

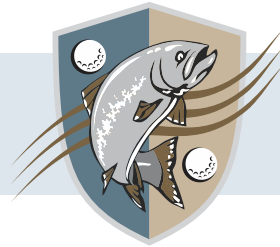


# HIGHLAND GATE

GOLF AND TROUT ESTATE



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### An exclusive Golf and Trout Estate located in Dullstroom, Mpumalanga.

- Located in South Africa's premier fly-fishing area, **Dullstroom**, Highland Gate is a mere 2.5 hour drive from Johannesburg.
- It features one of the most sought-after **Ernie Els championship golf courses** and is widely considered to be Africa's most exclusive golf and fly-fishing resort.
- **Walking trails** and biking tracks meander through the rolling hills of the Steenkampsberg mountain range, and with high altitude fresh air and a misty climate, it is reminiscent of the Scottish Highlands.
- The large **Clubhouse** features the pro shop, a restaurant, bar and terrace and even conference facilities.
- Home to the three rare cranes, a vast variety of wild flowers and rare species of mammals; Highland Gate is a true paradise for the **nature lover**.
- Investors may build their dream **weekend retreat** that follows the unique architectural guidelines of the estate.



- Gatehouse / Entrance
- 18 x Golf Holes
- Driving Range
- Clubhouse
- Maintenance Buildings
- Walking Trails
- Fishing Dams
- Picnic Area

### Spectacular landscape



### Fully equipped estate CLUBHOUSE

The Highland Gate clubhouse is the social hub of the estate and has been designed in such a way as to enhance our contemporary South African life-style.

The position of the clubhouse allows for spectacular views of the championship golf course and it is the ideal setting for relaxing after a truly memorable golfing experience. Apart from the halfway house, change rooms and a pro shop, the clubhouse features a fine dining restaurant, lounges, bar and terrace and even conference facilities.



### Owning your dream GETAWAY HOME

Set within Highland Gate Golf and Trout Estate near Dullstroom, these exquisite residences are very special places. With expansive views that seem to go on forever, these beautiful homes epitomise the outdoor living lifestyle of the development. Set among some of the most scenic mountainous terrain in Mpumalanga. Highland Gate is the perfect weekend retreat for the whole family.

Investors have the option of building their own designed home, choosing a building package and they can also purchase properties in a syndicate to enjoy their weekend getaway with close friends or family. With limited properties available, property values are set to double in the near future making this a true investment.



**Estate Facilities:**  
18 hole Golf Course by Ernie Els, Trout Fishing Dams, Hiking Trails, Mountain Bike Tracks, Clubhouse, Bird Watching, Located near Dullstroom – known for its shopping facilities.

**Highland Gate Statistics:**

Site:	700 hectares
Stands:	455 Prime Residential Stands
Sizes:	770m <sup>2</sup> - 1,900m <sup>2</sup>
Travel Time:	2,5 hour drive from Joburg



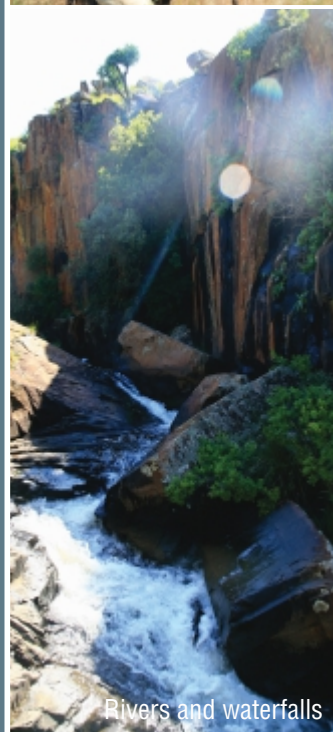
Hiking trails



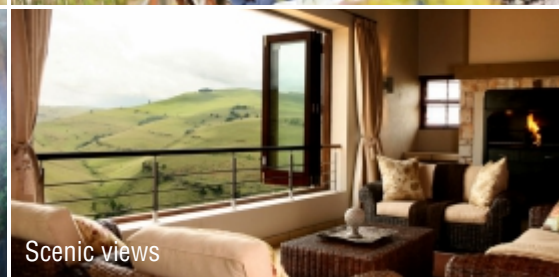
Photography



Landscape painting



Rivers and waterfalls



Scenic views



Trail running



Tennis



Natural dams



Bird Watching



Picnic



MTB trails

## Discovering the great OUTDOORS

Roughly 2.5 hours from Johannesburg, Highland Gate Golf and Trout Estate is nestled in the Steenkampberg mountain range where the Kareekraal and Valleispruit Rivers join boundaries before going over a spectacular 125 meter waterfall to join the Crocodile River. The two natural valleys created by these rivers have in turn created striking changes in terrain and very diverse ecologies, all of which have been sensitively incorporated into the range of activities available to the estate's privileged homeowners.

