woodlands|place

Woodhill, Pretoria

What to expect: Resort style living

Lifestyle apartments with prime locality

Welcome to Woodlands Place – a modern lifestyle estate in the heart of Pretoria East. Secure tenanted units designed for low-risk investing, delivering consistent and attractive rental returns. Surrounded by top schools, restaurants and endless entertainment, this well-managed estate brings together style and convenience.

Whether you are looking for your next home or a smart investment opportunity with fantastic returns, Woodlands Place offers unbeatable value in a sought-after location.

- 24-Hour security
- Fibre ready
- Prepaid water and electricity
- Large private pet-friendly gardens
- Solar geysers
- Kiosk
- Kids' play area
- Walking and jogging trail
- Scenic views
- Car wash
- Indoor swimming pool
- Central facility with braais
- All costs included
- Tenanted units
- Soccer field
- Laundry service


woodlands place

Purchasing process | Become a homeowner in 9 easy steps

START HERE

1
First Point of Contact
Contact sales consultant

2
Required
- Copy of your ID
- 3 latest payslips
- 3 latest bank statements

3
Viewing
Viewing appointment with sales consultant

4
Choose Unit
1. Choose available unit
2. Affordability/credit assessment
3. Complete and sign offer to purchase

5
Application Process
1. Application submitted to bond originator
2. Submit loan application to bank
3. Await bank feedback

6
Bank Loan Approved
Sign and accept the bank's loan offer

7
Attorney Signing
Sign bond and legal documents

8
Registration
1. Do unit inspection
2. Lodgement and registration at the Deeds Office

9
MOVE IN!

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.

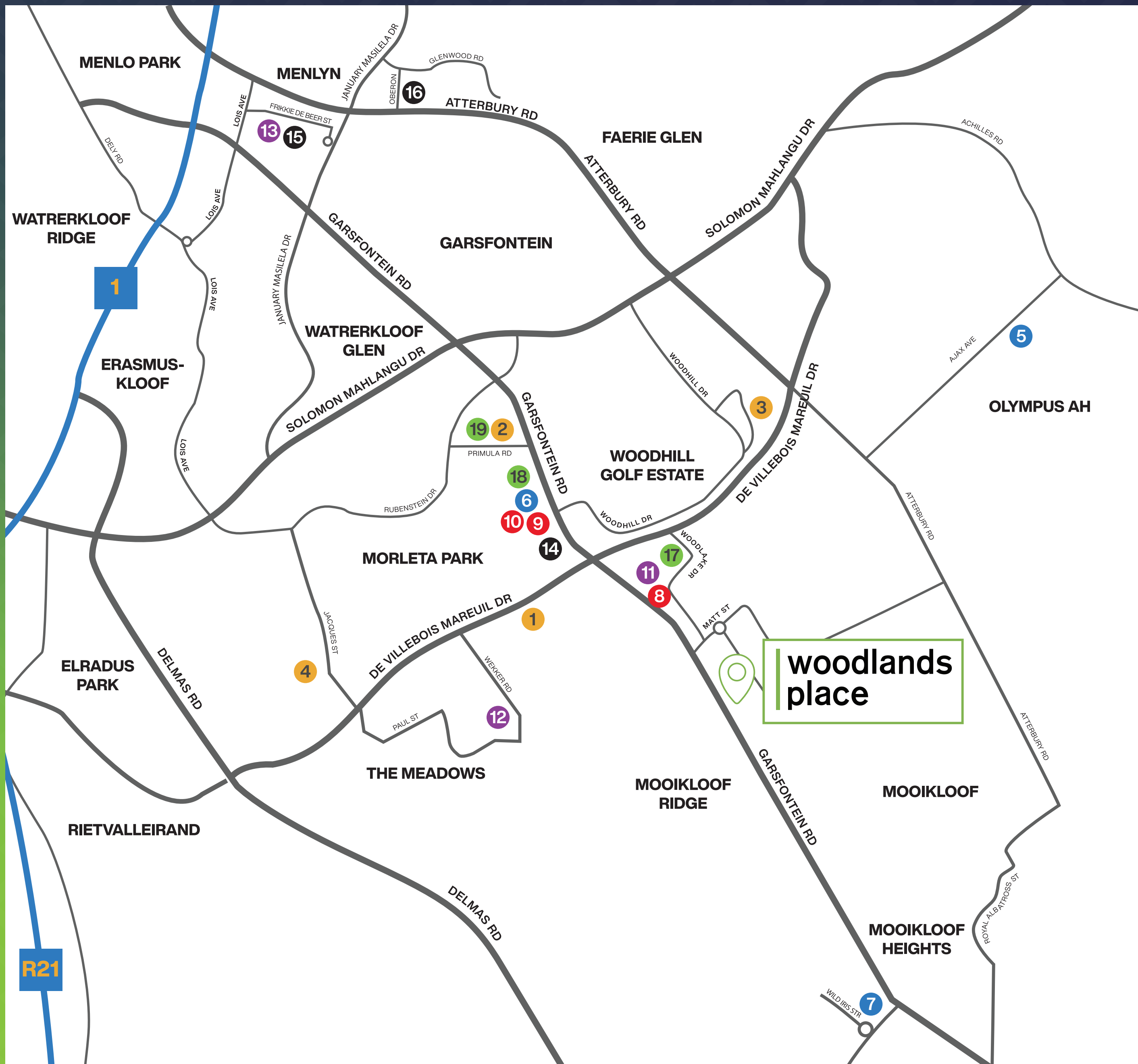
Banks should approve your loan

- 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.

