



REALIZE YOUR AFRICAN DREAM IN MAHLATHINI PRIVATE GAME RESERVE
WALK ON THE WILD SIDE FROM YOUR OWN EXCLUSIVE AFRICAN BUSH HOME ADJOINING THE KRUGER NATIONAL PARK AND LETABA RANCH GAME RESERVE. **LIMITED RESALES ON OFFER**

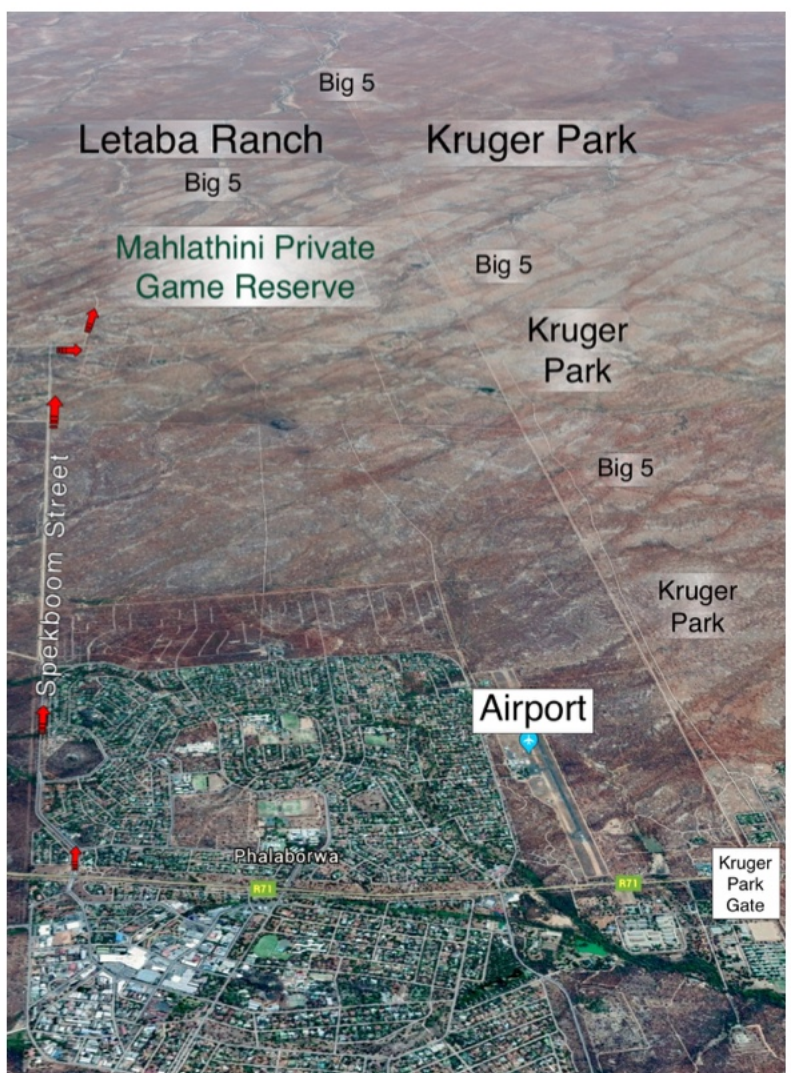
INTRODUCTION

Mahlathini Private Game Reserve (MPGR) enjoys a unique position amongst private game reserves in the South African Lowveld.

It is the only wildlife sanctuary in South Africa that shares a common boundary with both the Kruger National Park and the 42000ha Letaba Ranch Game Reserve which in turn shares an unfenced border with the Kruger.

