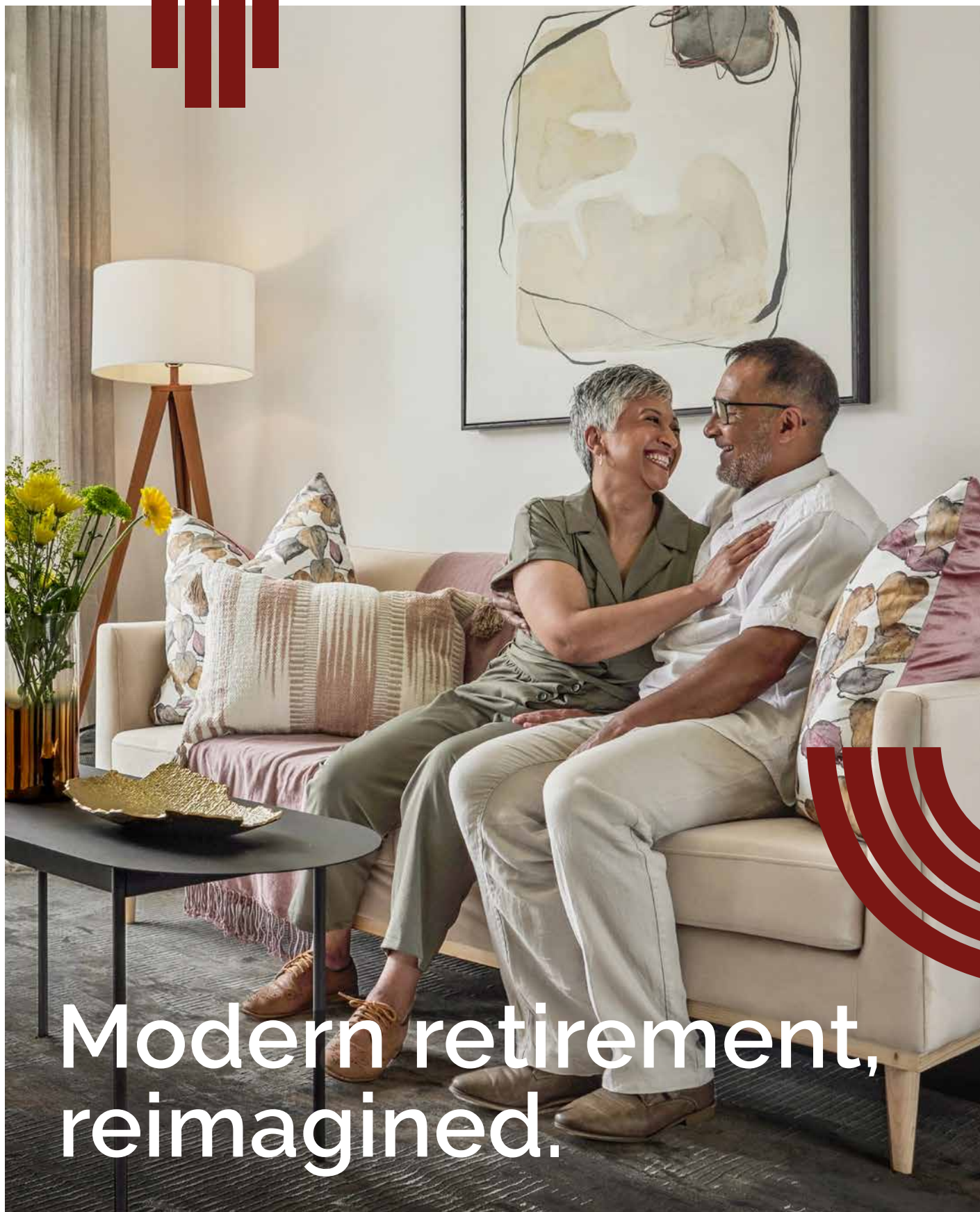




Modern retirement,
reimagined.



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REIMAGINED**

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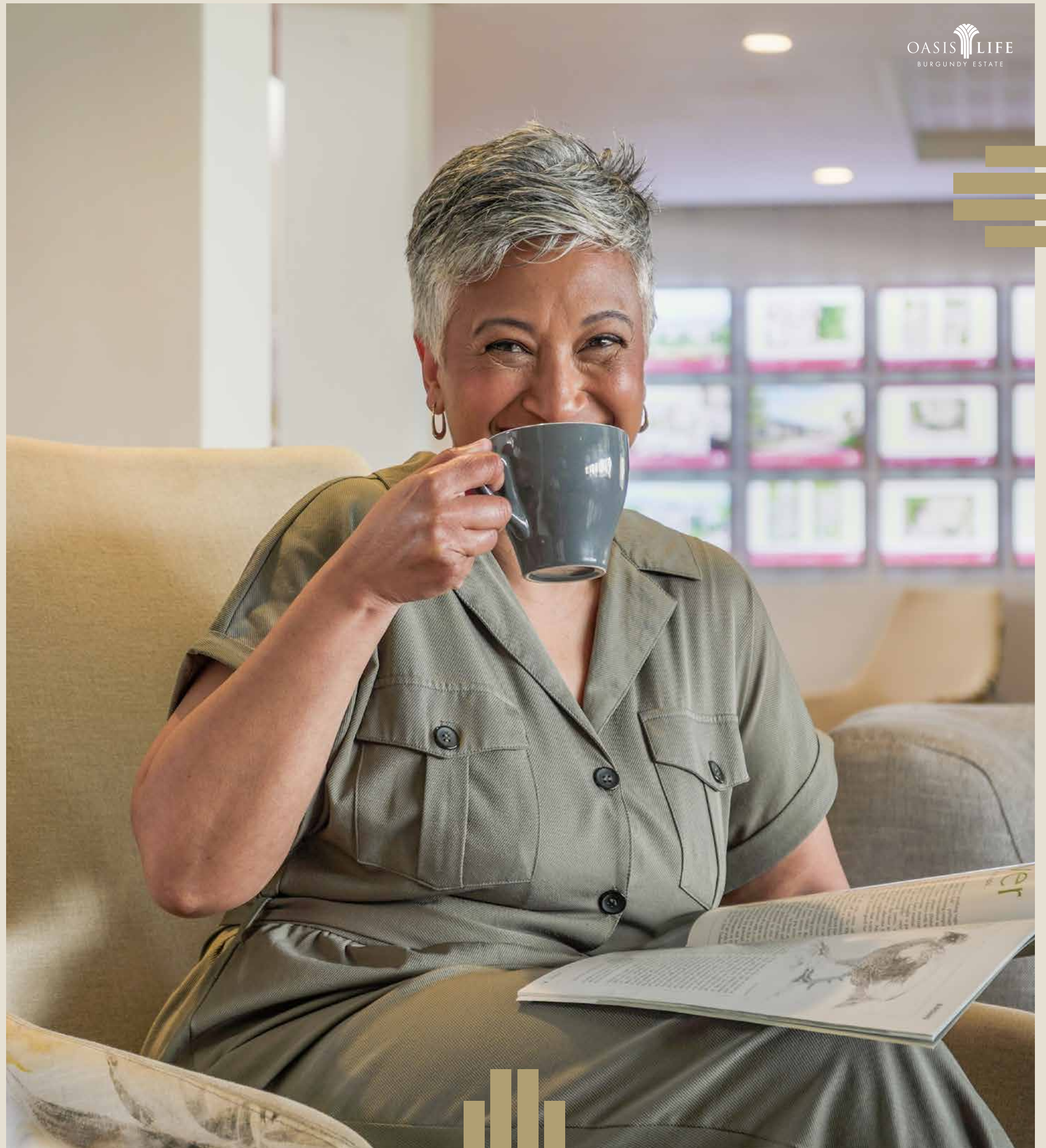


Retirement reimagined

WELCOME TO
MODERN RETIREMENT

“ Oasis Life redefines senior living for the 21st century, providing an incomparable lifestyle with professional hospitality. We focus on providing the platform for our residents to live their lives to the fullest. ”

Glyn Taylor - CEO, Oasis Life



OASIS LIFE
BURGUNDY ESTATE

The four pillars of excellence

Oasis Life is guided by these principles:



Lifestyle Security

Resort-like living with the highest standards of service and world-class facilities, ensuring an active and inspirational retirement.



