



colorado

@amberfield city

Elevated Estate Living















# **WELCOME TO COLORADO. DISCOVER THE HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT IN THE SOUGHT-AFTER AMBERFIELD CITY, CENTURION, CONVENIENTLY LOCATED ALONG THE N14.**

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Colorado presents a unique opportunity to enjoy a sophisticated, comfortable lifestyle in a prime location, offering exceptional value for money. This unique development brings a completely new offering to Amberfield City.

With **128 properties** available, Colorado boasts a stunning selection of beautifully designed **one- and two-bedroom apartments**, along with **single-storey freestanding homes**—perfect for both **investors** and **homebuyers** alike.







# EXPERIENCE ELEVATED LIVING AT COLORADO



24-Hour  
Security



Prime  
Location



Value  
For Money



Airbnb  
Friendly



Private  
Gardens



Mini Basketball  
Court



Kids'  
Play Area



Lifestyle  
Park



Small-  
Pet Friendly



Backup Power  
Optional



Fibre  
Internet



Prepaid  
Utilities

## SOON-TO-BE

## EDGE-CERTIFIED DEVELOPMENT

**At an EDGE-certified development you get green-bond benefits:**

### Financial Benefits:

- ✓ Lower interest rates of up to **0.75%**
- ✓ ABSA: Discount of **0.25%** + up to R55 000 rebate
- ✓ FNB: Discount of **0.25%**
- ✓ Nedbank: Discount of up to **0.75%**
- ✓ Standard Bank (SBSA): Discount of **0.25%**

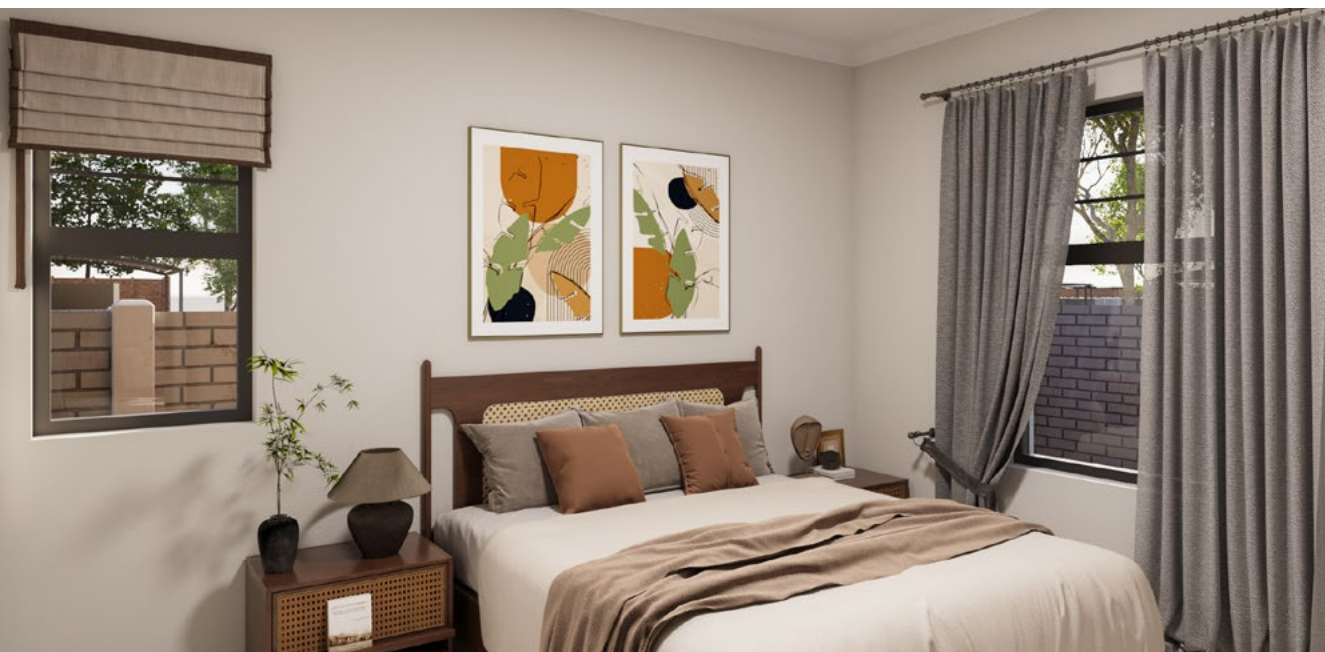
### Environmental Benefits:

