# KNIGHT'S COURT

## CASTLE GATE

CASTLE GATE
RESIDENTIAL

## **MODERN LIVING,** TIMELESS VALUE

Artist's impression

# WELCOME TO KNIGHT'S COURT

## THE NEXT CHAPTER OF THE SOUGHT-AFTER CASTLE GATE RESIDENTIAL PRECINCT

Introducing Knight's Court, perfectly positioned in Waterkloof Ridge alongside the iconic Castle Gate Lifestyle Centre. As the second of four exclusive developments within the popular Castle Gate Residential precinct, Knight's Court offers contemporary one- and two-bedroom apartments designed for both savvy investors and first-time buyers. With unrivalled lifestyle amenities and the most desirable address in Pretoria, Knight's Court enhances and expands the thriving Castle Gate community.

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# WHY BUY AT KNIGHT'S COURT?

With state-of-the-art amenities and elevated design standards, Knight's Court is set to redefine modern residential living and establish a new benchmark in the property sector. Facilities will include:

- 24-Hour security
- Gas hobs
- Backup electricity (Ts & Cs apply)
- Private gardens
- Swimming pool and kids' splash pool
- Kids' play area and trampolines
- Communal facility with braais
- Walking and jogging trails
- Padel court
- Fibre internet
- Next to Castle Gate Lifestyle Centre
- Coffee shop

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# MODERN LIVING, TIMELESS VALUE

Discover a lifestyle without compromise, where every detail has been carefully crafted to inspire, uplift, and delight. Seize this rare opportunity to elevate your everyday living and experience the exclusivity of a true sanctuary.

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# 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.