Financial Security

A Life Rights model provides tangible financial benefits with predictable costs to plan your obligations.



Healthcare Security

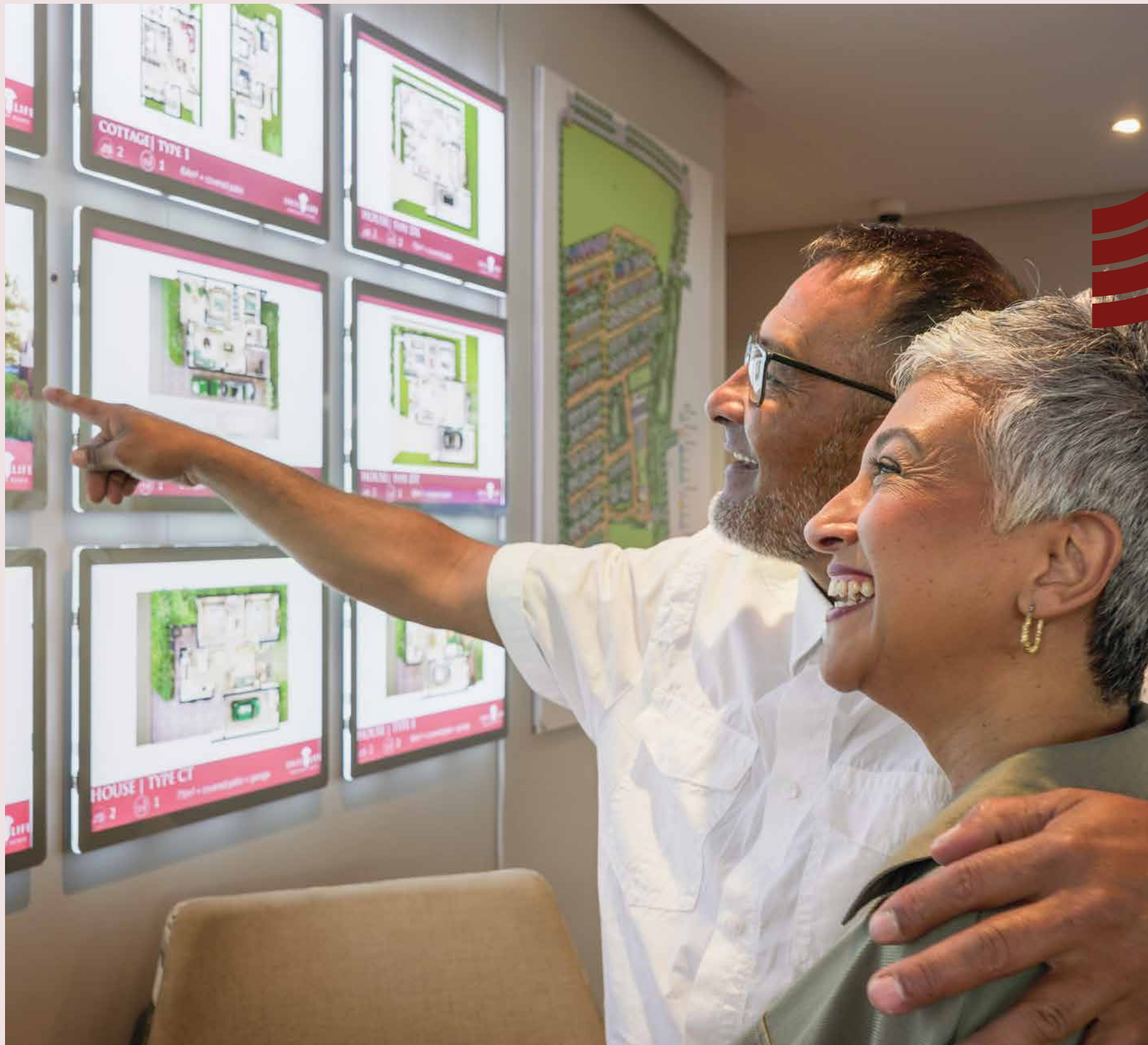
Primary healthcare and a 24/7 monitored panic button in every home.



Physical Security

Around the clock security, 24-hours a day, 7 days a week.





Welcome to Oasis Life

**FIND YOUR IDEAL HOME WITH
MULTIPLE OPTIONS FOR APARTMENTS,
COTTAGES AND HOUSES**

Oasis Life Burgundy Estate offers retirees as young as 60 years of age the relaxed lifestyle you've always imagined. Set within a secure multi-generational suburb that covers 180 hectares, Burgundy Estate boasts a stunning central location at the foothills of the Durbanville winelands.

With a choice of apartments, cottages, and houses – and options for one or two bedrooms – we provide all the space you need to enjoy life to the full. Add experienced hospitality, a wealth of activities, and unrivalled attention to detail, and you have the new recipe for retirement.



**Discover the lifestyle
at Burgundy Estate.**



A resort-like lifestyle

LEISURE, SPORT, ACTIVITIES, CLUBS
AND HOSPITALITY - ALL ON OFFER

Alongside the peace and security of your own home, residents enjoy a hospitality-based lifestyle. You have access to a wide range of

every day is
like a holiday!

exceptional services, and you are also freed from an array of maintenance chores – such as cleaning the pool, mowing the lawn

or needing to cook every meal yourself. This approach to senior living allows you to make the most of your time and enjoy your freedom.

Whether you take the plunge into our indoor heated pool or savour the mouth-watering food at our restaurants, you'll discover there is always something exciting to experience. At Oasis Life, every day is like a holiday!





Lifestyle Centre Amenities

Indoor heated pool and a gym

Bowling green

Games room with a pool table

Clubhouse with a restaurant and deli

Multi-purpose room

Library with a peaceful setting

Picturesque walking and cycling trails

Self-service laundry

Lifestyle Centre

The state-of-the-art Lifestyle Centre is the heart of our retirement village at Burgundy Estate. It is home to a wealth of physical activities, indoors and out. There is something here for everyone to enjoy.

Join a fitness class in the multi-purpose room at the clubhouse or compete in a fun game of bowls on the estate's bowling green. The Lifestyle Centre is where the community connects. It's part of what makes it such a special place.

Golf enthusiasts can enjoy a round at the mashie golf course located near our estate.





Exclusive Clubhouse

Next door to the Lifestyle Centre, the Clubhouse is an exclusive hub for retirees. It's the perfect place to unwind with like-minded company. There are also creative activities available here – such as painting and ceramic art.

Conveniently, the Clubhouse has its own restaurant and deli, providing morning and afternoon meals. You can order take-away dishes for home and tuck into afternoon braais and Sunday carveries during special catered events. This is the best place to relax and refuel, close to home.

Delicious food & drink

Our restaurant and deli offer healthy menus, baked treats, and snacks. With varied dishes and fresh seasonal produce, each meal is delicious and packed with good health. Residents can enjoy breakfast and lunch

or simply relax on the veranda overlooking the bowling green.

the perfect place to unwind with like-minded company



You can enjoy a drink at the bar and barista-crafted coffee and teas at the deli. Soak up the warm atmosphere and rejoice in the company of friends over a bite or two!

The greater suburb of Burgundy Estate, comprising a variety of secure residential estates, has a total of five restaurants to choose from too, so you'll always find something to your liking.



Outstanding hospitality

Unrivalled facilities are staffed by an equally outstanding team. From the moment you enter Oasis Life Burgundy Estate, our friendly and caring hospitality-driven staff will be on hand to provide you with the highest levels of service. Expertly trained to hotel industry standards, our team always ensures the very best experience for all our residents.

