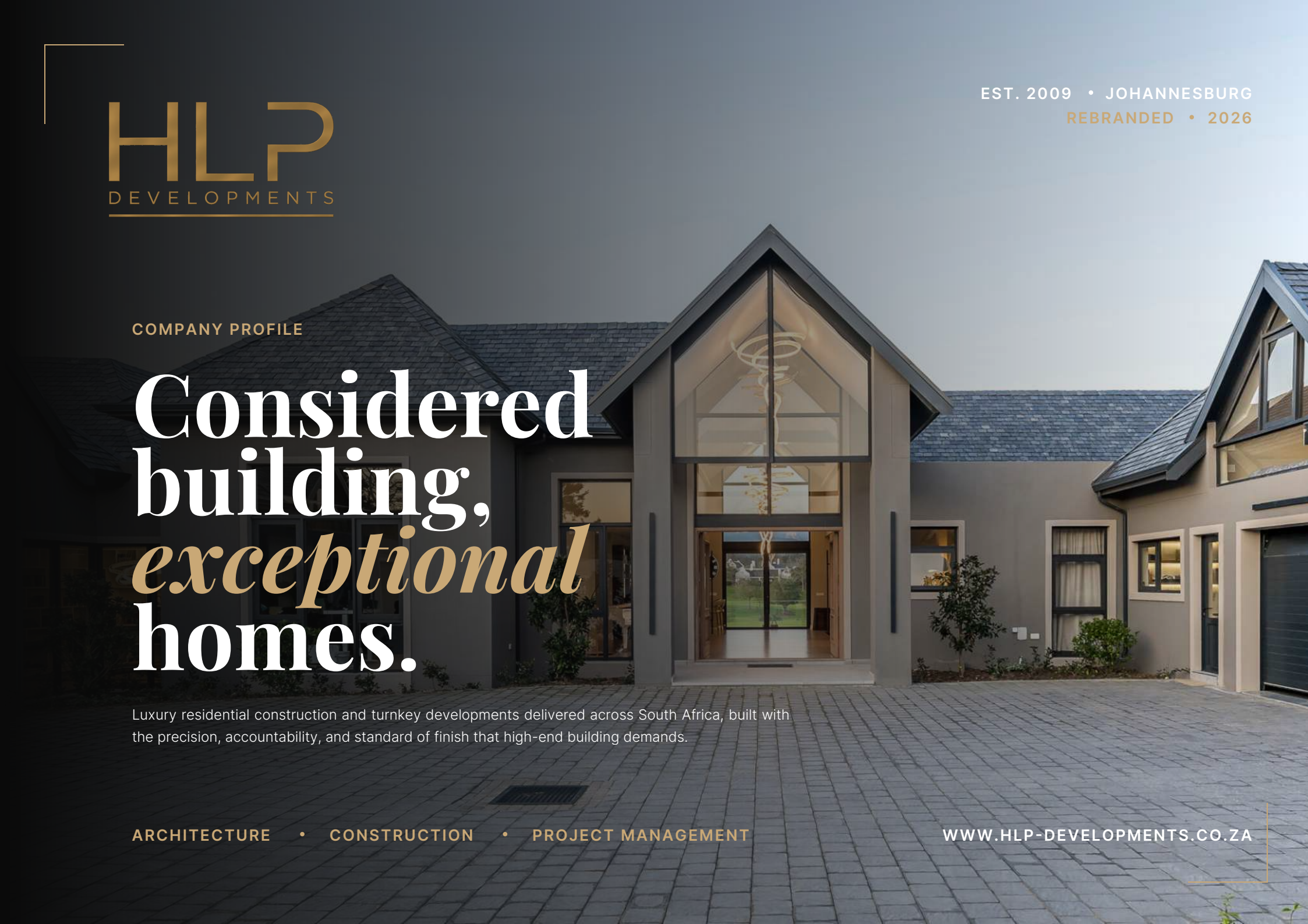
HLP
DEVELOPMENTS

EST. 2009 • JOHANNESBURG
REBRANDED • 2026



COMPANY PROFILE

Considered building, *exceptional* homes.

Luxury residential construction and turnkey developments delivered across South Africa, built with the precision, accountability, and standard of finish that high-end building demands.

ARCHITECTURE • CONSTRUCTION • PROJECT MANAGEMENT

WWW.HLP-DEVELOPMENTS.CO.ZA

A seamless approach to *luxury* home building

Now trading as HLP Developments, we are a luxury residential building and developments company delivering high-end homes, residential developments, and turnkey projects across South Africa.

