



AN 18-HOLE CHAMPIONSHIP GOLF ESTATE

WAKE UP TO THE SOUND OF THE FALLS

Masuwe Golf Estate offers something that has never existed in Victoria Falls — a fully serviced, freehold-titled stand on a world-class golf estate, surrounded by the KAZA wilderness, moments from one of the Seven Natural Wonders of the World. This is your chance to own a piece of it.



18-Hole Championship Golf



KAZA Wilderness Frontage



Medical Resort On-Site



Hospitality School



Three Hotels



24/7 Managed Estate

DEVELOPED BY



A DESTINATION UNLIKE ANYTHING IN VICTORIA FALLS.

271 hectares of estate living on the edge of the Zambezi basin — designed as a self-contained community where every amenity is within walking distance.

Lot 1 of Jafuta Estate sits within the gazetted Masuwe Special Economic Zone, a government-backed development that borders Victoria Falls National Park and the Kavango-Zambezi Transfrontier Conservation Area — the world's largest wildlife corridor. The estate has an approved layout plan and is being built in phases. Phase 1 delivers full civil infrastructure: roads, water, power and sewerage — everything needed to build and live on your stand.



18-HOLE CHAMPIONSHIP GOLF COURSE

A 44-hectare championship course winding through the estate, with a golf academy, driving range and pro shop. Designed to attract regional and international golf tourism year-round.



THREE HOTELS

Three hotel sites across the estate, ranging from boutique to large-format hospitality. Residents benefit from hotel services, dining and event spaces on their doorstep.



MEDICAL RESORT

Two dedicated medical and wellness facilities spanning 13 hectares — combining premium healthcare with a resort setting for both residents and visitors.



TOURISM & HOSPITALITY SCHOOL

A 19-hectare university campus focused on hospitality and financial services training — bringing an educated, service-oriented community to the estate.



SPORTS ACADEMY & STADIUM

A 10-hectare multi-sport facility including an international cricket stadium, community sport leagues and children's programmes throughout the year.



SHOPS, RESTAURANTS & SERVICES

A full commercial precinct with retail, dining, a financial hub, arts and craft centre and civic spaces — everything from daily groceries to fine dining on the estate.

THE KAZA ADVANTAGE - ON YOUR DOORSTEP:

- The world's largest transfrontier conservation area — 520,000 km² of protected wilderness
- Over 250,000 elephants — the largest population on earth — roam freely in KAZA
- Victoria Falls — a Seven Natural Wonder of the World — is minutes from your stand
- Game viewing, birdlife and river access without leaving the estate's surrounds
- Victoria Falls airport connects to Johannesburg, Harare, Livingstone and beyond
- 2.5 million annual visitors — and Victoria Falls has never had a residential golf estate

CHOOSE YOUR PLACE ON THE FAIRWAY

Five stand types across 70 hectares of titled land — from expansive holiday home estates to compact lodge stands. All carry freehold title and are fully serviced.

RESIDENTIAL - PREMIUM

Holiday Homes & Estates

Expansive golf-front stands — the signature address on Masuwe. Room to breathe, entertain and park the golf cart. Build the home you've always imagined.

presale from:

\$500,000

per stand - \$100/sqm

stand size:
5000 SQM EACH

total area:
19.2 HECTARES

RESIDENTIAL - GATED

Villas & Gated Precinct

Secure cluster living with shared amenities — the ideal lock-up-and-go lifestyle, with the full estate experience from day one.

presale from:

\$100,000

per stand - \$100/sqm

stand size:
1000 - 2000 SQM

total area:
14.1 HECTARES

RESIDENTIAL - COMPACT

Garden Flats & Lodges

Smaller stands designed for stylish, low-maintenance living - holiday retreats, short-stay rentals, or your first step onto the estate.

presale from:

\$80,000

per stand - \$100/sqm

stand size:
800 - 1400 SQM

total area:
14.2 HECTARES

COMMERCIAL

Shops, Offices & Financial Hub

For businesses wanting to be at the heart of Africa's most dynamic tourism zone. Retail, office, restaurant and financial services parcels — for sale or long-term lease.

from:

\$100/SQM

or \$4.50/sqm per year

options:
SALE/GROUND LEASE

total area:
155,111 SQM

FULL SERVICES TO YOUR STAND

Roads, water, electricity and sewerage delivered to your boundary before title transfer.

DESIGN YOUR OWN HOME

Estate design guidelines give architectural coherence while allowing full creative freedom.

FREEHOLD TITLE - YOURS FOREVER

Full title deed in your name. USD-denominated. Transferable. No leasehold.

AFRICA 'S MOST SPECTACULAR 18-HOLE CHAMPIONSHIP EXPERIENCE

The Masuwe championship golf course winds through 44 hectares of the estate — designed to take full advantage of the Zambezi basin landscape, with fairways framed by indigenous trees, open savannah and views that stretch to the horizon. Whether you're a serious golfer or simply love the lifestyle that comes with living on a course, Masuwe delivers an experience that no estate in Africa can match.



18
championship holes

44 HECTARE
course footprint

ACADEMY
pro shop & driving range

KAZA
wilderness backdrop

“Victoria Falls has welcomed millions of visitors. Now, for the first time, it's possible to call it home — with everything a world-class estate can offer.”



sunrise on the first tee



wildlife on your doorstep



sundowners at the clubhouse



build your imagination



5 SIMPLE STEPS TO OWNING YOUR PIECE OF MASUWE

Stands are being reserved now — off the approved layout plan — at pre-launch pricing, 10 to 20% below what they will sell for at launch. The reservation process is straightforward and fully secured by escrow.

01. CHOOSE YOUR STAND

Review the approved layout plan and choose the stand category and location that suits you — golf frontage, gated cluster, compact flat or commercial. Our team will walk you through available positions and pricing in detail.

AS SOON AS YOU 'RE READY

02. SIGN YOUR RESERVATION AGREEMENT

A binding reservation agreement locks in your specific stand, your agreed price and your payment schedule. This is a clear, straightforward document. We can connect you with local legal counsel if required.

WEEKS 1 - 2

03. PAY YOUR DEPOSIT - SAFELY HELD IN ESCROW

A 40% deposit is paid into an independent escrow account. It is not released to the developer until confirmed infrastructure milestones are reached. Your money is protected at every stage of the process.

ON SIGNING

04. BALANCE PAYMENTS AS THE ESTATE TAKES SHAPE

The remaining 60% is paid in staged instalments over 24 months, linked to infrastructure delivery. Roads in, water running, power connected — you pay as progress is independently confirmed.

OVER 24 MONTHS

05. RECEIVE YOUR TITLE DEED & START BUILDING

Once your stand is fully serviced, your freehold title deed is registered in your name. Your stand is yours. Build your home and begin your life at Masuwe.

ESTIMATED 2029

READY TO FIND YOUR STAND ?

GET IN TOUCH

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THE DEVELOPMENT

Lot 1 Jafuta Estate · Victoria Falls, Zimbabwe

LAYOUT PLAN

Approved June 2024 · stands available now

PRE-LAUNCH PRICING

10 – 20% below launch price — reserve early



This brochure is produced for stand buyer information. Prices and areas are indicative and subject to final surveyed figures. Title transfer is subject to completion of civil infrastructure. All transactions are USD-denominated. Buyers are encouraged to seek independent legal advice prior to reservation. Strictly confidential — not for onward distribution.