



## Stunning 17 Bed Hotel 193Ha Estate For Sale in Hazyview Mpumalanga South Africa



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 18,437,000

### Location

Country: South Africa  
State/Region/Province: Mpumalanga  
City: Hazyview  
ZIP code: 1241  
Posted: Feb 04, 2025

### Description:

Stunning 17 Bed Hotel 193Ha Estate For Sale in Hazyview Mpumalanga South Africa

Esales Property ID: es5553675

Blue Mountain Estate  
K39, Old Sabie Road, Kiepersol  
Hazyview  
Mpumalanga  
1241  
South Africa

Price 35,000,000 ZAR

### About the Property

The Estate is found in Kiepersol, Mpumalanga in the heart of the Panorama route. Mpumalanga is one of the most scenic areas of South Africa. Our Boutique Hotel is in close proximity to the Kruger National Park, Private Game Lodges, Blyde River Canyon, Pilgrim's Rest, Bourke's Luck Potholes, affording our guests the opportunity to explore the surrounding area without having to travel great distances. This



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territory was never created for the faint-hearted, and it has taken the same resolve and passion to create a haven of beauty and excellence such as our Boutique Hotel.

The property can also be split into 3 parts to be sold – Sectional title / farm / hospitality (Lodge) if needed.

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

The property has 2x title deeds.

179Ha – this includes the active farmland of about 35Ha and the Boutique Hotel (Hospitality). The property is situated on one of the most fertile and picturesque country sides of Mpumalanga. The Farm activity utilises about thirty percent of the land. The boutique retreat / lodge resides on the 179ha. The Boutique Hotel consists of 13 rooms (which can sleep up to 26 people). There is also a chapel for weddings.

14Ha – On the 14ha sectional title property there lies the 2 x manor houses (320m<sup>2</sup> and 280m<sup>2</sup>) with 2 en suite bedrooms. Manor 2 has its own infinity pool. (As far as we know, the 14ha sectional title ground on which the 2 manor houses stands, was originally planned for building 12-15 manor houses / properties.) The large fjord-like dam (in front of Manor 1) with a surface area of 5 hectares is stocked with bass.

## The Farm

The current productive farm includes about three thousand avocado trees, two hundred and seventy litchi trees and fifty macadamia trees, four thousand banana trees and one hundred coffee bean trees. There is still approximately 120Ha of farmland to be developed. At the top of the property, there used to be a dam but the dam wall broke in 2019 and was never rebuilt by the previous owner. Utilising this dam in future, will save a lot of money (and electricity) as gravity takes water down hill. Due to the location of the farm, there is more than enough water the whole year through for the farm and hospitality. The ground is very fertile. Most of the avocado's get exported to Europe and the rest towards the local markets.

Macadamia's, litchi's and banana's are sold on the local markets. The property has water rights on 2x dams and a borehole. The strong bore hole serve the whole estate. There is one own dam in front of Manor 1 and one that is partially ours.

## Hospitality

The Boutique Hotel is situated between Sabie and Hazyview in Mpumalanga's and located on a beautiful avocado farm. The Boutique Hotel is set on about two hundred hectares (500 acres) of indigenous bush, forestry and farmland. Guests can enjoy walking and hiking trails, bird watching (the contrasting vegetation attracts a myriad of bird life) and botanical interests.

Great care has been taken to create unique inspiring luxury accommodation, each room decorated in its individual theme and style and providing an exclusive standard. Our Boutique Hotel reveals the timelessness of a bygone era combined with luxury, elegance and breathtaking surroundings. The ochre-washed lodge, includes the presidential suite (Ballentine), 8 romantic suites (Victorian) and 4 duplex suites (Quadrants) in a shaded, cobbled courtyard. 2 Manor Houses each offering 2 en suite bedrooms,



study, lounge/dining room and kitchen, lie between the lakes and the forest about 800m away from the main hospitality area. All the beds are king-sized, extra length. Except for Victorian Suite number 8, which has two three-quarter beds. All suites have been individually decorated. The furniture, except antiques, was custom-made for the Lodge, making our décor unique in South Africa.

Sheer elegance, charm and style are the hallmarks of our Boutique Hotel set against a backdrop of spectacular natural splendor in the heart of Mpumalanga. This retreat with its individually themed rooms embodies the 'Out of Africa' fantasy. Deep pillared verandas, a romantic mix of old and new hints at a bygone era with the sensitive blend of timelessness and present comfort.

