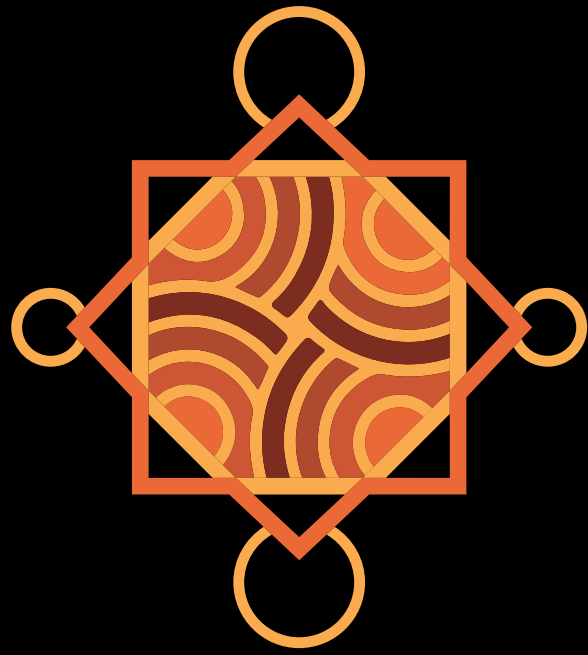




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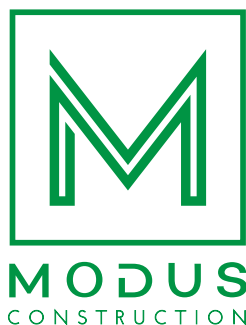
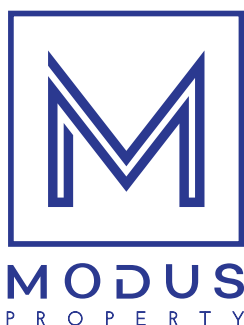
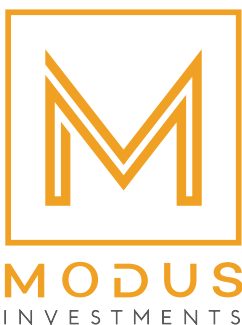
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Nyeredzi Ridge Estate
Stand 655, Alpes Road,
Pomona, Harare, Zimbabwe

Modus Investments
147 Borrowdale, Gunhill
Harare, Zimbabwe

HOUSE 01

3 BEDROOM FAMILY HOME



- 186 m²
- 2 Lounges
- 3 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 83,700
100%: USD 128,340



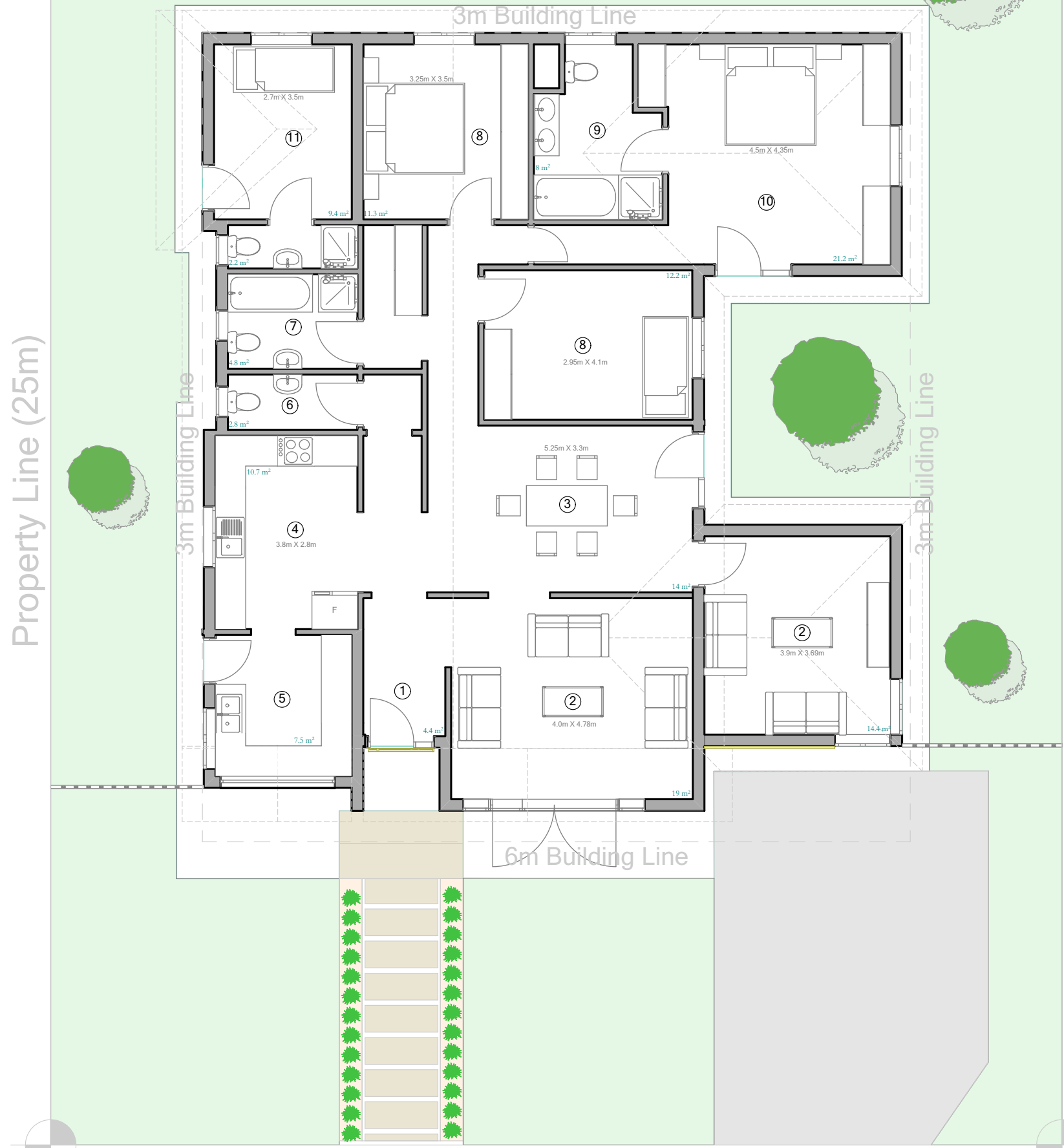
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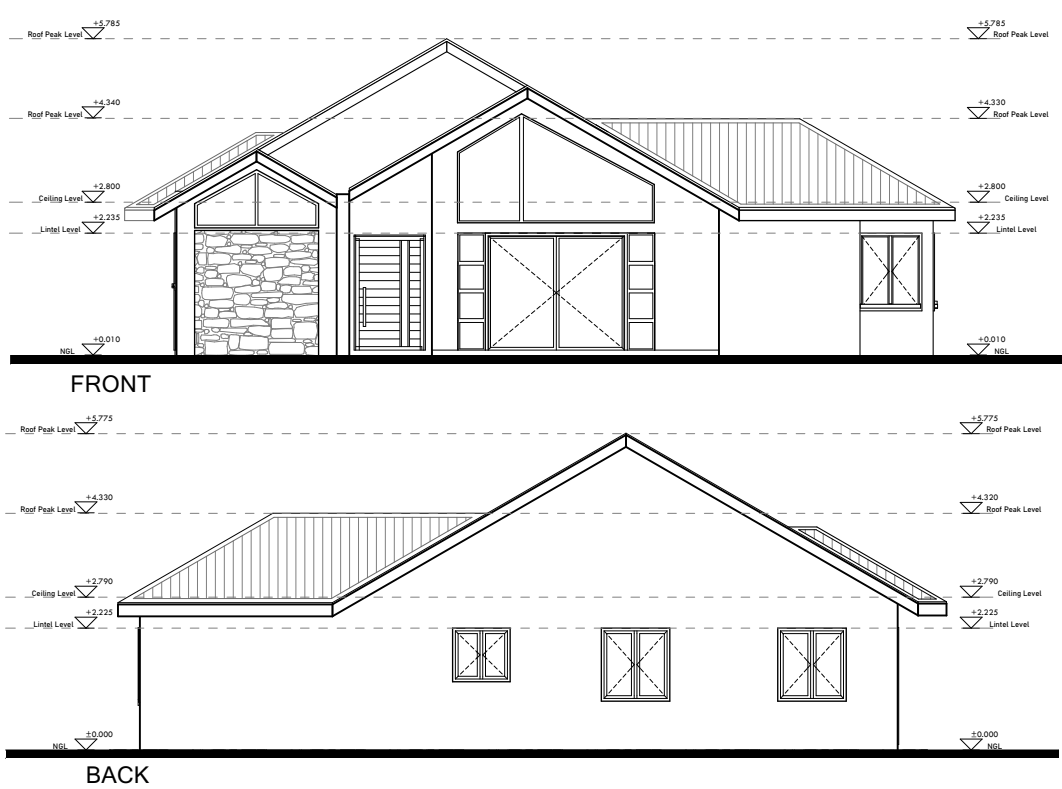


Property Line (20m)

Property Line (25m)



- Floor Plan (No. 01)**
Total Floor Area: 186.2m²
1. Entrance Hall
 2. Lounge
 3. Dining Room
 4. Kitchen
 5. Scullery
 6. Water Closet
 7. Bathroom
 8. Bedroom
 9. Ensuite
 10. Master Bedroom
 11. Maid's Suite with own bathroom



HOUSE 02

3 BEDROOM FAMILY HOME



- 167 m²
- 2 Lounges + Dining Combo
- 3 Bedrooms
- 2½ Bathrooms
Master ensuite
- Staff suite
- Construction Estimate:
Shell: USD 75,150
100%: USD 115,230

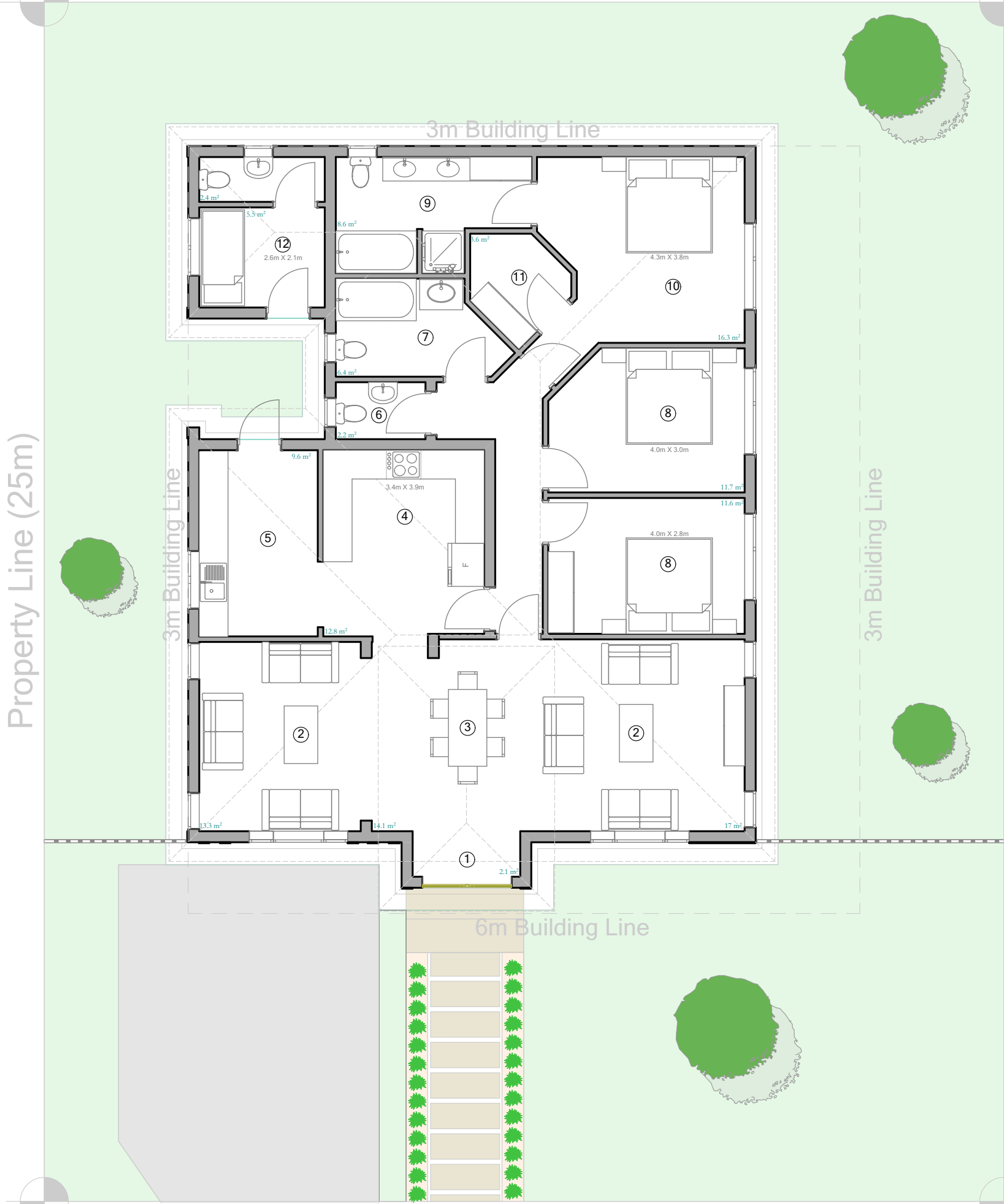


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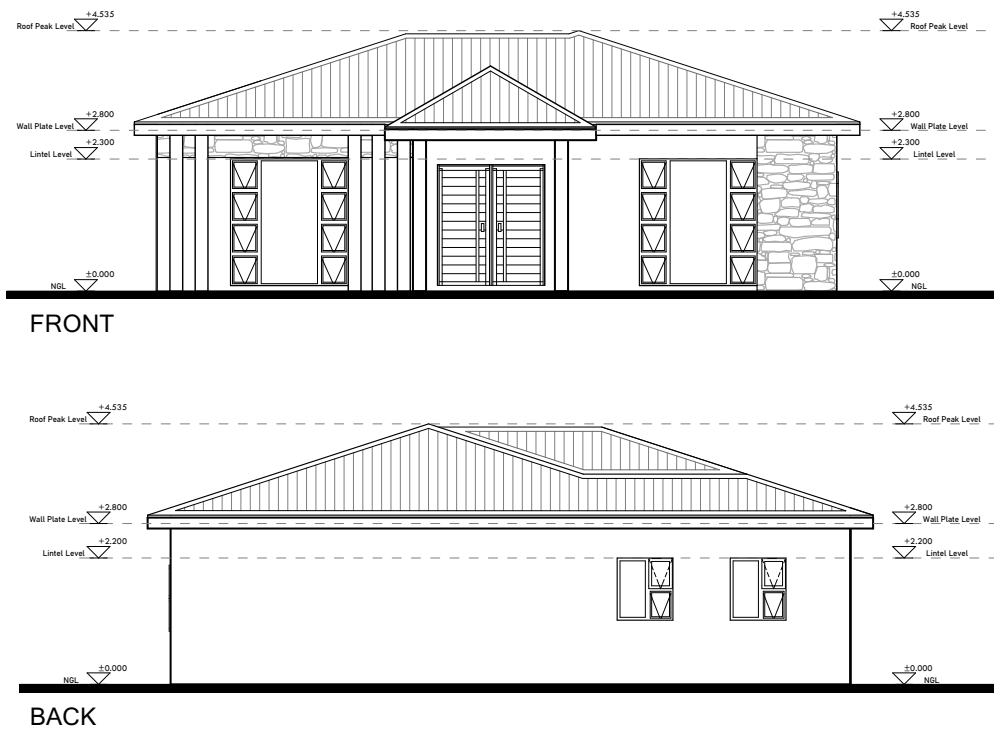
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Property Line (20m)