| Expected rental return | Year | m² | Purchase Price (Capital growth at 5% p.a.) | Expected Rental pm (gross with 6% p.a.) | Estimated Levy pm (5% p.a.) | Estimated Rates pm | Net Rental Income pm | ROI (excl. capital growth) | Total ROI (5% capital growth + net rental income p.a.) | |
|---|---|---|---|---|---|---|---|---|---|---|
| **APARTMENT THIRD FLOOR** 1 Bedroom, 1 bathroom with single carport. | 1 | 41 | R 1,090,000 | R 9,050 | R 980 | R 820 | R 7,250 | 8.0% | R 141,500 | 13.0% |
| | 2 | 41 | R 1,144,500 | R 9,593 | R 1,029 | R 820 | R 7,744 | 8.5% | R 150,153 | 13.8% |
| | 3 | 41 | R 1,201,725 | R 10,169 | R 1,080 | R 820 | R 8,268 | 9.1% | R 159,304 | 14.6% |
| **APARTMENT SECOND FLOOR** 1 Bedroom, 1 bathroom with single carport. | 1 | 41 | R 1,120,000 | R 9,150 | R 980 | R 820 | R 7,350 | 7.9% | R 144,200 | 12.9% |
| | 2 | 41 | R 1,176,000 | R 9,699 | R 1,029 | R 820 | R 7,850 | 8.4% | R 153,000 | 13.7% |
| | 3 | 41 | R 1,234,800 | R 10,281 | R 1,080 | R 820 | R 8,380 | 9.0% | R 162,306 | 14.5% |
| **APARTMENT FIRST FLOOR** 1 Bedroom, 1 bathroom with single carport. | 1 | 41 | R 1,150,000 | R 9,250 | R 980 | R 820 | R 7,450 | 7.8% | R 146,900 | 12.8% |
| | 2 | 41 | R 1,230,500 | R 9,805 | R 1,029 | R 820 | R 7,956 | 8.3% | R 156,997 | 13.7% |
| | 3 | 41 | R 1,292,025 | R 10,393 | R 1,080 | R 820 | R 8,493 | 8.9% | R 166,515 | 14.5% |
| **APARTMENT THIRD FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 49 | R 1,245,000 | R 9,800 | R 1,171 | R 972 | R 7,657 | 7.4% | R 154,134 | 12.4% |
| | 2 | 49 | R 1,307,250 | R 10,388 | R 1,230 | R 972 | R 8,186 | 7.9% | R 163,600 | 13.1% |
| | 3 | 49 | R 1,372,613 | R 11,011 | R 1,291 | R 972 | R 8,748 | 8.4% | R 173,610 | 13.9% |
| **APARTMENT SECOND FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 49 | R 1,275,000 | R 9,900 | R 1,171 | R 972 | R 7,757 | 7.3% | R 156,834 | 12.3% |
| | 2 | 49 | R 1,338,750 | R 10,494 | R 1,230 | R 972 | R 8,292 | 7.8% | R 166,447 | 13.1% |
| | 3 | 49 | R 1,405,688 | R 11,124 | R 1,291 | R 972 | R 8,861 | 8.3% | R 176,612 | 13.9% |
| **APARTMENT FIRST FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 49 | R 1,305,000 | R 10,000 | R 1,171 | R 972 | R 7,857 | 7.2% | R 159,534 | 12.2% |
| | 2 | 49 | R 1,370,250 | R 10,600 | R 1,230 | R 972 | R 8,398 | 7.7% | R 169,294 | 13.0% |
| | 3 | 49 | R 1,438,763 | R 11,236 | R 1,291 | R 972 | R 8,973 | 8.3% | R 179,614 | 13.8% |
| **APARTMENT GROUND FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 49 | R 1,355,000 | R 10,600 | R 1,171 | R 972 | R 8,457 | 7.5% | R 169,234 | 12.5% |
| | 2 | 49 | R 1,449,850 | R 11,236 | R 1,230 | R 972 | R 9,034 | 8.0% | R 180,906 | 13.4% |
| | 3 | 49 | R 1,522,343 | R 11,910 | R 1,291 | R 972 | R 9,647 | 8.5% | R 191,883 | 14.2% |
| **APARTMENT FIRST FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 60 | R 1,545,000 | R 10,700 | R 1,433 | R 1,265 | R 8,002 | 6.2% | R 173,274 | 11.2% |
| | 2 | 60 | R 1,622,250 | R 11,342 | R 1,505 | R 1,265 | R 8,572 | 6.7% | R 183,981 | 11.9% |
| | 3 | 60 | R 1,703,363 | R 12,023 | R 1,580 | R 1,265 | R 9,178 | 7.1% | R 195,300 | 12.6% |
| **APARTMENT GROUND FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 60 | R 1,595,000 | R 11,300 | R 1,433 | R 1,265 | R 8,602 | 6.5% | R 182,974 | 11.5% |
| | 2 | 60 | R 1,706,650 | R 11,978 | R 1,505 | R 1,265 | R 9,208 | 6.9% | R 195,833 | 12.3% |
| | 3 | 60 | R 1,791,983 | R 12,697 | R 1,580 | R 1,265 | R 9,852 | 7.4% | R 207,821 | 13.0% |
| **APARTMENT FIRST FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 63 | R 1,595,000 | R 11,100 | R 1,505 | R 1,314 | R 8,281 | 6.2% | R 179,122 | 11.2% |
| | 2 | 63 | R 1,674,750 | R 11,766 | R 1,580 | R 1,314 | R 8,872 | 6.7% | R 190,199 | 11.9% |
| | 3 | 63 | R 1,758,488 | R 12,472 | R 1,659 | R 1,314 | R 9,499 | 7.1% | R 201,909 | 12.7% |
| **APARTMENT GROUND FLOOR** 2 Bedrooms, 1 bathroom with single carport. | 1 | 63 | R 1,645,000 | R 11,700 | R 1,505 | R 1,314 | R 8,881 | 6.5% | R 188,822 | 11.5% |
| | 2 | 63 | R 1,760,150 | R 12,402 | R 1,580 | R 1,314 | R 9,508 | 6.9% | R 202,101 | 12.3% |
| | 3 | 63 | R 1,848,158 | R 13,146 | R 1,659 | R 1,314 | R 10,173 | 7.4% | R 214,482 | 13.0% |

Assumptions: Rental increase of 6% p.a. levy escalation of 5% p.a. calculated on a prime interest rate of 10.75% over 20 years.

