

R3,643,000 fully solar powered

Magnolia Meadows, Brooklyn - Unit 1

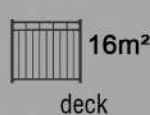
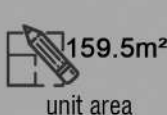


Magnolia Meadows

luxury off-grid Units

FOR SALE

Magnolia Meadows is the ground-breaking development located in Baileys Muckleneuk bordering Brooklyn. Urban in design, the modular units are built with a custom engineered steel structure and hi-tech floor, wall and roof panelling. Fitted with climate control, the latest energy efficient technologies, off-grid power systems and top-end security; all synchronised to change your world for the better.



Magnolia Meadows, Brooklyn. location



HOUSE ZERO

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LIVING ROOM

INTERIOR & EXTERIOR WALLS HOUSEZERO WALL SYSTEM
DOORS & WINDOW FRAMES HOUSEZERO FENESTRATION SYSTEM
ROOF & CEILING HOUSEZERO ROOF SYSTEM
CORNICES & SKIRTINGS HOUSEZERO SYSTEM
STAIRCASE HOUSEZERO MILD STEEL STAIRCASE WITH ENGINEERED WOOD TREADS
BLINDS HOUSEZERO SYSTEM
FIREPLACE HOUSEZERO BLACK MILD STEEL
WATER HEATING SOLAR HEATING SYSTEM WITH A GAS BACKUP
GREYWATER RECYCLING SYSTEM INCLUDING HYDROPONICS HOUSEZERO
SOLAR POWER HOUSE ZERO SOLAR ELECTRICITY SYSTEM

Modern design & attractive features

All components in line with latest energy efficiency technologies and standards.


100% energy grid independence, roof is an active power station, generating all the energy required for electricity and heating needs.




 3
bedrooms

 3
bathrooms

 2
garages 48m²

 159.5m²
unit area

 65m²
garden

 16m²
deck


pet-friendly

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www.housezero.com

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KITCHEN

COUNTER TOPS COLOURED GLASS
CUPBOARD DOORS COLOURED GLASS
BACK OF CARCASS AGAINST HOUSE POLISHED STAINLESS STEEL (GLASS TO BE PAINTED)
CARCASS OF KITCHEN POLISHED STAINLESS STEEL
SHELVES POLISHED STAINLESS STEEL
DOUBLE SINK HOUSEZERO STAINLESS STEEL SINK
PREP BOWL HOUSEZERO STAINLESS STEEL SINK
KITCHEN MIXERS STAINLESS STEEL MODERN MIXER

Modular construction yet contemporary in style.

Incorporating large open spaces, wide open facades, smart combination of wood and glass surfaces, latest style bathrooms and kitchens, carried by custom engineered steel structure and hi tech floor, wall and roof paneling.



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BATHROOM

WALLS GLASS PAINTED
SHOWER TRAY STAINLESS STEEL BASE SHOWER TRAY, CUSTOM HOUSE ZERO DESIGNED, TEAK FINISHED OR MOSAICS
BATH MODERN FREESTANDING BATH
CISTERN / TOILET BACK TO WALL PAN
BATH MIXER WALL MOUNTED MIXER
SHOWER MIXER CONCEALED SHOWER MIXER
SHOWER ARM SQUARE SHOWER ARM
BASIN SURFACE MOUNTED MODERN SQUARED EDGES BASIN
BASIN MIXER STAINLESS STEEL MODERN SQUARE MIXER
BASIN VANITY GLASS VANITY
SHOWER ROSE SQUARE SHOWER HEAD
MIRROR CUSTOM HOUSE ZERO FRAMELESS MIRROR

HouseZero's roofing system is not only a roof, it is a solar power station, which supplies all energy requirements without any need for grid connection.

We also supply a solar geyser with gas back-up supply for your home.

A gas hob & oven accompany the design.