Property Line (25m)



- Floor Plan (No. 02)**
Total Floor Area: 167.2m²
1. Entrance Hall
 2. Lounge
 3. Dining Room
 4. Kitchen
 5. Scullery
 6. Water Closet
 7. Bathroom
 8. Bedroom
 9. Ensuite
 10. Master Bedroom
 11. Walk-In-Closet
 12. Maid's Suite with own bathroom



HOUSE 03

3 BEDROOM COMPACT HOME



- 146 m²
- 1 Lounge + Dining Combo
- 3 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 65,700
100%: USD 100,740

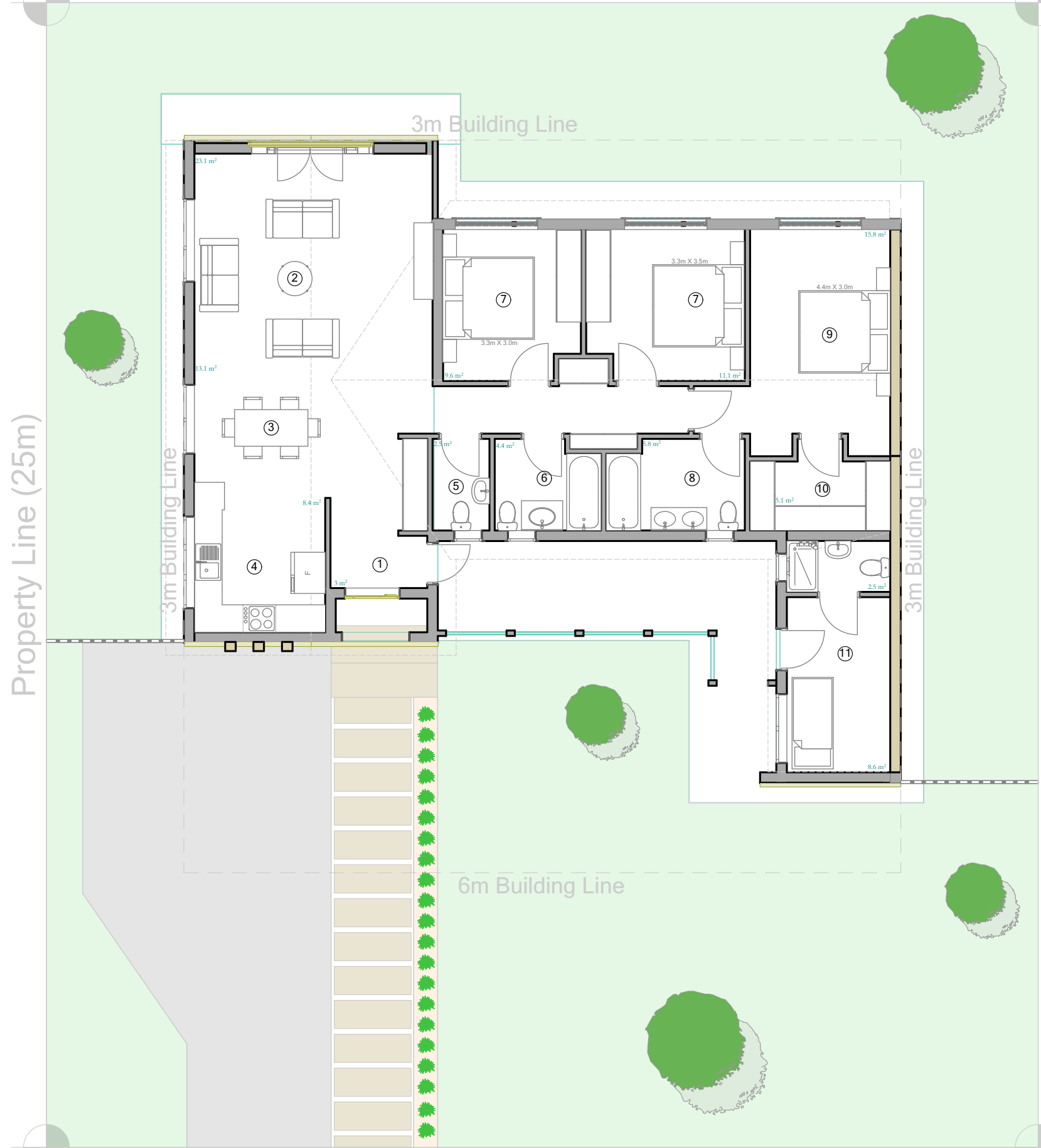


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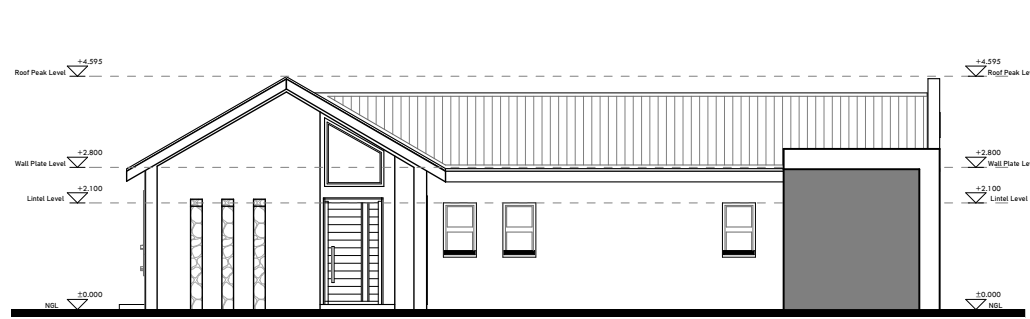
Property Line (21.65m)

Property Line (25m)

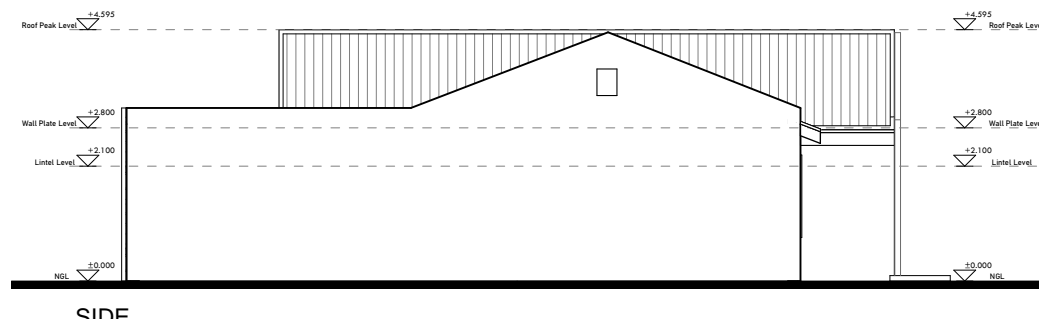


Floor Plan (No. 03)
Total Floor Area: 145.5m²

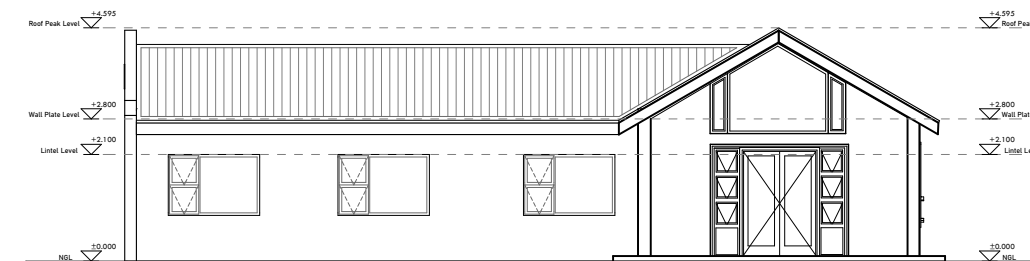
1. Entrance Hall
2. Main Lounge
3. Dining Room
4. Kitchen
5. Water Closet
6. Bathroom
7. Bedroom
8. Ensuite
9. Master Bedroom
10. Maid's Suite with own bathroom



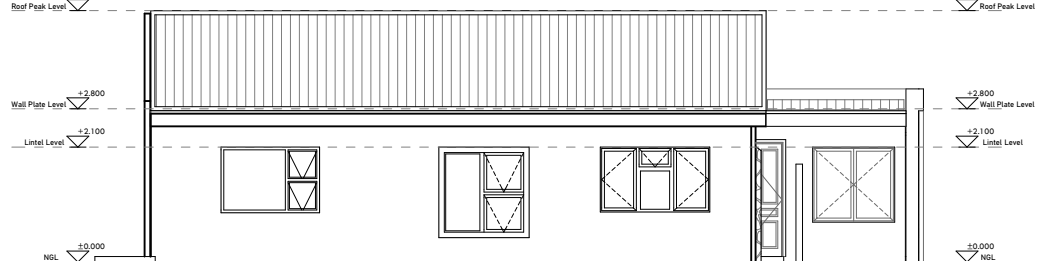
FRONT



SIDE



BACK



SIDE

HOUSE 04 2 BEDROOM COMPACT HOME



- 126 m²
- Lounge + Dining Combo
- 2 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 56,700
100%: USD 86,940

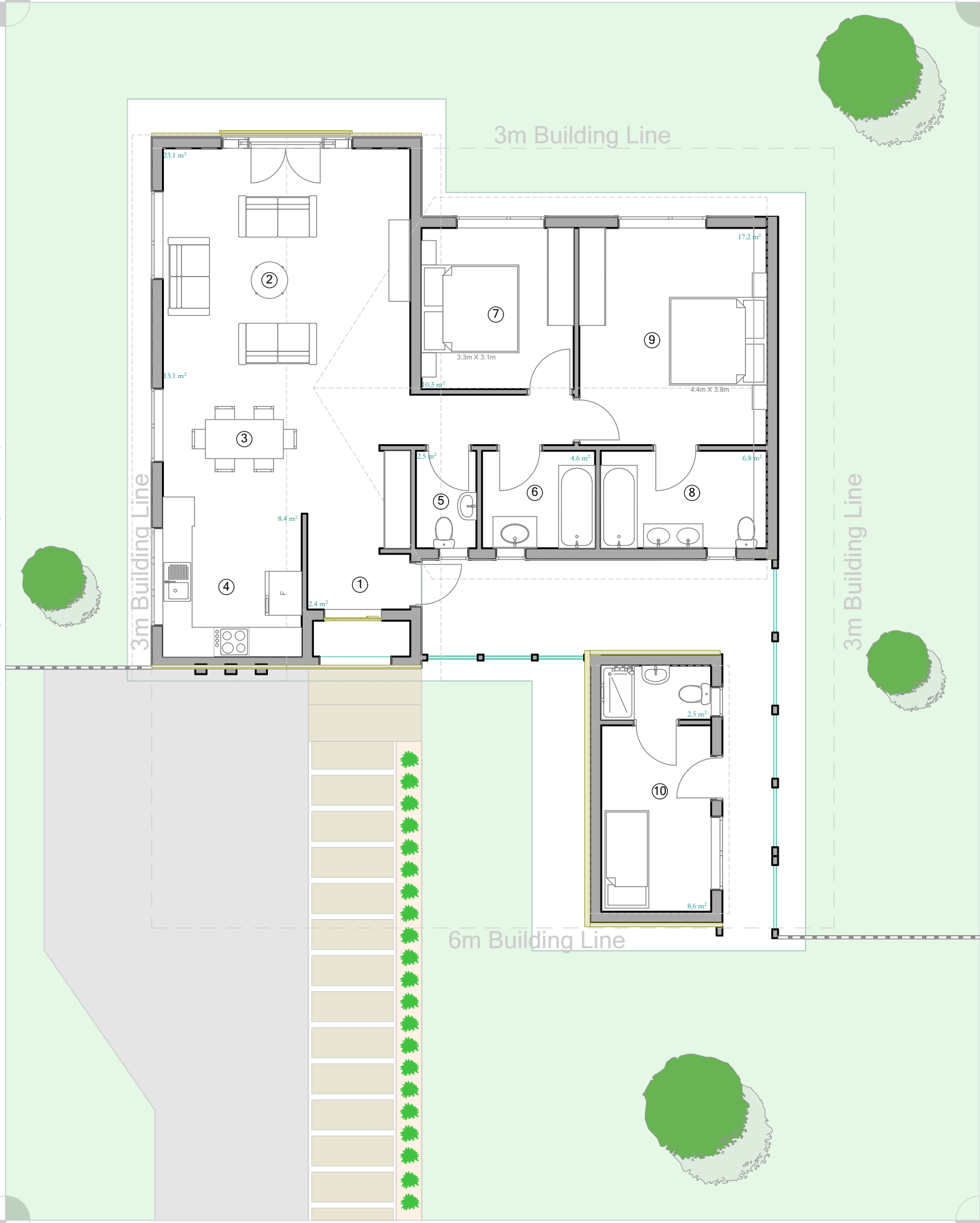


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Property Line (20m)

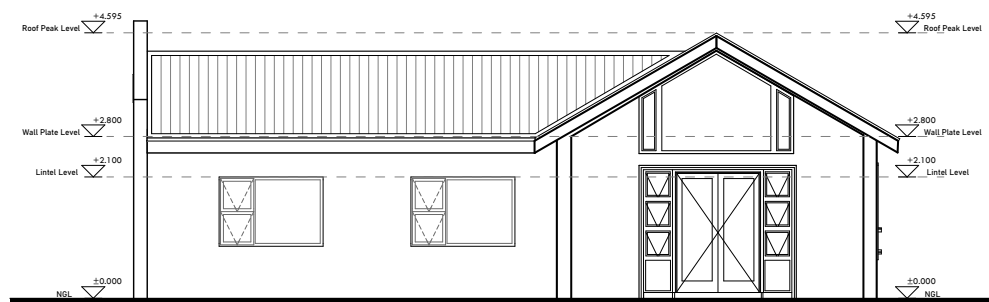
Property Line (25m)



