



# LEOPARD'S REST

LIFESTYLE ESTATE • ALBERTON

**central** developments





# LEOPARD'S REST

LIFESTYLE ESTATE • ALBERTON

**FULL-TITLE  
HOUSES**

**FROM R1.175M**

## **DISCOVER YOUR DREAM HOME IN ALBERTON AT LEOPARD'S REST LIFESTYLE ESTATE!**

Central Developments is thrilled to announce our return to this highly sought-after development. This is the place to be with an exclusive lifestyle and prime location.

Whether starting a family or still living your Instagram life, our estate offers the perfect blend of comfort and luxury.

Experience the best of Alberton living with amenities like parks, schools, and shopping centres right on your doorstep. With a range of house types and sizes to choose from, you're sure to find your ideal home in our secure and tranquil estate.

**Don't miss this opportunity to live your best life in Alberton.**

# SITE PLAN



House sizes:  
50 m<sup>2</sup> to 125 m<sup>2</sup>



Bedrooms:  
Three and four  
bedrooms



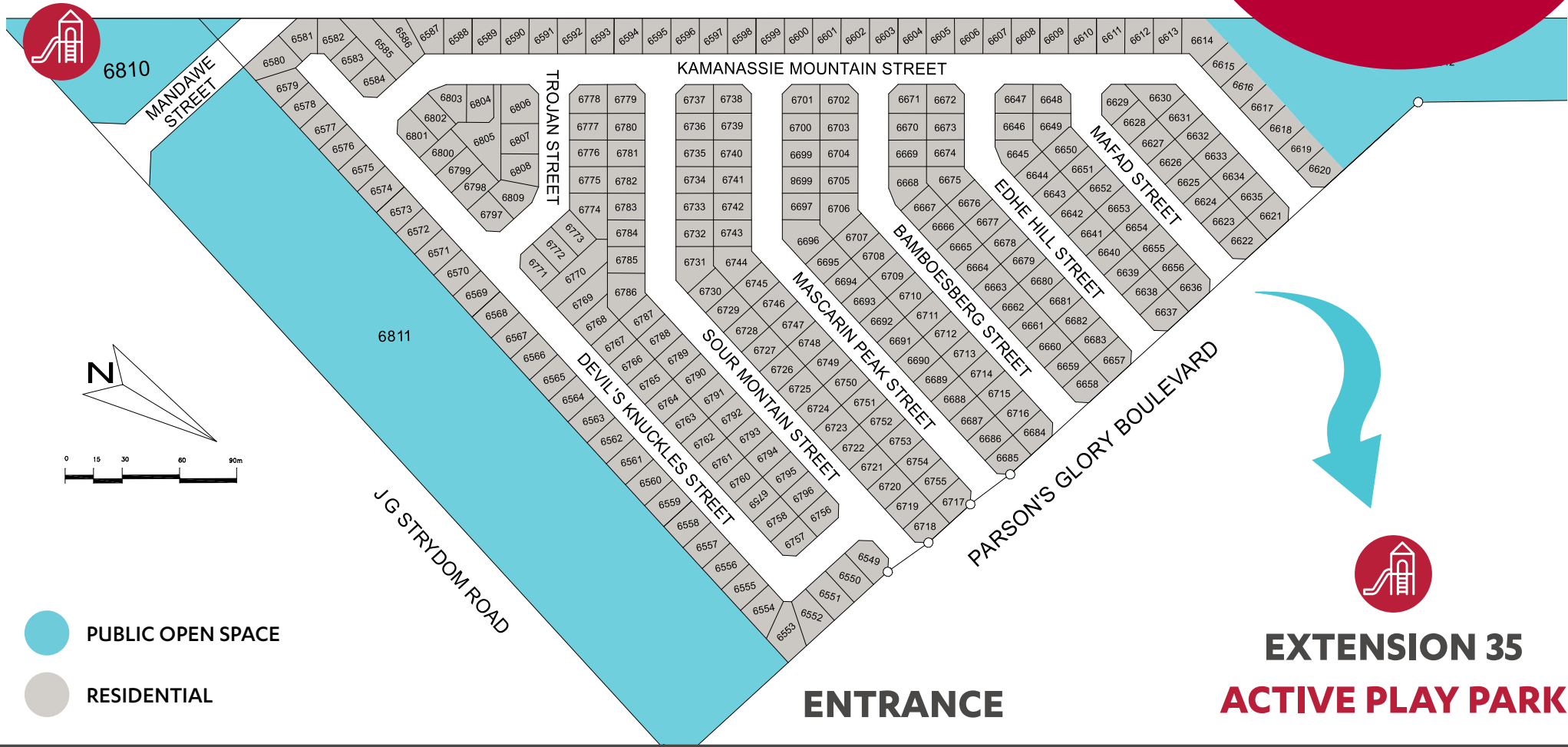
Bathrooms:  
One to two-and-a-half  
bathrooms



