

Colorado 2

Elevated Estate Living


Artist's impression






Stork
COUNTRY SPREAD



Artist's impression

WELCOME TO COLORADO 2. DISCOVER THIS HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT IN THE SOUGHT-AFTER AMBERFIELD CITY, CENTURION, CONVENIENTLY LOCATED ALONG THE N14 AND MAJOR ROUTES.

Colorado 2 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 **183 properties** available, Colorado 2 boasts a stunning selection of beautifully designed **two-bedroom apartments** and **single- and double-storey freestanding homes**, perfect for both **investors** and **homebuyers** alike.


115

EXPERIENCE ELEVATED LIVING AT COLORADO 2

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:

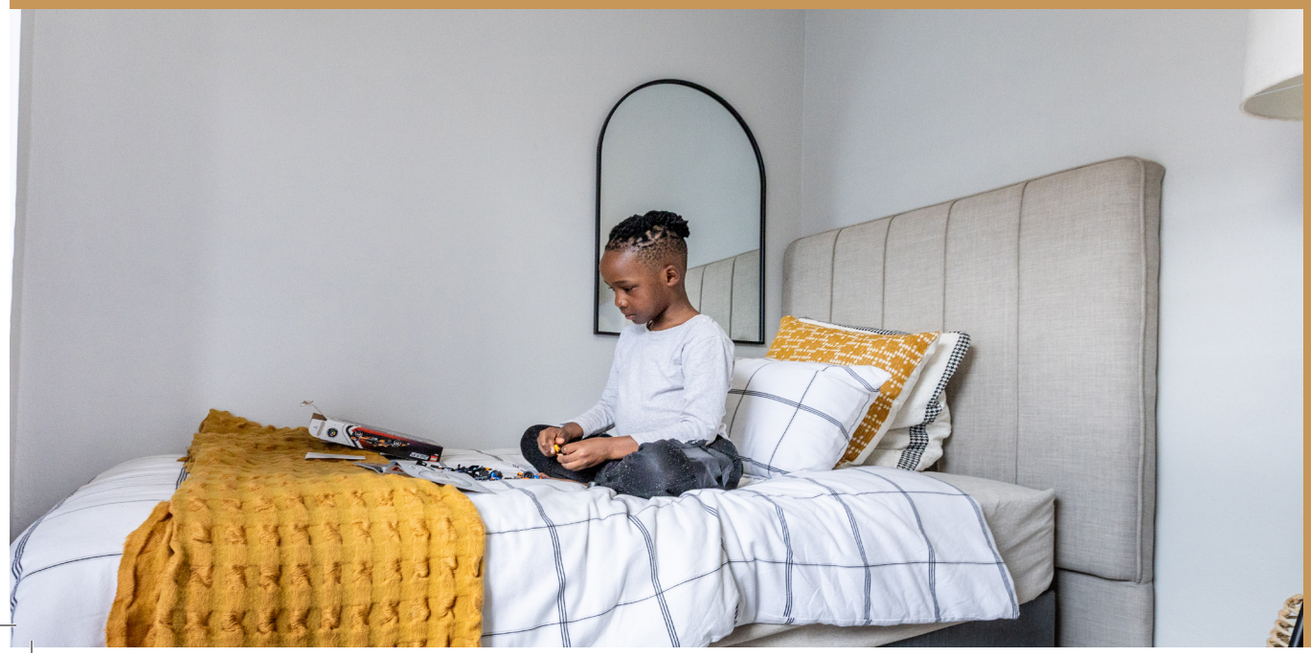
- Energy efficiency
- Water conservation
- Sustainable materials

Lifestyle Advantages:

- Cost savings
- Green living
- Enhanced value

At Colorado 2 you will benefit from living in an environmentally friendly and financially lucrative home.


