



COMPREHENSIVE BUYER PAMPHLET

20 Signature Home Designs | Separate One-Acre Stand Values | Flexible Buyer Pathways



LIVE. LEARN. INVEST. PROSPER.

ZIMBABWE LOCAL SALES

Tawanda Musevenzo | Pam Golding Properties Zimbabwe
Cell/WhatsApp: +263 717 002 002
tawanda.musevenzo@pamgolding.co.zw

PROJECT ADMINISTRATION

Naphtali Consulting & Research LLC
on behalf of Naphtali Conglomerate (Pvt) Ltd
+1 617 586 5546 | mnmpa@naphtaliconsulting.com

Buyer Edition | 29 July 2026

WELCOME TO YOUR LONGWOOD BUYER GUIDE

A buyer-facing pathway from selection to long-term ownership

A direct note to you as a buyer

This guide is addressed to you - the prospective Longwood buyer. It explains the estate vision, the difference between buying a stand only and buying a completed-home package, the twenty-home collection, location guidance, staged entry payments, mortgage illustrations, lifestyle benefits, optional extras, documentation and local sales contact details.

TWO DISTINCT BUYING ROUTES

- Stand only: buy a serviced one-acre plot within a stated location tier.
- Completed home: buy an integrated package that already includes one one-acre plot within the recommended location band.
- A completed-home buyer is not charged a second stand price for the same property package.

WHAT IS NEW IN THIS EDITION

- All nineteen supplied home-design sheets included.
- Design 20 presented as a bespoke custom-build residence by architect/QS quotation.
- Six separate land-only pricing tiers from US\$48,000 to US\$105,000.
- Stand-only and completed-home entry-payment illustrations.
- Zimbabwe local property-agent contact included.

Document status: This is conceptual buyer information and a transaction-planning template, not a binding offer, mortgage approval, valuation, construction contract or guarantee of completion date. Final rights arise only under signed sale, construction, finance, estate-rule, conveyancing and handover documents.

CONTENTS

Section	Buyer guide topic
1	Welcome and document status
2	Estate vision, masterplan and scale
3	Buying routes: stand only or completed home
4	One-acre stand values and payment illustrations
5	Completed-home inclusions and pricing interpretation
6	The twenty-home collection and design sheets
7	Location guidance by estate precinct
8	Twenty-percent entry contribution schedules
9	Eighty-percent mortgage planning illustrations
10	Buyer affordability and risk planning
11	Move-in complementaries and optional extras
12	Lifestyle, institutions, clubs and enterprise opportunities
13	Buyer journey, documentation and FAQs
14	Contacts, disclosures and next steps

THE ESTATE AT A GLANCE

The lifestyle ecosystem surrounding each one-acre property

Longwood Estate is planned as an approximately 861.246-hectare gated destination combining premium one-acre homes, championship golf, world-class equestrian facilities, schools, private healthcare, sport, wellness, retail, hospitality, worship, business education, parks, lakes and managed enterprise opportunities.

Estate component	Longwood planning proposition
Estate land envelope	Approx. 861.246 hectares
Residential planning model	Approx. 1,028 one-acre plots: about 1,000 saleable and 28 strategic/reserved
Golf	18-hole championship course, practice range and club facilities
Equestrian	Polo fields, premium stables, riding academy, dressage, show jumping and equestrian clubhouse/hotel
Sports and wellness	Football, rugby, tennis, basketball/netball, aquatics, gym, wellness and family recreation
Family institutions	Schools, business school, private hospital, church/faith precinct and child-wellbeing systems
Security	Gated access, visitor controls, perimeter security, patrols and smart-estate management
Commercial ecosystem	Luxury mall/retail village, offices, hospitality, professional services, apartments and resident businesses

CONCEPTUAL LONGWOOD MASTERPLAN

Final siting remains subject to survey, engineering, environmental and statutory approvals



The current masterplan places residential villages around golf, equestrian, sports, schools, hospital, retail, apartments, church, hotel, parks, lakes and utility precincts. Final plot allocation must be confirmed against the approved subdivision and infrastructure-phasing plan.

CHOOSE YOUR BUYING ROUTE

Land ownership and completed-home ownership are offered as separate transaction pathways

Feature	Stand-only purchase	Completed-home package
What you buy	One serviced one-acre residential stand in an approved location tier or a superb home in a secure estate.	One approved residence plus one one-acre plot in the stated location band.
Price presentation	Stand value shown separately by location tier.	Integrated home-package price shown on each design sheet.
Construction	Buyer builds later under estate design controls and approved contractor/process.	Residence delivered to the contracted basement/furnishing specification.
Entry pathway	20% over 12, 24 or 36 months at 7% p.a. compounded monthly.	20% over 12, 24 or 36 months at 7% p.a. compounded monthly.
Balance	80% by cash, mortgage or approved take-out finance.	80% by cash, mortgage or approved take-out finance.
Important pricing rule	Do not add a completed-home price to a separate stand price unless a written quotation expressly states otherwise.	The completed-home value already incorporates the assigned one-acre plot; exceptional frontage may carry a disclosed location premium.

ONE-ACRE STAND VALUES - LAND ONLY

Suggested launch values by location tier; completed-home package values remain integrated

Tier	Location band	Release qty.	Launch value	Phase-2 target	Positioning
P1	Family Garden / Interior Villages	300	US\$48,000	US\$60,000	Entry-tier serviced one-acre interior plots.
P2	Boulevard / School / Sports Corridors	220	US\$57,000	US\$71,000	Improved access and family-institution adjacency.
P3	Park / Wellness / Water-Buffer Villages	180	US\$66,000	US\$83,000	Green-space, recreation and water-feature adjacency.
P4	Clubhouse / Equestrian-Buffer Villages	130	US\$75,000	US\$94,000	Clubhouse and equestrian lifestyle proximity.
P5	Golf-View / Signature Boulevard	100	US\$87,000	US\$109,000	Scarce golf-view and signature-boulevard allocation.
P6	Prime Lakefront / Golf-Front / Hotel Ridge	70	US\$105,000	US\$131,000	Scarce prime frontage; exceptional plots may carry a disclosed premium.

Indicative launch range: US\$48,000-US\$105,000 per one-acre stand. The weighted launch average is approximately US\$64,620. Phase-2 targets are planning values, not guaranteed appreciation or future selling prices. Once-Off Administration fee \$750, Annual legal fees \$120, and Once-Off Architectural fee of \$2,500.

Exceptional direct lakefront, best golf-front, hotel-ridge, corner or oversized allocations may carry a separately disclosed premium. All values remain subject to approved survey, servicing scope, valuation, authority approvals, contract and payment terms.

STAND-ONLY ENTRY PAYMENT MATRIX

20% entry contribution at 7% p.a. compounded monthly; 80% balance after entry stage

Tier / Location	Stand value	20% entry	12 months	24 months	36 months	80% balance
P1 - Family Garden / Interior Villages	US\$48,000	US\$9,600	US\$831	US\$430	US\$296	US\$38,400
P2 - Boulevard / School / Sports Corridors	US\$57,000	US\$11,400	US\$986	US\$510	US\$352	US\$45,600
P3 - Park / Wellness / Water-Buffer Villages	US\$66,000	US\$13,200	US\$1,142	US\$591	US\$408	US\$52,800
P4 - Clubhouse / Equestrian-Buffer Villages	US\$75,000	US\$15,000	US\$1,298	US\$672	US\$463	US\$60,000
P5 - Golf-View / Signature Boulevard	US\$87,000	US\$17,400	US\$1,506	US\$779	US\$537	US\$69,600
P6 - Prime Lakefront / Golf-Front / Hotel Ridge	US\$105,000	US\$21,000	US\$1,817	US\$940	US\$648	US\$84,000

Monthly instalments are rounded to the nearest US dollar. Exact contract schedules may vary by payment date, administration fees, collection terms, rounding and early settlement.

WHAT A COMPLETED-HOME VALUE INCLUDES

One integrated property value - plot, residence and base lifestyle site works

Included element	Buyer understanding
One-acre plot	One residential plot of approximately 4,047 m ² within the model's recommended location band.
Approved residence	The selected architectural model delivered to the agreed unfurnished/furnished and basement/no-basement specification.
Private borehole	The supplied design sheets state that homes come with a private borehole; final drilling yield and equipment scope require technical confirmation.
Pool and sport court	The design concepts illustrate a private pool and tennis, padel, basketball or multi-sport court; final specifications are contract-specific.
Landscaping	Base landscaped garden zones, driveway, paths and outdoor entertainment areas aligned to the approved model.
Parking	Model-specific double carport, double garage or triple garage and driveway.
Estate design control	Architectural review, controlled materials, roofs, walls, gates, lighting and landscape standards.
Common lifestyle access	Qualifying owner access to estate clubs and services under the final rates, levies and membership framework.

