

NEW PHASE | NEW DESIGNS

BALTIMORE

proudly central





**VOTED BEST
LIFESTYLE ESTATE
IN JOHANNESBURG
NORTH**





BALTIMORE



THE NEXT CHAPTER OF BALTIMORE LIFESTYLE ESTATE

Welcome to the next chapter of **Baltimore Lifestyle Estate**, the signature luxury development by Central Developments. Perfectly positioned in North Riding, Baltimore continues to redefine **modern family living** in the North of Johannesburg.

After the remarkable success of the first phase, the story continues with an **all-new collection of modern 3- and 4-bedroom homes** each designed with refined elegance, bold architecture, and thoughtful detail. These new homes combine industrial flair with warm, luxurious finishes to create spaces that are both stylish and functional.

Life at Baltimore is about more than just **beautiful homes** — it's about **living in a secure, connected community**. Enjoy the estate's impressive lifestyle area, featuring a clubhouse, sparkling pool, multi-sports court, children's play park, soccer field, jogging trail, and a serene recreational pond — all crafted to bring families and friends together.

Baltimore Lifestyle Estate is where **design meets distinction**, and where every detail has been considered to create **the lifestyle you deserve**.

This is your moment to move up, level up, and live beautifully.

WELCOME HOME TO BALTIMORE.