- ✓ Energy efficiency
- ✓ Water conservation
- ✓ Sustainable materials

### Lifestyle Advantages:

- ✓ Cost savings
- ✓ Green living
- ✓ Enhanced value

**At Colorado you will benefit from living in an environmentally friendly and financially lucrative home.**















Artist's impression

# UNMATCHED VALUE

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Central Developments delivers exceptional value through meticulous cost engineering and strategic foresight. With interest rates set to decrease, now is the perfect time to invest. Join us in redefining property investment and estate living in Centurion.





# APARTMENT FLOOR PLANS



## UNIT 1+1



Bedroom

1



Bathroom

1



Carport

1

## UNIT 2+1



Bedrooms

2



Bathroom

1



Carport




1





# HOUSE FLOOR PLANS



## NORTH-ENTRY SIMPLEX

UNIT 3+2			
	Bedrooms	Bathrooms	Carports
	3	2	2

## SOUTH-ENTRY SIMPLEX

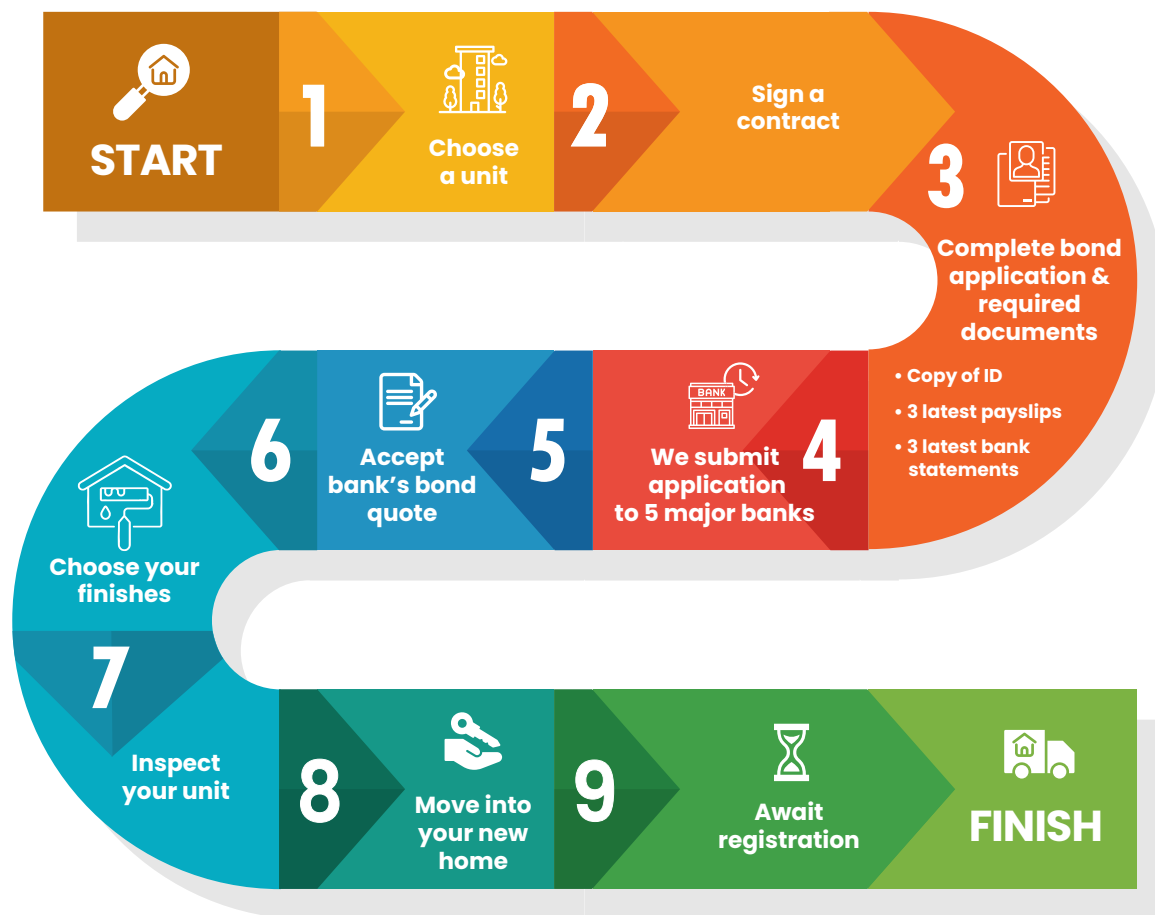
UNIT 3+2			
	Bedrooms	Bathrooms	Carports
	3	2	2