Usually excluded unless expressly included

- Premium location upgrade or plot-specific surcharge
- Transfer duty, conveyancing, bond registration and lender fees
- Mortgage interest, insurance premiums, rates/taxes and operating levies
- Optional stable block and tack room
- Optional solar PV, battery backup and enhanced energy package
- Additional guest cottage, staff accommodation, pool heating, court lighting, bespoke landscaping or orchard
- Loose furniture and décor under an unfurnished selection
- Basement fit-out beyond the contracted specification

THE TWENTY-HOME COLLECTION - DESIGNS 1 TO 10

Four routes: no-basement/unfurnished; basement/unfurnished; no-basement/furnished; basement/furnished

No.	Home design	Bed/Bath	Form	NB-Unf.	B-Unf.	NB-Furn.	B-Furn.
1	Garden Court Villa	3 / 2.5	Single-storey	US\$198,000	US\$228,000	US\$236,000	US\$266,000
2	Modern Gable Residence	3 / 2.5	Single-storey	US\$210,000	US\$240,000	US\$248,000	US\$278,000
3	Poolside L-Shape Home	3 / 3	Single-storey	US\$224,000	US\$256,000	US\$264,000	US\$296,000
4	Veranda Family Estate	3 / 3	Single-storey	US\$238,000	US\$272,000	US\$280,000	US\$314,000
5	Signature Corner Manor	3 / 3.5	Single-storey	US\$252,000	US\$288,000	US\$296,000	US\$332,000
6	Practical Family Manor	4 / 3	Single-storey	US\$275,000	US\$315,000	US\$325,000	US\$365,000
7	Executive Courtyard Home	4 / 3.5	Single-storey	US\$295,000	US\$337,000	US\$347,000	US\$389,000
8	Courtyard Family Villa	4 / 4	Single-storey	US\$320,000	US\$364,000	US\$376,000	US\$420,000
9	Split-Wing Signature Home	4 / 4.5	Single-storey	US\$345,000	US\$391,000	US\$405,000	US\$451,000
10	Contemporary Premium Villa	4 / 5	Single-storey	US\$375,000	US\$423,000	US\$439,000	US\$487,000

THE TWENTY-HOME COLLECTION - DESIGNS 11 TO 20

Four routes: no-basement/unfurnished; basement/unfurnished; no-basement/furnished; basement/furnished

No.	Home design	Bed/Bath	Form	NB-Unf.	B-Unf.	NB-Furn.	B-Furn.
11	Willow Court Residence	5 / 5.5	Two-storey	US\$395,000	US\$459,000	US\$442,000	US\$510,000
12	Cedar Vista Manor	5 / 6	Two-storey	US\$425,000	US\$493,000	US\$476,000	US\$548,000
13	Oakridge Signature Villa	6 / 6.5	Two-storey	US\$460,000	US\$534,000	US\$515,000	US\$593,000
14	Magnolia Grand Residence	6 / 6.5	Two-storey	US\$495,000	US\$574,000	US\$554,000	US\$639,000
15	Orchard Double-Height Villa	5 / 5.5	Two-storey	US\$445,000	US\$516,000	US\$498,000	US\$574,000
16	Lakeside Terraced Manor	6 / 7	Two-storey	US\$530,000	US\$615,000	US\$594,000	US\$684,000
17	Courtyard Heritage Villa	5 / 5.5	Two-storey	US\$435,000	US\$505,000	US\$487,000	US\$561,000
18	Ambassador Estate	7 / 7.5	Two-storey	US\$595,000	US\$690,000	US\$666,000	US\$768,000
19	Garden Pavilion	5 / 5	Single-storey	US\$365,000	US\$423,000	US\$409,000	US\$471,000
20	Bespoke Longwood Signature Residence	4-8 / By brief	Single- or two-storey	By quotation	By quotation	By quotation	By quotation

Design 20 is an added bespoke custom-build slot. Its architecture, floor area, accommodation, external works, furnishing and price are established only through an approved buyer brief, architect drawings and quantity-surveyor quotation.

HOME DESIGN 1: GARDEN COURT VILLA

3 bedrooms | 2.5 bathrooms | Single-storey | One-acre lifestyle plot



3-BEDROOM HOME DESIGN 1

Garden Court Villa

Elegant single-storey living with generous spaces, seamless indoor-outdoor flow and private leisure amenities on your one-acre estate.



Recommended plot:
1 acre (4,047 m²)



Approx. house area:
240 m²

PRICE OPTIONS (USD):

No basement – unfurnished:	US\$198,000
Basement – unfurnished:	US\$228,000
No basement – furnished:	US\$236,000
Basement – furnished:	US\$266,000



3 bedrooms



2.5 bathrooms



family lounge



kitchen



dining



study nook



covered patio



pool



sport court



double carport

Longwood living with space, leisure and distinction.



LIVE. LEARN. INVEST. PROSPER.



GATED COMMUNITY



NATURAL BEAUTY



SPORT & WELLNESS



LEGACY FOR GENERATIONS

Recommended estate fit: Family Garden Villages; school- and park-adjacent interior plots

HOME DESIGN 2: MODERN GABLE RESIDENCE

3 bedrooms | 2.5 bathrooms | Single-storey | One-acre lifestyle plot

ONE-ACRE LIFESTYLE PLOTS

Where space is privilege and living is legacy.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE







3-BEDROOM HOME DESIGN 2

Modern Gable Residence

A stylish gable-roof residence designed for premium family living, with seamless indoor-outdoor flow, private leisure spaces, and timeless comfort on your one-acre estate.

Recommended plot: 1 acre (4,047 m ²)		PRICE OPTIONS (USD):	
	Approx. house area: 255 m ²	No basement – unfurnished:	US\$210,000
		Basement – unfurnished:	US\$240,000
		No basement – furnished:	US\$248,000
		Basement – furnished:	US\$278,000

3 bedrooms

2.5 bathrooms

open-plan lounge

kitchen

dining

study nook

covered patio

pool

padel court

double garage

Longwood living with space, leisure and distinction.

LIVE. LEARN. INVEST. PROSPER.

GATED COMMUNITY

NATURAL BEAUTY

SPORT & WELLNESS

LEGACY FOR GENERATIONS

Recommended estate fit: Boulevard residential villages; sports- and school-near plots

HOME DESIGN 3: POOLSIDE L-SHAPE HOME

3 bedrooms | 3 bathrooms | Single-storey | One-acre lifestyle plot



ONE-ACRE LIFESTYLE PLOTS

Where space is privilege and living is legacy.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE



3-BEDROOM HOME DESIGN 3

Poolside L-Shape Home

Refined family living in an elegant L-shape design, with seamless indoor-outdoor flow, a private pool, and expansive leisure space on your one-acre estate.



Recommended plot:
1 acre (4,047 m²)



Approx. house area:
275 m²

PRICE OPTIONS (USD)

No basement – unfurnished:	US\$224,000
Basement – unfurnished:	US\$256,000
No basement – furnished:	US\$264,000
Basement – furnished:	US\$296,000



3 bedrooms



3 bathrooms



family lounge



kitchen



dining



bar nook



covered veranda



pool



sport court



double carport

Longwood living with space, leisure and distinction.



LIVE. LEARN. INVEST. PROSPER.



GATED COMMUNITY



NATURAL BEAUTY



SPORT & WELLNESS



LEGACY FOR GENERATIONS

Recommended estate fit: Park, wellness and water-feature buffer villages

HOME DESIGN 4: VERANDA FAMILY ESTATE

3 bedrooms | 3 bathrooms | Single-storey | One-acre lifestyle plot



ONE-ACRE LIFESTYLE PLOTS

Where space is privilege and living is legacy.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE



3-BEDROOM HOME DESIGN 4

Veranda Family Estate

Beautifully balanced luxury, privacy, and resort-style outdoor living. Designed for family connection, entertaining, and everyday ease.

Recommended plot:
1 acre (4,047 m²)

Approx. house area:
295 m²

PRICE OPTIONS (USD):

No basement – unfurnished:	US\$238,000
Basement – unfurnished:	US\$272,000
No basement – furnished:	US\$280,000
Basement – furnished:	US\$314,000

- | | | | | |
|------------|---------------------|---------------|--------------|---------------|
| | | | | |
| 3 bedrooms | 3 bathrooms | family lounge | kitchen | dining |
| | | | | |
| study nook | entertainment patio | pool | tennis court | double garage |

Longwood living with space, leisure and distinction.



LIVE. LEARN. INVEST. PROSPER.



GATED COMMUNITY



NATURAL BEAUTY



SPORT & WELLNESS



LEGACY FOR GENERATIONS

Recommended estate fit: Park-edge and equestrian-buffer family villages

HOME DESIGN 5: SIGNATURE CORNER MANOR

3 bedrooms | 3.5 bathrooms | Single-storey | One-acre lifestyle plot

ONE-ACRE LIFESTYLE PLOTS

Where space is privilege and living is legacy.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE







3-BEDROOM HOME DESIGN 5

Signature Corner Manor

A spacious single-level manor crafted for effortless living and refined entertaining, featuring expansive indoor-outdoor flow, premium finishes, and timeless elegance.

Recommended plot:
1 acre (4,047 m²)

Approx. house area:
320 m²

PRICE OPTIONS (USD)

No basement – unfurnished:	US\$252,000
Basement – unfurnished:	US\$288,000
No basement – furnished:	US\$296,000
Basement – furnished:	US\$332,000

3 bedrooms

3.5 bathrooms

family lounge

kitchen

dining

scullery

entertainment patio

pool

sport court

double garage

Longwood living with space, leisure and distinction.

LIVE. LEARN. INVEST. PROSPER.

GATED COMMUNITY

NATURAL BEAUTY

SPORT & WELLNESS

LEGACY FOR GENERATIONS

Recommended estate fit: Large corner plots near clubhouses, sport and landscaped boulevards

HOME DESIGN 6: PRACTICAL FAMILY MANOR

4 bedrooms | 3 bathrooms | Single-storey | One-acre lifestyle plot

ONE-ACRE LIFESTYLE PLOTS

Where space is privilege and living is legacy.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE







4-BEDROOM HOME DESIGN 1

Practical Family Manor

Thoughtfully designed for generous family living, blending comfort, functionality and timeless style with elevated estate leisure.