# LOCATION

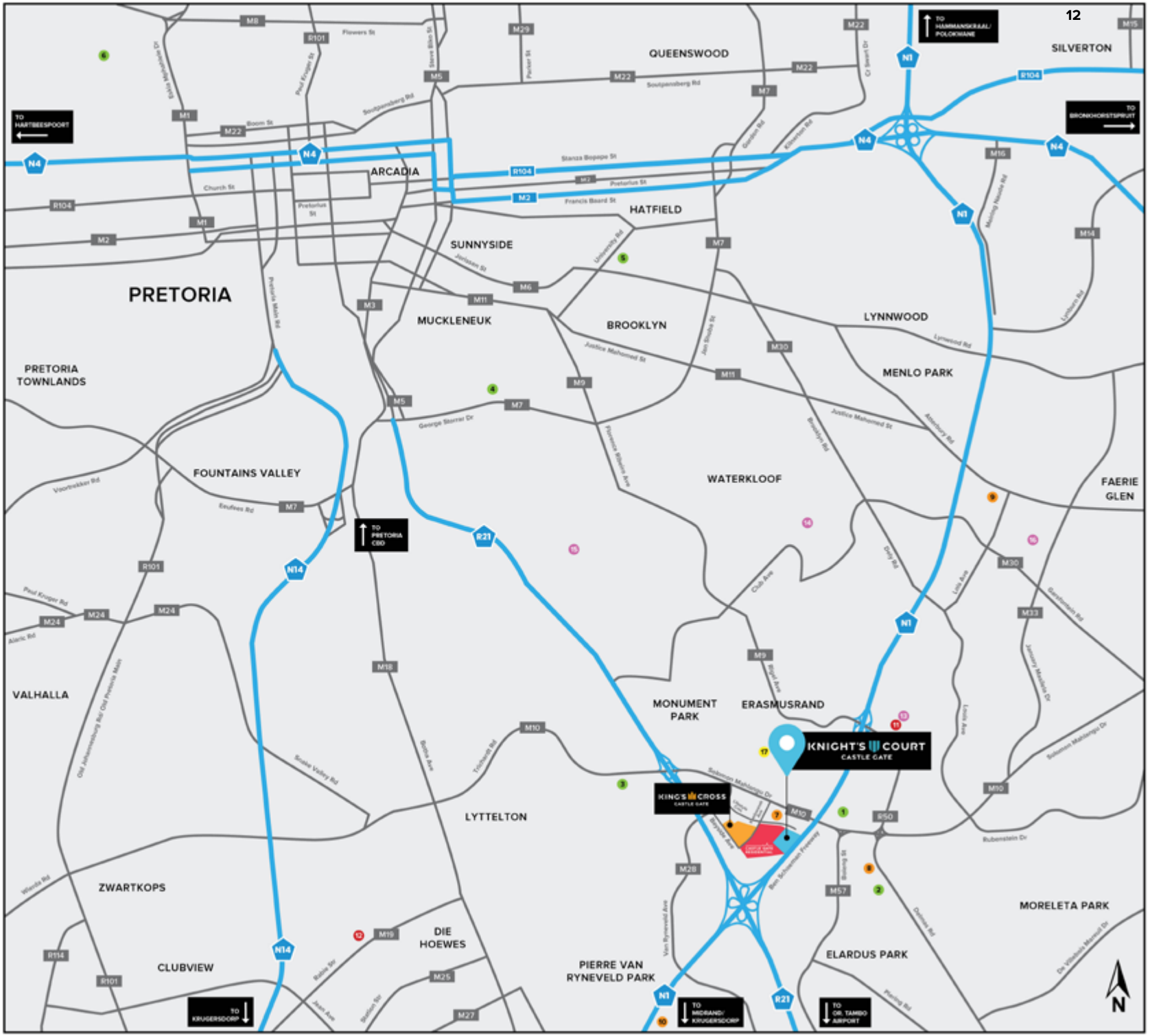
| EDUCATIONAL INSTITUTES | |
|---|---|
| Bonthuis Crèche | 1,8 km |
| 1 Hoërskool Waterkloof | 2,2 km |
| 2 Laerskool Elarduspark | 2,6 km |
| 3 Sol-Tech | 2,6 km |
| Laerskool Monumentpark | 3,4 km |
| Pierre van Ryneveld Private School | 4,1 km |
| Waterkloof Primary School | 6,0 km |
| Hoërskool Garsfontein | 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 |
| 4 University of Pretoria | 9,9 km |
| 5 Pretoria High School for Girls | 10,2 km |
| 6 Tshwane University of Technology | 17,9 km |

