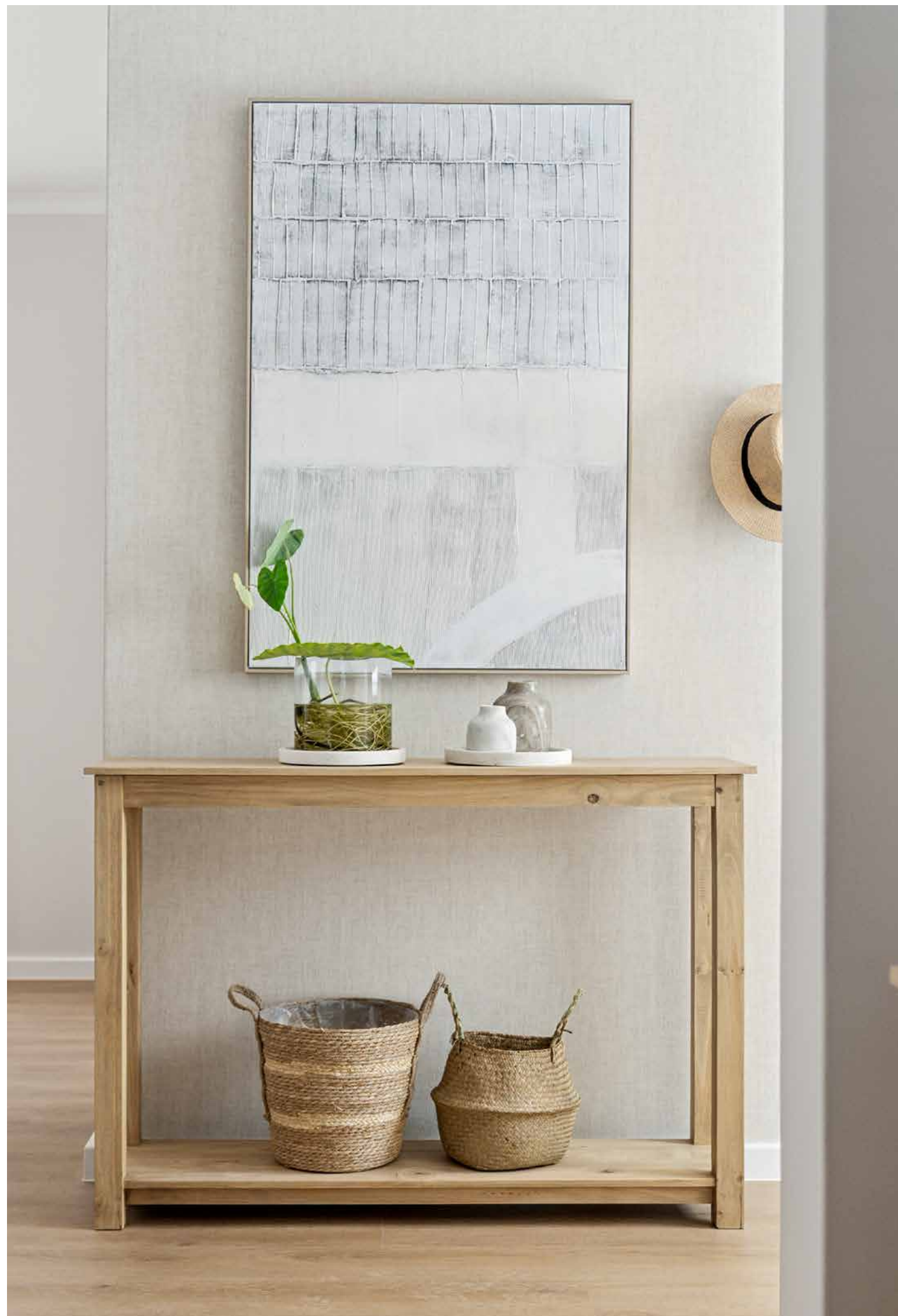


A photograph of an elderly couple walking hand-in-hand on a sandy beach. The man is on the left, wearing a light blue button-down shirt and white shorts, and is barefoot. The woman is on the right, wearing a white long-sleeved top, light blue trousers, a wide-brimmed hat, and is also barefoot. They are both smiling and looking at each other. The background shows large, smooth rocks and the ocean under a warm, golden light. There are decorative yellow graphic elements: three vertical bars in the top right corner and several curved lines in the bottom left corner.

Modern retirement, reimagined.

www.oasislife.co.za

OASIS  LIFE
SUNNINGDALE



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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
SUNNINGDALE

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 Sunningdale

**FIND YOUR IDEAL HOME
WITH MULTIPLE OPTIONS FOR
FREE STANDING HOUSES**

Whether an afternoon stroll on the beach, flamingo watching, swimming in our indoor aerobics swimming pool or enjoying a coffee with friends in the clubhouse, Oasis Life Sunningdale offers it all, and much more! Carefully designed for retirees as young as 60 years of age, Oasis Life Sunningdale promises the relaxed lifestyle you've always imagined.

Here you can choose from a selection of spacious one and two-bedroom architect-designed houses making the most of both indoor and outdoor living, supplemented with state-of-the art facilities all within easy walking distance, whilst set in a secure environment with outstanding natural beauty.



A resort-like lifestyle

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

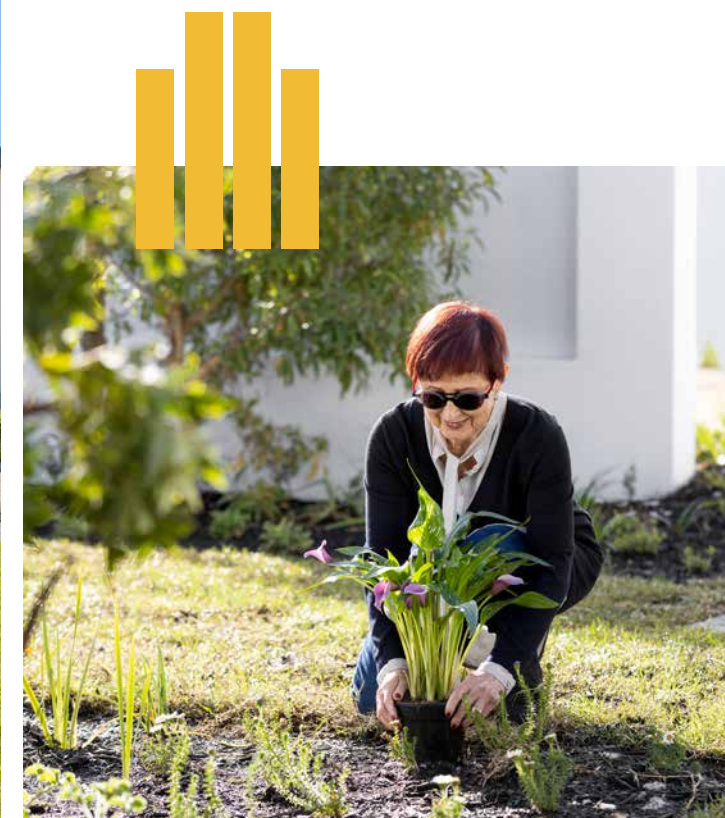
Alongside the peace and security of your own home, residents enjoy a hospitality-based lifestyle. You have access to a wide range of