Stork




56


Artist's impression

UNMATCHED VALUE

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



APARTMENT FLOOR PLANS





UNIT 44 m²	Bedroom	Bathroom	Carport
	2	1	1

UNIT 50 m²	Bedrooms	Bathroom	Carport
	2	1	1

Artist's impression

HOUSE FLOOR PLANS



UNIT
74 m²

Bedrooms	Bathrooms	Carports
3	2	2



UNIT
83 m²

Bedrooms	Bathrooms	Carports
3	2	2

Artist's impression

HOUSE FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

UNIT
112 m²

Bedrooms	Bathrooms	Carports
3	2.5	2



FIRST FLOOR



GROUND FLOOR

A

UNIT
131 m²

Bedrooms	Bathrooms	Carports
4	2.5	2

Artist's impression

HOUSE FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

UNIT
131 m²

B

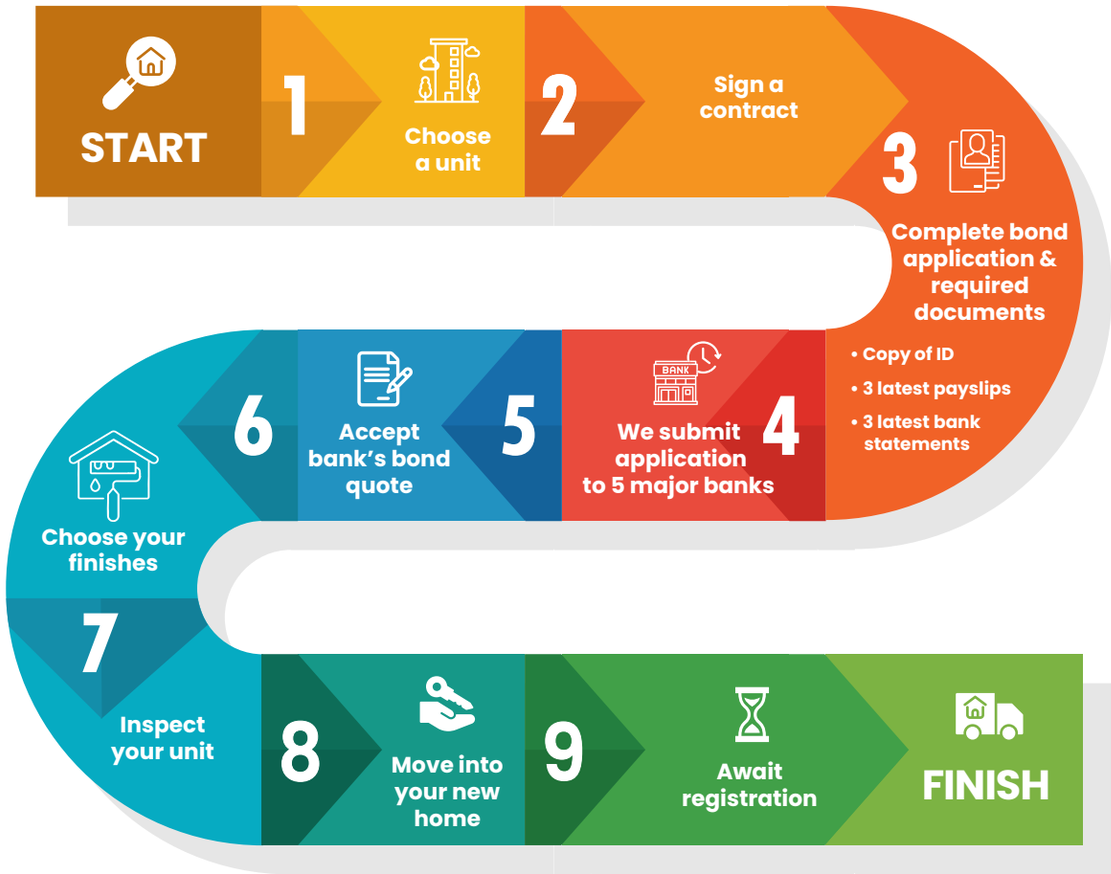
Bedrooms	Bathrooms	Carports
4	3.5	2

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.

