



mziki
PRIVATE RESERVE



welcome to

MZIKI

THE QUINTESSENTIAL PRIVATE
RESERVE LOCATED IN NORTHERN KZN

The Mziki Shareblock (Pty) Ltd, ("Mziki") is nestled inside of a 30,000 Ha conglomeration of protected wildlife land, in northern KwaZulu-Natal, known as the MunYaWana Conservancy. This extraordinary piece of wilderness sits between the ancient volcanic Ubombo Mountains, which comprises the southernmost end of the Great African Rift Valley, and the iSimangaliso Wetland Park World Heritage Site, adjacent to the magnificently unspoiled beaches and coral reefs of the mighty Indian Ocean. Since fences have been dropped between the constituent properties of the MunYaWana, it has become one of the world's most renowned conservation paradises.

The MunYaWana is home to all of the area's indigenous species, including Africa's "Big Five", the elegant and elusive cheetah, rare black rhino, and 436 recorded bird species. This beautiful natural wilderness is comprised of a magnificent tapestry of woodland, grassland, wetland and forest, interspersed with mountain ranges, rivers, marshes and pans. Having won multiple prestigious conservation and tourism awards, the most famous amongst the commercially operated wildlife and ecotourism operations inside the MunYaWana Conservancy is world renown &Beyond's Phinda Private Game Reserve. Mziki's 248 Ha, sits in the middle of the reserve, right next to Phinda, and is the only non-commercially operated property inside the MunYaWana, comprised of 30 owner operated lodges. Users may traverse, under servitude, over an additional 2200 Ha in their own open 4x4 safari vehicles.

Mziki may be used exclusively by its members and the guests that accompany them. The Conservancy boasts unsurpassed breathing-space, with breath-taking views of Northern Zululand. The fact that there is practically no light or noise pollution, makes this a rare, peaceful and rejuvenating Eden. The mountainous topography lends itself well to harnessing the breezes which counter the warm Northern Zululand climate. A team of long-standing and effectively managed staff take care of the communal property, oversee lodges in the owners' absence and can be employed to provide various additional services.

As a homeowner within Mziki, by right, you become a custodian of this remarkable piece of Africa, and automatically contribute to the conservation efforts, in ensuring the land is kept in a pristine condition, which can be enjoyed by future generations, and ensure the survival of Africa's soul and greatest assets.

Ownership is varied within the luxurious lodges whereby owners own rights into their respective lodges, whether outright, or shared ownership - depending on their preference,

Due to the non commercial nature of Mziki, this provides owners with the luxury of privacy, peace and tranquility, in the heart of nature, to be enjoyed as you wish, with friends and family - or on your own.



SERVICES

management and position

MZIKI SHAREBLOCK AMENITIES

As a shareholder within Mziki, you have access to the amenities that form part of Mziki.

This includes:

- Private Airstrip
- Helipad
- Operational Compound

(Management, Staff, Office, Vehicle (Management, Staff, Office, Vehicle Lockers, Workshop, Laundry, etc.)

- Municipal water and it's own water purification facility, if water is needed from the massive dam around which the lodges are located
- Game Drive channel enabling members to interact with game rangers from Phinda and other commercial lodges, in order to co-ordinate high profile sightings.
- Fuel refilling depot

THE EXCELLENT MANAGEMENT TEAM AND STAFF AT MZIKI

Like anything - staff often makes the experience, and the well selected, curated staff, have been well trained to ensure your stay is a peaceful one. **Planning your next stay at Mziki?** Contact the management team and inform them of your arrival, and the friendly onsite staff shall prepare your lodge for arrival, ensuring a stress free and relaxed arrival.

Out on a game drive? Whilst out on a game drive, whether morning or afternoon, the team will clean and prepare for you arrival post game drive, and provide a turndown service for you, as well as your guests.

Mziki really is a world class destination - reserved for homeowners and their invited guests. Your bush home - away from home - although their is one family - who resides within Mziki permanently - and their wonderful children attend schools just outside the reserve.