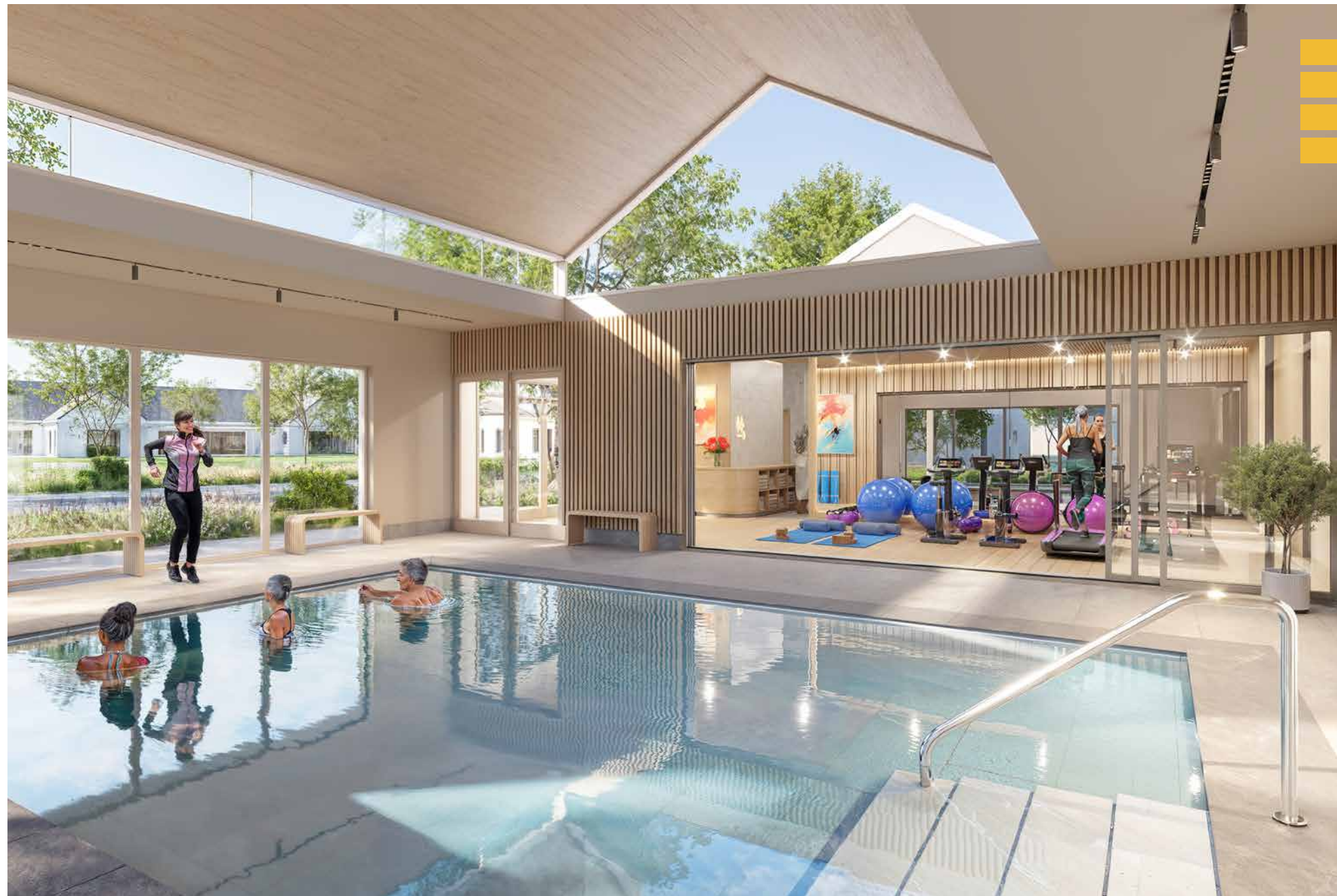
every day is
like a holiday!

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 enjoy being active at our high-tech gym 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 aerobics swimming pool

