

2027 Q1 HOUSE LAUNCH

Five new homes. One Karoo address.

Pepperwood Lifestyle Estate · Oudtshoorn



Erf 18413 · Artist's impression. Covered-stoep inclusion to confirm. Finishes, planting and background placement illustrative.

R2.20m – R2.60m

Including VAT · two or three bedrooms · double garages

Prices include VAT and are valid for the Q1 2027 release, subject to written confirmation at sale. Availability and completion dates to be confirmed with Seeff. Q1 2027 is the release period, not a promised occupation date. Covered-stoep options differ by erf.

KLEIN KAROO LIVING

A little more space for living.



ACTUAL ESTATE ENTRANCE / OFFICIAL ESTATE PHOTOGRAPHY

Oudtshoorn. Your next chapter.

Country-town character, regional nature and culture, with schools, medical services and everyday amenities. Around an hour by road to George Airport, depending on route, traffic and pass conditions; the coast is within day-trip reach.

An estate with a shared character.

Pepperwood lists a gatehouse, 24-hour manned security, cameras and electric perimeter fencing. Confirm current arrangements with Seeff. Estate photos show existing surroundings, not the build stage of the five proposed homes.

A new home, from the plan.

Five individual stands, with two or three bedrooms and double garages. Explore the layouts and request the written specification, available options and construction programme for your chosen erf.

ERF 18411 / Q1 2027 RELEASE

Erf 18411

Northern end of the four-home row · Pepperwood Lifestyle Estate



Artist's impression · background, finishes and planting illustrative. Covered-stoop terms below.

R2,250,000

INCLUDING VAT · PLOT & PLAN

Covered stoep excluded; paving and braai included. Ask Seeff about adding a roof.

BEDROOMS

2

INCLUDED PARKING

Double garage

STAND · PROPOSAL

394 m² registered (proposal)

HOUSE · PROPOSAL

159 m²

The release proposal states 394 m² registered plus approximately 140 m² additional usable ground (approximately 534 m² usable in total). The additional ground is not described as registered erf area. The earlier site plan states 382.43 m²; confirm the registered diagram and rights to the additional ground with Seeff. House area is the proposal figure, not an internal living-area measurement. Confirm the final area schedule and specification with Seeff.

Serviced stand and completed home, double garage, professional fees, boundary walls, NHBRC enrolment and site establishment are listed in the proposal. Prices include VAT and are valid for the Q1 2027 release, subject to written confirmation at sale. Availability and completion dates to be confirmed with Seeff.

ERF 18412 / Q1 2027 RELEASE

Erf 18412

Between Erven 18411 and 18413 · Pepperwood Lifestyle Estate



Artist's impression · background, finishes and planting illustrative. Covered stoep terms below.

R2,300,000

INCLUDING VAT · PLOT & PLAN

Covered stoep excluded; paving and braai included. Optional built stoep with roof: R80,000.

BEDROOMS

2

INCLUDED PARKING

Double garage

STAND · PROPOSAL

394 m² (proposal)

HOUSE · PROPOSAL

162 m²

The site drawing states 394.38 m². The proposal rounds the stand area shown above. House area is the proposal figure, not an internal living-area measurement. Confirm the final area schedule and specification with Seeff.

Serviced stand and completed home, double garage, professional fees, boundary walls, NHBRC enrolment and site establishment are listed in the proposal. Prices include VAT and are valid for the Q1 2027 release, subject to written confirmation at sale. Availability and completion dates to be confirmed with Seeff.

ERF 18413 / Q1 2027 RELEASE

Erf 18413

Between Erven 18412 and 18416 · Pepperwood Lifestyle Estate



Artist's impression · background, finishes and planting illustrative. Covered-stoop terms below.

R2,200,000

INCLUDING VAT · PLOT & PLAN

Covered-stoop inclusion is not specified in the release notes. Confirm its inclusion and any extra cost with Seeff.

BEDROOMS

2

INCLUDED PARKING

Double garage

STAND · PROPOSAL

398 m² (proposal)

HOUSE · PROPOSAL

147 m²

The site drawing states 398.25 m². The proposal rounds the stand area shown above. House area is the proposal figure, not an internal living-area measurement. Confirm the final area schedule and specification with Seeff.

Serviced stand and completed home, double garage, professional fees, boundary walls, NHBRC enrolment and site establishment are listed in the proposal. Prices include VAT and are valid for the Q1 2027 release, subject to written confirmation at sale. Availability and completion dates to be confirmed with Seeff.

ERF 18416 / Q1 2027 RELEASE

Erf 18416

Southern end of the four-home row · Pepperwood Lifestyle Estate



Artist's impression · background, finishes and planting illustrative. Covered-stoop terms below.

R2,300,000

INCLUDING VAT · PLOT & PLAN

Covered stoep excluded; paving and braai included. Optional built stoep with roof: R80,000.

