

woodlands place

PRETORIA
EAST



LIFESTYLE APARTMENTS





THE WAY TO LIVE

What we have to offer at Woodlands Place in Pretoria East

Lifestyle apartments with prime locality.

Welcome to Woodlands Place – a modern lifestyle estate perfectly positioned in the heart of Pretoria East. Surrounded by top schools, trendy restaurants and endless entertainment, this well-managed estate brings together style and convenience. Enjoy serene views of Woodhill and Mooikloof while making the most of luxury features like an indoor pool, outdoor gym, braai areas, and a convenient on-site car wash and kiosk.

Whether you're looking for your next home or a smart investment opportunity with fantastic returns, Woodlands Place offers unbeatable value in a sought-after location.



24-Hour
security



Fibre
ready



Prepaid water
and electricity



Large private
pet-friendly
gardens



Solar
geysers



Kiosk



Kids' play
area



Walking and
jogging trail



Scenic
views



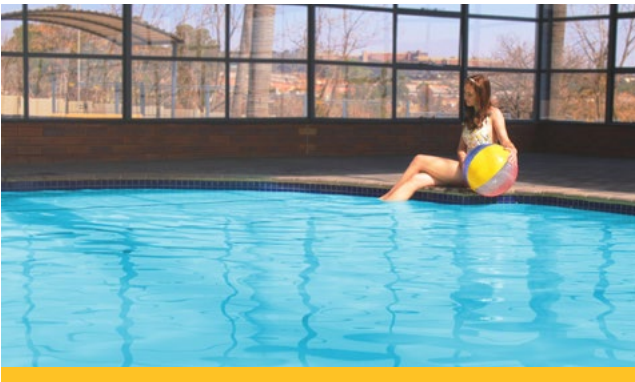
Car
wash



Indoor
swimming pool



Central facility
with braais



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.

Become a homeowner in 9 easy steps



Banks should approve your loan

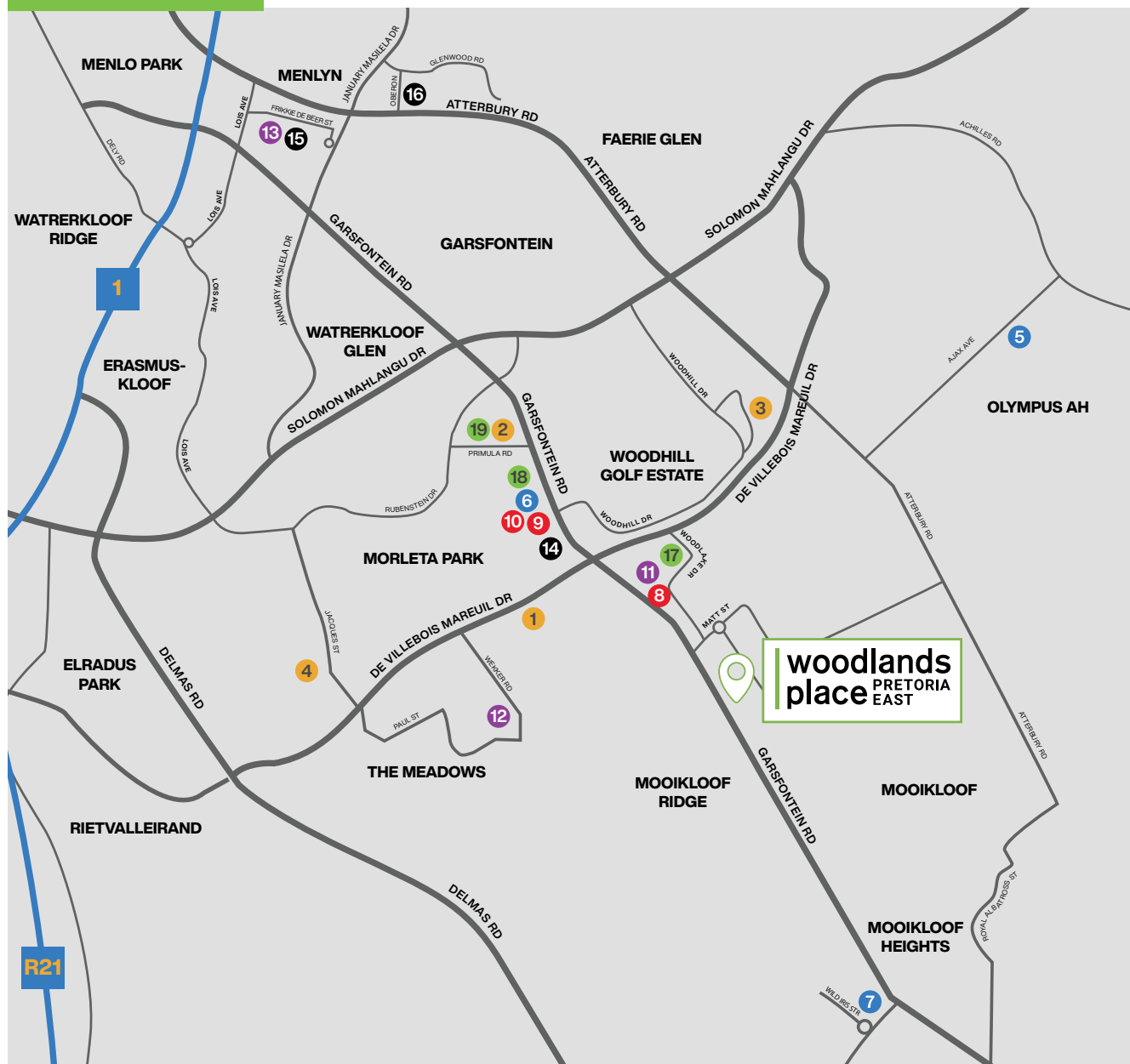
- ✓ Your income and employment are consistent and can be verified.
- ✓ Your income is sufficient to cover your current expenses plus the new home loan repayment.
- ✓ Your credit record is clean and it shows that you conduct your finances well.