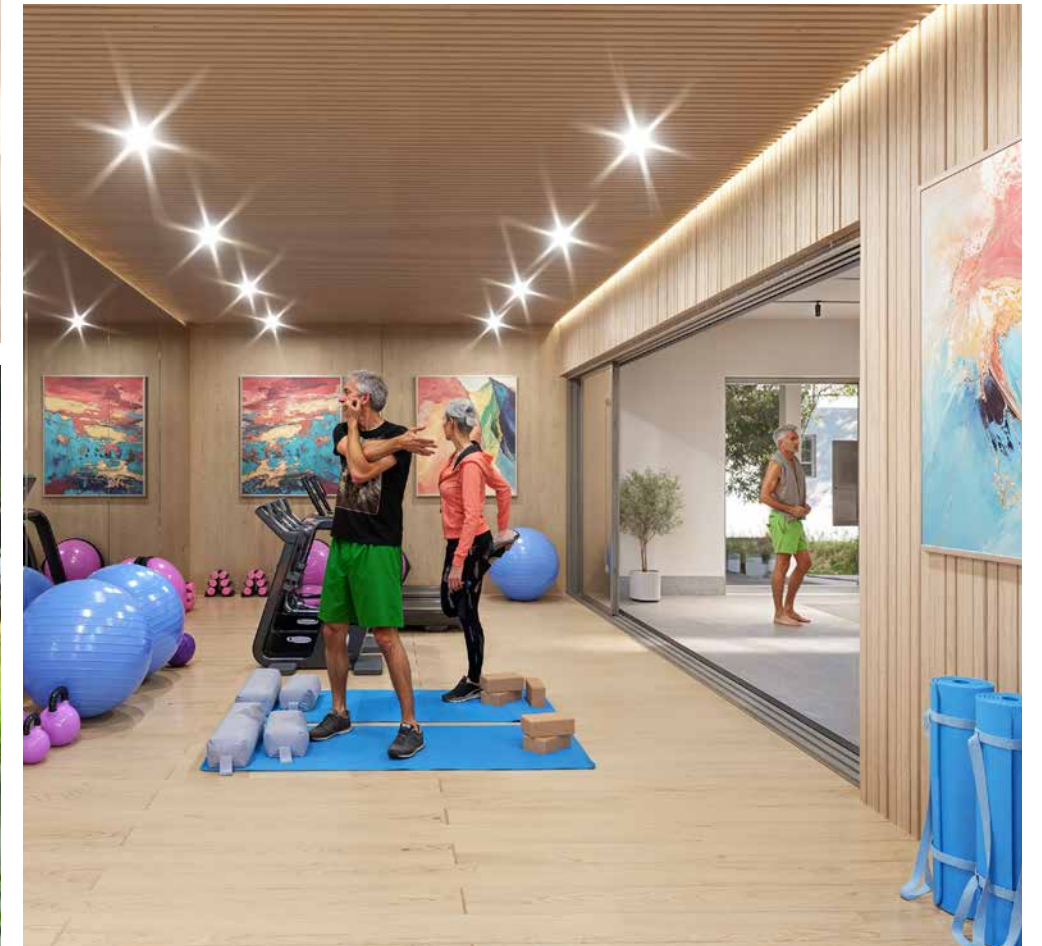
High-tech gym with fitness classes

Primary healthcare facility

Picturesque walkways

Lifestyle Centre

The state-of-the-art Lifestyle Centre is the heart of our retirement village at Sunningdale. It is where all our residents come together to socialise and interact with friends. Fitted with an indoor aerobics swimming pool, high-tech gym with fitness classes and picturesque walkways leading the way, there is something here for everyone to enjoy.





Exclusive Clubhouse

The Clubhouse is an exclusive hub for retirees, offering a contemporary setting to unwind with like-minded company. Catch up with friends and family while enjoying a tasty meal or a warm cup of coffee, and join the fun on game nights. It's also the perfect spot to unwind with a good book or sip a drink on the veranda while taking in the scenic views.



Clubhouse Amenities

Restaurant and deli

Games room with a pool table

Multi-purpose room

Library with a peaceful setting

Delicious food & drink

Conveniently, the Clubhouse has its own restaurant and deli, providing morning and afternoon meals. It offers healthy menus, baked treats, and snacks. With varied dishes and fresh seasonal produce, each meal is delicious and



packed with good health. Tuck into afternoon braais and Sunday carveries during special catered events.

enjoy your meals
in a stylish, yet
relaxed atmosphere

Residents can enjoy their meals in a stylish, yet relaxed atmosphere, or order take-away dishes for home.





Outstanding hospitality

Our exceptional facilities are complemented by a remarkable team dedicated to your experience. As soon as you step into Oasis Life Sunningdale, our warm and attentive staff will be ready to deliver top-notch service. Trained to meet hotel industry standards, our team is committed to ensuring that every resident enjoys the best possible experience.

our hospitality adapts to your changing needs

We prioritize the well-being of our residents, who are at the heart of everything we do. This commitment comes with a promise: our hospitality adapts to your changing needs. Whether you require resort-style amenities or thorough home-based care and support, we are here for you. Your comfort and health are our top priorities.



A picture perfect setting

FOR A COASTAL LIFESTYLE AND RELAXED COMMUNITY

Nested between Blouberg Nature Reserve and pristine beaches, Sunningdale offers a unique blend of natural beauty, convenience, and lifestyle appeal.

Known for its stunning views of Table Mountain and white sandy beaches, Blouberg provides a picturesque setting for retirees who enjoy outdoor activities like walking, birdwatching (including flamingos and pelicans), cycling, and beach combing.

The friendly, coastal community offers a relaxed and fulfilling lifestyle, where outstanding amenities are on the doorstep.

Walking & cycling trails



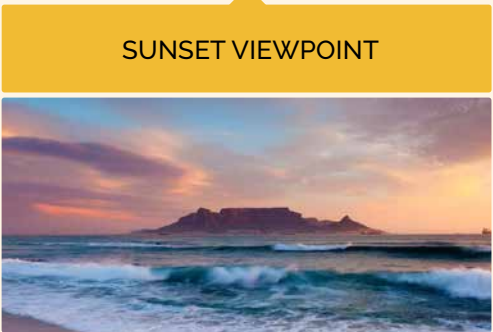
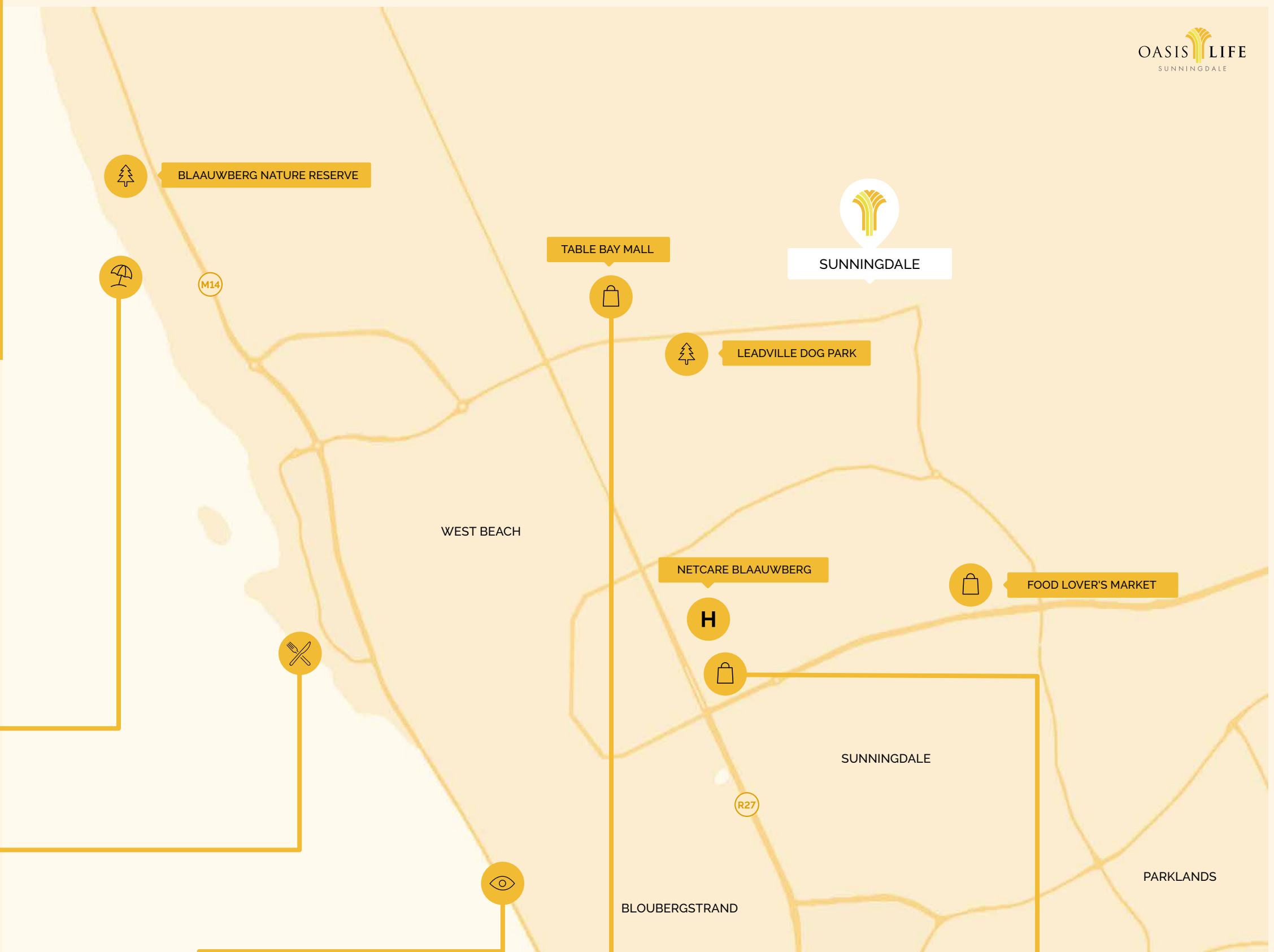
Bloubergstrand Beach



