

The Clarens Golf and Trout Estate

Situated in the Eastern Freestate in the popular art orientated town of Clarens, the development covers an area spanning approximately 50 hectares. Ground was first broken in 2005 and emphasis has been placed on blending the estate harmoniously with the golf course.

Upon completion the estate will comprise 250 homes, including 15 two-bedroom rental villas. To date, approximately 70% of the plots have been sold and 80 homes have been constructed.

estata will market the estate's remaining 80 plots which typically measure 700m² on average. Architecturally, the homes resemble a "Colonial Free State" style characterised by low pitched roofs and sandstone exteriors.

Clarens has become something of a tourist hotspot with its artistic wares, quaint B&B's, trout fishing and Swiss-like mountain backdrop. These factors, coupled with a low crime rate, has resulted in an increase of those looking to escape the rat race either permanently or just on weekends.

The estate is also appealing given its geographic position roughly halfway between Johannesburg and Durban.

The estate features an 18 hole golf course designed by golf course design company 'Golf Data'. Property owners at the estate have automatic access to the course and clubhouse and can fish at the estate's own trout dam.

Clarens has earned a reputation for trout fly fishing thanks largely to runoff water from the surrounding Maluti mountains which maintains the local waters at optimum temperatures for trout. Many of the areas dams have been stocked with brown and rainbow trout and are fished on a catch and release basis.

Nearby diversions include the Golden Gate National Park, a winter ski-resort and casino. Cycling, hiking, white-river rafting and horse-riding are also easily accessible.

One of the most appealing aspects of The Clarens is the fact that it allows you to get back in touch with nature without having to sacrifice any creature comforts.

Plots at the estate are selling from R450,000. Developed stands have sold in excess of R3m over the years and look set to earn their owners good returns in the future.

[http://estata.co.za/propertydevelopments/The Clarens Golf Trout Estate Free State.html](http://estata.co.za/propertydevelopments/The_Clarens_Golf_Trout_Estate_Free_State.html)