BEDROOMS

2

INCLUDED PARKING

Double garage

STAND · PROPOSAL

445 m² (proposal)

HOUSE · PROPOSAL

164 m²

The site drawing states 444.87 m². The proposal rounds the stand area shown above. House area is the proposal figure, not an internal living-area measurement. Confirm the final area schedule and specification with Seeff.

Serviced stand and completed home, double garage, professional fees, boundary walls, NHBRC enrolment and site establishment are listed in the proposal. Prices include VAT and are valid for the Q1 2027 release, subject to written confirmation at sale. Availability and completion dates to be confirmed with Seeff.

ERF 18406 / Q1 2027 RELEASE

Erf 18406

Separate stand · access driveway · Pepperwood Lifestyle Estate



Artist's impression · background, finishes and planting illustrative. Covered-stoop terms below.

R2,600,000

INCLUDING VAT · PLOT & PLAN

Covered stoep and braai included in the build price.

BEDROOMS

3

INCLUDED PARKING

Double garage

STAND · PROPOSAL

783 m² incl. access leg

HOUSE · PROPOSAL

175 m²

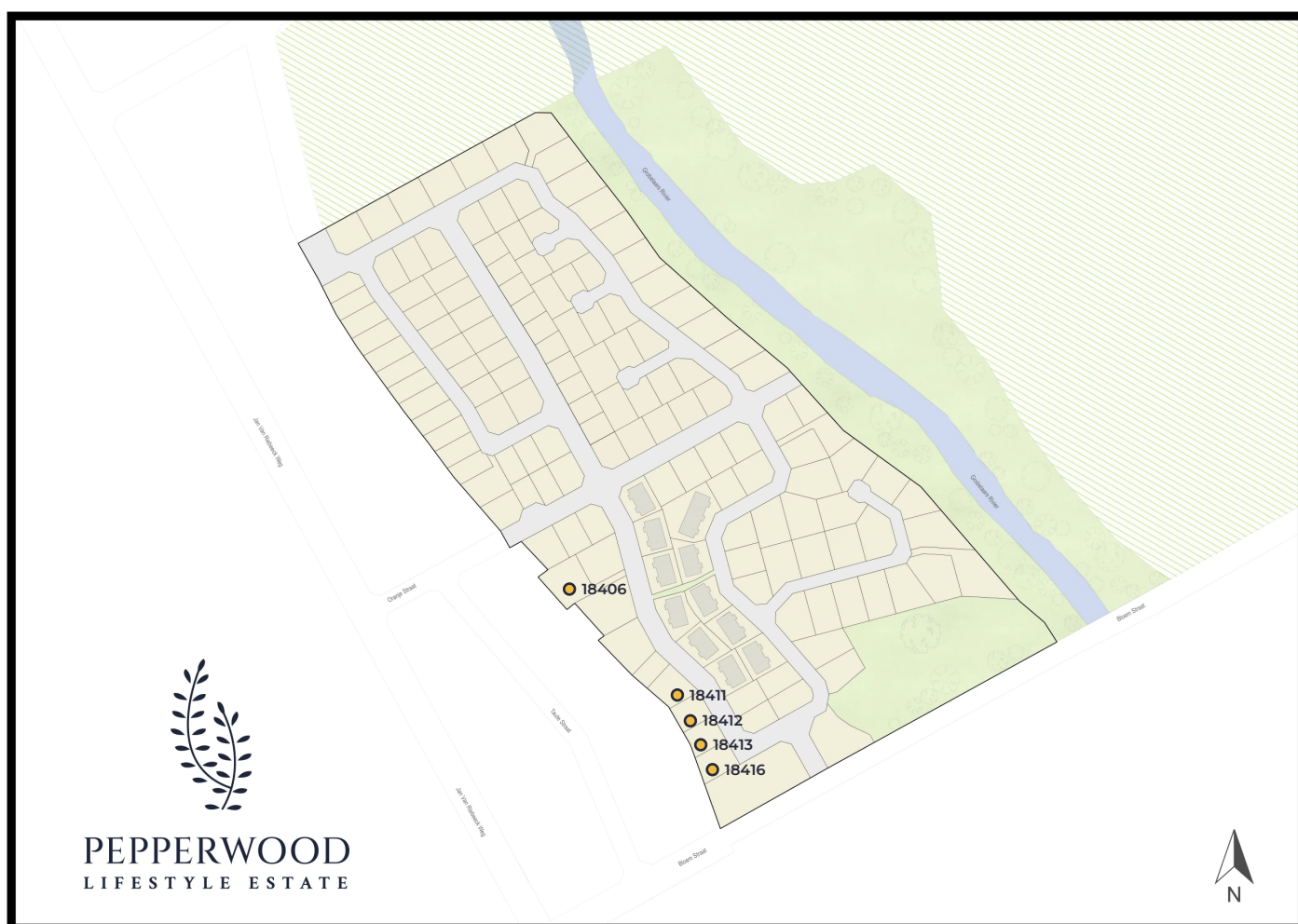
The proposal states 783 m²; the drawing schedule states 782.61 m². This includes the long access leg and is not all usable garden. The erf price reflects boundary walling and access-driveway paving. House area is the proposal figure, not an internal living-area measurement. Confirm the final area schedule and specification with Seeff.