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.

Locality map

Welcome to YOUR neighbourhood.



Schools

1	Pure Hope School	2.5 km
2	Eastside Primary School	3.4 km
3	Woodhill College	4.1 km
4	Maragon Schools Olympus	4.9 km
	Montessori East Preschool	5.1 km
	Stratford Preparatory School	5.5 km
	Hoërskool Garsfontein	5.9 km

Sport and Recreation

	Lazer Fitness Factory	2.8 km
5	Planet Fitness Signature Olympus	3.3 km
6	Virgin Active Moreleta Park	3.4 km
	Woodhill Country Club	3.5 km
	Kimiad Golf Course & Driving Range	3.5 km
7	Mooikloof Padel Courts	4.7 km
	Moreleta Kloof Nature Reserve	4.7 km

Restaurants

	The Social Grill	0.5 km
8	Heat Grill Room	2.0 km
	Fish & Chips Mooikloof Village	2.2 km
9	Grubhouse Parkview	2.9 km
10	Summit Grill & Skybar Woodhill	3.3 km
	Hennie's Moreleta Restaurant	4.0 km
	Asia House	4.6 km

Shopping Centres

11	Woodlands Boulevard Shopping Complex	1.6 km
	Mooikloof Village	2.0 km
	Mooikloof SPAR	2.1 km
	Parkview Shopping Centre	2.5 km
12	The Village Shopping Mall	3.7 km
	Atterbury Value Mart	4.7 km
13	Menlyn Maine	6.1 km
	Menlyn Shopping Centre	6.6 km

Hospitals and Day Clinics

14	Netcare Pretoria East Hospital	3.0 km
15	Cintocare	7.5 km
16	Life Faerie Glen Hospital	7.5 km

Churches

17	Be Church	1.0 km
	Moreletapark Gemeente	2.5 km
18	Doxa Deo Parkview	2.7 km
19	Eastside Community Church	3.4 km

Central Developments makes investing easy. Pretoria East has high rental demand, and Woodhill is a popular suburb. Along with strong rental demand, excellent capital growth is likely because of the development's prime location in a desirable, growing area.

