



# LEOPARD'S REST

LIFESTYLE ESTATE • ALBERTON

**central**  
developments





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**MODERN  
HOUSES  
FROM R1.042M**

## **DISCOVER YOUR DREAM HOME IN ALBERTON AT LEOPARD'S REST LIFESTYLE ESTATE!**

Central Developments is thrilled to announce our return to this highly sought-after development. This is the place to be with an exclusive lifestyle and prime location.

At Leopard's Rest, all our houses come with the option of backup power, so you can say goodbye to load-shedding and enjoy uninterrupted living. Whether starting a family or still living your Instagram life, our estate offers the perfect blend of comfort and luxury.

Experience the best of Alberton living with amenities like parks, schools, and shopping centres right on your doorstep. With a range of house types and sizes to choose from, you're sure to find your ideal home in our secure and tranquil estate.

**Don't miss this opportunity to live your best life in Alberton.**



# SITE PLAN



House sizes:  
50 m<sup>2</sup> to 125 m<sup>2</sup>



Bedrooms:  
Three and four bedrooms

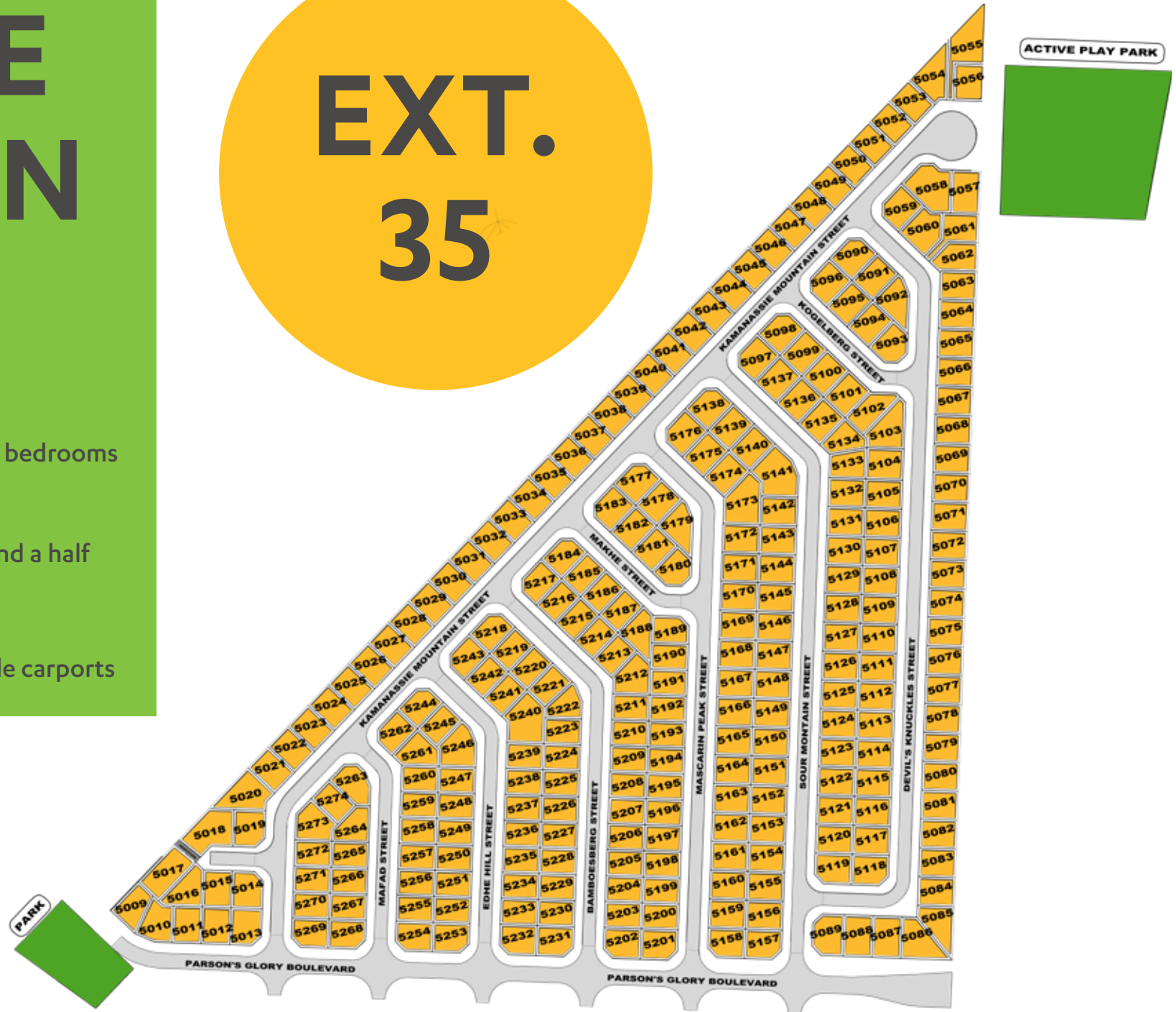


Bathrooms:  
Two and two and a half  
bathrooms



Parking:  
Single or double carports

## EXT. 35





# AMENITIES

**DISCOVER ALL THE FEATURES  
LEOPARD'S REST OFFERS YOU.**

- Gas stoves ●
- Solar geysers ●
- Lifestyle parks ●
- 24-Hour security ●
- Backup power systems\* ●
- Fibre internet connectivity ●

