

Crowned Eagle proposal on registered aerial imagery. Ground imagery © Esri, Vantor, Earthstar Geographics and the GIS User Community.

A GUIDE TO THE PROPOSED RETIREMENT VILLAGE

Crowned Eagle

Umhlali, KwaZulu-Natal

Four home designs on the KwaZulu-Natal North Coast.

Buyer guide / November 2026

Village plan 02 · Type A 03 · Type B 04 · Type C 05 · Type D 06 · Aerial guide 07 · Clubhouse & walk 08 · Bird hides 09

The village plan

The plan shows 190 proposed homes, a clubhouse with a pool, two bird hides of two storeys each, and three braai courts.

Compare the four homes

TYPE	BEDS	GARAGE	GROSS AREA
Type A	1	Single	**To be confirmed**
Type B	2	Single	**126 m²**
Type C	2	Double	**143 m²**
Type D	3	Double	**165 m²**

The gross area includes the garage. The drawings show patios and covered entrances separately.

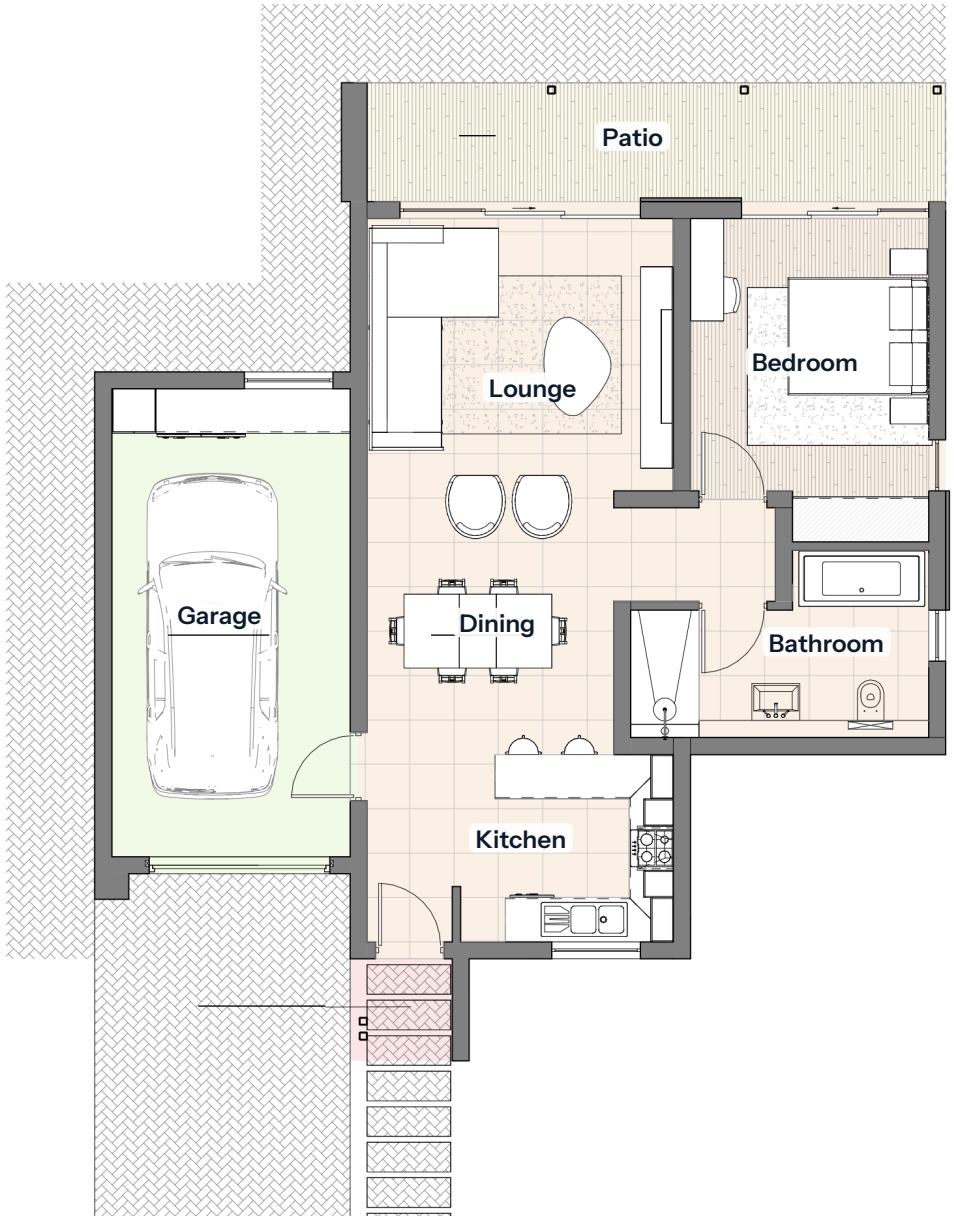
Select a row for its floor plan. Aerial guide on page 7

