



JEDI BAY HOLIDAY COTTAGES

Bilene | Mozambique

Sociedade Antlee Investimentos Lda.

Invest

Mozambique



At present, land and development in Mozambique is greater than that of all other Southern Africa countries, and the laws are changing to encourage tourism and investment.

Antlee Investimentos Lda. are offering private buyers the rare opportunity to purchase full title Benefit and Use rights to their very own Holiday Home in Mozambique.

Enjoy

Life



One of the main attractions that separate Mozambican beaches from the rest is the fact that the beaches are still very isolated from tourist and travelers.

Jedi Bay Holiday Cottages are perched on their very own beach- Lagoon-side. A lagoon 11km in length, ideal for kids of all ages and for all types of enjoyable water sports. The big blue ocean can also be found just a short 10 min (2km) away, for those of you wishing to get to sea!

Prosper

without delay



These rustic cottages are nestled in their own private strip of the Uembje Lagoon (San Martinho Lake), a mere 3km as the crow flies from Praia do Bilene. 5 Hours from Nelspruit and 3 hours from Maputo.



Keeping it simple in *Paradise...*

Villa N'Banga Luxury Tented Camp (www.villanbanga.co.za) has now expanded into property development! Antlee Investimentos Lda is now also proud to own Jedi Bay Holiday Cottages Housing Development.

These rustic cottages are nestled in their own private strip of the Uembje Lagoon (San Martinho Lake), a mere 3km as the crow flies from Praia do Bilene. The journey will take as little as just few minutes by boat, or you'll enjoy getting here by 4x4 via the nature-filled scenic route, once you turn off from Bilene itself. Once you've arrived, you'll be surrounded by nothing but the humming of birds, and panoramic views of the glistening lagoon. These cottages make for a perfect escape to your very own **TROPICAL PARADISE...**





Area Positives

JEDI BAY HOLIDAY COTTAGES

Country: Mozambique

Province: Gaza

Town: Bilene

GPS Coordinates:

- 25.267661

33.308592



Picturesque Mozambique

What am I Buying into by investing in Jedi Bay Cottages?

According to many Mozambique's coastline is unrivaled in beauty and splendor. Mozambique is frequently seen as a "tenth" province of South Africa due to the two countries' close proximity, economic, tourism and trade ties which means you will enjoy peace of mind owning your tropical home at Jedi Bay Holiday Cottages.

Mozambique is politically stable as it is a multi-party democracy with elections held every 4 years. Mozambique's economy is one of the fastest growing in Sub-Saharan Africa. Mozambique's infrastructure is undergoing massive improvements including roads and bridges, ports, airports, telecommunications, electrical generation and distribution and water systems. The highway and roads into Mozambique from South Africa are excellent. Foreign governments and corporate businesses worldwide believe in Mozambique as shown by the millions of U.S. Dollars they are both contributing in projects and businesses throughout the country. Finally, and most importantly, you will find the people in Mozambique to be warm, welcoming, friendly and hospitable, making your visit a pleasure and your investment a delight.

- **Our Secluded Location offers Total Privacy**
- **The Development boasts 200m of Beachfront Property**
- **A Lagoon 11km in length, ideal for kids of all ages, and for all types of Enjoyable Watersports**
- **Unbelievable Array of Bird Life, ideal for all bird lovers.**
- **Over 200 Indigenous Trees in and around the property.**
- **The Big Blue Ocean only 10 min (2km) away.**
- **Sand Dunes for the 4x4 enthusiast! (own 4x4 required)**
- **Deep Sea, Salt Water Fly, Whale Watching (seasonal), Rock and Surf Fishing can be done in and around Bilene.**
- **Incredible Seahorse Colonies in Lagoon itself.**
- **Majestic African Sunsets!**

The fact is... It's a Lifestyle

Sit on your veranda and read a good book... Take your kids for a dip in the lagoon... Go on an excursion to the dunes...



Keeping it Simple in *Paradise...*

The focus of the development is to create a secure and well looked after holiday community, while allowing owners the freedom to come and go as they please.

The magnificent views from the cottages are one of the main attractions of this development. The setting is TROPICAL coastal plains, natural forests and coastal woodlands. The development currently consists of 5 units standing, while a further 14 remain to be built. There may also be a distinct possibility of a second phase expansion.

Units range in size, features, and optional extras, and can be referred to in the price guideline below.