- Floor Plan (No. 04)**
Total Floor Area: 126.4m²
1. Entrance Hall
 2. Main Lounge
 3. Dining Room
 4. Kitchen
 5. Water Closet
 6. Bathroom
 7. Bedroom
 8. Ensuite
 9. Master Bedroom
 10. Maid's Suite with own bathroom



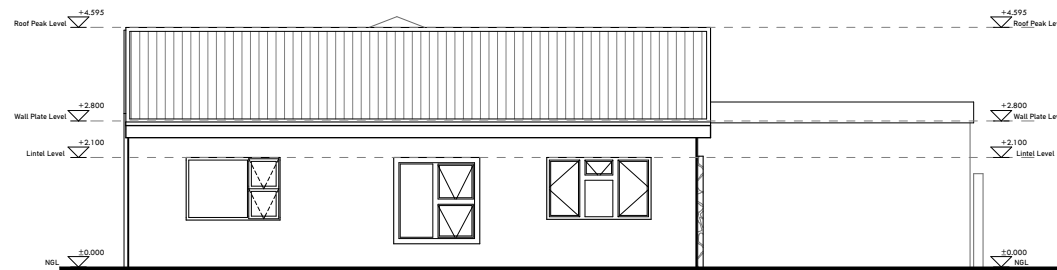
FRONT



BACK



SIDE



SIDE

HOUSE 05

4 BEDROOM, LUX DOUBLE STOREY HOME



- 276 m²
- 2 Lounges
- 4 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 189,750
100%: USD 206,250

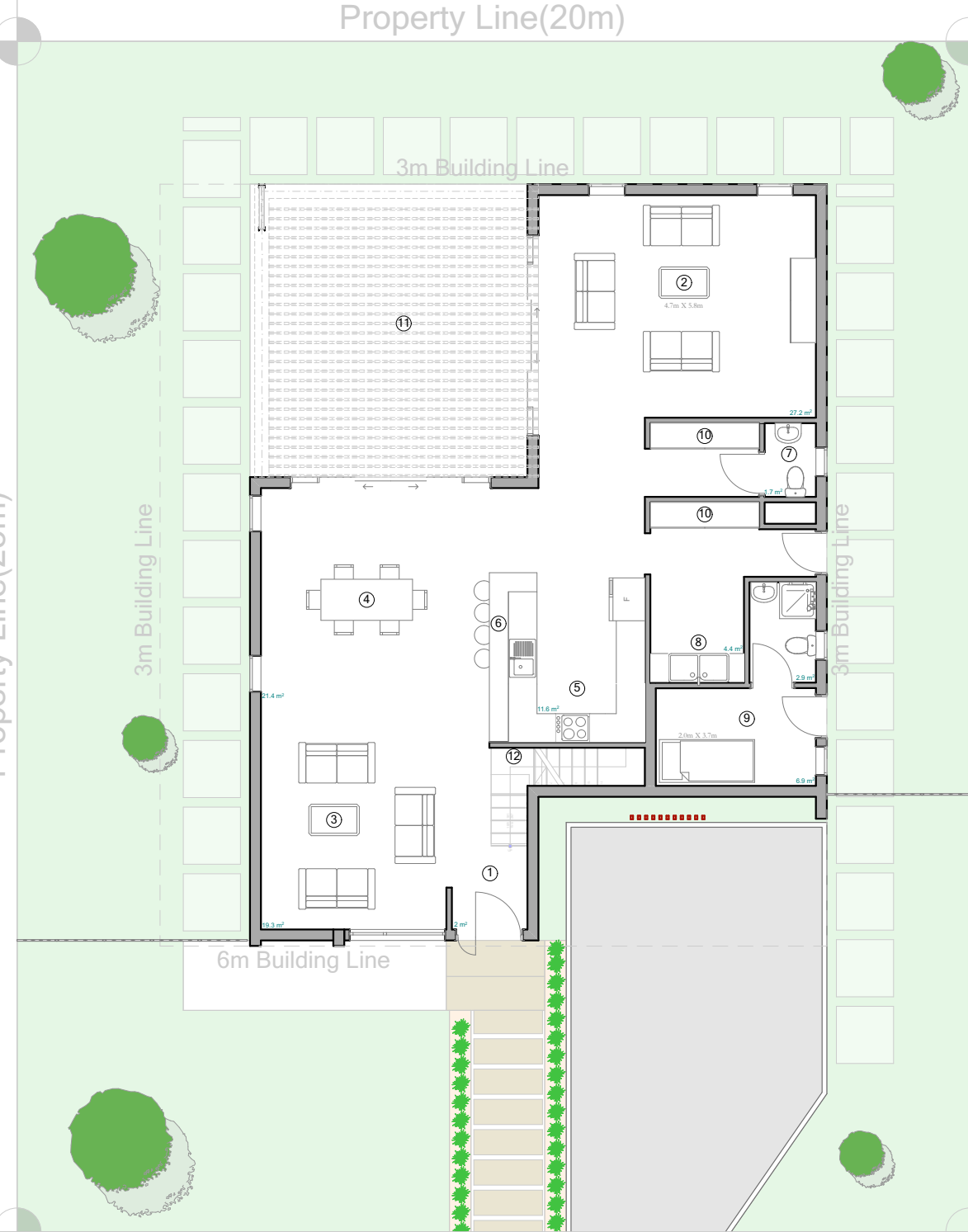


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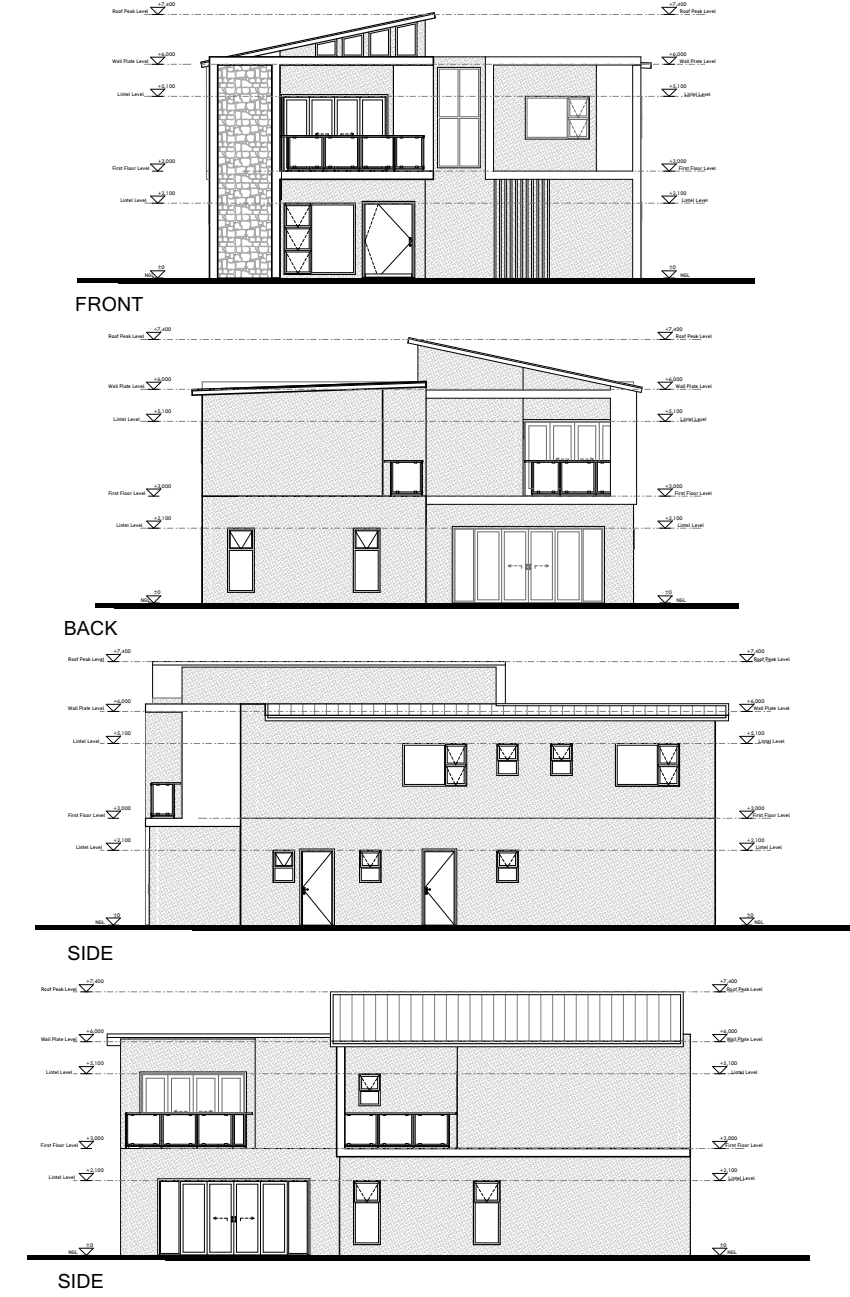
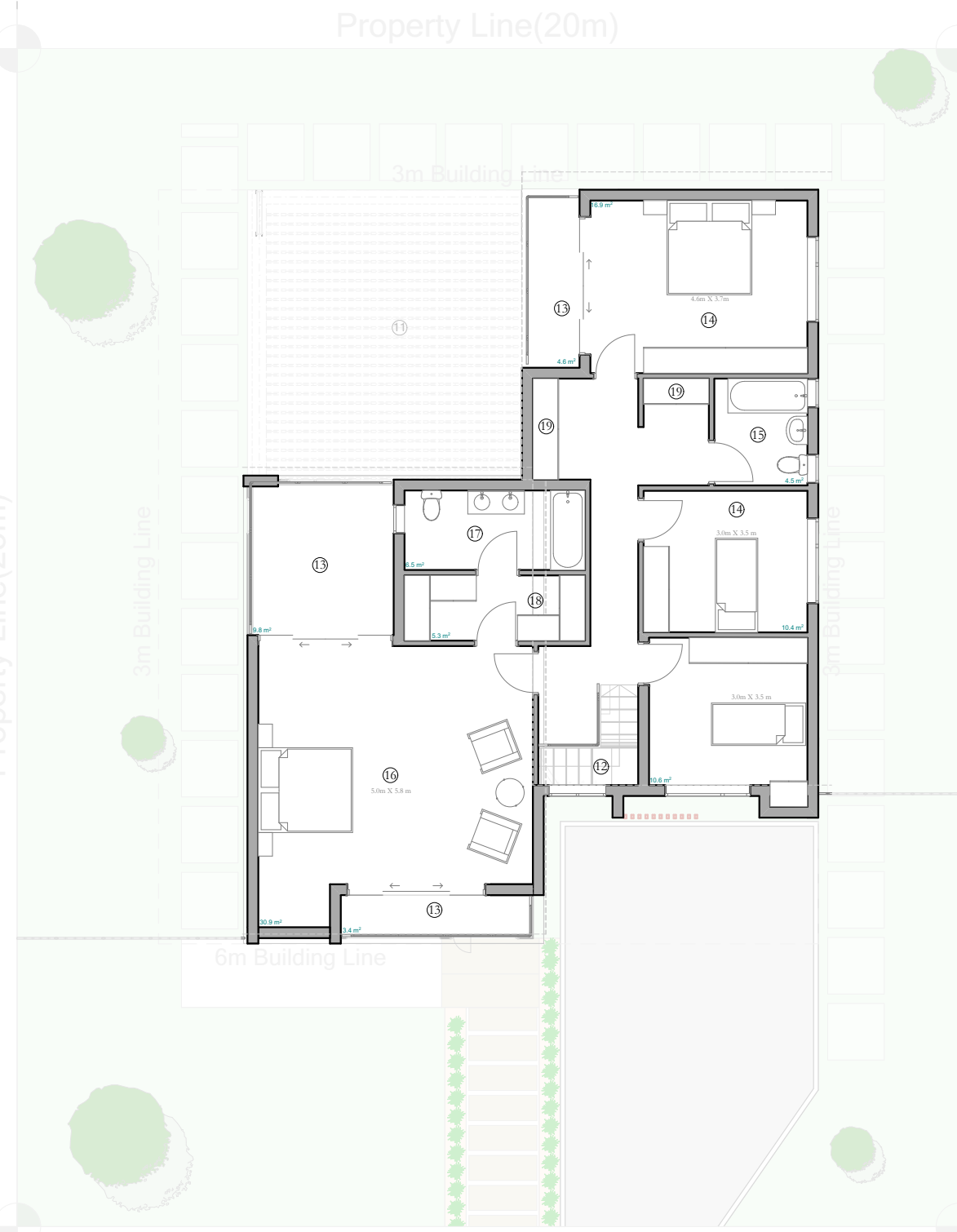
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Property Line(25m)



Property Line(25m)



Ground Floor Plan (No. 05)
Total Floor Area: 276m²
Ground Floor Area: 137m²
First Floor Area: 139m²

1. Entrance Hall
2. Sun Lounge
3. Main Lounge
4. Dining Room
5. Kitchen
6. Breakfast Nook
7. Water Closet
8. Laundry Room
9. Maid's Suite with own bathroom
10. Built-In-Closet
11. Outdoor Sitting Area
12. Staircase

First Floor Plan (No. 05)
Total Floor Area: 276m²
Ground Floor Area: 137m²
First Floor Area: 139m²

