

BLETCHINGLEY GATEWAY

LEGACY CITY

Farm E of Bleatchingley Block | Bubi District, Zimbabwe



COMPREHENSIVE BUYER PAMPHLET | JULY 2026

Dignified homes. Inclusive villages. A complete lifestyle within reach.



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1. A Gateway Community for Modern Zimbabwe Living

A mixed-income destination community approximately 35 km from Bulawayo.

The proposition. Bletchingley Gateway Legacy City is a proposed secure, mixed-income, master-planned community on Farm E of Bletchingley Block in Bubi District. The stated farm extent is 486.3107 hectares. The conceptual framework provides 2,400 detached residential stands across 16 secure villages, grouped into four integrated precincts and supported by a three-storey, four-wing regional mall, apartments, business and office space, an 18-hole golf course, hotel/lodge, private school, hospital, sports complex, clubhouse and pools, equestrian facilities, renewable energy, water systems and green infrastructure.

OUR AFFORDABILITY MISSION

To make a well-designed home and an affluent-quality lifestyle attainable to a much wider range of Zimbabwean families through mixed-size stands, standardised home designs, phased infrastructure, transparent proposed pricing, flexible entry periods and independently underwritten mortgage or land-finance pathways.

486.3107 ha Overall farm extent	2,400 Detached residential stands	16 Secure villages	4 Integrated precincts
500-1,000 m² Stand sizes	15 Home designs	18 holes Golf course	3 storeys / 4 wings Regional mall concept

PLANNING STATUS

This pamphlet is a conceptual buyer framework, not an approved subdivision, cadastral plan, building contract, investment prospectus or lender offer. Final yields, boundaries, road reserves, specifications, prices and delivery dates remain subject to survey, engineering, environmental, statutory, QS, legal and financing approvals.



2. The Proposed Integrated Masterplan

A regional destination community combining homes, services, employment, recreation and hospitality.



Core residential and civic system

2,400 detached stands; 16 secure villages; private school and early-learning centre; hospital/clinic; faith precinct; apartments; parks, playgrounds and walking networks.

Regional destination system

Three-storey, four-wing regional mall; business/office precinct; 18-hole golf course; hotel/lodge; equestrian centre; sports complex; clubhouse and pools; water features; solar field and service yard.



3. Conceptual Land-Use Capacity

A working allocation that reconciles to the stated 486.3107-hectare farm extent.

Land-use component	Indicative area	Planning role
Net detached residential stands	167.5000 ha	Exact net area from the 2,400-stand mix.
Village roads, pocket parks and local utilities	70.0000 ha	Internal circulation, open space and service reserves.
18-hole golf course and clubhouse	78.0000 ha	Course, practice areas, landscape buffers and support uses.
Regional mall, business and office precinct	35.0000 ha	Mall building, parking, loading, offices and transport interface.
Apartments and mixed-use precincts	22.0000 ha	Additional housing excluded from the 2,400 detached-stand count.
School, hospital, civic and faith uses	18.0000 ha	Education, healthcare and community institutions.
Hotel, resort and equestrian precinct	28.0000 ha	Visitor accommodation, conference, stables and paddocks.
Sports complex and playground system	16.0000 ha	Football, athletics, courts, pools and active recreation.
Solar, utilities, water and service yard	18.0000 ha	Power, water, sewer, waste, telecoms and maintenance functions.
Major roads, boulevards and gateways	20.0000 ha	Trunk roads and estate arrival system.
Green belts, buffers and retention systems	13.8107 ha	Environmental buffers, stormwater and landscape continuity.
TOTAL	486.3107 ha	Conceptual reconciliation; detailed planning may reallocate areas.

MALL SCALE DETERMINATION

Within the 35-hectare commercial and office allocation, the working concept is a four-wing, three-storey regional mall campus of approximately 85,000-100,000 m² gross floor area and 55,000-65,000 m² gross leasable area, with roughly 250-350 shops, service outlets and offices, major anchors, entertainment, food, public-service and event space, and approximately 2,500-3,500 parking bays. These are planning assumptions requiring market, traffic and investment feasibility studies.



4. Sixteen Villages, Four Precincts

Every precinct remains mixed-income; village colours create belonging, not class separation.