Recommended plot: 1 acre (4,047 m²)

Approx. house area: 310 m²

PRICE OPTIONS (USD)

No basement – unfurnished:	US\$275,000
Basement – unfurnished:	US\$315,000
No basement – furnished:	US\$325,000
Basement – furnished:	US\$365,000

4 bedrooms

3 bathrooms

family lounge

kitchen

dining

pantry

covered patio

pool

sport court

double carport

Longwood living with space, leisure and distinction.

LIVE. LEARN. INVEST. PROSPER.

GATED COMMUNITY

NATURAL BEAUTY

SPORT & WELLNESS

LEGACY FOR GENERATIONS

Recommended estate fit: School, hospital and business-village residential corridors

HOME DESIGN 7: EXECUTIVE COURTYARD HOME

4 bedrooms | 3.5 bathrooms | Single-storey | One-acre lifestyle plot

ONE-ACRE LIFESTYLE PLOTS

Where space is privilege and living is legacy.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE





4-BEDROOM HOME DESIGN 2

Executive Courtyard Home

Elegant courtyard-centered living designed for executives and growing families, where refined interiors, seamless flow and outdoor leisure create the perfect balance of privacy, comfort and prestige.

Recommended plot:
1 acre (4,047 m²)

Approx. house area:
340 m²

PRICE OPTIONS (USD):

No basement – unfurnished: US\$295,000

Basement – unfurnished: US\$337,000

No basement – furnished: US\$347,000

Basement – furnished: US\$389,000

4 bedrooms

3.5 bathrooms

family lounge

kitchen

dining

study

courtyard patio

pool

padel court

double garage

Longwood living with space, leisure and distinction.

LIVE. LEARN. INVEST. PROSPER.

GATED COMMUNITY

NATURAL BEAUTY

SPORT & WELLNESS

LEGACY FOR GENERATIONS

Recommended estate fit: Executive boulevard; business village, hospital and clubhouse access

HOME DESIGN 8: COURTYARD FAMILY VILLA

4 bedrooms | 4 bathrooms | Single-storey | One-acre lifestyle plot



4-BEDROOM HOME DESIGN 3

Courtyard Family Villa

Spacious estate living designed for family and lifestyle.

Expansive interiors, seamless indoor-outdoor flow and premium leisure amenities on your one-acre plot.



Recommended plot:
1 acre (4,047 m²)



Approx. house area:
370 m²

PRICE OPTIONS (USD):

No basement – unfurnished:	US\$320,000
Basement – unfurnished:	US\$364,000
No basement – furnished:	US\$376,000
Basement – furnished:	US\$420,000



4 bedrooms



4 bathrooms



2 lounges



kitchen



dining



study



entertainment terrace



pool



tennis court



double garage

Longwood living with space, leisure and distinction.



LIVE. LEARN. INVEST. PROSPER.



GATED COMMUNITY



NATURAL BEAUTY



SPORT & WELLNESS



LEGACY FOR GENERATIONS

Recommended estate fit: Lake/park buffer and premium family villages

HOME DESIGN 9: SPLIT-WING SIGNATURE HOME

4 bedrooms | 4.5 bathrooms | Single-storey | One-acre lifestyle plot



ONE-ACRE
LIFESTYLE PLOTS

Where space is
privilege and
living is legacy.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE



4-BEDROOM
HOME DESIGN 4

Split-Wing Signature Home

Distinguished family living with private wings,
spacious interiors and premium recreation
— crafted for comfort, connection and legacy.

Recommended plot:
1 acre (4,047 m²)

Approx. house area:
400 m²

PRICE OPTIONS (USD)

No basement – unfurnished:	US\$345,000
Basement – unfurnished:	US\$391,000
No basement – furnished:	US\$405,000
Basement – furnished:	US\$451,000

- | | | | | | |
|------------|---------------------|---------------|---------------|---------------|--------|
| 4 bedrooms | 4.5 bathrooms | formal lounge | family lounge | kitchen | dining |
| office | entertainment patio | pool | sport court | double garage | |

Longwood living with space, leisure and distinction.



LIVE. LEARN. INVEST. PROSPER.



GATED COMMUNITY



NATURAL BEAUTY



SPORT & WELLNESS



LEGACY FOR GENERATIONS

Recommended estate fit: Golf-view, equestrian-near and signature boulevard plots

HOME DESIGN 10: CONTEMPORARY PREMIUM VILLA

4 bedrooms | 5 bathrooms | Single-storey | One-acre lifestyle plot



ONE-ACRE LIFESTYLE PLOTS

Where space is privilege and living is legacy.



- 18-HOLE CHAMPIONSHIP GOLF COURSE
- WORLD-CLASS EQUESTRIAN CENTRE
- GATED COMMUNITY & 24/7 SECURITY
- CLUBHOUSE, WELLNESS & LEISURE



4-BEDROOM HOME DESIGN 5

Contemporary Premium Villa

The flagship step-up in contemporary living — designed for those who value elevated style, spacious flow and exceptional amenities across a full acre of Longwood luxury.



Recommended plot:
1 acre (4,047 m²)



Approx. house area:
440 m²

PRICE OPTIONS (USD)

No basement – unfurnished:	US\$375,000
Basement – unfurnished:	US\$423,000
No basement – furnished:	US\$439,000
Basement – furnished:	US\$487,000



4 bedrooms



5 bathrooms



formal lounge



family lounge



kitchen



dining



office



entertainment
patio



pool



full sport
court



double garage

Longwood living with space, leisure and distinction.



LIVE. LEARN. INVEST. PROSPER.



GATED COMMUNITY



NATURAL BEAUTY



SPORT & WELLNESS



LEGACY FOR GENERATIONS

Recommended estate fit: Golf-front, clubhouse-near, lake-view and premium scenic plots

HOME DESIGN 11: WILLOW COURT RESIDENCE

5 bedrooms | 5.5 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
— EQUESTRIAN & GOLF LIVING —

*LIVE. LEARN.
INVEST. PROSPER.*

-  GATED COMMUNITY
24/7 SECURITY
-  WORLD-CLASS
EQUESTRIAN CENTRE
-  18-HOLE CHAMPIONSHIP
GOLF COURSE
-  CLUBHOUSE, WELLNESS
& LEISURE
-  NATURAL BEAUTY
& OPEN SPACES

LONGWOOD HOME DESIGN 11

Willow Court Residence

TWO-STOREY | 1-ACRE LIFESTYLE PLOT



1-ACRE SITE PLAN



FEATURES


5
BEDROOMS


5.5
BATHROOMS


2
LOUNGES


DINING


KITCHEN


SCULLERY


STUDY


DOUBLE GARAGE

PRICE MATRIX (USD)

No basement, unfurnished	US\$395,000
Basement, unfurnished	US\$459,000
No basement, furnished	US\$442,000
Basement, furnished	US\$510,000

 All homes come with a private borehole.

 Optional extras: stable block + tack room, solar package + battery backup.

GROUND FLOOR



FIRST FLOOR





LONGWOOD LIVING WITH SPACE, LEISURE AND DISTINCTION.

A COMMUNITY DESIGNED FOR GENERATIONS TO THRIVE.

LONGWOOD ESTATE
— EQUESTRIAN & GOLF LIVING —

Recommended estate fit: Directors' Enclave, golf-villa village and premier family boulevard

HOME DESIGN 12: CEDAR VISTA MANOR

5 bedrooms | 6 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

LONGWOOD
HOME
DESIGN 12

Cedar Vista Manor

A distinguished double-storey residence set on a private one-acre estate.

Live. Learn. Invest. Prosper.





5
BEDROOMS



6
BATHROOMS



FORMAL
LOUNGE



FAMILY
LOUNGE



DINING



KITCHEN



SCULLERY



OFFICE



DOUBLE
GARAGE

SITE PLAN - 1 ACRE



GROUND FLOOR



FIRST FLOOR



PRICE MATRIX (USD)

No basement, unfurnished	US\$425,000
Basement, unfurnished	US\$493,000
No basement, furnished	US\$476,000
Basement, furnished	US\$548,000



All homes come with a private borehole.



Optional extras: stable block + tack room, solar package + battery backup.



EQUESTRIAN
HERITAGE



GATED COMMUNITY
& 24/7 SECURITY



NATURAL BEAUTY
& OPEN SPACES



18-HOLE GOLF
COURSE



SPORT & WELLNESS
LIFESTYLE



LEGACY FOR
GENERATIONS

LONGWOOD ESTATE - WHERE SPACE, LIFESTYLE AND LEGACY COME TOGETHER.

Recommended estate fit: Golf-front and equestrian-boulevard premium villages

Conceptual buyer information only - subject to survey, approvals, QS validation, contracts and lender underwriting.

Page 23

HOME DESIGN 13: OAKRIDGE SIGNATURE VILLA

6 bedrooms | 6.5 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

LONGWOOD HOME DESIGN 13

Oakridge Signature Villa

A distinguished double-storey residence on a private one-acre plot, blending timeless architecture with refined comfort, outdoor living and estate lifestyle.

Live. Learn. Invest. Prosper.