12. Staircase
13. Balcony
14. Bedroom
15. Bathroom
16. Master Bedroom
17. Ensuite
18. Walk-In-Closet
19. Built-In-Closet

HOUSE 06

5 BEDROOM, LUX DOUBLE STOREY HOME



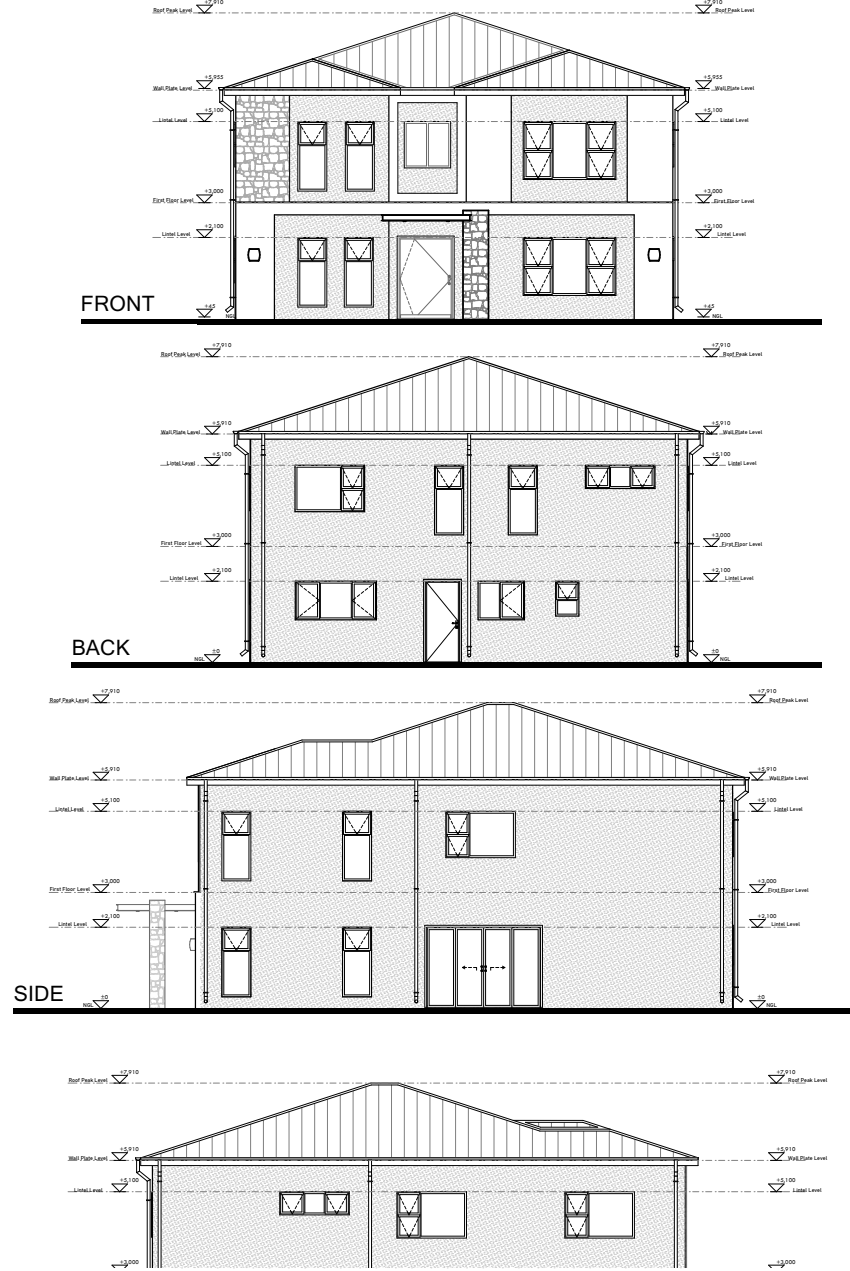
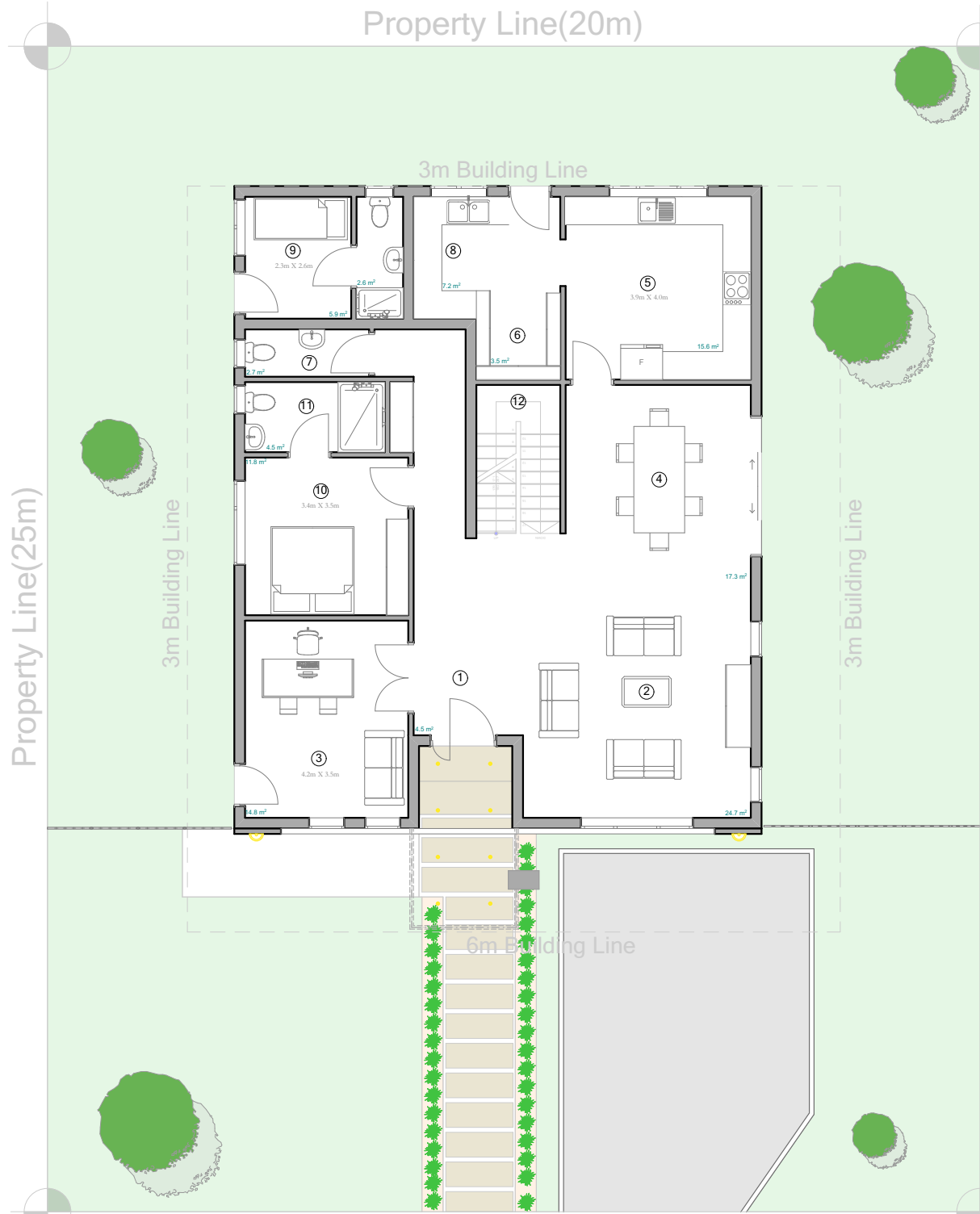
- 305 m²
- 3 Lounges
- 5 Bedrooms
- 3½ Bathrooms
- 2 bedrooms ensuite
- Staff suite

Construction Estimate:
Shell: USD 210,450
100%: USD 228,750



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Ground Floor Plan (No. 6)
Total Floor Area: 305m²
Ground Floor Area: 153m²
First Floor Area: 152m²

1. Entrance Hall
2. Lounge
3. Study Room/Office
4. Dining Room
5. Kitchen
6. Pantry
7. Water Closet
8. Laundry Room
9. Maid's Suite with own bathroom
10. Guest Bedroom
11. Ensuite
12. Staircase

Ground Floor Plan (No. 6)
Total Floor Area: 305m²
Ground Floor Area: 153m²
First Floor Area: 152m²

12. Staircase
13. Pjama Lounge
14. Bedroom
15. Bathroom
16. Master Bedroom
17. Ensuite
18. Walk-In-Closet
19. Built-In-Closet

HOUSE 07

2 x 3 BEDROOM, SEMI-DETACHED DUPLEXES



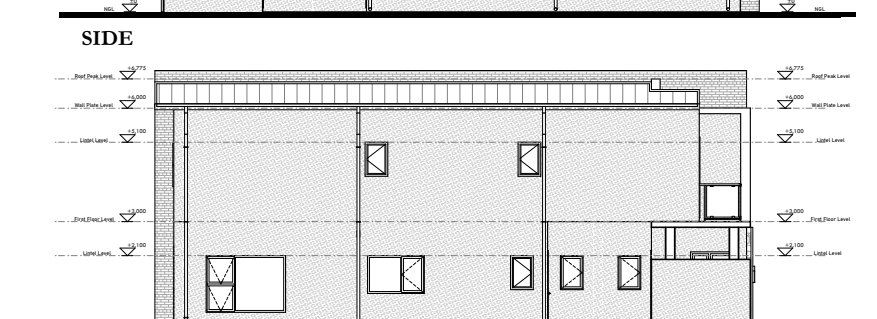
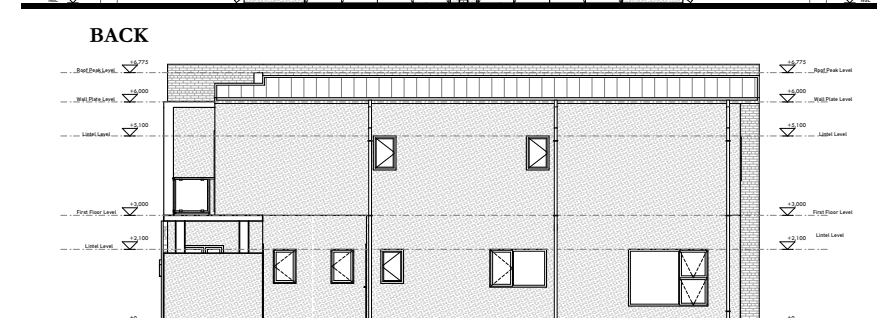
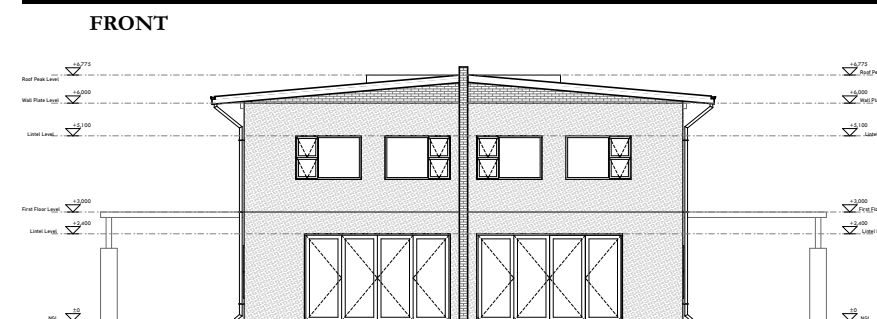
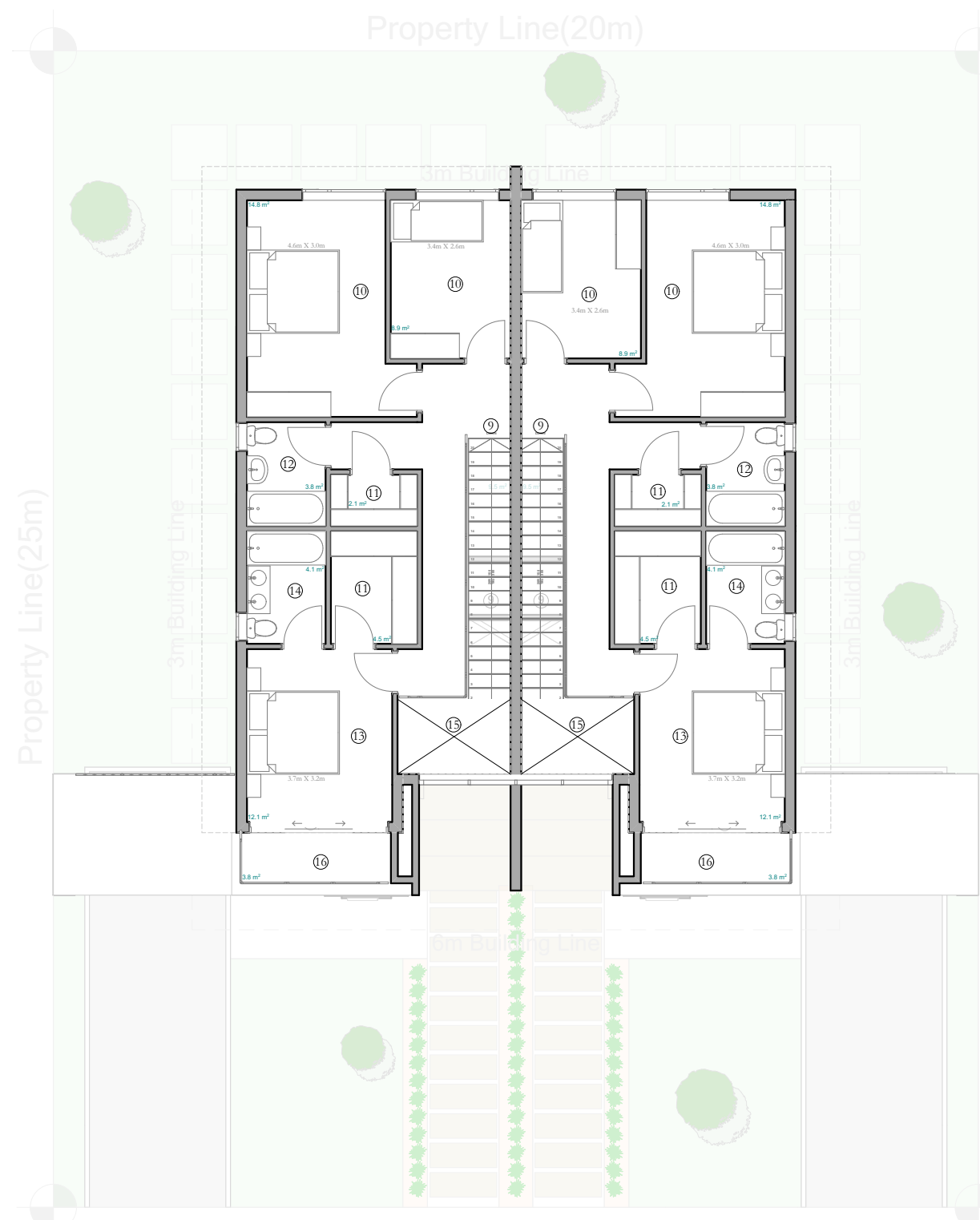
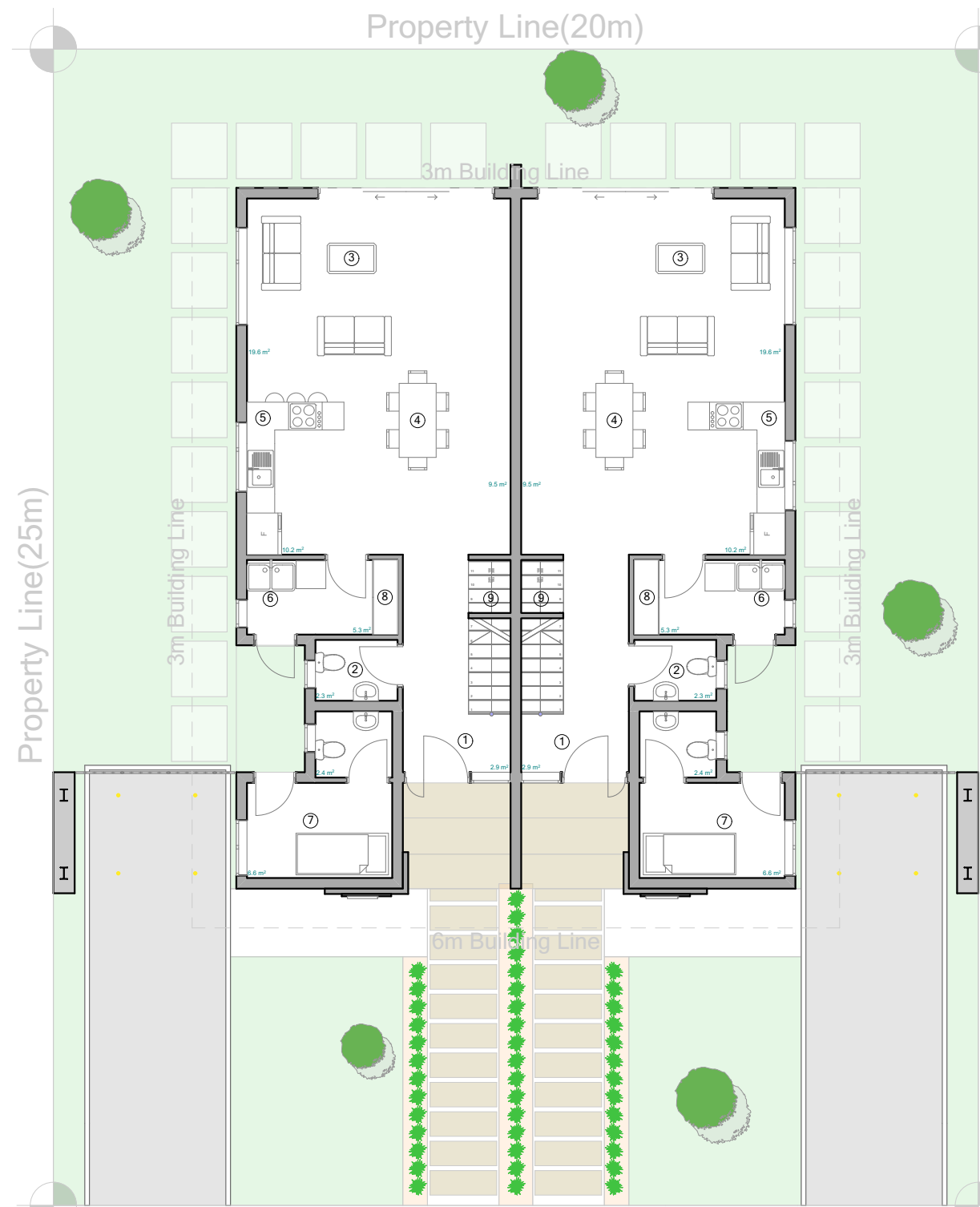
- 160 m² x 2 = 320 m²
- Lounge + Dining Combo x 2
- 3 Bedrooms x 2
- 2½ Bathrooms x 2
- Master ensuite
- Staff suite x 2