Precinct	Villages	Primary relationship	Stands
Gateway and Civic	Gateway, Acacia, Garden, Schoolhouse	Main entrance, boulevard, school and hospital	600
Park and Community	Parkside, Lakeside, Clubhouse, Central	Parks, clubhouse, pools and playgrounds	600
Golf and Resort	Golf View, Fairway, Hotel Crest, Boulevard	18-hole golf, hotel and regional mall	600
Equestrian and Legacy	Equestrian, Legacy Signature, Ridge, Savannah	Stables, green belts and premium edges	600

150	600	698 m²	167.5 ha
Stands per village	Stands per precinct	Average stand size	Net stand area

Village	Colour	500	600	800	1,000	Total	Positioning
Gateway Village	Emerald	55	50	30	15	150	Arrival-facing family village with strong access to the boulevard and civic services.
Acacia Village	Acacia Gold	50	50	30	20	150	Warm, established family identity with landscaped community spaces.
Garden Village	Sky Blue	50	45	35	20	150	Child-friendly village close to parks, school routes and walking networks.
Schoolhouse Village	Teal	45	50	35	20	150	Education-linked village intended to support safe school access and family convenience.
Parkside Village	Burgundy	45	45	40	20	150	Community-focused village with direct relationship to parks and outdoor recreation.
Lakeside Village	Aqua	40	45	40	25	150	Water-feature and open-space identity with calm pedestrian and leisure connections.
Clubhouse Village	Royal Blue	35	45	45	25	150	Lifestyle village linked to clubhouse, pools, events and shared recreation.
Central Village	Olive Green	40	45	40	25	150	Balanced mixed-income village with strong access to central amenities.

EXTERNAL ESTATE IDENTITY

All homes and public-facing estate architecture use a disciplined white, gold and charcoal-grey identity. Village colours are limited to entrances, signage, resident material, sports accents, wayfinding and selected communal details.



4B. Village Distribution and Internal Colours

The second half of the 16-village schedule.

Village	Colour	500	600	800	1,000	Total	Positioning
Golf View Village	Navy Blue	30	40	45	35	150	Premium golf-facing village with quiet streets and strong long-term value positioning.
Fairway Village	Forest Green	30	40	45	35	150	Golf-linked family area combining landscape quality with accessibility.
Hotel Crest Village	Champagne	35	40	40	35	150	Visitor and hospitality-adjacent village near the hotel and resort precinct.
Boulevard Village	Slate Grey	35	45	40	30	150	Prominent address along the landscaped ceremonial boulevard.
Equestrian Village	Maroon	30	35	40	45	150	Premium lifestyle village linked to riding facilities and larger family homes.
Legacy Signature Village	Purple	35	35	35	45	150	Prestige village for signature architecture within the approved estate palette.
Ridge Village	Copper	45	45	30	30	150	Elevated or edge-positioned family village with a distinctive copper identity.
Savannah Village	Charcoal	50	45	30	25	150	Natural greenbelt-edge identity with broad mixed-income appeal.



5. Amenities, Services and the Visitor Economy

A practical regional ecosystem rather than a dormitory estate.

Amenity / precinct	Proposed function
Three-storey, four-wing regional mall	Supermarkets, retail, banking, restaurants, entertainment, professional services, civic counters, events and SME space.
Apartment and mixed-use precinct	Indicative 800-1,200 apartments in phased buildings, excluded from the 2,400 detached-stand programme.
Private school and early learning	Conceptual 1,500-2,000 learner capacity across early learning, primary, secondary and vocational/leadership programmes.
Hospital and health precinct	Conceptual 80-120 bed community/private hospital with clinics, pharmacy, diagnostics, wellness and emergency capability.
18-hole golf precinct	Full estate course, practice academy, clubhouse, events and inter-estate competition.
Hotel/lodge and conference	Conceptual 150-180 keys with conference, events, restaurant and team/group accommodation.
Equestrian and stables	Riding school, pony training, paddocks, shows, competitions and agricultural-heritage experiences.
Sports, clubhouse and pools	Football, athletics, tennis, basketball, swimming, fitness, events and community leagues.
Green and sustainable infrastructure	Solar field, water retention, landscaped buffers, trails, playgrounds, waste management and controlled security.