Established in 2009, HLP Developments has built its reputation on a clear principle: exceptional residential projects require disciplined process, experienced oversight, and close collaboration between client, architect, designer, and contractor. We bring structure and clarity to complex building projects, managing each stage with technical precision, transparent communication, and a consistent standard of workmanship from planning through to final handover.

Established 2009 ·
Rebranded as HLP Developments 2026



2026
Steyn City House

— WHAT WE STAND FOR —

Three principles, *held* consistently

Our values are more than statements of intent. They guide how we build our team, structure our decisions, conduct our work, and evaluate the success of every project we deliver. They create a clear standard for accountability, consistency, and excellence, ensuring that every client experience reflects the level of professionalism, care, and commitment expected from HLP Developments.

01

Reputation

Our reputation has been built through consistent delivery, long-standing professional relationships, and successfully completed residential projects across South Africa. Since 2009, HLP Developments has earned trust through performance, accountability, and the standard of work delivered on site. We understand that reputation is built over time, project by project, and protected through the decisions made every day.

02

Quality

Quality is upheld through disciplined construction standards, technical oversight, and attention to detail at every stage of the building process. From structural work, waterproofing, and services coordination to final finishes and handover, we apply the same level of care to the elements behind the walls as we do to the details on display.

03

Commitment

We approach every project with a clear sense of responsibility to the client, the design intent, and the long-term performance of the home. Our commitment is reflected in how we communicate, how we manage challenges, and how we follow through on the details that shape the overall building experience.

— *Built by professionals who care about how homes come together* —

We're here to guide the process *from start to finish*

HLP Developments offers a fully managed building experience from initial planning through to final handover. Our work combines construction expertise, rigorous project management, and active collaboration with architects and designers, ensuring every home is delivered to specification, on programme, and to the highest standard of finish.

01

Luxury Residential

Bespoke, high-end homes built from the ground up. From initial concept through to final handover, we manage the full construction journey delivering homes that reflect the client's vision and lifestyle.

02

Developments

Multi-unit residential developments managed from concept through to completion. We handle feasibility, planning, construction, and handover with a focus on long-term value, design integrity, and return on investment.

03

Design & Build

A fully integrated service for clients who want a single point of accountability from concept development to final handover. We coordinate architecture, interior design, and construction under one roof, removing friction and keeping timelines tight.

04

Renovations & Extensions

For established high-end homes, we manage carefully considered alterations and extensions with respect for the original architecture, structural requirements, and intended outcome. Each project is approached with the planning, coordination, and standard of finish expected of a premium residential build.

05

Project Management

Complete project oversight from planning to completion. We manage timelines, budgets, subcontractors, and quality control, ensuring the client's interests are protected at every stage and that all project elements remain coordinated, accountable, and aligned with the required outcome.

06

Interior Architecture

Thoughtfully designed interiors, finishes, and spatial layouts that bring each home together beautifully. We shape flow, light, materiality, and detail working alongside external designers or leading the process ourselves.



Fancourt *House*

Set within Fancourt, this house is a bespoke 1,544 m² residence designed around family living, entertaining and its exceptional setting. Positioned on a ±6,827 m² stand, the home captures panoramic views across the Montagu and The Links golf courses towards the Outeniqua Mountains.

Contemporary architecture meets traditional gabled forms, with soaring vaulted spaces, expansive glazing and dramatic architectural volumes. Warm timber, natural stone, fireplaces and bespoke detailing bring balance and intimacy to the home's considerable scale.

With seamless indoor-outdoor living, a pool, entertainment spaces, bespoke bar, wine room and private cinema, Fancourt House is a highly personalised home defined by craftsmanship, lifestyle and place.

ESTATE
Links Avenue, Fancourt, Western Cape

YEAR
2026

DISCIPLINE
New Build

SCOPE
Turnkey











Steyn City *House*

Steyn City House is a 689 m² contemporary residence situated alongside the green belt in Steyn City. Designed around light, landscape and generous family living, the home combines expansive glazing and exposed concrete with warm timber, dark architectural detailing and carefully integrated lighting. Landscaped courtyards, dramatic floating staircases, luxury bedroom suites and seamless connections between the living areas, pool and outdoor spaces create a home that is both striking and highly liveable. Built by HLP Developments, Steyn City House showcases the precision, coordination and attention to detail required to deliver contemporary residential architecture at this level.

