

BLUE HILLS

LIFESTYLE ESTATE

 Midrand

OWN YOUR HOME
OWN YOUR LIFESTYLE

Proudly brought to you by the market leader in property development

central



DISCOVER A NEW WAY OF LIVING

Welcome to Blue Hills

A lifestyle estate offering thoughtfully designed three to five-bedroom contemporary homes, secure living and a more balanced way of life.

Perfectly positioned on African View Drive, opposite Blue Hills Shopping Centre, the estate offers modern full-title homes with convenient access to both the R55 and N1, connecting residents effortlessly.

Designed for families and professionals seeking more space, privacy and everyday convenience, Blue Hills brings together location, lifestyle, and ownership in one exceptional address.

Own your home. Own your lifestyle.



the club

Why stay at Blue Hills?



State-of-the-art
security



Full-title
ownership



3 to 5
bedrooms



2 to 3.5
bathrooms



Double
carports



*Built-in
braais



Private
gardens



Small pet
friendly



Various
unit sizes



Landscaped park
and gardens



Walking and
jogging trail



Gym and
yoga facilities



Clubhouse



Coffee shop



Swimming
pool



Fibre
internet

*Optional extra

THE ONLY FULL-TITLE DEVELOPMENT IN MIDRAND, GAUTENG

WHERE LUXURY

meets wellness

Discover a lifestyle without compromise at Blue Hills.

Seize this rare opportunity to elevate your everyday living, with a modern clubhouse and private gym creating even more space to relax, connect, and stay active.





the gym



Locality map



MEDICAL / HOSPITALS

Blue Hills Dental Studio	0.7 km
1 Blue Hills Medical Centre	0.7 km
Specsavers Blue Hills	0.7 km
Netcare Waterfall Hospital	12.1 km
Midstream Mediclinic	13.8 km

SCHOOLS

2 Blue Hills College	2.7 km
3 Noordwyk Secondary School	3.2 km
4 Reddford House	3.8 km
Curro Thatchfield	6.6 km
Midrand High School	6.9 km
Curro Midrand	7.0 km
Reddam House Waterfall	12.6 km

RESTAURANTS

5 Doppio Zero	0.7 km
News Café	6.2 km
Cappello	6.2 km
The Rock	7.6 km
6 La Parada	7.6 km
Life Grand Café	11.4 km
Tashas	11.4 km
Fireroom	11.4 km
Ponta	11.4 km
Moo Moo	11.4 km

SPORTS FACILITIES

7 Blue Valley Golf Course	4.2 km
8 Virgin Active Vodaworld	5.6 km
Midrand Action Sports	8.2 km

PLACES OF WORSHIP

9 House of Faith Church	1.9 km
Truth International Ministries	2.3 km
Noordwyk Musallah	3.5 km
Nizamiye Mosque	13.3 km

SHOPPING

10 Blue Hills Shopping Centre	0.7 km
11 San Ridge Square	5.7 km
12 Carlswald Lifestyle Shopping Centre	6.2 km
Crowthorne Shopping Centre	6.3 km
13 Kyalami Corner	7.6 km
Boulders Shopping Centre	8.9 km
Mall of Africa	11.4 km

TRANSPORT

Easy access to R55 (Centurion)	1.5 km
Easy access to N1 (Pta & Jhb)	3.3 km
Gautrain Station (Midrand)	9.0 km

