

# woodlands place



# 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 | m² | Purchase Price<br>(5% Capital growth p.a.) | Rental Income<br>(6% esc. p.a.) | Levy<br>(5% esc. p.a.) | Estimated<br>Rates pm | Net Rental<br>Income pm | ROI<br>(excl capital<br>growth) | Total ROI<br>(5% Capital growth +<br>net rental income p.a.) | Shortfall or Surplus<br>(rental income - bond - levy - rates) |          |
|-----------------------------------------------------|------|----|--------------------------------------------|---------------------------------|------------------------|-----------------------|-------------------------|---------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|----------|
| APARTMENT GROUND FLOOR<br>2 Bedrooms<br>1 Bathroom  | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>1 Bathroom   | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>1 Bathroom  | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>1 Bathroom   | 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    | 56 | R 981,750                                  | R 8,215                         | R 944                  | R 799                 | R 6,472                 | 8.3%                            | R 126,752                                                    | 13.6%                                                         | -R 1,929 |
|                                                     | 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<br>2 Bedrooms<br>2 Bathrooms | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>2 Bathrooms  | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>2 Bathrooms | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>2 Bathrooms  | 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    | 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 |
|                                                     | 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 |

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 10.5% over 20 years.

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| Expected Rental Returns                             | Year | m² | Purchase Price<br>(5% Capital growth p.a.) | Rental Income<br>(6% esc. p.a.) | Levy<br>(5% esc. p.a.) | Estimated<br>Rates pm | Net Rental<br>Income pm | ROI<br>(excl capital<br>growth) | Total ROI<br>(5% Capital growth +<br>net rental income p.a.) | Shortfall or Surplus<br>(rental income - bond - levy - rates) |          |
|-----------------------------------------------------|------|----|--------------------------------------------|---------------------------------|------------------------|-----------------------|-------------------------|---------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|----------|
| APARTMENT GROUND FLOOR<br>2 Bedrooms<br>1 Bathroom  | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>1 Bathroom   | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>1 Bathroom  | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>1 Bathroom   | 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    | 56 | R 981,750                                  | R 8,215                         | R 944                  | R 799                 | R 6,472                 | 8.3%                            | R 126,752                                                    | 13.6%                                                         | -R 2,863 |
|                                                     | 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<br>2 Bedrooms<br>2 Bathrooms | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>2 Bathrooms  | 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    | 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 |
|                                                     | 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<br>2 Bedrooms<br>2 Bathrooms | 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    | 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<br>2 Bedrooms<br>2 Bathrooms  | 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    | 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 |
|                                                     | 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 |

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 **100% bond approved** at a prime interest rate of 10.5% over 20 years.

## 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 m<sup>2</sup> 1



Artist's impression

Side entrance | from R935 000

2 1 56 m<sup>2</sup> 1



Artist's impression

Back entrance | from R1 095 000

2 2 71m<sup>2</sup> 1



Artist's impression

## 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.



Show units now open

Mon - Sat 09:00-18:00

Sunday 12:00-17:00

**central**