



dune

SEATON

Your Coastal Sanctuary Awaits

Welcome to a rare opportunity to live within Seaton Estate, the North Coast's most prestigious address. Nestled in the heart of Sheffield Beach, our exclusive collection of just 22 freestanding homes offers the perfect balance of privacy, space, and a curated connection to nature.

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LOCATION

Your address, in Seaton Estate

Owning a home in this development means joining an exclusive community within Seaton's secure, gated estate.



WORLD CLASS FACILITIES

Premier Estate Living with access to both Zululami and Seaton facilities.

AMENITIES

1. Seaton Gatehouse
2. Zululami Gatehouse
3. Christmas Bay
4. Proposed Beach Club
5. Cricket Oval & Sports Facility
6. Seaton Country Club
7. Equestrian Centre
8. Bird Hides
9. Picnic Sites
10. The Wetlands
11. The Point Lookout
12. Beach Pavillion
13. Wetland Clubhouse
14. Running Trails & Bridle Paths

NEARBY

- 2.7km Tiffany's Shopping Centre
- 3.3km New Salt Rock City
- 8.3km Ballito CBD
- 4.0km Curro Salt Rock High School
- 4.3km Umhlali Preparatory
- 6.4km Trinity House College
- 9.4km Ashton International College
- 9.2km Ribumed Medical Care
- 9.3km Netcare Alberlito Hospital



THE ESTATE

Your lifestyle, redefined.

As a homeowner here, you get to enjoy the best of two premier estates. Residents have full access to Seaton's and Zululami's world-class amenities – an unparalleled array of options for leisure and recreation.







Designed with a relaxed coastal lifestyle in mind, each residence blends modern elegance with everyday convenience. Open, airy interiors flow seamlessly onto covered patios and gardens, blurring the lines between indoor comfort and outdoor freedom.

3 Bedroom
with Double Garage and Private Garden Space

FEATURES

Key Amenities and Estate Offerings

- **Pet-Friendly Living**
Your four-legged family members are welcome
- **Spectacular Indian Ocean Views**
from every home
- **Private Green Garden Space**
for each unit
- **Direct Access To The Beach**
for effortless seaside strolls or beach days
- **Double Garages For Every Unit**
offering ample parking and storage
- **Access To Seaton And Zululami Estate Facilities**
(nature trails, clubhouses, etc.)
- **Walking Distance To Seaton's New Sports Precinct**
for active recreation
- **Surrounded By A Lush Green Buffer Zone**
for peace and privacy
- **Refreshing Offshore & Onshore Breezes**
carrying the scents and sounds of the Dolphin Coast





Every unit features a spacious double garage, providing secure parking for two vehicles and plenty of extra storage for surfboards, bicycles and beach gear. From contemporary architectural styling to quality finishes; details crafted for comfort. Coming home always feels like a retreat.

Freestanding Homes

with Double Garage and Private Garden Space



Each home opens onto lush green garden spaces, with the entire development thoughtfully wrapped in a tranquil greenbelt buffer - offering both serenity and seclusion.

4 Bedroom
with Double Garage and Private Garden Space



From your doorstep, take in spectacular views of the warm Indian Ocean, where the horizon shifts with the light and the air carries the scent of the sea.

Coastal Living
with spectacular views of the Indian Ocean



Designed for effortless coastal living, each home offers generous entertainment and leisure spaces — perfect for hosting or relaxing.

Space and Privacy
in your private garden oasis in a pet-friendly estate

22 Freestanding Purchase Opportunities

Site-Map



Unit Type





Your New Coastal Address

Ready to experience the North Coast lifestyle for yourself? We warmly invite you to take the next step toward making this coastal dream your reality. Visit us and feel the ocean breeze from your future patio, or reach out to enquire for more information – our team is here to welcome you.

Whether you're an investor looking for the next high-value addition or a homebuyer searching for your slice of paradise, this opportunity is not to be missed. Contact us today to book a personal tour and let us help you secure your very own seaside sanctuary at Seaton Estate.