Construction Estimate:
Shell: USD 220,800
100%: USD 240,000



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Ground Floor Plan (No. 7)
Total Floor Area: 318.2m²
Ground Floor Area: 163.8m²
First Floor Area: 154.4m²

1. Entrance Hall
2. Water Closet
3. Lounge
4. Dining Room
5. Kitchen
6. Laundry Room
7. Maid's Suite with own bathroom
8. Built-In-Closet
9. Staircase

First Floor Plan (No. 7)
Total Floor Area: 318.2m²
Ground Floor Area: 163.8m²
First Floor Area: 154.4m²

9. Staircase
10. Bedroom
11. Walk-In-Closet
12. Bathroom
13. Master Bedroom
14. Ensuite
15. Void
16. Balcony

HOUSE 08

4 BEDROOM FAMILY HOME



- 203 m²
- Lounge + Dining Combo
- 4 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 77,850
100%: USD 119,370

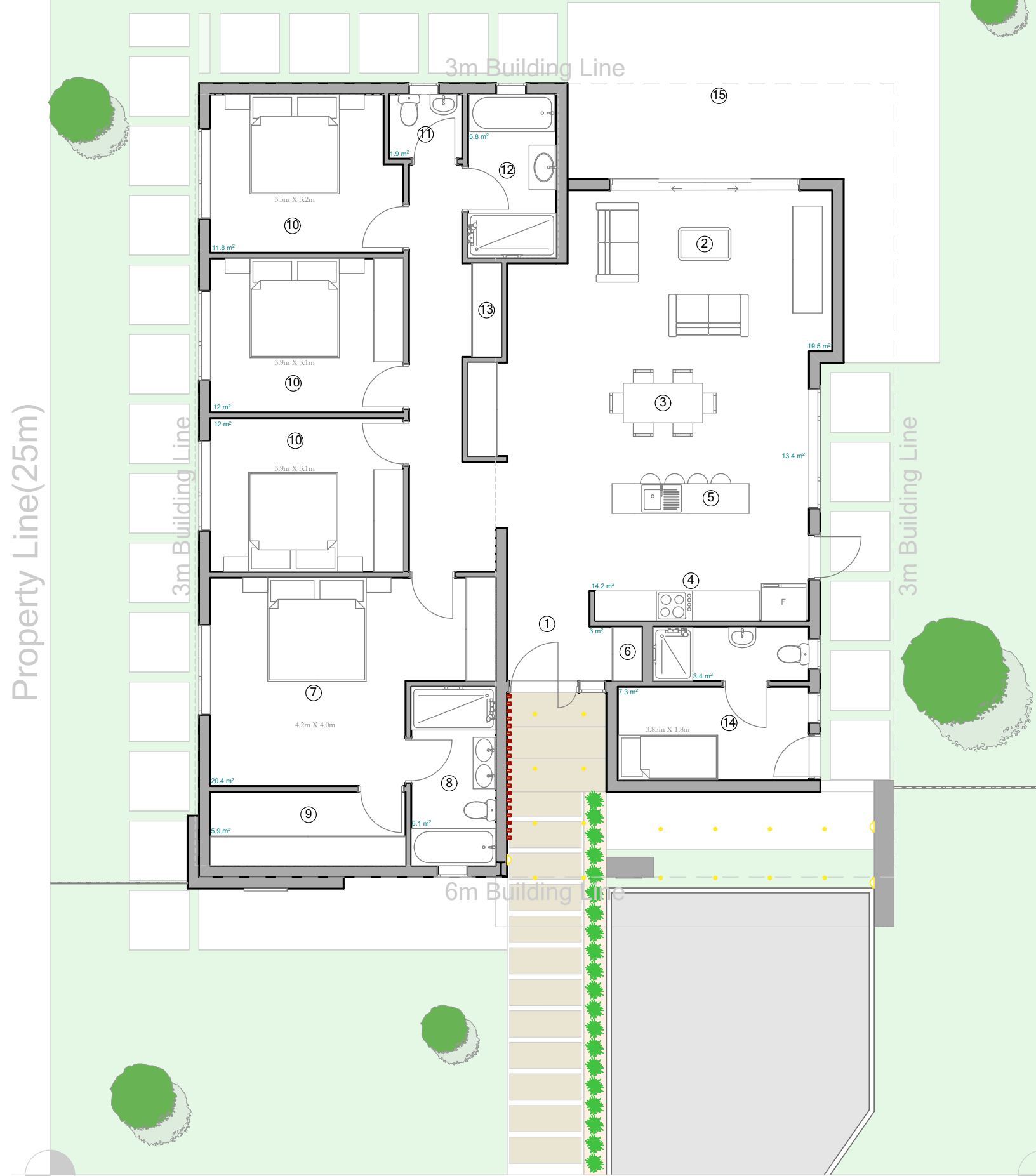


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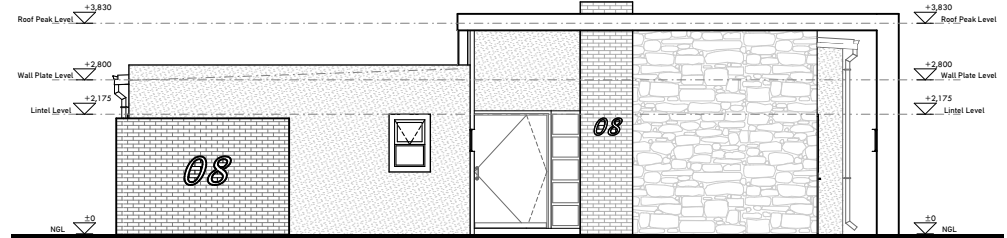
Property Line(20m)

Property Line(25m)

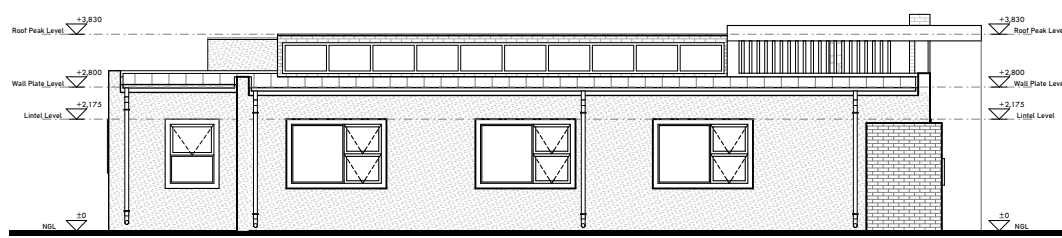


Floor Plan (No. 08)
Total Floor Area: 203m²

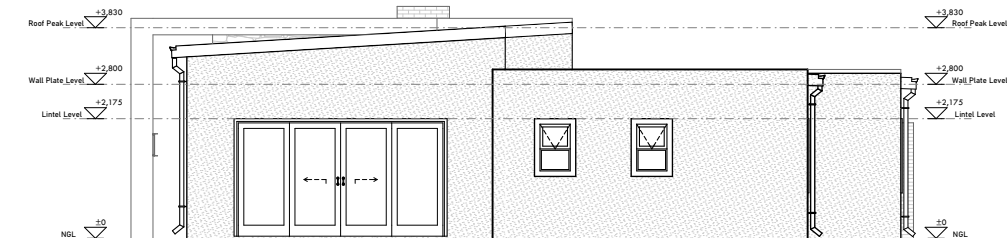
1. Entrance Hall
2. Lounge
3. Dining Room
4. Kitchen
5. Breakfast Nook
6. Storage
7. Master Bedroom
8. Ensuite
9. Walk-In-Closet
10. Bedroom
11. Water Closet
12. Bathroom
13. Built in Closet
14. Maid's Suite with own bathroom
15. Outdoor sitting area



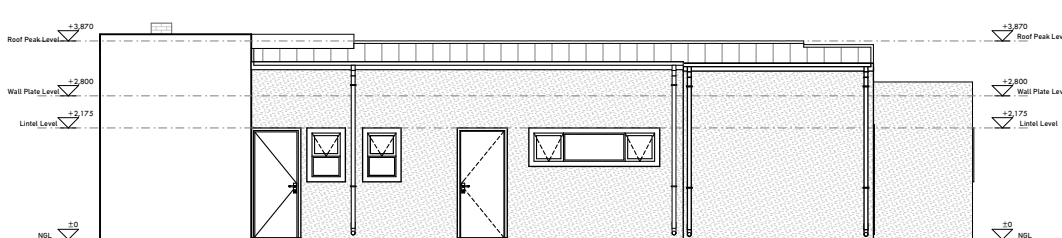
FRONT



SIDE



BACK



SIDE

HOUSE 09

3 BEDROOM FAMILY HOME



- 149 m²
- Lounge + Dining Combo
- 3 Bedrooms
- 2½ Bathrooms
- Master ensuite
- No Staff Suite

Construction Estimate:
Shell: USD 63,450
100%: USD 97,290

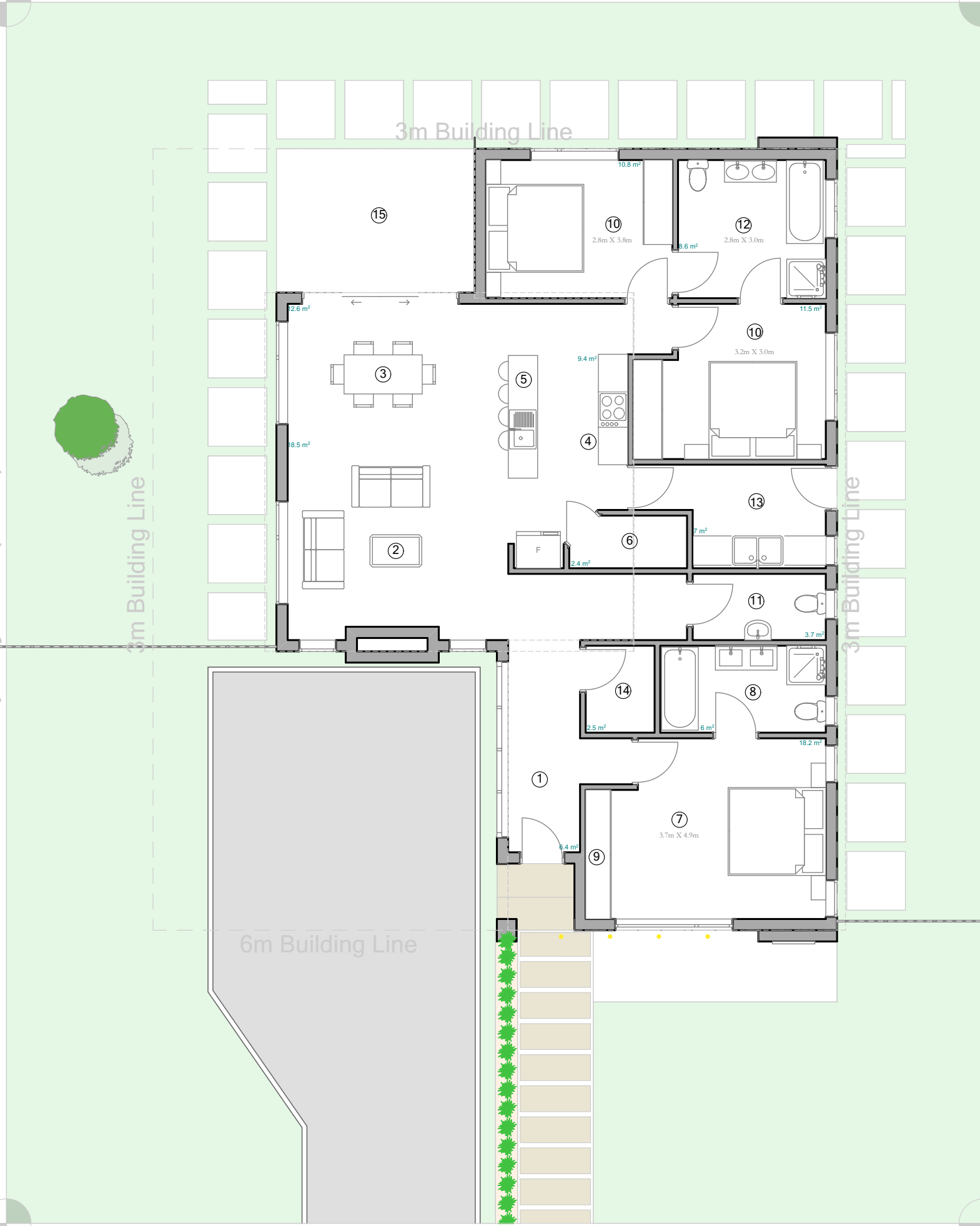


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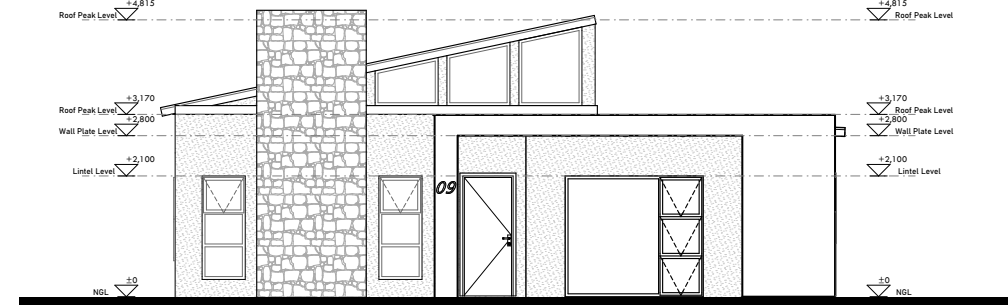
Property Line(20m)