Guests can play 'old English tradition' of croquet, go hiking or go bird watching in this pristine wonderland. Beautiful walking routes are available on the two hundred hectares of indigenous bush, forestry and farmland but further walking trails are found within short driving distances along the Panorama Route. For more adventurous spirits, a bouquet of options including helicopter excursions from the property or nearby activities like quad biking, river rafting, horse riding and safaris are available nearby. Chauffeur driven safari vehicles, or panoramic sightseeing trips or excursions into the Kruger National Park or private game lodges.

#### Restaurant / bar / wine cellar

Nestled inside a lovely manor house (which services as the main building) is the restaurant and bar. The main building is complimented by views of litchi and avocado plantations. In the restaurant, guests can enjoy easy on the palate dishes layered with tasteful and exciting combinations. Dinner is served in the dining room with its starched white tablecloths and napkins, silverware and hand made glass from Swaziland. Our menu is done in a African/French style. The walk-in cellar has more than 2.000 bottles that offers the guest to choose wine directly off the shelf.

In the bar is a professional pool table creating hours of relaxing pleasure.

Next to the main building is the 20-meter-long swimming which invites days of lounging in the glorious African sun.

#### Weddings

This Boutique Hotel is the ultimate romantic setting for a wedding venue – the beautiful stone chapel and intimate reception setting is sure to exceed any bridal couple's expectations. It oozes romance and is the ultimate romantic setting with its beautiful stone chapel and intimate reception area for a fairy tale wedding. The Chapel can take 20 people sitting inside, and a further 50 people outside. There is more than enough room to host up to 200 people.

The Lodge is one of the best wedding venues in Mpumalanga to choose from, which combine modern amenities with the wildest of settings – that border the Kruger National Park. You can choose a sunset ceremony next to the dam or a spot with endless views of the Lowveld. The combination of exceptional service, luxury accommodation and the African bushveld in all its glory, will make an unforgettable impression on you and your guests.

Heartfelt African romance is the order of the day when it comes to Mpumalanga as a wedding destination. Mpumalanga means 'place where the sun rises', a lucky portent for a couple getting married in this dramatically beautiful province.

So whether it's a perfect wedding feast, honeymoon paradise, conference to impress clients or luxurious holiday you're after, our Boutique Hotel is the choice of connoisseurs, and rightly so.



## Helicopter Pad

2 x private Helicopter landing pads on the property. One near the Manor houses and one next to the managers house at the main building. Mr Nelson Mandela used these heli pads when he stayed on / visit the property. He called the property 'his secret hideaway'. We had many guests flying in with their private helicopter.

## Parking

Free parking close to the main building (hospitality) – guests has to travel on a gravel road for 1,3km.

## TV

There is NO tv's in the rooms – only in the bar for watching sport events

All rooms have free wifi. Also in the restaurant and bar area.

## Renovations

The last big renovation was done 2024

## History of the property

Before 1990 – farmhouse

First time opened as Hotel – 1992

Was sold in 2002.

Property Purchased in Nov 2016

## Buildings

Main Building (hospitality)

Laundry (hospitality)

3 x staff houses

1 x workshop

1 x chemical store

30 x old staff quarters

3 x Hospitality units (Ballentine (1 room), Victorian x4 (8 rooms) and Quadrant (4 rooms)

2 x Manor houses

1 x Outside building

## Farm

Tractor with all equipment

Chemicals in store

## Excluded

Furniture and personal belongings in Manor 1 & 2

Some personal belongings in the main lodge / hospitality units (not much – few items)

Liquor and wines

A draft Inventory is available but will need to be finalised before the sale is registered.

## ABOUT THE AREA

Hazyview is a town in South Africa's Mpumalanga Province which is ideally situated just a few kilometres outside the Kruger National Park.



Hazyview derives its name from the summer haze that envelopes the low bush land. This occurs during the heat of summer season. Hazyview is a small farming town and is renowned for its banana industry. In fact, the area is reputed to have the best climate in the world for bananas and you will see row upon row of these lush tropical plantations. Most of Mpumalanga's private game reserves are found just east of Hazyview. The spectacular panoramas in Hazyview will...

### **Common**

Bedrooms:	17
Bathrooms:	17
Finished sq. ft.:	1700 sq m
Lot Size:	193000 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/UAJM-T1981/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T1981/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 18703-es5553675