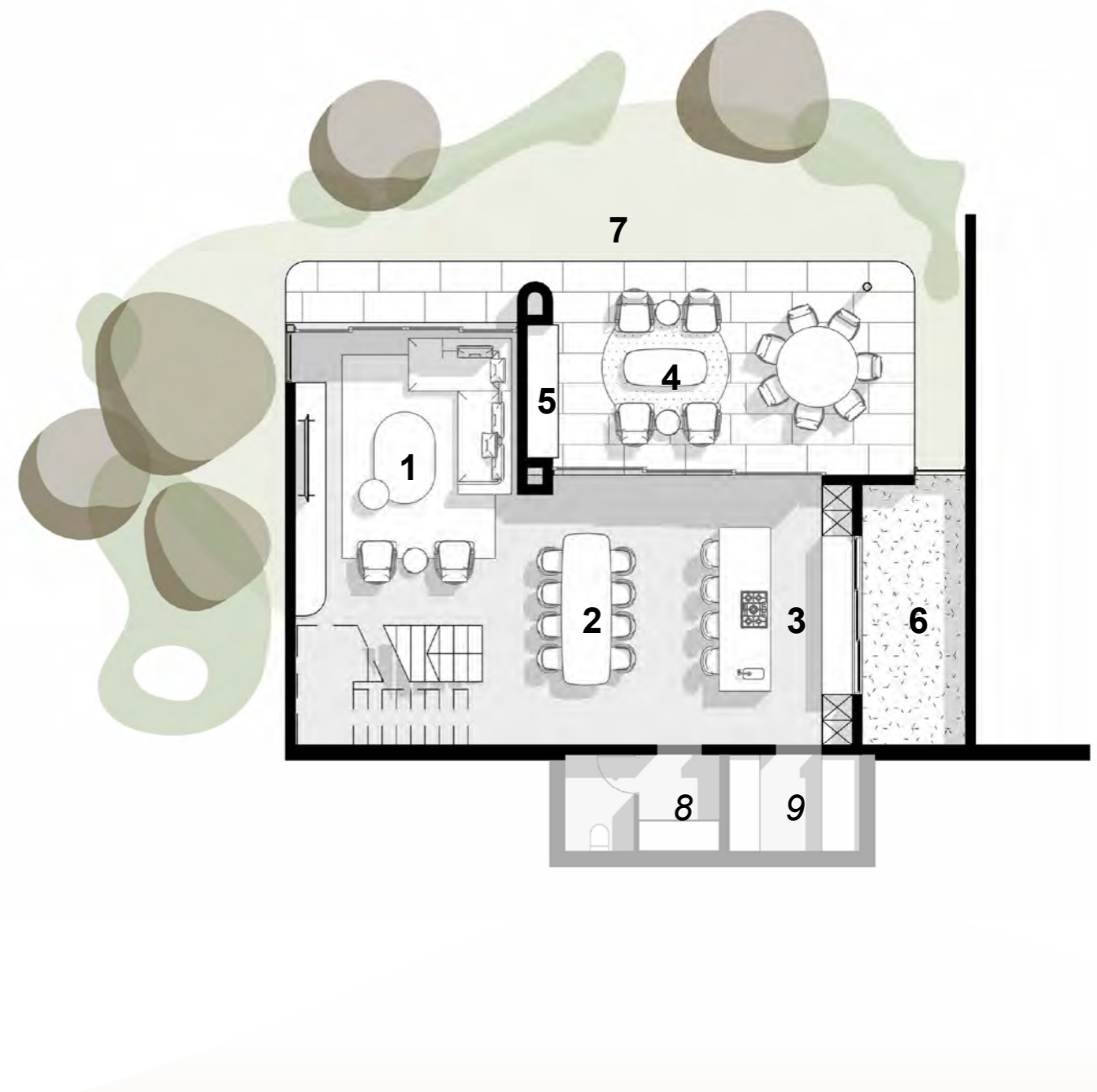


Type A - 3 Bedroom



UPPER GROUND FLOOR PLAN

- 1. Entrance
- 2. Garage
- 3. Master Bedroom
- 4. Ensuite
- 5. Bedroom
- 6. Bathroom
- 7. Driveway
- 8. Guest Parking
- 9. Balcony