								
6 BEDROOMS	6.5 BATHROOMS	2 LOUNGES	DINING	KITCHEN	SCULLERY	STUDY	PRAYER ROOM	DOUBLE GARAGE

PRICE OPTIONS (USD)

No basement, unfurnished	—	US\$460,000
Basement, unfurnished	—	US\$534,000
No basement, furnished	—	US\$515,000
Basement, furnished	—	US\$593,000

→ 1-ACRE SITE PLAN ←



GROUND FLOOR



→ FIRST FLOOR ←



BUILT FOR LIFESTYLE

- ✓ Expansive indoor & outdoor living
- ✓ Resort-style pool & entertaining area
- ✓ Private sports court for active living
- ✓ Secure estate with premium amenities
- ✓ Designed for comfort, connection & legacy



A HOME WHERE
SPACE MEETS ELEGANCE
AND EVERY DETAIL
SERVES A LIFE WELL LIVED.

All homes come with a private borehole.

Optional extras:
stable block + tack room,
solar package + battery backup.

 LIVE. LEARN. INVEST. PROSPER.

 GATED COMMUNITY

 NATURAL BEAUTY

 SPORT & WELLNESS

 LEGACY FOR GENERATIONS

Concept, images and plans are for illustrative purposes only. Specifications, layouts and prices are subject to change without notice.

Recommended estate fit: Directors' Enclave, hotel ridge and equestrian prestige plots

HOME DESIGN 14: MAGNOLIA GRAND RESIDENCE

6 bedrooms | 6.5 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

LONGWOOD
HOME DESIGN 14

*Magnolia Grand
Residence*

A distinguished double-storey
home on a full one-acre plot,
designed for refined family living
and effortless entertaining.

Live. Learn. Invest. Prosper.





1 ACRE
PLOT SIZE



6
BEDROOMS



6.5
BATHROOMS



GATED COMMUNITY
24/7 SECURITY

SITE PLAN - 1 ACRE



OUTDOOR ENTERTAINING PATIO

OPTIONAL STABLE BLOCK LOCATION

LANDSCAPED GARDENS

SPORTS COURT (TENNIS & BASKETBALL)

OPTIONAL SOLAR ARRAY LOCATION

BOREHOLE (WATER SOURCE)

GROUND FLOOR



FIRST FLOOR



HOME FEATURES

 6 Bedrooms	 Kitchen
 6.5 Bathrooms	 Scullery
 Formal Lounge	 Office
 Family Lounge	 Entertainment Patio
 Dining	 Double Garage

PRICE MATRIX (USD)

No basement, unfurnished	US\$495,000
Basement, unfurnished	US\$574,000
No basement, furnished	US\$554,000
Basement, furnished	US\$639,000

 All homes come with a private borehole.

 Optional extras:
stable block + tack room,
solar package + battery backup.

LONGWOOD LIVING WITH SPACE, LEISURE AND DISTINCTION.



GATED COMMUNITY
24/7 SECURITY



EQUESTRIAN, GOLF
& WELLNESS



NATURAL BEAUTY
& OPEN SPACES



SPORT, COMMUNITY
& LIFESTYLE



LEGACY FOR
GENERATIONS



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

Recommended estate fit: Lakefront, premium scenic and best golf-front allocations

HOME DESIGN 15: ORCHARD DOUBLE-HEIGHT VILLA

5 bedrooms | 5.5 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

*Live, Learn.
Invest, Prosper.*

LONGWOOD HOME DESIGN 15

Orchard Double-Height Villa

**ONE-ACRE
SIGNATURE HOME**

-  GATED COMMUNITY & 24/7 SECURITY
-  WORLD-CLASS EQUESTRIAN CENTRE
-  SPORT & WELLNESS AMENITIES



SITE PLAN - 1 ACRE



GROUND FLOOR



FIRST FLOOR



HOME FEATURES

 5 BEDROOMS	 FAMILY LOUNGE	 SCULLERY
 5.5 BATHROOMS	 DINING	 HOME OFFICE
 DOUBLE-VOLUME FOYER	 KITCHEN	 DOUBLE GARAGE

PRICE OPTIONS (USD)

No basement, unfurnished	US\$445,000
Basement, unfurnished	US\$516,000
No basement, furnished	US\$498,000
Basement, furnished	US\$574,000

 **ALL HOMES COME WITH A PRIVATE BOREHOLE.**

Reliable water security for your family and landscaped estate.

 **OPTIONAL EXTRAS**

Optional extras: stable block + tack room, solar package + battery backup.

LONGWOOD LIVING WITH SPACE, LEISURE AND DISTINCTION.

 GATED COMMUNITY	 NATURAL BEAUTY	 SPORT & WELLNESS	 LEGACY FOR GENERATIONS
---	--	--	--

Recommended estate fit: Signature boulevard, clubhouse and equestrian-village plots

HOME DESIGN 16: LAKESIDE TERRACED MANOR

6 bedrooms | 7 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
— EQUESTRIAN & GOLF LIVING —

LONGWOOD HOME DESIGN 16

Lakeside Terraced Manor

A distinguished double-storey residence of architectural grace, crafted for refined family living amid nature, sport and community.



1-ACRE LIFESTYLE PLOT



LAKESIDE LIVING
PRIVATE & SERENE



GATED COMMUNITY
24/7 SECURITY



EQUESTRIAN & GOLF
WORLD-CLASS FACILITIES



LUXURY. SPACE. LEGACY.

Timeless design. Premium living.
A home that grows with your legacy.

1-ACRE SITE PLAN



OPTIONAL SOLAR ARRAY LOCATION

SWIMMING POOL & SUN DECK

OUTDOOR ENTERTAINING AREA

OPTIONAL STABLE BLOCK LOCATION (WITH A BAY)

BOREHOLE LOCATION

MULTI-SPORT COURT: TENNIS & BASKETBALL

LANDSCAPED GARDEN ZONES

DOUBLE GARAGE & DRIVEWAY

GROUND FLOOR



COVERED PATIO 6.8 x 3.6

FAMILY LOUNGE 6.0 x 5.2

DINING 5.2 x 4.2

FORMAL LOUNGE 6.0 x 3.4

EN SUITE 2.4 x 2.2

GUEST SUITE 4.2 x 4.2

KITCHEN 4.8 x 4.2

SCULLERY 2.6 x 2.4

CINEMA ROOM 4.4 x 4.6

POR 2.6 x 1.6

LAUNDRY 2.8 x 2.2

ENTRY FOYER

PORCH

DOUBLE GARAGE 6.0 x 6.0

FIRST FLOOR



BALCONY 6.8 x 2.2

WALK-IN ROBE 3.0 x 2.4

MASTER SUITE 6.6 x 4.3

EN SUITE 3.8 x 2.6

BEDROOM 2 6.2 x 4.2

EN SUITE 3.8 x 2.0

BEDROOM 3 6.2 x 4.0

EN SUITE 2.6 x 2.0

FAMILY LOUNGE 5.6 x 4.4

WIR

BEDROOM 4 4.2 x 3.8

BEDROOM 5 4.2 x 3.8

BEDROOM 6 4.2 x 3.8

EN SUITE 2.4 x 3.8

EN SUITE 2.4 x 2.0

BALCONY 5.8 x 1.6

FEATURES



6 BEDROOMS



7 BATHROOMS



FORMAL LOUNGE



FAMILY LOUNGE



DINING



KITCHEN



SCULLERY



CINEMA ROOM



GYM



DOUBLE GARAGE

PRICE MATRIX (USD)

No basement, unfurnished	US\$530,000
Basement, unfurnished	US\$615,000
No basement, furnished	US\$594,000
Basement, furnished	US\$684,000



ALL HOMES COME WITH A PRIVATE BOREHOLE.

OPTIONAL EXTRAS:
STABLE BLOCK + TACK ROOM,
SOLAR PACKAGE + BATTERY BACKUP.

LIVE. LEARN. INVEST. PROSPER.

 NATURAL BEAUTY

 SPORT & WELLNESS

 LEGACY FOR GENERATIONS

Recommended estate fit: Direct lakefront, hotel ridge and prestige golf/equestrian plots

Conceptual buyer information only - subject to survey, approvals, QS validation, contracts and lender underwriting.

Page 27

HOME DESIGN 17: COURTYARD HERITAGE VILLA

5 bedrooms | 5.5 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

LONGWOOD
HOME DESIGN 17

Courtyard Heritage Villa

A timeless double-storey residence that blends classic architecture with modern family living — centred around a private courtyard for connection, comfort and legacy.





1 ACRE
PREMIUM PLOT



GATED COMMUNITY
24/7 SECURITY



PRIVATE BOREHOLE
WATER SECURITY



EQUESTRIAN LIFESTYLE
BY DESIGN

1-ACRE SITE PLAN



GROUND FLOOR



FIRST FLOOR



FEATURES



5 Bedrooms



5.5 Bathrooms



2 Lounges



Dining



Kitchen



Scullery



Study



Covered Courtyard



Double Garage

PRICE MATRIX (USD)

No basement, unfurnished	US\$435,000
Basement, unfurnished	US\$505,000
No basement, furnished	US\$487,000
Basement, furnished	US\$561,000



All homes come with a private borehole.



Optional extras: stable block + tack room, solar package + battery backup.

LIVE. LEARN. INVEST. PROSPER.



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

A LEGACY OF SPACE, COMMUNITY AND GENERATIONS.

Recommended estate fit: Executive boulevard, family-garden and equestrian-buffer premium villages

Conceptual buyer information only - subject to survey, approvals, QS validation, contracts and lender underwriting.

