



MSHAGASHE GATEWAY LEGACY CITY

Farm 205 Mshagashe | Masvingo RDC, Zimbabwe

A GATEWAY
COMMUNITY FOR
MODERN
MASVINGO
LIVING.

LOCATION & VALUE



112.7262 hectares



35 km to
Masvingo town



Approx. 300 m from
Harare–Masvingo
highway tollgate



Mixed-income
master-planned
community

ESTIMATED RESIDENTIAL PROGRAM

STAND SIZE	NO. OF STANDS	% MIX
500 m ²	160	26%
600 m ²	180	29%
800 m ²	160	26%
1,000 m ²	120	19%
TOTAL	620	100%



Approx. 620 residential stands
across four stand sizes.



THE MSHAGASHE LEGACY HOMES COLLECTION

3-BEDROOM COLLECTION



Comfortable
family homes



Smart layouts
& efficiency

4-BEDROOM COLLECTION



Space for
growing families



Versatile living
& work options

5-BEDROOM COLLECTION



Grand family
living



Prestige &
long-term value



SECURE GATED
ENVIRONMENT



GREEN BELTS &
OPEN SPACES



SUSTAINABLE
INFRASTRUCTURE



COMMUNITY
FOCUSED LIVING



STRONG INVESTMENT
POTENTIAL

Live connected. Live inspired. Leave a legacy.

COMPREHENSIVE BUYER PAMPHLET | JULY 2026

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



1. A Gateway Community for Modern Masvingo Living

A mixed-income city designed to make good housing and a complete lifestyle accessible to more families.

The proposition

Mshagashe Gateway Legacy City is a proposed secure, mixed-income and master-planned community on Farm 205 Mshagashe under Masvingo Rural District Council. The approximately 112.7262-hectare site is about 35 km from Masvingo town and approximately 300 metres from the Harare-Masvingo highway tollgate, giving the project strong regional visibility and access.

The project is structured around approximately 620 detached homes across six secure villages, supported by education, healthcare, sport, golf, equestrian, hospitality, commercial, faith, recreation and sustainable-infrastructure precincts. The aim is not merely to sell houses, but to provide a pathway into a safe, dignified and aspirational community at price points that serve entry-level, growing, middle-income and premium households.

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 designs, phased infrastructure, transparent pricing, flexible entry periods and independently underwritten mortgages.

Project snapshot

112.7262 ha Integrated site	620 Planned stands	6 Secure villages	15 Home designs
500-1,000 m² Stand sizes	3-5 Bedrooms	12 / 24 / 36 Entry periods	7% p.a. Entry-plan rate



2. The Proposed Integrated Masterplan

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



The conceptual masterplan accommodates the six residential villages and a compact but comprehensive amenity system: a village commercial centre and neighbourhood mall, private school and early-learning centre, clinic/community hospital, 9-hole golf practice precinct, equestrian and stables precinct, clubhouse and swimming pools, multi-sport complex, church and faith precinct, children's play areas, hotel/lodge, water feature and retention pond, solar field, green belts, walking trails, security gatehouse and estate-management infrastructure.

PLANNING STATUS

The masterplan is a conceptual allocation and not an approved subdivision or cadastral plan. Stand yields, boundaries, road reserves and amenity footprints remain subject to survey, planning, environmental, engineering, utility and Masvingo RDC approvals.



3. Six-Village Residential Structure

620 homes across mixed-income villages, with every village sharing security, parks, services and estate-wide amenities.

The residential programme uses a deliberate mix of 500 m², 600 m², 800 m² and 1,000 m² stands. Smaller and larger stands are distributed across the city rather than isolated into rigid economic zones. This inclusion principle allows families at different price points to share the same quality of public realm, security, lifestyle programming and essential services.

Village	Character	Internal colour	500 m ²	600 m ²	800 m ²	1,000 m ²	Total
Gateway Family Village	Entry and attainable family community	Emerald	60	40	10	0	110
Garden Family Village	Garden-led growing-family community	Sky blue	50	40	20	0	110
Parkside Village	Park-facing balanced family community	Burgundy	30	40	25	10	105
Golf View Village	Golf-oriented enhanced family community	Navy	10	30	35	25	100
Equestrian Village	Riding and heritage lifestyle community	Maroon	5	15	30	45	95
Legacy Signature Village	Premium positions with mixed-size inclusion	Purple	5	15	40	40	100
TOTAL	Six secure villages	-	160	180	160	120	620

Land-use logic

- Saleable residential plots total approximately 43.6 hectares before final survey.
- At an indicative 70% plot efficiency within residential villages, the six villages occupy approximately 62.3 gross hectares including local roads, pocket parks and utilities.
- The remaining approximately 50.4 hectares can accommodate major amenities, trunk roads, buffers, drainage, solar, green systems and public-realm functions, subject to detailed planning.
- The mix comprises 160 x 500 m² stands, 180 x 600 m² stands, 160 x 800 m² stands and 120 x 1,000 m² stands.



