



BUSHMAN ROCK
LIFESTYLE ESTATE

RUWA / GOROMONZI · ZIMBABWE

A landscape for living.

Water, vineyards and wilderness.
A considered new chapter in country living.

ESTATE COLLECTION / OCTOBER 2026

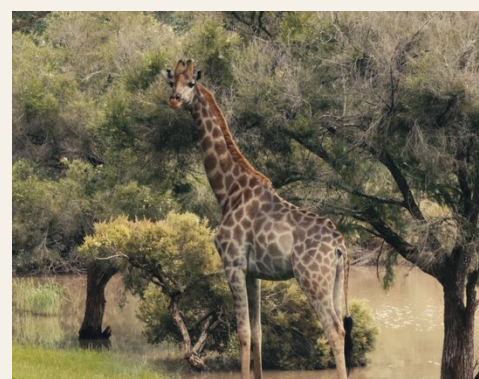


THE ESTATE

The land comes first.

Across 217 hectares, dams, indigenous woodland, rocky ridges and open grassland form the setting for Bushman Rock Lifestyle Estate.

The intention is to create a residential community where contemporary country homes sit alongside nature, recreation and shared spaces. Eight villages give the estate its structure; the landscape gives each one its character.



Existing estate landscape and wildlife

175

BIRD SPECIES

56

TREE SPECIES

33

WILDLIFE SPECIES

The story of Bushman Rock.



The vineyard



The historic stone chapel

Tucked into the hills of Goromonzi in Mashonaland East, Bushman Rock has been shaped by more than a century of history. The land was first surveyed and registered around 1900, gradually becoming the homestead, vineyard and farm known today.

The old winery was built from hand-fired brick in the 1930s and formally registered for wine and fruit-juice production in 1971. That tradition continues today. In 2006, the building was restored, its roof rebuilt beam by beam while the original brickwork was preserved.

The estate's dam was created in 2001, becoming a centrepiece of the landscape and a defining part of its character.

The modern chapter began with the Passaportis family, bringing vineyard, winery, restaurant and safari lodges together as a working estate. Jonathan Passaportis trained in Australia's wine country before returning to make wine from the property's own vines, including Shiraz, white wines and a Cape-style fortified wine.

Beyond the vines, zebra, wildebeest, sable, tsessebe, giraffe, kudu and impala share the landscape. More than 170 bird species and 56 tree species have been recorded, adding to a legacy where history, wine and wilderness meet.

A living heritage. A new chapter as Bushman Rock Lifestyle Estate.

Eight villages. One connected estate.

Nature, open spaces and shared destinations connect eight distinctive neighbourhoods. The current website masterplan groups 150 plots across the estate.



Working masterplan illustration. Layout and plot geometry remain subject to confirmation.

01 River's Edge

03 Stables

05 Woodlands

07 Acres

02 Heritage Ridge

04 Meadows

06 Harvest View

08 Lakes

Homes and shared spaces are intended to grow with the estate over time, guided by a common architectural language and a careful response to the land.

Homes shaped by the land.

Generous living spaces, private courtyards and gardens, connected by natural materials and a shared architectural language.



DESIGN 01

Freestanding One

Single storey · Three en-suite bedrooms

A central courtyard, pool and braai deck connect everyday living with the garden.



DESIGN 02

Freestanding Two

Two storeys · Four en-suite bedrooms

A ground-floor guest suite, upstairs family wing and office create room for family life.



DESIGN 03

Freestanding Three

Two storeys · Separate garden cottage

A courtyard composition with entertaining spaces, planted terraces and a garden cottage.

Architectural renders and design descriptions are indicative and subject to final approval.

Gather by the water.



CLUBHOUSE ARRIVAL OVERLOOKING THEO'S DAM



Outdoor lounge and pool terrace



Interiors & views across the dam

A long, low building beside Theo's Dam brings restaurant dining, relaxed lounges and pool terraces together in a shared destination for residents.



