









### 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 onsite 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.







ready



Prepaid water and electricity



Large private pet-friendly



Solar



Kiosk



Kids' play





swimming pool



Central facility with braais

Walking and



## 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



Your income and employment are consistent and can be verified.



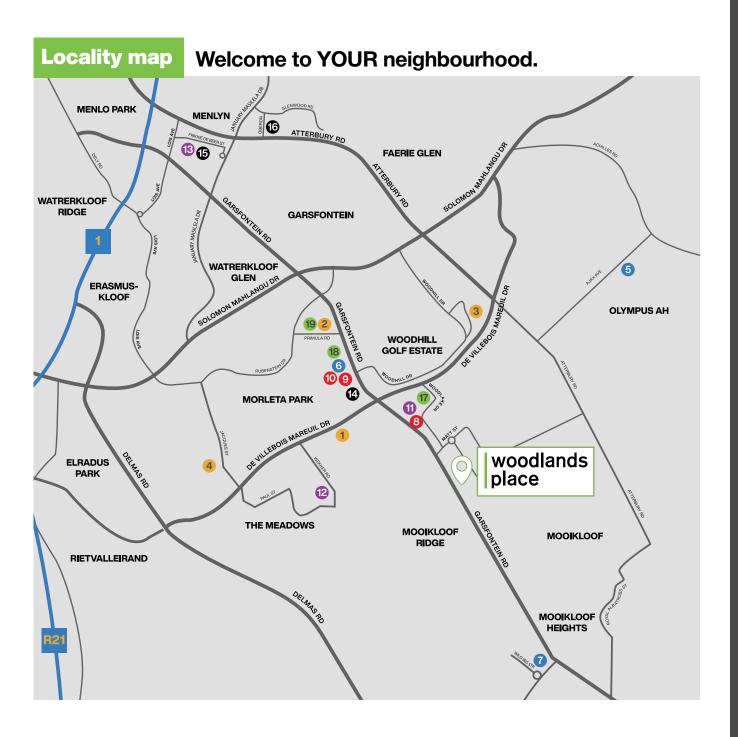
Your income is sufficient to cover your current expenses plus the new home loan repayment.



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.



	Schools	
0	Pure Hope School	2.5 km
2	Eastside Primary School	3.4 km
3	Woodhill College	4.1 km
	Maragon Schools Olympus	4.9 km
4	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
	Planet Fitness Signature Olympus	3.3 km
	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
	Chaming Control	
	Shopping Centres	101
11	Woodlands Boulevard Shopping Complex	
	Mooikloof Village	2.0 km
	Mooikloof SPAR	2.1 km
40	Parkview Shopping Centre	2.5 km
12	The Village Shopping Mall	3.7 km
40	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
•	Life Facility Gleff Hospital	7.5 KIII
	Churches	
17	Be Church	1.0 km
	Moreletapark Gemeente	2.5 km
18	Doxa Deo Parkview	2.7 km
	Doxa Deo Parkview	Z.I KIII