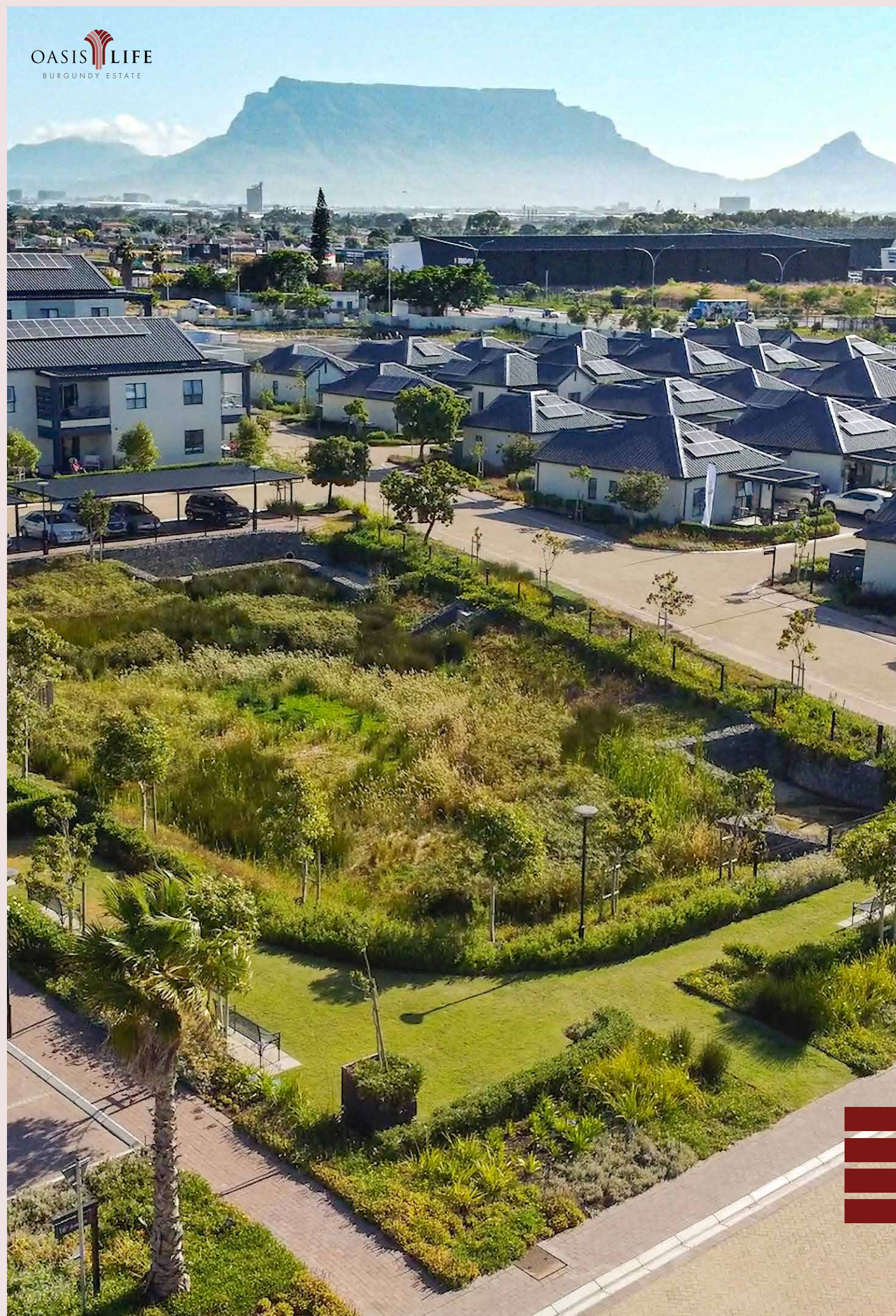
Our ethos is to care for the most important people in

our estate – our residents. With that comes a promise: our hospitality is here to meet your needs, as they

our hospitality is here to meet your needs

evolve. From resort-style services to comprehensive home-based care and support, we have you covered. Your wellbeing and comfort matters most to us.





Bloubergstrand Beach



Nature reserve walking & cycling trails

Stunning central location

BURGUNDY ESTATE IS THE HEARTBEAT OF CAPE TOWN

Bordering the historic vineyards of the De Grendel wine farm, Burgundy Estate has an awe-inspiring location. Tranquil and brimming with natural beauty, it boasts a wealth of idyllic green spaces, including kilometres of picturesque walking and cycling trails, and spectacular views of Table Mountain.

The setting is highly convenient too. The multi-generational suburb has its own shopping centre, and is within easy driving distance of Cape Town's city centre and surrounds, Century City, and the V&A Waterfront. Stunning beaches are close by – like those at Milnerton and Bloubergstrand – along with vibrant nature reserves and some of the Cape's finest wine estates.



-  Bloubergstrand – 9 km
-  Century City – 7 km
-  Cape Town International Airport – 18 km
-  Cape Town City Centre – 19 km
-  V&A Waterfront – 18 km

The area

LOCAL AMENITIES

MILNERTON BEACH



INTAKA ISLAND WETLANDS



CANAL WALK SHOPPING CENTRE



BURGUNDY SQUARE CENTRE



DE GRENDAL WINE FARM




Estate site plan

The Oasis Life retirement village is an expansive development within the larger, multi-generational suburb of Burgundy Estate. It has a truly peaceful and scenic setting. This location was selected for its serenity and beauty. Landscaped with indigenous planting, alongside a stream-side green belt, this estate offers wide paved roads with spacious pavements and walking paths to enjoy the surrounds of nature.