4. Amenities, Services and the Visitor Economy

A practical destination ecosystem rather than a dormitory estate.

Neighbourhood mall & business centre Supermarket, retail, banking, SME units, restaurants, professional services and daily-needs convenience.	Education precinct Early learning, primary and phased secondary/vocational provision, with sports and leadership programming.
Clinic & community hospital Primary care, pharmacy, diagnostics, wellness and phased emergency/short-stay capability.	Golf precinct A compact 9-hole practice course, golf academy, putting areas and inter-estate competition programme.
Equestrian precinct Stables, riding school, paddocks, pony training, equestrian sport and agricultural-heritage experiences.	Sports & clubhouse Football, tennis, basketball, athletics, swimming, fitness, events, residents club and social facilities.
Faith & community life A church/multi-faith precinct with provision for several congregations, civic meetings and community support.	Green & sustainable systems Solar field, water retention, landscaped buffers, walking trails, playgrounds, waste management and controlled security.
THE HOTEL / 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. This supports a visitor economy that can create demand for hospitality, transport, food, events, sport, retail and professional services within the estate.	



5. The Mshagashe Lifestyle System

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

Resident lifestyle framework

- Children and adults may participate in golf, equestrian training, swimming, volleyball, hockey, soccer/football, tennis, athletics, rugby, basketball, fitness, arts, music, debate, leadership, etiquette and community-service programmes.
- Inter-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 is phased and subject to operator appointments, facility completion, safety standards and resident subscription arrangements.

Colour and identity system

Village / House	Internal competition colour	Illustrative identity	External estate representation
Gateway Family Village	Emerald	Entry and attainable family community	WHITE + GOLD + GREY
Garden Family Village	Sky blue	Garden-led growing-family community	WHITE + GOLD + GREY
Parkside Village	Burgundy	Park-facing balanced family community	WHITE + GOLD + GREY
Golf View Village	Navy	Golf-oriented enhanced family community	WHITE + GOLD + GREY
Equestrian Village	Maroon	Riding and heritage lifestyle community	WHITE + GOLD + GREY
Legacy Signature Village	Purple	Premium positions with mixed-size inclusion	WHITE + GOLD + GREY

EXTERNAL ESTATE COLOURS

When representing Mshagashe Gateway Legacy City outside the estate, the official colours are white, gold and grey. White is the primary field colour, gold is used for crests, trim and achievement, and grey is used for secondary garments and practical uniform elements. Internal village colours support friendly competition only and do not signal economic status.

Illustrative external uniform standards

- Team sports: white jerseys with gold numbering and grey shorts or tracksuits.
- Golf: white polo, grey trousers or skirt, gold cap or trim.
- Equestrian: grey jacket, white breeches or shirt, gold piping and estate crest.
- Formal events: white and grey attire with gold estate insignia.
- Supporters and residents: coordinated white, gold and grey leisurewear for inter-estate events.



6. Integrated Ownership, Enterprise and Finance Pathway

Disciplined contributions, mortgage readiness and estate-linked opportunity - without automatic promises.

The five-stage pathway

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

Estate-linked enterprise opportunity

The estate intends to create demand for construction, building materials, transport, agriculture, landscaping, security, hospitality, retail, healthcare, education, technology, professional services, maintenance and event operations. Qualified buyers may apply for employment, supplier, franchise, incubation or investment opportunities as the project develops.

NO AUTOMATIC GUARANTEE

Buying a property does not automatically guarantee a job, supplier contract, business 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.



7. Buyer Routes, Fees and Entry Terms

Two transparent acquisition routes, with qualifying fees spread from Month 1 to reduce upfront pressure.

Route A - Stand only

The buyer finances 40% of the serviced-stand price over 12, 24 or 36 months at 7% p.a., compounded monthly. The remaining 60% is the indicative land-loan or mortgage take-out balance, subject to lender approval. The administration fee and first annual legal administration charge are spread across the selected entry period. The architectural fee is activated only when the buyer elects to build.