LOWER GROUND FLOOR PLAN

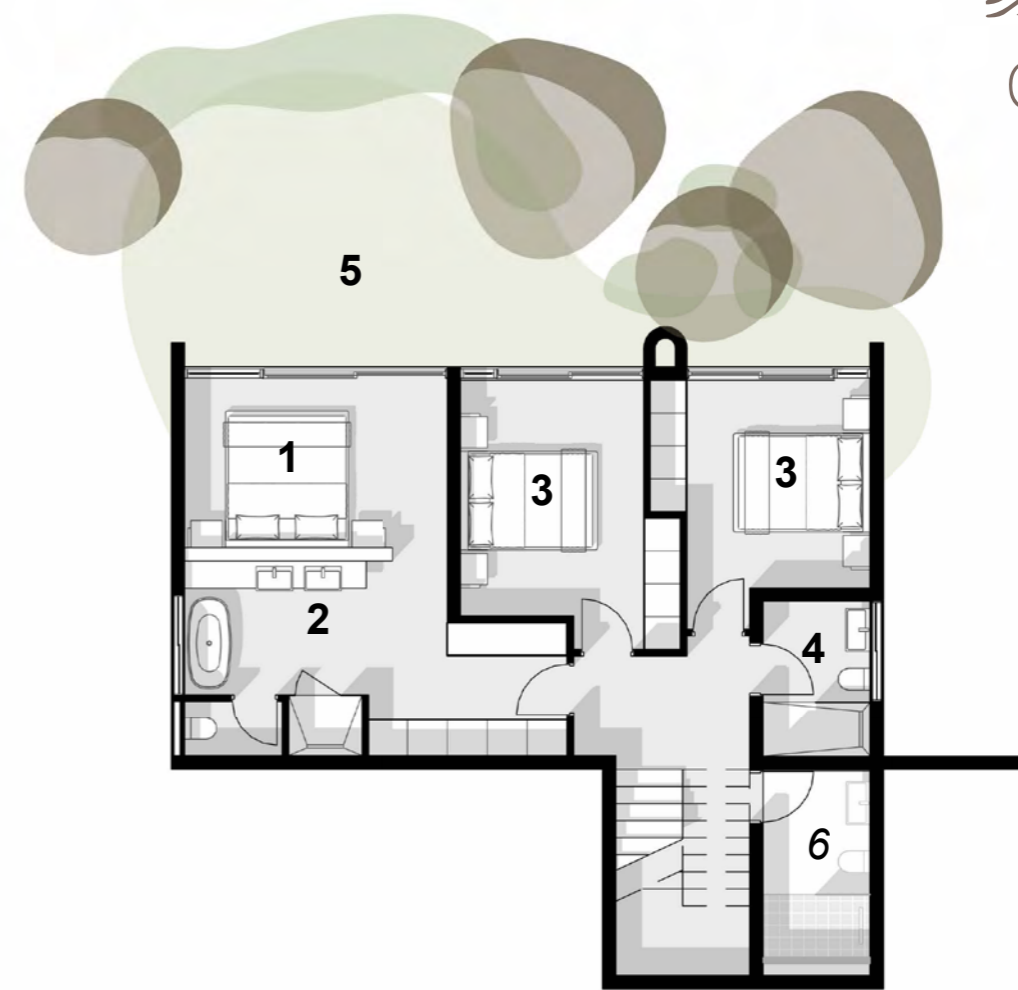
- 1. Lounge
- 2. Dining Room
- 3. Kitchen
- 4. Covered Veranda
- 5. Braai Area
- 6. Kitchen Yard
- 7. Garden
- 8. *Optional Powder Room
- 9. *Optional Scullery

Type B - 3 Bedroom



UPPER GROUND FLOOR PLAN

- 1. Entrance
- 2. Lounge
- 3. Dining Room
- 4. Kitchen
- 5. Scullery
- 6. Covered Veranda
- 7. Braai Area
- 8. Kitchen Yard
- 9. Garden Courtyard
- 10. Garage
- 11. Guest Parking
- 12. *Optional Pergola