| SHOPPING AND LIFESTYLE | |
|---|---|
| 7 Castle Gate Lifestyle Centre | 100 m |
| • Woolworths • Checkers • Gary Rom | |
| • PNA • Starbucks • Fireroom • Spur | |
| • Freedom of Movement • Dischem | |
| • Builders • Kloppers • Weylandts | |
| 8 The Park Shopping Centre | 2,7 km |
| Monument Park Shopping Centre | 3,1 km |
| Superspar Pierre van Ryneveld | 4,3 km |
| 9 Menlyn Park Mall | 5,9 km |
| Irene Village Mall | 6,6 km |
| 10 Irene Link Shopping Centre | 8,5 km |

| HOSPITALS | |
|---|---|
| 11 Mediclinic Kloof Hospital | 3,4 km |
| Cure Day Hospital Erasmuskloof | 3,4 km |
| 12 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 |
| 13 Wolwespruit Bike & Trail Park | 3,5 km |
| 14 Pretoria Country Club | 5,5 km |
| 15 Waterkloof Golf Club | 5,7 km |
| Waterkloof Air Force Base | 5,8 km |
| 16 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 | |
|---|---|
| 17 NG Kerk Waterkloofrif | 600 m |
| Collage Gemeenskapskerk | 4,3 km |
| Choose Life Church | 4,9 km |
| Doxa Deo Faerie Glen | 10,7 km |



# SITE PLAN

**475**
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 and trampolines**

**Swimming pool**

**Communal facility with braais and coffee shop**

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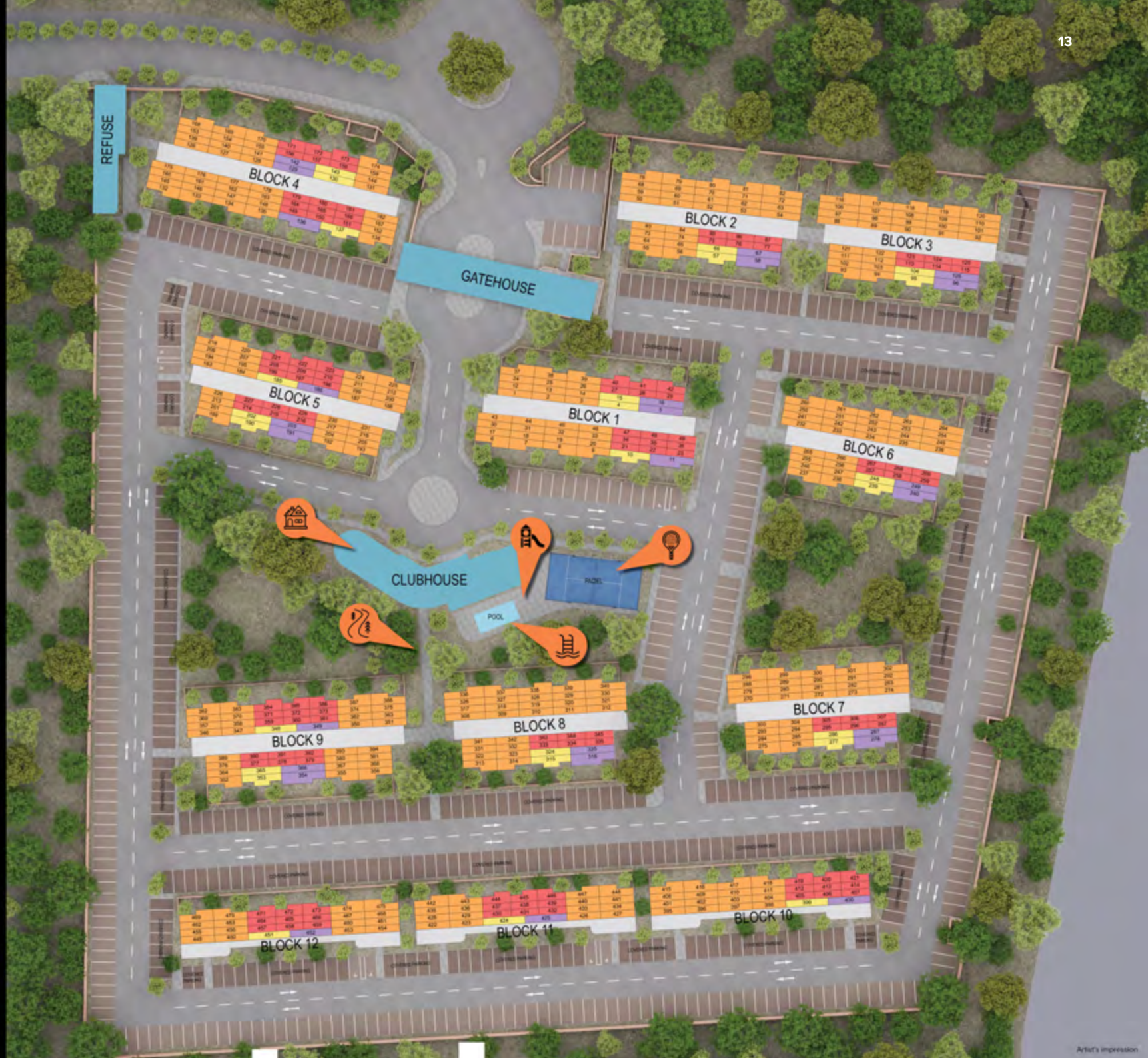