Artist's impression



Artist's impression

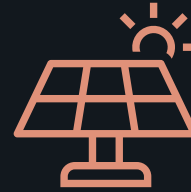
EXPERIENCE ELEVATED LIVING AT BALTIMORE



Prime
location



24-Hour
security



Solar
geyser



Gas
stove



Fibre
internet



Leisure
swimming pool



Parks and
play area



Jogging
trail



Private
garden



Pet
friendly



Full
title



Value for
money



Trusted
developer

BALTIMORE LIFESTYLE ESTATE PHASE 2 SITE PLAN



PHASE 2:
SELLING NOW!
152 Houses



OPTION:
Simplex
or duplex



BEDROOMS:
3 to 4
bedrooms

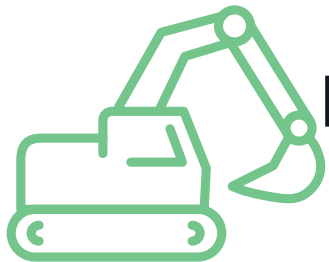


BATHROOMS:
2 to 3½
bathrooms



PARKING:
Double
carport

central



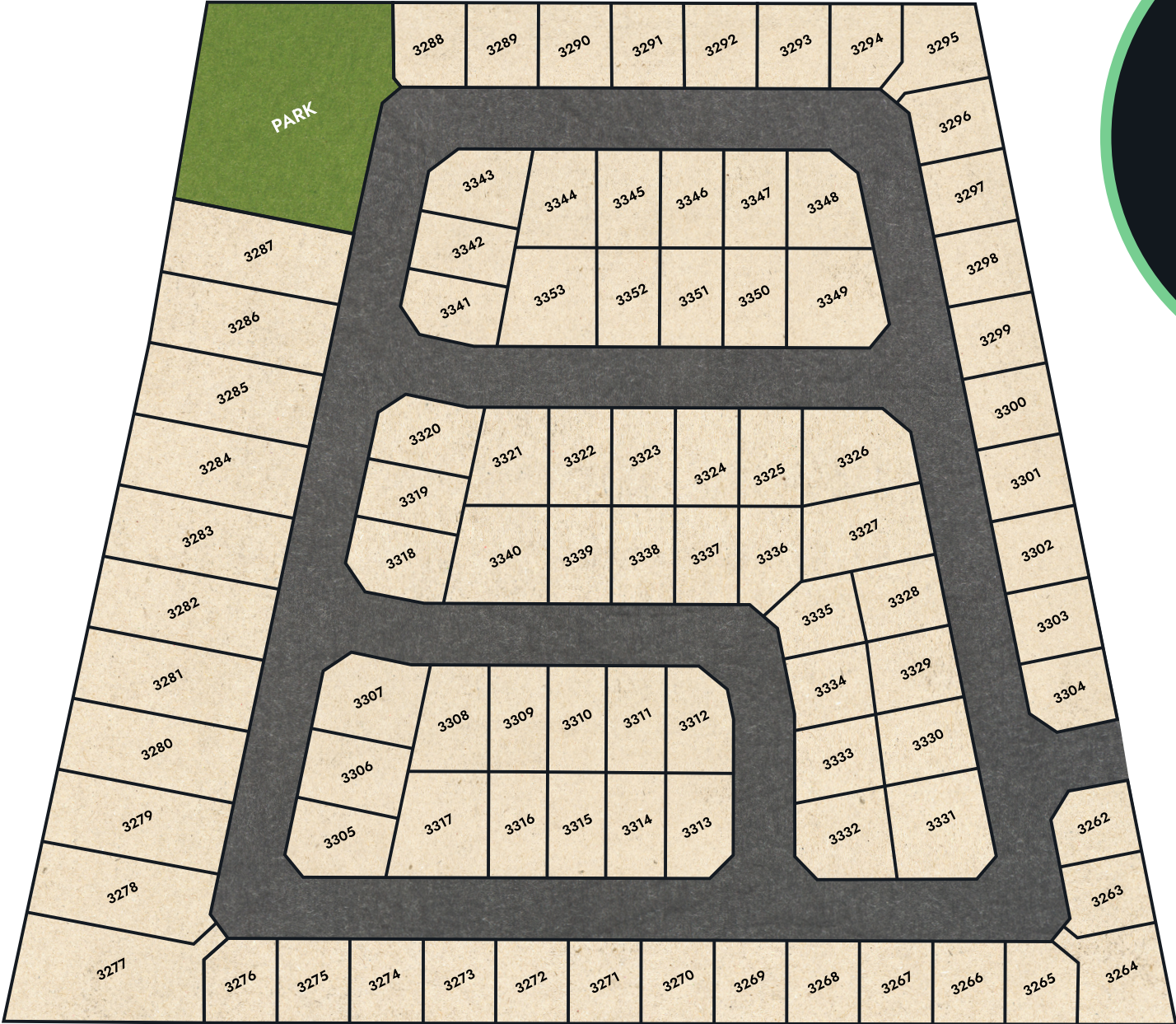
Gauteng's
LARGEST
residential property
developer

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



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

PHASE 3 | SITE PLAN

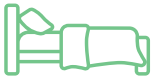


**COMING
SOON!**
93 Houses

FLOOR PLANS | SINGLE STOREYS



71 m²



3
bedrooms



2
bathrooms

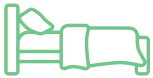


2
carports

Optional extra: 9 m² patio



81 m²



3
bedrooms



2
bathrooms



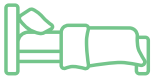
2
carports

Optional extra: 9 m² patio

FLOOR PLANS | SINGLE STOREYS



91 m²



4 bedrooms



2 bathrooms



2 carports

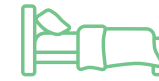
Optional extra: 9 m² patio



FLOOR PLANS | DOUBLE STOREYS



111 m²



3
bedrooms



2½
bathrooms



2
carports



Ground floor

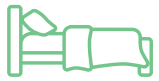


First floor

FLOOR PLANS | DOUBLE STOREYS



130 m²



4 bedrooms



2½ bathrooms



2 carports



Ground floor



First floor

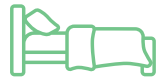
FLOOR PLANS | DOUBLE STOREYS



1 Bedroom with an en-suite bathroom downstairs



130 m²



4 bedrooms



3½ bathrooms



2 carports



Ground floor



First floor

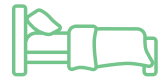
FLOOR PLANS | DOUBLE STOREYS



1 Bedroom with an en-suite bathroom downstairs



155 m²



4 bedrooms



3½ bathrooms



2 carports



Ground floor



First floor

PURCHASE PROCESS

How much do I qualify for?

