

**KING'S  CROSS**  
**CASTLE GATE**

  
**CASTLE GATE  
RESIDENTIAL**



**ESTATE LIVING REDEFINED**

# WELCOME TO CASTLE GATE RESIDENTIAL, THE HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT IN THE SOUGHT-AFTER CASTLE GATE PRECINCT IN WATERKLOOF RIDGE, PRETORIA.

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Castle Gate Residential is set to redefine estate living, offering an unparalleled experience for those seeking a sophisticated and comfortable lifestyle. With its prime location and state-of-the-art amenities, this development is set to become a benchmark for excellence in the real estate industry.

This new residential node will consist of **four** individual lifestyle developments. The first, King's Cross, will consist of **469 units** with a collection of beautifully crafted **one-, two-, and three-bedroom apartments** perfect for investors and home buyers alike.



# DISCOVER THE CASTLE GATE RESIDENTIAL PRECINCT

The first estate in this precinct, King's Cross, is poised to completely transform the concept of estate living. It will provide an unequalled experience for those in pursuit of a refined and relaxed lifestyle. King's Cross is equipped with cutting-edge amenities and will establish a new standard of excellence within the residential estate sector. Facilities and features within the estate include:



24-Hour security



Gas hobs



Backup electricity  
(Ts & Cs apply)



Private gardens



Swimming pool and kids' splash pool



Communal facility with braais and coffee shop



Green area



Walking and jogging trails



Padel court



Kids' play area and trampolines



Fibre internet connectivity



Next to Castle Gate Lifestyle Centre







# ESTATE LIVING REDEFINED



Discover an unparalleled lifestyle, where every detail is meticulously crafted to create an extraordinary experience. Use this opportunity to elevate your life to new heights in this exclusive haven.







# 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 make investment easy. The rental demand in Pretoria is very high and Waterkloof is a popular suburb.

S Type Apartments - Phase 3	m <sup>2</sup>	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% esc. p.a.)	Gross Rental Return (excl. capital growth)	Estimated Levy pm (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Projected Capital Growth (at 7% p.a. esc.)	Total Return on Investment (capital growth + net rental income)
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 920,000	R 7,800	10.2%	R 631	R 847	R 6,322	8.2%	R 984,400 7%	R 140,264 15.2%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 950,000	R 7,900	10.0%	R 631	R 847	R 6,422	8.1%	R 1,016,500 7%	R 143,564 15.1%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 995,000	R 8,000	9.6%	R 631	R 847	R 6,522	7.9%	R 1,064,650 7%	R 147,914 14.9%
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,135,000	R 8,400	8.9%	R 863	R 1,011	R 6,526	6.9%	R 1,214,450 7%	R 157,766 13.9%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,180,000	R 8,500	8.6%	R 863	R 1,011	R 6,626	6.7%	R 1,262,600 7%	R 162,116 13.7%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,215,000	R 8,600	8.5%	R 863	R 1,011	R 6,726	6.6%	R 1,300,050 7%	R 165,766 13.6%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,225,000	R 8,800	8.6%	R 968	R 1,083	R 6,749	6.6%	R 1,310,750 7%	R 166,741 13.6%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,255,000	R 8,900	8.5%	R 968	R 1,083	R 6,849	6.5%	R 1,342,850 7%	R 170,041 13.5%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,285,000	R 9,000	8.4%	R 968	R 1,083	R 6,949	6.5%	R 1,374,950 7%	R 173,341 13.5%
GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	46	R 1,345,000	R 9,500	8.5%	R 968	R 1,083	R 7,449	6.6%	R 1,439,150 7%	R 183,541 13.6%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,505,000	R 10,000	8.0%	R 1,199	R 1,278	R 7,523	6.0%	R 1,610,350 7%	R 195,624 13.0%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,545,000	R 10,100	7.8%	R 1,199	R 1,278	R 7,623	5.9%	R 1,653,150 7%	R 199,624 12.9%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,580,000	R 10,200	7.7%	R 1,199	R 1,278	R 7,723	5.9%	R 1,690,600 7%	R 203,274 12.9%
GROUND FLOOR 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,635,000	R 10,600	7.8%	R 1,199	R 1,278	R 8,123	6.0%	R 1,749,450 7%	R 211,924 13.0%
UPPER FLOOR (FIRST FLOOR) 3 Bedrooms, 2 bathrooms with double carport.	70	R 1,725,000	R 13,300	9.3%	R 1,473	R 1,509	R 10,318	7.2%	R 1,845,750 7%	R 244,570 14.2%
GROUND FLOOR 3 Bedrooms, 2 bathrooms with double carport.	70	R 1,815,000	R 13,900	9.2%	R 1,473	R 1,509	R 10,918	7.2%	R 1,942,050 7%	R 258,070 14.2%

Assumptions: Rental increase of 6% p.a. Levy escalation of 7% p.a. Calculated on 100% bond approved at a prime interest rate of 11% over 20 years.