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)	
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 44 m²	1	44	R 995,000	R 8,300	R 1,336	R 527	R 6,437	7.8%	R 126,994	12.8%
	2	44	R 1,064,650	R 8,798	R 1,403	R 527	R 6,868	8.3%	R 135,651	13.6%
	3	44	R 1,117,883	R 9,326	R 1,473	R 527	R 7,326	8.8%	R 143,805	14.5%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 44 m²	1	44	R 1,060,000	R 8,700	R 1,336	R 527	R 6,837	7.7%	R 135,044	12.7%
	2	44	R 1,113,000	R 9,222	R 1,403	R 527	R 7,292	8.3%	R 143,156	13.5%
	3	44	R 1,168,650	R 9,775	R 1,473	R 527	R 7,775	8.8%	R 151,737	14.3%
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,110,000	R 8,500	R 1,623	R 684	R 6,193	6.7%	R 129,816	11.7%
	2	50	R 1,187,700	R 9,010	R 1,704	R 684	R 6,622	7.2%	R 138,847	12.5%
	3	50	R 1,247,085	R 9,551	R 1,789	R 684	R 7,077	7.7%	R 147,281	13.3%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,195,000	R 9,000	R 1,623	R 684	R 6,693	6.7%	R 140,066	11.7%
	2	50	R 1,254,750	R 9,540	R 1,704	R 684	R 7,152	7.2%	R 148,560	12.4%
	3	50	R 1,317,488	R 10,112	R 1,789	R 684	R 7,639	7.7%	R 157,543	13.2%
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m²	1	74	R 1,665,000	R 15,000	R 2,009	R 986	R 12,005	8.7%	R 227,310	13.7%
	2	74	R 1,781,550	R 15,900	R 2,109	R 986	R 12,805	9.2%	R 242,732	14.6%
	3	74	R 1,870,628	R 16,854	R 2,215	R 986	R 13,653	9.8%	R 257,368	15.5%
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 83 m²	1	83	R 1,895,000	R 16,500	R 2,211	R 1,100	R 13,189	8.4%	R 253,018	13.4%
	2	83	R 1,989,750	R 17,490	R 2,322	R 1,100	R 14,068	8.9%	R 268,309	14.2%
	3	83	R 2,089,238	R 18,539	R 2,438	R 1,100	R 15,002	9.5%	R 284,483	15.0%
FREESTANDING DOUBLE STOREY 3 Bedrooms, 2.5 bathrooms (full en-suite bathroom) with private garden and double carport. 112 m²	1	112	R 2,025,000	R 17,500	R 2,862	R 1,484	R 13,154	7.8%	R 259,098	12.8%
	2	112	R 2,126,250	R 18,550	R 3,005	R 1,484	R 14,061	8.3%	R 275,043	13.6%
	3	112	R 2,232,563	R 19,663	R 3,155	R 1,484	R 15,024	8.9%	R 291,912	14.4%
FREESTANDING DOUBLE STOREY 4 Bedrooms, 3.5 bathrooms (full en-suite bathroom) with private garden and double carport. 131 m²	1	131	R 2,220,000	R 19,000	R 3,280	R 1,736	R 13,984	7.6%	R 278,808	12.6%
	2	131	R 2,331,000	R 20,140	R 3,444	R 1,736	R 14,960	8.1%	R 296,070	13.3%
	3	131	R 2,447,550	R 21,348	R 3,616	R 1,736	R 15,996	8.6%	R 314,332	14.2%

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.**

SITE PLAN

N

90
Apartments

93
Houses

Amenities in the estate

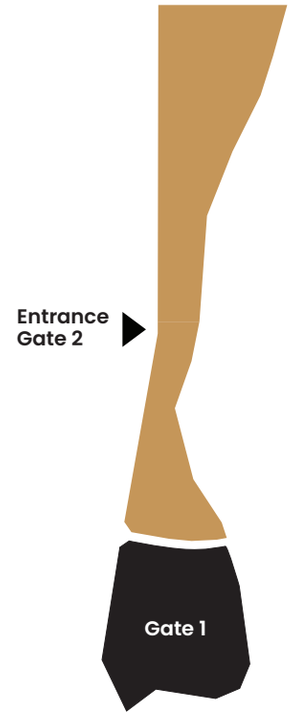
State-of-the-art security
- Biometric access
- Boundary wall with 10 strand electric fence
- CCTV cameras