# 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 makes investment easy. The rental demand in Centurion is very high and Amberfield City is a popular suburb. 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	Year	m²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or Surplus (rental income - bond - levy - rates)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 825,000	R 7,000	R 950	R 656	R 5,394	7.8%	R 105,978	12.8%	-R 2,982
	2	38	R 866,250	R 7,420	R 998	R 656	R 5,767	8.4%	R 112,511	13.6%	-R 2,609
	3	38	R 909,563	R 7,865	R 1,047	R 656	R 6,162	9.0%	R 119,420	14.5%	-R 2,214
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 925,000	R 7,500	R 950	R 706	R 5,844	7.6%	R 116,378	12.6%	-R 3,547
	2	38	R 971,250	R 7,950	R 998	R 706	R 6,247	8.1%	R 123,521	13.4%	-R 3,144
	3	38	R 1,019,813	R 8,427	R 1,047	R 706	R 6,674	8.7%	R 131,074	14.2%	-R 2,717
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,045,000	R 8,200	R 1,250	R 808	R 6,142	7.1%	R 125,954	12.1%	-R 4,467
	2	50	R 1,118,150	R 8,692	R 1,313	R 808	R 6,572	7.5%	R 134,766	12.9%	-R 4,038
	3	50	R 1,174,058	R 9,214	R 1,378	R 808	R 7,027	8.1%	R 143,032	13.7%	-R 3,582
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,095,000	R 8,700	R 1,250	R 859	R 6,591	7.2%	R 133,842	12.2%	-R 4,526
	2	50	R 1,149,750	R 9,222	R 1,313	R 859	R 7,051	7.7%	R 142,094	13.0%	-R 4,066
	3	50	R 1,207,238	R 9,775	R 1,378	R 859	R 7,538	8.3%	R 150,820	13.8%	-R 3,579
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m²	1	74	R 1,595,000	R 13,800	R 1,850	R 1,418	R 10,532	7.9%	R 206,134	12.9%	-R 5,661
	2	74	R 1,674,750	R 14,628	R 1,943	R 1,418	R 11,268	8.5%	R 218,948	13.7%	-R 4,925
	3	74	R 1,758,488	R 15,506	R 2,040	R 1,418	R 12,048	9.1%	R 232,501	14.6%	-R 4,145

