



*Leopards*  
Lane



HOEDSPRUIT, LIMPOPO, SOUTH AFRICA



# BROCHURE

[www.leopardslane.co.za](http://www.leopardslane.co.za)





Only 9  
Stands Still Available

Now Selling From R2 850 000  
(Including VAT)

# TIMELESS LIVING IN THE HEART OF HOEDSPRUIT

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# About

Our exclusive residential development blends modern sophistication with the beauty of the Lowveld, offering a lifestyle of comfort and convenience. With fibre internet lines already installed to each stand and a pet-friendly environment, residents can enjoy seamless connectivity and a welcoming community that embraces elegance and tranquility.



Our elegant homes feature stunning finishes, spacious interiors and seamless indoor-outdoor flow.

Equipped with a powerful 28KVA solar system, a water pressure pump, secure electrical fencing and a controlled access gate, you can experience modern comfort in a tranquil and secure setting.



## SAFE & SECURE

At Leopard's Lane, we prioritize your safety by investing in top-tier security systems and protocols, ensuring a secure and protected environment for you and your family.



## LOCATION

Leopards Lane is conveniently located near shopping centres, schools, medical facilities, Hoedspruit Private Hospital, the Police Station and just 68km from the Kruger National Park Orpen Gate.



## A SENSE OF PLACE

Immerse yourself in the beauty of nature, at the foot of the Drakensberg mountain with a true sense of place in the heart of the Lowveld. Surrounded by a heartwarming community and attractions like the Blyde River Canyon nearby.



## PLAN FOR THE FUTURE

Leopards Lane has been meticulously designed with no detail overlooked in the strategic development. Perfect for a start-up family or a peaceful retirement home, offering a blend of comfort, convenience and timeless value.











# AERIAL PLAN





# Homes designed by an experienced architect for modern living



# 2 BEDROOM

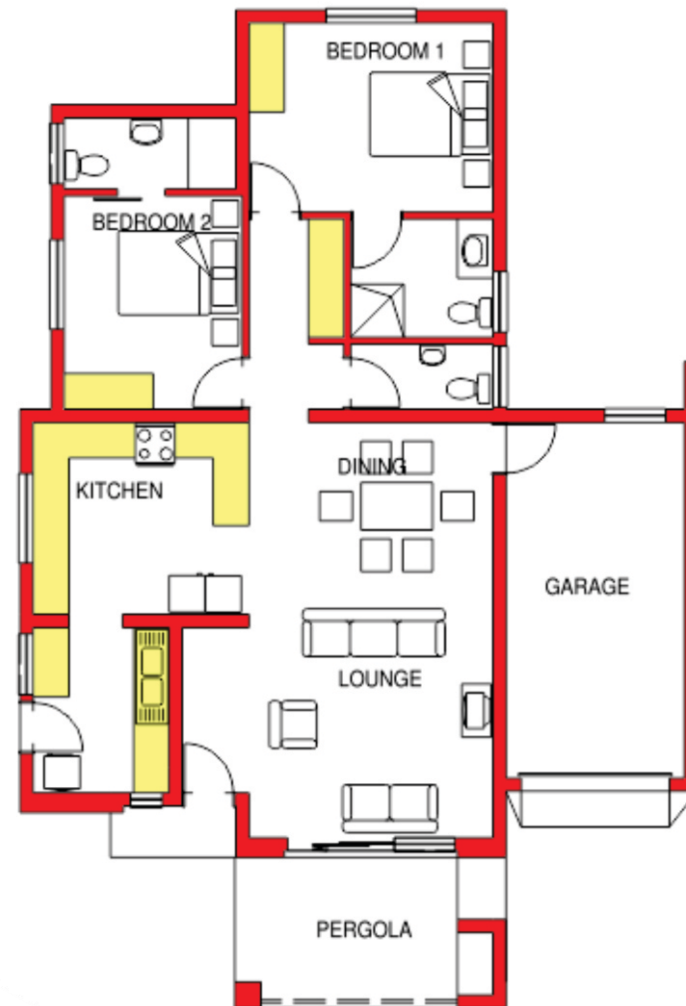
## 126m<sup>2</sup>

(Size plus stoep & carport)

### FEATURES:

- 2/3 En-suite bedrooms
- En-suite bathrooms with shower
- 3rd Bathroom with guest toilet only
- Open plan kitchen, dining & lounge area
- Freestanding - Gas stove & oven
- Airconditioning (12 000 BTU) in living area
- Ceiling fans in rooms
- High-quality fixtures & fittings
- Built-in cupboards (Choice of finishes)
- Patio with braai
- Single garage with electrical motor
- Aluminium windows
- Aluminium doors (Front, back, scullery & patio)
- 28KVA Solar Electricity System
- 2500L Water tank with pressure pump
- Paving & driveway

## HOUSE PLAN 1





# 2 BEDROOM

## 126m<sup>2</sup>

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## HOUSE PLAN 2









# Standard Schedule of Finishes

## CEMENT SCREED SEALED FLOORS/WALLS



### ROOF

Chromadec Type – Grey IBR

### ROCK CLADDING

Front door & Pillar



### PAINT

Outside walls: (Non-negotiable specs)

