

LION ROCK RIVER LODGE

MJEJANE GAME RESERVE

FRACTIONAL OWNERSHIP RESALE

A UNIQUE INVESTMENT OPPORTUNITY

Mjejane Game Reserve is a seamless ecological extension of the acclaimed Biyamiti region of the southern Kruger National Park. It shares almost 12 kms of spectacularly wild Crocodile River frontage with the Kruger and ever since the dropping of fences back in 2008 the Kruger's Big 5 have made Mjejane their home.



Mjejane Game Reserve falls under SANParks's conservation management authority which means that, in terms of the wildlife experience on offer, owning in Mjejane Game Reserve is no different to owning in the Kruger National Park. It is the only Big 5 private game reserve of its kind in the southern region of the Kruger. For Kruger enthusiasts it's a dream come true and a unique inheritance for future generations.



What really makes Mjejane Game Reserve especially unique is its low level bridge which spans the Crocodile River linking Mjejane directly into the Kruger Park's road network. This private bridge is for the exclusive conditional use of Mjejane owners only and is the first of its kind in the history of the Kruger National Park.

All riverfront stands in Mjejane Game Reserve were effectively sold out in 2015 which means that the only way to acquire an investment in the highly sought after riverine ecozone is via resales which are few and far between.

Lion Rock River Lodge (GPS S 25° 22.742; E 031° 44.232) is an exclusive shared ownership lodge with extraordinary views onto free roaming Big 5 territory from all living rooms, bedrooms and verandas. It is probably the most uniquely situated lodge in Mjejane Game Reserve in that it adjoins both the Crocodile River as well as the eastern Big 5 game corridor between Mjejane and the Kruger National Park.



Huge undercover patios and verandas offer exquisite panoramic views over a magnificent stretch of the Crocodile River where major game trails converge onto a large sandbank more or less opposite the lodge as well as views over the game corridor linking the Kruger National Park and Mjejane Game Reserve.

Opportunities for spotting game (Big 5 included) and a wide variety of birds from the lodge are outstanding. Each day the calls of fish eagles resound throughout the riverine environment as do the familiar honks and grunts of hippos. The large game trails that converge on the river bank opposite the lodge are indicative of hundreds of years of intense big game (elephant, buffalo, rhino, hippo and a variety of antelope) activity to and from the river. Consequently predator activity is also high along this stretch of the river.



Lion and leopard have been seen from the lodge on numerous occasions as have kills. The lodge overlooks a large sandbank on the Kruger side of the river which is used by elephant, hippo, buffalo and rhino as a favored resting and drinking spot. This sandbank also

serves as the preferred point of departure for buffalo and elephants crossing the river to and from the Kruger and Mjejane sides respectively.



Numerous large crocodiles patrol this stretch of the river and have been seen taking young buffalo and other game crossing the river from time to time. Because this lodge is on the very edge of a Big 5 game corridor you might even find lions sleeping in the boma! So keep your eyes peeled. In fact the game viewing can be so good that you may not want to move off the veranda during your stay. It really is the ultimate in relaxed wildlife viewing while going wild in style.



LODGE FACILITIES



Lion Rock River Lodge is entered via an enclosed courtyard with water feature. The courtyard serves as an "oasis" from the surrounding bush and is a safe haven for younger kids who might need to release excess energy from time to time.



A walkway leads from the courtyard entrance to the spacious open plan lounge, dining room and kitchen area. The lodge is air-conditioned throughout and has been tastefully furnished with upmarket pieces and decorated with carefully selected artifacts. The kitchen is fully equipped with Smeg stove, microwave oven and more than adequate fridge and freezer space for a full complement of occupants. The kitchen leads to a scullery and pantry. The scullery is equipped with a washing machine, tumble drier, dishwasher and a chest freezer for ice.



The lounge opens via frameless glass stack-doors onto an expansive undercover outdoor living area with a built-in barbecue and a freestanding gas braai, comfortable seating and a dining table for al fresco meals. There is also an under-counter drinks fridge in this area.



A walkway leads from the undercover living area to the boma with firepit/braai which has the Big 5 fence-line on two sides of it. Talk about getting really close to the Africa's wildest action!

A large rim-flow swimming pool with in-pool martini seat overlooks the Crocodile River and Kruger.



Five tastefully decorated *en-suite* bedrooms (all beds under mosquito nets) open onto undercover verandas with views into Big 5 territory. Three bedrooms have full bathrooms and 2 have showers. Each bathroom opens to a private outdoor shower.

A separate family/games room with DSTV and billiard table/table tennis set opens onto a private deck overlooking the game corridor as well as into the enclosed courtyard. The lodge is equipped with a small gym for those who would like to burn off calories while unwinding in the bush.



From the enclosed courtyard a staircase leads to a large upstairs viewing deck with pub and magnificent vistas over the adjoining Crocodile River and Kruger National Park. The pub is equipped with under-counter refrigeration. The upstairs deck is ideal for sipping on sundowners while enjoying magnificent sunsets over the Crocodile River and adjoining Kruger Park bush.



An outside shower on the viewing deck overlooks the game corridor and provides convenient cool relief while viewing game or sunbathing.



Lion Rock River Lodge is under the day to day supervision of a FGASA accredited game ranger who is available for taking lodge occupants on game drives in the lodge's own Open Safari Vehicle through Kruger Big 5 territory.



Lion Rock River Lodge is serviced daily from Monday to Saturday (Sunday is an optional extra) which means that you can put your feet up and unwind in true style. You are guaranteed to have many remarkable and memorable sightings from the lodge itself.



If Lion Rock River Lodge ticks all your boxes for the ideal Kruger National Park bush retreat then call Mike Whiting for further details on +27825515276 or email michaelwhiting43@gmail.com