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 10,75% **over 20 years.**

Expected Rental Returns	Year	m²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or Surplus (rental income - bond - levy - rates)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 825,000	R 7,000	R 950	R 656	R 5,394	7.8%	R 105,978	12.8%	-R 1,537
	2	38	R 866,250	R 7,420	R 998	R 656	R 5,767	8.4%	R 112,511	13.6%	-R 1,165
	3	38	R 909,563	R 7,865	R 1,047	R 656	R 6,162	9.0%	R 119,420	14.5%	-R 769
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 925,000	R 7,500	R 950	R 706	R 5,844	7.6%	R 116,378	12.6%	-R 1,927
	2	38	R 971,250	R 7,950	R 998	R 706	R 6,247	8.1%	R 123,521	13.4%	-R 1,525
	3	38	R 1,019,813	R 8,427	R 1,047	R 706	R 6,674	8.7%	R 131,074	14.2%	-R 1,098
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,045,000	R 8,200	R 1,250	R 808	R 6,142	7.1%	R 125,954	12.1%	-R 2,637
	2	50	R 1,097,250	R 8,692	R 1,313	R 808	R 6,572	7.5%	R 133,721	12.8%	-R 2,208
	3	50	R 1,152,113	R 9,214	R 1,378	R 808	R 7,027	8.1%	R 141,934	13.6%	-R 1,752
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,095,000	R 8,700	R 1,250	R 859	R 6,591	7.2%	R 133,842	12.2%	-R 2,608
	2	50	R 1,149,750	R 9,222	R 1,313	R 859	R 7,051	7.7%	R 142,094	13.0%	-R 2,149
	3	50	R 1,207,238	R 9,775	R 1,378	R 859	R 7,538	8.3%	R 150,820	13.8%	-R 1,661
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m²	1	74	R 1,595,000	R 13,800	R 1,850	R 1,418	R 10,532	7.9%	R 206,134	12.9%	-R 2,868
	2	74	R 1,674,750	R 14,628	R 1,943	R 1,418	R 11,268	8.5%	R 218,948	13.7%	-R 2,133
	3	74	R 1,758,488	R 15,506	R 2,040	R 1,418	R 12,048	9.1%	R 232,501	14.6%	-R 1,352