Dining & gathering

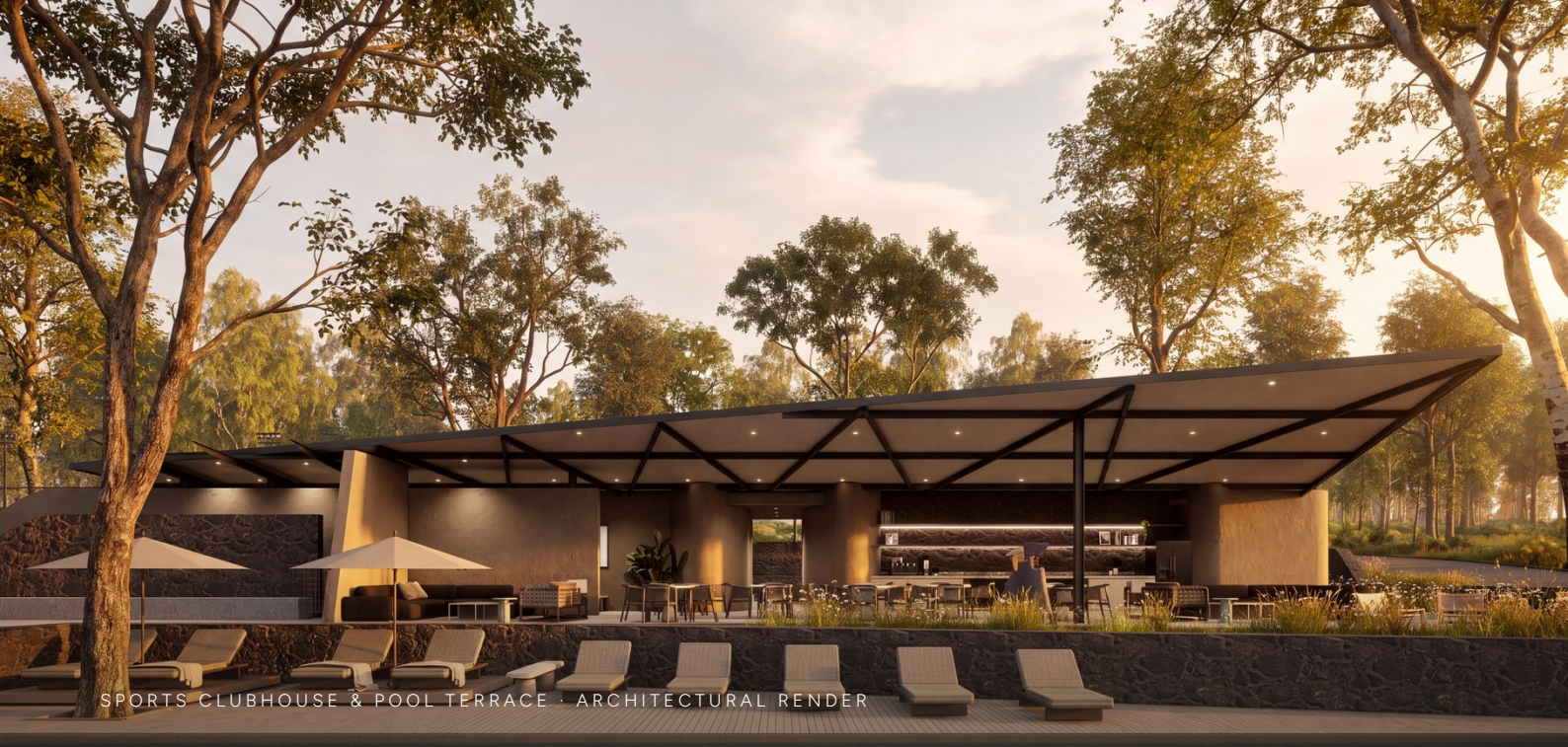
Restaurant, lounges, outdoor seating, boma and amphitheatre.



Quiet corners & family time

Library and courtyard, wine cellar and children's play spaces.

All images: architectural renders. Facilities are planned and subject to final approval.



SPORTS CLUBHOUSE & POOL TERRACE · ARCHITECTURAL RENDER

SPORT & WELLNESS · PLANNED

An active life, close to home.



Courts, clubhouse and lap pool · Architectural render

The sports precinct centres on a clubhouse pavilion, a 25-metre lap pool and landscaped terraces. A refreshment bar and changing facilities support time spent outdoors.



Courts & swimming

Two padel courts, two tennis courts, pickleball and a 25-metre lap pool.



Play & outdoor recreation

Cricket nets, bicycle pump track, children's playground, dog park and picnic areas.



A future health and wellness centre is also identified in the architectural concept.

Room to roam. Time to connect.



Gathering on the water



An equestrian tradition

The existing landscape is the starting point. Planned trails, gardens and informal gathering places will bring more of estate life outdoors.



Trails & nature routes

Planned walking, running and riding links between villages and shared spaces.



Braai & picnic spaces

Planned places for outdoor meals, picnics and unhurried time beside the water.



Gardens & vineyards

The established vineyard anchors the vision for shared cultivated spaces.



Equestrian access

Horse riding and polo are part of the property's history, with future access in the vision.



Wildlife & green spaces

Existing wildlife, woodland, grassland, dams and rocky outcrops.



Heritage to explore

Existing rock art, the winery and the historic stone chapel.



MAIN ARRIVAL · ARCHITECTURAL RENDER

THE DEVELOPMENT APPROACH

Considered in every detail.

A coherent estate combines shared facilities with the systems and services that support everyday living. New facilities will develop over time as their scope and phase are confirmed.



Controlled access

A landscaped arrival with separate resident and visitor routes, plus a contractor and service gatehouse.



