

KNIGHT'S COURT
CASTLE GATE



**CASTLE GATE
RESIDENTIAL**



MODERN LIVING, TIMELESS VALUE

WELCOME TO KNIGHT'S COURT

THE NEXT CHAPTER OF THE SOUGHT-AFTER CASTLE GATE RESIDENTIAL.

Introducing Knight's Court, perfectly positioned in Waterkloof Ridge alongside the iconic Castle Gate Lifestyle Centre. As the second of four exclusive developments within the sought-after Castle Gate Residential precinct, Knight's Court offers contemporary one- and two-bedroom apartments designed for both savvy investors and first-time buyers. With unrivalled lifestyle amenities and the most desirable address in Pretoria, Knight's Court enhances and expands the thriving Castle Gate community.



WHY BUY AT KNIGHT'S COURT?

With state-of-the-art amenities and elevated design standards, Knight's Court is set to redefine modern residential living and establish a new benchmark in the property sector. Facilities will include:



24-Hour security



Gas hobs



Backup electricity
(Ts & Cs apply)



Private gardens



Swimming pool and kids' splash pool



Kids' play area and trampolines



Communal facility with braais and coffee shop



Walking and jogging trails



Padel court



Fibre internet



Next to Castle Gate Lifestyle Centre







MODERN LIVING, TIMELESS VALUE

Discover a lifestyle without compromise, where every detail has been carefully crafted to inspire, uplift, and delight. Seize this rare opportunity to elevate your everyday living and experience the exclusivity of a true sanctuary.





PURCHASE PROCESS

BECOME A HOMEOWNER IN 9 EASY STEPS



How much do I qualify for?

Monthly
repayment
amount



30%
of combined
gross income

To qualify for a home loan, the bank's lending criteria dictates that the monthly repayment amount may not exceed 30% of your combined gross income.

Banks should approve your loan if:

- ✓ Your income and employment are consistent and can be verified.
- ✓ Your income is sufficient to cover your current expenses plus the new home loan repayment.
- ✓ Your credit record is clean and it shows that you conduct your finances well.

We can help with your application

With our in-house bond originator, EUF, we make your home loan application process as easy as possible. It's a free service to you where you simply correspond with one person who liaises with the banks on your behalf. All home loan applications are exclusively facilitated by EUF.

Central Developments make investment easy. The rental demand in Pretoria is very high and Waterkloof is a popular suburb.