-  Big Bay Beach – 7 km
-  Century City – 11 km
-  Cape Town International Airport – 25 km
-  Cape Town City Centre – 19 km
-  V&A Waterfront – 18 km

The area

LOCAL AMENITIES



Estate site plan

The Oasis Life Sunningdale retirement village is an expansive development within the larger, multi-generational area of Blouberg. It has a truly peaceful and scenic setting, with extensive green spaces, ponds and walkways for residents' to enjoy. Phase 1 includes the Primary Healthcare and Gym Centre plus the state-of-the-art Clubhouse, with the Wellness Centre as part of the next phase of development.



OASIS LIFE
SUNNINGDALE

- TYPE 1-1**
2 bed, 2 bath, single garage
- TYPE 1-2**
2 bed, 1 bath, single garage
- TYPE 2-1**
2 bed, 2 bath, study, double garage
- TYPE 2-2**
2 bed, 2 bath, nook, double garage
- TYPE 3-1 (hybrid)**
2 bed, 1 bath, nook, single garage
- TYPE 3-1**
2 bed, 1 bath, nook, single garage
- TYPE 3-2**
1 bed, 1 bath, nook, single garage
- TYPE 3-3**
1 bed, 1 bath, single garage
- TYPE 3-3 (hybrid)**
2 bed, 1 bath, single garage



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.

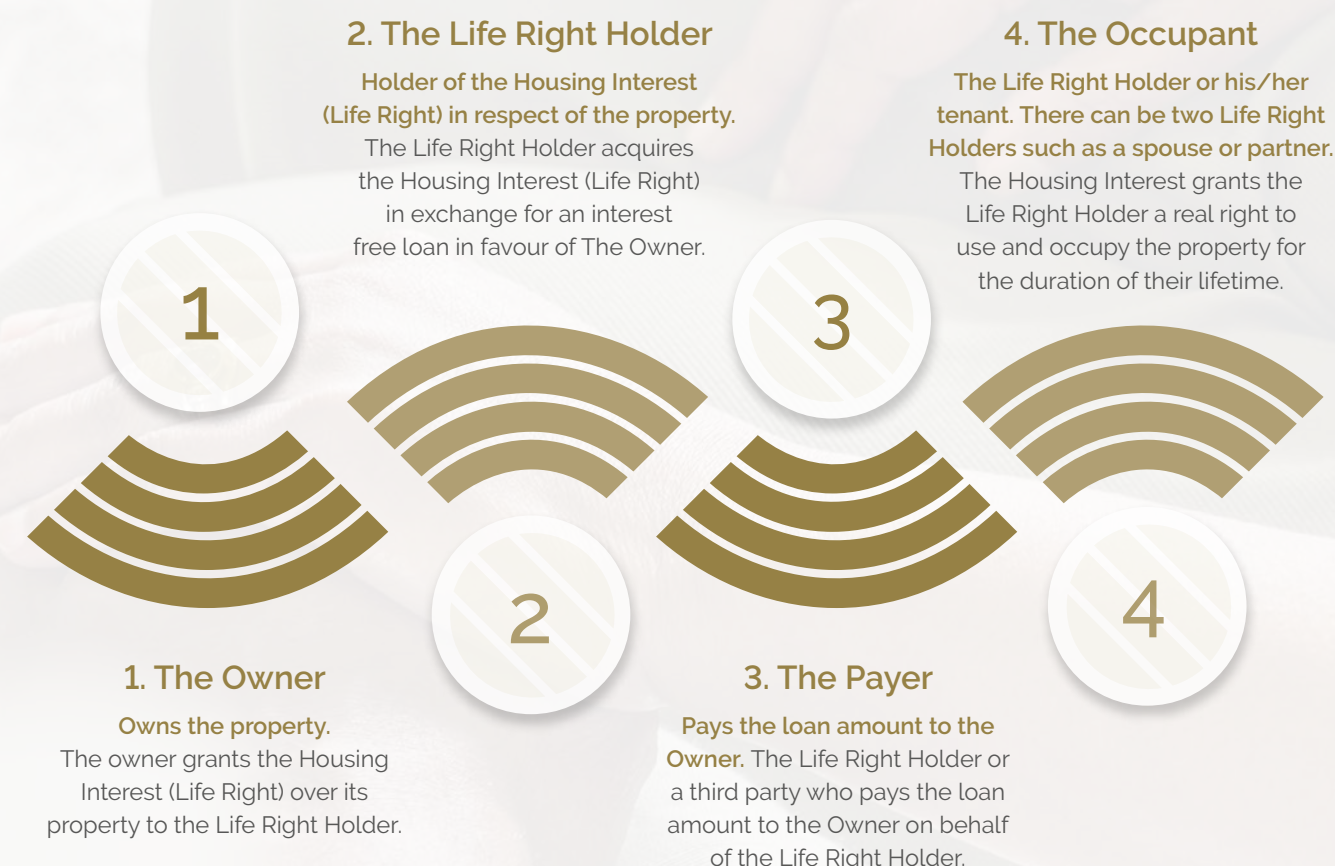
We take complete care of the management, maintenance, and resale of the property.

