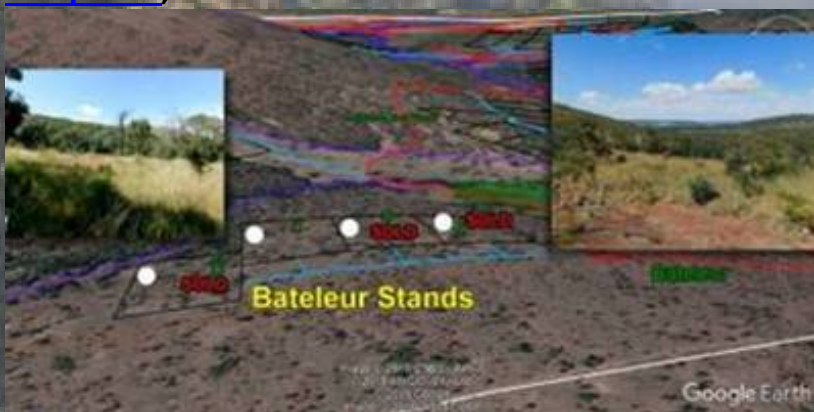
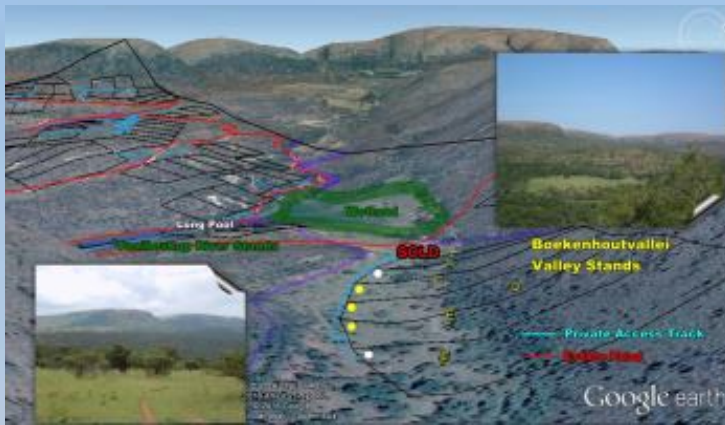




Wow! While all around us is an eternal struggle with congestion, electricity, water, cost of living and so much else, Boschhoek Mountain Estate is on top of the world.

- Boschhoek is hidden away in the mountains of the Waterberg, an easy hour and a half from Pretoria and two hours from Johannesburg, just north of the town of Modimolle/Nylstroom. It is close enough to invite city friends over for lunch.
- As shown in the flyovers [here](#) and [here](#), Boschhoek's nature is absolutely stunning – a world on its own with almost 1500 hectares of mountains, vistas, plains, waterfalls and streams. It is with good reason that Boschhoek forms part of [Unesco's Waterberg Biosphere Reserve](#).
- The estate is well established, with more than 120 stands (85%) sold and 65 houses built. The estate has been functioning for nine years already. The best stands were kept for a [last phase](#), and these are now available.





- Boschhoek was probably the very last full title bush estate approved before a change in legislation about a decade ago. The remaining stands are literally the last. With the supply thus capped and demand ongoing, values are bound to increase exponentially going forward. Several French, German and American owners bear testimony to Boschhoek's market appeal.
- With almost 90% of the estate being common property, owners don't only buy their own full title 1-2 hectare stand, but they also get all of Boschhoek's almost 1500 hectares included in the deal. The total building footprint on the estate is only around 0.25% (a quarter percent). The other 99.75% is unadulterated nature. Despite this, current stand prices are limited to between R1 mil and R1.5 mil, as opposed to urban estates where a postage stamp of land often costs so much more.
- Those who prefer to share with like-minded others could also consider one of the last 4 shares in our stunning [Berg&Bosch shared lodge](#) at R350 000.



- Game includes giraffe, sable, roan, tsessebe, kudu, impala, waterbuck, red hartebeest, eland, nyala, bushbuck, reedbuck, mountain reedbuck, klipspringer, warthog and a host of smaller species. Buffalo and rhino are purposefully absent, allowing residents to walk and cycle all over the estate. With 40km of mountain roads Boschhoek is a cyclist's paradise.



- Everyone of us has our own bush dream. Boschhoek allows a lot of freedom in terms of building. There is no minimum size, allowing you to start as small as you wish and expand over time. No particular style or building materials is prescribed, provided the buildings blend in. There are 10 years to start building.



- Excellent connectivity allows us to live and work in the bush.



- Every stand has its own water connection, with an engineer designed water reticulation network supplied by estate boreholes. Being off the grid, Boschhoek does not depend on any local authority for services.
- Levies are R1315 per month, including 6000 litres of free water where after a sliding scale applies. Municipal rates are approximately R50 per month. Being free from Eskom, there are no electricity accounts and no load shedding, and every house has its own solar electricity.
- All common property, infrastructure and game is managed and maintained by the Home Owners Association, with an Estate Manager and a dedicated team.
- Security is excellent, being landlocked and surrounded by private land. There is also a 14 kilometre electrified game fence all around the estate and a dedicated security company.

- The essence of Boschhoek is well captured in [this article](#) in South Africa's premier *Estate Living* magazine.

We invite you to enjoy this month's selection of winter pics @ Boschhoek!







Boschhoek's marketing is continuing apace, reaching out the fortunate few who can still be accommodated, whether for a new life on top of the world or a regular weekend getaway.



Do come and visit! A lovely day outing from the city, we will take you out exploring for a couple of hours' over weekends or as it suits. Two viewing time slots are still available for this coming Saturday. Kindly call to arrange. Combine it with your own streamside picnic, or enjoy a lovely light meal at [Leeuwenhof Country Lodge and Garden Spa](#) next door.



Hats off to the fellow Boschhoekers for their lovely pictures, and to Nature for the rare privilege!

The Boschhoek Team

www.boschhoekmountain.co.za

Herbert Smith (083)654-8201



85% Sold – +/- 60 bush homes built

Full title 1-2 Ha last phase stands now available from R999 000

Share a furnished lodge @ R350 000, R175 000 Joint Purchase

Waterberg (Modimolle/Nylstroom) 1.5 hrs from Pretoria, 2 hours from Johannesburg

Approximately 1500 hectares unspoilt bush, 0.25% (a quarter percent) human footprint

Levies R1315 per month, basic water provision free

Off the grid – no electricity accounts and no load shedding

Excellent connectivity allows us to reach out to the world.

No minimum size for your bush home, whether a rustic weekend getaway or a magnificent mountain lodge



For a hauntingly beautiful two minute flyover, see <https://youtu.be/cvpAlbnOH84>

For previous newsletters, see <http://www.boschhoekmountain.co.za/Newsletter.html>