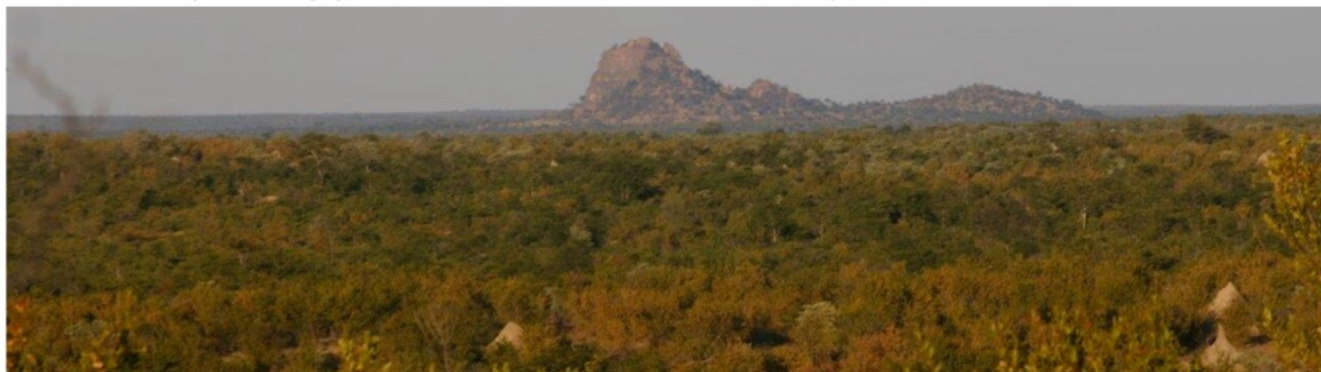
The wildlife experience in MPGR is genuinely authentic African bush yet the reserve is only 7.5 km from the town of Phalaborwa which is home to the central access gate into the Kruger National Park. MPGR is perfectly positioned for enjoying the best of the African bush, the convenience of a nearby town with its own access gate into the Kruger and a wide choice of recreational activities available in the area. In addition, MPGR is easily accessible from almost anywhere in the world with South African Airlink providing flights between O.R. Tambo International Airport and Phalaborwa's Kruger Park Gateway Airport. Talk about convenience!

MPGR has huge appeal for anyone who loves the sights, sounds and scents of the Kruger bush and its very wild inhabitants and, more than anything, values privacy and seeks tranquillity. If this sounds like your kind of place read on and discover more about the ownership opportunities available in MPGR.



LOCATION

The unique position of MPGR places it at the interface of two contrasting worlds. To the south – a mere 7.5kms away - is the convenience of Phalaborwa, a town with modern amenities. To the north and east, Mahlathini Private Game Reserve transitions imperceptibly into tens of thousands of hectares of raw African bush and home to the Big 5. Investing in outright or shared ownership in MPGR allows you to enjoy the best of the bush with the best of position.



Phalaborwa is the tourism capital of Limpopo Province and home to the central entrance gate into the Kruger National Park. In fact, it is the only town in South Africa with its own gate directly into the Kruger. The town was established around the mining industry in 1958. It lies approximately 470m above sea level and enjoys a subtropical climate with warm winters and warm to hot summers. Day temperatures average 23° centigrade. Phalaborwa offers the convenience of contemporary living with a choice of restaurants, branches of most commercial banks, pharmacies and the retail outlets of major chain stores such as Woolworths, Pick and Pay, Shoprite Checkers, Game and Spar.

The name of the town is derived from the Nguni language of the Ba-Phalaborwa people and means “better than south”. An insight into the historic culture and iron age smelting technology of the Ba-Phalaborwa people can be obtained by visiting the Masorini archaeological site which is a short distance into the Kruger from Phalaborwa gate. The Masorini iron age settlement is the second most important archaeological site in the Kruger after Thulamela.



When it comes to owning real estate, position really is everything and this is what makes owning a bush lodge residence or shared ownership slot in a lodge in MPGR such an appealing proposition.

Getting to Phalaborwa and Mahlathini Private Game Reserve

By air.

Phalaborwa is easily accessible from almost anywhere in the world because South African Airlink provides daily scheduled flights between O.R. Tambo International Airport and the Phalaborwa Kruger Park Gateway Airport which has been rated as one of Africa's most beautiful airports. Car hire is available at the airport.



By road.

The following are the approximate distances by road to Phalaborwa from various centers around South Africa. Johannesburg: 520km; Pretoria: 465km; Polokwane: 207km; Tzaneen: 110km ; Nelspruit: 232 km; Dullstroom: 240 km; Hoedspruit: 75 km.

Getting from Phalaborwa to Mahlathini .



