



LIFE IS FOR LIVING

ALTONA GARDENS

COUNTRY ESTATE • WORCESTER WINELANDS

In the heart of the Breede Valley

Altona Gardens is a new lifestyle estate for seniors being developed as part of the 365-hectare, 2 000 house Altona Residential Estate situated at the foothills of the Audensburg mountains overlooking Worcester.

90-Minutes from Cape Town on the N1 Altona Gardens is just a few minutes away from Town and Mountain Mill Shopping Centre (more than 100-shops), restaurants, a private hospital and numerous outdoor and cultural amenities.

On completion the Altona Gardens retirement village will comprise more than 300 houses, cottages, apartments and assisted living suites. The gatehouse has been completed.

Designed with security in mind, our boundary walls offer full electrification and advanced surveillance camera's for complete peace of mind.





Perfectly
located to
live
your best life!

The first phase of the Wellness Centre - 26 Suites geared to provide Assisted Living, Frail and Memory Care - will open on February 1, 2026. These will be followed by a first phase of one-bedroomed, two-and three-bedroomed homes and cottages in February 1, 2026.

As part of Altona Gardens Estate they will also have direct access to Home Based Care which will enable Residents to “Age in Place”.

A Clubhouse, with a heated therapy pool, restaurant, gym and art studio will be delivered as part of Phase 3.



The Wellness Centre

Our mission is to deliver optimal wellness to Residents in a caring environment that prioritizes a joyful existence in a safe community.

The Wellness Centre has been designed to cater to residents over the age of 70 requiring Assisted Living. The Wellness Centre will also provide for residents needing Frail and Memory Care. The Memory Care Units features its own infinity garden.

The 26 Suites offer both single and double accommodation. Occupants will have access to all common areas and amenities. The younger partner in a couple will be accepted from 65 years of age.

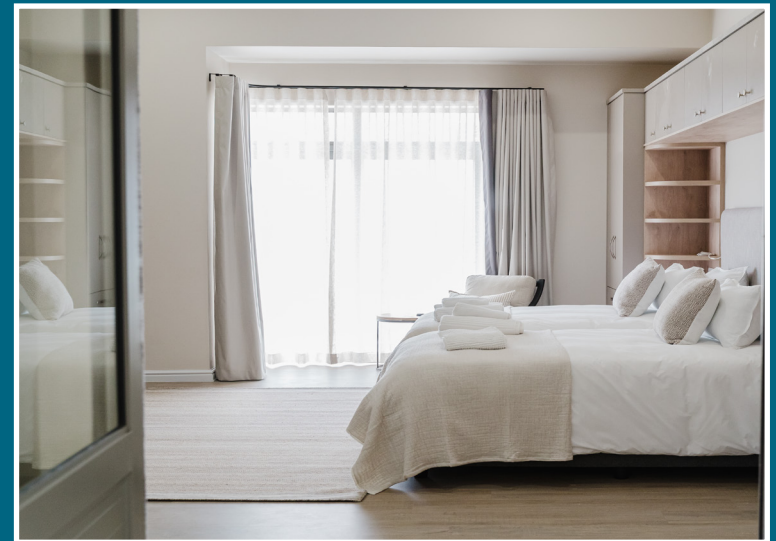
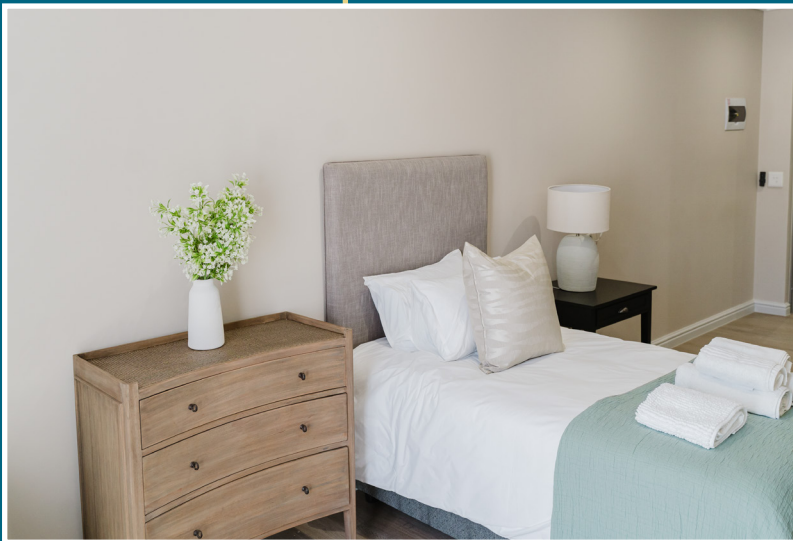
Social Activities will include: Happy Hour before Dinner, Movies, Music Recitals, Prayer Groups, Chess, Shopping and Regular Outreach Excursions.

