



APN
RETIREMENT HOMES

A HAVEN TO MAKE YOUR HOME

Where it all began...

The original concept of Altersheim Port Natal was first initiated and developed in New Germany by the Evangelical Lutheran Church of South Africa to provide care for the elderly. Founded on a dedicated Christian ethos, Altersheim Port Natal is a well-managed retirement village, affectionately known by its residents as “APN”.

Affordable Living

APN offers a warm community lifestyle, beautiful facilities, and comfortable cottages. We plan to develop full dining room facilities, where a wholesome meal will also be provided once a day. This meal cost will subsequently be included in the levy.



Life Rights

Life rights ensures good care in an assisted living facility for the frail - at no cost.

Altersheim Port Natal (New Germany) was our first Retirement Home development and has been in operation for 40 years. This Home is a registered Non-profit Organisation. All life right holders who have moved into the Care Centre have had free care. Based on this, in terms of the life right contract that will be concluded on sale of a life right, we will be able to provide such care as the Executive Committee is able to provide.

APN Retirement Village (Hillcrest) will be registered under the same non-profit Organisation number as Altersheim Port Natal (New Germany).



Growth... Expansion into Hillcrest

A beautiful site in the sought-after area in Hillcrest has been secured for a second APN Retirement Village. The location is halfway between the Lutheran “Church of the Redeemer” and Hillcrest Hospital. It is situated halfway between the hub of Hillcrest and the planned super development of Westown. The area is alive with rural charm - horses, nurseries, and leisurely cafes abound. Interest in the new development has been strong, even prior to formally launching the scheme.

A beautiful setting

Over the years, the site has been levelled in platforms and planted with indigenous trees, particularly yellowwood. A small pond attracts a variety of wild birds including spur-winged geese.

Plans include a clubhouse, swimming pool, and perimeter exercise walkway. Sustainable development principles also means that regular transport to surrounding facilities, such as shopping malls, church services, medical facilities and social events, to name a few, will be provided. Future proofing of the development for new technology has been included in the design brief.



								Occupation 2023				
Unit Type	No. of Cottages (69)	Detail	Size (m²)	No. of Liferights	No. of Bedrooms	No. of Bathrooms	No. of Garages	Liferight (ZAR) 2023	Investment refundable*	Price (ZAR) 2023	Refund %	Indicative Levy pm (ZAR)
Unit Type 1	3	single storey	55,1	1	1	1	0	1 080 000	120 000	1 200 000	10%	R 2 250
Unit Type 1	6	single storey	73,1	1	1	1	1	1 215 000	135 000	1 350 000	10%	R 2 250
Unit Type 2	14	single storey	126,9	2	2	2	1	1 955 000	345 000	2 300 000	15%	R 3 500
Unit Type 3	18	upper level	130,1	2	2	2	1	1 955 000	345 000	2 300 000	15%	R 3 500
Unit Type 4	18	lower level	133,1	2	2	2	1	1 955 000	345 000	2 300 000	15%	R 3 500
Unit Type 5	10	single storey	158,2	2	3	2	2	1 955 000	530 000	2 650 000	20%	R 3 500

DISCLAIMER:
All the above details and costs are subject to change, and based on architectural design and detailed costing from a Quantity Surveyor which are subject to final design and contracting.

*** INVESTMENT REFUNDABLE:**

- This amount applies only to first time life right holders.
- The actual amount paid out will escalate with life right costs.

LEVIES INCLUDE:

- 24 Hour security of electrified boundary fence
- Monthly fees for in-house waste water treatment
- Garden service water for garden (recycled water from waste water treatment
- Insurance and external maintenance of cottages