HOUSES

-  Type CT
-  Type DT
-  Type DX
-  Type E
-  Type E2
-  Special

COTTAGES

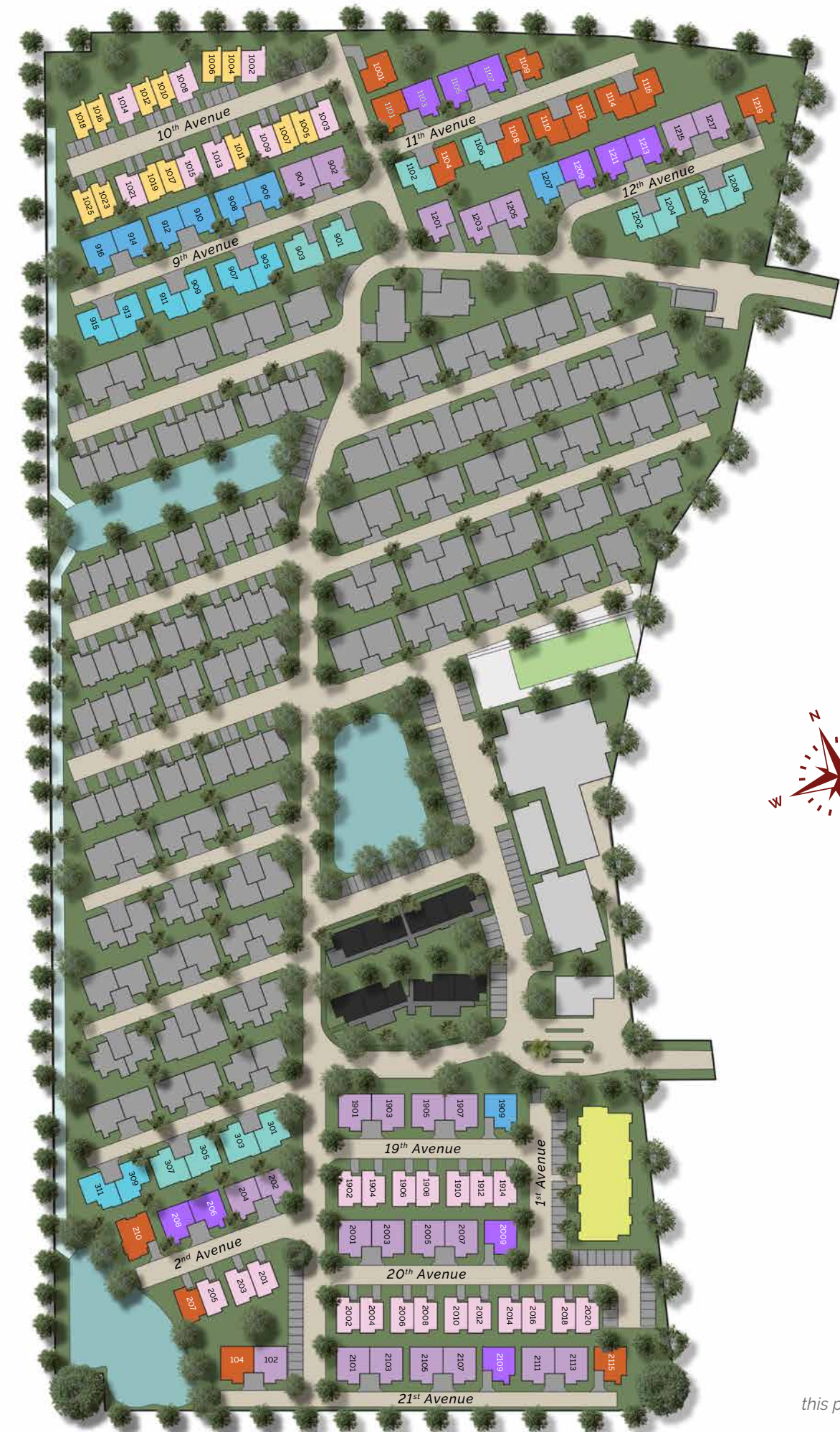
-  Type 1
-  Type 2

APARTMENTS

-  Type 1



Scan QR code to view current available houses.



Artist impression,
this plan is for information
purposes only.





Invest in your future

A SMART INVESTMENT IN A CAREFREE RETIREMENT LIFESTYLE

Relax in a safe and carefree environment. Secure a future where all your needs are met. With financial stability, primary healthcare, and 24-hour security, you're free to lead a relaxed and joyous life.





Life Rights financial security

At Oasis Life, we utilise the Life Rights retirement model, which is a popular retirement model, globally. Perfect for retirees, from sixty years young, this model is a Right of Occupation. It grants you the lifetime right of tenure, to live in your chosen home, whilst we retain ownership of the property and the entire estate. This means we're responsible for the home, freeing you from any issues or maintenance problems that may arise.

If you and your partner or spouse (if applicable) turn 60 in 2025, you qualify as a life right holder.

But that's not all. Life Rights has further benefits:

Protected by the Retired Persons Act, you have a secure home for life.

You maintain financial security and your independence.

It offers greater flexibility, in addition to security and stability.

With no VAT or transfer duty and reduced registration costs, you save on upfront fees.

We provide transparent operating costs so you can optimise your budget in advance.

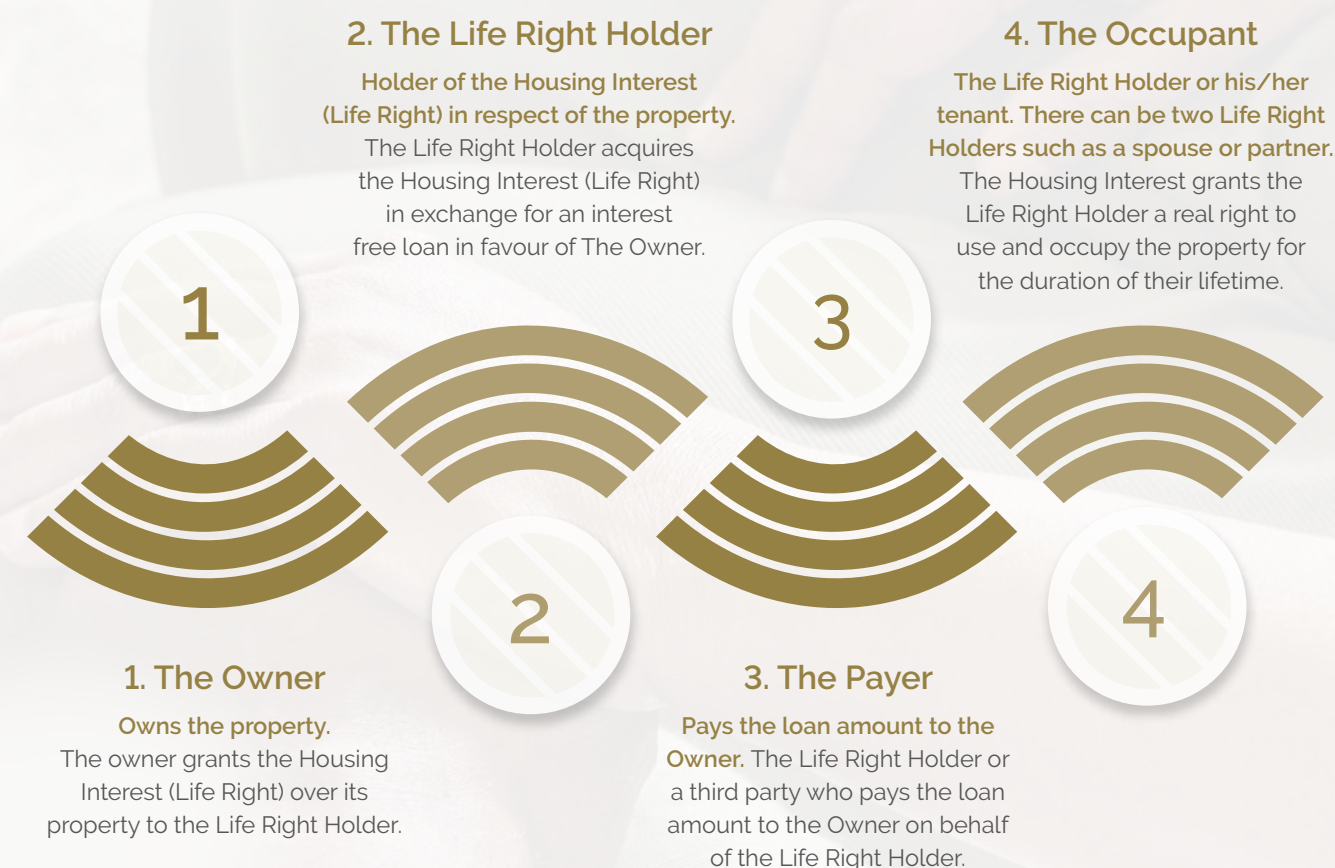
We take complete care of the management, maintenance, and resale of the property.

We cover the cost of all special levies and/or major refurbishment projects.

! **Most importantly,** if you end your Life Right contract, you or your estate receive the original purchase price after remarketing costs and any monies owed. Basically, you have all the benefits of a homeowner without the risks!

How does a life right work?

A Life Right has 4 Role players:



A Life Right can be cancelled when:

The Life Right Holder decides to move out and may terminate the Life Right Agreement at any time.

OR

The Life Right Holder passes away or the last nominated occupant passes away (in the case of a spouse or partner)



The Owner markets and alienates the Housing Interest (Life Right) in respect of the property to a third party



If the loan amount paid by the new Life Right Holder is for MORE than the loan amount paid by the existing Life Right Holder, the Owner refunds the loan amount, less specified deductions, to the existing Life Right Holder, Life Right Holder's estate or the Payer.

How does life rights and traditional retirement compare?

