



**Lifestyle Edge Xanadu Nature Estate**

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# Site Development Plan



# Lifestyle Edge Retirement Village

Nestled at the foot of the majestic Magalies mountains, Lifestyle Edge boasts breath-taking panoramas of both the peaks and the sparkling Hartbeespoort dam. At Lifestyle Edge, retirement redefines itself. Choose from one of our 24 modern and inviting units, crafted for those who value both independence and community. We're proud to be the area's eco-friendly leader, providing a truly unique haven for your next chapter.

## Features

**Solar Energy:** Never be in the dark. Lifestyle Edge units feature cutting-edge solar technology with backup capabilities, ensuring comfort even during power outages and load shedding.

**Borehole water:** No more worrying about water shortages. You have your own independent source of back up water, giving you peace of mind and control.

**Security Features:** Live under the watchful eye of serenity. Unwind and embrace every moment at Lifestyle Edge, where your well-being is our priority. Sleep soundly with our top security, thermal heat imaging cameras on the perimeter fence and 24/7 patrolling throughout the estate. At Lifestyle Edge, comfort and security are partners in creating your perfect haven.

**State of the art Finishes:** Invest in excellence, embrace peace of mind. At Lifestyle Edge, we understand the value of both luxury and tranquility. Every home is a sanctuary of premium finishes, designed to pamper your senses and soothe your soul. But our commitment extends beyond the interiors. Invest in a legacy of impeccable standards and lasting peace of mind. Make Lifestyle Edge your home.

**Fiber Ready:** Lifestyle Edge will be fiber ready to ensure hassle-free network connection from the moment you move in.

**Pet Friendly:** Tailored for happy paws. Breathe easy knowing your furry companion have their own slice of paradise at Lifestyle Edge. All units featuring gardens extend a warm welcome to pets, offering ample space for playful exploration and sunbathing bliss.

**Medical Services Levy:** Included within the compulsory medical levy, a registered nurse will be available for the residents at least twice a month. Day and Night caregivers can do medical routine checks once or twice a day, if requested. The caregivers will also respond to any emergency and call the on-call doctor or ambulance service

**Medical Centre and Services:** Medical Practitioner, Physiotherapist, Audiologist, IV Bar, Hair Salon & Stylist, Lancet Laboratories, Laser & Aesthetics Clinic, Occupational Therapist, Nurse visits twice a month, Caregivers on site and Panic Button Assistance.

**Nature:** Where whispers of nature soothe your soul. Discover the secret to inner peace at Lifestyle Edge. Bird watch beneath soaring trees, lose yourself in the pages of a book amongst fragrant flowerbeds, or let the sun kiss your skin as you picnic with loved ones. Here, nature's tapestry offers a haven for every mood.

**Meals:** Convenience is just a knock away—residents can enjoy the ease of ready-made meals delivered straight to their doorstep. These nutritious meals are thoughtfully prepared to suit a variety of tastes and dietary needs. It's all about making life simpler, healthier, and more delicious, one delivery at a time.



**SINGLE UNITS**

**DOUBLE UNITS**



**EXCLUSIVE UNITS**

# Embrace your Next Chapter

Lifestyle Edge Retirement Village, located within the secure Xanadu Nature Estate in Hartbeespoort Dam, North West, proudly welcomed its first residents in early 2025. With beautifully finished, move-in ready units now available, our community is taking shape as a vibrant and connected haven for retirement living.

Lifestyle Edge is more than just a residence—it's a way of life. A place where every interaction fosters a strong sense of belonging, and where our eco-conscious approach reflects a shared commitment to future generations. Embrace a lifestyle that flows with the natural rhythm of your surroundings, offering the perfect harmony between peaceful living and meaningful engagement.

## Units Available

Embrace the freedom of functional layouts and be captivated by mesmerizing views. Modern features seamlessly enhance your lifestyle, creating a haven tailored for your well-being.

We offer the following types of units:

**Single units: Starting at 45m<sup>2</sup> and priced from R1,190,000.**

The single units, located on the first floor with peaceful views, offer a comfortable one-bedroom layout, a stylish bathroom with a modern shower, and a bright, open-plan living and kitchen area designed for ease and enjoyment. It's a perfect blend of functionality and warmth, ideal for a relaxed, independent lifestyle.