Route B - Complete home and stand

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

Fee integration

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 & 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

HOW FEES ARE TREATED

For the complete-home route, the US\$3,370 administration, first-year legal administration and architectural/design-control fees are embedded evenly into the selected entry schedule from Month 1. For stand-only buyers, only US\$870 is embedded; the US\$2,500 architectural fee is added when a home design and construction route is activated.



8. Stand-Only Pricing and Payment Schedule

Indicative serviced-stand values supporting a mixed-income 620-stand city.

Base prices exclude plot-specific premiums. Boulevard, corner, park-facing, golf-adjacent, equestrian-near, gateway and legacy positions may attract a 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	160	US\$16,000	US\$6,400	US\$626.27	US\$322.79	US\$221.78	US\$9,600
600 m ²	180	US\$20,000	US\$8,000	US\$764.71	US\$394.43	US\$271.18	US\$12,000
800 m ²	160	US\$30,000	US\$12,000	US\$1,110.82	US\$573.52	US\$394.69	US\$18,000
1,000 m ²	120	US\$48,000	US\$19,200	US\$1,733.81	US\$895.88	US\$617.01	US\$28,800



9. Complete Home-and-Stand Package Summary

Published home values plus the recommended base serviced stand; fees are included in the monthly entry figures.

The following package calculations use the recommended stand size shown on each concept design. The home value is the construction/design component shown in the concept artwork. The base package equals home value plus base stand price. Final quotations may change after survey, QS validation, approved specifications, utility scope, location premium and transaction date.

Code	Design	Stand	Home value	Package	20% entry	12 mo incl. fees	24 mo incl. fees	36 mo incl. fees
3BR-1	Compact Courtyard Home	500 m ²	US\$78,000	US\$94,000	US\$18,800	US\$1,908	US\$982	US\$674
3BR-2	Modern Gable Family Home	600 m ²	US\$86,000	US\$106,000	US\$21,200	US\$2,115	US\$1,090	US\$748
3BR-3	Garden L-Shape Residence	600 m ²	US\$95,000	US\$115,000	US\$23,000	US\$2,271	US\$1,170	US\$804
3BR-4	Veranda Family Residence	800 m ²	US\$104,000	US\$134,000	US\$26,800	US\$2,600	US\$1,340	US\$921
3BR-5	Premium Corner Villa	800 m ²	US\$118,000	US\$148,000	US\$29,600	US\$2,842	US\$1,466	US\$1,008
4BR-1	Practical Family Residence	600 m ²	US\$122,000	US\$142,000	US\$28,400	US\$2,738	US\$1,412	US\$971
4BR-2	Executive Courtyard Home	800 m ²	US\$136,000	US\$166,000	US\$33,200	US\$3,154	US\$1,627	US\$1,119
4BR-3	Courtyard Family Villa	800 m ²	US\$152,000	US\$182,000	US\$36,400	US\$3,430	US\$1,770	US\$1,218
4BR-4	Split-Wing Signature Home	1,000 m ²	US\$169,000	US\$217,000	US\$43,400	US\$4,036	US\$2,084	US\$1,434
4BR-5	Contemporary Premium Villa	1,000 m ²	US\$189,000	US\$237,000	US\$47,400	US\$4,382	US\$2,263	US\$1,557
5BR-1	Family Value Manor	800 m ²	US\$198,000	US\$228,000	US\$45,600	US\$4,226	US\$2,182	US\$1,502
5BR-2	Courtyard Heritage Home	800 m ²	US\$218,000	US\$248,000	US\$49,600	US\$4,573	US\$2,361	US\$1,625
5BR-3	Modern Multi-Generational Residence	1,000 m ²	US\$246,000	US\$294,000	US\$58,800	US\$5,369	US\$2,773	US\$1,909
5BR-4	Split-Wing Signature Estate	1,000 m ²	US\$279,000	US\$327,000	US\$65,400	US\$5,940	US\$3,069	US\$2,113
5BR-5	Grand Executive Villa	1,000 m ²	US\$325,000	US\$373,000	US\$74,600	US\$6,736	US\$3,480	US\$2,397

CHOICE OF TERM

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



10. 3-Bedroom Design 1 - Compact Courtyard Home

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



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Farm 205 Mshagashe | Masvingo RDC, Zimbabwe