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 10,75% **over 30 years.**



# COLORADO SITE PLAN



**60**  
Apartments



**68**  
Houses

SN= North-entry simplex  
SS= South-entry simplex

## Amenities in the estate



**State-of-the-art security**  
• Biometric access  
• Boundary wall with electric fence



**Mini basketball court**



**Park**

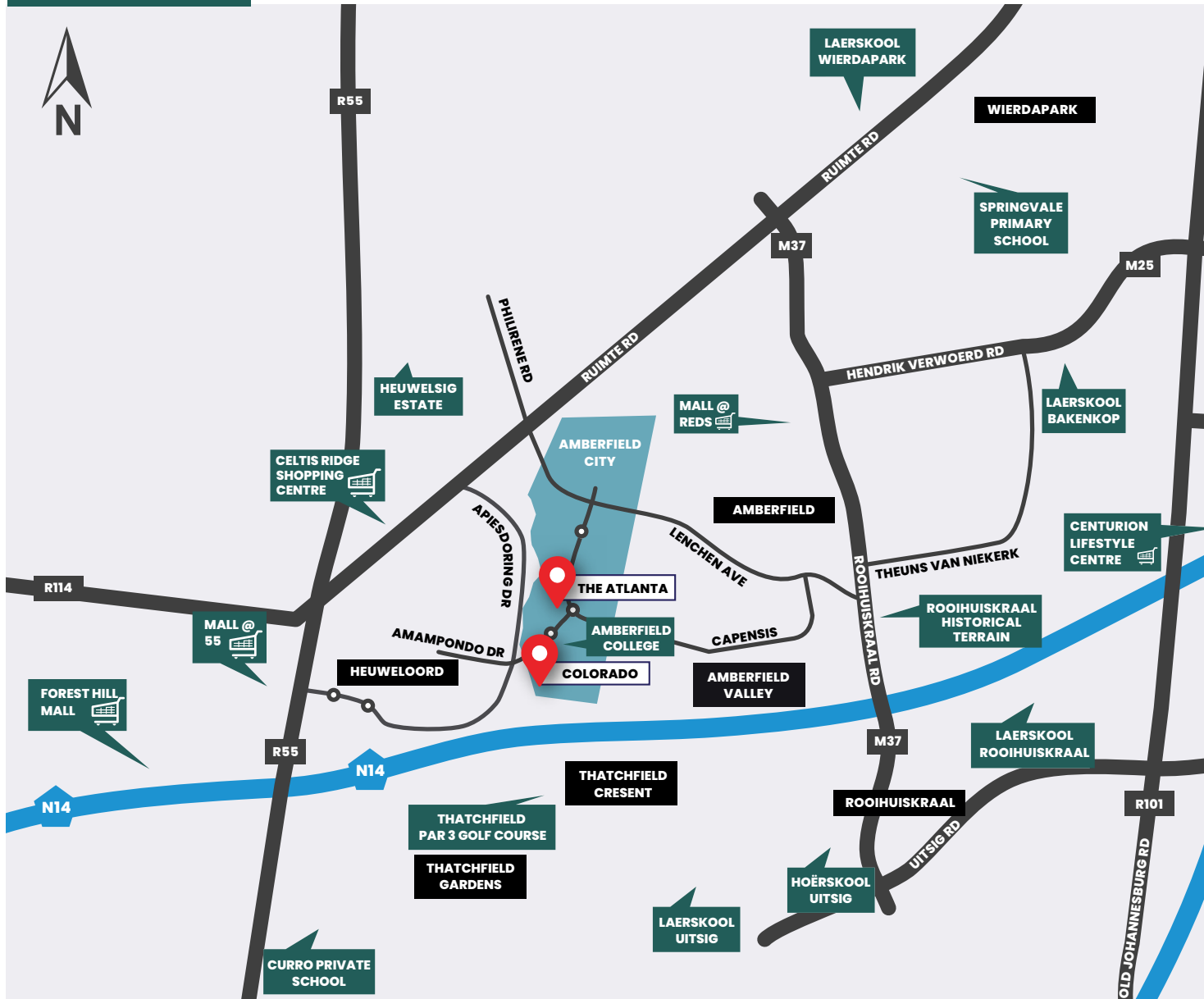


**Kids' play area**





## Locality map



## Amenities within 10-15 min from the estate

### Schools

Amberfield College	0.2 km
Pinnacle College	2.4 km
Hoërskool Uitsig	3.8 km
Laerskool Bakenkop	4.3 km
Laerskool Rooihuiskraal	4.5 km
Laerskool Uitsig	5.2 km
Laerskool Wierdapark	5.3 km
Springvale Primary School	5.4 km
Curro Thatchfield Private School	7.1 km
Hoërskool Eldoraigine	7.2 km
Sutherland High School	7.2 km

### Shopping

Mall@R55	2.3 km
Mall@Reds	3.2 km
Centurion Lifestyle Centre	3.8 km
Forest Hill Mall	3.9 km
Centurion Mall	8.7 km

### Sport and recreation

Virgin Active Gym	3.2 km
Uitsig Squash Club	3.6 km
Driving Range Rooihuiskraal	3.6 km
Thatchfield Par 3 Golf Course	6 km
Blue Valley Golf Estate	8.5 km
Zwartkops Golf Estate	9 km
Supersport Park Cricket Stadium	9.1 km
Copperleaf Golf Course	14.5 km

### Hospitals and clinics

Raslouw Private Hospital	2.8 km
Medipark 24	3.5 km
Medicross Saxby	8.4 km
Mediclinic Midstream	11.8 km
Netcare Unitas Hospital	11.9 km

### Accessibility

Easy access to R55, N1 and N14  
Close to filling stations



# OUR UNIQUE APPROACH

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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.







# central

developments

PROUD DEVELOPER OF



For more information visit

[www.centraldevelopments.co.za](http://www.centraldevelopments.co.za) or **amberfieldcity**.co.za

ON SHOW DAILY  
0600 557 289

Mon, Fri, Sat	09:00 - 17:00
Tue, Wed, Thur	09:00 - 17:00
Sun	11:00 - 17:00