Mini basketball court

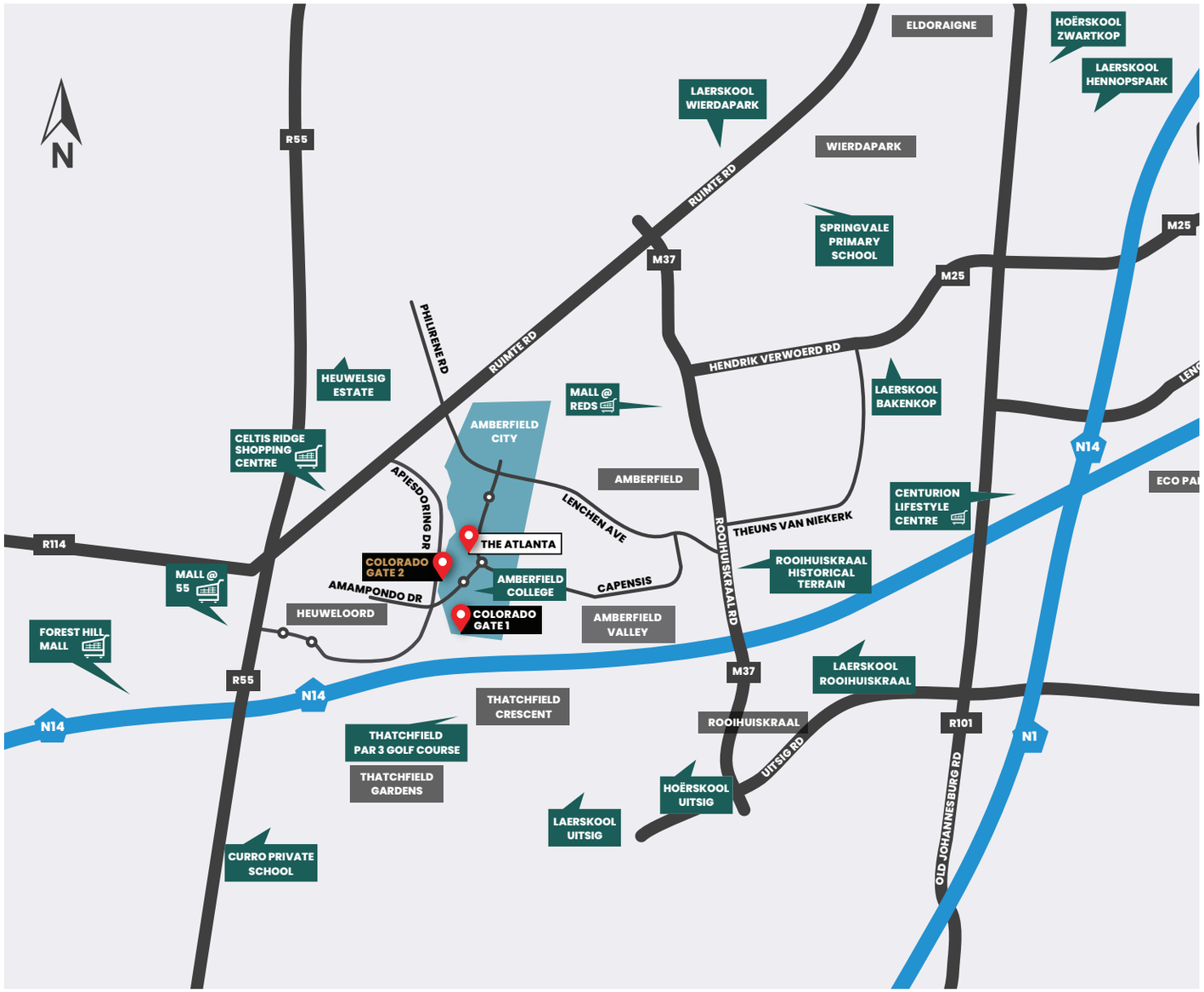
Park

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 Eldoraigne	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

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.



Artist's impression

central

PROUD DEVELOPER OF

colorado

For more information visit

centraldevelopments.co.za or amberfieldcity.co.za

ON SHOW DAILY
0600 557 289

Mon, Fri, Sat	09:00 - 17:00
Tue, Wed, Thu	09:00 - 18:00
Sun	11:00 - 17:00