LOWER GROUND FLOOR PLAN

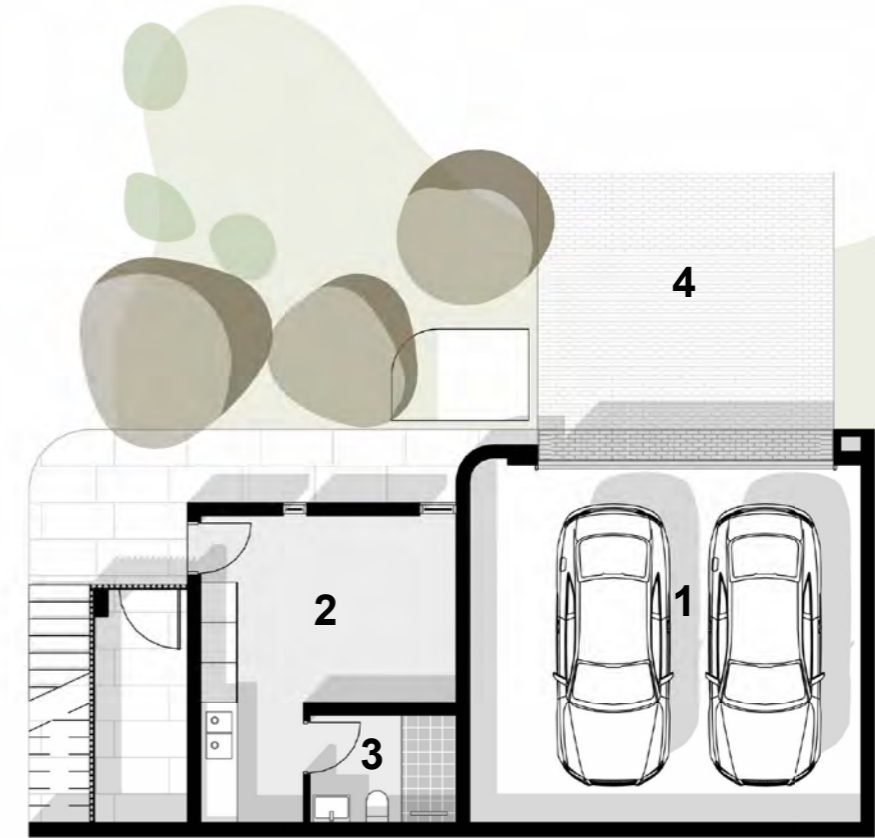
- 1. Master Bedroom
- 2. Ensuite
- 3. Bedroom
- 4. Bathroom
- 5. Garden
- 6. Store Room (*Optional Bathroom)

Type C - 3 Bedroom



UPPER GROUND FLOOR PLAN

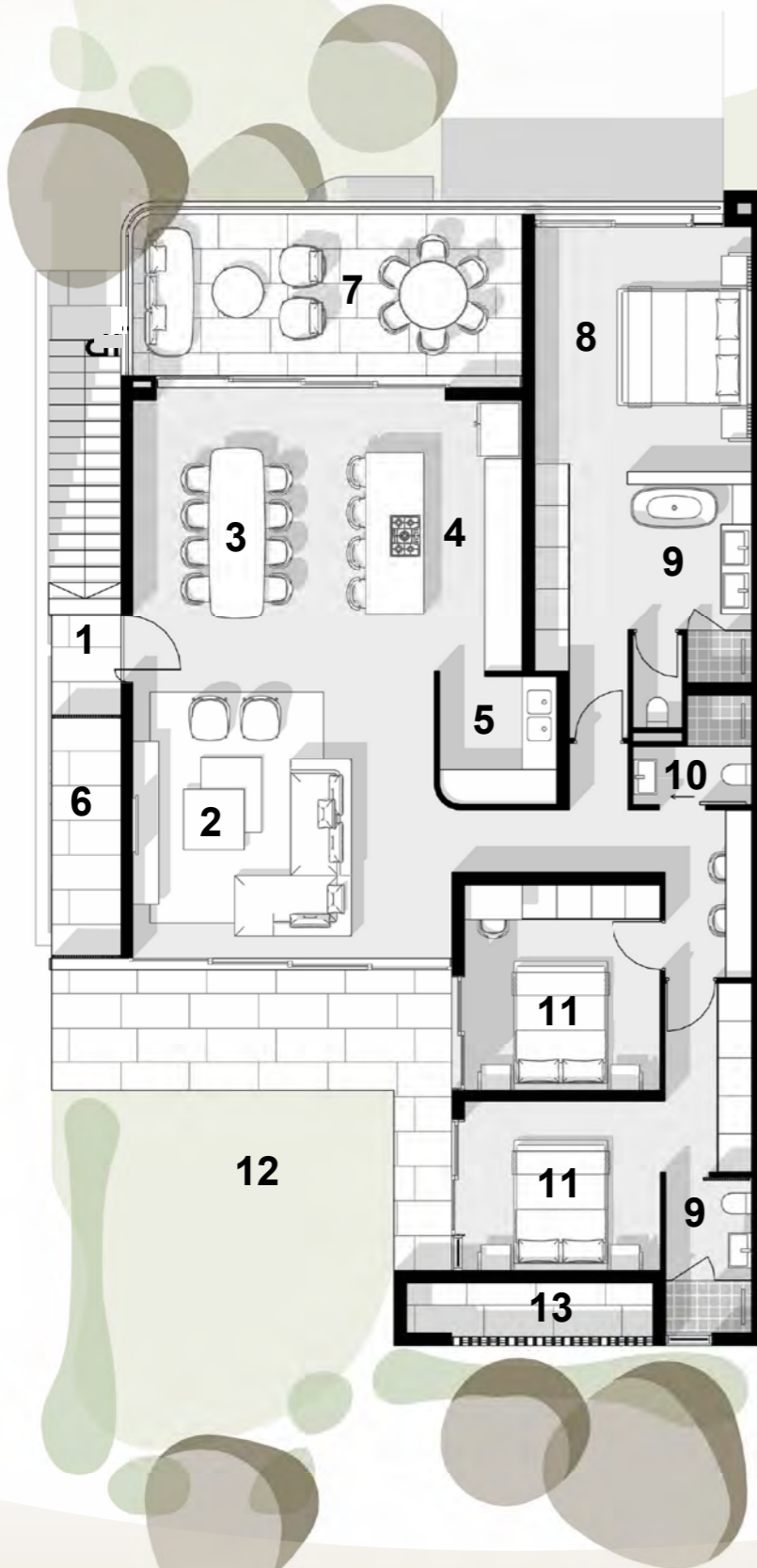
- 1. Entrance
- 2. Kitchen
- 3. Dining Room
- 4. Lounge
- 5. Covered Veranda
- 6. Master Bedroom
- 7. Ensuite
- 8. Bedroom
- 9. Bathroom
- 10. Garden



