



RIGHT: Located on the 480-acre island of Sainte Anne is IFA Hotels & Resorts \$450m mixed-use development which will be named Zilwa. **BELOW RIGHT:** More development is planned for the Zimbali Coastal Resort in KwaZulu-Natal north coast, including the \$250m Fairmont Zimbali Hotel & Resort. Pictured here is a completed home for sale in the resort.

Options at the seaside



IFA Hotels and Resorts has certainly been busy with a number of developments across SA and beyond, with investments to match.
ROXZANNE VAN EYK reports

FROM a foreign investor's perspective, SA is a model for developing nations because it offers sound investment opportunities.

This is the view of IFA Hotels & Resorts (IFA), which believes that SA has a highly developed transport infrastructure, ports and airports, relatively stable interest rates and a sound legal and financial framework.

IFA expects tourism along the KwaZulu-Natal north coast to expand rapidly and therefore believes that to develop here will be money well spent. As testament to IFA's belief that this area is a sound investment destination, it is worth taking note of its major development milestones.

The first is multi award-winning Zimbali Coastal Resort. IFA Hotels & Resorts will bring North America's largest luxury hotel management company to the extensive beachfront land holdings at Zimbali, with development of the Fairmont Zimbali Hotel & Resort.

IFA SA's vice-president for sales and marketing, Andreas Wassenaar, notes that IFA has committed a budget of \$250m to develop the Fairmont Zimbali, which is set for opening in 2009.

The Fairmont Zimbali Hotel will be a five-star establishment with 157-suites, conference facilities, a Willow Stream Spa, and a beach club.

To ensure that hotel guests' and residents' every desire is catered for, it will also offer the Fairmont Heritage Place — one of SA's most exclusive private residence clubs.

In addition, the Fairmont

development will include 56 designer apartments, six hillside villas, 11 signature beachfront villas and 21 golf chalets that will be constructed in phases. Subject to the necessary approvals, there will also be an 18-hole Gary Player Signature Golf Course, a modern clubhouse and a Gary Player Golf Academy with a state-of-the-art driving range.

Vaughn Reiche, sales director, IFA Estates-Zimbali, says that in addition to Fairmont Heritage Place, Zimbali allows owners to purchase an interest in South African rands which will provide privileged access to other Fairmont destinations across the rest of Africa and around the world. This cuts out currency hassles.

The next significant phase in the development of Zimbali is the Zimbali Lakes Resort, with an extensive choice of residential property opportunities.

These will be positioned around the Gary Player signature golf course and the 30ha lake which stretches over the Tongati River floodplain towards the ocean.

In its other developments, IFA Hotels & Resorts acquired a stake in the Legend Golf & Safari Resort situated in the Unesco Waterberg Biosphere of Limpopo's Big Five Waterberg region earlier this year.

The total development cost is expected to exceed R3bn. It was officially launched this month.

This Big Five resort, which forms part of the malaria-free 22 000ha Entabeni Safari Conservancy, is reported by IFA to be the first of its kind in the world where Africa's game roam free within the resort.

Its design and layout has been undertaken in such a manner as to minimise the impact on the natural resources and surroundings, preserving the bushveld environment and ensuring that the resort remains one of the most eco-friendly in Africa.

This estate will boast another world first of extraordinary appeal as it will be complemented by a PGA championship golf course, with each hole endorsed by the signature of one of the world's top professional golfers, making up 18 individual signatures.

A state-of-the-art golf academy with a driving range will also offer professional training programmes with virtual reality training facilities.

The golf course will be ready for play in the latter part of next year.

Other facilities at Legend Golf & Safari Resort include a private airstrip, a welcome centre and club house with a variety of boutique shops, dining options, entertainment and leisure facilities and activities.

An internationally branded five-star hotel with a health spa and a wellness centre, as well as conference and recreational facilities for up to 2 500 delegates, and a chapel, complete the picture.

Investors have the opportunity to acquire freehold title stands in Legend Golf & Safari Resort, varying in size from 3 500m² to 3.5ha.

These will include a total of 452 residential stands developed on 874ha, separated into three areas, each with a unique landscape in predetermined phases.

Four residential designs are available, sized from 300m² to 350m².

Each residence can be custom-designed according to the owner's exact specifications.

The Seychelles island group has also been identified by IFA for a major new development.

This follows the conclusion of a joint venture partnership between IFA HR and Indian Ocean Resorts.

Located on the 480-acre island of Sainte Anne, the \$450m mixed-use development will be named Zilwa — a word which means islander in the local Creole language.

Designed by leading South African architect Stefan Antoni, the emphasis is on clean and contemporary tropical architecture allowing the lush vegetation and sea views to be drawn into each living space.

Zilwa will incorporate a five-star hotel, serviced residences and a marina. Overlooking the island and surrounding Indian Ocean, there will be beachfront ocean villas, hillside villas, marina apartments and signature villas.

Zilwa is set to be the heart of the Sainte Anne Marine National Park. It will combine island living, security, privacy and understated elegance and style with top hospitality services.

The island is a 10-minute boat or five-minute helicopter ride away from the international airport on the main island of Mahé.

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