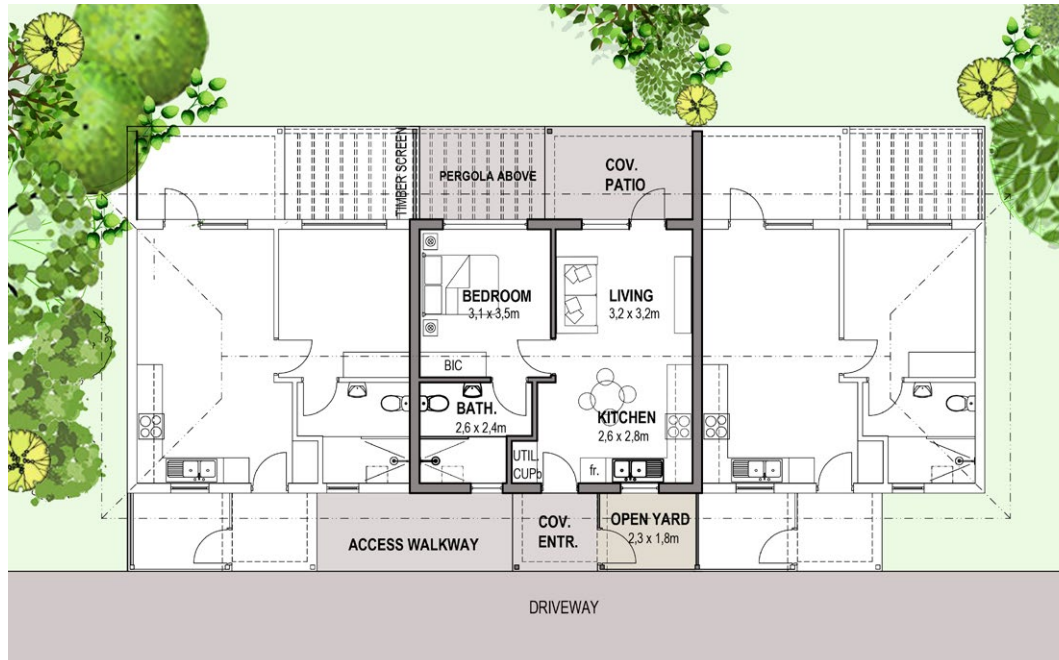


- UNIT TYPE 1
- UNIT TYPE 2
- UNIT TYPE 3
- UNIT TYPE 4
- UNIT TYPE 5

HIGHMEAD COUNTRY ESTATE

UNIT 1

Single Storey • 1 Bedroom • 1 Bathroom



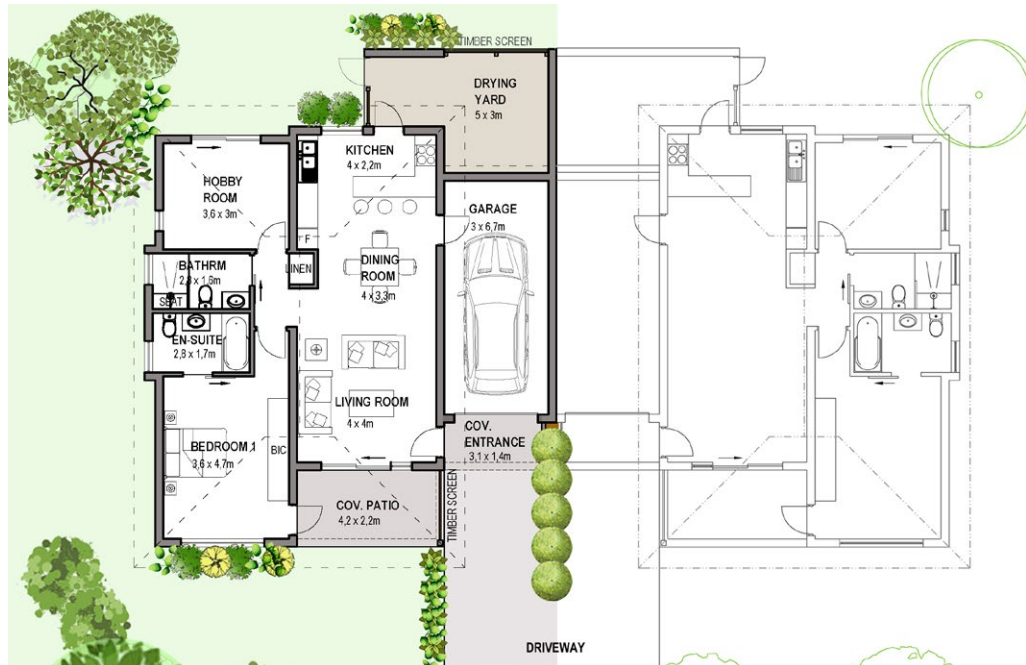
UNIT TYPE 1 : AREA

Dwelling :	43.1 m ²
Covered Entrance :	4.1 m ²
Covered Patio :	7.9 m ²
TOTAL :	55.1 m ²

THE IMAGE AND DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE

UNIT 2

Single Storey • 2 Bedroom • 2 Bathroom (1 MES)