Parking:  
Single or  
double carports\*

EXTENSION

44



EXTENSION 35  
ACTIVE PLAY PARK

# AMENITIES

DISCOVER ALL THE FEATURES  
LEOPARD'S REST OFFERS YOU.

- Gas stoves
- Solar geysers
- Lifestyle parks
- 24-Hour security
- Fibre internet connectivity



# LIFE- STYLE



Offering an all-inclusive lifestyle experience that caters for your entire family, Leopard's Rest has the following:

Playpark • Activity park • Soccer field • Outdoor basketball court



# FLOOR PLANS

50  
m<sup>2</sup>



\*Optional extra

60  
m<sup>2</sup>



# FLOOR PLANS

70  
m<sup>2</sup>



103  
m<sup>2</sup>



\*Optional extra



# FLOOR PLANS

125  
m<sup>2</sup>

3  2½  2\* 



125  
m<sup>2</sup>

4  2½  2\* 



\*Optional extra

# PRICE LIST

Leopard's Rest is an **Edge certified development**. This means an **extra 0.25% decrease** in your given interest rate.

## Optional extras

- Full kitchen (and laundrette)
- Full built-in cupboards
- Carport with paving
- Built-in braai  
- Only on 103 m<sup>2</sup> and 125 m<sup>2</sup>

\*Based on **11.0%** interest rate

### Optional extras **EXCLUDED IN PRICE**

SIZE	CONFIGURATION	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
50 m <sup>2</sup>	3 Bedrooms   1 Bathroom   Garden	R1 175 000	R40 423	R12 128
60 m <sup>2</sup>	3 Bedrooms   2 Bathrooms   Garden	R1 243 114	R42 767	R12 831
70 m <sup>2</sup>	3 Bedrooms   2 Bathrooms   Garden	R1 359 047	R46 755	R14 028
70 m <sup>2</sup>	4 Bedrooms   3 Bathrooms   Garden	R1 359 047	R46 755	R14 028
103 m <sup>2</sup>	3 Bedrooms   2½ Bathrooms   Patio   Garden	R1 508 599	R51 900	R15 572
125 m <sup>2</sup>	3 Bedrooms   2½ Bathrooms   Patio   Garden	R1 648 532	R56 714	R17 016
125 m <sup>2</sup>	4 Bedrooms   2½ Bathrooms   Patio   Garden	R1 648 532	R56 714	R17 016

**NEW PLANS! 70 m<sup>2</sup>: 4-bedroom house including nanny flat | 125 m<sup>2</sup>: 3-bedroom house**

# PRICE LIST

## Required documentation

- Completed **APPLICATION FORM**.
- Copy of **ID**.
- Three months' **PAYSLIPS** – no more than two months old.
- Three months' **BANK STATEMENTS**. The applicant's name and address must appear on the bank statements, as well as the **BANK STAMP**.
- Signed **CREDIT** and **FRAUD CONSENT** clause.

If there are **MORE THAN ONE APPLICANT** all the documents required for an individual must be submitted for **ALL APPLICANTS**.

## Optional extras **INCLUDED IN PRICE**

\*Based on **11.0%** interest rate

SIZE	CONFIGURATION	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
50 m <sup>2</sup>	3 Bedrooms   1 Bathroom   Garden	R1 175 000	R40 423	R12 128
60 m <sup>2</sup>	3 Bedrooms   2 Bathrooms   Single carport   Garden	R1 295 000	R44 552	R13 367
70 m <sup>2</sup>	3 Bedrooms   2 Bathrooms   Double carport   Garden	R1 420 000	R48 852	R14 657
70 m <sup>2</sup>	4 Bedrooms   3 Bathrooms   Double carport   Garden	R1 420 000	R48 852	R14 657
103 m <sup>2</sup>	3 Bedrooms   2½ Bathrooms   Double carport   Built-in braai   Garden	R1 596 000	R54 907	R16 474
125 m <sup>2</sup>	3 Bedrooms   2½ Bathrooms   Double carport   Built-in braai   Garden	R1 745 000	R60 033	R18 012
125 m <sup>2</sup>	4 Bedrooms   2½ Bathrooms   Double carport   Built-in braai   Garden	R1 745 000	R60 033	R18 012