19 Eastside Community Church

3.4 km

Schoole

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	m²	Purchase Price (5% Capital growth p.a.)	Rental Income (6% esc. p.a.)	<b>Levy</b> (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 GROUND FLOOR	1	56	R 1,095,000	R 8,750	R 899	R 962	R 6,889	7.5%	R 137,418	12.5%	-R 2,950
2 Bedrooms 1 Bathroom	2	56	R 1,149,750	R 9,275	R 944	R 962	R 7,369	8.1%	R 145,916	13.3%	-R 2,470
1 Badilooni	3	56	R 1,207,238	R 9,832	R 991	R 962	R 7,878	8.6%	R 154,902	14.1%	-R 1,961
APARTMENT FIRST FLOOR	1	56	R 995,000	R 8,300	R 899	R 860	R 6,541	7.9%	R 128,242	12.9%	-R 2,399
2 Bedrooms 1 Bathroom	2	56	R 1,044,750	R 8,798	R 944	R 860	R 6,994	8.4%	R 136,166	13.7%	-R 1,946
1 Badilooni	3	56	R 1,096,988	R 9,326	R 991	R 860	R 7,475	9.0%	R 144,546	14.5%	-R 1,466
APARTMENT SECOND FLOOR	1	56	R 965,000	R 8,000	R 899	R 830	R 6,271	7.8%	R 123,502	12.8%	-R 2,400
2 Bedrooms 1 Bathroom	2	56	R 1,032,550	R 8,480	R 944	R 830	R 6,706	8.3%	R 132,100	13.7%	-R 1,965
1 Datiliooni	3	56	R 1,084,178	R 8,989	R 991	R 830	R 7,168	8.9%	R 140,221	14.5%	-R 1,503
APARTMENT THIRD FLOOR	1	56	R 935,000	R 7,750	R 899	R 799	R 6,052	7.8%	R 119,374	12.8%	-R 2,349
2 Bedrooms 1 Bathroom	2	56	R 981,750	R 8,215	R 944	R 799	R 6,472	8.3%	R 126,752	13.6%	-R 1,929
TEATHOOM	3	56	R 1,030,838	R 8,708	R 991	R 799	R 6,918	8.9%	R 134,555	14.4%	-R 1,484
APARTMENT GROUND FLOOR	1	71	R 1,255,000	R 9,450	R 1,140	R 1,125	R 7,185	6.9%	R 148,970	11.9%	-R 4,092
2 Bedrooms 2 Bathrooms	2	71	R 1,317,750	R 10,017	R 1,197	R 1,125	R 7,695	7.4%	R 158,228	12.6%	-R 3,582
2 Battiloonis	3	71	R 1,383,638	R 10,618	R 1,257	R 1,125	R 8,236	7.9%	R 168,016	13.4%	-R 3,041
APARTMENT FIRST FLOOR	1	71	R 1,155,000	R 9,000	R 1,140	R 1,023	R 6,837	7.1%	R 139,794	12.1%	-R 3,541
2 Bedrooms 2 Bathrooms	2	71	R 1,212,750	R 9,540	R 1,197	R 1,023	R 7,320	7.6%	R 148,478	12.9%	-R 3,058
Z Battillooms	3	71	R 1,273,388	R 10,112	R 1,257	R 1,023	R 7,833	8.1%	R 157,660	13.7%	-R 2,546
APARTMENT SECOND FLOOR	1	71	R 1,125,000	R 8,700	R 1,140	R 993	R 6,567	7.0%	R 135,054	12.0%	-R 3,542
2 Bedrooms 2 Bathrooms	2	71	R 1,203,750	R 9,222	R 1,197	R 993	R 7,032	7.5%	R 144,572	12.9%	-R 3,077
Z Datil Collis	3	71	R 1,263,938	R 9,775	R 1,257	R 993	R 7,525	8.0%	R 153,503	13.6%	-R 2,583
APARTMENT THIRD FLOOR	1	71	R 1,095,000	R 8,450	R 1,140	R 962	R 6,348	7.0%	R 130,926	12.0%	-R 3,491
2 Bedrooms 2 Bathrooms	2	71	R 1,149,750	R 8,957	R 1,197	R 962	R 6,798	7.4%	R 139,064	12.7%	-R 3,041
2 Datilioonis	3	71	R 1,207,238	R 9,494	R 1,257	R 962	R 7,276	8.0%	R 147,669	13.5%	-R 2,563

Assumptions: Rental growth of 6% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 10.5% over 20 years.

Central Developments makes investing easy. Pretoria East has high rental demand, and Woodhill is a popular suburb.