The main road that runs East/West through Phalaborwa is **Hendrick van Eck**. At the **western extremity** of Hendrick van Eck is a **four way stop**. At the eastern extremity is the Kruger Park entrance gate. From the four way stop proceed north into **Spekboom Street**. Follow Spekboom for approximately 7km until you reach the **T- Junction**. At the T-junction **turn right** onto a dirt road and travel for approximately 300m until you see

the entrance gate to **Mahlathini Private Game Reserve** on your left (S23° 52' 50.7"; E31° 07' 41.7").

GAME RESERVE INFORMATION

Reserve Layout and Development

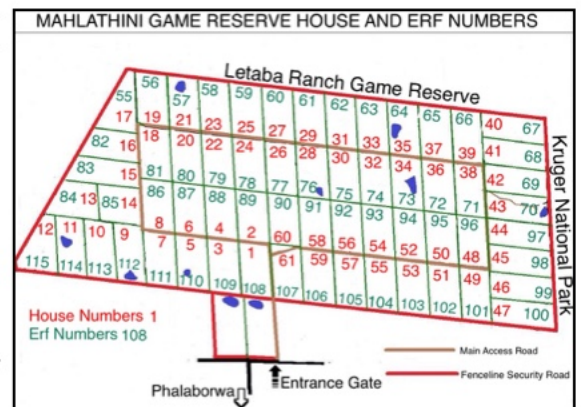
Mahlathini Private Game Reserve is a prestigious low density residential wildlife reserve comprised of sixty three, 21 hectare sub-divisions. No further subdivisions of a subdivision within the reserve may be undertaken thereby protecting the low density of residences within this reserve.

Owning a portion of land in Mahlathini Private Game Reserve differs from that in many other private game reserves in a number of ways:

1. The sub-divisions are each 21ha (over 40 acres). This is huge and provides for the highest level of bush privacy. The bush on your own sub-division is yours alone to enjoy. It is like your own mini game reserve within the greater game reserve. Without your permission no other landowners may traverse across your portion of MPGR.
2. Other than for a pre-defined area (limited to a maximum of 3000m²) immediately around each residence no internal fences separate the sub-divisions from each other meaning that wildlife within the reserve is free to roam across the entire landscape.
3. Ownership of the land comes with freehold title and residential rights which means that you can reside permanently in the game reserve if you so choose. Some homeowners are permanent residents while others use their houses for recreational purposes.
4. With only one house (sleeping a maximum of 10 people) being allowed on each 21ha portion of the reserve, exclusivity is guaranteed and the reserve's architectural guidelines have enabled a development in harmony with nature.
5. All power lines within the reserve are underground so there are no ugly overhead cables to impact negatively on the aesthetics of the bush environment.
6. Municipal quality water is provided to each stand within the reserve.

Residences

Each residential stand is a massive 21ha which provides the utmost privacy in the bush. Only one residence with a maximum of 5 bedrooms (10 people) is permitted to be built on each stand in accordance with the architect and building guidelines of the reserve.



Reserve management

All landowners in MPGR are members of the Land Owners Association (LOA). A Board of Directors comprising members of the LOA looks after the affairs of the reserve such as finances, billing of landowners for electricity and water consumption, reserve security, maintaining boundary fences and the main access road, game management, electrical cables, water pipeline, legal matters etc. Board members are elected by landowners at the AGM of the LOA. An appointed manager attends to the day to day running of the reserve which includes staff logistics, game management, anti-poaching and security.

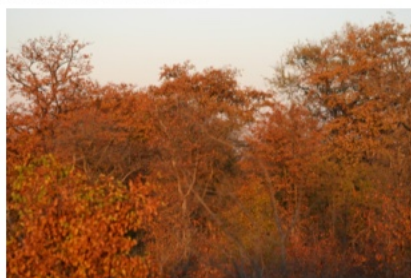
ECOLOGY

Landscape and vegetation



The landscape of Mahlathini Private Game Reserve is characterized by a series of low rolling hills and shallow valleys cut by seasonal stream beds draining to larger watercourses that eventually flow into the Letaba River. An impressive feature of the landscape in this part of the world is the abundance of magnificent tall termite mounds.