**NEW PLANS! 70 m<sup>2</sup>: 4-bedroom house including nanny flat | 125 m<sup>2</sup>: 3-bedroom house**

# REQUIRED DOCUMENTS

## Non South-African:

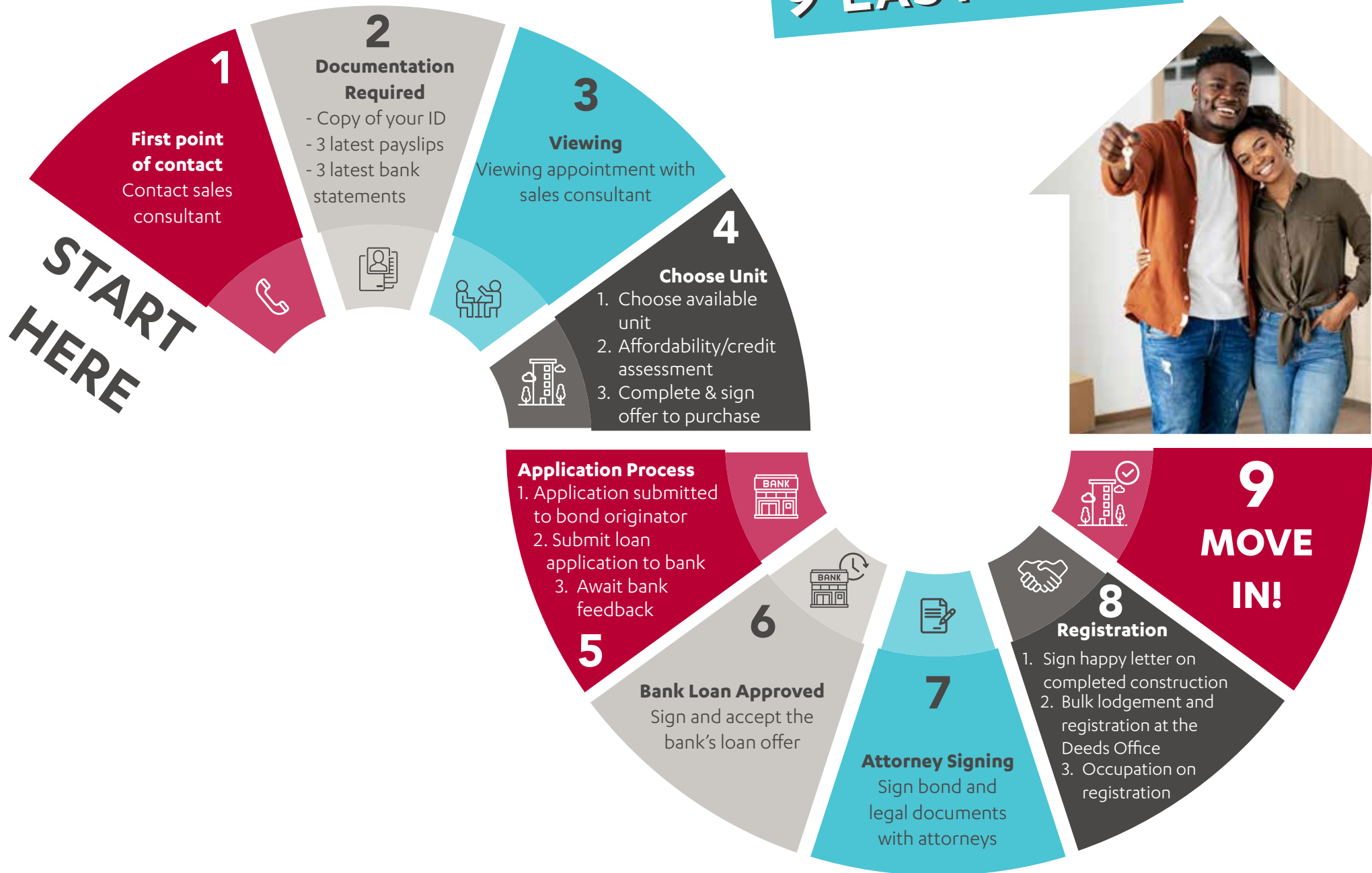
- Trust registration contract.
- Six months' stamped bank statements in trust name.
- All trust members' ID documents.
- Latest proof of income for all members of the trust.
- List of expenses for all the trust members.
- Assets and liabilities for all the trust members.