HOTEL AND LODGE PURPOSE

The hotel/lodge is planned primarily for visitors from sister estates, visiting sports teams, parents and supporters attending games and tournaments, golf and equestrian guests, corporate delegates, service providers, family visitors and other short-stay guests. The visitor economy is intended to create demand for hospitality, transport, food, events, sport, retail and professional services within Bletchingley.



6. The Bletchingley Lifestyle System

Education, sport, culture, etiquette, wellness and service woven into everyday estate life.

- Children and adults may participate in golf, equestrian training, swimming, football, tennis, athletics, rugby, basketball, fitness, arts, music, debate, leadership, etiquette and community-service programmes.
- Village leagues, annual games, cultural days, family festivals, riding shows, golf days and academic competitions create a shared estate identity.
- A resident lifestyle passport may record training, participation, service, achievement and access to selected estate activities.
- Programming will be phased and depends on facility completion, operator appointments, safety standards and resident subscriptions.



PRIMARY



TRAINING



FORMAL

White primary field | Gold crest and trim | Charcoal-grey lower garments | Optional small village-colour

APPROVED HOUSE AND STREET PALETTE

White, ivory or warm-cream primary walls; light, medium or charcoal-grey secondary walls; charcoal or graphite roofing; natural stone or textured masonry; gold, bronze or brass-toned detailing; dark aluminium frames; and timber or timber-effect entrance doors.



7. Integrated Ownership, Enterprise and Finance Pathway

Disciplined contributions and mortgage readiness without automatic promises.

Stage	Buyer action
1. Select	Choose stand-only or a complete home-and-stand package.
2. Contribute	Pay the required entry contribution over 12, 24 or 36 months at 7% p.a., compounded monthly.
3. Prepare	Complete KYC, affordability, income, insurance, legal and mortgage-readiness requirements.
4. Build and activate	Proceed through approved subdivision, infrastructure, design control and phased construction.
5. Take up finance	Qualified buyers seek independent lender approval for the remaining balance.

NO AUTOMATIC GUARANTEE

Buying property does not automatically guarantee a job, supplier contract, business concession, investment profit, insurance approval or mortgage. Procurement, lending, insurance and investment decisions remain separate and depend on qualifications, capacity, compliance, affordability, demand and independent approval.



8. Buyer Routes, Fees and Entry Terms

Qualifying fees are spread from Month 1 to reduce upfront pressure.

Route A - Stand only

The buyer contributes 40% of the proposed serviced-stand price over 12, 24 or 36 months at 7% p.a., compounded monthly. The remaining 60% is an indicative land-loan or mortgage take-out balance. Administration and first-year legal administration are spread across the selected entry period. The architectural fee is activated only when construction begins.

Route B - Complete home and stand

The buyer selects one of the 15 home designs and the recommended stand. The buyer contributes 20% of the base package over 12, 24 or 36 months at 7% p.a., compounded monthly. The remaining 80% is an illustrative mortgage balance, subject to lender approval, valuation and final cost confirmation.

Fee	Amount	12-month add-on	24-month add-on	36-month add-on
Administration fee	US\$750	US\$62.50	US\$31.25	US\$20.83
First annual legal administration	US\$120	US\$10.00	US\$5.00	US\$3.33
Architectural design control and plan preparation	US\$2,500	US\$208.33	US\$104.17	US\$69.44
Complete-home total fees	US\$3,370	US\$280.83	US\$140.42	US\$93.61

FEE TREATMENT

Complete-home buyers have the US\$3,370 fee package embedded evenly into the selected entry schedule. Stand-only buyers initially have US\$870 embedded; the US\$2,500 architectural/design-control fee is added when the buyer activates a house design and construction route.



9. Stand-Only Pricing and Payment Schedule

Initial proposed base values designed to support mixed-income access.

LOCATION PREMIUMS

Base prices exclude plot-specific premiums. Boulevard, corner, park-facing, water-facing, golf-adjacent, equestrian-near, mall/hotel-adjacent, gateway and legacy positions may attract an indicative 5%-15% premium after the final valuation map is approved.