MZIKI'S POSITION

Mziki is uniquely positioned, almost front and centre to the most magnificent sightings on the MunYaWana reserve. Due to its location within the reserve, animal are continually traversing through Mziki, allowing for magnificent sightings, and lions lounging around lodges is not an uncommon sighting.

Over the last couple of years, more specifically 2022 and 2023, Leopard sightings have been some of the best, with an almost habituated resident leopard within Mziki and owners have been accustomed to arriving to their private lodge, with spoor located right outside their bedroom door. This is over and above the princess of the Muniyawana – Ntabankhosi, and her 2 sub-adult cubs, whose territory is located adjacent to Mziki, and homeowners frequently experience sightings with her less than 2 meters away.



PURCHASE OPPORTUNITY

The Lodge

The Lodge itself houses 5 spacious bedrooms, all en-suite, and the lodge can accommodate 10 homeowners and guests at a time.

A fully equipped kitchen with more than sufficient cupboard space to house all your table setup requirements for those intimate dinner parties overlooking the canopy of Mziki, and views over the dam. The lodge also features a splash pool for those balmy Summer Days, a firepit, internal lounge and lounge on the deck, as well as guest loo.

The lodge features inclusive of the sale, a Land Rover Discovery Game viewer 4x4.

Located close to waters edge, you will hear the distinct sounds of Hippo. A hippo hide is also located, across the road situated on the edge of the dam where you can relax and take in the tranquil sounds.



ASKING PRICE

R 19 000 000 - 100% SHAREHOLDER

NEGOTIABLE UPON FURTHER INTEREST



A cheetah we found and followed up to the koppie which overlooks Fagolweni Dam and Mziki Private Lodges in the background

SALE INCLUSIONS

INCLUSIONS

The lodge at Mziki is sold fully furnished. This includes all bedrooms, living areas as well as kitchen, which is fully equipped with all the appliances one would expect in a private lodge., right down to the ice machine.

A full inventory list can be provided on request.

ADDITIONS

In addition, the property is sold with the following:

- Land Rover Discovery 3 Game viewer 4 x 4 with roof, with new digital in-dash communications radio installed (less than 6 months old)
Radio is preprogrammed for communication with Phinda channel. as well as dedicated Mziki specific channel.
The vehicle receives regular maintenance, serviced by the Mziki management office. Contact the management team for service requests.
- A generator runs the lodge in the event of a power failure, which supplies power to the entire lodge, except oven.

OPERATIONAL COSTS

The operational costs are as follows :

A full breakdown of fixed and variable running costs can be provided upon further interest, however the total running costs amount to **R39 000 per month**, at **100% ownership**. It stands to reason, that **should you own 25% of the lodge**, your monthly costs associated with the lodge would be **approximately R9000 per month**. A small price to pay to experience the bush for 13 weeks of the year at your own discretion.