**Single XL units: Starting at 66m<sup>2</sup> and priced from R1 500 000.00**

Lower ground floor units add a private garden to your single unit. Enjoy relaxing on the lush lawns or spending time with your furry friend in this pet-friendly space.

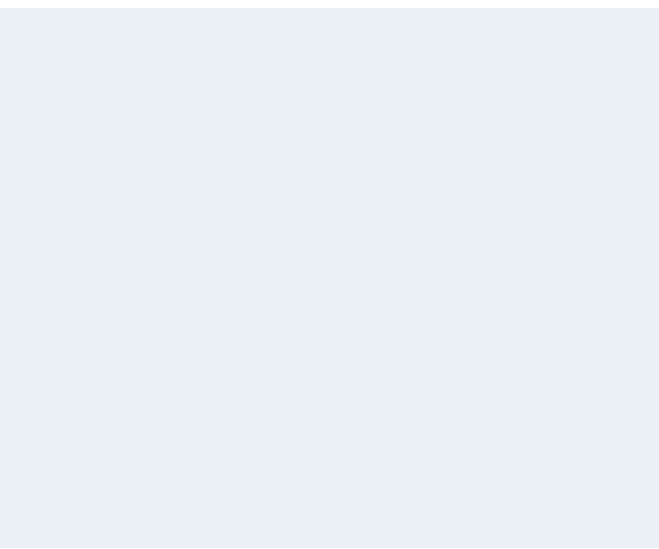
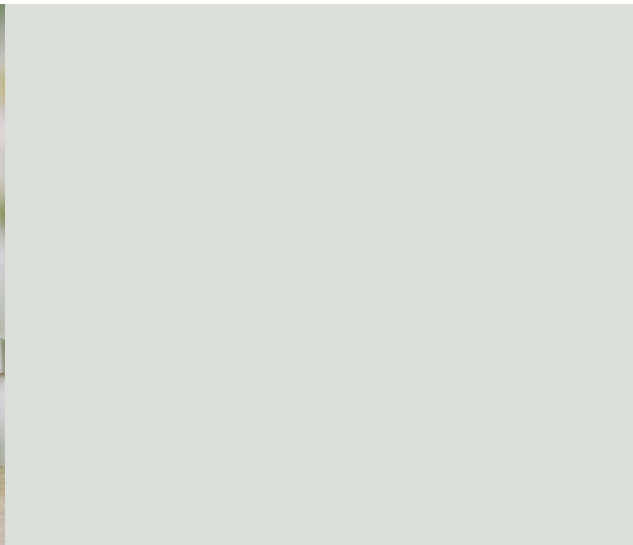
**Double units: Starting at 87.5m<sup>2</sup> and priced from R1 690 000.00**

Our double units boast two comfortable bedrooms, a luxurious bathroom with both a bath and a shower, and an open-plan kitchen, dining, and living area. Enjoy the freedom to tailor the second bedroom to your needs - home office, guest room, or caregiver suite, the choice is yours. Each comes with a dedicated covered parking for your convenience. Lower ground floor units add a private garden to your single unit. Enjoy relaxing on the lush lawns or spending time with your furry friend in this pet-friendly space. Ground floor units add an airy balcony to your double unit with the luxury of your own private garden. Spacious living awaits in our double units,

**Exclusive units: Starts at 100m<sup>2</sup> and is priced from R1 690 000.00**

Step into unparalleled luxury in this expansive two-bedroom, two-bathroom haven. Double the features mean double the space to unwind – spacious bedrooms, luxurious bathrooms with both a rejuvenating bath and a refreshing shower, and ample living areas that flow seamlessly. Each comes with a dedicated covered parking for your convenience. Immerse yourself in the tranquility of your lush private garden, or soak in the breath-taking views from your expansive balcony. This is where luxury transcends expectation.