Stand	No.	Base price	40% entry	12 mo incl. fees	24 mo incl. fees	36 mo incl. fees	60% balance
500 m ²	650	US\$16,000	US\$6,400	US\$589	US\$285	US\$184	US\$9,600
600 m ²	700	US\$20,000	US\$8,000	US\$718	US\$348	US\$225	US\$12,000
800 m ²	600	US\$30,000	US\$12,000	US\$1,041	US\$504	US\$325	US\$18,000
1,000 m ²	450	US\$48,000	US\$19,200	US\$1,622	US\$784	US\$505	US\$28,800



10. Complete Home-and-Stand Package Summary

Published home values plus the proposed base serviced stand.

Code	Design	Stand	Home value	Package	20% entry	36 mo incl. fees	80% balance
3BR-1	Compact Courtyard Home	500 m ²	US\$78,000	US\$94,000	US\$18,800	US\$564	US\$75,200
3BR-2	Modern Gable Family Home	600 m ²	US\$86,000	US\$106,000	US\$21,200	US\$625	US\$84,800
3BR-3	Garden L-Shape Residence	600 m ²	US\$95,000	US\$115,000	US\$23,000	US\$670	US\$92,000
3BR-4	Veranda Family Residence	800 m ²	US\$104,000	US\$134,000	US\$26,800	US\$765	US\$107,200
3BR-5	Premium Corner Villa	800 m ²	US\$118,000	US\$148,000	US\$29,600	US\$835	US\$118,400
4BR-1	Practical Family Residence	600 m ²	US\$122,000	US\$142,000	US\$28,400	US\$805	US\$113,600
4BR-2	Executive Courtyard Home	800 m ²	US\$136,000	US\$166,000	US\$33,200	US\$925	US\$132,800
4BR-3	Courtyard Family Villa	800 m ²	US\$152,000	US\$182,000	US\$36,400	US\$1,005	US\$145,600



10B. Complete Home-and-Stand Package Summary

Four- and five-bedroom continuation.

Code	Design	Stand	Home value	Package	20% entry	36 mo incl. fees	80% balance
4BR-4	Split-Wing Signature Home	1,000 m ²	US\$169,000	US\$217,000	US\$43,400	US\$1,181	US\$173,600
4BR-5	Contemporary Premium Villa	1,000 m ²	US\$189,000	US\$237,000	US\$47,400	US\$1,281	US\$189,600
5BR-1	Family Value Manor	800 m ²	US\$198,000	US\$228,000	US\$45,600	US\$1,236	US\$182,400
5BR-2	Courtyard Heritage Home	800 m ²	US\$218,000	US\$248,000	US\$49,600	US\$1,336	US\$198,400
5BR-3	Modern Multi-Generational Residence	1,000 m ²	US\$246,000	US\$294,000	US\$58,800	US\$1,566	US\$235,200
5BR-4	Split-Wing Signature Estate	1,000 m ²	US\$279,000	US\$327,000	US\$65,400	US\$1,731	US\$261,600
5BR-5	Grand Executive Villa	1,000 m ²	US\$325,000	US\$373,000	US\$74,600	US\$1,962	US\$298,400

CHOICE OF TERM

The 12-, 24- and 36-month entry alternatives are choices and are not cumulative. Longer periods reduce the monthly amount but increase total interest. The remaining mortgage or land-finance balance is not automatic and remains subject to KYC, credit, affordability, valuation, insurance and lender approval.



HOME 1. 3BR-1 - Compact Courtyard Home

Recommended stand: 500 m² | Approximate floor area: 130 m²



Measure		Illustrative value	
Home value	US\$78,000	Base stand	US\$16,000
Base package	US\$94,000	20% entry	US\$18,800
12 months incl. fees	US\$1,798	24 months incl. fees	US\$872
36 months incl. fees	US\$564	80% future balance	US\$75,200
20-year mortgage	US\$828 @12% US\$990 @15%	30-year mortgage	US\$774 @12% US\$951 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 2. 3BR-2 - Modern Gable Family Home

Recommended stand: 600 m² | Approximate floor area: 145 m²



BLETCHINGLEY GATEWAY — LEGACY CITY —

Farm E of Bletchingley Block | Bubi District, Zimbabwe

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3-BEDROOM HOME DESIGN 2

Modern Gable Family Home

-  Recommended stand: **600 m²**
-  Approx. floor area: **145 m²**
-  Proposed price: **US\$86,000**

 3 bedrooms

 2 bathrooms

 open-plan lounge

 kitchen

 dining

 single garage

 SECURE GATED ENVIRONMENT

 GREEN BELTS & OPEN SPACES

 SUSTAINABLE INFRASTRUCTURE

 COMMUNITY-FOCUSED LIVING

 STRONG INVESTMENT POTENTIAL

Live connected. Live inspired. Build a legacy.