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.

L Type Apartments - Phase 3	m <sup>2</sup>	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% esc. p.a.)	Gross Rental Return (excl. capital growth)	Estimated Levy pm (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Projected Capital Growth (at 7% p.a. esc.)	Total Return on Investment (capital growth + net rental income)
<b>UPPER FLOOR (THIRD FLOOR)</b> 1 Bedroom, 1 bathroom with single carport.	37	R 1,045,000	R 8,200	9.4%	R 778	R 991	R 6,431	7.4%	R 1,118,150 7%	R 150,322 14.4%
<b>UPPER FLOOR (SECOND FLOOR)</b> 1 Bedroom, 1 bathroom with single carport.	37	R 1,075,000	R 8,300	9.3%	R 778	R 991	R 6,531	7.3%	R 1,150,250 7%	R 153,622 14.3%
<b>UPPER FLOOR (FIRST FLOOR)</b> 1 Bedroom, 1 bathroom with single carport.	37	R 1,105,000	R 8,400	9.1%	R 778	R 991	R 6,631	7.2%	R 1,182,350 7%	R 156,922 14.2%
<b>UPPER FLOOR (THIRD FLOOR)</b> 1 Bedroom, 1 bathroom with single carport.	45	R 1,225,000	R 8,600	8.4%	R 947	R 1,062	R 6,591	6.5%	R 1,310,750 7%	R 164,840 13.5%
<b>UPPER FLOOR (SECOND FLOOR)</b> 1 Bedroom, 1 bathroom with single carport.	45	R 1,255,000	R 8,700	8.3%	R 947	R 1,062	R 6,691	6.4%	R 1,342,850 7%	R 168,140 13.4%
<b>UPPER FLOOR (FIRST FLOOR)</b> 1 Bedroom, 1 bathroom with single carport.	45	R 1,285,000	R 8,800	8.2%	R 947	R 1,062	R 6,791	6.3%	R 1,374,950 7%	R 171,440 13.3%
<b>UPPER FLOOR (THIRD FLOOR)</b> 2 Bedrooms, 1 bathroom with single carport.	60	R 1,455,000	R 9,500	7.8%	R 1,262	R 1,329	R 6,909	5.7%	R 1,556,850 7%	R 184,758 12.7%
<b>UPPER FLOOR (SECOND FLOOR)</b> 2 Bedrooms, 1 bathroom with single carport.	60	R 1,495,000	R 9,600	7.7%	R 1,262	R 1,329	R 7,009	5.6%	R 1,599,650 7%	R 188,758 12.6%
<b>UPPER FLOOR (FIRST FLOOR)</b> 2 Bedrooms, 1 bathroom with single carport.	60	R 1,525,000	R 9,700	7.6%	R 1,262	R 1,329	R 7,109	5.6%	R 1,631,750 7%	R 192,058 12.6%
<b>GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	60	R 1,570,000	R 10,200	7.8%	R 1,262	R 1,329	R 7,609	5.8%	R 1,679,900 7%	R 201,208 12.8%
<b>UPPER FLOOR (THIRD FLOOR)</b> 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,605,000	R 10,500	7.9%	R 1,368	R 1,401	R 7,731	5.8%	R 1,717,350 7%	R 205,121 12.8%
<b>UPPER FLOOR (SECOND FLOOR)</b> 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,635,000	R 10,600	7.8%	R 1,368	R 1,401	R 7,831	5.7%	R 1,749,450 7%	R 208,421 12.7%
<b>UPPER FLOOR (FIRST FLOOR)</b> 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,675,000	R 10,700	7.7%	R 1,368	R 1,401	R 7,931	5.7%	R 1,792,250 7%	R 212,421 12.7%
<b>GROUND FLOOR</b> 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,725,000	R 11,300	7.9%	R 1,368	R 1,401	R 8,531	5.9%	R 1,845,750 7%	R 223,121 12.9%
<b>UPPER FLOOR (FIRST FLOOR)</b> 3 Bedrooms, 2 bathrooms with double carport.	83	R 1,935,000	R 14,600	9.1%	R 1,746	R 1,709	R 11,145	6.9%	R 2,070,450 7%	R 269,186 13.9%
<b>GROUND FLOOR</b> 3 Bedrooms, 2 bathrooms with double carport.	83	R 2,015,000	R 15,200	9.1%	R 1,746	R 1,709	R 11,745	7.0%	R 2,156,050 7%	R 281,986 14.0%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11% over 20 years.

