



MOQUINI  
BAY

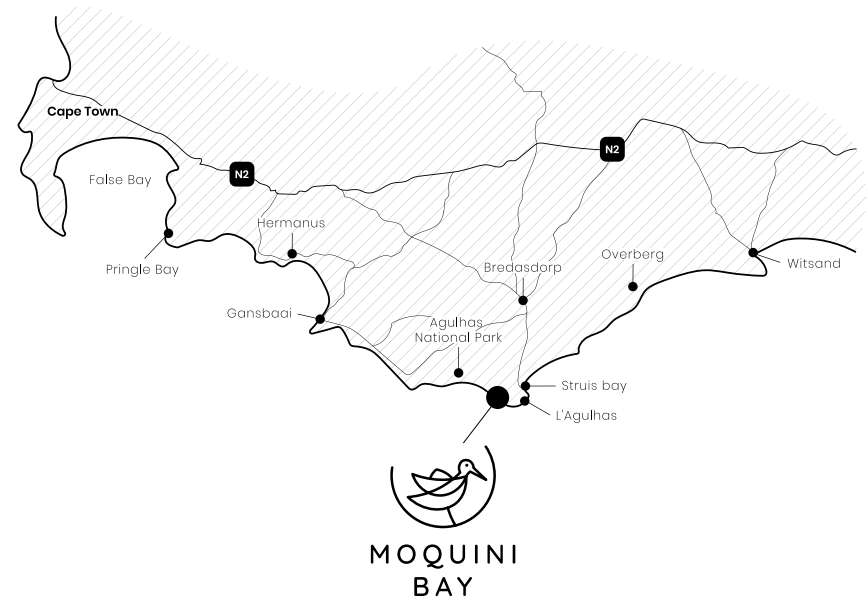
DISCOVER A PLACE  
LIKE NO OTHER

Where coastal beauty  
meets luxury living



**15** *ocean view luxury stands available  
at the southernmost tip of Africa in a  
once-in-a-generation opportunity.  
Preserving the natural fauna and flora  
on this 20 hectare development.*





## Welcome to Moquini Bay

Moquini Bay is a new development located on the southern tip of the African continent in the charming village of Suiderstrand, on a stretch of coastal land bordering the Agulhas National Park.

With just 15 residential stands for sale, every property built here will have a unique view over the wild landscape with access to developed infrastructure and award-winning municipal services.



Scan or click the QR code for the architectural guidelines



## Magnificent architectural concepts

These extraordinary concept homes envision a harmonious coexistence with nature, using sustainable design elements.

Join us on this transformative journey, where architecture and nature unite in symphony, paving the way for an unparalleled future of sophisticated tranquillity.

The concept homes serve as exemplars of how architectural guidelines can be applied, yet they are not rigidly fixed and can be reenvisioned by another architect of your choosing. They simply serve as inspiration.

## Make Suiderstrand your home

Suiderstrand, a village just minutes away from sought-after Struisbaai properties, offers a rare real estate investing opportunity in the Western Cape of South Africa.

All the amenities, facilities and services you need to relocate or create the ideal holiday home.

Suiderstrand offers convenient access to essential amenities. Major grocery shopping is available in nearby Struisbaai (10km away), with smaller convenience stores in L'Agulhas (just a 5-minute drive). Healthcare, including general practitioners and hospitals, can be found in L'Agulhas, Struisbaai, Bredasdorp, and Hermanus. Education options include Zoetendal Academy, Struisbaai Primêre Skool, Hoërskool Bredasdorp, and more. Public services are provided by the respected Cape Agulhas Municipality.

***A rare real estate investment***  
*Its exceptional location makes Moquini Bay  
the ideal new development to call home.*





## World-class entertainment

Experience some of the country's best restaurants and wineries within driving distance.

If excitement is what you need, look no further than the wine farms, restaurants and estates surrounding Suiderstrand. The village of L'Agulhas features an assortment of quaint eateries, pubs and restaurants, while Struisbaai offers a wide variety of dining options for every palate.

Several wineries also dot the interior of this part of the Western Cape. More than 15 vineyards make up the nearby Agulhas Wine Triangle, offering choice wines, tasting experiences and outdoor activities for the whole family.