Off-grid readiness

Solar readiness, backup power, water storage and efficient systems, subject to final specifications.



Commercial precinct

A proposed public market and hospitality precinct bringing selected everyday services closer to home.



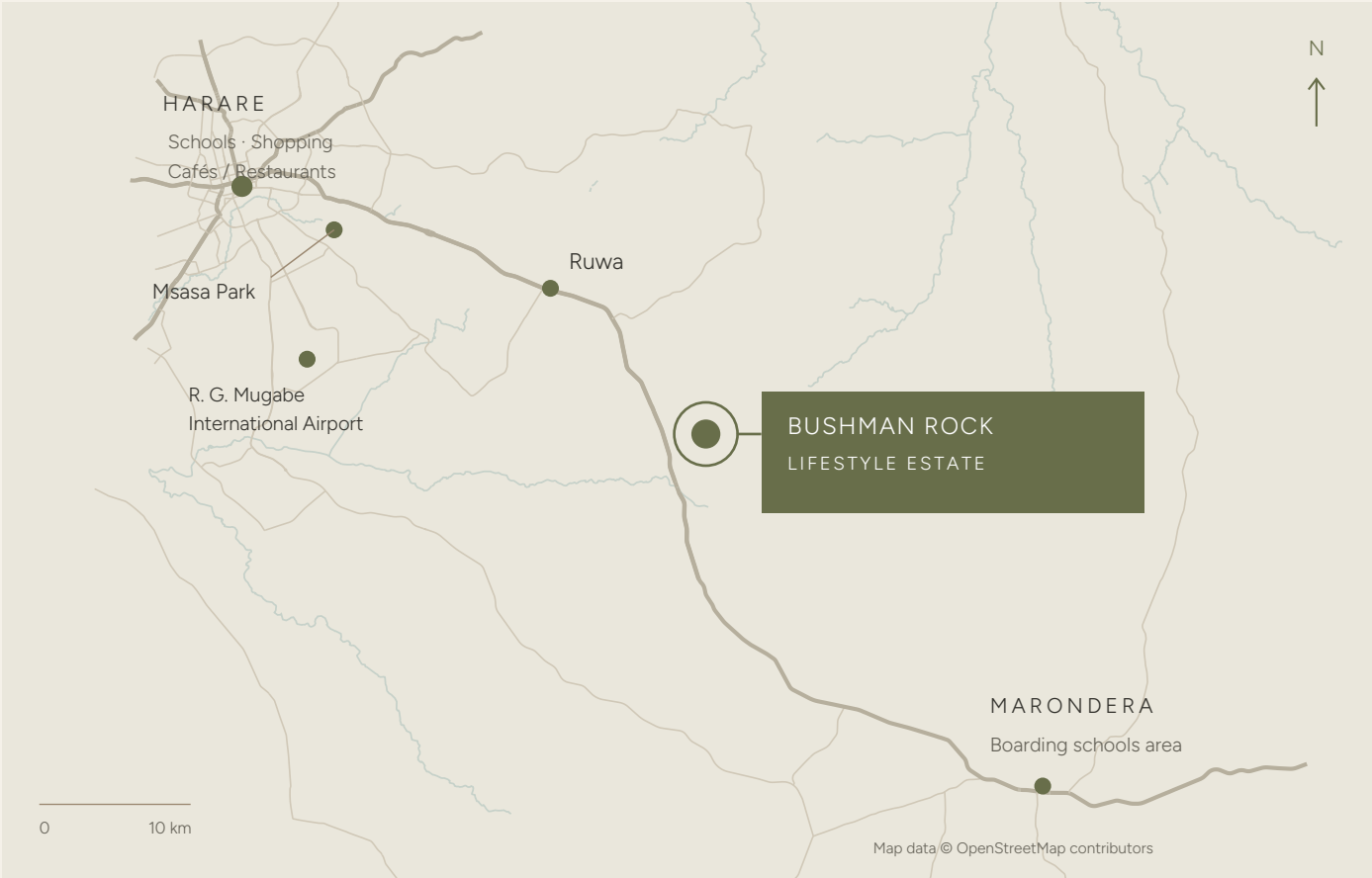
Dogs & cats welcome

A pet-friendly residential vision, supported by future estate conduct and responsible ownership guidelines.

An estate designed to grow with its community, while preserving the character of the land.



Country living. Connected to the city.



Regional orientation map. Schools, shopping and dining are shown as destination areas.

KEY LOCATIONS / DISTANCES FROM THE ESTATE

Ruwa	19 km	Shopping	43 km
Msasa Park	32 km	Airport	47.4 km
Harare Schools	40 km	Marondera boarding schools	51.7 km
Cafés / Restaurants	40 km		

Distances supplied by the estate team; routes and destination points vary.

ARRANGE A PRIVATE INTRODUCTION

bushmanrockestate.com