LOWER GROUND FLOOR PLAN

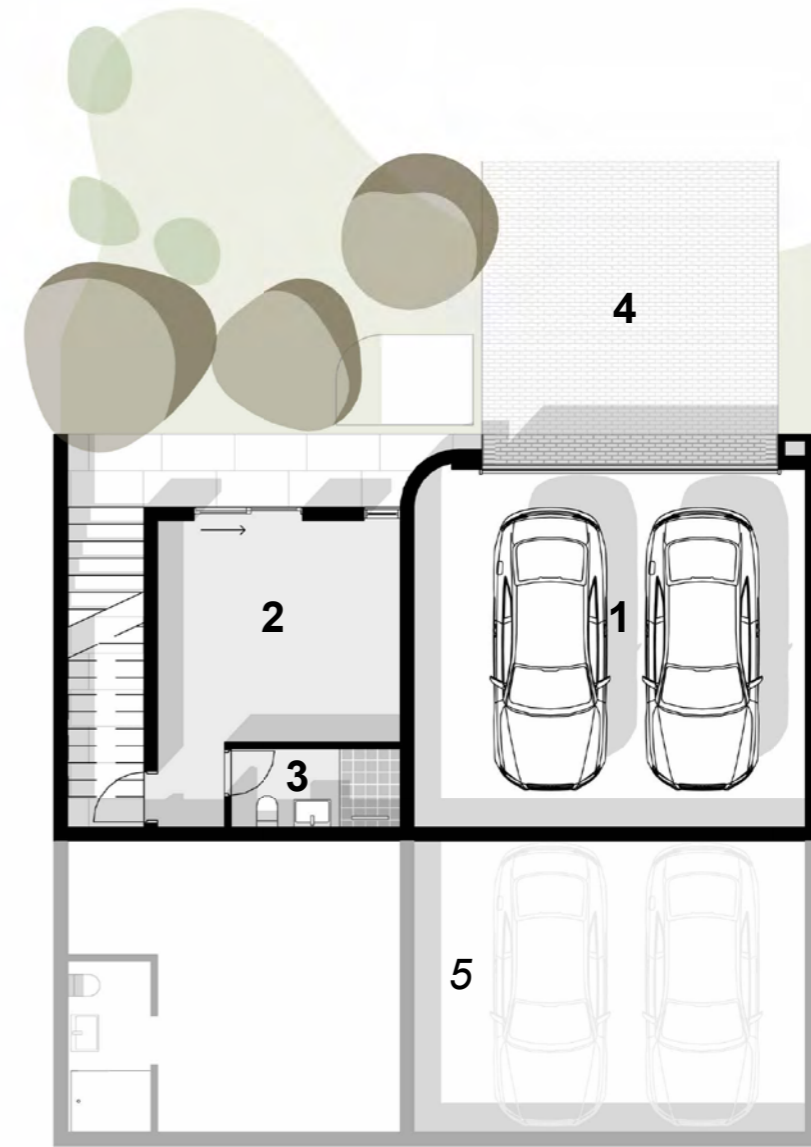
- 1. Garage
- 2. Workroom
- 3. Workroom Bathroom
- 4. Driveway / Guest Parking