\*Optional extra



# LIFE- STYLE



Offering an all-inclusive lifestyle experience that caters for your entire family, Leopard's Rest has the following:

Playpark • Activity park • Soccer field • Outdoor basketball court





# FLOOR PLANS

**50**  
**m<sup>2</sup>**



**59**  
**m<sup>2</sup>**



# FLOOR PLANS

**70**  
**m<sup>2</sup>**



**103**  
**m<sup>2</sup>**





# FLOOR PLANS

125  
m<sup>2</sup>

4  2½  2 



# PRICE LIST

## Required documentation

- Completed **APPLICATION FORM**.
- Copy of **ID**.
- Three months' **PAYSLIPS** – no more than two months old.
- Three months' **BANK STATEMENTS**. The applicant's name and address must appear on the bank statements, as well as the **BANK STAMP**.
- Signed **CREDIT** and **FRAUD CONSENT** clause.

If there are **MORE THAN ONE APPLICANT** all the documents required for an individual must be submitted for **ALL APPLICANTS**.

SIZE	CONFIGURATION	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
50 m <sup>2</sup>	3 Bedrooms   1 Bathroom   Single carport   Garden	R1 042 625*	R37 660	R11 299
59 m <sup>2</sup>	3 Bedrooms   2 Bathrooms   Single carport   Garden	R1 133 375*	R40 937	R12 282
70 m <sup>2</sup>	3 Bedrooms   2 Bathrooms   Double carport   Garden	R1 269 463*	R45 853	R13 757
103 m <sup>2</sup>	3 Bedrooms   2½ Bathrooms   Double carport   Patio   Garden	R1 460 963*	R52 770	R15 833
125 m <sup>2</sup>	4 Bedrooms   2½ Bathrooms   Double carport   Patio   Garden	R1 551 713*	R56 048	R16 816

**\*Price excludes BACKUP POWER of R80 000 as an optional extra**



# REQUIRED DOCUMENTS

## Non South-African:

- Trust registration contract.
- Six months' stamped bank statements in trust name.
- All trust members' ID documents.
- Latest proof of income for all members of the trust.
- List of expenses for all the trust members.
- Assets and liabilities for all the trust members.

## Self-employed (Pty & CC)

- Pty or CC documents ●
- Letter from auditor or bookkeeper stating monthly income ●
- Three years' company financial statements signed by the owner and auditor ●
- Twelve months' cash flow forecast statement ●
- Six months' stamped personal bank statements ●
- Twelve months' stamped business bank statements ●
- Signed list of business assets and liabilities ●
- Signed list of personal assets and liabilities ●

# BECOME A HOMEOWNER IN

## 9 EASY STEPS





# LOCALITY MAP



## SHOPPING

Mall of the South  
Mall @ New Market  
Bracken City Shopping Centre  
Brackendowns Spar  
Southgate Mall  
The Glen Shopping Mall  
Meyersdal Mall  
Randhart Shopping Centre

## SCHOOLS

Brackenhurst Primary School  
Brackenhurst High School  
Mondeor High School  
Dalmondeor Primary School  
Royal Schools Alberton

## RECREATION

Glenvista Golf Country Club  
Klipriviersberg Nature Reserve  
Virgin Active Gym  
Kibler Park Football Club

## EMERGENCY SERVICES

Netcare Mulbarton Hospital  
Netcare Clinton Hospital  
Netcare Union Hospital  
Brackendowns Police Station

# FAQ's

## **Q: How much will our levies and rates and taxes be?**

A: An estimate of R450 for levies and an average of R1 200 for rates and taxes, depending on personal water usage.

## **Q: What is included in my levies?**

A: Levies are used to pay for the maintenance of all communal areas such as the parks and play areas, insurance on external estate building structures, security and access control, electric fence and boundary wall.

## **Q: May I pave my front garden for more parking space?**

A: Yes.

## **Q: Who will be managing the complex?**

A: Central Developments will manage it, until the majority of the houses are transferred, whereafter CSI will be appointed as the managing agent.

## **Q: Am I allowed to extend and build onto my house?**

A: Yes. This is a full-title complex. You would however still need to submit plans to the Homeowners' Association and council for approval.

## **Q: What are rates and taxes?**

A: They are fees paid to the municipality that services your property and are charged monthly.

## **Q: Purpose of the conduct rules**

A: The conduct rules lay down parameters which will protect the rights of residents and their rights to the enjoyment of their properties.