Measure		Illustrative value		
Home value	US\$86,000	Base stand	US\$20,000	
Base package	US\$106,000	20% entry	US\$21,200	
12 months incl. fees	US\$1,992	24 months incl. fees	US\$966	
36 months incl. fees	US\$625	80% future balance	US\$84,800	
20-year mortgage	US\$934 @12% US\$1,117 @15%		30-year mortgage	US\$872 @12% US\$1,072 @15%

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HOME 3. 3BR-3 - Garden L-Shape Residence

Recommended stand: 600 m² | Approximate floor area: 155 m²



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3-BEDROOM HOME DESIGN 3

Garden L-Shape Residence

- Recommended stand: 600 m²
- Approx. floor area: 155 m²
- Proposed price: US\$95,000

 3 bedrooms

 2 bathrooms

 lounge

 kitchen

 dining

 veranda

 carport

Live connected. Live inspired. Build a legacy.

Measure	Illustrative value	Measure	Illustrative value
Home value	US\$95,000	Base stand	US\$20,000
Base package	US\$115,000	20% entry	US\$23,000
12 months incl. fees	US\$2,137	24 months incl. fees	US\$1,036
36 months incl. fees	US\$670	80% future balance	US\$92,000
20-year mortgage	US\$1,013 @12% US\$1,211 @15%	30-year mortgage	US\$946 @12% US\$1,163 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 4. 3BR-4 - Veranda Family Residence

Recommended stand: 800 m² | Approximate floor area: 165 m²



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— LEGACY CITY —

3-BEDROOM
HOME DESIGN 4
Veranda Family Residence

 Recommended stand:
800 m²

 Approx. floor area:
165 m²

 Proposed price:
US\$104,000

 3 bedrooms

 2 bathrooms

 family lounge

 kitchen

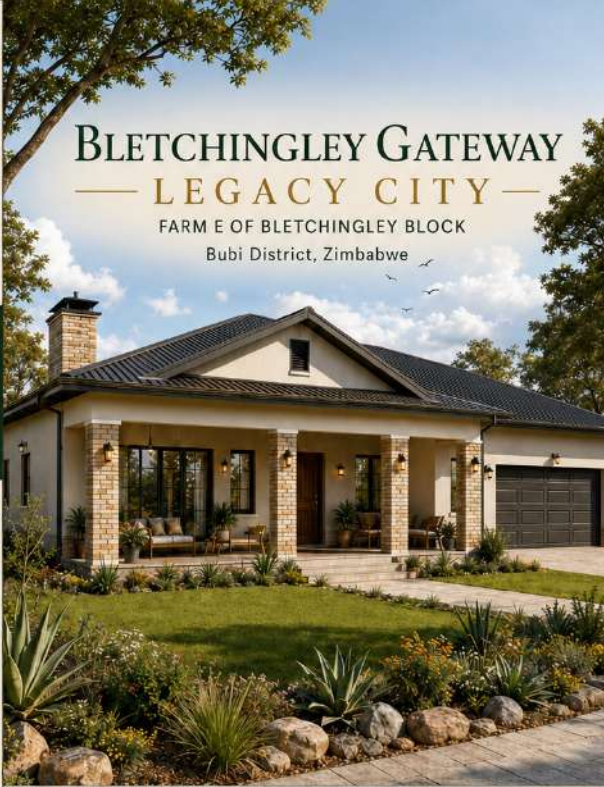
 dining

 study nook

 garage



A generous everyday family home.