Type D - 4 Bedroom



UPPER GROUND FLOOR PLAN

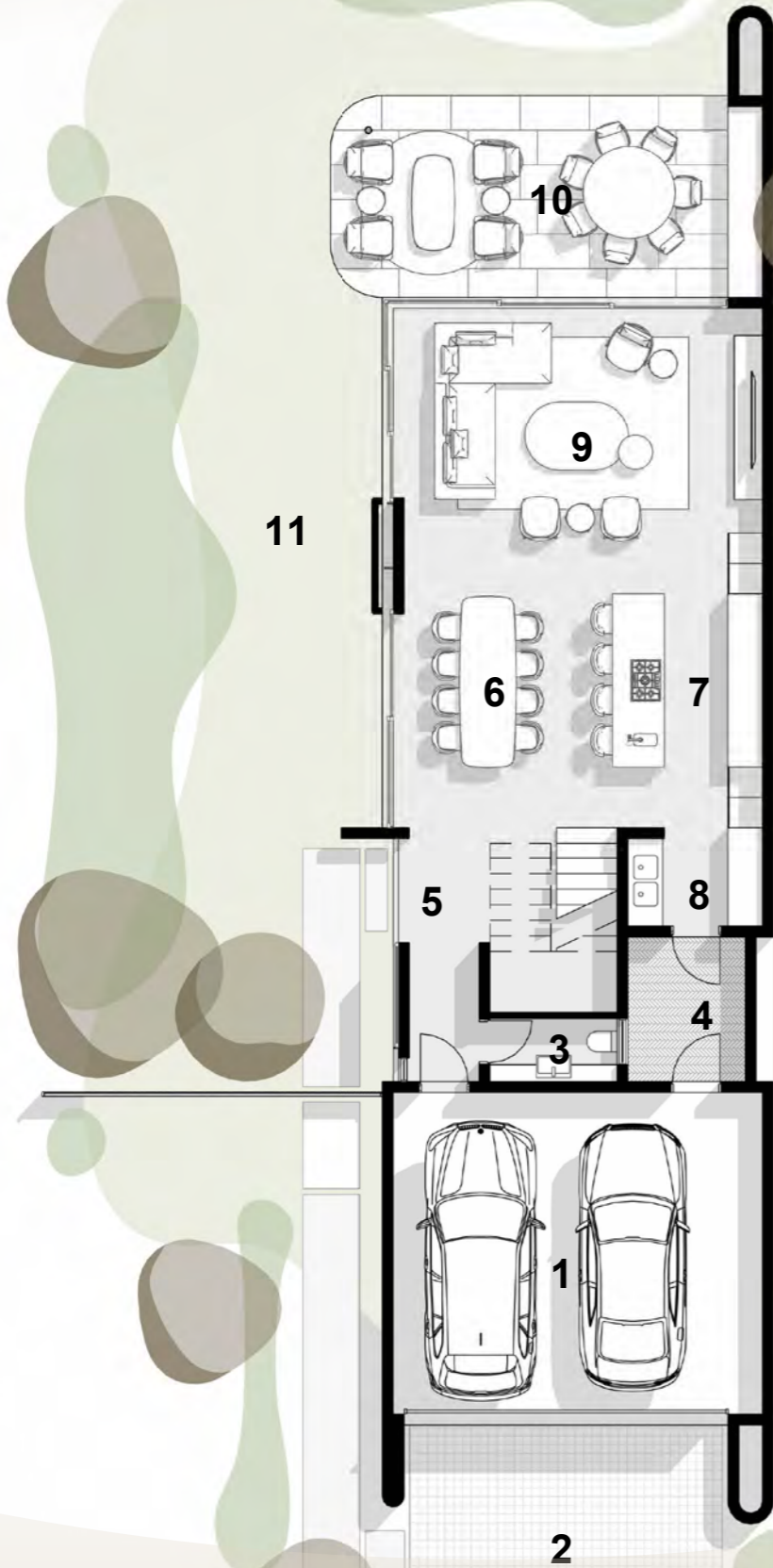
- 1. Entrance
- 2. Lounge
- 3. Dining Room
- 4. Kitchen
- 5. Scullery
- 6. Kitchen Yard
- 7. Covered Veranda
- 8. Master Bedroom
- 9. Ensuite
- 10. Bathroom
- 11. Bedroom
- 12. Garden
- 13. Services



