feature stone.
Internal Finishes:	Gypsum wall boards with shadow gaps around the ceiling perimeters. Slicked and painted internal walls with porcelain tile clad bathroom walls. Solid core, wood veneer doors and frames. Door hardware/ironmongery by Valli & Valli, Omni, Joseph Giles or approved equivalent.
Fixed Contents:	Miele or approved equivalent Appliances (Refrigerator, freezer, oven, hob, microwave, warming drawer, wine cooler, dishwasher). Cesar or approved equivalent Kitchen Cabinetry. Duravit or similar sanitary ware. Kohler or similar brassware and accessories. Tempered Glass shower screens. Speed Queen Washer & Dryer and Laundry cabinetry. Built in Wardrobes by Pianca or equivalent. Ceiling Cassette split system A/Cs incorporating automatic indoor air quality control via ducted fresh air outdoor and exhaust air to all bedrooms and home office/media room. 100% property coverage with wireless smoke alarm system. ICT wiring containment for outfitting by owner with preferred wireless Internet, wired CCTV and security system technologies.
External Finishes:	Pool: porcelain tiles to sides and bottom, and large format on pool deck. Professional landscaping with irrigation system and lighting Potable Water Storage system.



Payment Schedule

Land

10% on signing the Sales and Purchase Agreement
90% on Conveyance (approx. 45 -60 days after the Sales and Purchase Agreement has been signed)

Build:

Stage 1: 20%	Mobilization	Paid with contract 45-60 days after purchase is agreed
Stage 2: 20%	Substructure	Approx. 12 weeks from payment of Stage 1
Stage 3: 20%	Upper Floor (2 story)	Approx. 10 Weeks after Stage 2
Stage 4: 20%	Roof	Approx. 10 Weeks after Stage 3
Stage 5: 15%	Renderings, Fittings and Finishes	Approx. 20 Weeks after Stage 4
Stage 6: 2.5%	Practical Completion	Approx. 2 Weeks after Stage 5
Stage 7: 2.5%		6 Months after Stage 6 (Practical Completion)

Post Contract Variances:

For any changes after the agreement is signed, these are billed at cost price plus 20%.