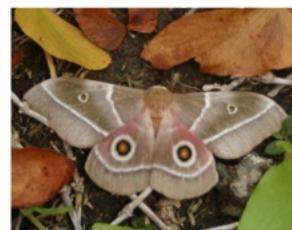
The dominant overlying vegetation in the reserve is Mopane-Bushwillow woodland. This eco-zone reflects seasonal changes more dramatically than any other veld type in the Kruger lowveld. Summer rains trigger the first flush of new leaves transforming a parched, leafless and grey dominated terrain into a lush green thicket. As summer merges into autumn and early winter, the veld transitions through a palette of greens, yellows and blazing oranges until the harsh dry season takes hold once again. Closely correlated with these dramatic seasonal changes are the life cycles of insects, reptiles, amphibians, birds and mammals.



Typical tree species found across this ecozone include bushwillow species, mopane, silver cluster-leaf, mixed acacias, marula, false marula, apple-leaf and leadwood trees to name a few. The distinctive distribution of the reserve's vegetation in terms of species composition and nutritional status is strongly influenced by the underlying geology.

From mid-slopes to hilltops the substrate is a pinkish coloured granite derived sandy soil supporting almost pure stands of red bushwillow along with marulas, mixed acacia species, appleleaf trees and some isolated leadwood trees. From mid-slopes to drainage lines and the lower lying parts of the terrain the substrate is characterized by putty coloured clayey soils that support almost pure stands of mopane trees and mopane shrub interspersed with patches of ever-green guarri bushes.

The creature best known for its association with mopaneveld is the mopane worm. The mopane worm is the larva of a species of emperor moth (*Gonimbrasia belina*) and it feeds primarily but not exclusively on mopane leaves. Mopane worms emerge at the beginning of summer (November and December) and are a highly valued source of protein among indigenous African people. Mopaneveld has historically been the least visited part of the Kruger National Park, yet many regard it as the Park's best kept secret. More than half the elephants in the Kruger Park live in mopaneveld. Directly east from Phalaborwa gate is Letaba Camp which houses the Letaba Elephant Museum, a tribute to the Park's tuskers. This impressive exhibition includes the



tusks of the “Magnificent Seven”, a group of seven tuskers that roamed the area during the 70's and 80's. They are believed to be some of the largest bull elephants to have lived in Africa.

Wildlife.

Mahlathini Private Game Reserve provides a truly exciting spectrum of wildlife experiences. The reserve is in the unique position of adjoining both the Kruger National Park and Letaba Ranch Game Reserve. In other words, it is surrounded along two of its boundaries (east and north) by Big 5 territory. Game recorded in Mahlathini Private Game Reserve includes Lion, Wild dog, Cheetah (rare), Leopard, Spotted Hyena, Jackal, Caracal, Honey badger, Buffalo, Elephant, Eland, Impala, Kudu, Waterbuck, Blue Wildebeest, Warthog, Zebra, Giraffe, Grey Duiker and Steenbok. A rarely seen nocturnal resident is the ant-bear. The reserve has a rich and fascinating diversity of small mammals as well.



Birdlife recorded in Mahlathini Private Game Reserve is diverse and prolific especially during the summer months.



MAHLATHINI LIFESTYLE EXPERIENCE

Exclusive Private Game Viewing.



The 21ha stand concept of land ownership in MPGR guarantees unmatched privacy and exclusivity with regard to the land you own. In many wildlife estates maximum stand size is 1 ha or less and you are obliged to build your house within a specified radius of a predetermined peg in the ground. When you own a stand in MPGR you can determine (subject to the 50m building line exclusion zone) where on your stand you would like to position your home and from then on private game viewing moments remain just that – private. Should you wish you can do a game drive or

even a mountain bike ride (with caution) within MPGR on the common access road which loops around the entire reserve. You can also come to reciprocal traversing arrangements with other landowners who may want to do the same as yourself.