Highland Gate offers a wealth of leisure activities and is the perfect weekend retreat for outdoor enthusiasts. Apart from golf, the estate offers hiking trails, fly fishing, mountain biking, horse riding, picnicking, swimming and bird watching to ensure the whole family is catered for in this rare and tranquil setting.



Els Golf Course



Large Stands



Fly Fishing



Clubhouse



Hiking Trails





## A small town called DULLSTROOM

Because of its close proximity to Johannesburg and its plentiful fishing waters, the quaint village of Dullstroom has become a much-loved destination for those wanting a retreat to the tranquillity of nature.

Dullstroom is known for its high altitude fresh air and misty climate, giving the town and its surrounding area a distinctive atmosphere reminiscent of the Scottish Highlands. Its rarefied air and crisp mountain waters provide the perfect cure for modern day pressures.

The town is synonymous with warm hospitality and family fun, characterised by the range of quaint houses, restaurants, shops and activities that create a true sense of country community.



## For the catch of the day; FISHING DAMS

The Highland Gate Golf and Trout Estate property is over 700 hectares in size, and only thirty percent of which is actually being developed. The remainder of the property is being left in its natural state for residents to enjoy the environmental attractions it has to offer.

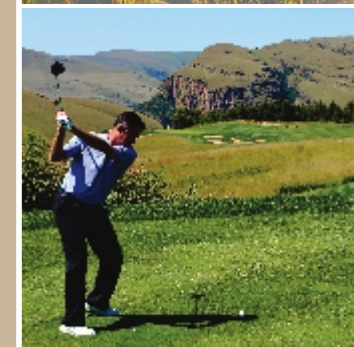
Homeowners and their guests have access to a number of magnificent and abundant trout fishing opportunities, in the natural weirs, streams and dams that punctuate the estate. The noble art of fly-fishing will provide hours of relaxation and release.



## The championship Ernie Els GOLF COURSE

Focal to the Highland Gate Golf and Trout Estate is the Ernie Els signature golf course, designed with golfers of all abilities in mind.

The pristine course takes advantage of the dramatic natural terrain and vegetation that the site has to offer, a mix of Highveld grasslands, stone 'koppies' inherent to the Dullstroom area, natural water features and sweeping changes in elevation. The Highland Gate Golf Course is unlike any other course in South Africa, offering a technically superior golfing experience amidst some of the most spectacular scenery in the country.





Take either the N12 or N4 East towards Middleburg (N12 becomes the N4). Take Exit 190 off N4 (Carolina, Belfast & Dullstroom). At the bottom of the off-ramp turn left onto the R540 towards Belfast. Continue into Belfast (take care - road works and speed traps). Turn right at the fifth stop street (Total Garage on the Corner) - R540 to Lydenburg & Dullstroom. Continue 30 kms towards Dullstroom. Take the Kruisfontein Rd (T5) right just before you enter the Dullstroom town (you will see the Dullstroom Bird of Prey Rehabilitation Centre on the corner). Continue down the Kruisfontein Rd approx. 14km and the entrance to Highland Gate Estate will be on your right.  
*(Map above is not to scale)*

For a personal appointment, feel free to contact our sales consultant:

**Matt: 083 456 6717**

**Sales office hours:**

**09h00-17h00, 7 days a week**



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For an instant update on stand availability, feel free to visit our new interactive site map:

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*Luxurious Freestanding Retirement Houses*



**Waterfall Hills Mature Lifestyle Estate**  
*Spacious Retirement Apartments*



**Helderfontein Estate**  
*Residential Stands in Dainfern/Fourways Area*



**Blue Hills**  
*Large Residential Stands in Beaulieu/Kyalami Area*



**The Hills Estate**  
*Large Residential Stands off Garsfontein, Pretoria*

For more information on any of these developments, contact us on **0861 636 333**