Property Line(25m)

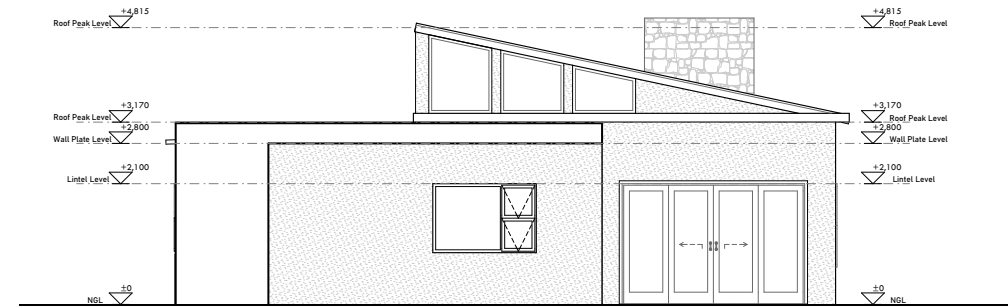


Floor Plan (No. 09)
Total Floor Area: 149m²

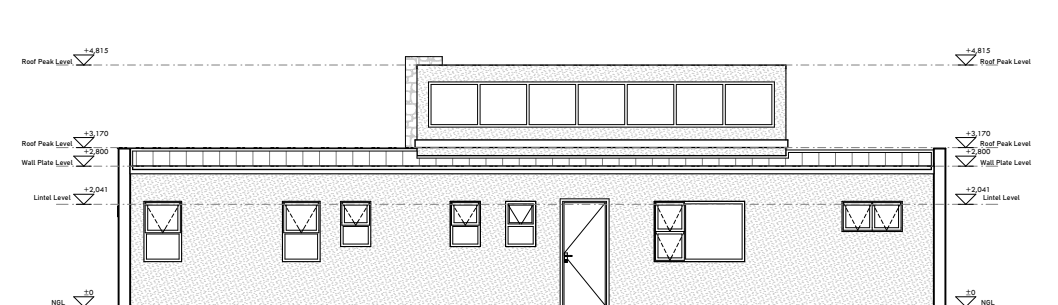
1. Entrance Hall
2. Lounge
3. Dining Room
4. Kitchen
5. Breakfast Nook
6. Pantry
7. Master Bedroom
8. Ensuite
9. Walk-In-Closet
10. Bedroom
11. Water Closet
12. Bathroom
13. Laundry Room
14. Linen Closet
15. Outdoor sitting area



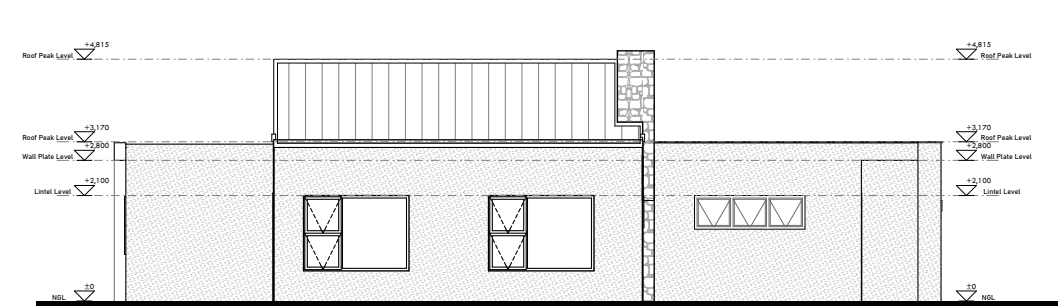
FRONT



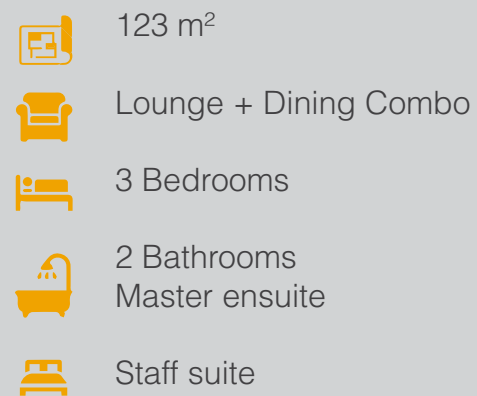
BACK



SIDE



SIDE

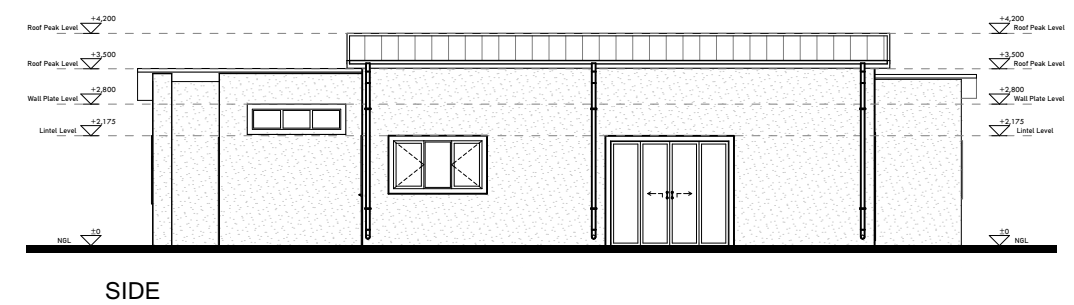
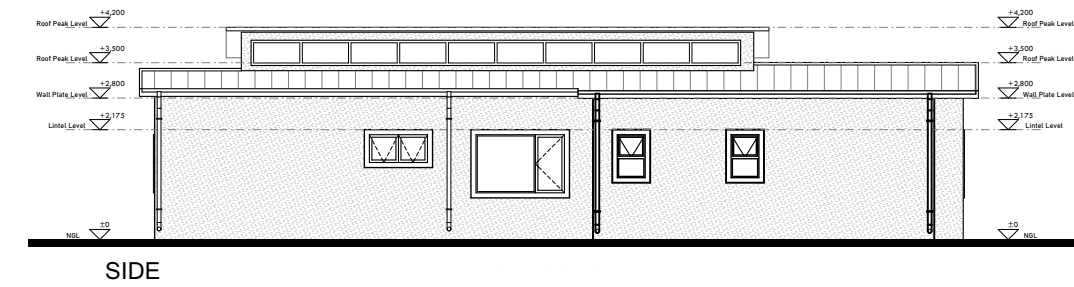
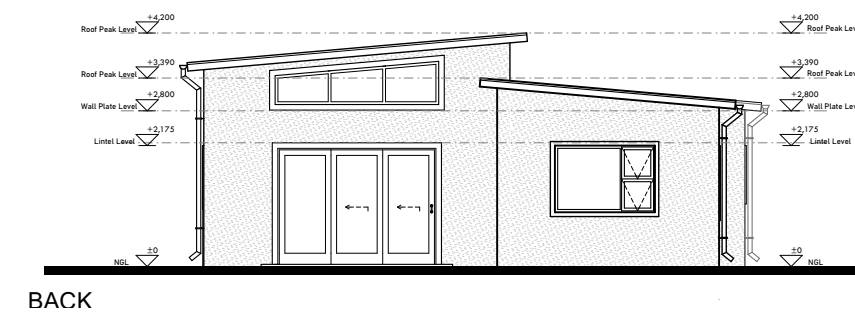
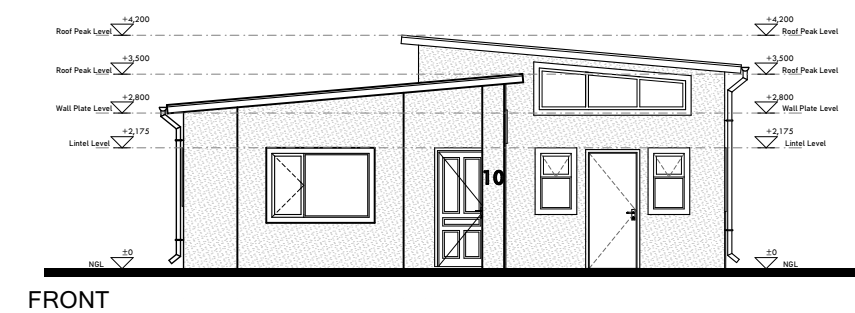


 **Construction Estimate:**
Shell: USD 55,350
100%: USD 84,870



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HOUSE 11

4 BEDROOM, DOUBLE STOREY HOME



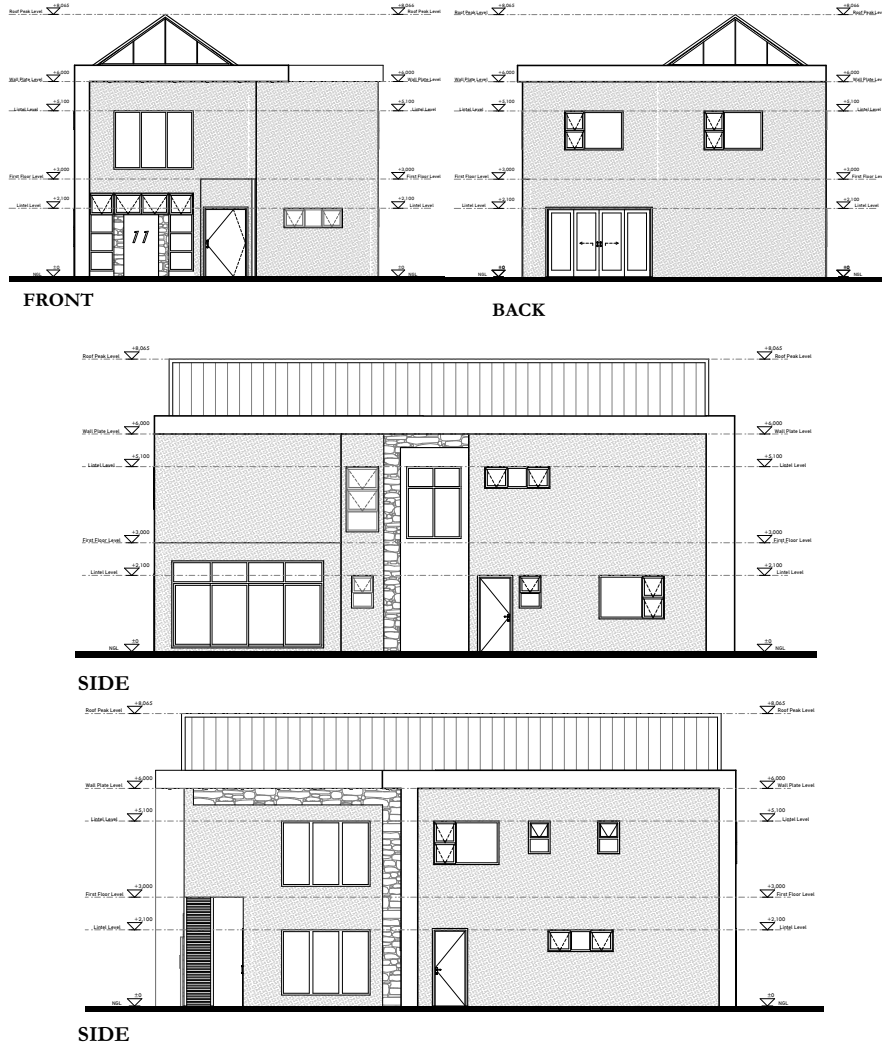
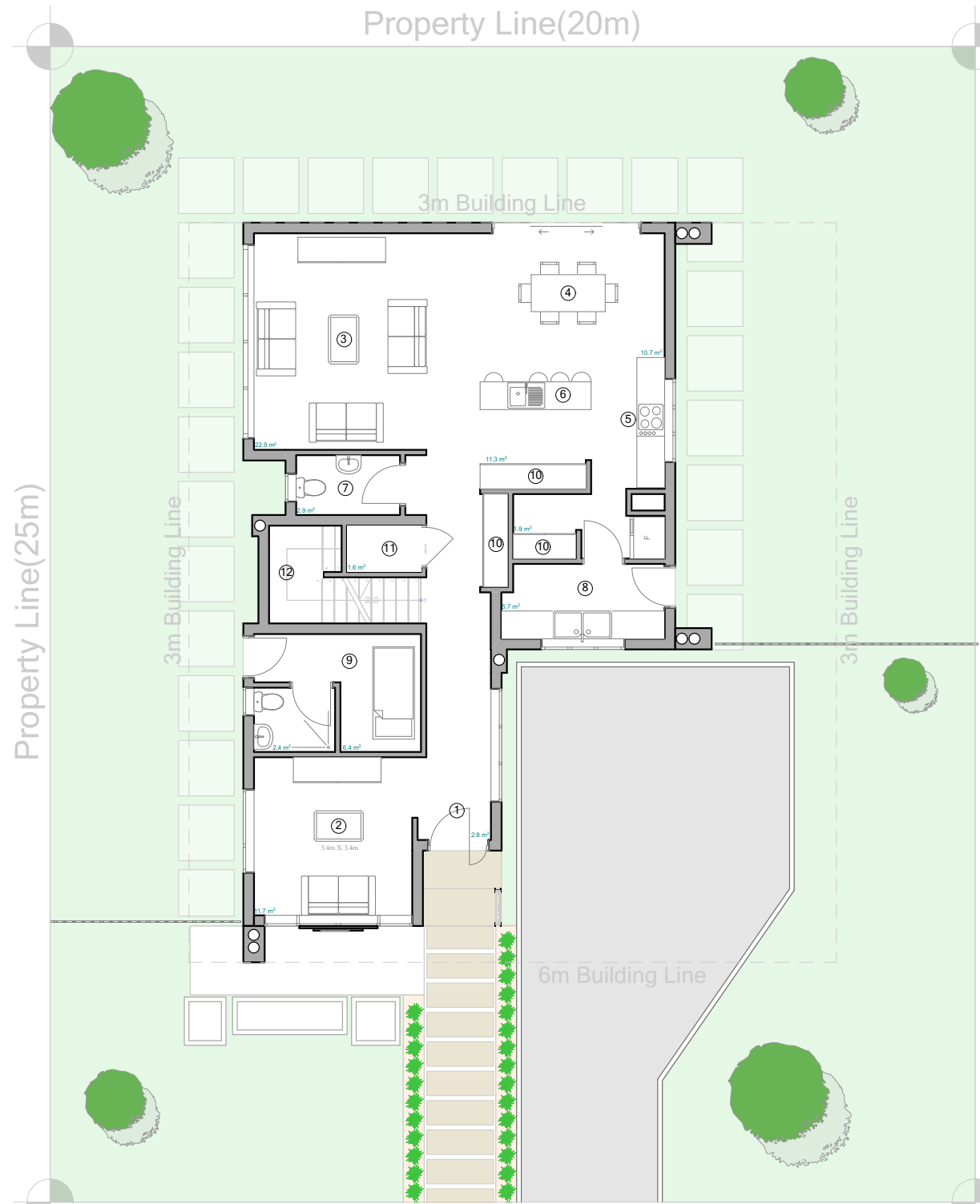
- 266 m²
- 3 Lounges + 1 Dining
- 4 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 184,230
100%: USD 200,250