MAIN BEDROOM 3.6 x 3.6
BEDROOM 2 3.2 x 3.2
BEDROOM 3 3.2 x 3.2
BATHROOM 2.2 x 2.0
ENSUITE 1.9 x 2.0
COURTYARD 3.6 x 3.4
LOUNGE 4.2 x 4.0
DINING 3.0 x 3.2
KITCHEN 2.9 x 3.0
CARPORT 3.4 x 5.5



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3-BEDROOM HOME DESIGN 1

Compact Courtyard Home

-  Recommended stand: 500 m²
-  Approx. floor area: 130 m²
-  Proposed price: US\$78,000

 3 bedrooms | 2 bathrooms | lounge
kitchen | dining | carport

Affordable, efficient and expandable.

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\$1,908	24 months incl. fees	US\$982
36 months incl. fees	US\$674	80% mortgage balance	US\$75,200
20-year mortgage	US\$828 @12% US\$990 @15%	30-year mortgage	US\$774 @12% US\$951 @15%

Concept artwork originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



11. 3-Bedroom Design 2 - Modern Gable Family Home

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



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Farm 205 Mshagashe | Masvingo RDC, Zimbabwe





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

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

Practical comfort for growing families.

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\$2,115	24 months incl. fees	US\$1,090
36 months incl. fees	US\$748	80% mortgage balance	US\$84,800
20-year mortgage	US\$934 @12% US\$1,117 @15%	30-year mortgage	US\$872 @12% US\$1,072 @15%

Concept artwork originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



12. 3-Bedroom Design 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

A balanced home with indoor-outdoor living.

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\$2,271	24 months incl. fees	US\$1,170
36 months incl. fees	US\$804	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



13. 3-Bedroom Design 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

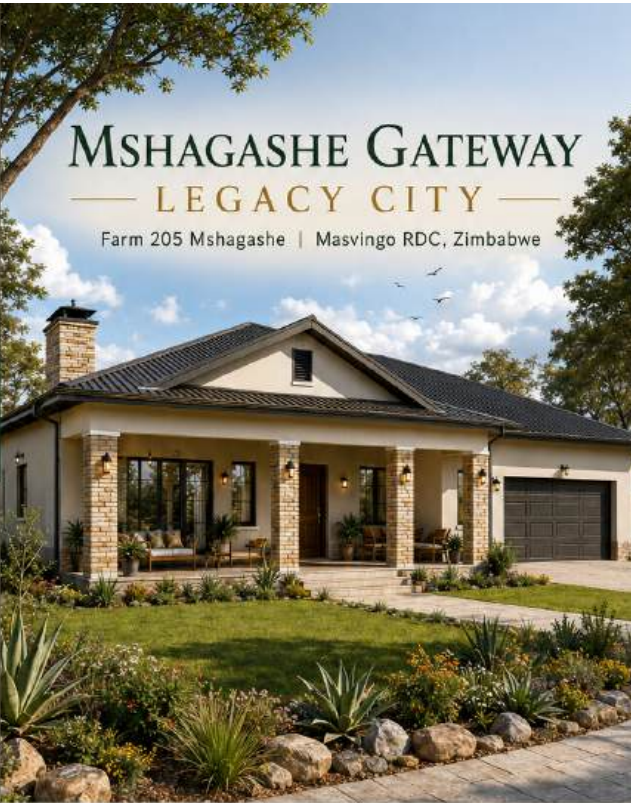
 dining

 study nook

 garage



*A generous everyday
family home.*









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\$2,600	24 months incl. fees	US\$1,340
36 months incl. fees	US\$921	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



14. 3-Bedroom Design 5 - Premium Corner Villa

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



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3-BEDROOM HOME DESIGN 5

Premium Corner Villa



Recommended stand: 800 m²



Approx. floor area: 180 m²



Proposed price: US\$118,000



3 bedrooms



2.5 bathrooms



lounge



kitchen



dining



patio



double carport



Premium living at an attainable scale.

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\$2,842	24 months incl. fees	US\$1,466
36 months incl. fees	US\$1,008	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



15. 4-Bedroom Design 1 - Practical Family Residence

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





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| Masvingo RDC, 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. —

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\$2,738	24 months incl. fees	US\$1,412
36 months incl. fees	US\$971	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



16. 4-Bedroom Design 2 - Executive Courtyard Home

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



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\$3,154	24 months incl. fees	US\$1,627
36 months incl. fees	US\$1,119	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



17. 4-Bedroom Design 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

Mshagashe, Masvingo RDC, Zimbabwe
A legacy for today.
A city for tomorrow.