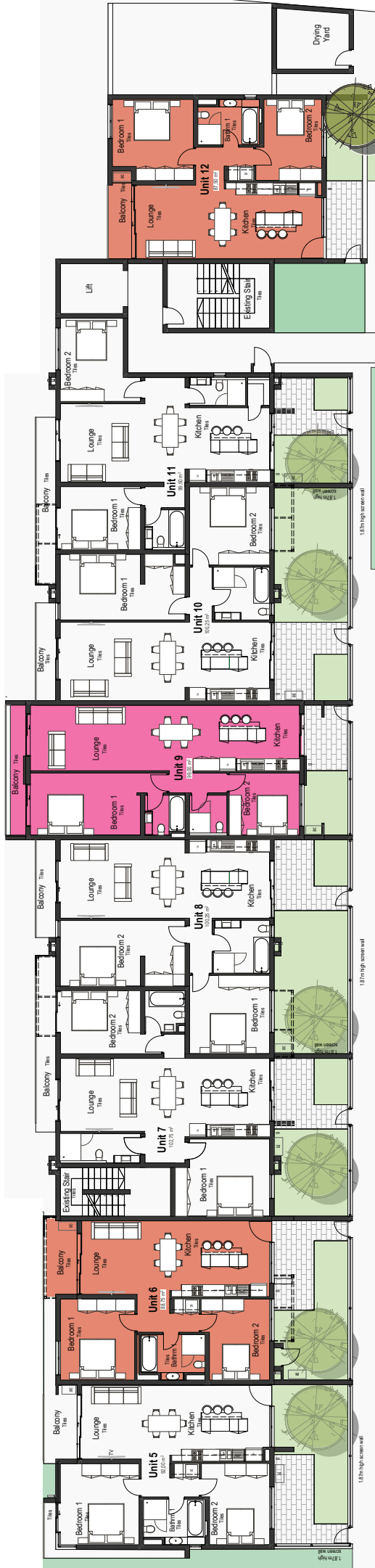
# LOWER GROUND FLOOR



SINGLE UNIT	= 3
DOUBLE UNIT	= 1
EXCLUSIVE UNIT	= 0
TOTAL	= 4



# GROUND FLOOR



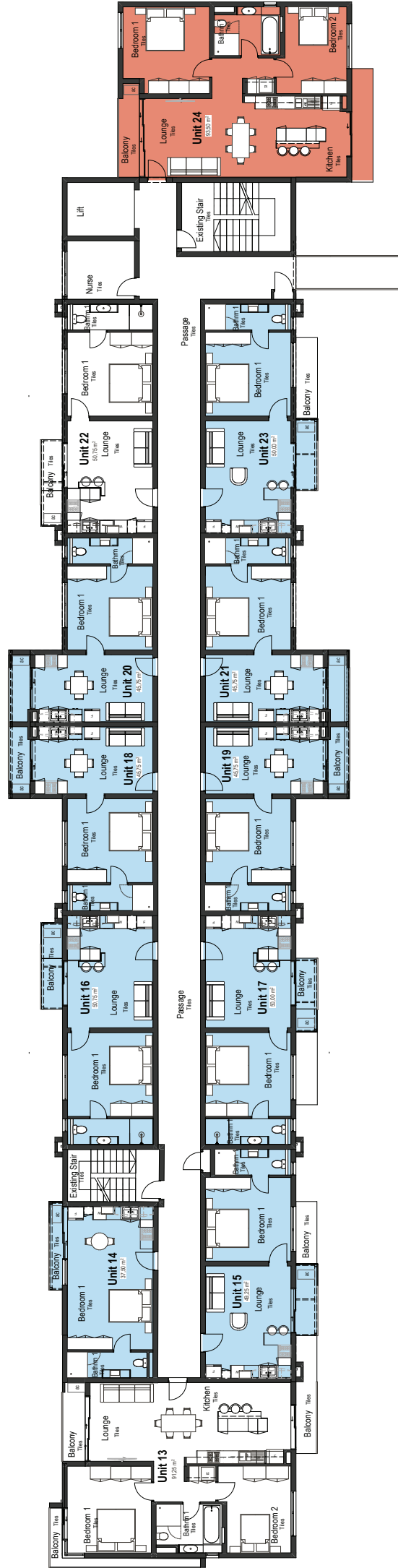
SINGLE UNIT	= 0
DOUBLE UNIT	= 5
EXCLUSIVE UNIT	= 3
TOTAL	= 8