	Life Rights	vs	Traditional Ownership
Interests	The Long term interests of developer and Life Right Holders are aligned		Interests of developer and purchaser not always aligned
Profits	Developer takes long term view on profitability		Most developers aim to maximize profits and then move on to next development
Scheme viability	Scheme designed to be financially viable over the long term		Most schemes designed to be profitable over the short term
Fees	Low legal fees when buying into Life Right scheme		High conveyancing fees when purchasing home
VAT	No VAT on sale or resale		VAT on sale and transfer duty on resale
Special levies	No special levies in respect of the housing and facilities levy		Risk of special levies when homes/facilities require maintenance/upgrade
Levy increases	Certainty regarding levy increases		Seldom certainty regarding future levy increases
Maintenance	Developer maintains structure of property		Trustees are entrusted to budget for maintenance and repairs
Resale	No stress on next of kin to repair house and market for resale		Next of kin often has to repair/upgrade house to prepare for marketing for resale
Legal protection	Life Right Holder protected by Retired Persons Act		Owner protected by Retired Persons Act
Facilities	Oasis Life group offers preferential access to medical/frail care facilities (subject to availability)		Limited to facilities offered by specific scheme
Value	Reputable developer will add value to the scheme over the long term		Developer only involved until all units sold

Payment Structures

	Option A Deposit + balance subject to sale	Option B 10% deposit + guarantees	Option C 30% deposit + delayed guarantees
Payable on signature of the agreement	Cash deposit - House/cottage: R50 000 Apartments: R30 000	Cash deposit - House/cottage: R50 000 Apartments: R30 000	Cash deposit - House/cottage: R50 000 Apartments: R30 000
Payable subject to sale of your property	Full balance payable from the proceeds of your property sale	-	-
Payable within 7 days from signing		The balance of a 10% cash deposit less the deposit paid on signature	The balance of a 10% cash deposit less the deposit paid on signature
Payable within 30 days from signing		Full balance secured by bank guarantee or payment	A further 20% cash deposit
Payment 60 days prior to the date of occupation			Guarantees or payment for the balance of the loan amount required

Other terms

All deposits are invested and interest will accrue for the benefit of the Life Right Holder;

The Housing Interest is to be alienated by virtue of a Life Right Agreement in terms of which the Life Right Holder pays a loan amount and acquires housing interest in respect of the unit (the right of use and occupation of the Unit, more commonly known as "Life Right");

The housing interest shall be endorsed on the title deed of the unit in terms of Section 4C of the Housing Development

Schemes for Retired Persons Act 65 of 1988 ("Retired Persons Act"), which affords protection to the Nominated Occupant;

The Life Right Holder receives a Life Right Certificate in terms of section 6(1).

The Grantor undertakes that the Unit shall not be encumbered by a mortgage bond on the Date of issue of Life Right Certificate;

Visitors shall be entitled to stay in the Unit together with the Nominated Occupant, subject to the prior approval of the Grantor and the Trustees;

The Grantor shall insure the buildings comprising the Scheme for their replacement value, against loss resulting from fire and other such perils, as the Grantor may deem necessary.

The Grantor shall appoint a Management Company to manage the Estate on behalf of the Grantor.

The Life Right Holder shall be responsible for rates, taxes, utilities and levies.

Levies* estimated for 2 years in advance as provided in the Life Right Agreement.

**Subject to change until signing of contract. All terms and conditions are explained fully in the Life Right Agreement.*



Primary healthcare

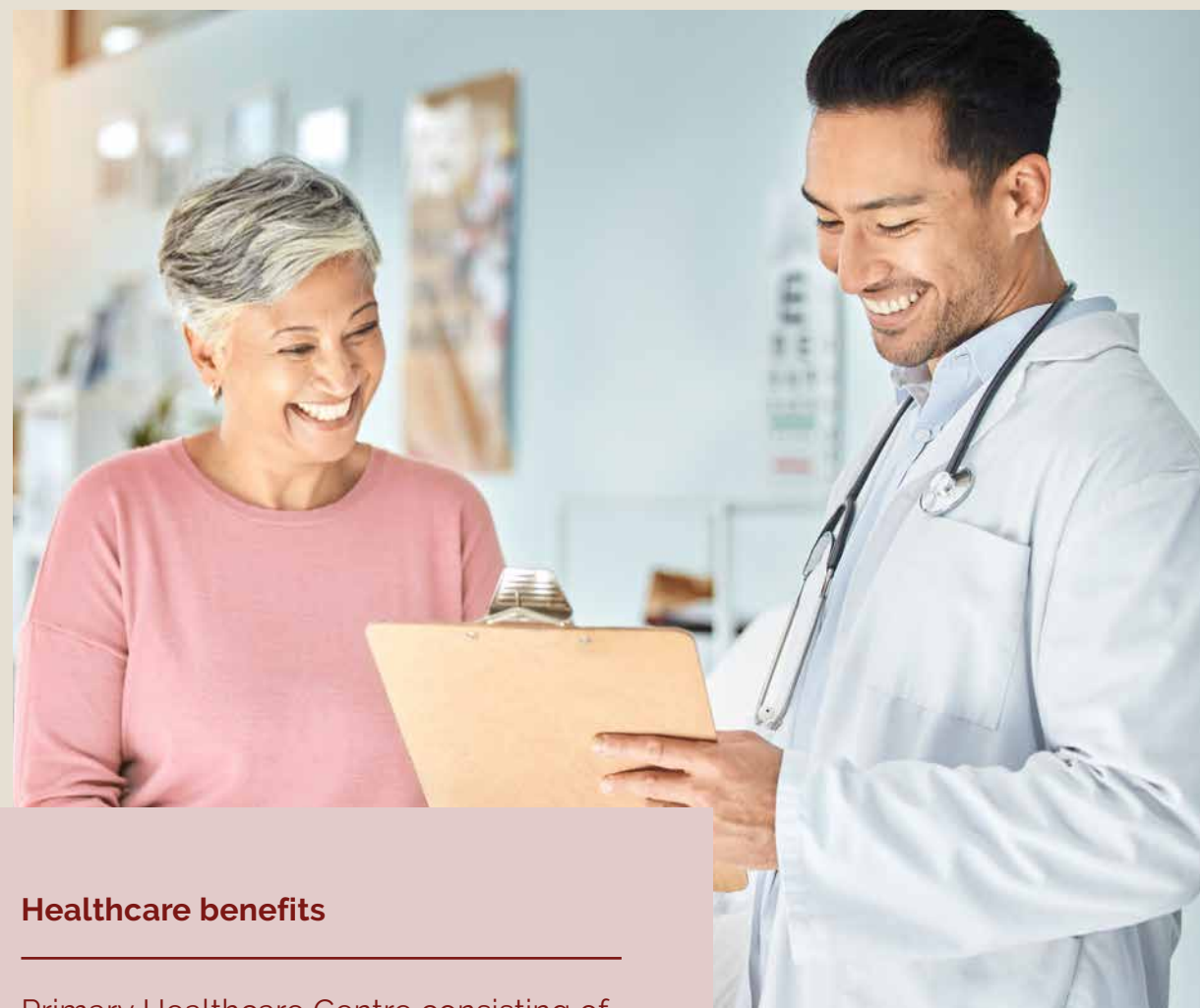
At Oasis Life, we ensure all our residents receive the support and attention they require. Led by our expert healthcare practitioners, we provide regular check-ups at our on-site consulting rooms and

we always attend to our residents needs

a visiting doctor is available by appointment for consultations. For added safety around the home, every property is equipped with a panic button that is monitored 24/7. If you require additional help, home-based support and care is available as and when it's required. Rest assured; we always attend to our residents' needs.

Services: Primary healthcare

This service provides basic medical care to our residents and consists of three distinct services: Primary Healthcare Centre visits, house visits and medical record keeping.



Healthcare benefits

Primary Healthcare Centre consisting of a clinic/nurses consultation room and observation room.

24-hour primary healthcare with professional nurses and carers: at least one healthcare practitioner during normal office hours and an enrolled nursing assistant (ENA) to attend to emergencies after hours, over weekends and on public holidays.

Visiting doctors for consultation as needs arise for our residents.

24/7 monitored panic button in every home which links to the ER services control centre.

On-hand database of medical history.

