

# SKALA GAME RESERVE & WILDLIFE ESTATE

## Investment Opportunity - 21-41 Hectare Residential Portions

### Welcome to Skala Wildlife Estate

Skala Wildlife Estate represents a unique investment opportunity in South Africa's premier wildlife destination. Comprising 500 hectares of pristine bushveld with Selati River frontage, the estate is divided into 18 exclusive residential portions ranging from 21 to 41 hectares. Owners enjoy exclusive traversing rights across the entire 500-hectare estate and special access to the adjoining 3,500-hectare Skala Game Reserve through a dedicated rental vehicle program.

### Key Features & Benefits

- **Pristine Wilderness:** 500 hectares of unspoiled bushveld with Selati River frontage
- **Game Reserve Access:** Exclusive access to 3,500-hectare Skala Game Reserve via rental vehicle program (2 vehicles available for owner use)
- **Traversing Rights:** Full traversing rights across all 500 hectares of the residential estate
- **Professional Management:** Dedicated management team overseeing maintenance, conservation, and estate operations
- **Lifestyle Amenities:** Game drive routes, walking trails, mountain biking trails, and picnic sites
- **Conservation Focus:** Part of a committed conservation initiative protecting Africa's iconic wildlife

### Professional Management & Services

The estate is managed by an experienced team dedicated to maintaining the highest standards of property management and conservation. Services include:

- Regular maintenance of roads and infrastructure
- Conservation management and wildlife monitoring
- Coordination of game drive and activity programs
- Enforcement of traversing policies to protect wildlife and habitat
- Controlled gate access and monitoring

## Available Residential Portions & Pricing

Stand	Size (ha)	Price (Excl VAT)	Price (Incl VAT)	Price/ha
1	25	R5,000,000	R5,775,000	R200,000
2	27	R3,600,000	R4,158,000	R133,333
3	38	R4,000,000	R4,620,000	R105,263
4	41	R4,200,000	R4,851,000	R102,439
5	26	R3,600,000	R4,158,000	R138,461
6	24	R5,400,000	R6,237,000	R225,000
7	26	R3,600,000	R4,158,000	R138,461
8	29	R4,200,000	R4,851,000	R144,827

9	25	R5,600,000	R6,468,000	R224,000
10	21	R5,600,000	R6,468,000	R266,666
11	27	R5,600,000	R6,468,000	R207,407
12	26	R4,200,000	R4,851,000	R161,538
13	26	R5,200,000	R6,006,000	R200,000
14	25	R4,200,000	R4,851,000	R168,000
15	26	R4,200,000	R4,851,000	R161,538
16	28	R4,200,000	R4,851,000	R150,000
17	27	R4,200,000	R4,851,000	R155,555
18	28	R4,500,000	R5,197,500	R160,714
<b>Average</b>	<b>27</b>	<b>R4,505,555</b>		<b>R169,067</b>

# Game Reserve Access & Traversing Policy

## Exclusive Game Reserve Access

Owners of Skala Wildlife Estate residential portions enjoy exclusive access to the adjoining 3,500-hectare Skala Game Reserve through a specialized rental vehicle program. Two vehicles are available for owner use, subject to strict traversing policy compliance.

## Traversing Policy Requirements

To protect wildlife and maintain the integrity of the reserve, all game reserve access must adhere to strict traversing policies including:

- Designated routes and times for vehicle access
- Wildlife protection protocols
- Habitat conservation guidelines
- Speed and noise restrictions
- Seasonal access limitations during breeding seasons

All owners must familiarize themselves with and commit to these policies before accessing the game reserve. Policy compliance is mandatory for all vehicle rental and traversing activities.

## Investment Summary

Skala Wildlife Estate offers a rare opportunity to own a substantial portion of pristine African wilderness while being part of a conservation-focused community. With professional management, exclusive amenities, and access to one of South Africa's premier game reserves, this investment combines lifestyle, conservation, and long-term value appreciation.

**For more information and to schedule a site visit, contact our sales team.**

Skala Game Reserve & Wildlife Estate | Investment Brochure | February 2026

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