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:



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 10% deposit + guarantees	Option B 30% deposit + delayed guarantees
Payable on signature of the agreement	R50 000 cash deposit	R50 000 cash deposit
Payable within 7 days from signing	The balance of a 10% cash deposit less the R50 000	The balance of a 10% cash deposit less the R50 000
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 purchaser;

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;

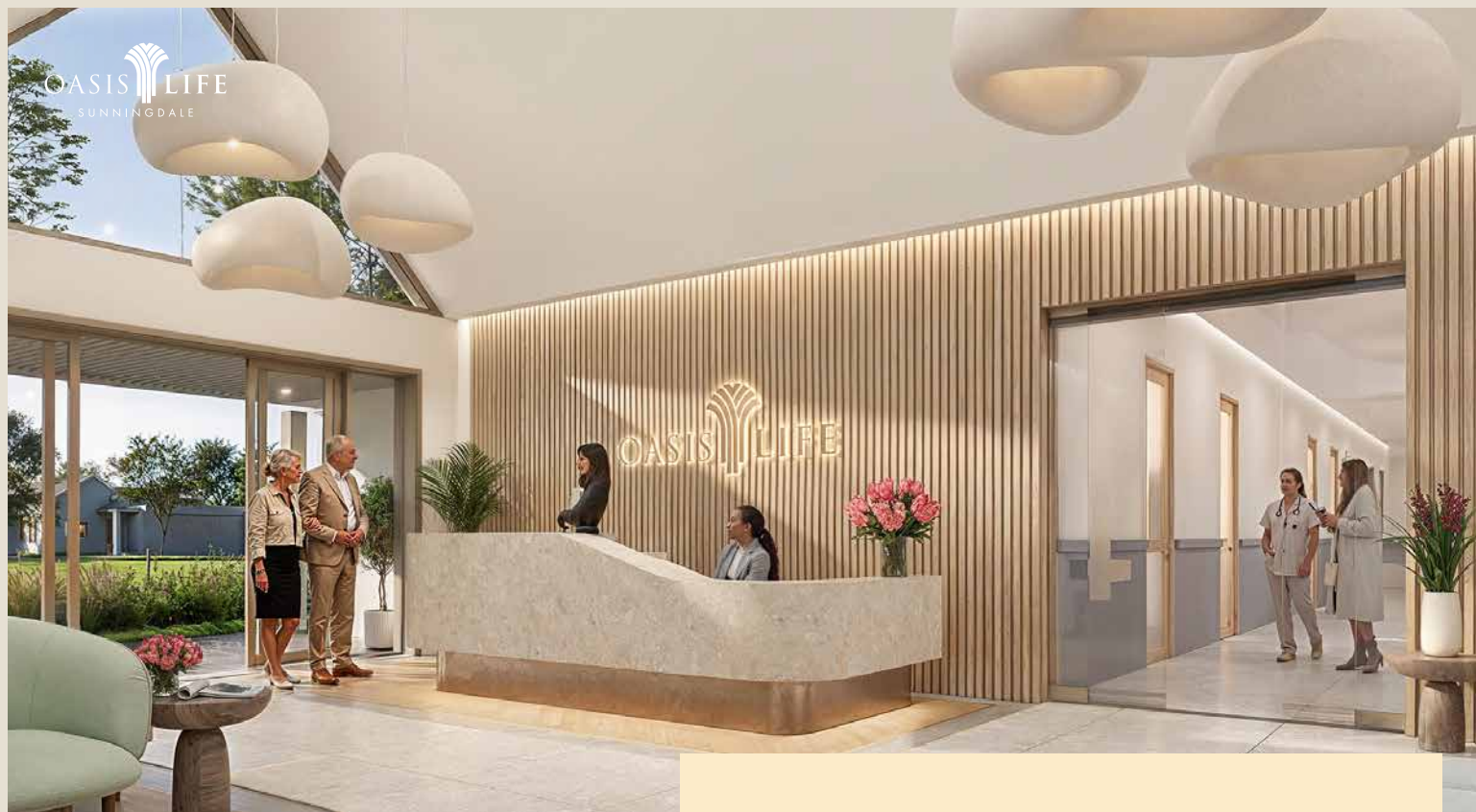
The Grantor shall insure the buildings comprising the Scheme for their replacement value, against loss resulting from fire and other such perils, as the Grantor may deem necessary.

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.

Healthcare benefits

Lifestyle Care Centre consisting of a reception, clinic/nurse station, consulting and observation rooms and a staff restroom/lounge.

24-hour primary healthcare with professional nurses and carers: at least one healthcare practitioner during normal office hours and an enrolled nursing assistant (ENA)/carer 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.

Services: Primary healthcare

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



Lifestyle Care 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.



Vetting of nurses, auxiliary nurses and care givers, depending on the level of care required.

Geriatric assessment/management of incontinence and provision of incontinent products.

Post-operative/minor wound care.

Arranging/facilitating multi-disciplinary clinic services as needs arise: Doctor, Physiotherapist, Dietitian, Psychologist.

Assist in transferring you to and from frail care/care facility when needed.

