

R5,891,000 fully solar powered

Magnolia Meadows, Brooklyn - Unit 4



# 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.

 4  
bedrooms

 4  
bathrooms

 2  
garages

 47.5m<sup>2</sup>  
unit area

 286.5m<sup>2</sup> 25.5m<sup>2</sup>  
garden

 26.5m<sup>2</sup>  
deck

  
pet-friendly

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## LIVING ROOM

<b>INTERIOR &amp; EXTERIOR WALLS</b> HOUSEZERO WALL SYSTEM
<b>DOORS &amp; WINDOW FRAMES</b> HOUSEZERO FENESTRATION SYSTEM
<b>ROOF &amp; CEILING</b> HOUSEZERO ROOF SYSTEM
<b>CORNICES &amp; SKIRTINGS</b> HOUSEZERO SYSTEM
<b>STAIRCASE</b> HOUSEZERO MILD STEEL STAIRCASE WITH ENGINEERED WOOD TREADS
<b>BLINDS</b> HOUSEZERO SYSTEM
<b>FIREPLACE</b> HOUSEZERO BLACK MILD STEEL
<b>WATER HEATING</b> SOLAR HEATING SYSTEM WITH A GAS BACKUP
<b>GREYWATER RECYCLING SYSTEM INCLUDING HYDROPONICS</b> HOUSEZERO
<b>SOLAR POWER</b> 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.



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## KITCHEN

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

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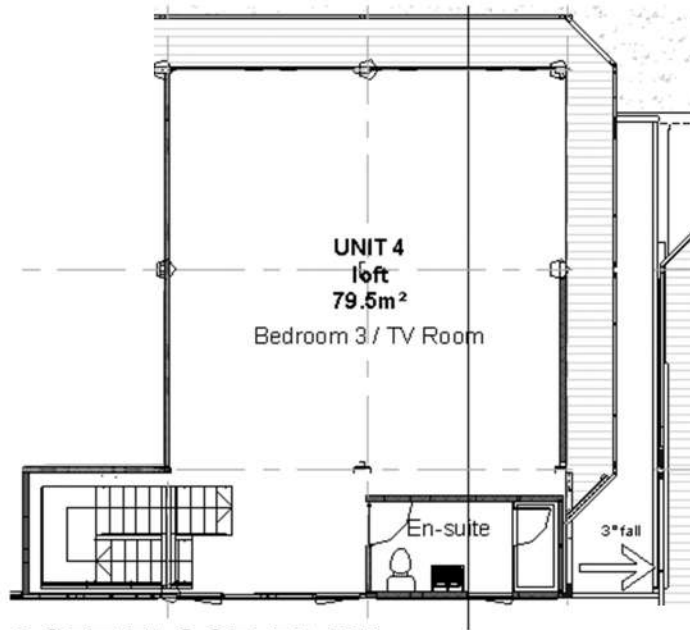
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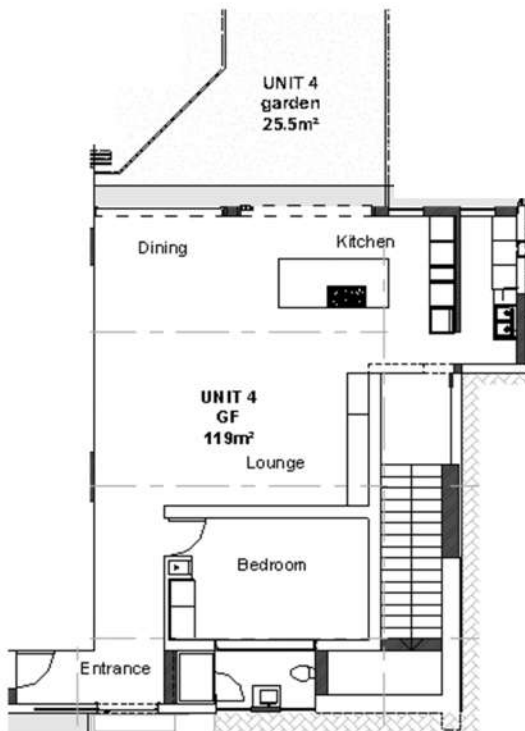
HOUSE ZERO  
www.housezero.com

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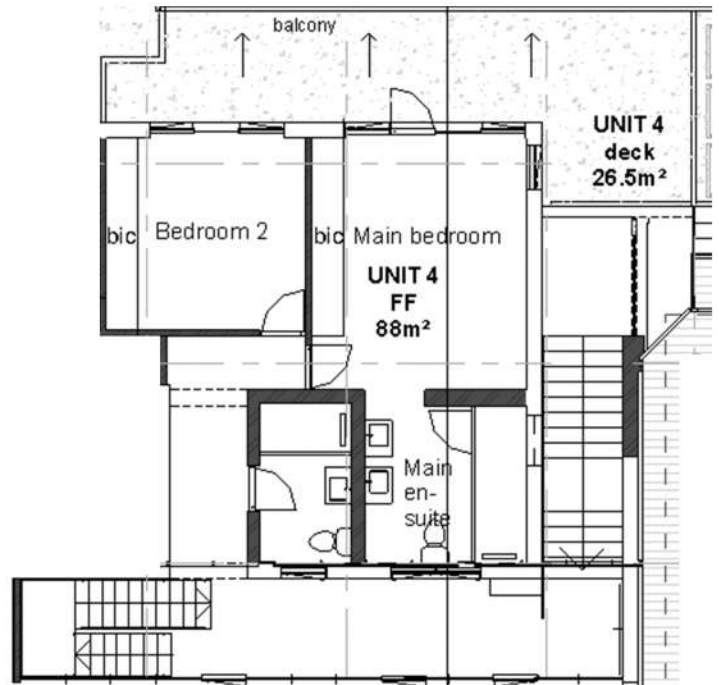
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**LOFT FLOOR PLAN**  
NTS.