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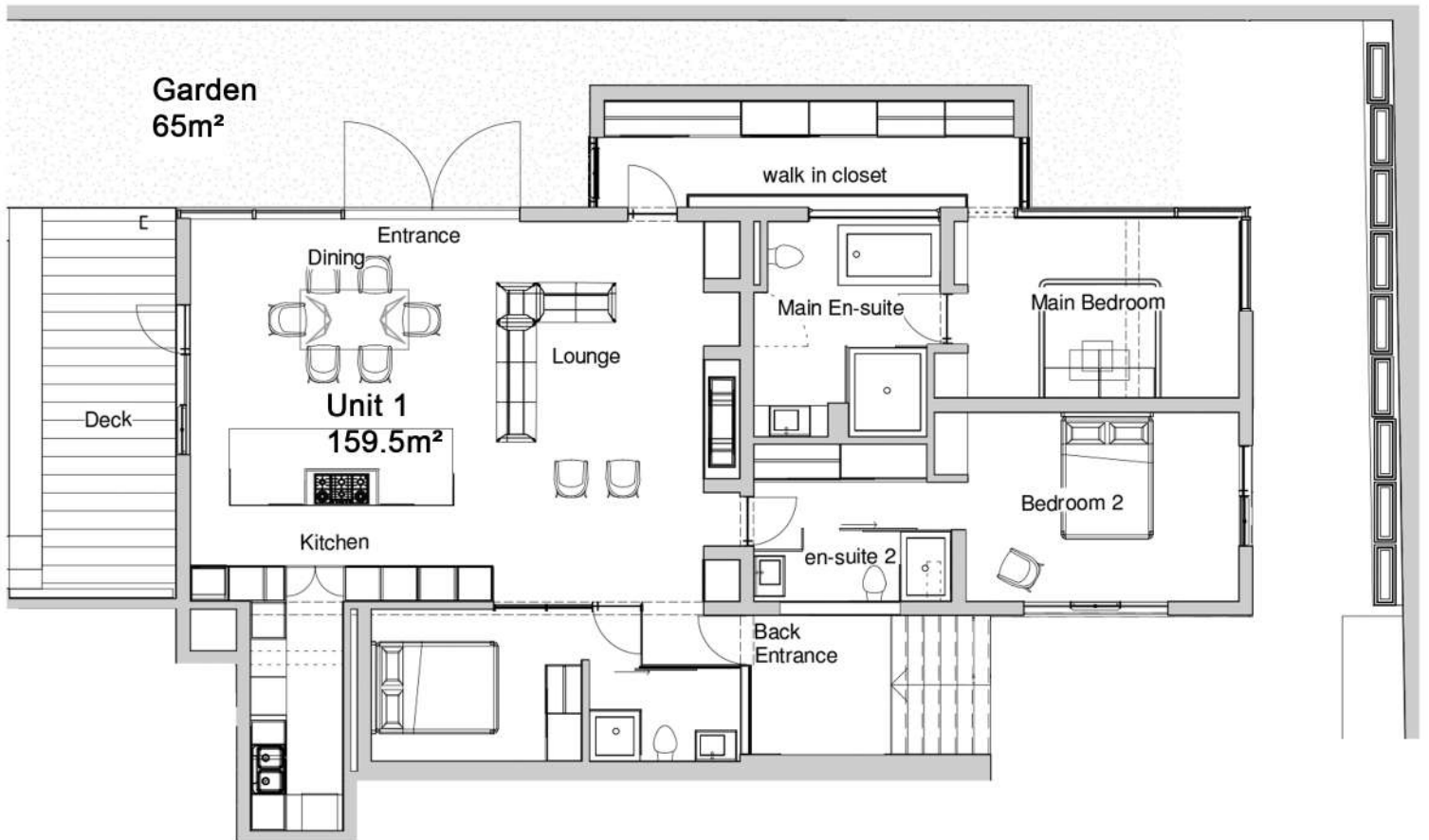
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GROUND FLOOR PLAN

NTS.