LOWER GROUND FLOOR PLAN

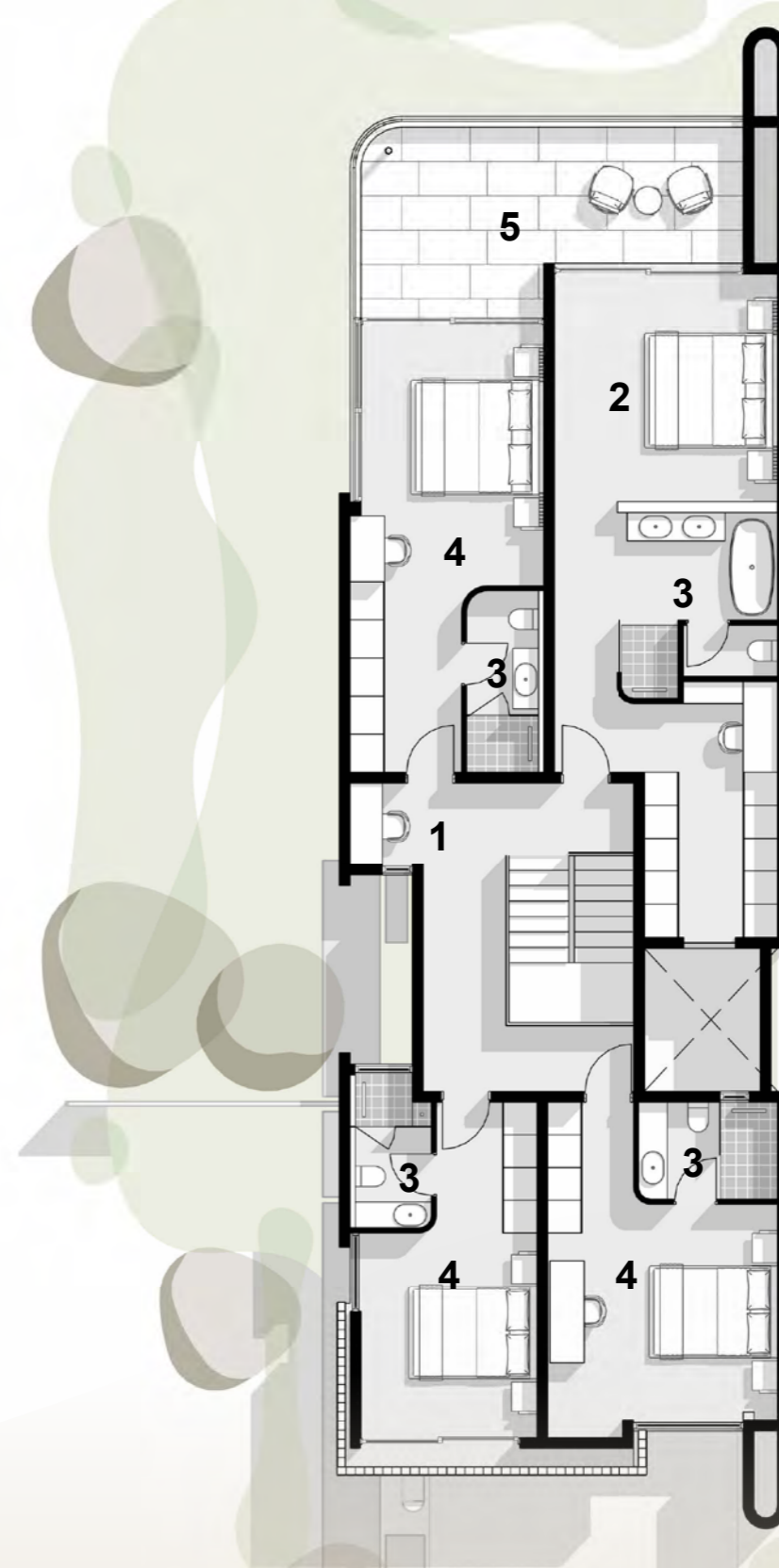
- 1. Garage
- 2. Workroom
- 3. Workroom Bathroom
- 4. Driveway / Guest Parking
- 5. *Optional Extension