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\$3,430	24 months incl. fees	US\$1,770
36 months incl. fees	US\$1,218	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



18. 4-Bedroom Design 4 - Split-Wing Signature Home

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



MSHAGASHE GATEWAY LEGACY CITY

FARM 205 MSHAGASHE | MASVINGO RDC, ZIMBABWE



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.

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\$4,036	24 months incl. fees	US\$2,084
36 months incl. fees	US\$1,434	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.

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

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19. 4-Bedroom Design 5 - Contemporary Premium Villa

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





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GATEWAY**
— LEGACY CITY —
Farm 205 Mshagashe
| Masvingo RDC, Zimbabwe

*The premium family offering
within the Mshagashe collection.*

4-BEDROOM HOME DESIGN 5

Contemporary Premium Villa

 Recommended stand: **1,000 m²**
 Approx. floor area: **280 m²**
 Proposed price: **US\$189,000**

4 bedrooms

4 bathrooms

lounge

dining

kitchen

entertainment patio

double garage

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\$4,382	24 months incl. fees	US\$2,263
36 months incl. fees	US\$1,557	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



20. 5-Bedroom Design 1 - Family Value Manor

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



MSHAGASHE GATEWAY LEGACY CITY

Farm 205 Mshagashe | Masvingo RDC, Zimbabwe



5-BEDROOM HOME DESIGN 1

Family Value Manor

-  Recommended stand: **800 m²**
-  Approx. floor area: **235 m²**
-  Proposed price: **US\$198,000**




5 bedrooms


3 bathrooms


family lounge


kitchen


dining


pantry


double carport

A practical 5-bedroom home for larger families.

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\$4,226	24 months incl. fees	US\$2,182
36 months incl. fees	US\$1,502	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



21. 5-Bedroom Design 2 - Courtyard Heritage Home

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



MSHAGASHE GATEWAY LEGACY CITY

Farm 205 Mshagashe | Masvingo RDC, 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.

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\$4,573	24 months incl. fees	US\$2,361
36 months incl. fees	US\$1,625	80% mortgage 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%

Concept artwork originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



22. 5-Bedroom Design 3 - Modern Multi-Generational Residence

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



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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.

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\$5,369	24 months incl. fees	US\$2,773
36 months incl. fees	US\$1,909	80% mortgage 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%

Concept artwork originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



23. 5-Bedroom Design 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.

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\$5,940	24 months incl. fees	US\$3,069
36 months incl. fees	US\$2,113	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



24. 5-Bedroom Design 5 - Grand Executive Villa

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



MSHAGASHE GATEWAY LEGACY CITY

FARM 205 MSHAGASHE | MASVINGO RDC, ZIMBABWE



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 Mshagashe collection.

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\$6,736	24 months incl. fees	US\$3,480
36 months incl. fees	US\$2,397	80% mortgage 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 originated in the sister-estate home collection and is adopted for Mshagashe subject to site adaptation, rebranding, engineering, approval and final construction drawings.



25. Mortgage Illustration and Affordability Guide

Indicative repayments only; final mortgage terms depend on the lender and the buyer.

Mortgage illustrations in this pamphlet are calculated on 80% of the base home-and-stand package. The figures exclude insurance, estate levies, rates, taxes, lender fees, valuations and utility charges. They are planning examples rather than offers of finance.

Monthly repayment per US\$100,000 financed

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

Affordability discipline

- Do not select a home solely from the entry payment; assess the future mortgage, levies, utilities, insurance and household obligations together.
- A longer mortgage term reduces the monthly payment but usually increases total interest paid.
- Business or supplier income should not be assumed until the business is operating, generating verified cash flow and accepted by the lender.
- Buyers should retain emergency reserves and avoid using all available income for housing.



26. Illustrative Buyer Scenarios

Examples showing how different households may enter the project without treating finance as guaranteed.