Monthly
repayment
amount < 40%
of combined
gross income

To qualify for a home loan, the bank's lending criteria dictates that the monthly repayment amount may not exceed 40% 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.

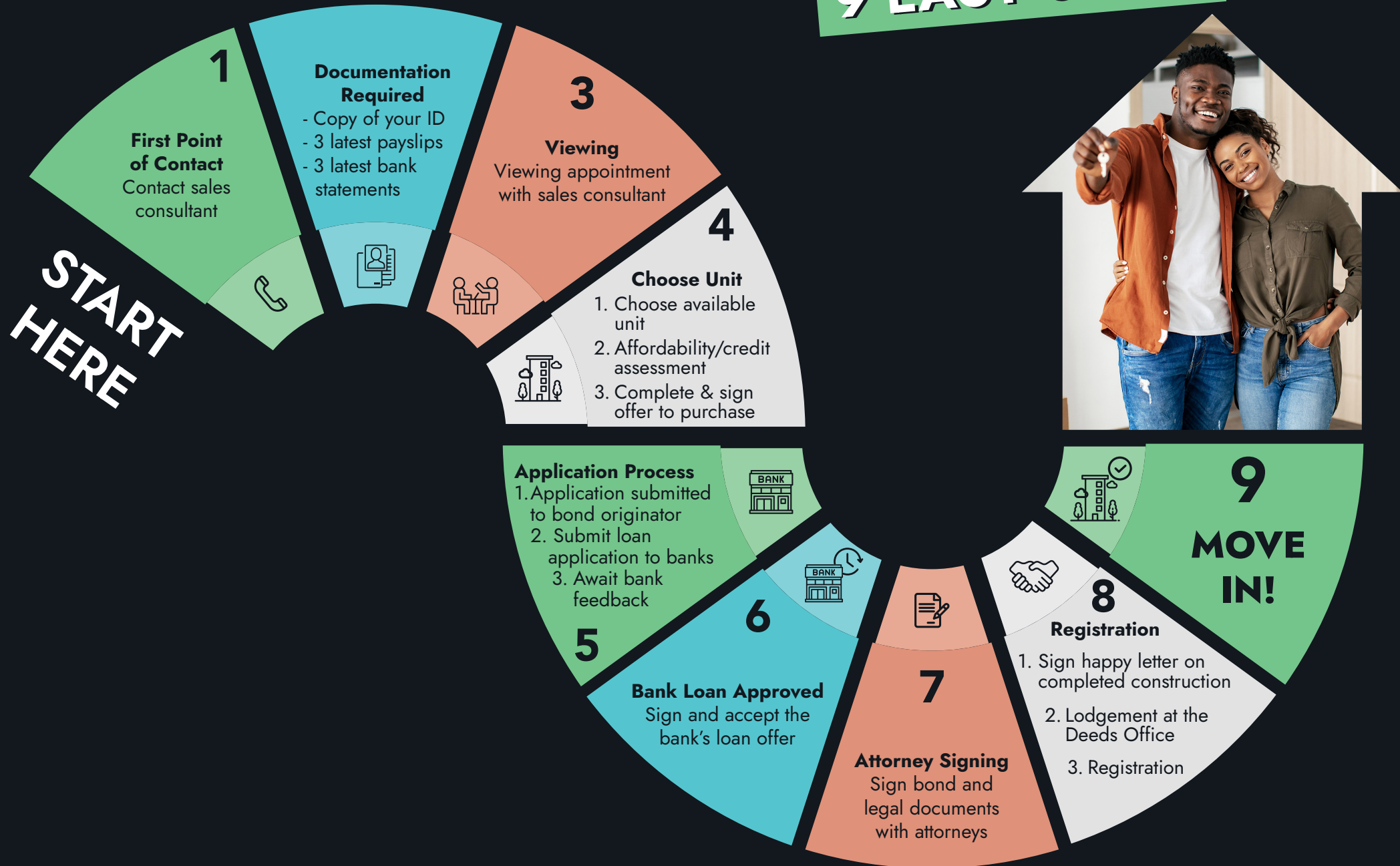
We can help with your application

With our in-house bond originator, EUF, we make your home loan application process as easy as possible. It is 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.