- Dark colour – Home guard: Elbony
- Lighter colour – Home guard: Wetstone

### BORDER WALLS

- Colour – Home guard: Grinder (colour is between the dark and light) (Non-negotiable specs)
- Latte will be added on top of the wall (Non-negotiable specs)

### INSIDE WALLS

- Colour – Home guard: Wetstone

### BRAAI

- Brick open type with brick chimney

### WATER TAPS

- 1 in front and 1 at the back (Non-negotiable specs)



# Standard Schedule of Finishes



## **CEILINGS**

Exposed roof trusses:

- Painted white
- Ceilings painted white

## **WINDOW FRAMES**

- Grey aluminium

## **DOORS**

Front door & Back door:

- Aluminium doors

## **Sliding door to braai area:**

- Aluminium door

## **Fire door:**

- Solid door (Non-negotiable specs)

## **Bedroom doors & Bathroom doors:**

- Standard (white hollow core doors)
- Standard sliding (white hollow core doors)



## **DOOR HANDLES**

- Standard



## **GARAGE DOOR**

- Grey sink aluminium with garage door motor



## **TILES / CEMENT SCREED SEALED FLOORS**

- Bathroom walls R150.00 m<sup>2</sup> allowance
- Cement screed sealed floors/walls / Tiles R150.00 m<sup>2</sup> allowance

## **AIRCONS**

- 12 000 BTU conditioner inverter in living area
- Air conditioner isolator plugs in each bedroom

# Standard Schedule of Finishes

## LIGHT FITTINGS

- Kitchen / Scullery / Garage
- Standard LED Florescent lights



## Entrance / TV Nook & Bathroom / Passage:

- Standard down lighters



## Dining and Living room:

- 2 x Standard hanging lights



## Bedroom lights:

- 1 x Standard light per room LED and energy saving ceiling fan.



## Outside lights: (Non-negotiable specs)

- 2 x Outside light (front)
- 1 x Outside light (back)
- 1 x Outside light (scullery door)



## Outside lights: (Non-negotiable specs)

- 1 x Outside light (front door)
- 1 x Outside light (front pillar)



## LIGHT SWITCHES / PLUGS:

- Standard switches
- All standard double plugs





# Standard Schedule of Finishes

## CUPBOARDS

### Kitchen:

- Melamine (choice of 3 different types – will be provided)

### Bedroom (1):

- 5 Door Melamine cupboards (choice of 3 different types – will be provided)

### Bedroom (2):

- 3 Door Melamine cupboards (choice of 3 different types – will be provided)

## KITCHEN

- Quartz Tops – Standard Snow white
- Cupboards Melamine (choice of 3 different types – will be provided)
- Top cupboards: 1.5m allowed (melamine)

### Sink with mixer

- Standard



### Prep Bowl

\* Note: this is optional

## OVEN

Elba Essential 90cm, 5 Burner Gas Stove & Oven (Black or Silver) – Freestanding – Gas oven, gas hob



## GEYSER

- Gas



## BACKUP WATER SYSTEM:

- 2500lt Water tank and pressure pump



# Standard Schedule of Finishes

## BATHROOM

### Toilets

- 3 x Standards top flush toilets



### SOLAR ELECTRICITY SYSTEM

- 1 x 8 KW DEYE hybrid inverter
- 2 x Volta Stage 4 – 14.34kw Lithium Ion Battery
- 12 x JA Solar Panels 550 w



### Basin & Mixer

- 3 x Standard Basin and Mixer

### Showers

- 2 x Standard Showers / Mixer & Shower head



## Optional Extras:

(To be discussed with builder & quoted separately)

- Steel braai (900mm)
- Washing Line T-Piece steel
- Extractor Fan
- Stoep Enlargement
- Cromadek sheeting – Stoep
- Cromadek sheeting – Carport
- Garage Conversion to Bedroom:
- Basins & mixer
- Cupboards
- Cement screed sealed floors/walls / Tiles R150.00 m<sup>2</sup> allowance
- Ceiling
- Aluminium Window and Front Door
- 4 x Standard down lighters





