

WHY CELEBRATION RETIREMENT ESTATE?

OVERVIEW

- Residents experience peace of mind with a lifestyle centre, 24-hr security and frail-care facility operational from phase 1.
- 12th retirement estate by Central Developments Property Group and first mega retirement estate within Johannesburg.
- Developer with successful proven track record.
- Effective property management.
- Niche product focussed at a very niche market (high demand and limited supply).
- Retirement property offering sectional title investment.
- Invest now and occupy when you are ready to retire.

INVESTMENT

- Proven capital growth of more than **10%** p.a.
- Achievable return on investments of **20%** p.a.
- Rental assistance and management.
- Quality, longer term occupants.
- Low maintenance.
- Affordable levies.

LOCATION

- Excellent location with easy access to major routes, Lanceria Airport, shopping centres, hospitals and social sport clubs.
- Landmark locations within 5-10 minutes include:
 - a) Ticket Pro Dome (across the road)
 - b) Northgate Shopping Centre (across the road)
 - c) Monte Casino
 - d) N1 and N14

PRODUCT

- Village 1 = 473 units in total.
- Village 2 = 506 units in total with an additional extended dining facility.
- Wide variety of floorplans to choose from between apartments, houses and cottages.
- Improved modern architectural and urban designs.
- Bachelor, 1- and 2-bed apartments ranging from 37m² to 76m².
- 2 and 3 bedroom simplex cottages with single garages ranging from 97m² to 121m².
- 2 and 3 bedroom simplex houses with single and double garage options ranging from 97m² to 190m².

AMENITIES OFFERING YOU PEACE OF MIND

- As with all our retirement villages, we pride ourselves with a lifestyle centre and frail-care facility operational from the first phase.
- Celebration will have the largest lifestyle and care facility to date.
- Amenities will include:

Dining, hair and beauty salon, enclosed heated swimming pool, library, convenience store, recreational hall for bingo nights, entertainment, church services, exhibitions etc., post boxes, doctors' consulting rooms, games room and elevator access to all apartment levels.
- Units and general access on the site will all be wheelchair friendly.



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FIBRE

- True Fibre To The Home (FTTH) internet connection with Vodacom as technology and network partner.
- Celebration Retirement Village is accredited and endorsed by the FTTH Council of South Africa as a fibre friendly facility.
- Full benefits of fibre network service including the following main features:
 - Fast - currently up to 100Mbps data connectivity for internet, voice and streaming.
 - Full internal communication network at no cost including service calls and inter unit communication.
 - Activated fibre network ready to be used per customer preference.
 - Customised package choices to suit each individual.
 - Voice calls over internet (VOIP) – using data at a rate of 30% less than standard communication rates.
 - Ability to link customised television services to the network at a fraction of the cost of current standard subscriptions.

EDGE

- The development is registered with the Green Building Council of South Africa for full certification under the EDGE program.
- EDGE (Excellence In Design For Greater Efficiency) is owned, formulated and endorsed by the International Finance Corporation.
- The houses and apartments have been designed and will be constructed and equipped with environmentally friendly technology and materials to achieve a minimum energy saving of 20%.
- Once completed and audited, each unit will receive a unique numbered certificate issued by the Green Building Council of South Africa indicating the potential savings on water and energy that a home owner can achieve as well as a list of features.
- Main features:
 - ENERGY
 - Low U value roof insulation
 - Natural ventilation
 - Energy-saving light bulbs – internal and external spaces
 - Solar hot water systems – PV thermal system
 - WATER
 - Low-flow/aerated showerheads
 - Low-flow/aerated taps for kitchen sinks and wash basins
 - Dual flush for toilets
 - EMBODIED ENERGY (MATERIAL)
 - Floor slabs – ECO specification
 - Roof construction – timber rafters with cement roof tiles
 - External and internal walls – combination of clay bricks and low embodied cement stock
 - Window frames – aluminium with lower embodied energy
 - Insulation – rock wool type with lower embodied energy