Expected rental returns on a 100% bond approval	Year	m²	Purchase Price (Capital growth at 5% p.a.)	Expected Rental pm (gross with 6% p.a.)	Estimated Levy pm (5% p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl. capital growth)	Total ROI (5% capital growth + net rental income p.a.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT THIRD FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,090,000	R 8,400	R 975	R 820	R 6,605	7.3%	R 133,760	12.3%	-R 4,277
	2	41	R 1,144,500	R 8,904	R 1,024	R 820	R 7,060	7.8%	R 141,948	13.0%	-R 3,822
	3	41	R 1,201,725	R 9,438	R 1,075	R 820	R 7,543	8.3%	R 150,606	13.8%	-R 3,339
APARTMENT SECOND FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,120,000	R 8,600	R 975	R 820	R 6,805	7.3%	R 137,660	12.3%	-R 4,377
	2	41	R 1,176,000	R 9,116	R 1,024	R 820	R 7,272	7.8%	R 146,067	13.0%	-R 3,910
	3	41	R 1,234,800	R 9,663	R 1,075	R 820	R 7,768	8.3%	R 154,956	13.8%	-R 3,414
APARTMENT FIRST FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,150,000	R 8,800	R 975	R 820	R 7,005	7.3%	R 141,560	12.3%	-R 4,476
	2	41	R 1,230,500	R 9,328	R 1,024	R 820	R 7,484	7.8%	R 151,336	13.2%	-R 3,997
	3	41	R 1,292,025	R 9,888	R 1,075	R 820	R 7,993	8.3%	R 160,514	14.0%	-R 3,489
APARTMENT THIRD FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,245,000	R 9,000	R 1,166	R 972	R 6,862	6.6%	R 144,594	11.6%	-R 5,568
	2	49	R 1,307,250	R 9,540	R 1,224	R 972	R 7,344	7.1%	R 153,487	12.3%	-R 5,086
	3	49	R 1,372,613	R 10,112	R 1,286	R 972	R 7,855	7.6%	R 162,889	13.1%	-R 4,575
APARTMENT SECOND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,275,000	R 9,200	R 1,166	R 972	R 7,062	6.6%	R 148,494	11.6%	-R 5,667
	2	49	R 1,338,750	R 9,752	R 1,224	R 972	R 7,556	7.1%	R 157,606	12.4%	-R 5,174
	3	49	R 1,405,688	R 10,337	R 1,286	R 972	R 8,080	7.6%	R 167,240	13.1%	-R 4,650
APARTMENT FIRST FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,305,000	R 9,400	R 1,166	R 972	R 7,262	6.7%	R 152,394	11.7%	-R 5,767
	2	49	R 1,370,250	R 9,964	R 1,224	R 972	R 7,768	7.1%	R 161,725	12.4%	-R 5,261
	3	49	R 1,438,763	R 10,562	R 1,286	R 972	R 8,304	7.6%	R 171,590	13.1%	-R 4,725
APARTMENT GROUND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,355,000	R 9,900	R 1,166	R 972	R 7,762	6.9%	R 160,894	11.9%	-R 5,766
	2	49	R 1,449,850	R 10,494	R 1,224	R 972	R 8,298	7.3%	R 172,065	12.7%	-R 5,230
	3	49	R 1,522,343	R 11,124	R 1,286	R 972	R 8,866	7.9%	R 182,511	13.5%	-R 4,662
APARTMENT FIRST FLOOR 2 Bedroom, 1 bathroom with single carport.	1	60	R 1,545,000	R 9,700	R 1,427	R 1,265	R 7,008	5.4%	R 161,346	10.4%	-R 8,417
	2	60	R 1,622,250	R 10,282	R 1,498	R 1,265	R 7,519	5.8%	R 171,336	11.1%	-R 7,906
	3	60	R 1,703,363	R 10,899	R 1,573	R 1,265	R 8,061	6.3%	R 181,896	11.8%	-R 7,364
APARTMENT GROUND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	60	R 1,595,000	R 10,200	R 1,427	R 1,265	R 7,508	5.6%	R 169,846	10.6%	-R 8,416
	2	60	R 1,706,650	R 10,812	R 1,498	R 1,265	R 8,049	6.1%	R 181,916	11.4%	-R 7,876
	3	60	R 1,791,983	R 11,461	R 1,573	R 1,265	R 8,622	6.5%	R 193,069	12.1%	-R 7,302
APARTMENT FIRST FLOOR 2 Bedroom, 1 bathroom with single carport.	1	63	R 1,595,000	R 9,900	R 1,499	R 1,314	R 7,087	5.3%	R 164,794	10.3%	-R 8,837
	2	63	R 1,674,750	R 10,494	R 1,574	R 1,314	R 7,606	5.7%	R 175,010	11.0%	-R 8,318
	3	63	R 1,758,488	R 11,124	R 1,653	R 1,314	R 8,157	6.1%	R 185,808	11.6%	-R 7,767
APARTMENT GROUND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	63	R 1,645,000	R 10,400	R 1,499	R 1,314	R 7,587	5.5%	R 173,294	10.5%	-R 8,836
	2	63	R 1,760,150	R 11,024	R 1,574	R 1,314	R 8,136	5.9%	R 185,640	11.3%	-R 8,287
	3	63	R 1,848,158	R 11,685	R 1,653	R 1,314	R 8,719	6.4%	R 197,033	12.0%	-R 7,705

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on a prime interest rate of 10.5% over 20 years.

In addition to the high rental demand, excellent capital growth is likely due to the development’s prime location in a desirable and growing area.