BECOME A HOMEOWNER IN

9 EASY STEPS



PRICING STRUCTURE



SIZE	DESCRIPTION	SELLING PRICE	JOINT INCOME	MONTHLY PAYMENT*
71 m ²	3 Bed, 2 Bath, Double Carport	R1 745 000	R58 067	R17 422
80 m ²	3 Bed, 2 Bath, Double Carport	R1 780 000	R59 231	R17 771
81 m ²	3 Bed, 2 Bath, Double Carport	R1 830 000	R60 895	R18 270
91 m ²	4 Bed, 2 Bath, Double Carport	R1 930 000	R64 223	R19 269
111 m ²	3 Bed, 2½ Bath, Double Carport	R2 070 000	R68 881	R20 666
130 m ²	4 Bed, 2½ Bath, Double Carport	R2 195 000	R73 041	R21 914
130 m ²	4 Bed, 3½ Bath, Double Carport	R2 195 000	R73 041	R21 914
155 m ²	4 Bed, 3½ Bath, Double Carport	R2 445 000	R81 360	R24 410

*Selling price listed **EXCLUDES** the **OPTIONAL EXTRAS**:

Based on **10.50%** interest rate

- Expanda security gates From R22 500
- Built-in braai From R16 500
- Built-in patio From R38 000

OPTIONAL EXTRAS



Built-in braai



Security gates



Built-in patio

WELCOME TO THE NEIGHBOURHOOD

SHOPPING

Jackal Creek Corner	0.6 km
Blueberry Square Shopping Centre	3.5 km
North View Shopping Centre	3.7 km
Northgate Shopping Centre	4.3 km
Clearwater Mall	10.2 km

SCHOOLS

Bateleur College	1.1 km
Little Ashford North Riding	2.2 km
North Riding College	4.0 km
Curro Aurora	5.4 km
Trinity House (Randpark Ridge)	5.6 km
Excelsior Private School	6.3 km

ENTERTAINMENT

Jackal Creek Golf Club	0.7 km
Happy Island Water World	8.4 km
Croc City Crocodile & Reptile Park	11.0 km
Bird Gardens	11.2 km
Ruimsig Waterfall	13.3 km
Northcliff Ridge Eco-park	14.4 km
Johannesburg Botanical Gardens	15.0 km

EMERGENCY SERVICES

Zandspruit Local Clinic	3.8 km
Netcare Olivedale Hospital	5.9 km
Life Wilgeheuwel Hospital	6.2 km
Netcare Rosebank Hospital	18.7 km





JOHANNESBURG NORTH

BALTIMORE

Bataleur College

Little Ashford North Riding

NORTHRIDING

Zandspruit Primary School

Jackal Creek Corner

Jackal Creek Golf Estate

ZANDSPRUIT

OLIVEDALE

NORTHUMBERLAND AVE

R512

R512

PETER RD

M5 - BEYERS NAUDE DR

BOUNDARY ROAD

SUNDOWNER

CR SWART DRIVE

Johan Rd

Eagle Canyon Golf Estate

R512

FERNDA

RANDBURG

M5 - BEYERS NAUDE DR

Life Wilgeheuwel Hospital

Kelly Ave

Lesterhour Dr

Taylor Rd

Paul Kruger Rd

Elton Ave

Hill St

Hyperion Dr

Bellaris Dr

MANNINGHAM RD

Magdalen St

Rd





MEET THE TEAM



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MHLONGO**

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Siya@centraldev.co.za

**The sales office is open daily:
09:00 to 18:00**



THANK YOU
BALTIMORE
central