Easy Access to the Kruger National Park

One of the most appealing features of Mahlathini Private Game Reserve is its proximity (15 minutes) to the Phalaborwa Gate into the Kruger National Park. This makes day trips into the Kruger conveniently easy and a real pleasure. The Mopane, Letaba, Olifants and Satara areas are all accessible and one can explore at least six different ecozones in the Kruger.

Rivers are the lifeblood of the Kruger Park and from Phalaborwa Gate one can experience the riparian habitats of two great rivers that flow across the Kruger, namely, the Letaba River and the Olifants River. A particularly rewarding and easily accessible river to explore from Phalaborwa Gate is the Ngwenyeni which is the closest significant Kruger watercourse to Mahlathini. Parts of this watercourse has surface water in them all year round which attracts a lot of game in the dry season.



Nearby activities

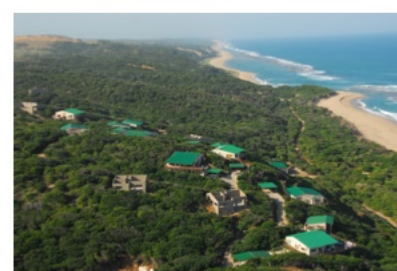
From Mahlathini you can participate in the full spectrum of activities offered in the immediate area. To mention a few they include:

- Activities offered by South African National Parks such as open vehicle day and night drives, 4X4 trails, bush braais, guided walking and mountain bike trails and sleepovers at the Sable Dam Hide. In 2009 a number of two track low maintenance bush trails were opened in the Phalaborwa area of the Kruger for use with high clearance vehicles such as SUV's. Driving these bush tracks makes traversing the Kruger in this area feel like being in your own private game reserve because you hardly see other vehicles while using them.
- Activities offered by private operators such as cruises on the Olifants River.



Easy Access to the East African Coast

Mahlathini Private Game Reserve is the ideal springboard for adventure trips to the East African coastline via the Giryondo border post which is 92 km from Phalaborwa Gate and 42km north of Letaba Camp. The Giryondo Border Post between the Kruger National Park and the Limpopo National Park has added a whole new dimension to African adventure travel between South Africa and Mozambique. Once across the border the distance to the Massingir exit Gate of Limpopo National Park is 70km (about 2 hours travel). From there it's about 216km via Chokwe to the town of Macia on the EN1. From Macia one can go directly to the resort town of Bilene (32km) or head north up to Xai-Xai (55km).



OWNERSHIP OPPORTUNITIES IN MPGR ARE LIMITED TO RESALES ONLY



In Mahlathini Private Game Reserve there are three ownership investment options. These are:

- **21 ha stands for sale.** Limited to resales only.

- **Private residences for sale.** A limited number of houses have come up for sale in this wonderful wildlife sanctuary with prices ranging from R4.5 to 7.5 million rand. Resales only.

- **Shared ownership in Shikumbu Lodge, a private residence on the Kruger fence-line.** Available through resales only.

Shikumbu Lodge Shared Ownership Investment Opportunity.



Set on 21ha of virgin African bush, Shikumbu Lodge is the only private residence in Mahlathini that offers a shared ownership investment opportunity. This stunning five bedroom (all *en-suite*) African bush lodge is one of only two private residences in MPGR that border directly onto the boundary of the Kruger National Park. Shikumbu Lodge not only adjoins the Kruger but it also overlooks its own expansive seasonal waterhole with a private game viewing hide. The lodge offers an exclusive and authentic big game bush experience which means that you should always expect the unexpected.



Opportunities to join the Shikumbu syndicate have been scarce to say the least. Between 2006 and 2019 only two ownership slots (5 weeks each) exchanged hands. An opportunity to join the Shikumbu Lodge syndicate has come about through a recent resale listing. For a fraction of the cost of investing in and maintaining an outright ownership residence in MPGR you can go wild in style and enjoy the Kruger bush by acquiring five or more weeks in this well run and uniquely situated private lodge.



Shikumbu Lodge shareholders can opt to make use of a reciprocal exchange facility with upmarket residences in selected private game reserves, coastal and country estates (T&C apply).

If Mahlathini Private Game Reserve looks like your kind of place please call Mike Whiting on +27825515276 or email michaelwhiting43@gmail.com for further information on your preferred investment option