**GROUND FLOOR PLAN**  
NTS.



**FIRST FLOOR PLAN**  
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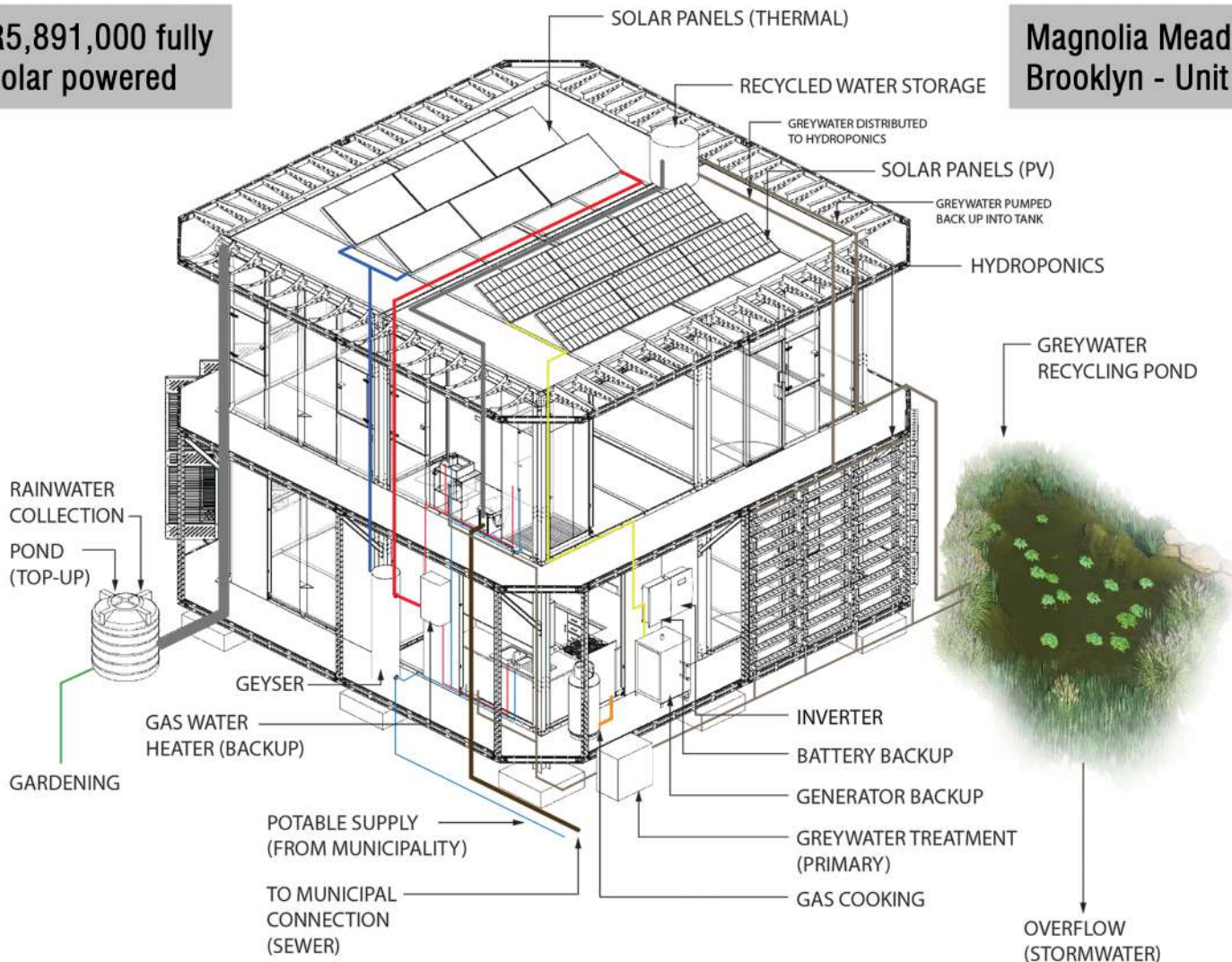
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Power System			
	Capacity*****	Life Expectancy	Monthly Fee***
PV Array	6,4 kW	25 YRS	R 1 250,00
Inverter	10 kVA	10 YRS	
Battery Bank	19,2 kWh	10 YRS	
Generator*	5kVA	10 YRS	

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 200m<sup>2</sup> 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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