Expected rental returns on 90% bond approval	Year	m²	Purchase Price (Capital growth at 5% p.a.)	Expected Rental pm (gross with 6% p.a.)	Estimated Levy pm (5% p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl. capital growth)	Total ROI (5% capital growth + net rental income p.a.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT THIRD FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,090,000	R 8,400	R 975	R 820	R 6,605	7.3%	R 133,760	12.3%	-R 3,189
	2	41	R 1,144,500	R 8,904	R 1,024	R 820	R 7,060	7.8%	R 141,948	13.0%	-R 2,734
	3	41	R 1,201,725	R 9,438	R 1,075	R 820	R 7,543	8.3%	R 150,606	13.8%	-R 2,251
APARTMENT SECOND FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,120,000	R 8,600	R 975	R 820	R 6,805	7.3%	R 137,660	12.3%	-R 3,259
	2	41	R 1,176,000	R 9,116	R 1,024	R 820	R 7,272	7.8%	R 146,067	13.0%	-R 2,791
	3	41	R 1,234,800	R 9,663	R 1,075	R 820	R 7,768	8.3%	R 154,956	13.8%	-R 2,296
APARTMENT FIRST FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,150,000	R 8,800	R 975	R 820	R 7,005	7.3%	R 141,560	12.3%	-R 3,328
	2	41	R 1,230,500	R 9,328	R 1,024	R 820	R 7,484	7.8%	R 151,336	13.2%	-R 2,849
	3	41	R 1,292,025	R 9,888	R 1,075	R 820	R 7,993	8.3%	R 160,514	14.0%	-R 2,340
APARTMENT THIRD FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,245,000	R 9,000	R 1,166	R 972	R 6,862	6.6%	R 144,594	11.6%	-R 4,325
	2	49	R 1,307,250	R 9,540	R 1,224	R 972	R 7,344	7.1%	R 153,487	12.3%	-R 3,843
	3	49	R 1,372,613	R 10,112	R 1,286	R 972	R 7,855	7.6%	R 162,889	13.1%	-R 3,332
APARTMENT SECOND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,275,000	R 9,200	R 1,166	R 972	R 7,062	6.6%	R 148,494	11.6%	-R 4,394
	2	49	R 1,338,750	R 9,752	R 1,224	R 972	R 7,556	7.1%	R 157,606	12.4%	-R 3,901
	3	49	R 1,405,688	R 10,337	R 1,286	R 972	R 8,080	7.6%	R 167,240	13.1%	-R 3,377
APARTMENT FIRST FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,305,000	R 9,400	R 1,166	R 972	R 7,262	6.7%	R 152,394	11.7%	-R 4,464
	2	49	R 1,370,250	R 9,964	R 1,224	R 972	R 7,768	7.1%	R 161,725	12.4%	-R 3,958
	3	49	R 1,438,763	R 10,562	R 1,286	R 972	R 8,304	7.6%	R 171,590	13.1%	-R 3,422
APARTMENT GROUND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	49	R 1,355,000	R 9,900	R 1,166	R 972	R 7,762	6.9%	R 160,894	11.9%	-R 4,413
	2	49	R 1,449,850	R 10,494	R 1,224	R 972	R 8,298	7.3%	R 172,065	12.7%	-R 3,878
	3	49	R 1,522,343	R 11,124	R 1,286	R 972	R 8,866	7.9%	R 182,511	13.5%	-R 3,309
APARTMENT FIRST FLOOR 2 Bedroom, 1 bathroom with single carport.	1	60	R 1,545,000	R 9,700	R 1,427	R 1,265	R 7,008	5.4%	R 161,346	10.4%	-R 6,874
	2	60	R 1,622,250	R 10,282	R 1,498	R 1,265	R 7,519	5.8%	R 171,336	11.1%	-R 6,364
	3	60	R 1,703,363	R 10,899	R 1,573	R 1,265	R 8,061	6.3%	R 181,896	11.8%	-R 5,822
APARTMENT GROUND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	60	R 1,595,000	R 10,200	R 1,427	R 1,265	R 7,508	5.6%	R 169,846	10.6%	-R 6,824
	2	60	R 1,706,650	R 10,812	R 1,498	R 1,265	R 8,049	6.1%	R 181,916	11.4%	-R 6,283
	3	60	R 1,791,983	R 11,461	R 1,573	R 1,265	R 8,622	6.5%	R 193,069	12.1%	-R 5,709
APARTMENT FIRST FLOOR 2 Bedroom, 1 bathroom with single carport.	1	63	R 1,595,000	R 9,900	R 1,499	R 1,314	R 7,087	5.3%	R 164,794	10.3%	-R 7,245
	2	63	R 1,674,750	R 10,494	R 1,574	R 1,314	R 7,606	5.7%	R 175,010	11.0%	-R 6,726
	3	63	R 1,758,488	R 11,124	R 1,653	R 1,314	R 8,157	6.1%	R 185,808	11.6%	-R 6,175
APARTMENT GROUND FLOOR 2 Bedroom, 1 bathroom with single carport.	1	63	R 1,645,000	R 10,400	R 1,499	R 1,314	R 7,587	5.5%	R 173,294	10.5%	-R 7,194
	2	63	R 1,760,150	R 11,024	R 1,574	R 1,314	R 8,136	5.9%	R 185,640	11.3%	-R 6,645
	3	63	R 1,848,158	R 11,685	R 1,653	R 1,314	R 8,719	6.4%	R 197,033	12.0%	-R 6,062

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on a prime interest rate of 10.5% over 20 years.