## Endless activities

Outdoor recreation, water sports and activities for every age group and personality are on your doorstep. Suiderstrand has become especially popular among families due to the wide variety of activities that can be practised here. Water sports such as swimming and fishing are common along the area's beaches, including Pebble Beach, Suiderstrand Beach and Struisbaai Beach.

Walking is also a popular activity on the Struisbaai Plaat, and hiking trails are available in Agulhas National Park and the wider area. Whale and bird watching are equally prevalent among residents looking for a more relaxing pastime.



## Pristine natural beauty

Be a custodian of Suiderstrand's unique landscape, with diverse fauna and 58 floral species to explore.

Suiderstrand's natural surroundings make it a truly unique place to call home. The area is famous for its fynbos vegetation, which is endemic to the region. Another unique sight is the African Oystercatcher, or Moquini bird, which is a rare and iconic species that only breeds on the shoreline of southwestern Africa.

The landscape of Suiderstrand is marked by a rugged terrain, sheltered rock bays and gently sloping beaches, making it a delight for the eyes and soul.





## Iconic landmarks

Suiderstrand attractions have a rich archaeological heritage and interesting stories to tell.

Suiderstrand is made iconic by its diversity of landmarks and history. A cave as well as stone-walled fish traps were built hundreds of years ago and can still be seen along the coastline.

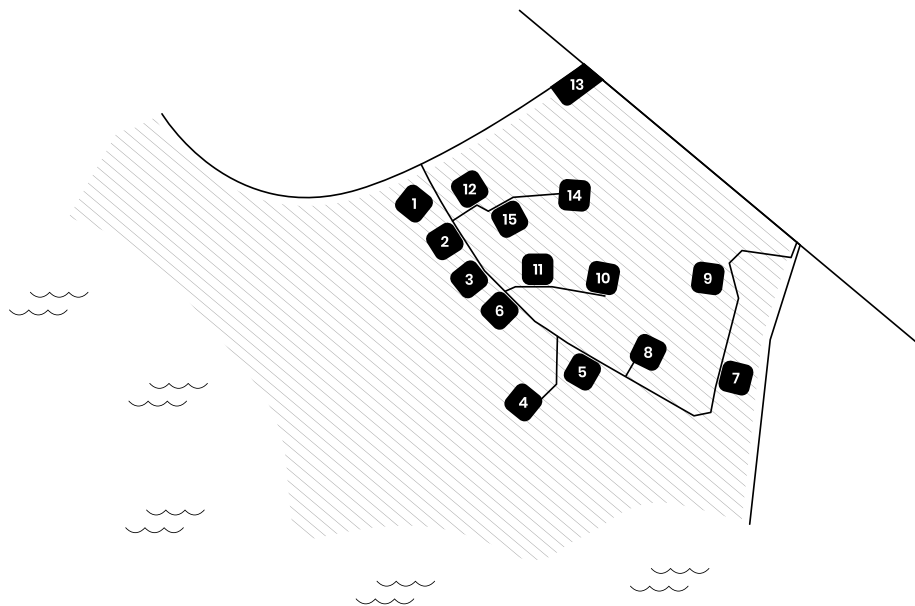
A more recent history is also visible in the Meisho Maru shipwreck that was stranded here in 1982. It rests in front of one of the most iconic of Suiderstrand's attractions, the Cape Agulhas Lighthouse. It features a museum that explores the lighthouse's role in maritime history. Struisbaai's harbour is equally popular with fans of all things ocean-related and worth a visit by enthusiasts, young and old.



## Pricing and stand layout

### Stand specifications for the new development

With just 15 residential stands for sale, every property built here will have a unique view over the wild landscape with access to developed infrastructure and award-winning municipal services.