# KING'S CROSS SITE PLAN



**469**  
Apartments

## Amenities in the estate



### State-of-the-art security

- Thermal motion cameras
- Biometric access
- Boom and spike barriers
- 2,4 m boundary wall with electric fence



### Padel court



### Walking and jogging trails



### Kids' play area



### Swimming pool and kids' splash pool






### Communal facility with braais and coffee shop






# FLOOR PLANS

**UNIT S1+1A**

		
Bedroom 1	Bathroom 1	Carport 1




**UNIT S1+1B**

		
Bedroom 1	Bathroom 1	Carport 1






# FLOOR PLANS

**UNIT L1+1C**

		
Bedroom 1	Bathroom 1	Carport 1




**UNIT L1+1D**

		
Bedroom 1	Bathroom 1	Carport 1






# FLOOR PLANS

**UNIT S2+1**

		
Bedroom 2	Bathroom 1	Carport 1




**UNIT L2+1**

		
Bedroom 2	Bathroom 1	Carport 1






# FLOOR PLANS

**UNIT S2+2**

		
Bedroom 2	Bathroom 2	Carport 1

**UNIT L2+2**

		
Bedroom 2	Bathroom 2	Carport 1





# FLOOR PLANS

## UNIT S3+2

Bedroom  
3

Bathroom  
2

Carport  
2



## UNIT L3+2

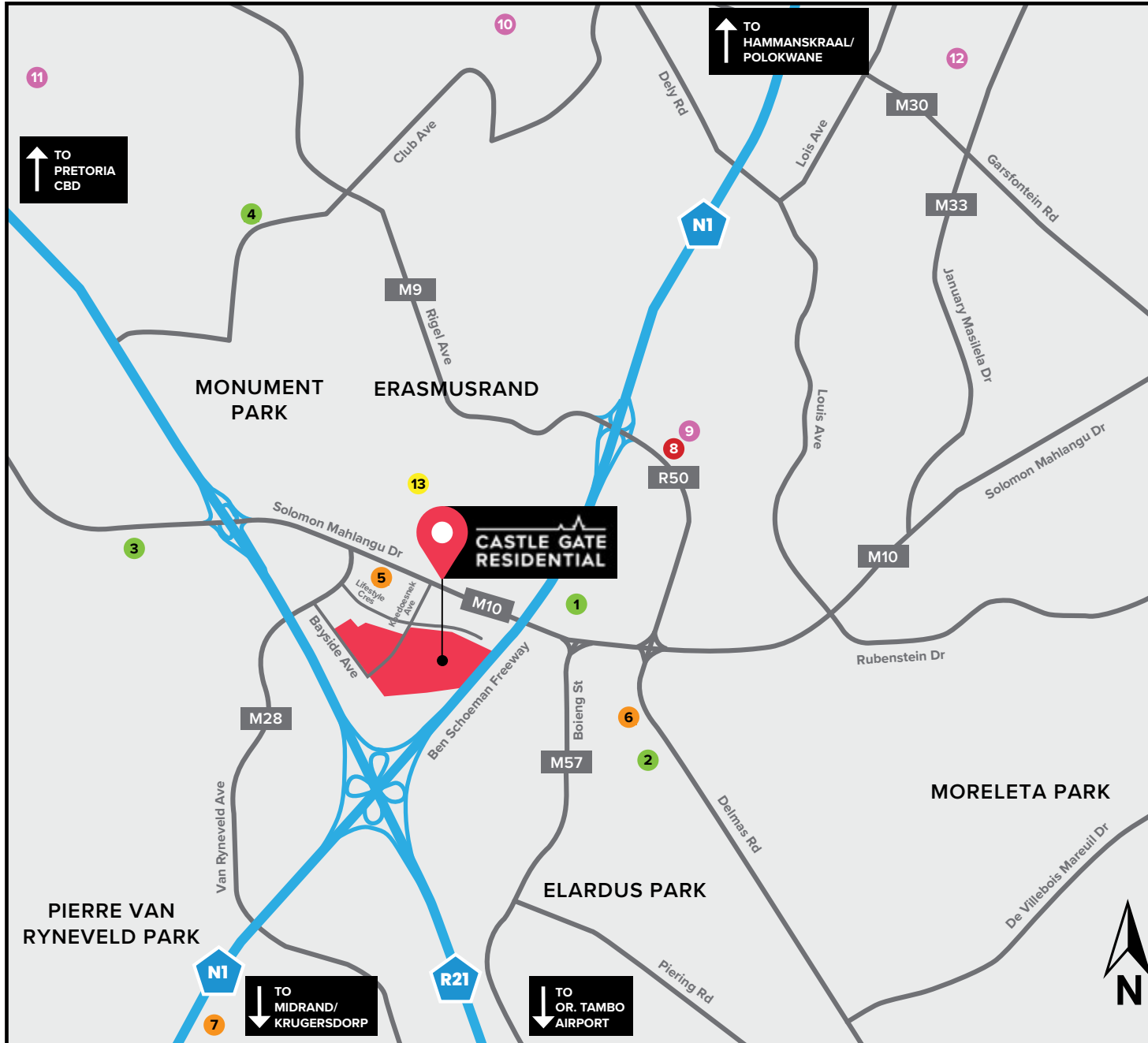
Bedroom  
3

Bathroom  
2

Carport  
2



# WELCOME TO THE NEIGHBOURHOOD



## EDUCATIONAL INSTITUTES

Bonthuis Crèche	1,8 km
1 Hoërskool Waterkloof	2,2 km
2 Laerskool Elarduspark	2,6 km
3 Sol-Tech	2,6 km
Laerskool Monumentpark	3,4 km
Pierre van Ryneveld Private School	4,1 km
Waterkloof Primary School	6,0 km
Hoërskool Garsfontein	8,7 km
Die Hoërskool Menlopark	9,0 km
Pretoria Boys High School	9,0 km
Afrikaanse Hoër Meisieskool	9,0 km
Afrikaanse Hoër Seunskool	9,1 km
Unisa	9,5 km
University of Pretoria	9,9 km
4 Pretoria High School for Girls	10,2 km
Tshwane University of Technology	17,9 km

## SHOPPING AND LIFESTYLE

5 Castle Gate Lifestyle Centre	100 m