Site map



208
HOUSES

AMENITIES IN THE ESTATE



State-of-the-art security



Walking and jogging trail



Landscaped park and gardens



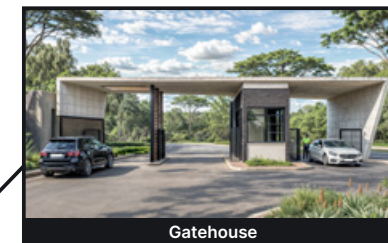
Gym and yoga facilities



Clubhouse with coffee shop



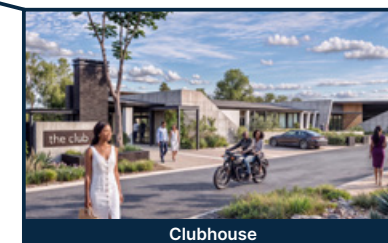
Swimming pool



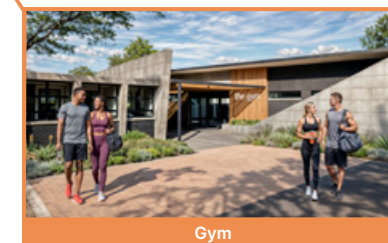
Gatehouse



Clubhouse



Clubhouse



Gym

Artist's impression



OFFERING FULL-TITLE HOUSES FROM 72 m² TO 181 m²









Meadow



3 BEDROOMS



2 BATHROOMS



2 CARPORTS



72 m²

Artist's impression

Grove



3 BEDROOMS



2 BATHROOMS



2 CARPORTS



82 m²

Artist's impression

Hillside



3 BEDROOMS



2 BATHROOMS



2 CARPORTS



91 m²

Artist's impression

Terrace



4 BEDROOMS



2 BATHROOMS



2 CARPORTS



102 m²

Artist's impression

Plateau



3 BEDROOMS



2.5 BATHROOMS



2 CARPORTS



GROUND FLOOR



FIRST FLOOR

113 m²

Artist's impression

Ridge



4 BEDROOMS



3.5 BATHROOMS



2 CARPORTS



GROUND FLOOR



FIRST FLOOR

131 m²

Artist's impression

Lookout



4 BEDROOMS



2.5 BATHROOMS



2 CARPORTS



GROUND FLOOR



FIRST FLOOR

132 m²

Artist's impression

Summit



4 BEDROOMS



3.5 BATHROOMS



2 CARPORTS



GROUND FLOOR



FIRST FLOOR

156 m²

Artist's impression

Peak



5 BEDROOMS



3.5 BATHROOMS



2 CARPORTS



GROUND FLOOR



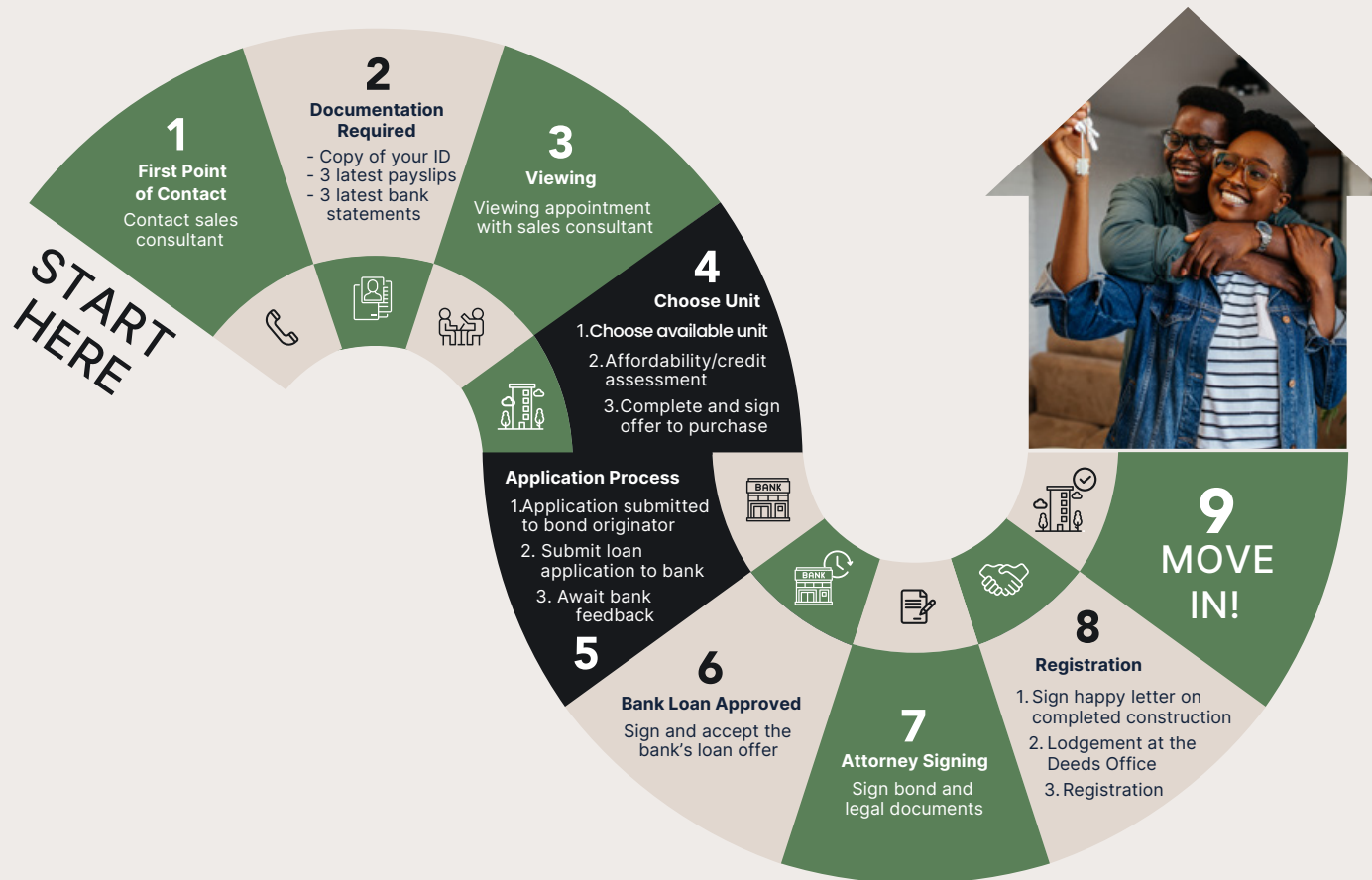
FIRST FLOOR

181 m²

Artist's impression

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.





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 42 000 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

OTHER DEVELOPMENTS





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FN65PK-GP



central

PROUD DEVELOPER OF

BLUE HILLS

LIFESTYLE ESTATE

GET IN TOUCH FOR MORE INFORMATION

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