READING THE MAP

The roofs and streets are proposed. Fields, access roads and trees beyond the village come from the aerial photograph of 6 February 2026. Home positions are approximate.



THE FURNISHED FLOOR PLAN



Issued Type A reference plan · Home 114 follows this layout.

HOME TYPE A

From kitchen to patio

1	Single	To be confirmed
BEDROOM	GARAGE	GROSS AREA



Home 114, on the right · Architectural preview

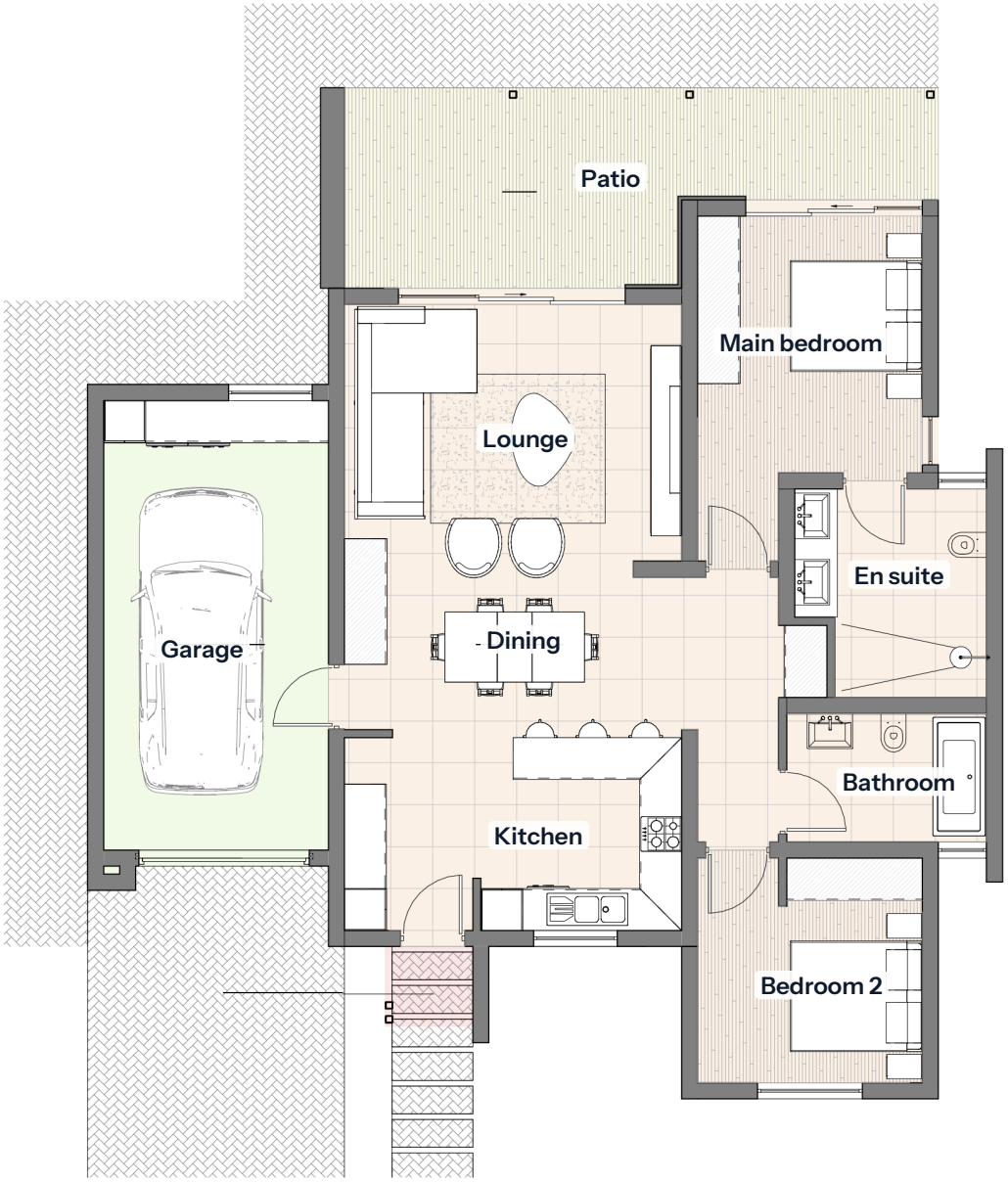
A planted strip separates Home 114 from Home 113 at the street corner.

