Sheffield HILLS

BALLITO



PURPOSE-BUILT FOR INVESTMENT

Phases 1 & 2 SOLD OUT – Phase 3 NOW SELLING. **From R652 525. Deposits from R10 000.**

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INVEST IN THE NORTH COAST

Sheffield Hills offers an accessible entry into the growing Sheffield Beach and Ballito property market, with studios, one, two, and three-bedroom apartments for homeowners and investors.

Conveniently located near schools, retail, lifestyle attractions and major North Coast developments, the estate offers both move-in-ready and off-plan apartments. With **87%*** of all units released already sold, opportunities are limited.

Studios from **R652 525**
Deposits from **R10 000**
Estimated bond repayments from **R5 877 per month***



*Estimated monthly bond repayments are calculated using a deposit of R10,000 and an interest rate of 10.5% over a 30-year term.
*Development sold out % is written as of October 2026 and is subject to change..



GROSS YIELDS TO EXPECT



UNIT TYPE	FROM PRICE	GROSS YIELDS	EST. MONTHLY RENTAL
STUDIO	**FROM R652 525**	10,8%	R5 850
1-BED	**FROM R903 184**	9%	R6 800
2-BED 1-BATH	**FROM R1 041 675**	9,2%	R8 000
2-BED 2-BATH	**FROM R1 096 825**	9,5%	R8 700
3-BED	**FROM R1 632 925**	7,2%	R9 800

* The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/ publishing and subject to change without notice. E&OE



24-HOUR SECURITY

LAUNDROMAT

COMMUNAL LANDSCAPED AREAS

DEDICATED PARKING

POOL & RECREATIONAL FACILITIES



BENEFITS OF A SHEFFIELD HILLS PROPERTY



Rent Your Unit on Airbnb

Benefit from flexible short-and long-term letting. Short-term rates can reach **R3,OOO per night** during peak periods, subject to Body Corporate rules and a minimum seven-night stay.



Positive Sales & Capital Growth

Phases 1 and 2 are sold out, with **87% of all units released already sold,** demonstrating strong buyer demand for Sheffield Hills and confidence in the development.



Affordability

Enter the Ballito property market from **R652 525,** with various apartment options to suit different budgets and investment goals.



High-End Security

Enjoy lock-up-and-go convenience with **facial-recognition access control, 24-hour security personnel and secure perimeter protectio**n for residents and visitors.



Location, Location, Location!

Ideally positioned in Sheffield Beach, Ballito, close to schools, beaches, retail and major North Coast developments– including the R22 billion Club Med resort.

ESTIMATED LEVIES RATES & DEPOSITS

UNIT TYPE	FLOOR SIZE (SQM)	DEPOSIT REQUIRED (ONCE OFF)	LEVY STABILIZATION FUND (ONCE-OFF)	LEVY (MONTHLY)	MUNICIPAL RATES (MONTHLY)
STUDIO	25	R10 000	R2 750	R582	R352
1 BED 1 BATH	39	R15 000	R4 290	R913	R564
2 BED 1 BATH	43	R20 000	R4 675	R1 008	R615
2 BED 2 BATH	49	R20 000	R5 335	R1 150	R684
3 BED 2 BATH	66	R25 000	R7 205	R1 552	R958