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Expected Rental Returns	Year	m²	Purchase Price (5% Capital growth p.a.)	Rental Income (6% esc. p.a.)	<b>Levy</b> (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total RC (5% Capital gro net rental incom	wth+	Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT GROUND FLOOR	1	56	R 1,095,000	R 8,750	R 899	R 962	R 6,889	7.5%	R 137,418	12.5%	-R 4,043
2 Bedrooms 1Bathroom	2	56	R 1,149,750	R 9,275	R 944	R 962	R 7,369	8.1%	R 145,916	13.3%	-R 3,563
- Balliooni	3	56	R 1,207,238	R 9,832	R 991	R 962	R 7,878	8.6%	R 154,902	14.1%	-R 3,054
APARTMENT FIRST FLOOR	1	56	R 995,000	R 8,300	R 899	R 860	R 6,541	7.9%	R 128,242	12.9%	-R 3,393
2 Bedrooms 1 Bathroom	2	56	R 1,044,750	R 8,798	R 944	R 860	R 6,994	8.4%	R 136,166	13.7%	-R 2,940
- Bathoon	3	56	R 1,096,988	R 9,326	R 991	R 860	R 7,475	9.0%	R 144,546	14.5%	-R 2,459
APARTMENT SECOND FLOOR	1	56	R 965,000	R 8,000	R 899	R 830	R 6,271	7.8%	R 123,502	12.8%	-R 3,363
2 Bedrooms 1Bathroom	2	56	R 1,032,550	R 8,480	R 944	R 830	R 6,706	8.3%	R 132,100	13.7%	-R 2,928
- Battiooni	3	56	R 1,084,178	R 8,989	R 991	R 830	R 7,168	8.9%	R 140,221	14.5%	-R 2,467
APARTMENT THIRD FLOOR	1	56	R 935,000	R 7,750	R 899	R 799	R 6,052	7.8%	R 119,374	12.8%	-R 3,283
2 Bedrooms 1 Bathroom	2	56	R 981,750	R 8,215	R 944	R 799	R 6,472	8.3%	R 126,752	13.6%	-R 2,863
. 244.11.00.11	3	56	R 1,030,838	R 8,708	R 991	R 799	R 6,918	8.9%	R 134,555	14.4%	-R 2,417
APARTMENT GROUND FLOOR	1	71	R 1,255,000	R 9,450	R 1,140	R 1,125	R 7,185	6.9%	R 148,970	11.9%	-R 5,345
2 Bedrooms 2 Bathrooms	2	71	R 1,317,750	R 10,017	R 1,197	R 1,125	R 7,695	7.4%	R 158,228	12.6%	-R 4,835
2 Bath of the	3	71	R 1,383,638	R 10,618	R 1,257	R 1,125	R 8,236	7.9%	R 168,016	13.4%	-R 4,293
APARTMENT FIRST FLOOR	1	71	R 1,155,000	R 9,000	R 1,140	R 1,023	R 6,837	7.1%	R 139,794	12.1%	-R 4,694
2 Bedrooms 2 Bathrooms	2	71	R 1,212,750	R 9,540	R 1,197	R 1,023	R 7,320	7.6%	R 148,478	12.9%	-R 4,211
2 Bath of the	3	71	R 1,273,388	R 10,112	R 1,257	R 1,023	R 7,833	8.1%	R 157,660	13.7%	-R 3,699
APARTMENT SECOND FLOOR	1	71	R 1,125,000	R 8,700	R 1,140	R 993	R 6,567	7.0%	R 135,054	12.0%	-R 4,665
2 Bedrooms 2 Bathrooms	2	71	R 1,203,750	R 9,222	R 1,197	R 993	R 7,032	7.5%	R 144,572	12.9%	-R 4,200
	3	71	R 1,263,938	R 9,775	R 1,257	R 993	R 7,525	8.0%	R 153,503	13.6%	-R 3,706
APARTMENT THIRD FLOOR	1	71	R 1,095,000	R 8,450	R 1,140	R 962	R 6,348	7.0%	R 130,926	12.0%	-R 4,584
2 Bedrooms 2 Bathrooms	2	71	R 1,149,750	R 8,957	R 1,197	R 962	R 6,798	7.4%	R 139,064	12.7%	-R 4,134
2.500	3	71	R 1,207,238	R 9,494	R 1,257	R 962	R 7,276	8.0%	R 147,669	13.5%	-R 3,657

Assumptions: Rental growth of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 10.5% over 20 years.

Site map Amenities in the estate.



