

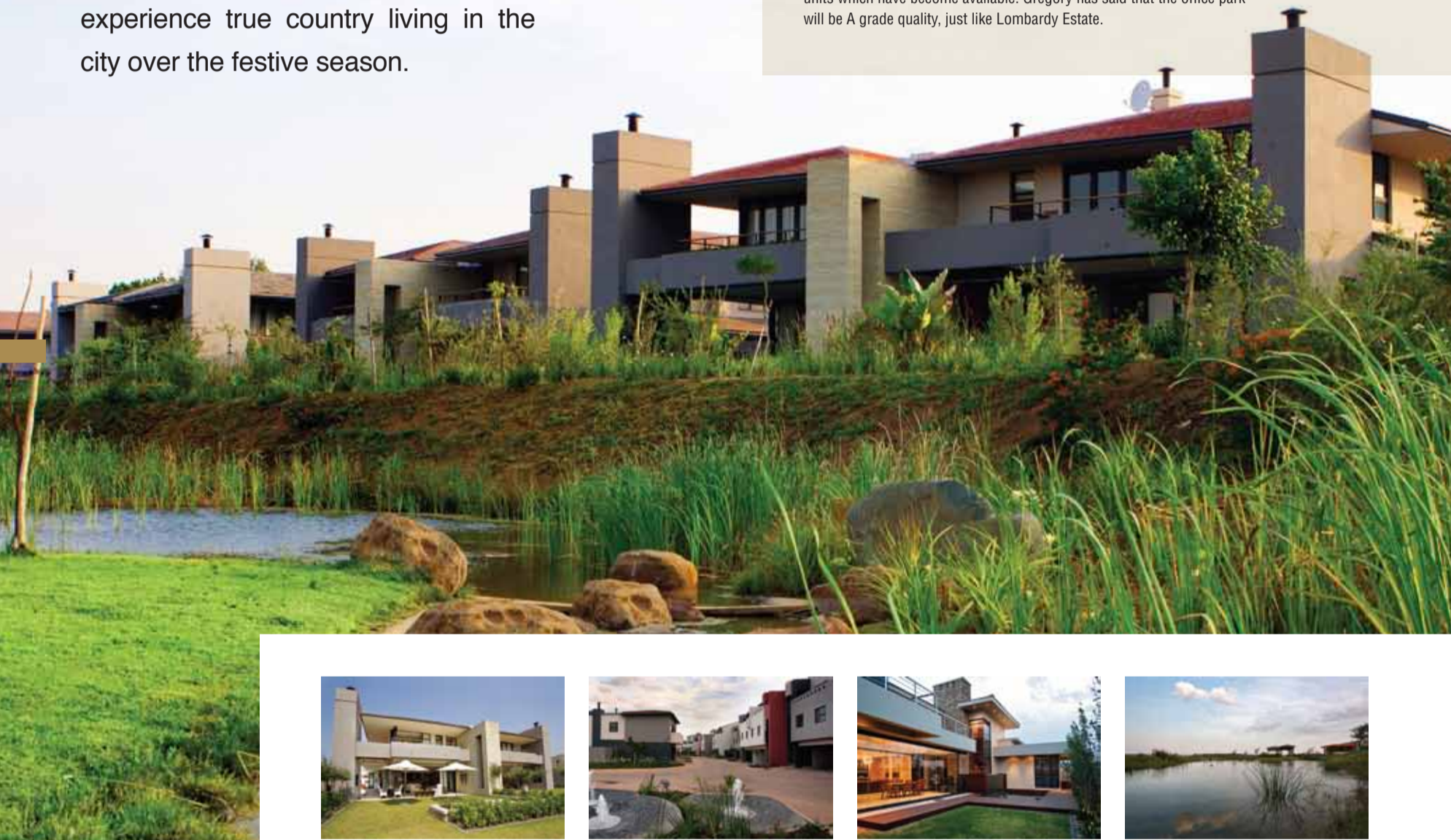
LOMBARDY ESTATE AND HEALTH SPA

*Looking towards
the future*

Over the past year, Lombardy Estate and Health Spa has cemented their foundation for an inspiring future. Building on the past achievements going into the New Year, Lombardy Estate would like to welcome you to experience true country living in the city over the festive season.