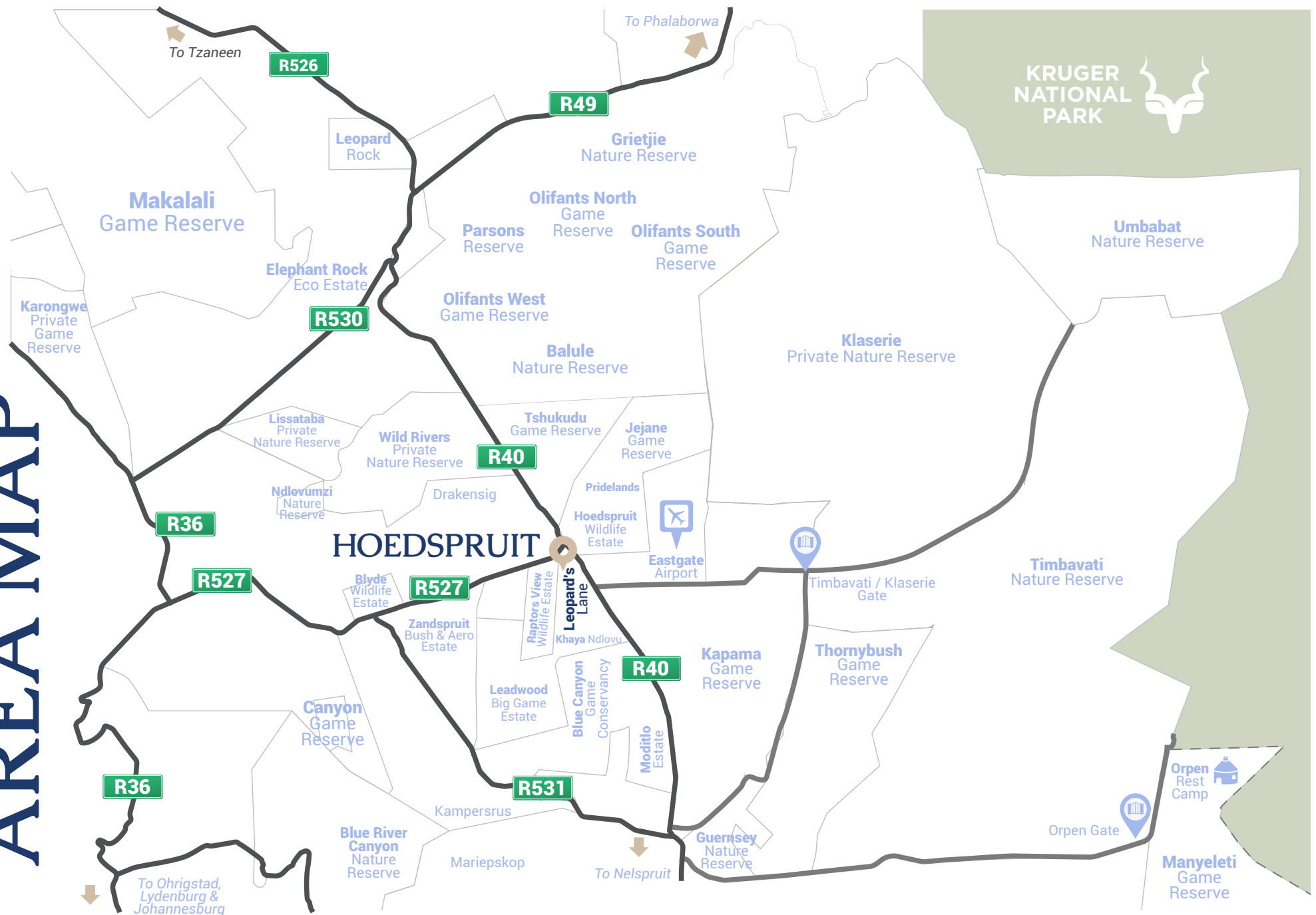


# HOEDSPRUIT TOWN MAP





# AREA MAP



**LEGEND:** Airport 

**Leopard's Lane**  
**Main Road**  
**Road**



**DISTANCES  
FROM  
HOEDSPRUIT:**

To Johannesburg **451 km**  
To Pretoria **420 km**  
To Dullstroom **189 km**

To Nelspruit **162 km**  
To Lydenburg **133 km**  
To Tzaneen **122 km**

To Hazyview **98 km**  
To Bushbuckridge **75 km**  
To Phalaborwa **74 km**

To Acornhoek **37 km**  
To Orpen Gate **70 km**  
To Kampersrus **25 km**

# About Essential Finance and Developers

Essential Finance and Developers is a trusted property development company operating in Limpopo and the Western Cape. With over a decade of experience in the industry, we have successfully delivered high-quality residential developments, creating exceptional investment opportunities and contributing to the growth of thriving communities.

Our track record speaks for itself—each project we undertake is carefully designed to offer modern living spaces that balance comfort, style, and long-term value. We specialize in property development, from sectional title flats and townhouses to large-scale residential subdivisions, ensuring that every development meets high standards of quality and sustainability.

## **Previous Developments:**

- **Waterberry Estate, Polokwane** – 8 upmarket double-storey townhouses

- **Eden Villas, Tzaneen** – 18 sectional title 2-bedroom flats
- **Tzangeni Views, Tzaneen** – 15 upmarket townhouses
- **Copper Close, Phalaborwa** – 8 townhouses
- **Troupand Close, Phalaborwa** – 20-stand subdivision and 8 townhouses
- **Phalaborwa Ext 10** – 80 residential stand subdivision and 6 special zoned stands. For overnight accommodation/lodge/hotel etc.
- **Hopefield Subdivision** – 18 residential stands

With a commitment to excellence, we have consistently delivered homes that not only meet but exceed expectations, ensuring strong capital growth and profitable returns for our investors.

Whether you're looking for a modern townhouse, a secure estate, or a well-planned residential subdivision, Essential Finance and Developers is your trusted partner in property investment.





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