#### Stand 1

Erf number: 520  
Size: 602m<sup>2</sup>  
Price: **R3,450,000**

#### Stand 2

Erf number: 519  
Size: 602m<sup>2</sup>  
Price: **R3,600,000**

#### Stand 3

Erf number: 518  
Size: 602m<sup>2</sup>  
Price: **R3,600,000**

RESERVED

#### Stand 4

Erf number: 514  
Size: 602m<sup>2</sup>  
Price: **R3,900,000**

SOLD

#### Stand 5

Erf number: 513  
Size: 604m<sup>2</sup>  
Price: **R3,800,000**

SOLD

#### Stand 6

Erf number: 517  
Size: 602m<sup>2</sup>  
Price: **R3,700,000**

SOLD

#### Stand 7

Erf number: 511  
Size: 602m<sup>2</sup>  
Price: **R3,900,000**

RESERVED

#### Stand 8

Erf number: 512  
Size: 602m<sup>2</sup>  
Price: **R3,900,000**

#### Stand 9

Erf number: 510  
Size: 602m<sup>2</sup>  
Price: **R3,500,000**

#### Stand 10

Erf number: 515  
Size: 602m<sup>2</sup>  
Price: **R3,500,000**

#### Stand 11

Erf number: 516  
Size: 602m<sup>2</sup>  
Price: **R3,550,000**

#### Stand 12

Erf number: 521  
Size: 593m<sup>2</sup>  
Price: **R3,450,000**

#### Stand 13

Erf number: 524  
Size: 717m<sup>2</sup>  
Price: **R3,500,000**

#### Stand 14

Erf number: 523  
Size: 602m<sup>2</sup>  
Price: **R3,550,000**

#### Stand 15

Erf number: 522  
Size: 602m<sup>2</sup>  
Price: **R3,550,000**

# FAQ's about Moquini Bay

## **Who is responsible for developing the property?**

The development team comprises of experts in the fields of Property Development, Finance, Legal and Environmental Sustainability. We are led by developer and local resident Ben Smit, with more than 20 years' experience in residential development and a passion for the area's natural biodiversity. Smit has also been involved in local developments such as Nautilus Lifestyle Village in nearby Struisbaai and Heuningberg Farmstead in Bredasdorp.

## **How do I reserve a stand?**

Contact our specialist agent to reserve your stand. They will supply you with all the necessary documents and forms for completion. A reservation fee of R 100,000 is payable into the trust account of the nominated transferring attorneys upon the conclusion of your offer to purchase.

## **Will transfer duty be payable on the purchase price?**

No. Because stands are purchased directly from the developer, VAT has already been included in the purchase price and no transfer duty will be payable.

## **When can I start building my property?**

It is estimated that construction of properties will be able to start in the last quarter of 2023. \*This is an estimated timeline and is subject to change.

## **What is the Home Owners Association (HOA) structure and how will levies be calculated?**

The HOA is a voluntary legal body and non-profit company consisting of all the members of the HOA. It is created to ensure that the communal infrastructure and facilities are owned by the association and provide rules and regulations to ensure a harmonious use of such infrastructure and facilities. Upon transfer of your stand, you shall automatically form part of the HOA. A copy of the HOA rules and regulations are available to you upon request. The levies shall be calculated and agreed upon by the members of the HOA, taking into consideration the required maintenance and upkeep of the estate and HOA.

## **When do I start paying levies?**

Levies are payable upon the transfer of your stand, when you become the proud owner of a slice of Suiderstrand heaven.

## **Are there any environmental protocols that need to be followed during the construction phase of my property?**

Yes, please contact us for exact requirements. A copy of the protocols are available upon request.

## **Are there specific architectural and building or material guidelines?**

Yes, please contact us for exact requirements. A copy of the necessary guidelines are available upon request.

## **Can I use my own architect and/or builder?**

Yes, subject to compliance with the applicable architectural, building and environmental guidelines.

## **Are purchasers obligated to commence and complete building by a given date?**

Yes, in terms of the Offer To Purchase (OTP) you are required to commence and complete the development / construction within a period of 36 (thirty-six) months from the date of transfer, subject to such development / construction being finalised / completed within a maximum period of 12 (twelve) months from date of commencement of such development / construction.

## **Is there a fibre network?**

A high bandwidth fibre network is available in the area. Fibre optic cables will be installed to every stand.



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LIKE NO OTHER

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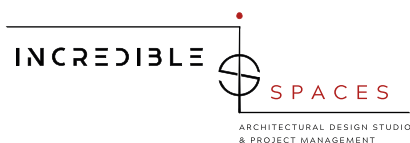
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Incredible Spaces envisions a stunning concept home that blends seamlessly with nature through sustainable design and captivating glass elements. Join us on this transformative journey where architecture and nature unite for a sophisticated and tranquil future.

Studio Fallon Architects and Interiors, founded by Izoné McCracken and Daniëlle Basson in Cape Town, is a design firm committed to meaningful architecture. They prioritise occupant-centered design through close collaboration with their clients.