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Ground Floor Plan (No. 11)
Total Floor Area: 266.3m²
Ground Floor Area: 150.8m²
First Floor Area: 115.5m²

1. Entrance Hall
2. Sun Lounge
3. Main Lounge
4. Dining Room
5. Kitchen
6. Breakfast Nook
7. Water Closet
8. Laundry Room
9. Maid's Suite with own bathroom
10. Built-In-Closet
11. Storage
12. Staircase

First Floor Plan (No. 11)
Total Floor Area: 266.3m²
Ground Floor Area: 150.8m²
First Floor Area: 115.5m²

12. Staircase
13. Pjama Lounge
14. Bedroom
15. Bathroom
16. Master Bedroom
17. Ensuite
18. Walk-In-Closet

HOUSE 12

3 BEDROOM, DOUBLE STOREY HOME



- 161 m²
- Lounge + Dining
- 3 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 111,780
100%: USD 121,500



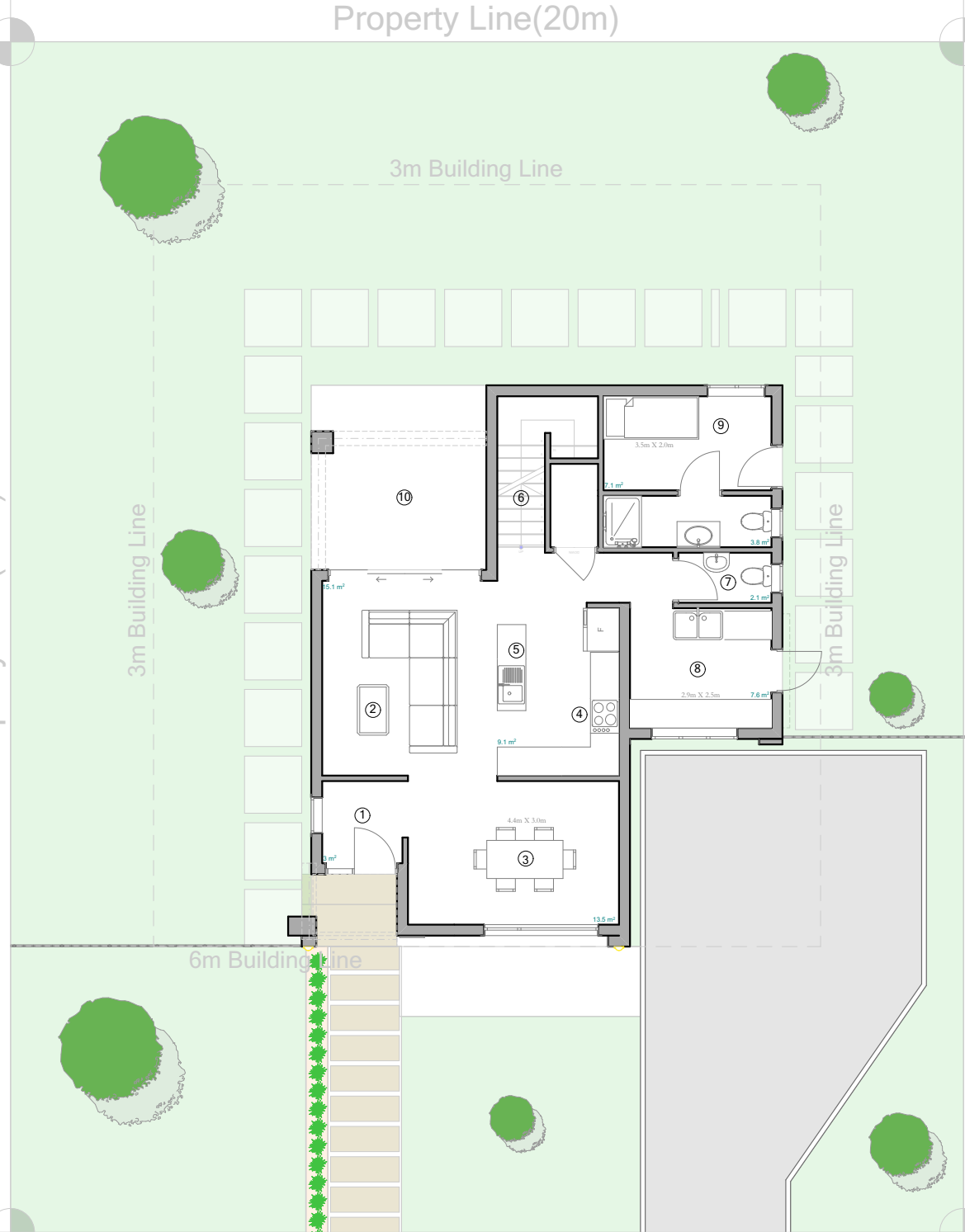
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Property Line(25m)

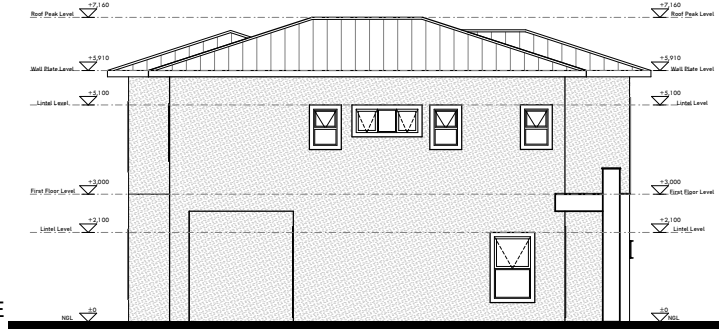
Property Line(25m)



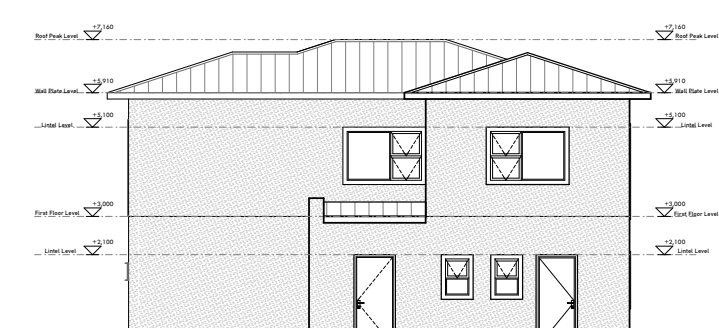
FRONT



BACK



SIDE



SIDE

Ground Floor Plan (No. 12)
Total Floor Area: 79.6m²
Ground Floor Area: 81.9m²
First Floor Area: 161.5m²

1. Entrance Hall
2. Lounge
3. Dining Room
4. Kitchen
5. Breakfast Nook
6. Staircase
7. Water Closet
8. Laundry Room
9. Maid's Suite with own bathroom
10. Outdoor sitting area

First Floor Plan (No. 12)
Total Floor Area: 79.6m²
Ground Floor Area: 81.9m²
First Floor Area: 161.5m²

11. Bedroom
12. Water Closet
13. Bathroom
14. Master Bedroom
15. Ensuite
16. Walk-In-Closet
17. Built-In-Closet

HOUSE 13

3 BEDROOM FAMILY HOME



-  156 m²
-  Lounge + Dining Combo
-  3 Bedrooms
-  2½ Bathrooms
-  Master ensuite
-  Staff suite

 Construction Estimate:
Shell: USD 69,750
100%: USD 106,950



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Property Line (20m)

Property Line (25m)

3m Building Line

3m Building Line

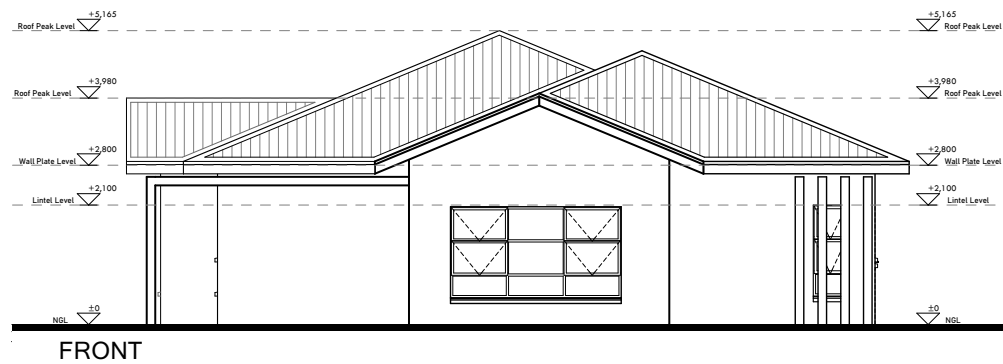
6m Building Line

3m Building Line

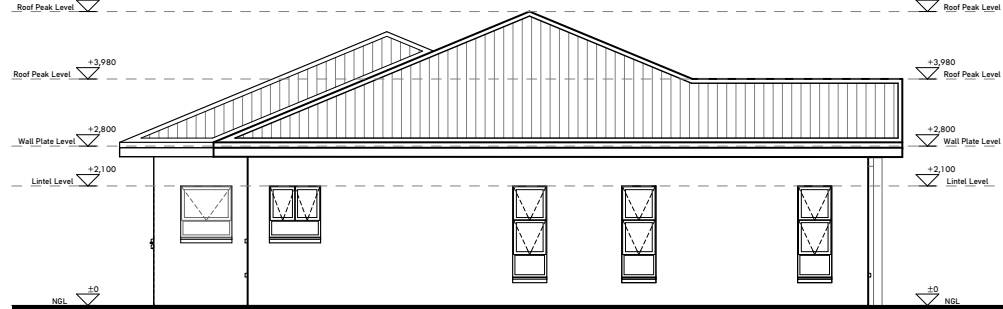
Floor Plan (No. 13)

Total Floor Area: 155.8m²

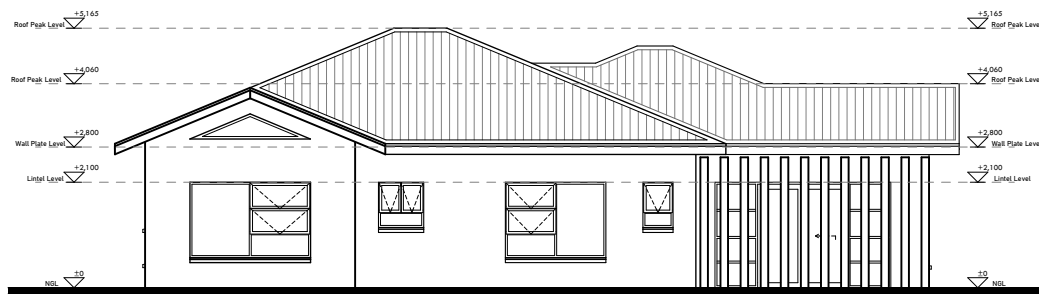
1. Main Lounge
2. Dining Room
3. Kitchen
4. Scullery/Laundry Room
5. Pantry
6. Water Closet
7. Bedroom
8. Bathroom
9. Master Bedroom
10. Walk-In-Closet
11. Ensuite
12. Maid's Suite with own bathroom



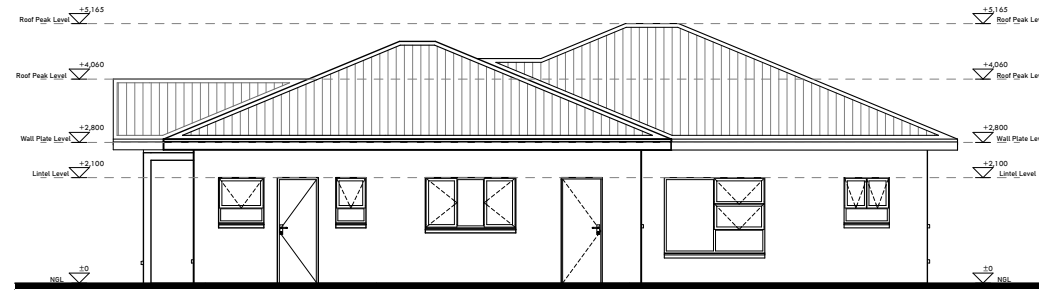
FRONT



BACK



SIDE



SIDE

HOUSE 14

3 BEDROOM FAMILY HOME



- 170 m²
- Lounge + Dining Combo
- 3 Bedrooms
- 2½ Bathrooms
- Master ensuite
- 1 Garage