Come in beside the kitchen and the dining table is straight ahead. Beyond it, the lounge opens to the patio. The bedroom and bathroom sit to one side of this living space.

FROM GARAGE TO KITCHEN

The garage opens into the dining area, giving groceries a short route to the kitchen.

THE FURNISHED FLOOR PLAN



Issued Type B reference plan · Home 2 uses the mirrored layout.

HOME TYPE B

A room for guests

2	Single	126 m²
BEDROOMS	GARAGE	GROSS AREA



Home 2, on the left · Architectural preview

Homes 2 and 3 meet at their garages.

The second bedroom is near the front door, with a bathroom off the passage. The main bedroom has its own en suite. From the dining table, you can look through the lounge towards the 20 m² patio.

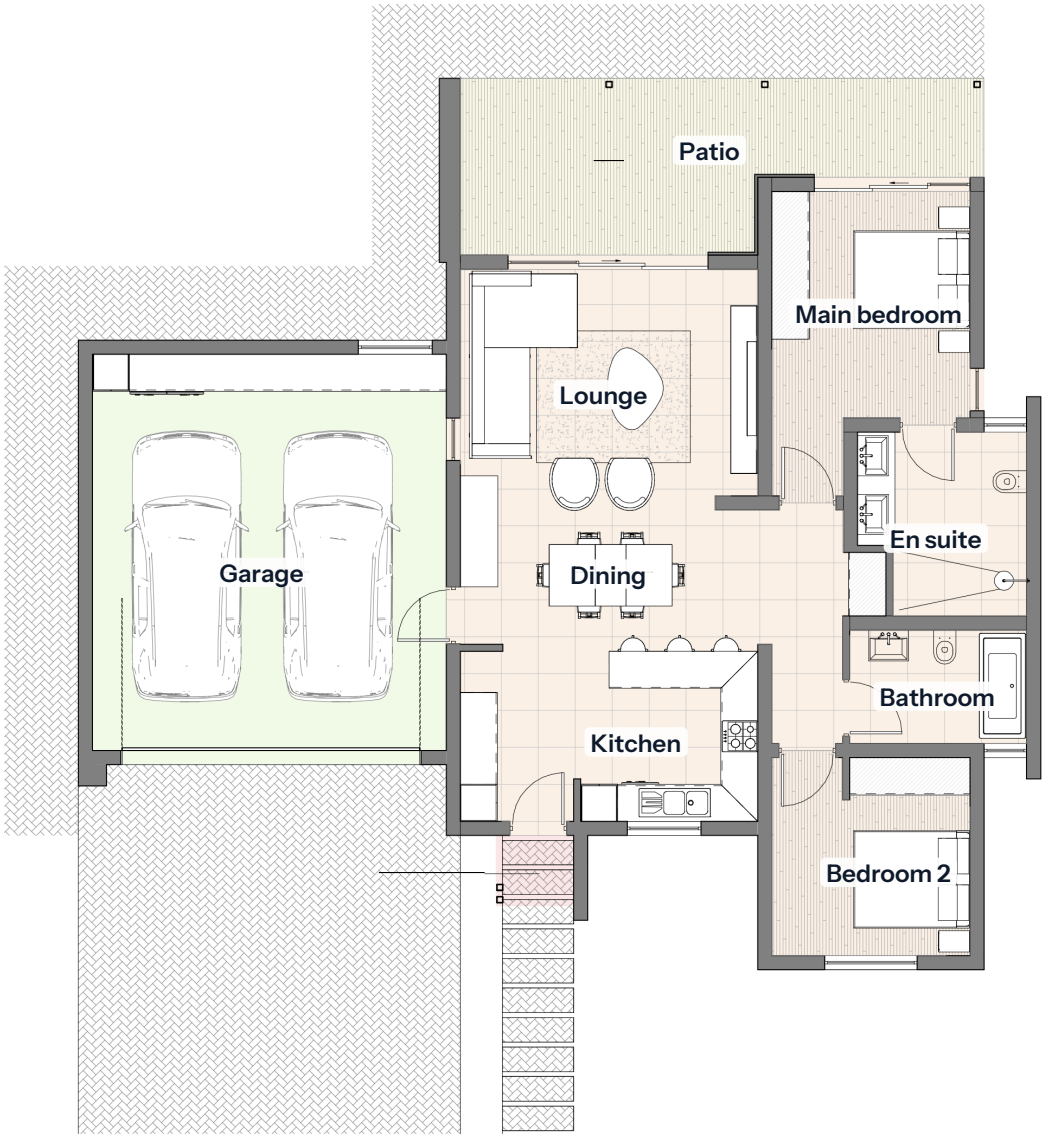
HOW THE GROSS AREA IS MEASURED

■ 102 m² ground floor ■ 24 m² garage

Compare with Type C on page 5.

Issued November floor plan with an architectural impression of the numbered home. Finishes and planting are illustrative.

THE FURNISHED FLOOR PLAN



Issued Type C reference plan · Home 8 follows this layout.

HOME TYPE C

A second garage bay

2	Double	143 m²
BEDROOMS	GARAGE	GROSS AREA



Home 8, on the right · Architectural preview

Homes 8 and 16 meet at their garages.