Page 28

HOME DESIGN 18: AMBASSADOR ESTATE

7 bedrooms | 7.5 bathrooms | Two-storey | One-acre lifestyle plot



LONGWOOD ESTATE
EQUESTRIAN & GOLF LIVING

LONGWOOD HOME DESIGN 18

— Ambassador Estate —

A distinguished double-storey residence on a 1-acre lifestyle plot, designed for refined family living, effortless entertaining and enduring legacy.

- 1 ACRE LIFESTYLE PLOT
- 7 BEDROOMS
- 7.5 BATHROOMS
- PREMIUM FINISHES
- GATED COMMUNITY
- 24/7 SECURITY

Live. Learn. Invest. Prosper.



1-ACRE SITE PLAN



FEATURES

- 7 BEDROOMS
- 7.5 BATHROOMS
- FORMAL LOUNGE
- FAMILY LOUNGE
- DINING
- KITCHEN
- SCULLERY
- EXECUTIVE OFFICE
- GYM
- TRIPLE GARAGE

PRICE MATRIX (USD)

No basement, unfurnished	— US\$995,000
Basement, unfurnished	— US\$890,000
No basement, furnished	— US\$665,000
Basement, furnished	— US\$768,000

All homes come with a private borehole.

Optional extras: stable block + tack room, solar package + battery backup.

GROUND FLOOR



FIRST FLOOR



LEGACY LIVING



EQUESTRIAN EXCELLENCE



NATURAL BEAUTY



24/7 SECURITY



GOLF & WELLNESS

A place where a home becomes a lifestyle, a neighbourhood becomes a community, and a resident becomes a Longwooden.

Recommended estate fit: Directors' Enclave, hotel ridge, prime golf-front and ceremonial boulevard plots

HOME DESIGN 19: GARDEN PAVILION

5 bedrooms | 5 bathrooms | Single-storey | One-acre lifestyle plot



LONGWOOD ESTATE
— EQUESTRIAN & GOLF LIVING —

LONGWOOD HOME DESIGN 19
Garden Pavilion

ONE-ACRE LIFESTYLE PLOT

A refined single-storey residence designed for indoor-outdoor living with generous spaces, timeless architecture and resort-style amenities. Crafted for comfort, connection and legacy.

Live. Learn. Invest. Prosper.

LONGWOOD HOME DESIGN 19
Garden Pavilion

SINGLE-STOREY • 5 BEDROOMS • 5 BATHROOMS • 1-ACRE PLOT



1-ACRE SITE PLAN



- 1 RESIDENCE
- 2 SWIMMING POOL
- 3 OUTDOOR ENTERTAINING PATIO
- 4 TENNIS & BASKETBALL COURT
- 5 LANDSCAPED GARDENS
- 6 OPTIONAL STABLE BLOCK + TACK ROOM
- 7 OPTIONAL SOLAR ARRAY LOCATION
- 8 BOREHOLE LOCATION

Site plan is a conceptual illustration. Landscaping, driveways and amenities may vary. Specifications subject to change.

FLOOR PLAN - SINGLE STOREY



BASEMENT OPTION (OPTIONAL)



Add a basement level for extra living, fitness, entertainment and storage.

PRICE MATRIX (USD)

No basement, unfurnished	US\$365,000
Basement, unfurnished	US\$423,000
No basement, furnished	US\$409,000
Basement, furnished	US\$471,000

All homes come with a private borehole.

Optional extras: stable block + tack room, solar package + battery backup.

HOME FEATURES

5 Bedrooms

5 Bathrooms

Lounge

Dining

Kitchen

Scullery

Study Nook

Double Garage

GATED COMMUNITY & 24/7 SECURITY

LONGWOOD ESTATE
— EQUESTRIAN & GOLF LIVING —

NATURAL BEAUTY

SPORT & WELLNESS

LEGACY FOR GENERATIONS

Recommended estate fit: Park-edge, wellness, family-garden and water-buffer villages

Conceptual buyer information only - subject to survey, approvals, QS validation, contracts and lender underwriting.

Page 30

HOME DESIGN 20: BESPOKE LONGWOOD SIGNATURE RESIDENCE

A custom-build one-acre home developed from an approved buyer brief



Design 20 is the estate’s bespoke residence pathway. It allows a buyer to commission a distinctive home while remaining within Longwood’s architectural, landscape, security, sustainability and lifestyle controls. The residence is not assigned a fixed price or floor plan in this pamphlet because no approved Design 20 sheet was supplied.

Planning element	Design 20 position
Accommodation	Typically 4-8 bedrooms, configured to the approved household brief.
Form	Single- or two-storey, with optional basement subject to site and engineering feasibility.
Lifestyle works	Pool, sport court, landscaped gardens and outdoor entertainment aligned to the approved design.
Optional equestrian/energy works	Stable block, tack room, paddock interface, solar PV and battery systems by separate specification.
Price	Architect and quantity-surveyor quotation after plot selection and design development.
Entry and mortgage	Calculated from the signed custom-build quotation and subject to lender approval.
Recommended location	Selected after view, access, slope, drainage, privacy, frontage and precinct-design review.

The collage above is an illustrative reference palette drawn from supplied Longwood designs. It is not the final Design 20 architecture or a construction commitment.

WHERE EACH HOME FITS BEST - DESIGNS 1 TO 10

Location guidance is indicative and not a guarantee of a particular plot

Design	Home	Positioning	Recommended location
1	Garden Court Villa	Efficient premium entry home with pool, court and family garden.	Family Garden Villages; school- and park-adjacent interior plots
2	Modern Gable Residence	Contemporary gable home for growing families and work-from-home living.	Boulevard residential villages; sports- and school-near plots
3	Poolside L-Shape Home	Private L-shaped living with strong pool-facing indoor-outdoor flow.	Park, wellness and water-feature buffer villages
4	Veranda Family Estate	Broad-veranda resort lifestyle for family entertaining.	Park-edge and equestrian-buffer family villages
5	Signature Corner Manor	Large three-bedroom option prioritising entertaining space.	Large corner plots near clubhouses, sport and landscaped boulevards
6	Practical Family Manor	Balanced four-bedroom family home with practical daily planning.	School, hospital and business-village residential corridors
7	Executive Courtyard Home	Courtyard-centred executive residence with privacy and study space.	Executive boulevard; business village, hospital and clubhouse access
8	Courtyard Family Villa	Spacious family villa for entertaining and multigenerational visits.	Lake/park buffer and premium family villages
9	Split-Wing Signature Home	Private bedroom wings, formal and family lounges and office.	Golf-view, equestrian-near and signature boulevard plots
10	Contemporary Premium Villa	Flagship single-level villa with extensive reception and outdoor amenities.	Golf-front, clubhouse-near, lake-view and premium scenic plots

Final allocation must follow the approved subdivision, servicing phase, road geometry, slope, drainage, views, privacy, equestrian buffers and estate design-control decision.

WHERE EACH HOME FITS BEST - DESIGNS 11 TO 20

Location guidance is indicative and not a guarantee of a particular plot

Design	Home	Positioning	Recommended location
11	Willow Court Residence	Two-storey family residence with lounges, guest suite, pool and court.	Directors' Enclave, golf-villa village and premier family boulevard
12	Cedar Vista Manor	Distinguished manor with formal/family lounges, office and balconies.	Golf-front and equestrian-boulevard premium villages
13	Oakridge Signature Villa	Six-bedroom signature villa with guest suite, prayer room and study.	Directors' Enclave, hotel ridge and equestrian prestige plots
14	Magnolia Grand Residence	Grand residence for large families, formal entertaining and legacy living.	Lakefront, premium scenic and best golf-front allocations
15	Orchard Double-Height Villa	Double-volume arrival, upper lounge, office, pool and multi-sport court.	Signature boulevard, clubhouse and equestrian-village plots
16	Lakeside Terraced Manor	Prestige lakeside manor with cinema, gym, terraces and large accommodation.	Direct lakefront, hotel ridge and prestige golf/equestrian plots
17	Courtyard Heritage Villa	Courtyard-centred heritage form combining privacy, family connection and leisure.	Executive boulevard, family-garden and equestrian-buffer premium villages
18	Ambassador Estate	Large ambassador residence with executive reception, seven suites and ceremonial presence.	Directors' Enclave, hotel ridge, prime golf-front and ceremonial boulevard plots
19	Garden Pavilion	Refined single-storey five-bedroom pavilion with indoor-outdoor garden living.	Park-edge, wellness, family-garden and water-buffer villages
20	Bespoke Longwood Signature Residence	Custom-designed signature residence responding to the selected site and buyer brief.	Location selected after plot, slope, view, access and design-control review

Final allocation must follow the approved subdivision, servicing phase, road geometry, slope, drainage, views, privacy, equestrian buffers and estate design-control decision.

YOUR PAYMENT PATHWAY

20% staged entry, then 80% cash settlement or approved mortgage/take-out finance

Stage 1 - Your 20% entry contribution

You may elect to pay 20% of the selected stand-only value or integrated completed-home value over 12, 24 or 36 months. The instalment is calculated as a fully amortising monthly payment at 7% nominal annual interest compounded monthly. Earlier payment reduces entry-stage interest.

Stage 2 - Your remaining 80%

After the entry stage, the remaining 80% may be settled in cash or refinanced through an approved mortgage or take-out facility. Mortgage illustrations use 12% and 15% nominal annual interest compounded monthly over 10, 15, 20, 25 and 30 years.