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UNIT TYPES

STUDIO

UNIT TYPE A1 | Interior: 25m² | Total: 25m²



STUDIO

UNIT TYPE A | Interior: 25m² | Total: 25m²



1 BED

Interior: 34.5m² | Exterior: 4.5m² | Total: 39m²



2 BED 1 BATH

Interior: 38m² | Exterior: 4.5m² | Total: 42.5m²



2 BED 2 BATH

Interior: 44m² | Exterior: 4.5m² |Total: 48.5m²



3 BED 2 BATH

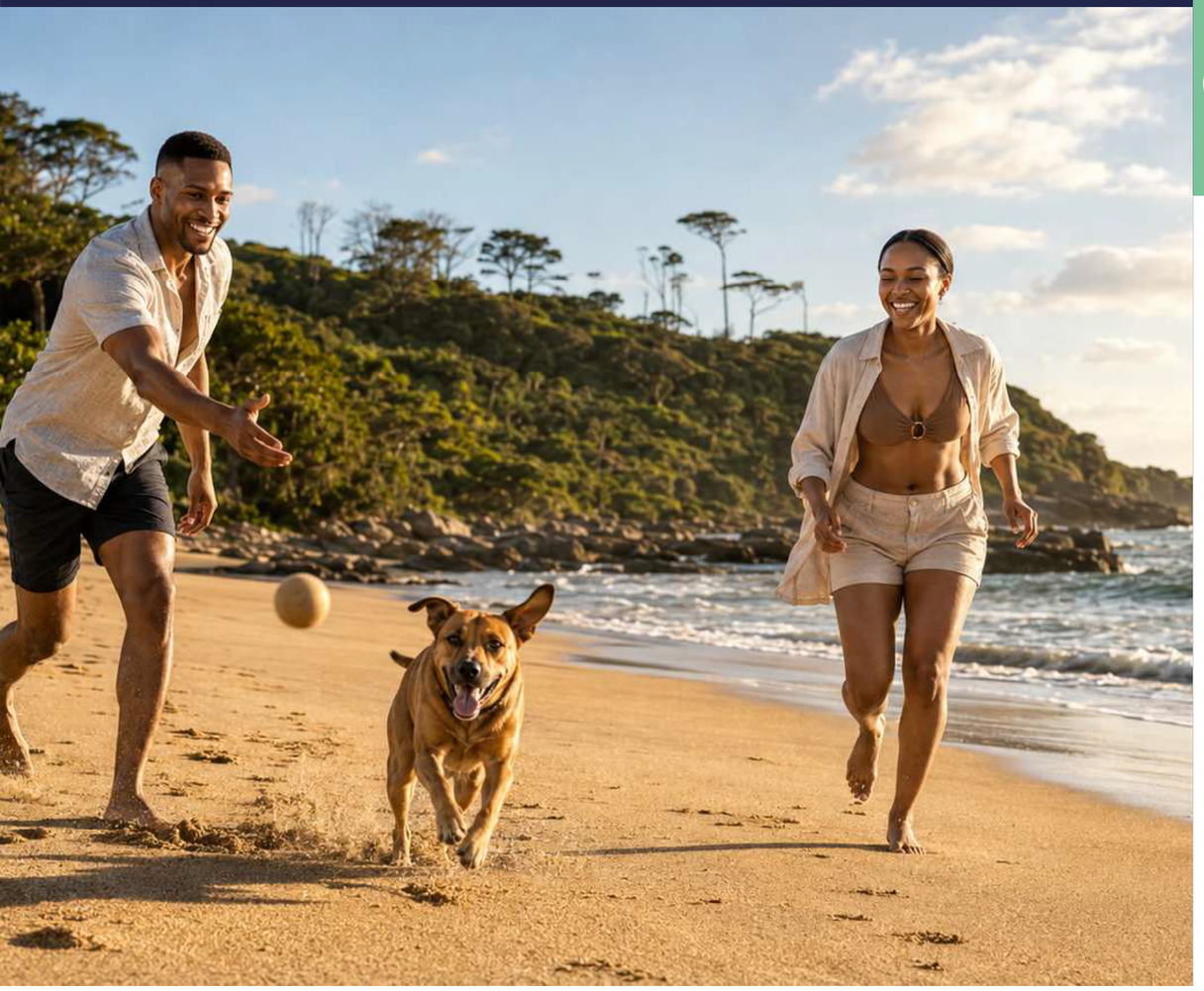
Interior: 61m² | Exterior: 4.5m² | Total: 65.5m²



* Furniture, appliances and décor shown on the floor plans are for illustrative purposes only and are not included in the purchase price.

ACCESSIBILITY

Situated in Sheffield Beach, within the greater Ballito area of KwaZulu-Natal, Sheffield Hills is ideally positioned close to major highways, retail centres, medical facilities, schools, and lifestyle and leisure attractions.





- **Salt Rock Main Beach** - 3.8 km | 7 minutes
- **Tiffany's Shopping Centre** - 1.4 km | 3 minutes
- **Ballito Lifestyle Centre** - 7.4 km | 10 minutes
- **Sugar Rush Park & Holla Trails** - 8.9 km | 13 minutes
- **Netcare Alberlito Hospital** - 8 km | 11 minutes
- **King Shaka International Airport** - 25 km | 21 minutes

FAQs

1

ARE THE APARTMENTS ALREADY BUILT?
Phases 1 & 2 are complete and sold out. Phase 3 apartments are currently under construction and available to purchase off-plan. This phase is expected to be ready for transfer & occupation by Q2 2027. Further phases will launch thereafter.

2

WHAT IS A LEVY STABILIZATION FUND?
A once-off contribution paid by the buyer and set aside by the Body Corporate to help cover unexpected expenses or future increases in running costs. It helps reduce the need for sudden, substantial levy increases or special levies.

3

WHAT APPPLIANCES ARE INCLUDED?
No appliances are included in the purchase price; however, appliance packages are available at an additional cost. Alternatively, buyers can purchase their own appliances from their preferred suppliers.

4

IS PARKING INCLUDED?
Each apartment includes one open parking bay in the purchase price. Visitor parking bays are also available.

5

ARE PETS ALLOWED?
Yes. One or two small pets are permitted per apartment, depending on the unit type and subject to Body Corporate approval.

6

CAN I RENT OUT MY APARTMENT?
Yes. Long- and short-term letting is permitted. Short-term stays are subject to a minimum stay of seven nights.

7

WHEN WILL THE CLUBHOUSE FACILITIES BE COMPLETED?
The clubhouse and pool are currently under construction and are expected to be completed by December 2026.

8

WHAT IS THE ONCE-OFF ELECTRICAL CONNECTION FEE DUE TO THE MUNICIPALITY?
This is a once-off fee payable to the municipality to connect & activate electricity for your unit (and applicable to all KDM properties). The amount is determined by the municipality & confirmed at the time of connection.







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