Type E - 4 Bedroom



FIRST FLOOR PLAN

- 1. Garage
- 2. Driveway Parking
- 3. Powder Room
- 4. Kitchen Yard
- 5. Entrance
- 6. Dining Room
- 7. Kitchen
- 8. Scullery
- 9. Lounge
- 10. Covered Veranda
- 11. Garden Courtyard



LOWER GROUND FLOOR PLAN

- 1. Study Nook
- 2. Master Bedroom
- 3. Ensuite
- 4. Bedroom
- 5. Covered Terrace

UNIT SELLING LIST

Revision 1.0 - April 2025



Unit	Type	Bed	Bath	Double Garage	Parking Bays	Total Selling Price Incl VAT (15.0%)	Deposit (20%)	Total Area (m ²)	Floor Area (m ²)	Patio / Balcony (m ²)	Garage (m ²)
1	A	3	2 (+1 Optional)	1	2	R6,528,305	R1,305,661	245	155	52	38
2	A	3	2 (+1 Optional)	1	2	R6,429,244	R1,285,849	245	155	52	38
3	B	3	2 (+1 Optional)	1	2	R6,351,747	R1,270,349	236	153	41	42
4	B	3	2 (+1 Optional)	1	2	R6,351,747	R1,270,349	236	153	41	42
5	B	3	2 (+1 Optional)	1	2	R6,351,747	R1,270,349	236	153	41	42
6	B	3	2 (+1 Optional)	1	2	R6,351,747	R1,270,349	236	153	41	42
7	B	3	2 (+1 Optional)	1	2	R6,351,747	R1,270,349	236	153	41	42
8	B	3	2 (+1 Optional)	1	2	R6,351,747	R1,270,349	236	153	41	42
9	A	3	2 (+1 Optional)	1	2	R6,627,367	R1,325,473	245	155	52	38
10	A	3	2 (+1 Optional)	1	2	R6,759,449	R1,351,890	245	155	52	38
11	C	3	3	1	2	R6,405,658	R1,281,132	238	126	70	42
12	D	4	3.5	1	2	R7,456,923	R1,491,385	277	172	63	42
13	D	4	3.5	1	2	R7,456,923	R1,491,385	277	172	63	42
14	D	4	3.5	1	2	R7,456,923	R1,491,385	277	172	63	42
15	D	4	3.5	1	2	R7,456,923	R1,491,385	277	172	63	42
16	D	4	3.5	1	2	R7,456,923	R1,491,385	277	172	63	42
17	D	4	3.5	1	2	R7,456,923	R1,491,385	277	172	63	42
18	E	4	4.5	1	2	R8,265,589	R1,653,118	307	217	52	38
19	E	4	4.5	1	2	R8,265,589	R1,653,118	307	217	52	38
20	E	4	4.5	1	2	R8,265,589	R1,653,118	307	217	52	38
21	F	4	4.5	1	2	R8,348,343	R1,669,669	307	217	52	38
22	F	4	4.5	1	2	R8,431,096	R1,686,219	307	217	52	38



Disclaimer: The images, plans, and renders provided are for illustrative purposes only. They may include fixtures, fittings, and finishes that are not part of the standard inclusions. The final design, specifications, and inclusions are subject to change and may vary from those depicted. Purchasers should refer to the official specification document for a detailed list of included items. The developer reserves the right to make modifications without prior notice.