Flexible in-home support/care packages.



Primary Healthcare Centre visits

Vital signs, blood pressure, blood glucose, haemoglobin.

Dressing of minor wounds.

Injections on script.

Emergency support until ambulance service arrives.

Advice on minor ailments with referral where needed.

Assistance with setup of home-based care.

Assist with Pathcare requests.

House visits

Done on rotational basis.

Observing general lifestyle and general well-being.

Discussing with you or your immediate family, any concerns that may be observed during these visits.

Discussing any medical concerns that you may raise, with referral where needed.

Medical record keeping

Medical history compiled by a healthcare practitioner.

Medical records kept on database.

Records available for possible emergency situations.

Information recorded: Names, ID numbers, medical aid information, preferred ambulance service, medical history/condition, medication, allergies, etc. Contact details of personal doctor, next of kin and family in case of emergency.



Services: Home-based care

Provides flexible care and support in the comfort of your own home by healthcare professionals. This service is offered and managed by a third party professional home care service.

To be quoted and invoiced separately.

Services include:

Flexible Care Packages from 1 hour to 24 hours per day, 7 days a week.

Care givers to assist with bathing, dressing, making of beds and tidying bedroom and bathroom after use.

Placement of personal and bed linen into your washing machine if it has been soiled with body fluids. Your helper/family to continue with necessary washing cycle.

Lifestyle Centre to offer concierge service if needed.

Preparation of light meals if needed. (e.g. toast or cereals and tea)

Medication management.

Home-based care benefits

Cost effective and flexible alternative to frail care.

Takes the pressure off your loved one(s) to care for you.

Depending on your Medical Aid Scheme and the registration of the home-based care provider, the cost may be reclaimed.

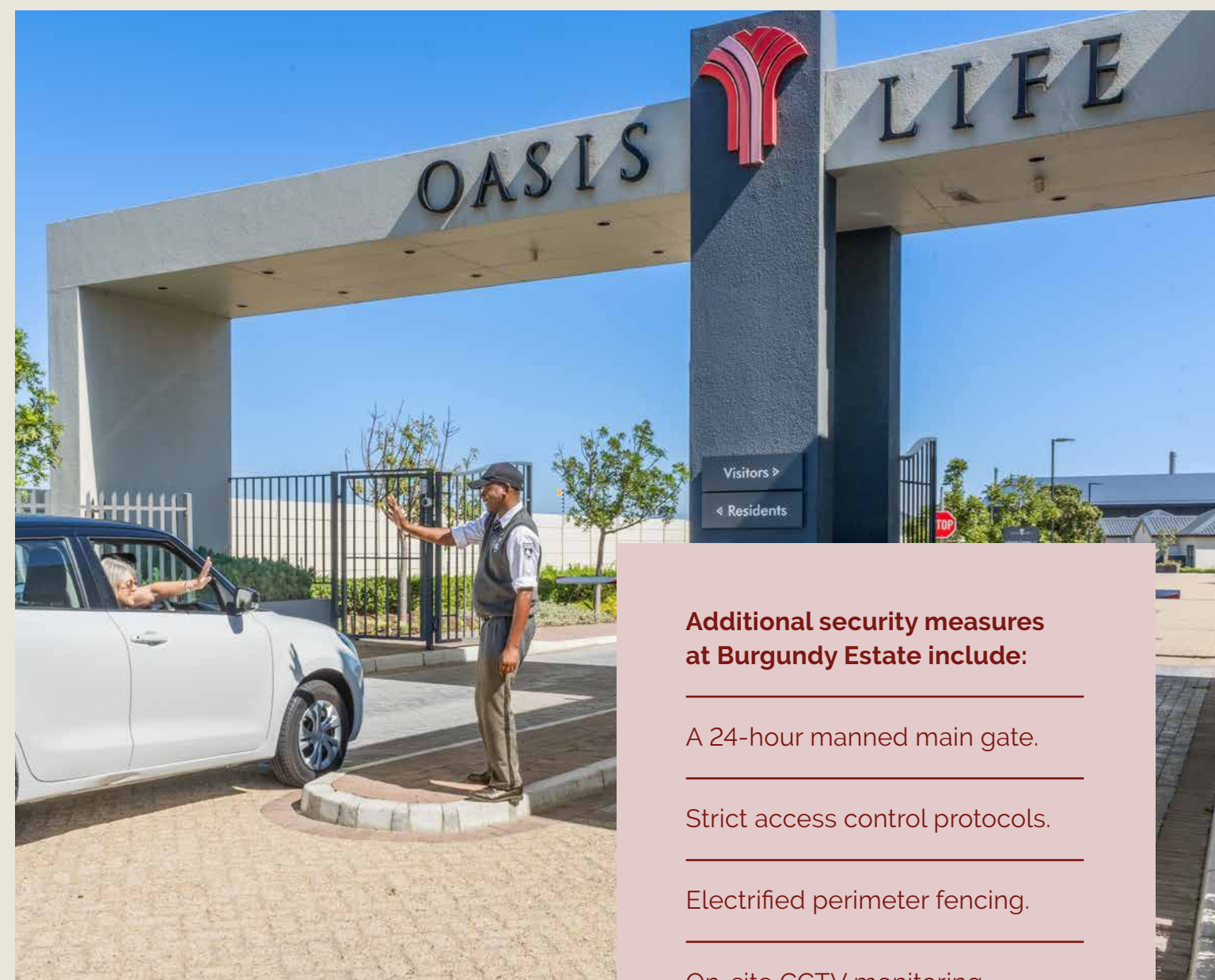


safety is of paramount importance



24-hour security

Safety is of paramount importance, with 24-hour security 7 days a week.



Additional security measures at Burgundy Estate include:

A 24-hour manned main gate.

Strict access control protocols.

Electrified perimeter fencing.

On-site CCTV monitoring.

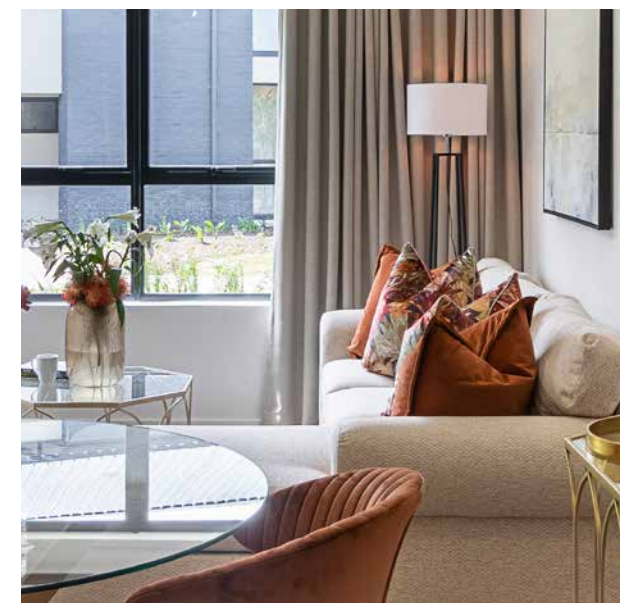
Modern retirement homes

CHOOSE FROM A WIDE VARIETY OF APARTMENTS, COTTAGES AND HOUSES

Tailored to your requirements, Oasis Life Burgundy Estate comprises of houses, cottages, and apartments. Every residence is finished to exceptionally high standards, offering curated spaces with sophisticated styling. Pet-friendly, efficient, and eye-catching, our homes redefine the aesthetics of retirement.

Tailored for style and safety

Combining contemporary finishes and ease of use, our retirement homes are highly stylish and



future-proofed. Each residence is wheelchair friendly and designed for ease of mobility. Upon request, grab handles can be fitted throughout the home to aid stability.



Additional features

- Around the clock emergency assistance.
- Slip resistant floors throughout.
- Easy-to-grab door and cupboard handles.
- Raised washbasins.
- Swivel taps that easily open and close.
- No steps into the shower (where possible).
- Automated garage doors.