SYNDICATION - 3 x USER RIGHTS

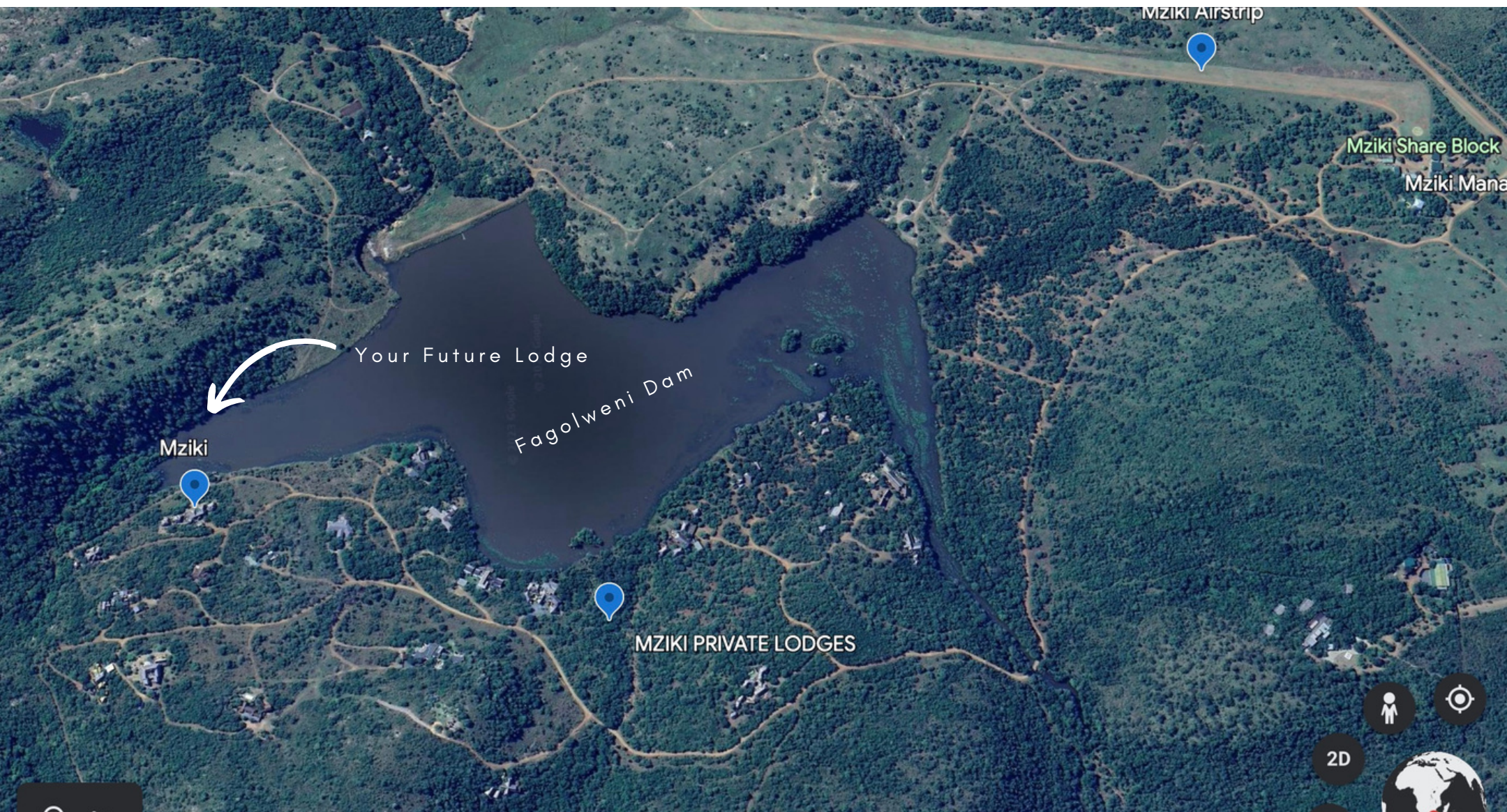
The lodge within Mziki includes **3 user rights**, which can be sold to additional shareholders as they see fit.

As such - a maximum of 3 owner / operator / user rights apply to this specific lodge.



Lodge Images

LOCATION



big 5 hlabisa | kwazulu natal | south africa

Self-drive is the most popular way of getting to Mziki Private Reserve, however private plane or helicopter is also possible with Mziki's Private Airstrip. Located only 264kms north of Durban's King Shaka International Airport, you shall be within your lodge within 3 hours and 30 mins. 4x4 is not necessary to access your homestead due to the great upkeep and maintenance of roads.

Travel north on the N2 from Durban, at the Phinda offramp, turn right over the N2 and keep left at the T-Junction. Continue on dirt road, cross the train train track and keep right where you will find the MunYaWana / Phinda access gate. Continue driving for 22kms, taking in the scenery and game whilst traveling to your lodge, where you find the demarcated Mziki gabion indicating your arrival to Mziki.