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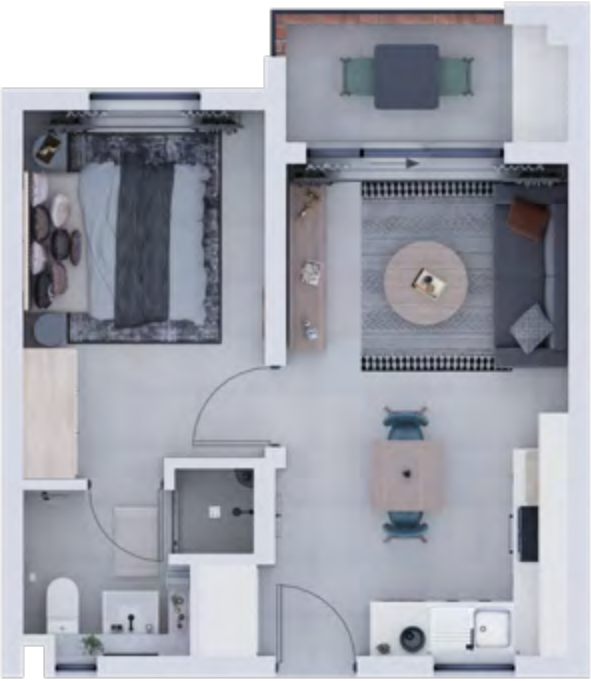
# FLOOR PLANS

## UNIT 1+1

| Bedroom | Bathroom | Carport |
|---|---|---|
| 1 | 1 | 1 |



## UNIT S2+1

| Bedrooms | Bathroom | Carport |
|---|---|---|
| 2 | 1 | 1 |

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# UNIT L2+1

| Bedrooms | Bathroom | Carport |
|---|---|---|
| 2 | 1 | 1 |

# UNIT L2+1S

| Bedrooms | Bathroom | Carport |
|---|---|---|
| 2 | 1 | 1 |

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# 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, the 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 have been 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 PROUD DEVELOPER OF CASTLE GATE RESIDENTIAL

For more information, contact our sales office on 082 303 0888 or visit www.centraldevelopments.co.za or

**RegisterToday.co.za**