Achievements

- The Lombardy Health Spa will be operated by *Spas of Distinction* – operator of such national luxury spas including the *Life Day Spa* (Crystal Towers, Century City, Cape Town), the *Renaissance Spa* (Michelangelo Towers, Sandton, Johannesburg) and the *Octavia's Sensorium Spa* (Emperor's Palace, Johannesburg), and will open its doors in 2011. "Lombardy Estate was the perfect location for our first Pretoria spa - as the quality, location and style fits our ethos perfectly", says Mark Burkett, owner of the Spas of Distinction Collection.
- The landscaping on the estate has grown into its own during the past year, being showcased in *Landscape SA's July/August* edition
- A state-of-the-art security system has been installed, including: a covert perimeter intrusion detection system; perimeter fence featuring high density, high tensile mesh with apertures too narrow for finger and footholds thus preventing climbing or cutting with standard tools and bolt cutters; multiple high speed pan, tilt & zoom dome cameras; protection by Lenel OnGuard, one of the top security platforms in the world; monitored entry and exit points as well as vehicle barriers & pedestrian points
- Building of the different residential product offerings has also exceeded expectations this year, with home owners and their families moving in and cultivating a living community of industry leaders, some of whom have opted to become brand ambassadors for the Estate.
- An influx of interested buyers have made their way to Lombardy since the recent marketing campaign in top magazine and newspaper titles, with the new website enjoying considerable activity and sales agents signing new business.
- *Top Billing* elected to showcase Pieter and Annelies Grobler's Lake Lombardy home in their December 2010 magazine issue, and their TV production crew will film a segment over 2 days in December for possible flighting early next year.
- The first of seven office blocks in Lombardy Business Park, under management from Gregory Bouwer from Infitum Holdings, will be completed by March 2011. The office park has been a huge success, and Gregory is currently trying to accommodate the waiting list with the few units which have become available. Gregory has said that the office park will be A grade quality, just like Lombardy Estate.



Features & Benefits

- Almost 100 hectares of pristine country estate
- Estate master-planning by international architects WATG
- Unique architecture reinterpreted from Frank Lloyd Wright's 'Prairie' style
- Residences designed by award-winning local architect *Stefan Antoni Olmesdahl Truen*, and *QTS Architects*
- Quality finishes & fittings
- Backed by international conglomerate – *The Kharafi Group* – developer of the award winning *Oubaai Golf Resort* and the 5-star *Sheraton Hotel* in Pretoria
- Flowing lakes system (one of the largest projects of its kind in South Africa) and extended green spaces
- Landscaped gardens
- Approximately 40 permanent gardening & maintenance staff
- More than 45 varieties of indigenous bushes, shrubs & flowers
- Abundant wildlife and birdlife on your doorstep
- Close to major shopping centres & schools
- 5-Star Boutique Hotel and Conference Centre
- *Lombardy Fountains* – One, two & three-bedroom full-title townhouses ranging in size from 154m² to 285m².
- *Lake Lombardy* – Two & three-bedroom full-title boutique homes ranging from 280m² to 364m².
- *Lombardy Stands* – Freestanding properties ranging from 734m² and up to 1950m².

For more information, please phone Donovan Lallyett on 082 940 9265, Ronél van der Linde on 082 787 9138, Colette Schönborn on 082 457 5818 or email info@lombardyestate.co.za



LOMBARDY
ESTATE & HEALTH SPA

www.lombardyestate.co.za

Townhouses from R975 000 | Boutique homes from R2.5m | Stands from R900 000
(Prices correct at date of submission to press.)