Fancy a day trip?

Sodwana Bay is a mere 69kms away, or a 1 hour 30 minute drive from the lodge , making day trips to Sodwana a breeze.

Fancy some tiger fishing?

Jozini dam is located 82 kms or a 1 hour 25 minute drive from your lodge.





nthabankosi



Fagolweni Dam at sunrise



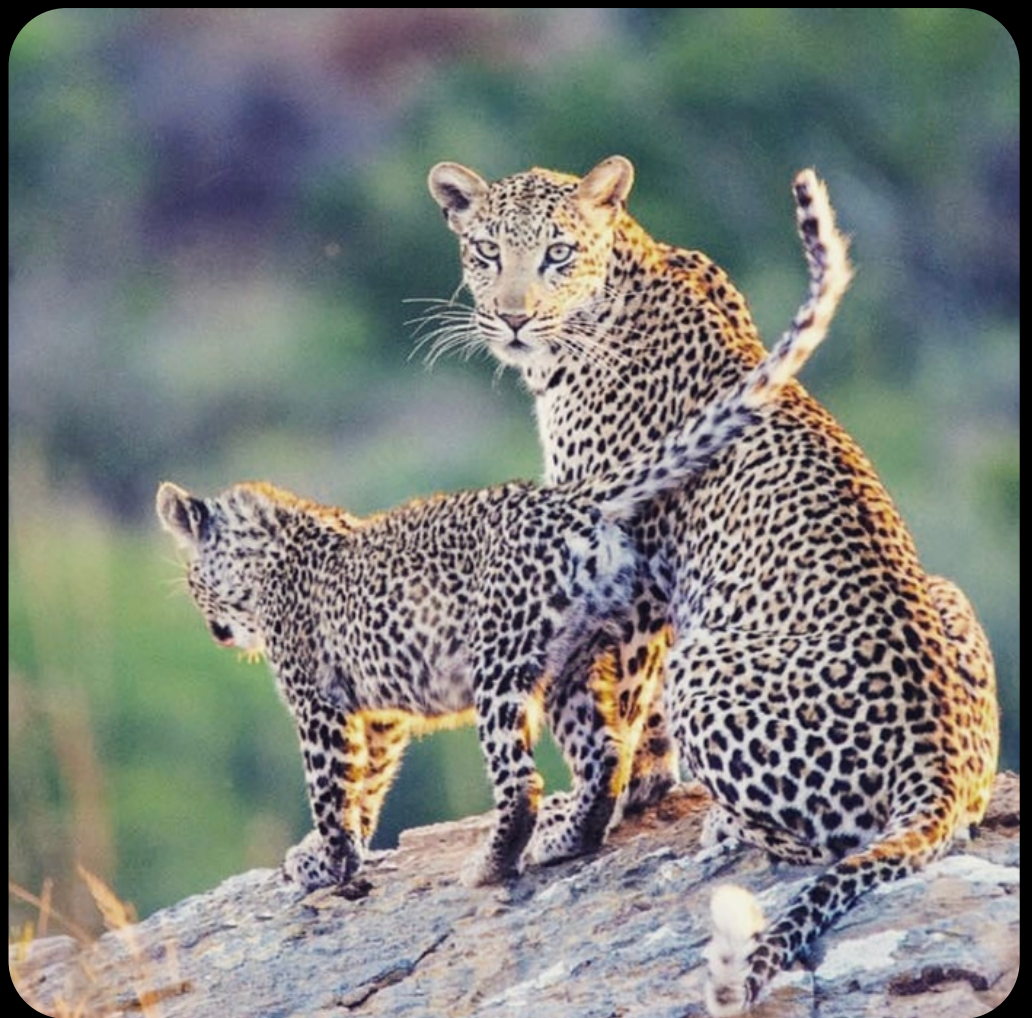
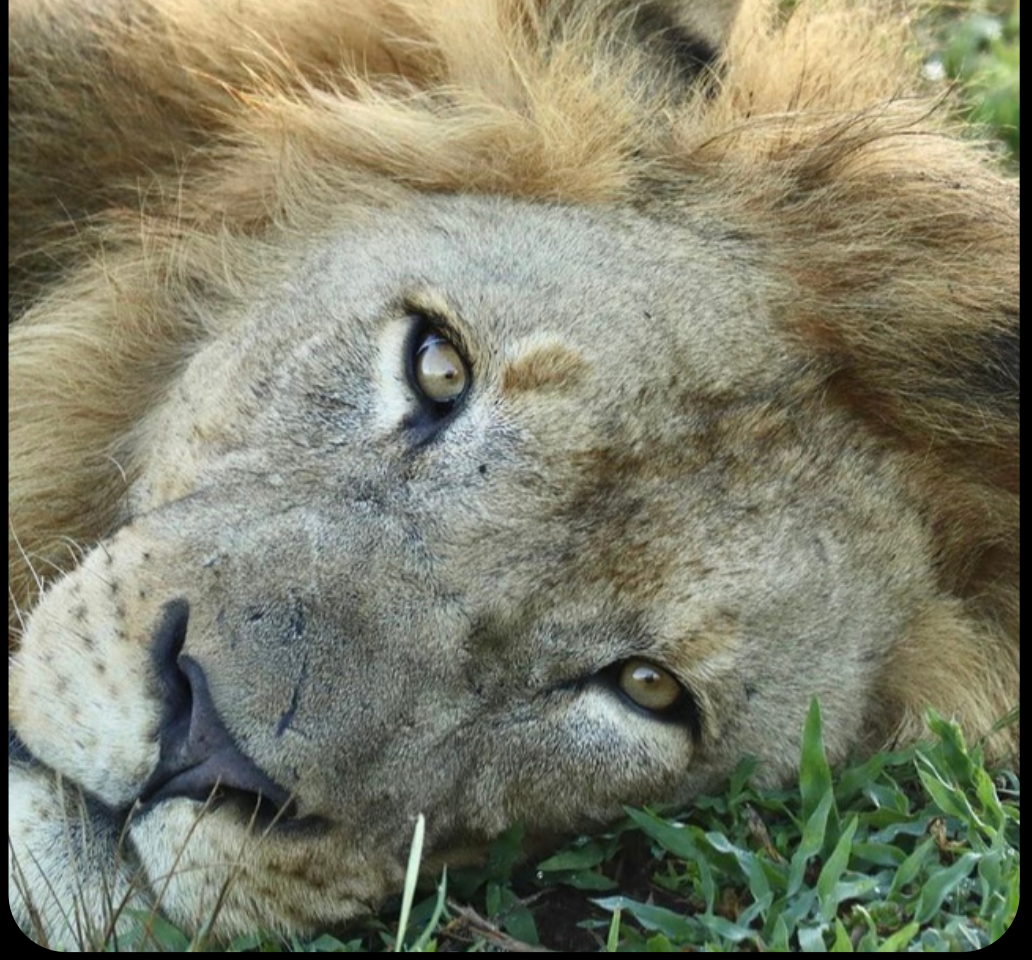
Spotted Hyena on morning drive



Mziki

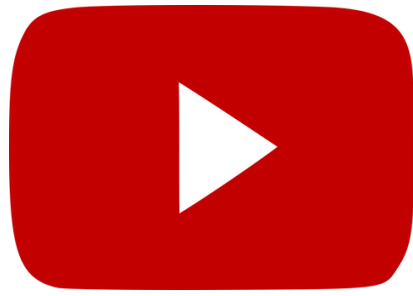


Cheetah with Impala kill on Mziki airstrip





CLICK TO VIEW LISTING ONLINE



CLICK TO VIEW YOUTUBE VIDEO

Thank you for taking the time to review this remarkable property, and thank you for contacting myself.

Chris Wright

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