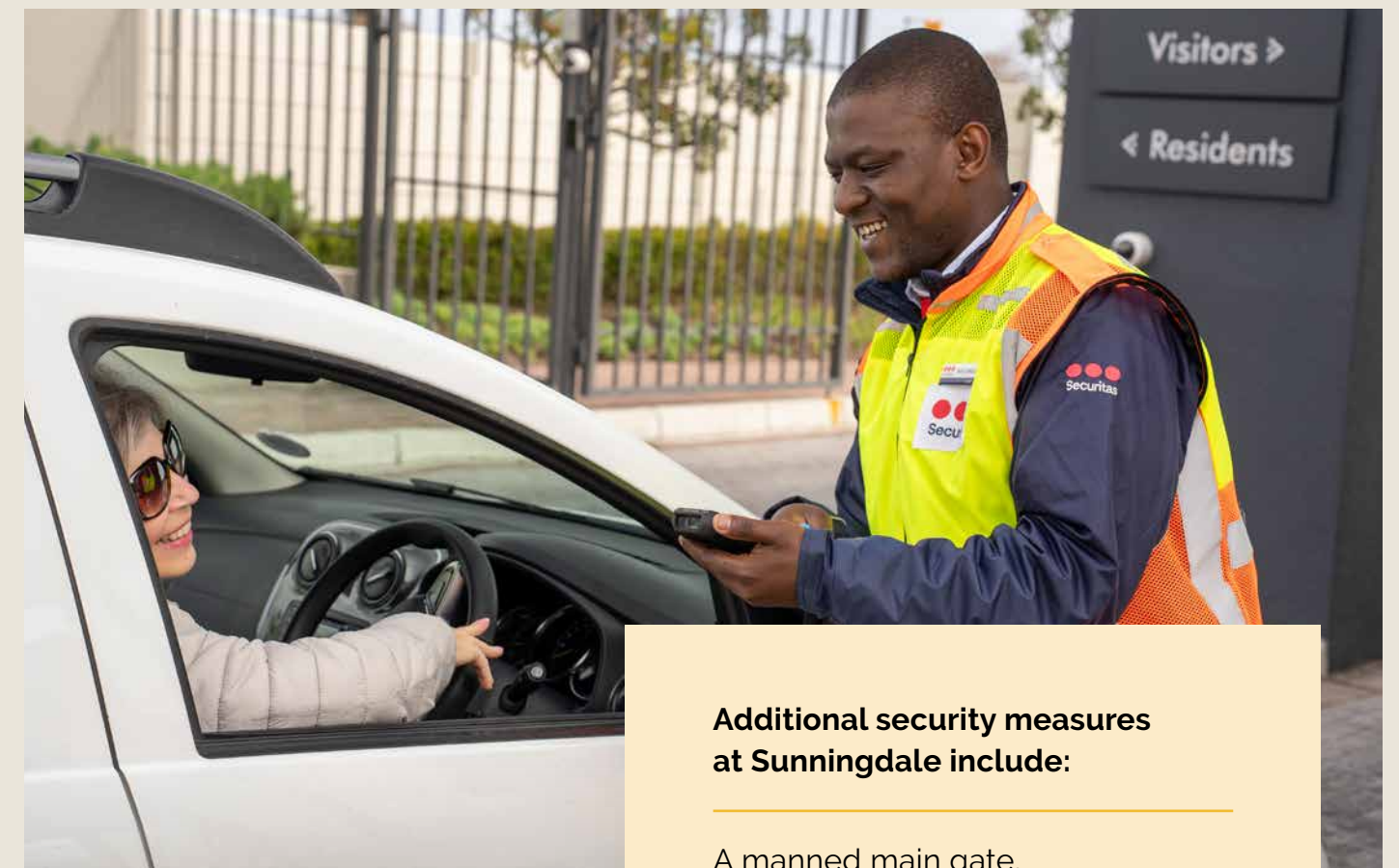
Take-away meals delivered to your home at a nominal delivery cost.

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 Sunningdale include:

A manned main gate.

Strict access control protocols.

Electrified perimeter fencing.

On-site CCTV monitoring.

Modern retirement homes

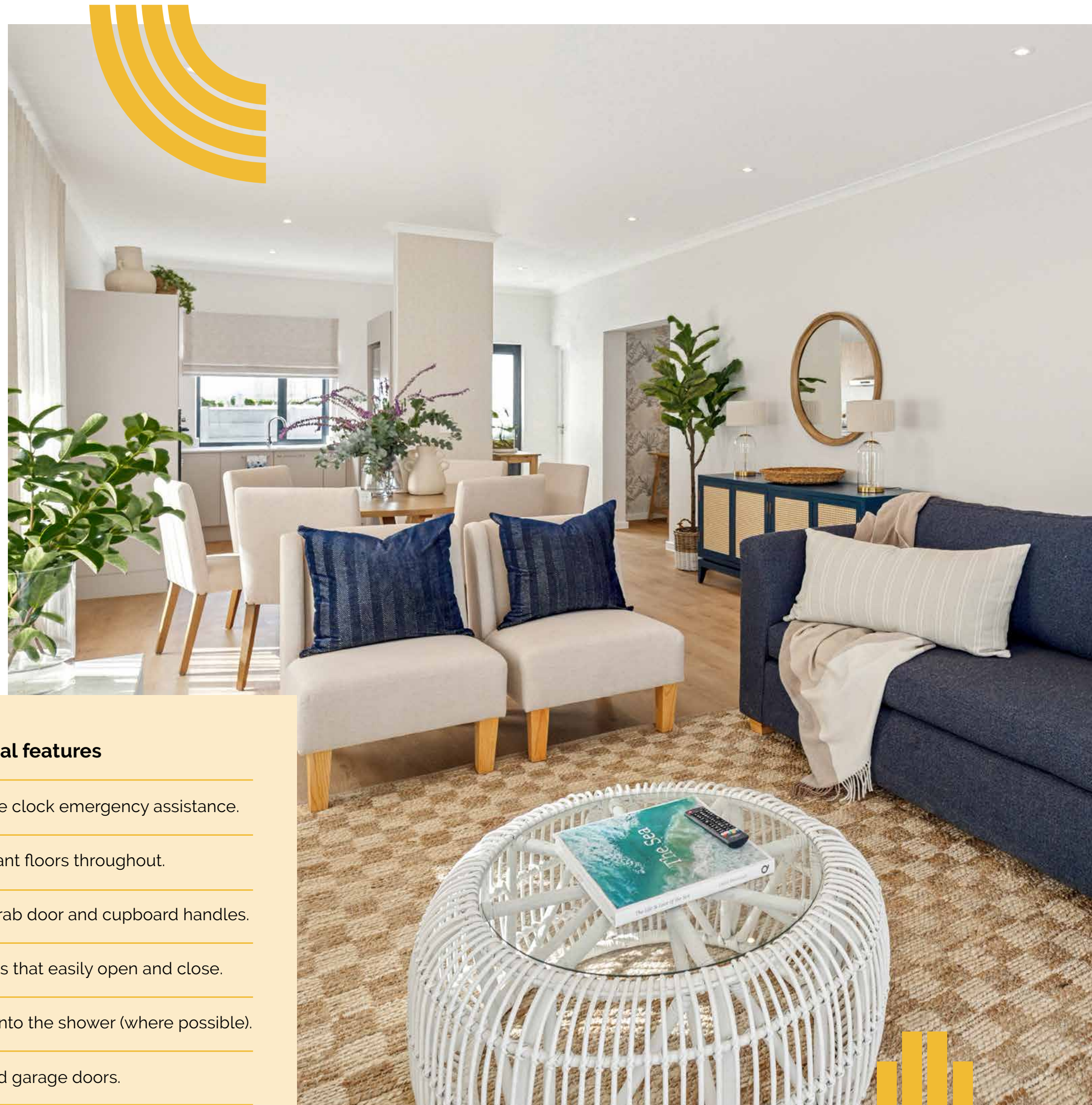
CHOOSE FROM A WIDE SELECTION OF HOUSES

Tailored to your requirements, Oasis Life Sunningdale comprises of 7 house types to choose from.