## Self-employed (Pty & CC)

- Pty or CC documents
- Letter from auditor or bookkeeper stating monthly income
- Three years' company financial statements signed by the owner and auditor
- Twelve months' cash flow forecast statement
- Six months' stamped personal bank statements
- Twelve months' stamped business bank statements
- Signed list of business assets and liabilities
- Signed list of personal assets and liabilities

# BECOME A HOMEOWNER IN

# 9 EASY STEPS



# LOCALITY MAP



## SHOPPING

Mall of the South  
Mall @ New Market  
Bracken City Shopping Centre  
Brackendowns Spar  
Southgate Mall  
The Glen Shopping Mall  
Meyersdal Mall  
Randhart Shopping Centre

## SCHOOLS

Brackenhurst Primary School  
Brackenhurst High School  
Mondeor High School  
Dalmondeor Primary School  
Royal Schools Alberton

## RECREATION

Glenvista Golf Country Club  
Klipriviersberg Nature Reserve  
Virgin Active Gym  
Kibler Park Football Club

## EMERGENCY SERVICES

Netcare Mulbarton Hospital  
Netcare Alberton Hospital  
Brackendowns Police Station

# FAQ's

**Q: Am I allowed to extend and build onto my house?**

A: Yes. This is a full-title complex. You would however still need to submit plans to the Homeowners' Association and council for approval.

**Q: Will my deposit be refunded if my bond application was unsuccessful?**

A: Yes, ONLY if the bond was declined or if suspensive conditions in your OTP was not met.

**Q: How much will our levies and rates and taxes be?**

A: An estimate of R450 for levies and an average of R1 200 for rates and taxes, depending on personal water usage.

**Q: What are rates and taxes?**

A: They are fees paid to the municipality that services your property and are charged monthly.

**Q: What is a HOA?**

A: A Homeowners' Association comprises all the home owners, whereafter directors are appointed to represent all the owners and to liaise with the managing agents on the owners' behalf.

**Q: What is included in my levies?**

A: Levies are used to pay for the maintenance of all communal areas such as the parks and play areas, insurance on external estate building structures, security and access control, electric fence and boundary wall.

**Q: Purpose of the conduct rules**

A: The conduct rules lay down parameters which will protect the rights of residents and their rights to the enjoyment of their properties.

**Q: Can I use my own bond originator or do my own finance?**

A: No, ONLY if you are a bank employee, since we have in-house finance facilities.

**Q: May I pave my front garden for more parking space?**

A: Yes.

**Q: Who will be managing the complex?**

A: Central Developments will manage it, until the majority of the houses are transferred, whereafter CSI will be appointed as the managing agent.

**Q: When do I start paying my bond?**

A: Your first instalment is only due after the property is transferred to your name.

**Q: What if I first need to sell my current property?**

A: Please note that we can submit the application but you will only have 3 months to sell your house. If not successful, the application will be cancelled.

# OUR TEAM

## **INES MAGERMAN**

Project Owner

073 201 9662

Ines@centraldev.co.za



## **THATO MASENG**

Team Leader

071 858 4675

Thato@centraldev.co.za



## **KHANYI MSIMANGA**

Sales Agent

063 077 8406

KhanyiM@centraldev.co.za



## **MDU GUMEDE**

Sales Agent

067 752 4923

MduduziG@centraldev.co.za



## **LUCIA MKANDA**

Sales Agent

078 022 6202

LuciaM@centraldev.co.za





**LEOPARD'S REST**

LIFESTYLE ESTATE • ALBERTON



**central**  
developments

# GET IN TOUCH

For more information,  
please visit our website or  
contact our friendly  
Leopard's Rest sales team:



**063 292 9914**



**[www.4salenow.co.za](http://www.4salenow.co.za)**

Showhouses are open daily:  
**09:00 to 18:00**