Measure		Illustrative value	
Home value	US\$104,000	Base stand	US\$30,000
Base package	US\$134,000	20% entry	US\$26,800
12 months incl. fees	US\$2,443	24 months incl. fees	US\$1,184
36 months incl. fees	US\$765	80% future balance	US\$107,200
20-year mortgage	US\$1,180 @12% US\$1,412 @15%	30-year mortgage	US\$1,103 @12% US\$1,355 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 5. 3BR-5 - Premium Corner Villa

Recommended stand: 800 m² | Approximate floor area: 180 m²



Measure	Illustrative value	Measure	Illustrative value
Home value	US\$118,000	Base stand	US\$30,000
Base package	US\$148,000	20% entry	US\$29,600
12 months incl. fees	US\$2,669	24 months incl. fees	US\$1,293
36 months incl. fees	US\$835	80% future balance	US\$118,400
20-year mortgage	US\$1,304 @12% US\$1,559 @15%	30-year mortgage	US\$1,218 @12% US\$1,497 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



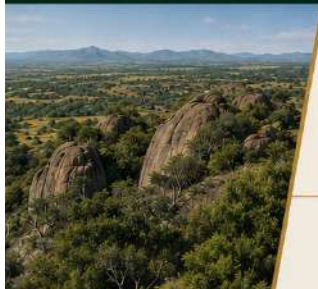
HOME 6. 4BR-1 - Practical Family Residence

Recommended stand: 600 m² | Approximate floor area: 175 m²



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Farm E of Bletchingley Block |
Bubi District, Zimbabwe



4-BEDROOM HOME DESIGN 1

Practical Family Residence



Recommended stand: 600 m²



Approx. floor area: 175 m²



Proposed price: **US\$122,000**



4 bedrooms



2 bathrooms



lounge



kitchen



dining



pantry



carport

— A strong entry-level 4-bedroom family option. —

Measure	Illustrative value	Measure	Illustrative value
Home value	US\$122,000	Base stand	US\$20,000
Base package	US\$142,000	20% entry	US\$28,400
12 months incl. fees	US\$2,573	24 months incl. fees	US\$1,246
36 months incl. fees	US\$805	80% future balance	US\$113,600
20-year mortgage	US\$1,251 @12% US\$1,496 @15%	30-year mortgage	US\$1,169 @12% US\$1,436 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 7. 4BR-2 - Executive Courtyard Home

Recommended stand: 800 m² | Approximate floor area: 195 m²



Measure	Illustrative value	Measure	Illustrative value
Home value	US\$136,000	Base stand	US\$30,000
Base package	US\$166,000	20% entry	US\$33,200
12 months incl. fees	US\$2,960	24 months incl. fees	US\$1,433
36 months incl. fees	US\$925	80% future balance	US\$132,800
20-year mortgage	US\$1,462 @12% US\$1,749 @15%	30-year mortgage	US\$1,366 @12% US\$1,679 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 8. 4BR-3 - Courtyard Family Villa

Recommended stand: 800 m² | Approximate floor area: 220 m²

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4-BEDROOM HOME DESIGN 3

Courtyard Family Villa

- Recommended stand: 800 m²
- Approx. floor area: 220 m²
- Proposed price: US\$152,000**
- 4 bedrooms | 3 bathrooms | two lounges | kitchen | dining | patio | double carport

Designed for comfort, privacy and entertaining.

Proudly Zimbabwean. Building Generations.

Secure | Family-Friendly | Mixed-Income Community

Farm E of Bletchingley Block, Bubi District, Zimbabwe
A legacy for today.
A city for tomorrow.

Measure	Illustrative value	Measure	Illustrative value
Home value	US\$152,000	Base stand	US\$30,000
Base package	US\$182,000	20% entry	US\$36,400
12 months incl. fees	US\$3,218	24 months incl. fees	US\$1,558
36 months incl. fees	US\$1,005	80% future balance	US\$145,600
20-year mortgage	US\$1,603 @12% US\$1,917 @15%	30-year mortgage	US\$1,498 @12% US\$1,841 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 9. 4BR-4 - Split-Wing Signature Home

Recommended stand: 1,000 m² | Approximate floor area: 245 m²



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4-BEDROOM HOME DESIGN 4

Split-Wing Signature Home



Recommended stand: **1,000 m²**



Approx. floor area: **245 m²**



Proposed price: **US\$169,000**





4 bedrooms



3.5 bathrooms



family lounge



kitchen



dining



study



double garage

A distinguished family residence with more space.