Expected Rental Returns	Year	m ²	Purchase Price (5% Capital growth p.a.)	Rental Income (5% esc. p.a.)	Levy (5% esc. 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 2 Bedrooms 1 Bathroom	1	56	R 935 000	R 8 150	R 1 235	R 951	R 5 964	7.7%	R 118 323	12.7%	R 2 721
	2	56	R 981 750	R 8 639	R 1 296	R 859	R 6 484	8.3%	R 126 892	13.6%	R 2 202
	3	56	R 1 030 838	R 9 157	R 1 361	R 859	R 6 937	8.9%	R 134 789	14.4%	R 1 749
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965 000	R 8 400	R 1 235	R 981	R 6 184	7.7%	R 122 463	12.7%	R 2 780
	2	56	R 1 032 550	R 8 904	R 1 296	R 808	R 6 800	8.5%	R 133 224	13.8%	R 2 165
	3	56	R 1 084 178	R 9 438	R 1 361	R 808	R 7 269	9.0%	R 141 439	14.7%	R 1 695
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995 000	R 8 700	R 1 235	R 1 012	R 6 453	7.8%	R 127 191	12.8%	R 2 790
	2	56	R 1 044 750	R 9 222	R 1 296	R 706	R 7 220	8.7%	R 138 874	14.0%	R 2 024
	3	56	R 1 096 988	R 9 775	R 1 361	R 706	R 7 708	9.3%	R 147 348	14.8%	R 1 535
APARTMENT GROUND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 1 095 000	R 9 150	R 1 235	R 1 113	R 6 802	7.5%	R 136 379	12.5%	R 3 370
	2	56	R 1 149 750	R 9 699	R 1 296	R 1 113	R 7 290	8.0%	R 144 964	13.2%	R 2 882
	3	56	R 1 207 238	R 10 281	R 1 361	R 1 113	R 7 807	8.6%	R 154 044	14.1%	R 2 365
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 095 000	R 8 850	R 1 565	R 1 113	R 6 172	6.8%	R 128 814	11.8%	R 4 000
	2	71	R 1 149 750	R 9 381	R 1 643	R 859	R 6 879	7.5%	R 140 033	12.8%	R 3 293
	3	71	R 1 207 238	R 9 944	R 1 725	R 859	R 7 359	8.1%	R 148 675	13.6%	R 2 813
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 125 000	R 9 100	R 1 565	R 1 144	R 6 391	6.8%	R 132 942	11.8%	R 4 060
	2	71	R 1 203 750	R 9 646	R 1 643	R 808	R 7 195	7.7%	R 146 525	13.0%	R 3 256
	3	71	R 1 263 938	R 10 225	R 1 725	R 808	R 7 691	8.2%	R 155 493	13.8%	R 2 760
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 155 000	R 9 400	R 1 565	R 1 174	R 6 661	6.9%	R 137 682	11.9%	R 4 069
	2	71	R 1 212 750	R 9 964	R 1 643	R 706	R 7 615	7.9%	R 152 015	13.2%	R 3 115
	3	71	R 1 273 388	R 10 562	R 1 725	R 706	R 8 130	8.4%	R 161 235	14.0%	R 2 599
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 255 000	R 9 850	R 1 565	R 1 276	R 7 009	6.7%	R 146 858	11.7%	R 4 650
	2	71	R 1 317 750	R 10 441	R 1 643	R 1 418	R 7 380	7.1%	R 154 445	12.3%	R 4 279
	3	71	R 1 383 638	R 11 067	R 1 725	R 1 418	R 7 924	7.6%	R 164 270	13.1%	R 3 735

All units feature a covered balcony and a designated carport.

Assumptions: Rental growth of 6% p.a. Levy escalation of 5% p.a. Calculated on **90% bond approved** at a prime interest rate of 11% over 20 years.

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	3	56	R 1 030 838	R 9 157	R 1 361	R 859	R 6 937	8.9%	R 134 789	14.4%	R 2 714
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965 000	R 8 400	R 1 235	R 981	R 6 184	7.7%	R 122 463	12.7%	R 3 776
	2	56	R 1 032 550	R 8 904	R 1 296	R 808	R 6 800	8.5%	R 133 224	13.8%	R 3 161
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	2	71	R 1 203 750	R 9 646	R 1 643	R 808	R 7 195	7.7%	R 146 525	13.0%	R 4 417
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Site map

Amenities in the estate.



Artist's impression



Indoor swimming pool



Kiosk



Outdoor gym



Laundry



Kids' play areas



Boma



Car wash



Braai areas

Floor plans

Back entrance | **from R935 000**

 **2**
 **1**
 **56 m²**
 **1**



Artist's impression

Side entrance | **from R935 000**

 **2**
 **1**
 **56 m²**
 **1**



Artist's impression

Back entrance | from R1 095 000

 2  2  71m²  1



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 38 000 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
developments

2002 inception

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

38 000 units developed

More than 38 000 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.



Show houses now open

Mon - Sat 09:00-18:00

Sunday 12:00-17:00

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