bedrooms



bathrooms



garages



unit area



garden



deck



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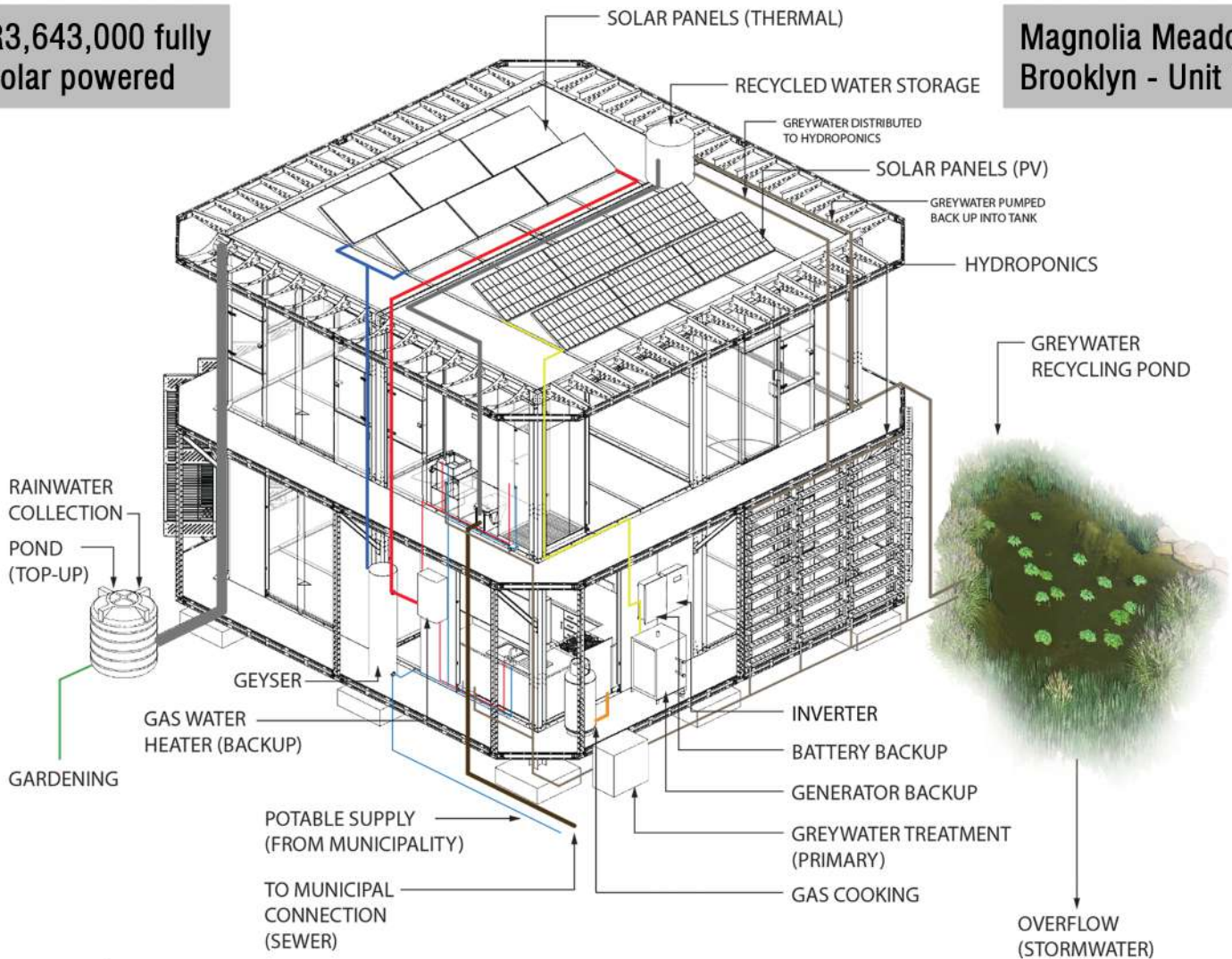
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Power System			
	Capacity*****	Life Expectancy	Monthly Fee***
PV Array	4,27 kW	25 YRS	R 1 250,00
Inverter	10 kVA	10 YRS	
Battery Bank	12,8 kWh	10 YRS	
Generator*	5kVA	10 YRS	

Water Harvesting / Recycling System****			
	Annual kL Savings	Annual Savings**	Monthly Fee***
Greywater Recycling	161	R 5 206,77	R 110,00

Thermal Energy System*****			
	Capacity	Life Expectancy	Monthly Fee***
Solar Water Heating	500L	15 YRS	R 150,00
Wood Burning Fireplace	7 kW	-	
Gas Stove	10,2kW / 5 Plate	-	
Gas Oven	2,6 kW / 62 L	-	

Notes:

- * Generator for emergency backup to assist with battery charging
- ** Savings are estimated for year 2020 based on actual tariffs and on a 200m² unit - (average unit size)
- *** Contribution towards Magnolia Meadows Maintenance Fund
- **** Savings are based on reduced water consumption through use of low-flow fixtures and recycled water for toilet flushing
- ***** Savings are accounted for under Power System Savings
- ***** PV system capacity can be increased at an additional cost

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