Measure		Illustrative value	
Home value	US\$169,000	Base stand	US\$48,000
Base package	US\$217,000	20% entry	US\$43,400
12 months incl. fees	US\$3,783	24 months incl. fees	US\$1,830
36 months incl. fees	US\$1,181	80% future balance	US\$173,600
20-year mortgage	US\$1,911 @12% US\$2,286 @15%	30-year mortgage	US\$1,786 @12% US\$2,195 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 10. 4BR-5 - Contemporary Premium Villa

Recommended stand: 1,000 m² | Approximate floor area: 280 m²



Measure	Illustrative value	Measure	Illustrative value
Home value	US\$189,000	Base stand	US\$48,000
Base package	US\$237,000	20% entry	US\$47,400
12 months incl. fees	US\$4,106	24 months incl. fees	US\$1,986
36 months incl. fees	US\$1,281	80% future balance	US\$189,600
20-year mortgage	US\$2,088 @12% US\$2,497 @15%	30-year mortgage	US\$1,950 @12% US\$2,397 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 11. 5BR-1 - Family Value Manor

Recommended stand: 800 m² | Approximate floor area: 235 m²



BLETCHINGLEY GATEWAY LEGACY CITY

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5-BEDROOM HOME DESIGN 1

Family Value Manor



Recommended stand: **800 m²**



Approx. floor area: **235 m²**



Proposed price: **US\$198,000**



Labels in floor plan: BEDROOM 4, BEDROOM 5, BEDROOM 3, BEDROOM 2, BEDROOM 1, FAMILY LOUNGE, DINING, KITCHEN, PANTRY, ENTRANCE, MAIN BEDROOM, ENCLITE, WALK-IN CLOSET, DOUBLE CARPORT.



5 bedrooms



3 bathrooms



family lounge



kitchen



dining



pantry



double carport

A practical 5-bedroom home for larger families.

Measure		Illustrative value	
Home value	US\$198,000	Base stand	US\$30,000
Base package	US\$228,000	20% entry	US\$45,600
12 months incl. fees	US\$3,960	24 months incl. fees	US\$1,916
36 months incl. fees	US\$1,236	80% future balance	US\$182,400
20-year mortgage	US\$2,008 @12% US\$2,402 @15%	30-year mortgage	US\$1,876 @12% US\$2,306 @15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 12. 5BR-2 - Courtyard Heritage Home

Recommended stand: 800 m² | Approximate floor area: 255 m²



BLETCHINGLEY GATEWAY — LEGACY CITY —

Farm E of Bletchingley Block | Bubi District, Zimbabwe



5-BEDROOM HOME DESIGN 2

Courtyard Heritage Home

-  Recommended stand: 800 m²
-  Approx. floor area: 255 m²
-  Proposed price: US\$218,000



-  5 bedrooms
-  3.5 bathrooms
-  lounge
-  kitchen
-  dining
-  courtyard patio
-  single garage

Balanced space, privacy and everyday elegance.

Measure	Illustrative value	Measure	Illustrative value
Home value	US\$218,000	Base stand	US\$30,000
Base package	US\$248,000	20% entry	US\$49,600
12 months incl. fees	US\$4,283	24 months incl. fees	US\$2,072
36 months incl. fees	US\$1,336	80% future balance	US\$198,400
20-year mortgage	US\$2,185 @12% US\$2,613 @15%	30-year mortgage	US\$2,041 @12% US\$2,509 @15%

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HOME 13. 5BR-3 - Modern Multi-Generational Residence

Recommended stand: 1,000 m² | Approximate floor area: 285 m²



BLETCHINGLEY GATEWAY LEGACY CITY

Farm E of Bletchingley Block | Bubi District, Zimbabwe



5-BEDROOM HOME DESIGN 3

Modern Multi-Generational Residence

-  Recommended stand: **1,000 m²**
-  Approx. floor area: **285 m²**
-  Proposed price: **US\$246,000**





SPACIOUS LOUNGE



OPEN-PLAN KITCHEN



MAIN BEDROOM



COVERED COURTYARD

 5 bedrooms

 4 bathrooms

 2 lounges

 kitchen

 dining

 study

 double carport

Designed for extended families and flexible living.