LOCATION

EDUCATIONAL INSTITUTES

Bonthuis Crèche	1,8 km
1 Hoërskool Waterkloof	2,2 km
2 Laerskool Elarduspark	2,6 km
3 Sol-Tech	2,6 km
Laerskool Monumentpark	3,4 km
Pierre van Ryneveld Private School	4,1 km
Waterkloof Primary School	6,0 km
Hoërskool Garsfontein	8,7 km
Die Hoërskool Menlopark	9,0 km
Pretoria Boys High School	9,0 km
Afrikaanse Hoër Meisieskool	9,0 km
Afrikaanse Hoër Seunskool	9,1 km
Unisa	9,5 km
4 University of Pretoria	9,9 km
5 Pretoria High School for Girls	10,2 km
6 Tshwane University of Technology	17,9 km

SHOPPING AND LIFESTYLE

7 Castle Gate Lifestyle Centre	100 m
• Woolworths • Checkers • Gary Rom	
• PNA • Starbucks • Fireroom • Spur	
• Freedom of Movement • Dischem	
• Builders • Kloppers • Weylands	
8 The Park Shopping Centre	2,7 km
Monument Park Shopping Centre	3,1 km
Superspar Pierre van Ryneveld	4,3 km
9 Menlyn Park Mall	5,9 km
Irene Village Mall	6,6 km
10 Irene Link Shopping Centre	8,5 km

HOSPITALS

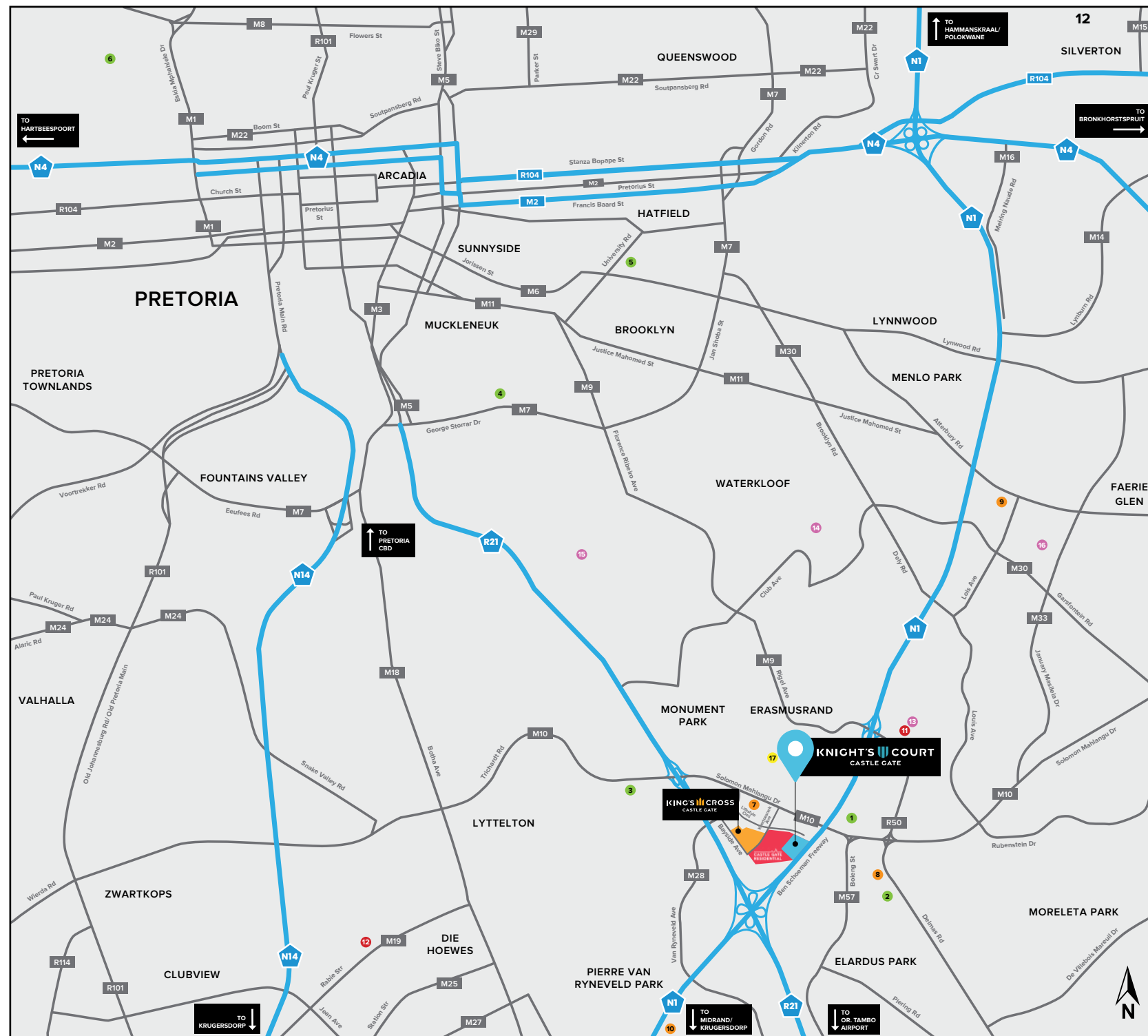
11 Mediclinic Kloof Hospital	3,4 km
Cure Day Hospital Erasmuskloof	3,4 km
12 Netcare Unitas Hospital	8,0 km
Netcare Pretoria East Hospital	8,5 km
Muelmed Hospital	12,4 km