Entry term	Per US\$100k	Per US\$200k	Per US\$300k	Per US\$500k
12 months	US\$1,731	US\$3,461	US\$5,192	US\$8,653
24 months	US\$895	US\$1,791	US\$2,686	US\$4,477
36 months	US\$618	US\$1,235	US\$1,853	US\$3,088

The mortgage schedule is an illustration, not an offer of credit. Approval remains subject to lender availability, KYC/AML, verified income, credit history, valuation, title/security, insurance, affordability, source of funds and lender policy.

20% ENTRY PAYMENT MATRIX - DESIGNS 1 TO 4

Monthly instalments at 7% p.a. compounded monthly

Design	Delivery route	Total value	20% entry	12 mo	24 mo	36 mo	80% balance
1 - Garden Court Villa	No basement - unfurnished	US\$198,000	US\$39,600	US\$3,426	US\$1,773	US\$1,223	US\$158,400
1 - Garden Court Villa	Basement - unfurnished	US\$228,000	US\$45,600	US\$3,946	US\$2,042	US\$1,408	US\$182,400
1 - Garden Court Villa	No basement - furnished	US\$236,000	US\$47,200	US\$4,084	US\$2,113	US\$1,457	US\$188,800
1 - Garden Court Villa	Basement - furnished	US\$266,000	US\$53,200	US\$4,603	US\$2,382	US\$1,643	US\$212,800
2 - Modern Gable Residence	No basement - unfurnished	US\$210,000	US\$42,000	US\$3,634	US\$1,880	US\$1,297	US\$168,000
2 - Modern Gable Residence	Basement - unfurnished	US\$240,000	US\$48,000	US\$4,153	US\$2,149	US\$1,482	US\$192,000
2 - Modern Gable Residence	No basement - furnished	US\$248,000	US\$49,600	US\$4,292	US\$2,221	US\$1,532	US\$198,400
2 - Modern Gable Residence	Basement - furnished	US\$278,000	US\$55,600	US\$4,811	US\$2,489	US\$1,717	US\$222,400
3 - Poolside L-Shape Home	No basement - unfurnished	US\$224,000	US\$44,800	US\$3,876	US\$2,006	US\$1,383	US\$179,200
3 - Poolside L-Shape Home	Basement - unfurnished	US\$256,000	US\$51,200	US\$4,430	US\$2,292	US\$1,581	US\$204,800
3 - Poolside L-Shape Home	No basement - furnished	US\$264,000	US\$52,800	US\$4,569	US\$2,364	US\$1,630	US\$211,200
3 - Poolside L-Shape Home	Basement - furnished	US\$296,000	US\$59,200	US\$5,122	US\$2,651	US\$1,828	US\$236,800
4 - Veranda Family Estate	No basement - unfurnished	US\$238,000	US\$47,600	US\$4,119	US\$2,131	US\$1,470	US\$190,400
4 - Veranda Family Estate	Basement - unfurnished	US\$272,000	US\$54,400	US\$4,707	US\$2,436	US\$1,680	US\$217,600
4 - Veranda Family Estate	No basement - furnished	US\$280,000	US\$56,000	US\$4,845	US\$2,507	US\$1,729	US\$224,000
4 - Veranda Family Estate	Basement - furnished	US\$314,000	US\$62,800	US\$5,434	US\$2,812	US\$1,939	US\$251,200

Monthly figures are rounded to the nearest US dollar. Exact contract schedules may vary by payment date, fees, rounding and approved early settlement.

20% ENTRY PAYMENT MATRIX - DESIGNS 5 TO 8

Monthly instalments at 7% p.a. compounded monthly

Design	Delivery route	Total value	20% entry	12 mo	24 mo	36 mo	80% balance
5 - Signature Corner Manor	No basement - unfurnished	US\$252,000	US\$50,400	US\$4,361	US\$2,257	US\$1,556	US\$201,600
5 - Signature Corner Manor	Basement - unfurnished	US\$288,000	US\$57,600	US\$4,984	US\$2,579	US\$1,779	US\$230,400
5 - Signature Corner Manor	No basement - furnished	US\$296,000	US\$59,200	US\$5,122	US\$2,651	US\$1,828	US\$236,800
5 - Signature Corner Manor	Basement - furnished	US\$332,000	US\$66,400	US\$5,745	US\$2,973	US\$2,050	US\$265,600
6 - Practical Family Manor	No basement - unfurnished	US\$275,000	US\$55,000	US\$4,759	US\$2,462	US\$1,698	US\$220,000
6 - Practical Family Manor	Basement - unfurnished	US\$315,000	US\$63,000	US\$5,451	US\$2,821	US\$1,945	US\$252,000
6 - Practical Family Manor	No basement - furnished	US\$325,000	US\$65,000	US\$5,624	US\$2,910	US\$2,007	US\$260,000
6 - Practical Family Manor	Basement - furnished	US\$365,000	US\$73,000	US\$6,316	US\$3,268	US\$2,254	US\$292,000
7 - Executive Courtyard Home	No basement - unfurnished	US\$295,000	US\$59,000	US\$5,105	US\$2,642	US\$1,822	US\$236,000
7 - Executive Courtyard Home	Basement - unfurnished	US\$337,000	US\$67,400	US\$5,832	US\$3,018	US\$2,081	US\$269,600
7 - Executive Courtyard Home	No basement - furnished	US\$347,000	US\$69,400	US\$6,005	US\$3,107	US\$2,143	US\$277,600
7 - Executive Courtyard Home	Basement - furnished	US\$389,000	US\$77,800	US\$6,732	US\$3,483	US\$2,402	US\$311,200
8 - Courtyard Family Villa	No basement - unfurnished	US\$320,000	US\$64,000	US\$5,538	US\$2,865	US\$1,976	US\$256,000
8 - Courtyard Family Villa	Basement - unfurnished	US\$364,000	US\$72,800	US\$6,299	US\$3,259	US\$2,248	US\$291,200
8 - Courtyard Family Villa	No basement - furnished	US\$376,000	US\$75,200	US\$6,507	US\$3,367	US\$2,322	US\$300,800
8 - Courtyard Family Villa	Basement - furnished	US\$420,000	US\$84,000	US\$7,268	US\$3,761	US\$2,594	US\$336,000

Monthly figures are rounded to the nearest US dollar. Exact contract schedules may vary by payment date, fees, rounding and approved early settlement.

20% ENTRY PAYMENT MATRIX - DESIGNS 9 TO 12

Monthly instalments at 7% p.a. compounded monthly

Design	Delivery route	Total value	20% entry	12 mo	24 mo	36 mo	80% balance
9 - Split-Wing Signature Home	No basement - unfurnished	US\$345,000	US\$69,000	US\$5,970	US\$3,089	US\$2,131	US\$276,000
9 - Split-Wing Signature Home	Basement - unfurnished	US\$391,000	US\$78,200	US\$6,766	US\$3,501	US\$2,415	US\$312,800
9 - Split-Wing Signature Home	No basement - furnished	US\$405,000	US\$81,000	US\$7,009	US\$3,627	US\$2,501	US\$324,000
9 - Split-Wing Signature Home	Basement - furnished	US\$451,000	US\$90,200	US\$7,805	US\$4,038	US\$2,785	US\$360,800
10 - Contemporary Premium Villa	No basement - unfurnished	US\$375,000	US\$75,000	US\$6,490	US\$3,358	US\$2,316	US\$300,000
10 - Contemporary Premium Villa	Basement - unfurnished	US\$423,000	US\$84,600	US\$7,320	US\$3,788	US\$2,612	US\$338,400
10 - Contemporary Premium Villa	No basement - furnished	US\$439,000	US\$87,800	US\$7,597	US\$3,931	US\$2,711	US\$351,200
10 - Contemporary Premium Villa	Basement - furnished	US\$487,000	US\$97,400	US\$8,428	US\$4,361	US\$3,007	US\$389,600
11 - Willow Court Residence	No basement - unfurnished	US\$395,000	US\$79,000	US\$6,836	US\$3,537	US\$2,439	US\$316,000
11 - Willow Court Residence	Basement - unfurnished	US\$459,000	US\$91,800	US\$7,943	US\$4,110	US\$2,835	US\$367,200
11 - Willow Court Residence	No basement - furnished	US\$442,000	US\$88,400	US\$7,649	US\$3,958	US\$2,730	US\$353,600
11 - Willow Court Residence	Basement - furnished	US\$510,000	US\$102,000	US\$8,826	US\$4,567	US\$3,149	US\$408,000
12 - Cedar Vista Manor	No basement - unfurnished	US\$425,000	US\$85,000	US\$7,355	US\$3,806	US\$2,625	US\$340,000
12 - Cedar Vista Manor	Basement - unfurnished	US\$493,000	US\$98,600	US\$8,532	US\$4,415	US\$3,044	US\$394,400
12 - Cedar Vista Manor	No basement - furnished	US\$476,000	US\$95,200	US\$8,237	US\$4,262	US\$2,939	US\$380,800
12 - Cedar Vista Manor	Basement - furnished	US\$548,000	US\$109,600	US\$9,483	US\$4,907	US\$3,384	US\$438,400

Monthly figures are rounded to the nearest US dollar. Exact contract schedules may vary by payment date, fees, rounding and approved early settlement.