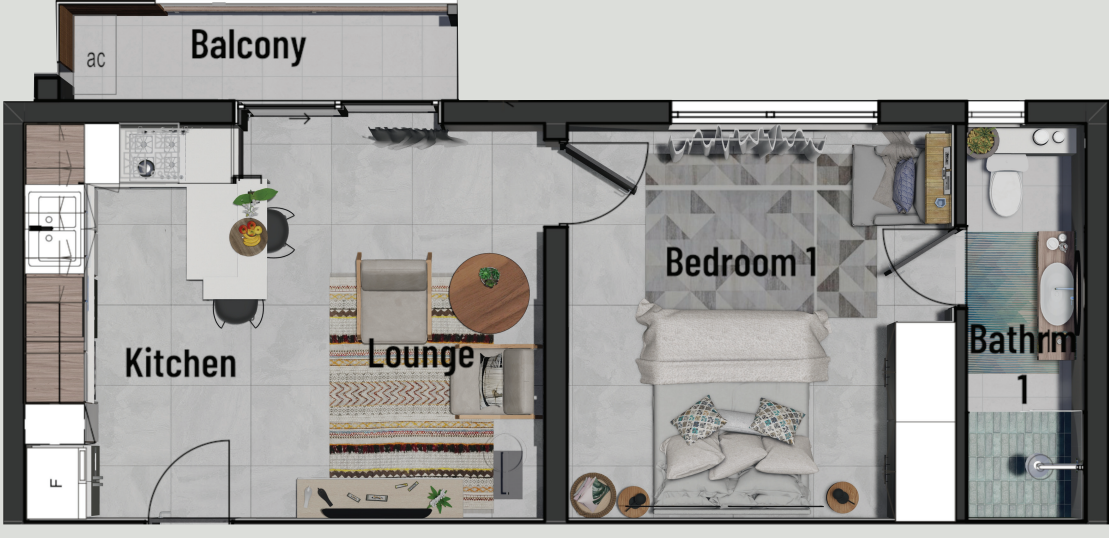
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# FIRST FLOOR



SINGLE UNIT	= 10
DOUBLE UNIT	= 2
EXCLUSIVE UNITS	= 0
TOTAL	= 12



# SINGLE UNITS

# DOUBLE UNITS



# EXCLUSIVE UNITS

# Why choose Lifestyle Edge as your retirement home?



Experience Retirement the Way It Was Meant to Be: **Secure. Scenic. Supportive.**

Located within the secure **Xanadu Nature Estate** in Hartbeespoort Dam, Lifestyle Edge offers a harmonious blend of tranquil living, natural beauty, and vibrant community life—perfectly designed for your golden years.

## **Breathtaking Location**

Wake up to sweeping views of Hartbeespoort Dam and the majestic Magaliesberg mountains. Enjoy the calming serenity of nature, just a short drive from modern conveniences and healthcare facilities.

## **24/7 Security You Can Trust**

As part of Xanadu Nature Estate, Lifestyle Edge offers exceptional safety and peace of mind, including:

- Manned access control.
- Perimeter surveillance systems.
- Dedicated security patrols.

Your safety is never compromised—giving you complete freedom to enjoy life.

## **Comfortable, Contemporary Homes**

Our homes are:

- Elegantly designed for modern living.
- Energy-efficient and low-maintenance.
- Built with accessibility and comfort in mind.

From open-plan layouts to high-end finishes, every detail is tailored for senior living.

## **A Community That Cares**

Stay active, social, and engaged with weekly activities:

- Musical Tea
- Library & Craft Day
- Canasta Club
- Bingo & Social Hour

Friendships blossom here—so does your lifestyle.

## **Flexible Care and Support**

- Optional assisted living packages for temporary or long-term needs.
- A compulsory medical levy ensures ongoing access to wellness services.
- On-site support so you and your loved ones enjoy peace of mind.

## **The Lifestyle You Deserve**

Retire with confidence in a setting that values independence, dignity, and joy. At Lifestyle Edge, you don't just find a home—you discover a way of life.

## **A Lifestyle That Grows With You**

Downsizing to Lifestyle Edge means more than a new address—it means gaining more freedom, less worry, and a renewed sense of joy. With stunning surroundings, a warm community, and safety at the forefront, you can truly make the most of your retirement.



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