FITNESS AND ENTERTAINMENT

Planet Fitness Waterkloof Ridge	650 m
Curves Castle Walk	3,3 km
Bodytec	3,4 km
13 Wolvespruit Bike & Trail Park	3,5 km
14 Pretoria Country Club	5,5 km
15 Waterkloof Golf Club	5,7 km
Waterkloof Air Force Base	5,8 km
16 Time Square Casino	7,2 km
Thrashers Padel	7,6 km
Pretoria National Botanical Gardens	11,1 km
The Big Red Barn	15,9 km

CHURCHES

17 NG Kerk Waterkloofrif	600 m
Collage Gemeenskapskerk	4,3 km
Choose Life Church	4,9 km
Doxa Deo Faerie Glen	10,7 km



SITE PLAN



475
Apartments

AMENITIES IN THE ESTATE



State-of-the-art security

- Thermal motion cameras
- Biometric access
- Boom and spike barriers
- 2,4 m boundary wall with electric fence



Padel court



Walking and jogging trails



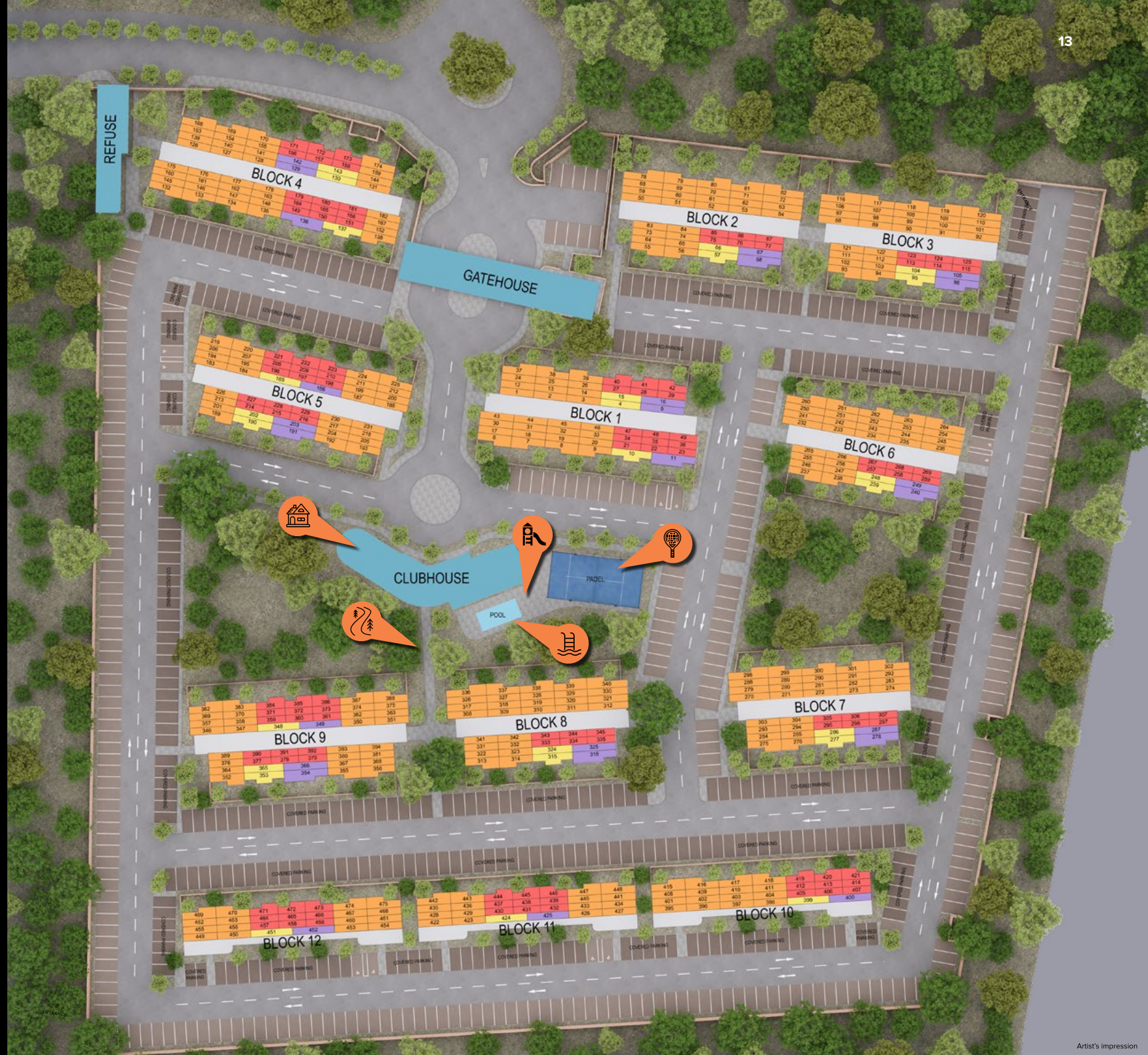