Measure	Illustrative value	Measure	Illustrative value
Home value	US\$246,000	Base stand	US\$48,000
Base package	US\$294,000	20% entry	US\$58,800
12 months incl. fees	US\$5,026	24 months incl. fees	US\$2,430
36 months incl. fees	US\$1,566	80% future balance	US\$235,200
20-year mortgage	US\$2,590 @ 12% US\$3,097 @ 15%	30-year mortgage	US\$2,419 @ 12% US\$2,974 @ 15%

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HOME 14. 5BR-4 - Split-Wing Signature Estate

Recommended stand: 1,000 m² | Approximate floor area: 320 m²



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5-BEDROOM HOME DESIGN 4

Split-Wing Signature Estate

-  Recommended stand: 1,000 m²
-  Approx. floor area: 320 m²
-  Proposed price: US\$279,000



 5 bedrooms

 4.5 bathrooms

 family lounge

 TV room

 kitchen

 dining

 office

 double garage

A distinguished family home with room to grow.

Measure	Illustrative value	Measure	Illustrative value
Home value	US\$279,000	Base stand	US\$48,000
Base package	US\$327,000	20% entry	US\$65,400
12 months incl. fees	US\$5,558	24 months incl. fees	US\$2,687
36 months incl. fees	US\$1,731	80% future balance	US\$261,600
20-year mortgage	US\$2,880 @ 12% US\$3,445 @ 15%	30-year mortgage	US\$2,691 @ 12% US\$3,308 @ 15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



HOME 15. 5BR-5 - Grand Executive Villa

Recommended stand: 1,000 m² | Approximate floor area: 355 m²



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5-BEDROOM HOME DESIGN 5

Grand Executive Villa

-  Recommended stand: 1,000 m²
-  Approx. floor area: 355 m²
-  Proposed price: US\$325,000



 5 bedrooms

 5 bathrooms

 formal lounge

 family lounge

 kitchen

 dining

 entertainment patio

 double garage

The flagship family offering within the Bletchingley collection.

Measure	Illustrative value	Measure	Illustrative value
Home value	US\$325,000	Base stand	US\$48,000
Base package	US\$373,000	20% entry	US\$74,600
12 months incl. fees	US\$6,301	24 months incl. fees	US\$3,045
36 months incl. fees	US\$1,962	80% future balance	US\$298,400
20-year mortgage	US\$3,286 @ 12% US\$3,929 @ 15%	30-year mortgage	US\$3,069 @ 12% US\$3,773 @ 15%

Concept artwork is adopted for Bletchingley Gateway Legacy City subject to site adaptation, engineering, design-control approval, final specifications and construction drawings.



11. Buyer Safeguards, Due Diligence and Next Steps

A disciplined process protects the household, the estate and the long-term asset.

- Confirm the seller/developer identity, title position, land-use rights, subdivision authority and the legal status of the offer before paying.
- Review the approved survey, stand diagram, servicing schedule, development permit, environmental approvals and engineering scope when available.
- Obtain a written quotation stating whether the price includes VAT, transfer costs, utility connections, boundary treatment, landscaping, appliances and location premiums.
- Complete independent legal review, KYC, affordability and lender pre-assessment before relying on a future mortgage.
- Keep school fees, ordinary living costs, emergency reserves, insurance and estate levies separate from the housing contribution.
- Use only approved home designs, contractors, engineers and design-control procedures once construction is authorised.
- Treat employment, supplier, franchise and investment opportunities as separate applications; property purchase does not guarantee them.

PROPOSED BUYER SEQUENCE

Register interest -> select village and product -> receive disclosure pack and quotation -> complete KYC and affordability review -> sign the relevant reservation/offer documents -> begin the selected entry plan -> obtain lender readiness -> proceed after approvals and service milestones -> inspect, complete and occupy.

FINAL PLANNING NOTE

The proposed stand values, home values, fees, interest rates, construction costs, mortgage illustrations, amenity sizes and delivery assumptions in this pamphlet are planning figures. Final commercial terms require independent valuation, quantity-surveyor validation, engineering design, statutory approvals and signed contracts.

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