Cottage A

Standard- 89m²

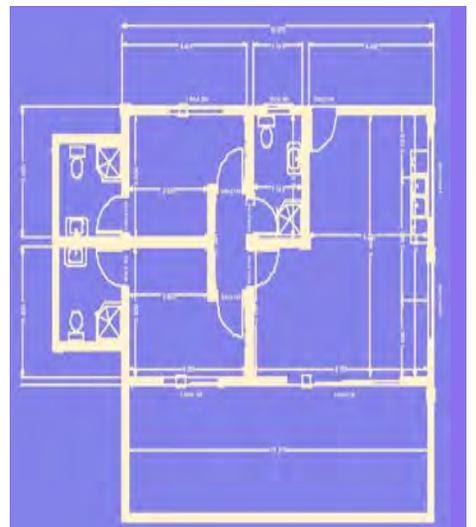
** Optional Extras Available*



Cottage B

Standard- 108m²

** Optional Extras Available*



Cottage C

- 120m² including an additional 2 en-suite baths
- Including a Built-in Braai/BBQ Campfire Seating Area in the Garden.

Ownership Options

Antlee will not retain any percentage in the sale of the cottage, and agrees to sign any legal documentation required in such confirmation.

All cottages come standard with:

- Land- +/- 600m²
- 2 Bedrooms
- 1 Bathroom
- Open Kitchen & Lounge
- Spacious Veranda- *additional 25m²

Optional Extras Include:

- En-Suite Bathrooms
- Outdoor Barbeque and Seating Areas
- Garage/Storage
- Swimming pools - Electricity - Electric cable from transformer and geysers.

** All of the above will be Priced and Quoted upon request*



JEDI BAY HOLIDAY COTTAGES
Bilene | Mozambique

The Design

In Keeping with our motto, we've chosen simple design that compliments the environment and will suit all your practical needs.

These durable cottages are built from both Local and Imported materials. The main structure of each cottage is primarily cement with a strong Brickalite roof, while aluminum frames have been mounted for both the windows and sliding doors.

In concentrating on the enhancement of the Panoramic Lagoon Views we've added a large verandah, which leads directly into the open plan lounge/kitchen area. Your private garden will always be maintained by our round-the-clock staff, and you should be welcomed by nothing but Peace and Serenity upon arrival at your lovely beach Cottage.

The colour palette inside your cottage will be soft and neutral, and the walls are painted white, and treated with a decorative Mediterranean-style plaster finishing. We have chosen to use simple local finishings, with both the blinds and ceiling trimming of your home in treated local reed.

** Furnishings and additional fittings beyond structural practicality are not included.*



'A great fusion of Local African, and Mediteranean styles compliments these cozy beachside cottages perfectly.'

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Bilene | Mozambique

Interiors



PAYMENT BREAKDOWN

OPTION A

75% Deposit

Includes a Promissory Agreement/Contract drawn between Antlee Investimentos Lda. and the buyer.

25% Upon Transference of ownership from Antlee to the buyer.

OPTION B (Off-Plan)

50% Deposit

Includes a Building Schedule, and a Promissory Agreement/Contract drawn between Antlee Investimentos Lda. and the buyer.

25% Upon Completion

25% Upon Transference of ownership from Antlee to the buyer.

OPTION C

50% Deposit

Includes a Promissory Agreement/Contract drawn between Antlee Investimentos Lda. and the buyer.

12 x Monthly payments over a 5 year period at a 15% interest rate

Antlee Investimentos advises all clients interested in investing in JEDI BAY HOLIDAY COTTAGES to seek Private Legal Counsel, with regards to the verification of documentation provided. We agree to provide guidance and information where need be, but retain no legal responsibility once the transaction has been completed.

What our Purchase Guarantee Entails

Legalities

- Full Title for the Benefit and Use rights of land for 50 years, plus option to renew for further 50 years.

- Improvements Registered in your Own / Company Name

- Copies of all Documents Verifying Property Ownership

Your property belongs to you legally, and you are at liberty to sell the property if/when need be.

- Your Personal Confirmation /

Verification in terms of the following;

- o *Size of the Lot and House*
- o *Architectural Plans*
- o *Registration Numbers for your Property*

Installations and Functionality

- Physical Completion of Your Cottage with

Bathroom(s)/Toilet(s), Kitchen and Living Area.

- Completion of Standard Kitchen Fittings with sink-
*Excluding Major Appliances and Personal Units

- A Fully Paved and Covered Verandah as per agreed upon specifications.

- Installation of Electrical and Plumbing will be complete -
*Excluding EDM Connection

- Water will be Supplied to House, and Septic Tank will be in full operation.

What is Excluded in the Purchase Price?