ESTATE
Steyn City, Gauteng

YEAR
2026

DISCIPLINE
New Build

SCOPE
Turnkey









Serengeti *House*

This earthy and elegant HLP home embraces natural textures, warm tones, and organic materials to create a serene and inviting atmosphere. With wooden accents, stone finishes, soft ambient lighting, and a seamless indoor-outdoor flow, every detail is designed to bring comfort, harmony, and a deep connection to nature.

ESTATE
Serengeti Golf & Wildlife Estate, Gauteng

YEAR
2024

DISCIPLINE
New Build

SCOPE
Turnkey











Dainfern *Interior*

A refined interior that balances luxury and functionality. An open-plan layout, bespoke cabinetry, and curated lighting are paired with premium finishes throughout, with every detail specified for comfort and atmosphere.

ESTATE
Dainfern Golf Estate, Gauteng

YEAR
2024

DISCIPLINE
Interior Architecture

SCOPE
Full Fit-out









Waterfall *House*

A sophisticated modern home defined by clean lines, open spaces, and seamless flow which gives an atmosphere of understated luxury. High-end finishes, custom cabinetry, and a careful balance of texture and tone bring elegance and functionality together at every turn. A family home that is as elevated as it is inviting.

ESTATE
Waterfall Country Estate, Gauteng

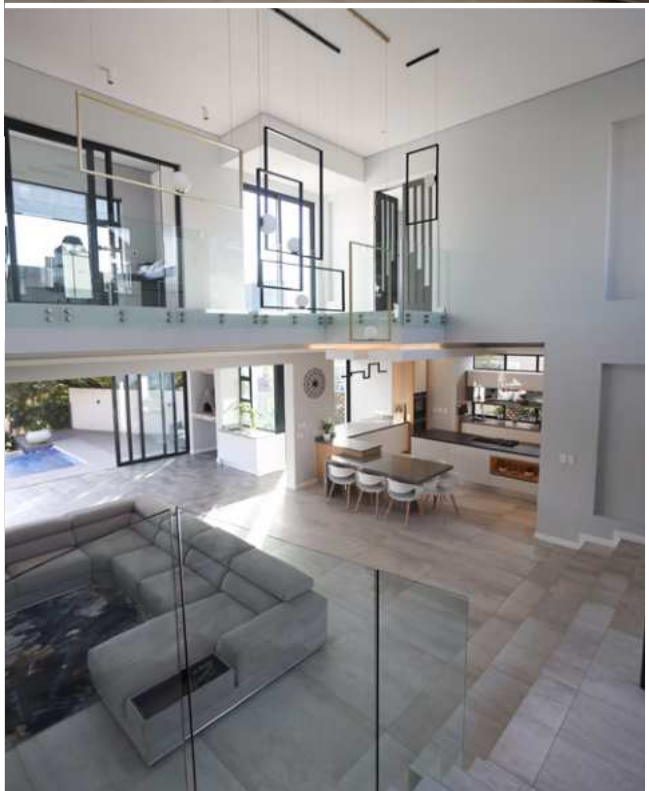
YEAR
2023

DISCIPLINE
New Build

SCOPE
Turnkey











— BY THE NUMBERS —

Over a decade of *bespoke* delivery

17	136+	3	19
YEARS BUILDING ACROSS SA	LUXURY HOUSES DELIVERED	PROVINCES CURRENTLY SERVED	EXPERT TEAM MEMBERS

Building across *South Africa*

01	Gauteng	HEAD OFFICE · DAINFERN · SERENGETI · WATERFALL COUNTRY ESTATE · STEYN CITY
02	North West	RUSTENBURG
03	Western Cape	FANCOURT ESTATE, GEORGE





— A WORD FROM A PARTNER —

Louis de Bruyn from HLP is a pleasure to work with and no task is too big. He has the ability to change anyone's mood positively with his optimism and friendly personality. The team has unmatched contacts in the industry and great communication skills.

Antoinette Horngren
JK Design Architects

— A WORD FROM A CLIENT —

"HLP built a house for me in 2014. 11 years later the house is still perfect! They have a great team of professionals, brick layers, plasterers, painters, electrical and plumbing that use the best materials and put a long lasting masterpiece together."

John Lilley

Tell us what you're *building*

Whether it's a luxury home, a large-scale development, or a design-build project, we welcome the opportunity to discuss it.

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We turn your *dream home* into a reality.

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26 MAIN ROAD EASTLEIGH EDENVALE GAUTENG

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