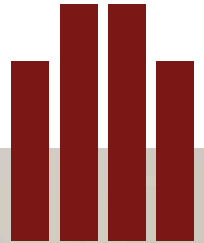
Houses

THE VERY BEST IN MODERN LIVING.

Spacious, fashionable, and of a high specification, the free-standing houses reset the expectations of senior living. Fitted with a wealth of high-end finishings and solar geysers for efficiency, these properties offer the very best in modern living.



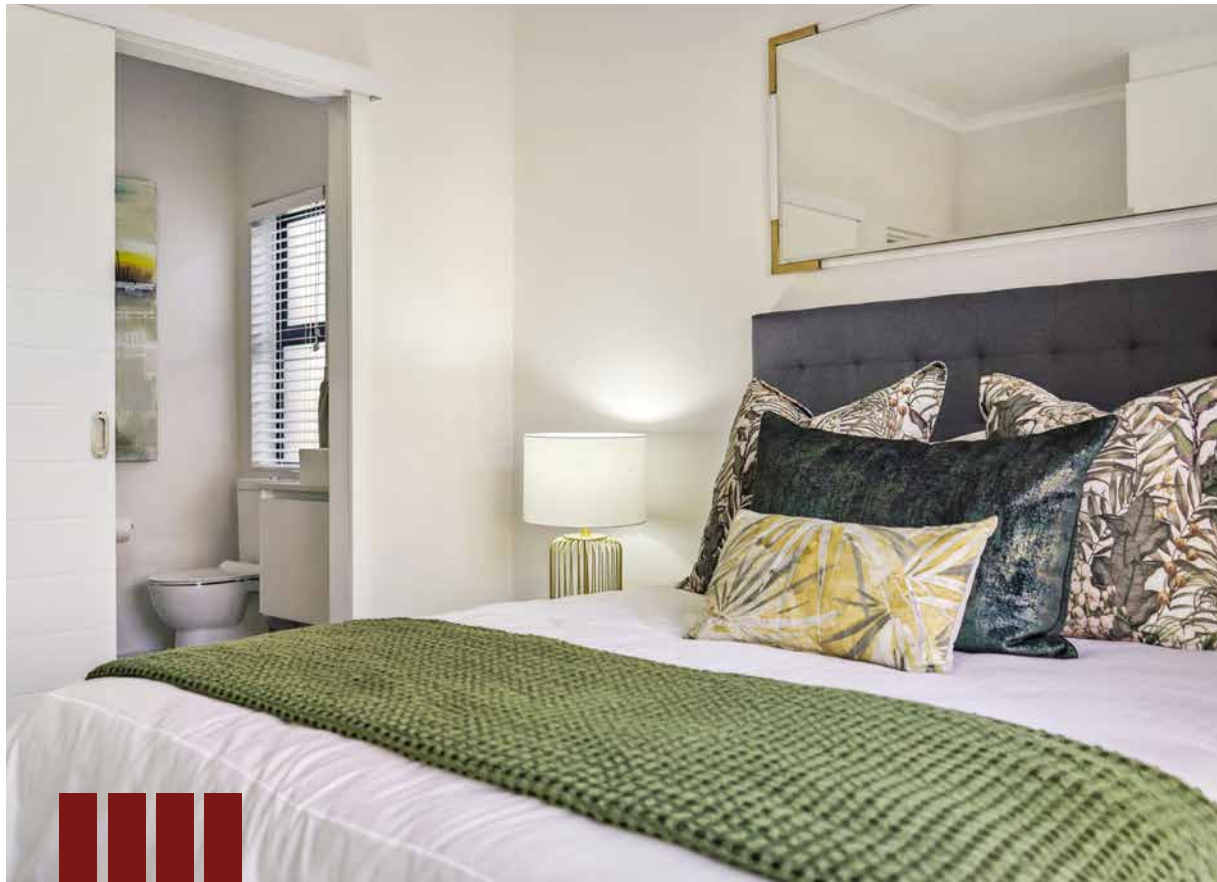
View our
modern
free-standing
house



FLOOR PLAN

House Type DT

2 bedrooms | 1 bathroom | 68m² + patio + garage



Features

Pet-friendly, free-standing houses.

Large open-plan reception room.

Contemporary kitchen with stone worktops.

Two bedrooms with built-in wardrobes.

One or two bathrooms.

A spacious patio with the option to enclose.

Private, pet-friendly garden.

Attached or integral garage.

Solar geysers.



House Type CT

2 bedrooms | 1 bathroom | 71m² + patio + garage



House Type DX

2 bedrooms | 2 bathrooms | 76m² + patio + garage



FLOOR PLAN

House Type E

2 bedrooms | 2 bathrooms | 84m² + patio + garage



FLOOR PLAN

House Type E2

2 bedrooms | 2 bathrooms | 79m² + patio + garage



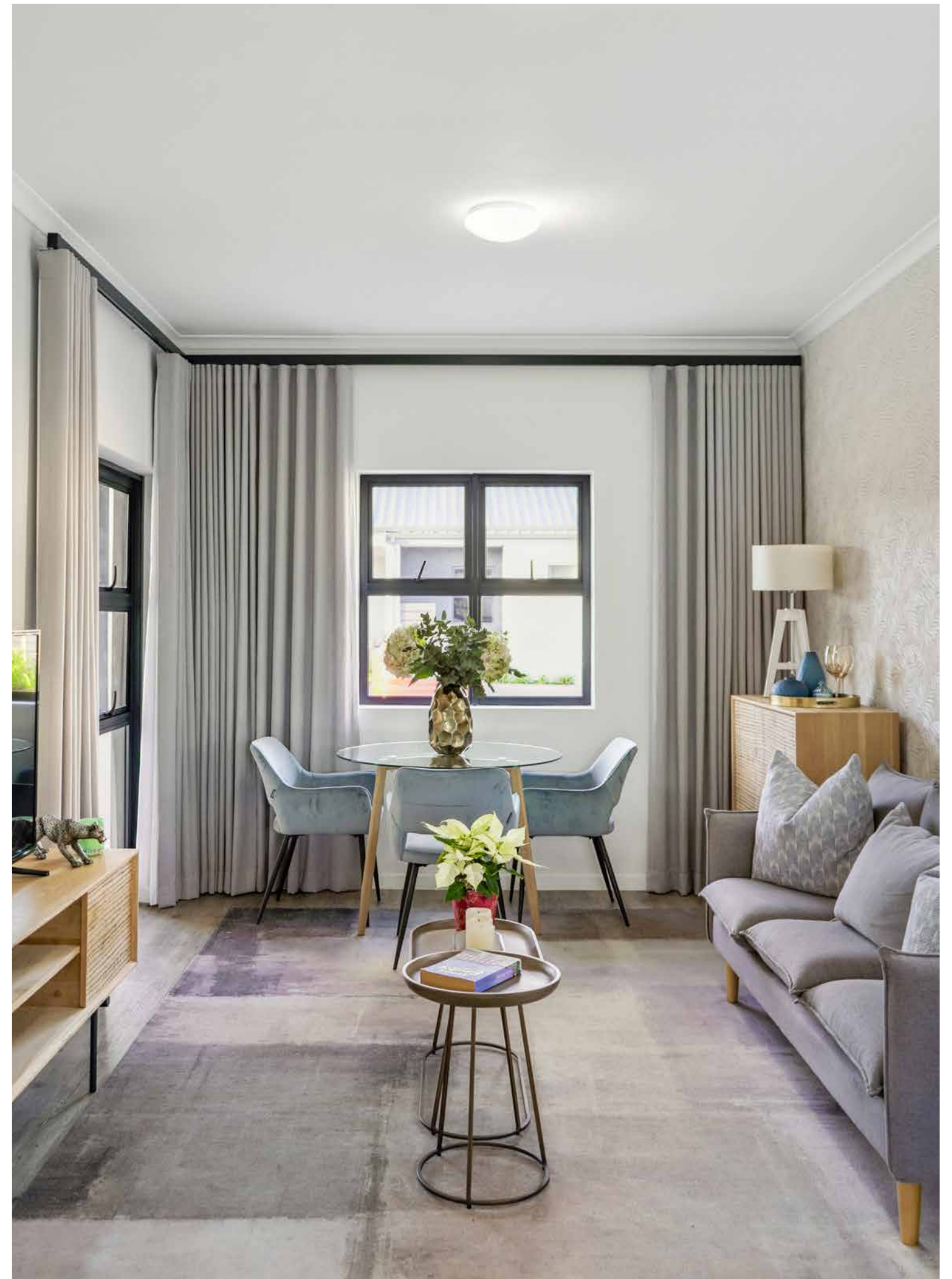
Cottages

BOTH PRACTICAL AND STYLISH,
THEY OFFER AN INCREDIBLE LIFESTYLE.