20% ENTRY PAYMENT MATRIX - DESIGNS 13 TO 16

Monthly instalments at 7% p.a. compounded monthly

Design	Delivery route	Total value	20% entry	12 mo	24 mo	36 mo	80% balance
13 - Oakridge Signature Villa	No basement - unfurnished	US\$460,000	US\$92,000	US\$7,960	US\$4,119	US\$2,841	US\$368,000
13 - Oakridge Signature Villa	Basement - unfurnished	US\$534,000	US\$106,800	US\$9,241	US\$4,782	US\$3,298	US\$427,200
13 - Oakridge Signature Villa	No basement - furnished	US\$515,000	US\$103,000	US\$8,912	US\$4,612	US\$3,180	US\$412,000
13 - Oakridge Signature Villa	Basement - furnished	US\$593,000	US\$118,600	US\$10,262	US\$5,310	US\$3,662	US\$474,400
14 - Magnolia Grand Residence	No basement - unfurnished	US\$495,000	US\$99,000	US\$8,566	US\$4,432	US\$3,057	US\$396,000
14 - Magnolia Grand Residence	Basement - unfurnished	US\$574,000	US\$114,800	US\$9,933	US\$5,140	US\$3,545	US\$459,200
14 - Magnolia Grand Residence	No basement - furnished	US\$554,000	US\$110,800	US\$9,587	US\$4,961	US\$3,421	US\$443,200
14 - Magnolia Grand Residence	Basement - furnished	US\$639,000	US\$127,800	US\$11,058	US\$5,722	US\$3,946	US\$511,200
15 - Orchard Double-Height Villa	No basement - unfurnished	US\$445,000	US\$89,000	US\$7,701	US\$3,985	US\$2,748	US\$356,000
15 - Orchard Double-Height Villa	Basement - unfurnished	US\$516,000	US\$103,200	US\$8,930	US\$4,621	US\$3,187	US\$412,800
15 - Orchard Double-Height Villa	No basement - furnished	US\$498,000	US\$99,600	US\$8,618	US\$4,459	US\$3,075	US\$398,400
15 - Orchard Double-Height Villa	Basement - furnished	US\$574,000	US\$114,800	US\$9,933	US\$5,140	US\$3,545	US\$459,200
16 - Lakeside Terraced Manor	No basement - unfurnished	US\$530,000	US\$106,000	US\$9,172	US\$4,746	US\$3,273	US\$424,000
16 - Lakeside Terraced Manor	Basement - unfurnished	US\$615,000	US\$123,000	US\$10,643	US\$5,507	US\$3,798	US\$492,000
16 - Lakeside Terraced Manor	No basement - furnished	US\$594,000	US\$118,800	US\$10,279	US\$5,319	US\$3,668	US\$475,200
16 - Lakeside Terraced Manor	Basement - furnished	US\$684,000	US\$136,800	US\$11,837	US\$6,125	US\$4,224	US\$547,200

Monthly figures are rounded to the nearest US dollar. Exact contract schedules may vary by payment date, fees, rounding and approved early settlement.

20% ENTRY PAYMENT MATRIX - DESIGNS 17 TO 20

Monthly instalments at 7% p.a. compounded monthly

Design	Delivery route	Total value	20% entry	12 mo	24 mo	36 mo	80% balance
17 - Courtyard Heritage Villa	No basement - unfurnished	US\$435,000	US\$87,000	US\$7,528	US\$3,895	US\$2,686	US\$348,000
17 - Courtyard Heritage Villa	Basement - unfurnished	US\$505,000	US\$101,000	US\$8,739	US\$4,522	US\$3,119	US\$404,000
17 - Courtyard Heritage Villa	No basement - furnished	US\$487,000	US\$97,400	US\$8,428	US\$4,361	US\$3,007	US\$389,600
17 - Courtyard Heritage Villa	Basement - furnished	US\$561,000	US\$112,200	US\$9,708	US\$5,023	US\$3,464	US\$448,800
18 - Ambassador Estate	No basement - unfurnished	US\$595,000	US\$119,000	US\$10,297	US\$5,328	US\$3,674	US\$476,000
18 - Ambassador Estate	Basement - unfurnished	US\$690,000	US\$138,000	US\$11,941	US\$6,179	US\$4,261	US\$552,000
18 - Ambassador Estate	No basement - furnished	US\$666,000	US\$133,200	US\$11,525	US\$5,964	US\$4,113	US\$532,800
18 - Ambassador Estate	Basement - furnished	US\$768,000	US\$153,600	US\$13,291	US\$6,877	US\$4,743	US\$614,400
19 - Garden Pavilion	No basement - unfurnished	US\$365,000	US\$73,000	US\$6,316	US\$3,268	US\$2,254	US\$292,000
19 - Garden Pavilion	Basement - unfurnished	US\$423,000	US\$84,600	US\$7,320	US\$3,788	US\$2,612	US\$338,400
19 - Garden Pavilion	No basement - furnished	US\$409,000	US\$81,800	US\$7,078	US\$3,662	US\$2,526	US\$327,200
19 - Garden Pavilion	Basement - furnished	US\$471,000	US\$94,200	US\$8,151	US\$4,218	US\$2,909	US\$376,800
20 - Bespoke Longwood Signature Residence	Custom-build quotation	By quotation	Calculated after quotation	-	-	-	Calculated after quotation

Monthly figures are rounded to the nearest US dollar. Exact contract schedules may vary by payment date, fees, rounding and approved early settlement.

80% MORTGAGE PLANNING ILLUSTRATIONS

Indicative monthly payments; lender approval and final rates are independent

Monthly payment per US\$100,000 of mortgage principal

Mortgage term	12% p.a.	15% p.a.
10 years	US\$1,435	US\$1,613
15 years	US\$1,200	US\$1,400
20 years	US\$1,101	US\$1,317
25 years	US\$1,053	US\$1,281
30 years	US\$1,029	US\$1,264

Longer terms reduce the monthly instalment but materially increase total interest. Buyers should test affordability at the higher planning rate and include levies, rates, insurance, school costs, utilities, transport and maintenance.

Prudential planning principles

- Select the right-sized home before stretching for the largest possible mortgage.
- Retain cash reserves after paying the entry contribution.
- Use verified and sustainable income rather than projected business income.
- Stress-test the household budget for a 20% income reduction and higher living costs.
- Do not assume a bank, insurer or estate operator will approve a product or facility.

BASELINE MORTGAGE SUMMARY - DESIGNS 1 TO 10

No-basement/unfurnished route; 80% principal; 30-year illustrations

No.	Home	Baseline value	80% principal	30 yr @ 12%	30 yr @ 15%
1	Garden Court Villa	US\$198,000	US\$158,400	US\$1,629	US\$2,003
2	Modern Gable Residence	US\$210,000	US\$168,000	US\$1,728	US\$2,124
3	Poolside L-Shape Home	US\$224,000	US\$179,200	US\$1,843	US\$2,266
4	Veranda Family Estate	US\$238,000	US\$190,400	US\$1,958	US\$2,408
5	Signature Corner Manor	US\$252,000	US\$201,600	US\$2,074	US\$2,549
6	Practical Family Manor	US\$275,000	US\$220,000	US\$2,263	US\$2,782
7	Executive Courtyard Home	US\$295,000	US\$236,000	US\$2,428	US\$2,984
8	Courtyard Family Villa	US\$320,000	US\$256,000	US\$2,633	US\$3,237
9	Split-Wing Signature Home	US\$345,000	US\$276,000	US\$2,839	US\$3,490
10	Contemporary Premium Villa	US\$375,000	US\$300,000	US\$3,086	US\$3,793

This table is a planning illustration only. Final credit approval, interest rate, tenor, fees, insurance and security requirements are determined by the lender.

BASELINE MORTGAGE SUMMARY - DESIGNS 11 TO 20

No-basement/unfurnished route; 80% principal; 30-year illustrations

No.	Home	Baseline value	80% principal	30 yr @ 12%	30 yr @ 15%
11	Willow Court Residence	US\$395,000	US\$316,000	US\$3,250	US\$3,996
12	Cedar Vista Manor	US\$425,000	US\$340,000	US\$3,497	US\$4,299
13	Oakridge Signature Villa	US\$460,000	US\$368,000	US\$3,785	US\$4,653
14	Magnolia Grand Residence	US\$495,000	US\$396,000	US\$4,073	US\$5,007
15	Orchard Double-Height Villa	US\$445,000	US\$356,000	US\$3,662	US\$4,501
16	Lakeside Terraced Manor	US\$530,000	US\$424,000	US\$4,361	US\$5,361
17	Courtyard Heritage Villa	US\$435,000	US\$348,000	US\$3,580	US\$4,400
18	Ambassador Estate	US\$595,000	US\$476,000	US\$4,896	US\$6,019
19	Garden Pavilion	US\$365,000	US\$292,000	US\$3,004	US\$3,692
20	Bespoke Longwood Signature Residence	By quotation	By quotation	Calculated after quotation	Calculated after quotation

This table is a planning illustration only. Final credit approval, interest rate, tenor, fees, insurance and security requirements are determined by the lender.

BUYER AFFORDABILITY AND RISK PLANNING

A serviceable home is one that remains manageable after essential family costs and shocks

Before selecting a delivery route, a buyer should model the full monthly ownership cost rather than focusing only on the entry instalment or mortgage. The following framework is recommended for private planning and lender preparation.

Planning input	Prudent treatment
Entry contribution	20% of purchase value over the selected term at 7% compounded monthly.
Mortgage	80% balance modelled at both 12% and 15%, with the 15% case treated as a stress reference.
Essential living costs	Include food, transport, utilities, medical expenses, staff, maintenance, rates, levies and insurance.
School-cost planning	Include tuition, uniforms, transport, activities and contingency rather than tuition alone.
Income evidence	Use contracts, payroll, bank statements, tax records, audited accounts and source-of-funds documents.
Stress test	Reduce income by 20%, increase essential expenses by 10%, retain the higher mortgage rate and confirm a positive monthly surplus.
Reserve policy	Maintain emergency and property-maintenance reserves after the entry contribution.