## **Q: When do I start paying my bond?**

A: Your first instalment is only due after the property is transferred to your name.

## **Q: Will my deposit be refunded if my bond application was unsuccessful?**

A: Yes, ONLY if the bond was declined or if suspensive conditions in your OTP was not met.

## **Q: What is a HOA?**

A: A Homeowners' Association comprises all the home owners, whereafter directors are appointed to represent all the owners and to liaise with the managing agents on the owners' behalf.

## **Q: Can I use my own bond originator or do my own finance?**

A: No, ONLY if you are a bank employee, since we have in-house finance facilities.

## **Q: What if I first need to sell my current property?**

A: Please note that we can submit the application but you will only have 3 months to sell your house. If not successful, the application will be cancelled.



# OUR TEAM



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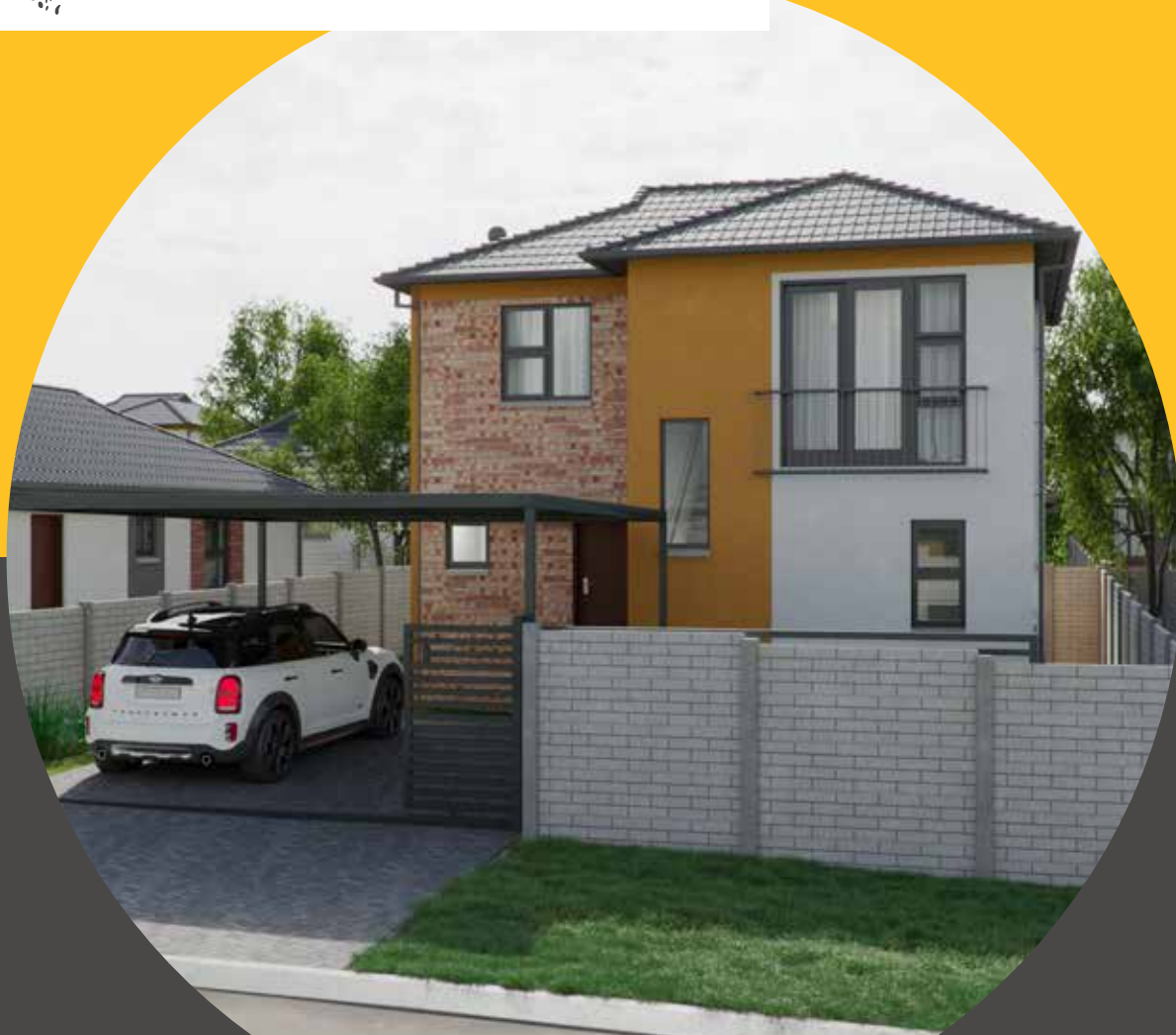
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# GET IN TOUCH

For more information,  
please visit our website or  
contact our friendly  
Leopard's Rest sales team:



063 292 9914



[www.4salenow.co.za](http://www.4salenow.co.za)

Show houses are open daily:  
09:00 to 18:00