· Woolworths · Checkers · Gary Rom	
· PNA · Starbucks · Firerom · Spur	
· Freedom of Movement · Dischem	
· Builders · Kloppers · Weylandts	
6 The Park Shopping Centre	2,7 km
Monument Park Shopping Centre	3,1 km
Superspar Pierre van Ryneveld	4,3 km
Menlyn Park Mall	5,9 km
Irene Village Mall	6,6 km
7 Irene Link Shopping Centre	8,5 km

## HOSPITALS

8 Mediclinic Kloof Hospital	3,4 km
Cure Day Hospital Erasmuskloof	3,4 km
Netcare Unitas Hospital	8,0 km
Netcare Pretoria East Hospital	8,5 km
Muelmed Hospital	12,4 km

## FITNESS AND ENTERTAINMENT

Planet Fitness Waterkloof Ridge	650 m
Curves Castle Walk	3,3 km
Bodytec	3,4 km
9 Wolwespruit Bike & Trail Park	3,5 km
10 Pretoria Country Club	5,5 km
11 Waterkloof Golf Club	5,7 km
Waterkloof Air Force Base	5,8 km
12 Time Square Casino	7,2 km
Thrashers Padel	7,6 km
Pretoria National Botanical Gardens	11,1 km
The Big Red Barn	15,9 km

## CHURCHES

13 NG Kerk Waterkloofrif	600 m
Collage gemeenskapkerk	4,3 km
Choose Life church	4,9 km
Doxa Deo – Faerie Glen	10,7 km

# 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 36 000 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.

## 36 000 UNITS DEVELOPED

More than 36 000 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.





Exit

Exit

**CASTLE GATE  
RESIDENTIAL**





**central**  
developments

PROUD DEVELOPER OF

A graphic consisting of a horizontal line with three peaks of varying heights, resembling a stylized roofline or a castle's silhouette.

**CASTLE GATE  
RESIDENTIAL**

For more information, contact our sales office on 082 303 0888 or visit [www.centraldevelopments.co.za](http://www.centraldevelopments.co.za) or [RegisterToday.co.za](http://RegisterToday.co.za)