Scenario A - Entry family home

Selected package	Base price	Entry principal	36-month payment incl. fees	30-year mortgage @12%
3BR-1 Compact Courtyard Home on 500 m ²	US\$94,000	US\$18,800	US\$674	US\$774

Scenario B - Growing family home

Selected package	Base price	Entry principal	24-month payment incl. fees	30-year mortgage @12%
4BR-2 Executive Courtyard Home on 800 m ²	US\$166,000	US\$33,200	US\$1,627	US\$1,366

Scenario C - Multi-generational home

Selected package	Base price	Entry principal	36-month payment incl. fees	30-year mortgage @12%
5BR-3 Modern Multi-Generational Residence on 1,000 m ²	US\$294,000	US\$58,800	US\$1,909	US\$2,419

Scenario D - Stand-only entry

Stand	Base price	40% entry	36-month payment incl. admin/legal	60% take-out balance
500 m ²	US\$16,000	US\$6,400	US\$222	US\$9,600



27. Development Phasing and Delivery Discipline

The project should grow in executable stages linked to approvals, buyer uptake and infrastructure capacity.

Phase 1 - Approval and enabling	Survey, due diligence, subdivision work, environmental/planning submissions, access, water strategy, power/solar strategy, security and initial sales administration.
Phase 2 - First villages and essentials	Gateway Family and Garden Family villages; trunk roads, water, sanitation, security, initial retail, early-learning and clinic services.
Phase 3 - Lifestyle activation	Parkside and Golf View villages; clubhouse, sports, golf practice, parks, school expansion and visitor accommodation.
Phase 4 - Destination expansion	Equestrian and Legacy Signature villages; stables, hotel/lodge expansion, healthcare development, commercial growth and mature lifestyle programming.

MONTH 37 OBJECTIVE

Where a buyer uses the 36-month pathway, the Month 37 objective is a functioning minimum viable estate economy - not completion of every final amenity. Priority infrastructure, early services, operator commitments and mortgage-readiness processes should be sufficiently advanced to support the next financing and occupancy stage.



28. Buyer Process, Qualification and Protections

A controlled transaction process designed to support informed ownership.

Buyer journey

- Obtain the current approved buyer information pack and confirm the authorised sales channel.
- Select a village, stand size and buying route; complete reservation and KYC documentation.
- Receive a formal quotation showing stand, home, fees, premiums, specifications and payment term.
- Sign the applicable reservation, sale, development and/or construction documentation after independent review.
- Make payments only into the designated account stated in the signed contract and retain all receipts.
- Complete affordability reviews during the entry period rather than waiting until mortgage application.
- Proceed to allocation, transfer, construction and mortgage conversion only after required approvals and conditions are satisfied.

Core safeguards

- Transparent separation of stand value, home value, fees, premiums and financing assumptions.
- No representation that a mortgage, job, business or investment is automatic.
- Independent valuation, lender underwriting, insurance assessment and legal documentation.
- Phased releases tied to infrastructure and approval capacity.
- Architectural design control to protect neighbourhood quality and property values.
- Estate rules, maintenance standards, security protocols and resident-governance mechanisms.

BUYER DUE DILIGENCE

Every buyer should obtain independent legal, financial, tax and technical advice before committing. The buyer should verify title, approvals, development rights, payment security, refund/default provisions, construction specifications, lender terms and all applicable statutory charges.



29. Important Terms and Next Steps

A vision for inclusive ownership - delivered through disciplined planning and transparent contracts.

Important terms

- All prices and schedules are indicative and may be revised for inflation, exchange-rate movements, QS validation, infrastructure scope, statutory requirements, location premiums and approved variations.
- Images are concept illustrations. Final architecture, finishes, floor plans, landscaping and specifications may differ after site adaptation and approval.
- The 7% entry-plan rate is an illustrative project assumption and must be confirmed in the signed buyer agreement.
- Mortgages are subject to independent lender availability and approval. The developer does not guarantee lender rates, terms or approval.
- Amenities are phased and may be resized, relocated, combined, delayed or delivered through third-party operators subject to approval and commercial feasibility.
- Insurance, utilities, estate levies, rates, taxes, conveyancing, valuation and lender charges are additional unless expressly included in the signed quotation.

OUR COMMITMENT

Mshagashe Gateway Legacy City is intended to prove that affordability does not have to mean exclusion from good design, safety, recreation, education, healthcare, green space and a strong community identity. The goal is to build a place where more families can own, grow, participate and leave a legacy.



MSHAGASHE GATEWAY LEGACY CITY

Farm 205 Mshagashe | Masvingo RDC, Zimbabwe

Contact the authorised Naphtali Conglomerate sales and buyer-relations channel for the current offer pack.

Property Agents: Pam Golding- Tawanda Musevenzo

Email: Tawanda.musevenzo@pamgolding.co.zw

Cell: +263717002002