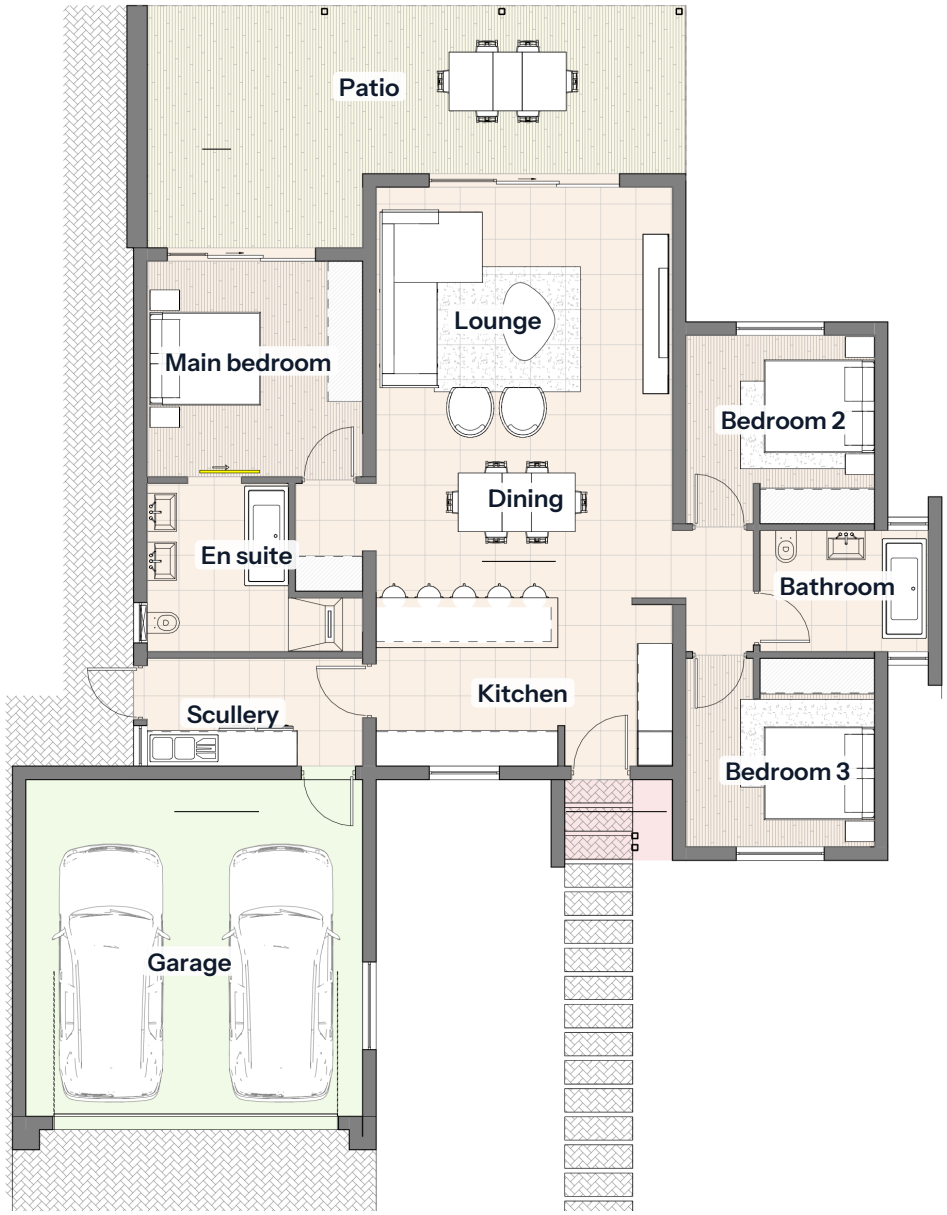
Types B and C share 102 m² of ground-floor area and a 20 m² patio. Type C adds a second garage bay. All 17 m² of the difference in gross area is in the garage.

HOW THE GROSS AREA IS MEASURED

■ 102 m² ground floor ■ 41 m² garage

Compare with Type B on page 4.

THE FURNISHED FLOOR PLAN



Issued Type D reference plan · Home 1 follows this layout.

HOME TYPE D

Around the table

3	Double	165 m²
BEDROOMS	GARAGE	GROSS AREA



Home 1, on the right · Architectural preview

Home 1 sits apart from Home 8 on the floor plan.

The main bedroom is on one side of the lounge. Two further bedrooms share the other side, with a bathroom between them. A separate scullery connects the kitchen to the double garage.

HOW THE GROSS AREA IS MEASURED

■ 126 m² ground floor ■ 39 m² garage

Issued November floor plan with an architectural impression of the numbered home. Finishes and planting are illustrative.

Arrival and shared places

From the frontage road, the proposed traffic circle leads to the gatehouse. Footpaths connect the shared spaces within the village.



November proposal over the estate aerial · North up.