Artist's impression





Outdoor gym



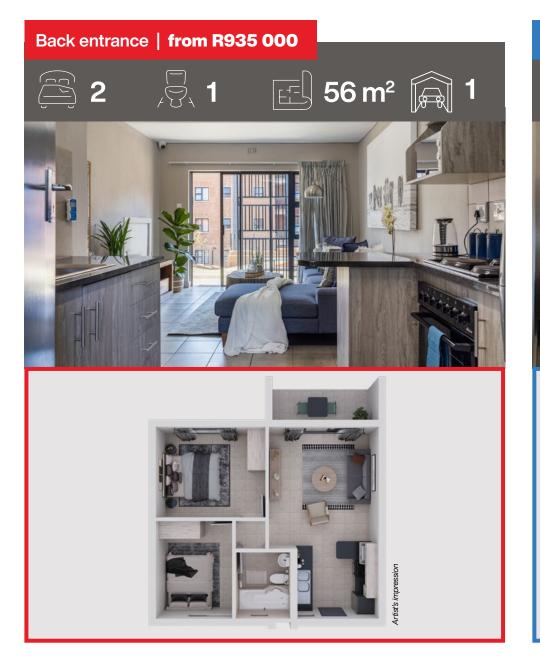
Nids' play areas

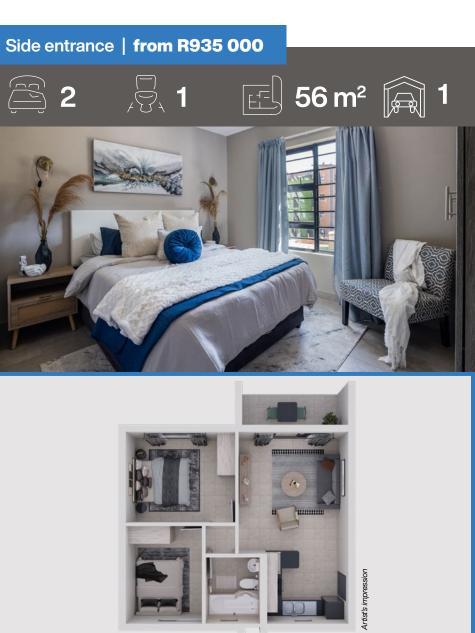


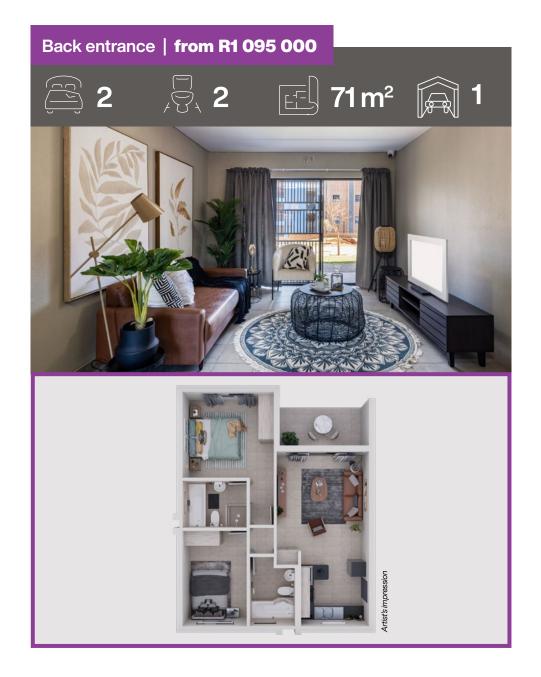


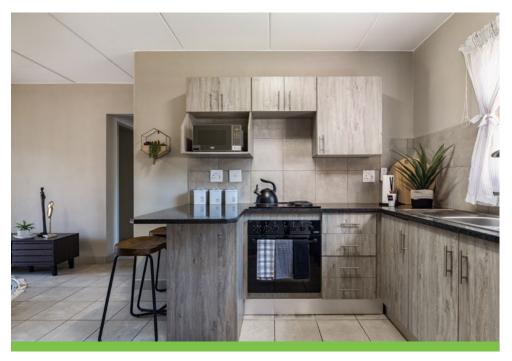


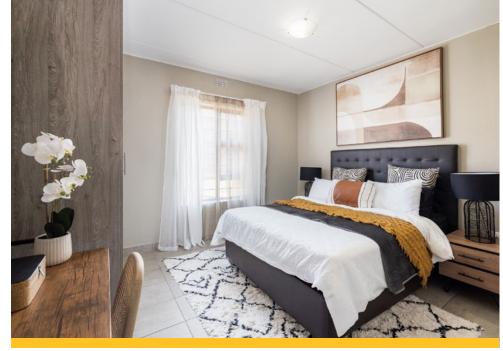
## Floor plans











### **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.



# 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.