Kids' play area and trampolines



Swimming pool



Communal facility with braais



FLOORPLANS

UNIT 1+1



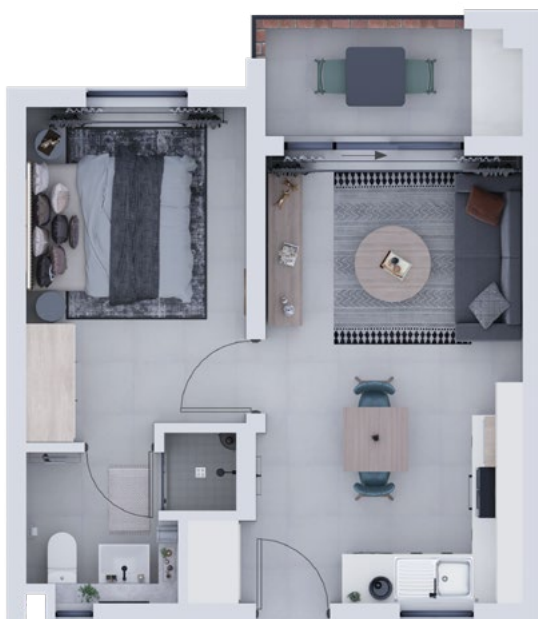
Bedroom
1



Bathroom
1



Carport
1



UNIT S2+1



Bedroom
2



Bathroom
1



Carport
1



**UNIT
L2+1**

Bedroom
2



Bathroom
1



Carport
1

**UNIT
L2+1S**

Bedroom
2



Bathroom
1



Carport
1







KNIGHT'S COURT
CASTLE GATE

OUR UNIQUE APPROACH

The Central Developments Property Group, established in 2002, is the largest residential property developer in Gauteng, with a proud tradition of delivering high-quality, secure developments with superb lifestyle and recreation facilities. With a focus on the middle to high-income market, our developments include secure developments, rental complexes, retirement estates, and serviced stands.