A selection of spacious one- and two-bedroom architect-designed houses offer carefully planned layouts where well-positioned windows and doors, coupled with open-plan living areas, create a seamless connection between indoor comfort and outdoor living.

Additional features

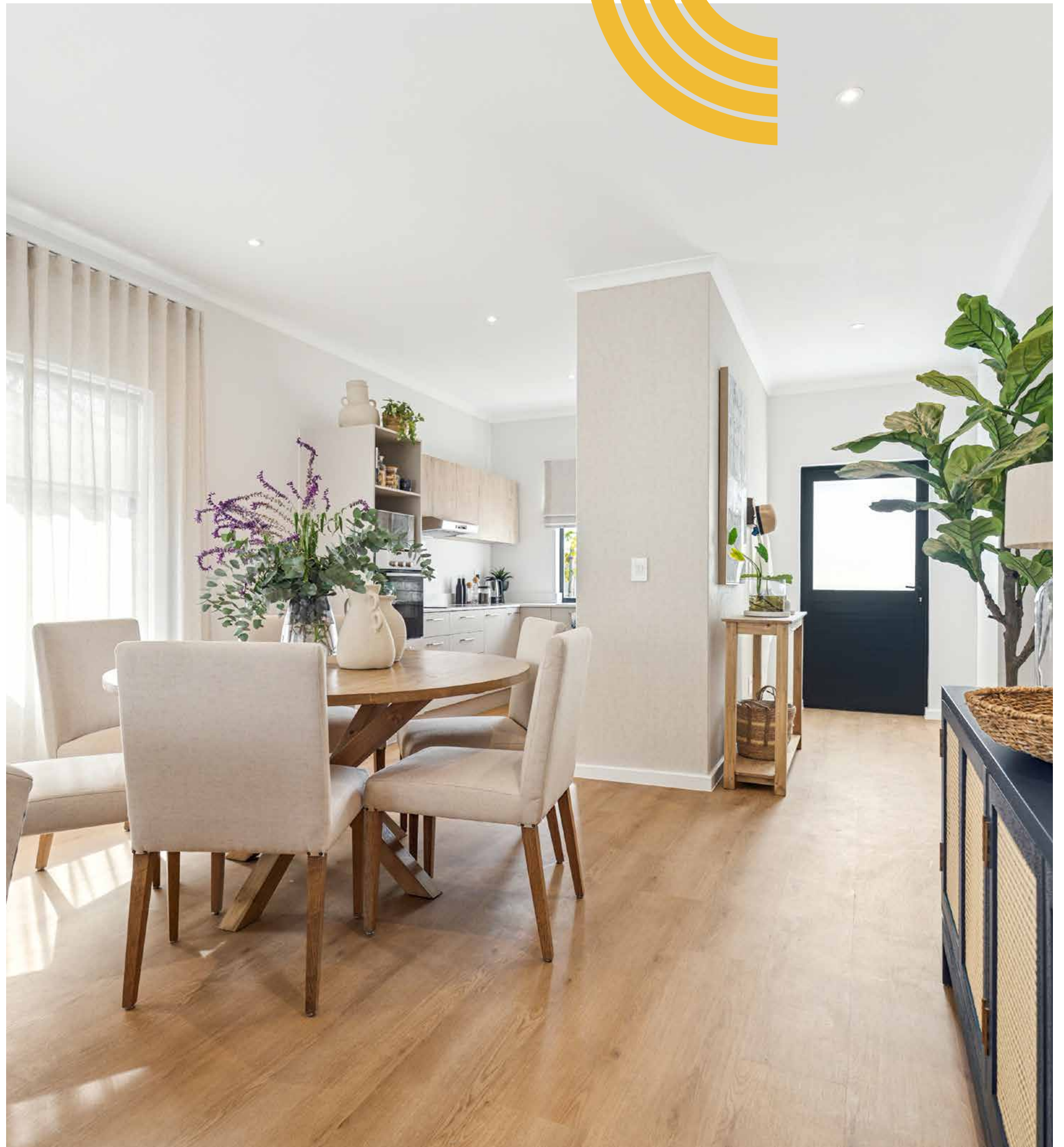
- Around the clock emergency assistance.
- Slip resistant floors throughout.
- Easy-to-grab door and cupboard handles.
- Swivel taps that easily open and close.
- No steps into the shower (where possible).
- Automated garage doors.