Standard Feature:

- Stylish built-in cupboards with bespoke joinery.
- A kitchenette.
- A fully fitted en-suite bathroom.
- A large Samsung Smart TV (55"/65" sets fitted into position).
- Two layers of curtains: light-filtering sheers for privacy and full block-out for sunlight.
- Future-proof Fibre Optic cabling throughout.
- All but two of the rooms have covered patios, with two wrought iron chairs and a table.
- Provision has been made for a Bar Fridge.

The Wellness Suite does not supply beds, bedding, chairs, side tables, or a Bar Fridge in the Suites.

The Environments are otherwise "plug 'n play".





Tailored Wellness Programs

The Wellness Centre offers Assisted Living Suites, which can be upgraded to Frail and Memory Care as needs increase, enabling residents to **age-in-place, gracefully**.

While primary care is geared to Assisted Living, the Centre will cater to people needing Frail and Memory Care, with Memory Care housed in a **seperate wing** that has its own staff, dining facilities and private garden.

Care@Home - highly regarded for its work in managing the Care functions at Hoogelegen - has been appointed as the Wellness Centre's Care and Support Services (CSP).

Services common to all packages include 24/7 care worker availability, all meals, cleaning and laundry, clinic and Registered Nurse availability, appointment co-ordination with medical professionals and social, emotional and spiritual support.

Our Packages:

Care Level:	Monthly Price: (to February 2027)	Key Services and Nursing Support:
Assisted Living: Entry Level	R 15 000	Check in once daily, 24/7 Care worker availability. All meals, cleaning and laundry included. Clinic and Registered Nurse availability. Appointment co-ordination with medical professionals. Social, emotional and spiritual support.
Assisted Living: Basic Care	R 16 500	Moderate assistance required. Registered Nurse visits (1 Hour per day). Personal Care Assistance (1 Hour mornings and 30 minutes afternoon). Co-ordination of medication (Blisterpacks) by a Registered Nurse. Checks twice a day.
Assisted Living: Medium Care	R 18 000	Close supervision and ongoing medical support. Resident Nurse coverage two hours daily. Assistance with personal care (2 hours daily). Administration of medication (Blisterpacks) by a Registered Nurse. Checks three times a day.
Assisted Living: High Care	R 24 500	Full assistance with daily living/ for bedridden residents. Continuous supervision and support. Includes full assistance with personal hygiene, feeding, mobility, wound dressing, post-operative care, medication administration and monitoring.
Assisted Living: Memory Care	R 29 000	For residents with advance Memory Care or Alzheimer's. Provision of a secure and structured environment which includes ongoing assessment, medication management and supervision. Personal comfort.

Note: All care packages include VAT





Clear Governance. Confident Living.

The Wellness Centre utilizes the **Life Right Model**, which has grown in popularity due to the long-term involvement of the Grantor who is incentivised to maintain the facility in a pristine condition.

Key Players:

1. The Light Right Grantor (Altona Gardens Pty Ltd):

The asset owner who grants the Light Right holders occupation for life in terms of the Retired Persons Act. The Grantor is responsible for managing the estate, maintaining and insuring the buildings and gardens, collecting levies, and appointing the CSP. The Grantor's income derives from the sale and re-sale of Life Rights.

2. The Care Service Provider (CSP): Care@Home E.Cilliers Health Care (Pty) Ltd.

Responsible for staffing the facility (nurses, care workers etc.), managing operations and hospitality functions (catering, cleaning, laundry), administering daily living support, and emergency response. The CSP operates on a fee-for-service basis.