With our head office based in Midrand, Gauteng, Central Developments Property Group has delivered more than 39 000 units to date, at a current average rate of 2 500 units per year. We apply a hands-on approach and sound business principles in developing property in niche areas for an excellent return on investment. With a commitment to long-term sustainability and an experienced executive team, the group successfully delivers developments with a difference, making us the market leader in residential property development.

central

2002 INCEPTION

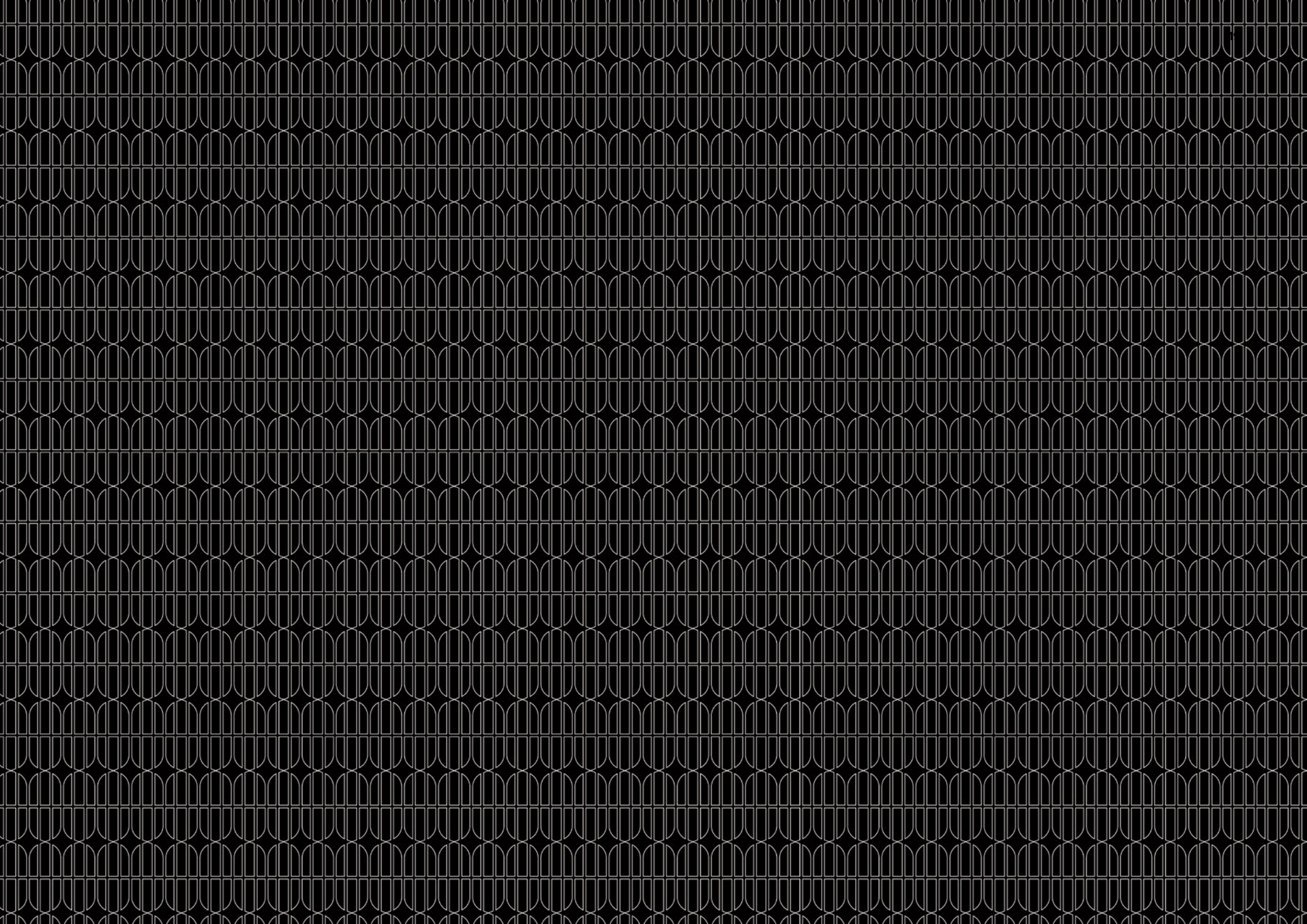
Central Developments was established in 2002 and develops rental complexes, secure lifestyle estates and retirement estates.

39 000 UNITS DEVELOPED

More than 39 000 units successfully developed to date. Our new developments cater to a niche market for an excellent return on investment.

2 500 ANNUAL UNITS

With a projected delivery of 2 500 units per year, Central Developments keeps expanding its property portfolio annually.



central PROUD DEVELOPER OF


**CASTLE GATE
RESIDENTIAL**

For more information, contact our sales office on 082 303 0888 or visit www.centraldevelopments.co.za or

RegisterToday.co.za