Serviced stand and completed home, double garage, professional fees, boundary walls, NHBC enrolment and site establishment are listed in the proposal. Prices include VAT and are valid for the Q1 2027 release, subject to written confirmation at sale. Availability and completion dates to be confirmed with Seeff.

ESTATE LOCATION

Five individual erven.

Erven 18411, 18412, 18413 and 18416 form a row along the western edge. Erf 18406 is a separate flag-shaped stand, reached by its access driveway from the internal estate street.



Indicative estate layout, not a survey or boundary plan. The proposal lists Erf 18411 as 394 m² registered plus approximately 140 m² additional usable ground; confirm the registered diagram and rights to that ground. No particular view or river frontage is promised.

Find your erf on the interactive map.

Explore the actual stand photographs and individual plans online, then arrange a visit with Seeff, subject to site access and construction stage.

SEEFF OUDTSHOORN

Ask about your chosen erf.

Availability, specifications, optional extras and viewings.

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Ask for the current specification, construction programme, levies, rates and transaction costs. The proposal states VAT included and no transfer duty; this does not mean all registration or transaction costs are waived.

Source: Pepperwood Agent Proposal Q1 2027, issued 23 September 2026; individual architectural drawings and supplied estate plan; pepperwoodestate.co.za. This brochure covers only Erven 18411, 18412, 18413, 18416 and 18406. Images are artist's impressions unless labelled actual photographs. Final plans and written sale/building specification govern the offer.

ERF 18411 / FLOOR PLAN

Erf 18411. The layout.

2 bedrooms · 2 bathrooms · double garage

Covered stoep excluded; paving and braai included. Ask Seeff about adding a roof.



Furnished architectural illustration · not to scale. Roofs and shade-net canopy hidden to show the layout. Furniture, planting and fittings are illustrative. The model shows the covered-stoep design; the written specification determines what is included.

Proposal house area: 159 m². House areas are as stated in the release proposal; they are not labelled as internal living area and differ from the drawing schedules. Confirm the final area schedule and specification with Seeff.

ERF 18412 / FLOOR PLAN

Erf 18412. The layout.

2 bedrooms · 2 bathrooms · double garage

Covered stoep excluded; paving and braai included. Optional built stoep with roof: R80,000.



Furnished architectural illustration · not to scale. Roofs and shade-net canopy hidden to show the layout. Furniture, planting and fittings are illustrative. The model shows the covered-stoep design; the written specification determines what is included.

Proposal house area: 162 m². House areas are as stated in the release proposal; they are not labelled as internal living area and differ from the drawing schedules. Confirm the final area schedule and specification with Seeff.

ERF 18413 / FLOOR PLAN

Erf 18413. The layout.

2 bedrooms · 2 bathrooms · double garage

Covered-stoop inclusion is not specified in the release notes. Confirm its inclusion and any extra cost with Seeff.



Furnished architectural illustration · not to scale. Roofs and shade-net canopy hidden to show the layout. Furniture, planting and fittings are illustrative. The model shows the covered-stoop design; the written specification determines what is included.

Proposal house area: 147 m². House areas are as stated in the release proposal; they are not labelled as internal living area and differ from the drawing schedules. Confirm the final area schedule and specification with Seeff.

ERF 18416 / FLOOR PLAN

Erf 18416. The layout.

2 bedrooms · 2 bathrooms · double garage

Covered stoep excluded; paving and braai included. Optional built stoep with roof: R80,000.



Furnished architectural illustration · not to scale. Roofs and shade-net canopy hidden to show the layout. Furniture, planting and fittings are illustrative. The model shows the covered-stoep design; the written specification determines what is included.

Proposal house area: 164 m². House areas are as stated in the release proposal; they are not labelled as internal living area and differ from the drawing schedules. Confirm the final area schedule and specification with Seeff.

ERF 18406 / FLOOR PLAN

Erf 18406. The layout.

3 bedrooms · 2 bathrooms · double garage

Covered stoep and braai included in the build price.



Furnished architectural illustration · not to scale. Roofs and shade-net canopy hidden to show the layout. Furniture, planting and fittings are illustrative. The model shows the covered-stoep design; the written specification determines what is included.

Proposal house area: 175 m². House areas are as stated in the release proposal; they are not labelled as internal living area and differ from the drawing schedules. Confirm the final area schedule and specification with Seeff.