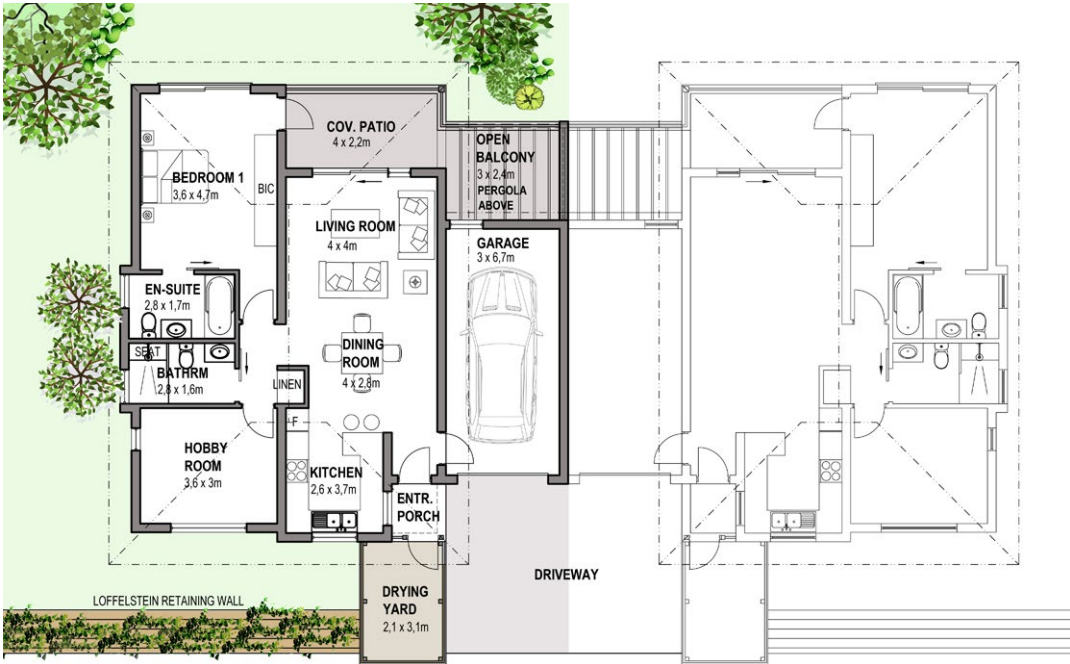
UNIT TYPE 2 : AREA

Dwelling :	91 m ²
Garage :	22.3 m ²
Covered Entrance :	4.3 m ²
Covered Patio :	9.3 m ²
TOTAL :	126.9 m ²

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UNIT 3

Upper Level • 2 Bedroom • 2 Bathroom (1 MES)

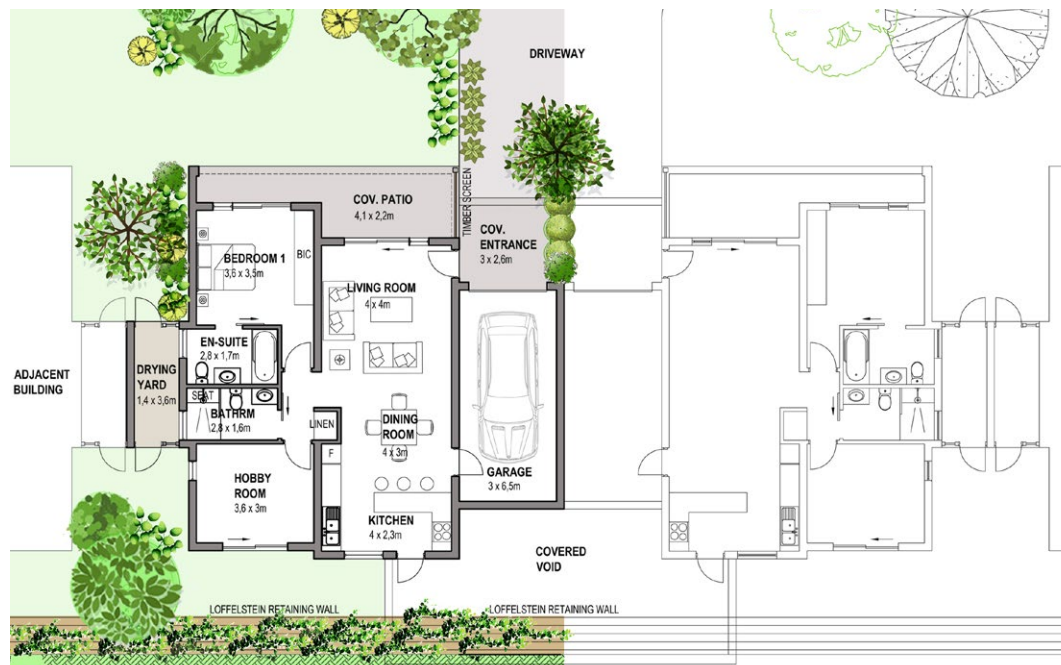


UNIT TYPE 3 : AREA	
Dwelling :	88.9 m ²
Garage :	21.7 m ²
Entrance :	2.2 m ²
Covered Patio :	9.3 m ²
Open Balcony :	8 m ²
TOTAL :	130.1 m ²

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UNIT 4

Lower Level • 2 Bedroom • 2 Bathroom (1 MES)



UNIT TYPE 4 : AREA

Dwelling :	86.5 m ²
Garage :	21.6 m ²
Covered Entrance :	11.1 m ²
Covered Patio :	13.9 m ²
TOTAL :	133.1 m ²

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UNIT 5

Single Storey • 3 Bedroom • 3 Bathroom • 2 Bathroom (1 MES)



UNIT TYPE 5 : AREA

Dwelling :	100.9 m ²
Garage :	41.7 m ²
Entrance :	0.7 m ²
Covered Patio :	14.9 m ²
TOTAL :	158.2 m ²

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Sales & Purchases

The purchase of life Rights are available for buyers over the age of 60. Purchasers must be able to care for themselves in the cottage in order to qualify for ultimate care in the Care Centre at no cost.

First time buyers between the ages 50 and 60 will be considered. The Care Centre life right conditions will however only apply to residents over the age 60.

Sales of life rights will commence during 2023. Interested parties should register with APN to be on the waiting list. A R30,000 deposit will be requested by APN only when sufficient life right buyers have been found and this will be linked to the commencement date of the project. A bank guarantee will be required for the balance of the life right cost to conclude the contract.



APN
RETIREMENT HOMES

Welcome home...

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