Construction Estimate:
Shell: USD 76,500
100%: USD 117,300

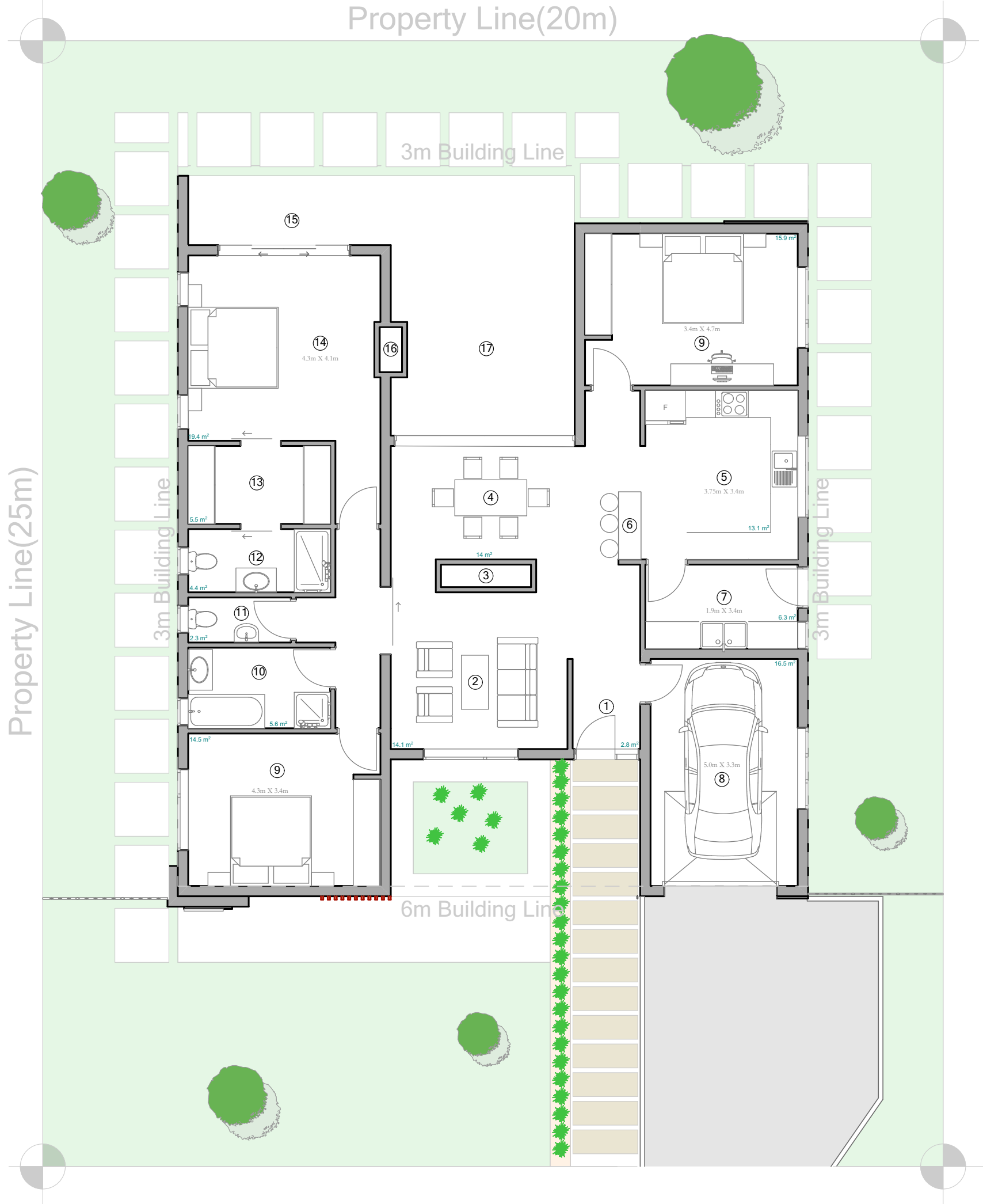


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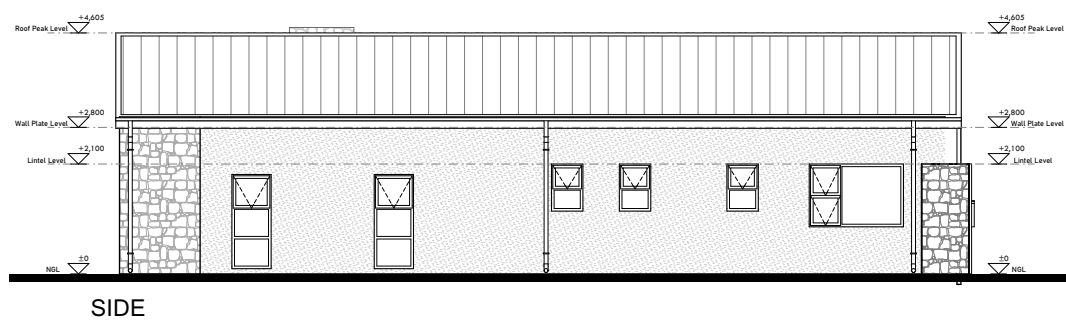
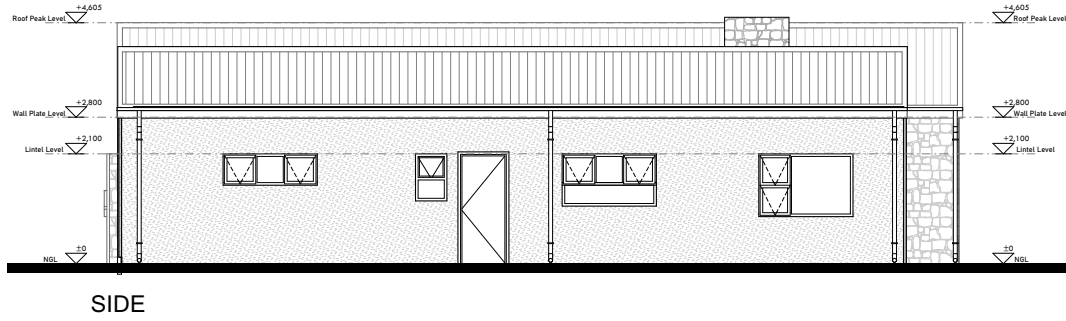
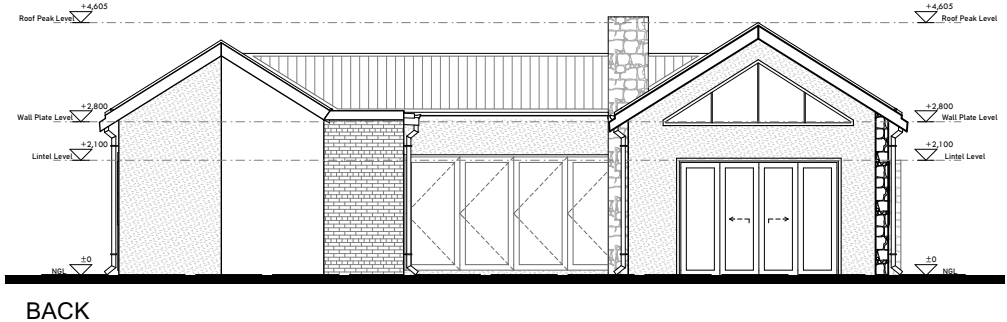
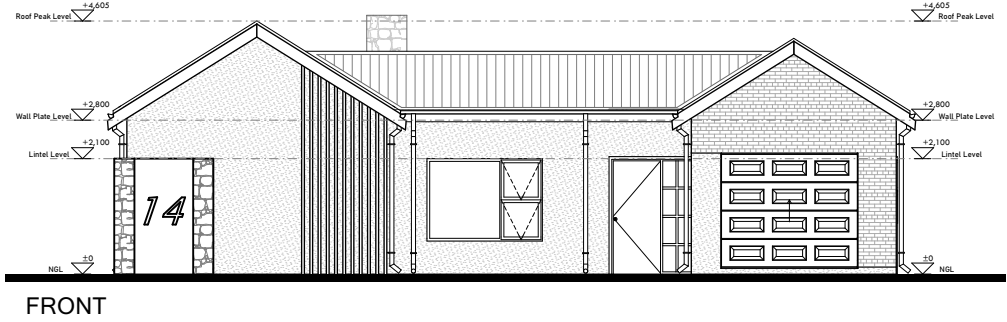
Property Line(20m)

Property Line(25m)



Floor Plan (No. 14)
Total Floor Area: 169.5m²

1. Entrance Hall
2. Lounge
3. Free-standing Gas Fireplace
4. Dining Room
5. Kitchen
6. Breakfast Nook
7. Scullery
8. Garage
9. Bedroom
10. Bathroom
11. Water Closet
12. Ensuite
13. Walk-In-Closet
14. Master Bedroom
15. Verandah
16. Gas Fireplace/Outdoor Grill Area
17. Porch



HOUSE 15

3 BEDROOM FAMILY HOME



- 170 m²
- Lounge + Dining Combo
- 3 Bedrooms
- 2½ Bathrooms
- Master ensuite
- Staff suite

Construction Estimate:
Shell: USD 76,500
100%: USD 117,300



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Property Line (20m)

Property Line (25m)

3m Building Line

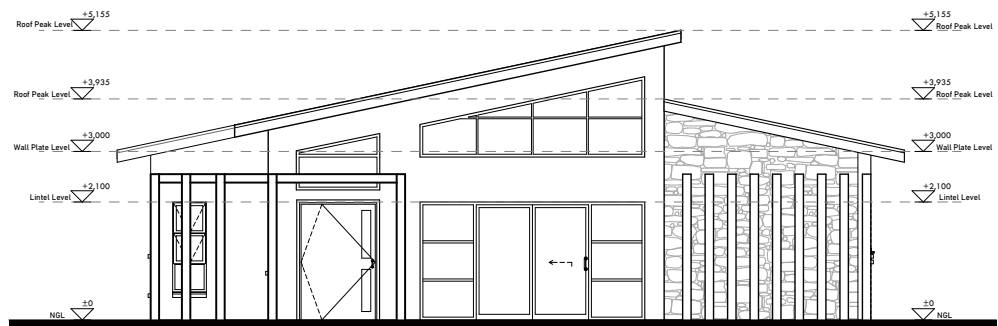
3m Building Line

3m Building Line

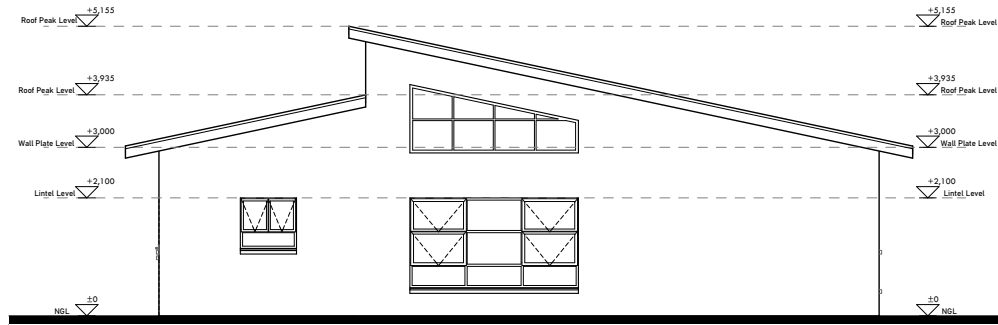
6m Building Line

Floor Plan (No. 15)
Total Floor Area: 169.6m²

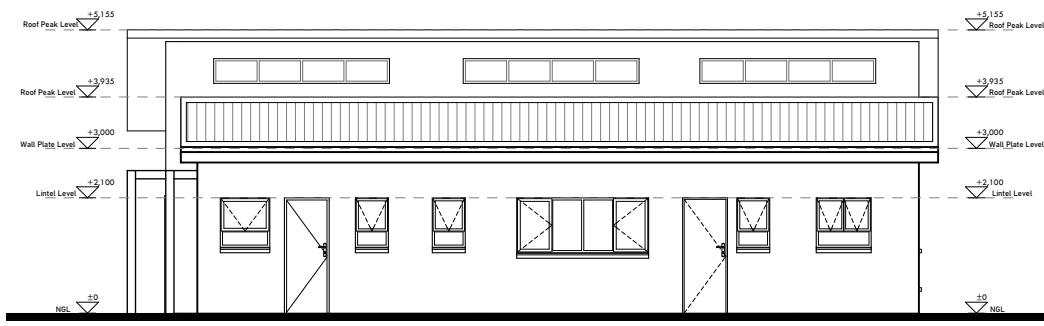
1. Entrance Hall
2. Lounge
3. Dining Room
4. Kitchen
5. Scullery
6. Pantry
7. Water Closet
8. Bedroom
9. Bathroom
10. Master Bedroom
11. Walk-In-Closet
12. Ensuite
13. Maid's Suite with own bathroom



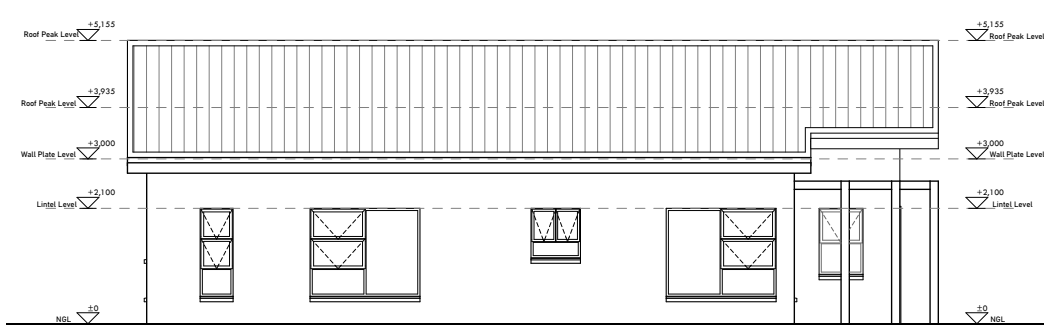
FRONT



BACK



SIDE



SIDE

HOUSE PLANS FAQs



HOW MUCH IS A HOUSE PLAN?

A home plan from this selection is \$500.00. It includes variations you may make to your chosen plan.

HOW LONG DOES THE PROCESS TAKE?

Once your design is selected, permit house plans are prepared within 4 weeks.

Permitting is dependent on Council's timeframes; usually 2 weeks.

We offer permit approval-processing service for \$150.00.

WHAT VARIATIONS MAY I MAKE TO MY PLAN, IF I SELECT FROM THIS CATALOGUE?

You may vary the internal layout of your selected plan to suit your family's requirements.

The variations should not change the envelope or structural elements of the plan.

IF I CHOOSE TO CONSTRUCT THROUGH MODUS CONSTRUCTION, WHAT IS INCLUDED IN THE CONSTRUCTION COST ESTIMATE?

Full house construction and landscaping, 100% complete or to shell level.

We provide full construction services to the finishing level you require.

WHO HANDLES ZEDTC + ZINWA CONNECTIONS AND FEES?

These are handled by the standowner. We will provide a confirmation letter for you to carry out the process with the relevant authority.

We are available to provide connection processing services, should you prefer.

WHAT IF I HAVE MY OWN PLAN?

We are happy to work with your plan based on the Architectural Plans & Home Building Guidelines document.

PLEASE NOTE:

Pricing is indicative as at January 2023 and valid until June 2023.

A full Bill of Quantities will be agreed and signed off on, incorporating chosen variations, at construction contract stage.



THANK YOU



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