3. The Life Right Holders (Residents)

Acquire a personal right of occupation to a specified Suite for life by entering into a Life Right Agreement (LRA) with the Grantor and a Resident Service Level Agreement (RSLA) with the CSP. Residents pay a once-off capital amount (Loan Consideration) and a monthly housing levy to the Grantor.



Security for
Life.
Clarity
from day one.

4. The Payer (3rd Party)

A third party (e.g. an adult child, trust, or benefactor) may purchase the Life Right (the Loan Consideration) but does not have a right to occupation. Upon termination, the Payer receives the original Loan Consideration less 5% (Five percent) resale commission.

5. The Managing Agent:

Initially the Grantor, who oversees financial and administrative functions and outsources services like security, catering, maintenance, and telecommunications.



Protected
today.
Rewarded
tomorrow.

Legal Protections and Financial Benefits:

The Life Right is protected by the Housing Development Schemes for Retired Persons Act No 65 of 1988 (Retired Persons Act), providing the strongest right of occupation in South Africa.

Benefits of a Life Right:

- Stress free living without property ownership responsibilities.
- Quicker occupation and resale with no Deeds Office red tape, as property transfer and registration are not required.
- No transfer duty or VAT on the purchase and resale.

- The Retired Persons Act prohibits residents from ever being asked to pay a special levy.
- The total operating cost of the Wellness Centre must be projected for 3 years and operating levies for 2 years, which are included in the LRA for transparency.

Termination and Capital Return:

The Life Right terminates upon the passing of the last remaining holder or by the holder giving 3 months written notice. On termination and subsequent resale, the holder or their estate will receive 100% (One Hundred Percent) of the Original Loan Consideration less 5% (Five Percent) of the resale price plus VAT.



Trusted Governance. Proven Compliance.

Governance and Compliance:

Residents are protected by several legal provisions:

- The Grantor must comply with the Housing Development Schemes for Retired Persons Act No. 65 of 1988.
- The CSP must operate under the auspices of the Older Persons Act No. 13 of 2006.
- Both the CSP and the Grantor are obliged to comply with the provisions of the Consumer Protection Act No. 68 of 2008.

The Grantor is obliged to form a Residents Committee (Rescom) once the Wellness Centre is 75% occupied. Rescom members (between 2 and 5) are elected from the Life Right Holders, serve for 12 months, and meet at least quarterly to address resident concerns.





Creating
tomorrow's
Homes
today!

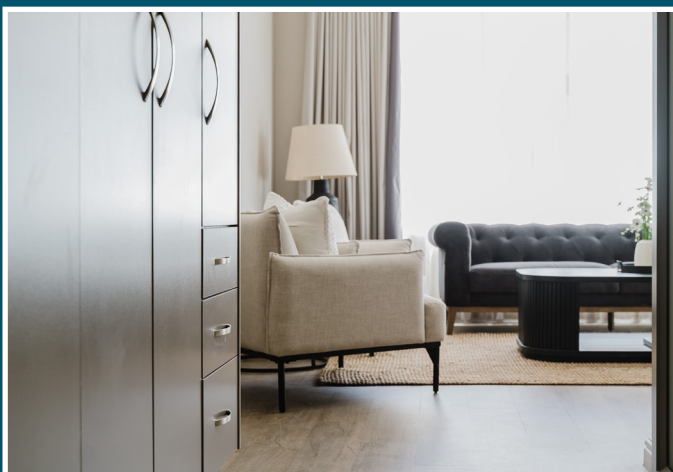
The Developers:

Altona Gardens (Pty) Ltd is a consortium of four equal shareholders:

- Robert Alexander who owns Mountain Mill Shopping Centre in addition to developing numerous other shopping centres, high rise office and industrial complexes across South Africa;

- Petrie Marais of A.H.Marais who together with Pieter Stemmet of Stemar Construction has developed the Soteria Estate in Swellendam and JE Park in Robertson; and

- Martin Wragge who has developed Century City, Canal Walk Shopping Centre, Tyger Valley Shopping Centre, Market Place Shopping Centre in Bolton, UK, Kiss-Water Shopping Centre in China and Mountain Mill Shopping Centre in Worcester



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