

The Woodland: Your town-and-country escape

Location. Lifestyle. Luxury. That's what residents can look forward to at The Woodland, a new sectional title estate being developed by NASA Developments in a quiet enclave that is surprisingly close to the Gateway Theatre of Shopping and bustling heart of Umhlanga.

Tucked away down Woodlands Close, near the Reddam private school, this exclusive estate will contain just 39 free-standing homes, set among towering 60-year-old trees that provide deep shade, fresh air and a home for dozens of bird species. And in keeping with this tranquil natural environment, the homes in The Woodland will all be built using the latest "green" designs and materials to ensure that they are energy-efficient and eco-friendly.

Having won the 2016 Afrisam Sustainable Architecture award for a previous residential project, Sagnelli Architects is incorporating the same principles into The Woodland. Natural construction materials such as stone, wood and glass will feature conspicuously in the modern farm-style homes, while gas stoves and heat pumps will limit energy consumption – and keep costs down. Rainwater harvesting is also part of the overall estate design, as is storm-water management and recycling. Residents will also be able to use borehole water for their private back gardens and will be encouraged to grow vegetables for their own use.

Architectural design features will include generous roof overhangs to limit heat ingress, cross ventilation to limit the need for artificial cooling in summer and covered verandas to facilitate indoor/ outdoor living that makes the most of the beautiful surroundings and creates a safe social environment for children.

Communal amenities on the estate will include an entertainment area, pool, children's play area and walking/ cycling trails around the perimeter. This will be secured with concrete palisade and electric fencing, and further security measures include controlled-access via a guardhouse, electronic surveillance and CCTV.

Residents of The Woodland will truly have the best of both worlds – country-style living in a peaceful, stress-free environment and the convenience of living close to top schools and upmarket shops, medical facilities and sports venues. The estate is also just 15 minutes' drive from King Shaka International airport via the new freeway interchange, and less than 10 minutes from Umhlanga's main beach and the trendy restaurants and nightlife of Umhlanga Village.

All the homes have three bedrooms and double garages and selling at prices from R2,9m, the homes in The Woodland are a perfect fit for young professionals with growing families, as well as investors seeking a second home or high-end rental property for executives of the many blue-chip companies based in Umhlanga Ridge. There will be no transfer duty payable on these properties as they are being sold off-plan by the developer.