- Legal Costs and Annual Levies taxed by the Government are not included, and must be at the expense of the individual investor.

- Furnishings- Antlee Investimentos will provide the Fittings and Installations as listed above. Décor and Furnishing elements are left to the owner(s).

FREQUENTLY ASKED QUESTIONS...

Who is behind Jedi Bay Holiday Cottages?

Antlee Investimentos Lda. is owned and co-founded by two South African ex-patriots Anton and Lee Renniers. They have spent the last 16 years in Mozambique, and opened the company 12 years ago. Not only do they know the country well by means of law and custom, but they also own a very successful hospitality lodge- Villa N'Banga Luxury Villa and tented camp (www.villanbanga.co.za). The expansion into property development is new and close to their hearts.

I know that all land in Mozambique is owned by the Government, so what, exactly, am I buying?

Investors buy their own exclusive holiday cottage and the rights to use the land where it is situated. Antlee Investimentos has acquired the rights for Use and Benefit (DUAT) of the land allocated for the development. Upon payment of the initial deposit, a promissory agreement/contact will be drawn. Once the house is complete and occupied a final 'BUY and SELL' agreement will be drawn and authorized at the notary and documentation for 'Proof of Transference' of the property's ownership will be signed by both parties. The houses are being sold as residential property

* Please note- Antlee Investimentos will provide the investor with all legal proof of ownership required by the investor or the investor's lawyer, and will provide information required for the Mozambican Land Law. However, Investors must be personally responsible for the verification of documents and the various applications required throughout the process, though Antlee will provide council and steer the investor in the correct direction.

Will my unit have a view of the lagoon?

All houses are guaranteed to have an unobstructed view of the lagoon.

What is excluded in the purchase price?

- Additions and Maintenance, Antlee may provide services upon request and quotation where it is permissive, but will no longer be responsible for the property once conditions have been accepted and signed upon transfer of ownership.

Will there be a Homeowners Association?

Currently there is no Homeowners Association. However, as the community grows Antlee will wholly support, mediate and promote its Investors joint wishes and needs as a partially gated community. A basis Community Rules Agreement has however been drafted, and must be signed by both the Investor and Antlee as the Development Manager.

Will there be any restrictions with regard to visitors and will the complex have rules?

The general rules pertaining to the operation of the development, its homeowners, visitors, tenants and the like are reflected in the Community Rules and Use & Services Agreement. In order to ensure that the development is operated efficiently and that homeowner's privacy and security is respected, it is essential to ensure that the rules are enforced. One must remember that many of the home owner may not

FREQUENTLY ASKED QUESTIONS...

In what currency is the purchase price?

Your investment is mts/\$ based, regardless of the purchase currency.

How and to whom is payment to be effected?

The whole purchase price is paid directly to the developer as the shares are bought from the developer and the developer will also be building the house.



JEDI BAY HOLIDAY COTTAGES

Bilene | Mozambique

Tel: (+258)84 3821290 - 84 611 7261

Email: info@villanbanga.co.za-sales@villanbanga.co.za

Web: www.villanbanga.co.za

Traveling Details:

How to Find Us...

GPS Coordinates

- 25.267661

33. 308592

Nelspruit to Bilene - + 5 hours

Komatipoort to Maputo- +100km | incl. 2 tollgates- 1st is 50km from Komati/ 2nd just before Maputo

***** Toll fees payable in Rand / Metical / US Dollar**

- o From Maputo- Follow the Sign Boards to Xai-Xai for 165km to a town called Macia (BP on left)
- o From Macia turn right onto the main road to Bilene.
- o Macia to Bilene - + 33km
- o Upon arrival in Bilene, turn left off the circle (roundabout) to continue straight until you reach a T-Junction, market on your left. Turn left at the T-Junction (Main Beach Road).
- o Proceed straight with the market on your left.
- o Just after the market, where you will find Restaurant Tchin-Tchin on your left, Turn left into the dirt road.
- o There is a Villa N'Banga sign at the dirt road. Jedi Bay is 18/28 km's away.
- o Follow the signs NHABANGA/VILLA N'BANGA/Nhabanga Paradise 18/28km's (4x4 REQUIRED).
- o Once you've arrived at Villa N'Banga... sit-down, have a drink - you deserve it!
- o Our friendly Villa N'Banga Staff will then help you by directing you along the lagoon for another 5km's to Jedi Bay!

****Friendly Advice****

- Let your tires down to 1 bar (count to 100 slowly, if you do not have a pressure gage).
- Keep momentum while driving, and set your Speedo for 18/28 kms.