MOVE-IN COMPLEMENTARIES

Indicative benefits may vary by delivery route, partner and final written agreement

Complementary	Indicative scope
Home-starter package	Basic move-in essentials aligned to the selected furnished or unfurnished route.
Golf-club onboarding	Introductory orientation and membership processing under the club’s final rules.
Equestrian orientation	Safety, riding-centre and stable-orientation opportunities subject to operator terms.
Estate digital onboarding	Resident access, communication, security, service and payment channels.
Design-control support	Guidance on permitted additions, landscaping, solar systems, walls and gates.
Business-school orientation	Access to selected executive, entrepreneurship and supplier-readiness programmes.
Security onboarding	Household, staff, visitor, vehicle and emergency-response protocols.
Family lifestyle orientation	Sports, wellness, school, healthcare, faith and community participation information.

Complementaries are not cash, guaranteed investment returns or substitutes for formal club, school, hospital, operator or membership agreements.

OPTIONAL EXTRAS AND PERSONALISATION

Quoted separately unless expressly included in the signed package

Optional package	Potential scope
Equestrian package	Stable block, tack room, wash bay, feed store, staff facilities, paddock interface and operator coordination.
Solar and resilience package	Solar PV, inverter, battery storage, energy monitoring, generator integration and enhanced water systems.
Basement enhancement	Cinema, gym, recreation room, wine cellar, storage, safe room or specialist services subject to engineering.
Guest and staff accommodation	Guest cottage, staff quarters, service yard and enhanced back-of-house facilities.
Pool and court upgrades	Pool heating, covers, lighting, pavilion, court surfacing, fencing and equipment.
Landscape and agriculture	Bespoke gardens, orchard, kitchen garden, irrigation, greenhouse and water-feature enhancements.
Technology package	Smart lighting, security, access control, audiovisual, networking, automation and energy monitoring.
Interior package	Loose furniture, window treatments, art, décor, appliances and specialist joinery.

LONGWOOD LIFESTYLE, INSTITUTIONS AND CLUBS

The value proposition extends beyond the private residential plot

Lifestyle pillar	Longwood proposition
Golf and clubhouse life	Championship course, practice facilities, member events, dining, wellness and family programming.
Equestrian heritage	Stables, riding academy, polo, dressage, show jumping, care coordination and social events.
Sports and wellness	Football, rugby, tennis, basketball/netball, aquatics, gym, spa, trails and family recreation.
Education	Entry school, middle school, high school, boarding options, executive business school and learning support.
Healthcare	Private hospital/medical precinct, resident access pathways, wellness and emergency coordination.
Retail and hospitality	Mall/retail village, restaurants, cafés, professional services, hotel, events and visitor economy.
Faith and community	Church/faith precinct, fellowship, family programmes, community events and resident governance.
Nature and resilience	Parks, lakes, open spaces, water management, solar systems, landscaping and biodiversity buffers.

ESTATE ENTERPRISE OPPORTUNITIES AND SAFEGUARDS

A managed lifestyle economy - not an automatic business or investment promise

Eligible buyers and external operators may apply to provide approved goods and services to residents, clubs, institutions, contractors and visitors. Participation is subject to capability, licensing, procurement, conflict-of-interest, safety, quality, financial and estate-design controls.

• Construction and fit-out	• Facilities management
• Security and smart surveillance	• Supermarket and speciality retail
• Restaurants, cafés and catering	• Uniforms, linen, laundry and housekeeping
• Landscaping and irrigation	• Equestrian stables, riding school, tack and care coordination
• Golf academy, pro shop and clubhouse services	• Shuttle and golf-cart fleet
• Wellness, spa and fitness	• Events, culture and entertainment
• Professional services	• Digital services, payments and resident platforms

No buyer is guaranteed a job, tenant, supplier contract, loan, equity investment, insurance product, school place, hospital service or business return. All opportunities require separate application, due diligence, approvals and signed contracts.

YOUR BUYER JOURNEY AND DOCUMENTATION

A disciplined pathway from enquiry to allocation, finance, construction and handover

Stage	Buyer action and safeguard
1. Enquiry and buyer pack	Review the estate concept, stand tiers, home designs, inclusions, exclusions, payment pathways and disclosures.
2. Plot and product selection	Choose stand-only or completed-home route, preferred location tier, home design and delivery specification.
3. Reservation and KYC	Submit identity, address, source-of-funds, affordability and other compliance information; pay only under signed instructions.
4. Due diligence and contracts	Obtain independent legal, financial, tax and technical advice before signing reservation, sale, construction or finance documents.
5. Entry contribution	Pay the agreed 20% entry schedule over 12, 24 or 36 months, subject to contract and collection terms.
6. Allocation and approvals	Proceed only after subdivision, title/security, design, engineering, servicing and authority conditions are satisfied.
7. Balance finance	Settle the remaining 80% by cash or independently approved mortgage/take-out facility.
8. Construction and monitoring	Use approved specifications, contractor controls, QS certification, inspections, variation rules and reporting.
9. Handover and onboarding	Complete defects, warranties, insurance, utilities, estate rules, security, club and resident-service onboarding.

FREQUENTLY ASKED QUESTIONS

Are stand-only prices separate from home prices?

Yes. The stand-only table is a separate purchase route. The price printed on each completed-home sheet is an integrated package that includes one one-acre plot in the recommended location band.

Will I pay twice for the land?

No. A completed-home buyer should not pay a second stand price for the same package unless the written quotation identifies a separate premium-location adjustment or a distinct additional plot.

Can I buy a stand and build later?

Yes, subject to the sale agreement, build-period obligations, approved plans, estate design controls, approved contractor/process and authority requirements.

Can I change the home design?

Minor changes may be evaluated through design control. Material redesign may be treated as Design 20 and require fresh architect, engineering and QS approval.

Are the mortgage rates guaranteed?

No. The 12% and 15% rates are planning illustrations. The lender determines availability, interest rate, term, fees, security, affordability and approval.

Are the pool, court, borehole and landscaping guaranteed exactly as pictured?

They are concept and package elements subject to the final specification, site conditions, contract, technical feasibility and approvals.

Can I add stables or solar?

Yes, where the plot, precinct, engineering and estate controls permit. These are normally optional extras and require a separate quotation.

Does buying guarantee business opportunities?

No. Buyers may apply for approved estate opportunities, but no job, supplier contract, tenant, loan, insurance product or investment return is guaranteed.

Who handles Zimbabwe local sales enquiries?

Tawanda Musevenzo of Pam Golding Properties Zimbabwe: Cell/WhatsApp +263 717 002 002; tawanda.musevenzo@pamgolding.co.zw.

What should I verify before paying?

Verify the contracting entity, payment account, title/subdivision status, approvals, refund/default terms, price, specification, location, fees, finance conditions, construction milestones and independent legal advice.

CONTACTS AND NEXT STEPS

Request the current buyer pack, stand availability schedule and written quotation

ZIMBABWE LOCAL SALES

Tawanda Musevenzo

Pam Golding Properties Zimbabwe

Cell/WhatsApp: +263 717 002 002

Email: tawanda.musevenzo@pamgolding.co.zw

PROJECT ADMINISTRATION

Naphtali Consulting & Research LLC

on behalf of Naphtali Conglomerate (Private) Limited

Phone: +1 617 586 5546

Email: mnmupa@naphtaliconsulting.com

Next steps

- Choose whether you prefer a stand-only purchase or a completed-home package.
- Identify your preferred location tier and shortlist suitable designs.
- Request current availability, a written quotation and the applicable reservation/sale documents.
- Complete KYC, source-of-funds and affordability preparation.
- Obtain independent legal, financial, tax and technical advice.
- Sign only after verifying the entity, account, rights, obligations, refund/default terms, approvals and finance conditions.



IMPORTANT DISCLOSURES AND BUYER DUE DILIGENCE

This pamphlet is conceptual buyer information. It is not a legal survey, subdivision approval, valuation, mortgage offer, securities offering, bank deposit, insurance policy, construction contract, title guarantee, guaranteed business opportunity or guaranteed investment return.

- All images, floor plans, site plans, areas, dimensions, finishes, landscaping, pools, courts, stables, solar systems, views, amenities and locations are illustrative and subject to professional and statutory validation.
- Prices, instalments and mortgage amounts are indicative and may change due to QS validation, specification, location, inflation, exchange rates, taxes, statutory charges, lender terms and approved variations.
- Stand values require final survey, subdivision, title/security, road and utility design, servicing scope, authority approvals and written contract.
- Completed-home values require final architectural, structural, civil, mechanical, electrical, landscape and quantity-surveyor documentation.
- Mortgages are subject to independent lender availability, KYC/AML, credit, verified income, affordability, valuation, security, insurance and lender policy.
- Amenities may be phased, resized, relocated, combined, delayed or delivered through third-party operators subject to approvals and commercial feasibility.
- Buyers should obtain independent legal, financial, tax, valuation, engineering and construction advice before committing funds.
- Payments should be made only to the account designated in the signed contract, with receipts retained and independent verification completed.

LONGWOOD ESTATE - WHERE SPACE, LIFESTYLE AND LEGACY COME TOGETHER.