Return to the village plan / 02



G Gatehouse arrival

Separate booms control entry and exit. The plan shows about 19 m from the gatehouse roof to the outer edge of the traffic circle.



C Street crossing

A marked pedestrian crossing joins the garden walk across the concrete village street.



R Four rest courts

The plan marks four seating courts beside village footpaths. The view shows one possible setting.



B Three braai courts

Just east of the gatehouse, a shared footway serves all three courts.

Architectural previews · Materials, fittings and planting are illustrative.

Ground imagery © Esri, Vantor, Earthstar Geographics and the GIS User Community.

The clubhouse, pool and garden walk

The rectangular pool lies west of the clubhouse. A strip of lawn separates its long side from the building's west wall.

NOVEMBER CLUBHOUSE PLAN



Paving surrounds the pool on all four sides.

PROPOSED POOL COURT



A paved link reaches the clubhouse at the north end.

PROPOSED POOLSIDE VIEW



The pool terrace and lawn at eye level.

Garden walk

Paths loop around planted islands. A marked crossing links the two sections of the walk across the village street.



Marked crossing on the November plan.



Paths divide around the garden islands.



Garden walk · Planting and paving are illustrative.

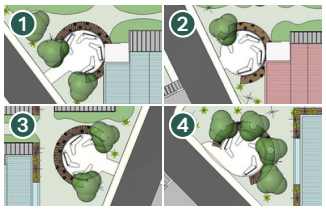
Bird hides and gathering places

Both November plans identify the bird hides as two-storey pavilions. Each has its own approach from the village street.

VILLAGE LOCATOR

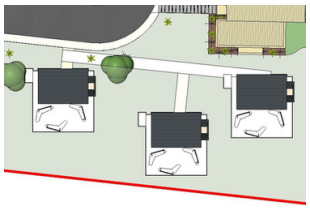


● Bird hides ● Rest courts ● Braai courts



Four rest courts

Seating courts along the village footways.



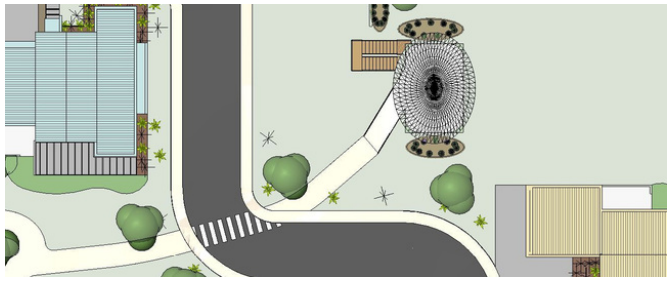
Three braai courts

Courts beside the path east of the entrance.

Northern bird hide



Two-storey pavilion and deck · Architectural preview.



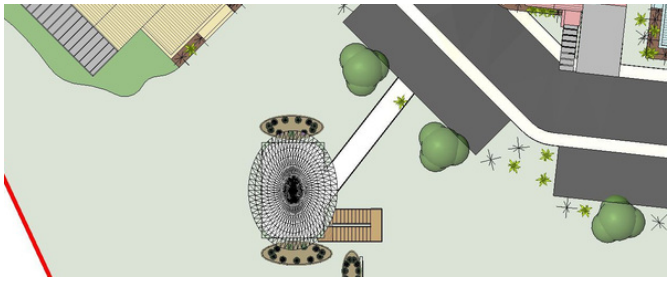
Both plans label it “Bird Viewing Pavilion 2 - Two Storeys”.

Inside the eastern street bend, a paved path leads from the marked crossing to the west side of the hide.

Southern bird hide



Upper deck and lower level · Architectural preview.



Both plans label it “Bird Viewing Pavilion 1 - Two Storeys”.

A short diagonal path leaves the southern street for the hide and its deck, just west of the Crowned Eagle entrance.

The previews interpret platform elevations, stairs and construction details. Materials and outlook are illustrative.