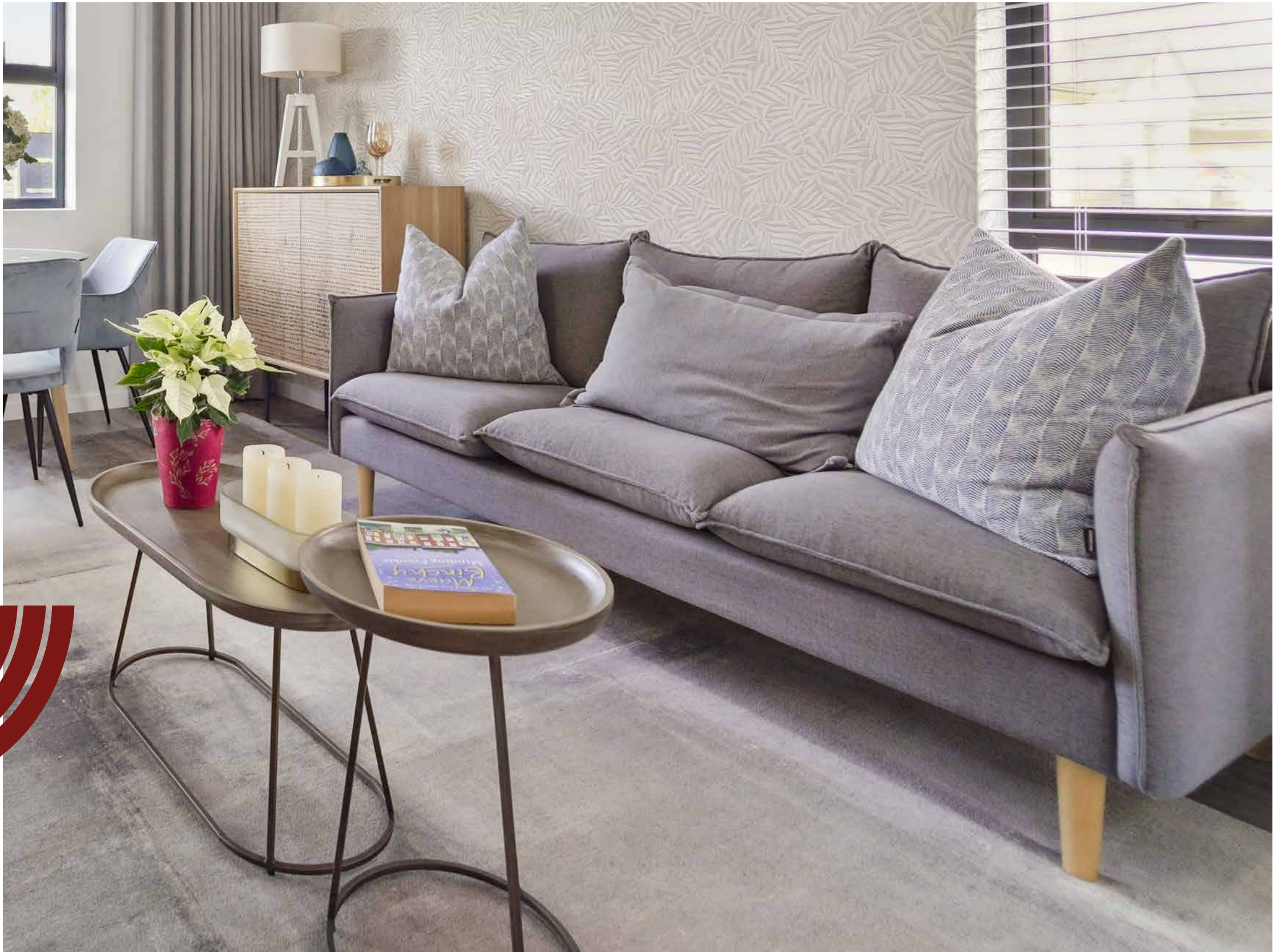
**View our cottage
with it's high-
spec finishings**

The cottages redefine expectations of retirement, combining high-spec finishings, and stunning interior design. Both practical and stylish, they offer an incredible living experience.



Features

- Stylish open-plan reception room.
- Contemporary kitchen with stone worktops.
- Two bedrooms with built-in wardrobes.
- One modern bathroom.
- Exclusive-use pet garden.
- An exclusive-use patio with the option to enclose.
- Optional carport (extra).
- Solar geysers.



Cottage
Type 1

2 bedrooms | 1 bathroom | 64m² + patio



Cottage
Type 2

2 bedrooms | 1 bathroom | 54m² + patio



Apartments

THE ULTIMATE IN
CONTEMPORARY RETIREMENT



Our low-rise apartment buildings provide the ideal lock-up-and-go solutions, providing independence in a sociable environment. Like the houses and cottages, they provide the ultimate in contemporary retirement. Expect the latest in interior design, spacious rooms, and exceptional attention to detail.

Features

Sophisticated, pet-friendly apartments.

Lift service to all floors.

Sociable open-plan reception room.

Contemporary kitchen with stone worktops.

Large bedroom with built-in wardrobes.

Modern bathroom.

Balcony to admire the views,

Solar geysers.

In addition, the ground-floor apartments benefit from their own exclusive use garden that is pet-friendly. Residents also have access to a landscaped communal garden and shared parking spaces.



View our contemporary apartment interiors

Apartment Type 1

1 bedroom | 1 bathroom | 41m²



The developer

OASIS LIFE IS UNDERWRITTEN AND DEVELOPED BY THE MULTI-AWARD-WINNING RABIE PROPERTY GROUP

With over 46 years of experience, Rabie Property Group is one of the most successful developers in the Western Cape. Our iconic mixed-use mega developments shape the

urban landscape to the Cape. Our track record of excellence speaks for itself. Successful projects include the Atlantic Beach Estate, Big Bay, Century City, Clara Anna Fontein, and Westlake.

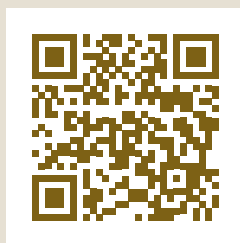


rabie

Board of Directors FLTR: Christopher McMaster, Leon Cohen, Miguel Rodrigues, Mariska Auret, John Chapman, Colin Anderson, Colin Green

A community at heart

Oasis Life Burgundy Estate is our largest estate and stands alongside our established estate at Clara Anna Fontein in Durbanville, our estate in Constantia, and our upcoming development at Sunningdale. As the Oasis Life collection continues to grow in the Western Cape, each development will maintain strong ties and relationships to build a like-minded and growing community of retirees. Together, we are reimagining retirement.



Find out more
about our estates.



The retirement you deserve

Contact us to find out more and take the next step towards an independent retirement. We look forward to hearing from you and showing you around this inspiring retirement village.

Discover the lifestyle you've always imagined at Oasis Life.

**MODERN RETIREMENT,
REIMAGINED.**



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www.oasislife.co.za



A DEVELOPMENT BROUGHT TO YOU BY

rabie