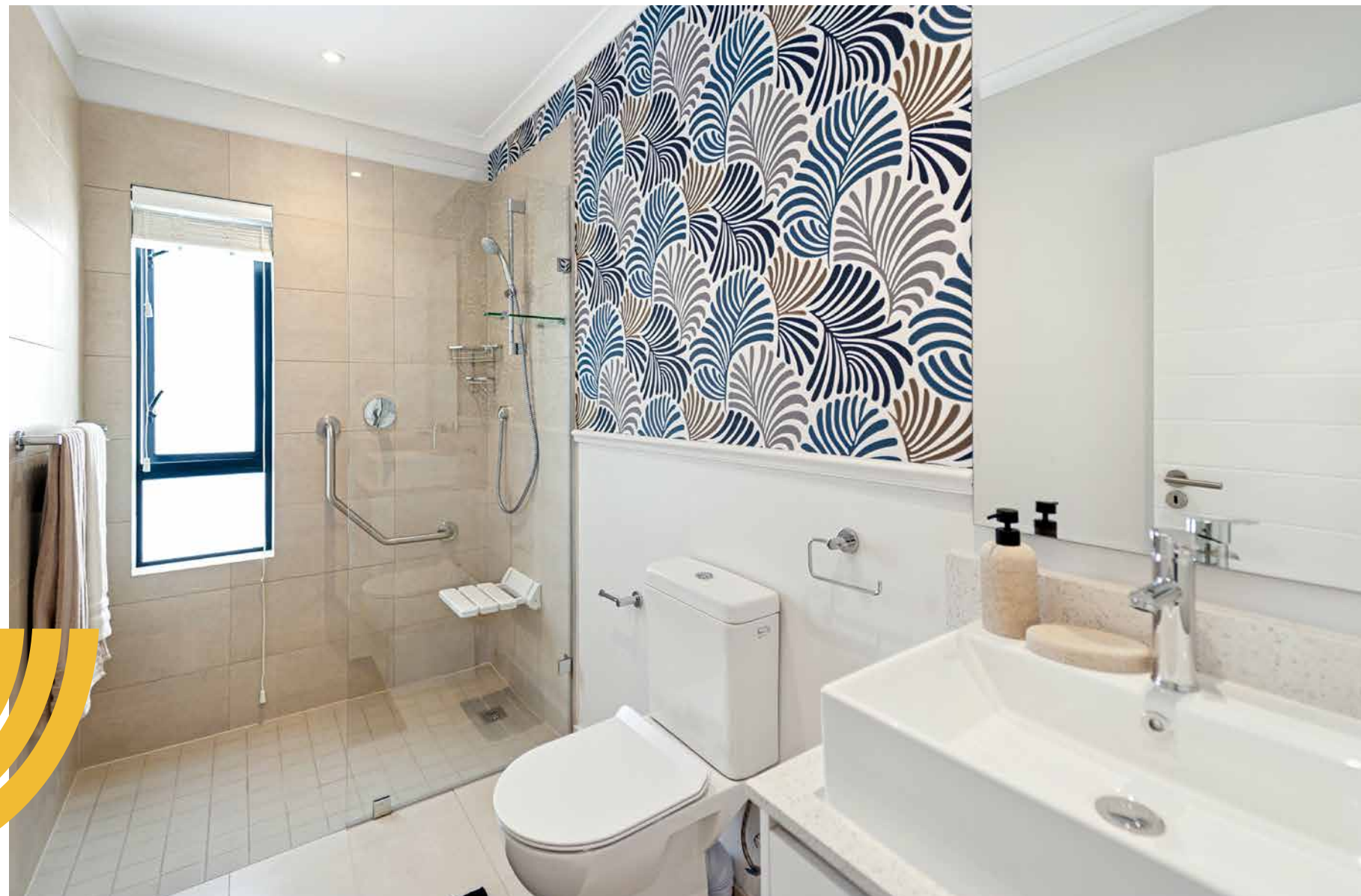


Houses

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.





Features

Free-standing houses.

Contemporary kitchen with stone worktops.

One or two bedrooms with built-in wardrobes.

One or two bathrooms.

A spacious patio with the option to enclose.

Private, pet-friendly garden.

Single or double garage.

Solar geysers.



House Type 1-1

2 bedrooms | 2 bathrooms | 124m²



House Type 1-2

2 bedrooms | 1 bathroom | 106m²



House
Type 2-1

2 bedrooms | 2 bathrooms | study | 165m²



House
Type 2-2

2 bedrooms | 2 bathrooms | 154m²



FLOORPLAN

House Type 3-1

2 bedrooms | 1 bathroom | 114m²



FLOORPLAN

House Type 3-2

1 bedroom | 1 bathroom | 100m²



House Type 3-3

1 bedroom | 1 bathroom | 96m²



The developer

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

With over 46 years of experience, Rabie Property Developers 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 Sunningdale is designed for a fulfilling lifestyle. At Rabie, we achieve this by focusing on the best architect-designed homes and amenities, complementing the natural surroundings in carefully picked locations.





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.

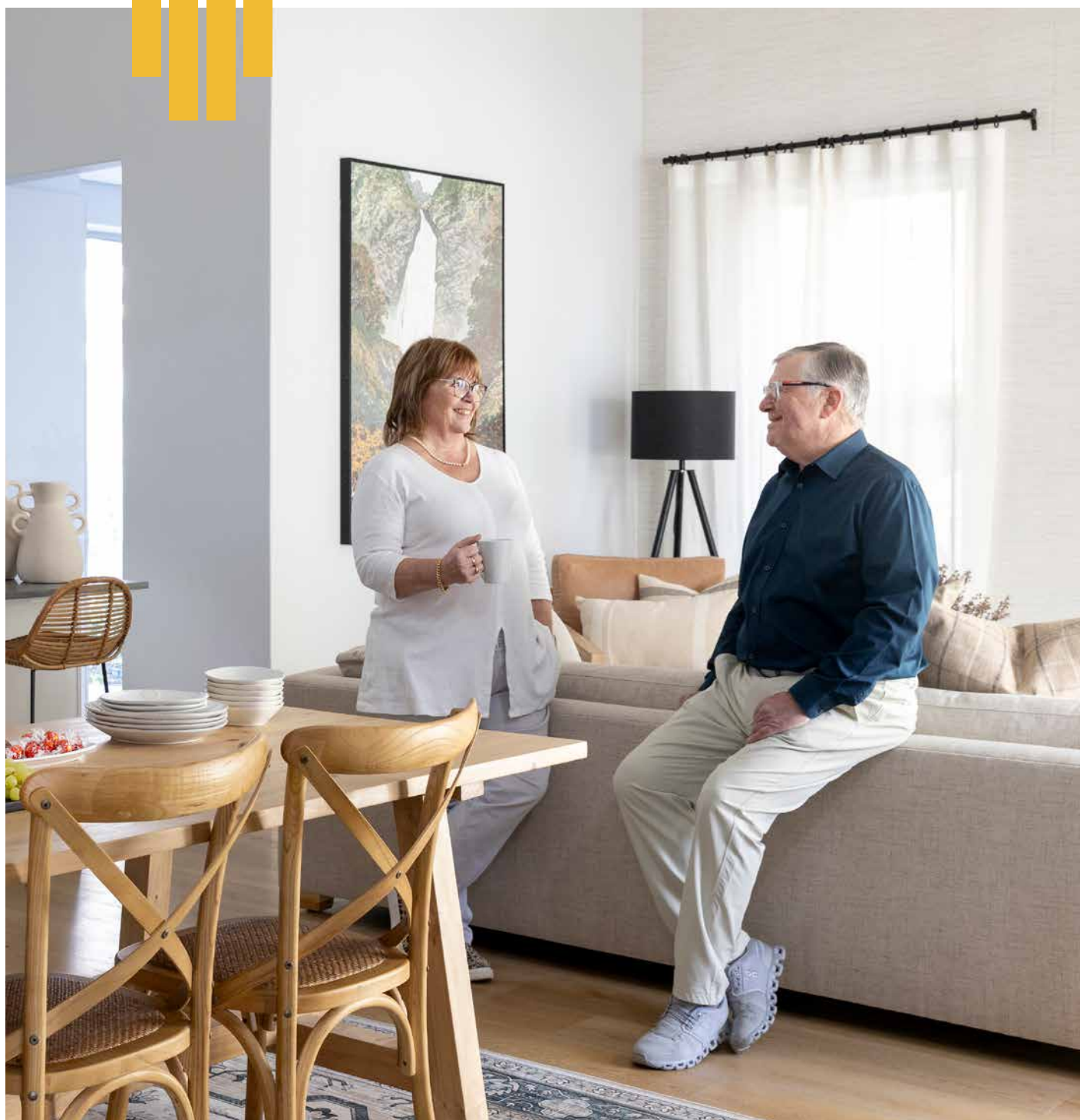
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