Locality map Welcome to YOUR neighbourhood.



Schools

1	Pure Hope School	2.5 km
2	Eastside Primary School	3.4 km
3	Woodhill College	4.1 km
	Maragon Schools Olympus	4.9 km
4	Montessori East Preschool	5.1 km
	Stratford Preparatory School	5.5 km
	Hoërskool Garsfontein	5.9 km

Sport and Recreation

	Lazer Fitness Factory	2.8 km
5	Planet Fitness Signature Olympus	3.3 km
6	Virgin Active Moreleta Park	3.4 km
	Woodhill Country Club	3.5 km
	Kimiad Golf Course & Driving Range	3.5 km
7	Mooikloof Padel Courts	4.7 km
	Moreleta Kloof Nature Reserve	4.7 km

Restaurants

	The Social Grill	0.5 km
8	Heat Grill Room	2.0 km
	Fish & Chips Mooikloof Village	2.2 km
9	Grubhouse Parkview	2.9 km
10	Summit Grill & Skybar Woodhill	3.3 km
	Hennie's Moreleta Restaurant	4.0 km
	Asia House	4.6 km

Shopping Centres

11	Woodlands Boulevard Shopping Complex	1.6 km
	Mooikloof Village	2.0 km
	Mooikloof SPAR	2.1 km
	Parkview Shopping Centre	2.5 km
12	The Village Shopping Mall	3.7 km
	Atterbury Value Mart	4.7 km
13	Menlyn Maine	6.1 km
	Menlyn Shopping Centre	6.6 km

Hospitals and Day Clinics

14	Netcare Pretoria East Hospital	3.0 km
15	Cintocare	7.5 km
16	Life Faerie Glen Hospital	7.5 km

Churches

17	Be Church	1.0 km
	Moreletapark Gemeente	2.5 km
18	Doxa Deo Parkview	2.7 km
19	Eastside Community Church	3.4 km

ROI Expected rental returns

Central Developments makes investing easy. Pretoria East has high rental demand, and Woodhill is a popular suburb.
Along with strong rental demand, excellent capital growth is likely because of the development's prime location in a desirable, growing area.

Apartment type	Year	m²	Purchase Price (5% Capital growth p.a.)	Rental Income (6% esc. p.a.)	Levy (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total ROI (5% Capital growth + net rental income p.a.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT GROUND FLOOR	1	56	R 1,095,000	R 9,100	R 899	R 630	R 7,571	8.3%	R 145,602	13.3%	-R 2,103
2 Bedrooms	2	56	R 1,149,750	R 9,646	R 944	R 630	R 8,072	8.8%	R 154,352	14.1%	-R 1,602
1 Bathroom	3	56	R 1,207,238	R 10,225	R 991	R 630	R 8,604	9.4%	R 163,605	14.9%	-R 1,070
APARTMENT FIRST FLOOR	1	56	R 995,000	R 8,600	R 899	R 630	R 7,071	8.5%	R 134,602	13.5%	-R 1,720
2 Bedrooms	2	56	R 1,044,750	R 9,116	R 944	R 630	R 7,542	9.1%	R 142,742	14.3%	-R 1,249
1 Bathroom	3	56	R 1,096,988	R 9,663	R 991	R 630	R 8,042	9.7%	R 151,351	15.2%	-R 749
APARTMENT SECOND FLOOR	1	56	R 965,000	R 8,300	R 899	R 630	R 6,771	8.4%	R 129,502	13.4%	-R 1,755
2 Bedrooms	2	56	R 1,032,550	R 8,798	R 944	R 630	R 7,224	9.0%	R 138,316	14.3%	-R 1,302
1 Bathroom	3	56	R 1,084,178	R 9,326	R 991	R 630	R 7,705	9.6%	R 146,666	15.2%	-R 821
APARTMENT THIRD FLOOR	1	56	R 935,000	R 8,000	R 899	R 630	R 6,471	8.3%	R 124,402	13.3%	-R 1,790
2 Bedrooms	2	56	R 981,750	R 8,480	R 944	R 630	R 6,906	8.9%	R 131,960	14.1%	-R 1,354
1 Bathroom	3	56	R 1,030,838	R 8,989	R 991	R 630	R 7,368	9.5%	R 139,954	15.0%	-R 893
APARTMENT GROUND FLOOR	1	71	R 1,255,000	R 9,800	R 1,140	R 903	R 7,757	7.4%	R 155,834	12.4%	-R 3,331
2 Bedrooms	2	71	R 1,317,750	R 10,388	R 1,197	R 903	R 8,288	7.9%	R 165,344	13.2%	-R 2,800
2 Bathrooms	3	71	R 1,383,638	R 11,011	R 1,257	R 903	R 8,851	8.5%	R 175,399	14.0%	-R 2,236
APARTMENT FIRST FLOOR	1	71	R 1,155,000	R 9,300	R 1,140	R 903	R 7,257	7.5%	R 144,834	12.5%	-R 2,947
2 Bedrooms	2	71	R 1,212,750	R 9,858	R 1,197	R 903	R 7,758	8.1%	R 153,734	13.3%	-R 2,446
2 Bathrooms	3	71	R 1,273,388	R 10,449	R 1,257	R 903	R 8,290	8.6%	R 163,145	14.1%	-R 1,915
APARTMENT SECOND FLOOR	1	71	R 1,125,000	R 9,000	R 1,140	R 903	R 6,957	7.4%	R 139,734	12.4%	-R 2,982
2 Bedrooms	2	71	R 1,203,750	R 9,540	R 1,197	R 903	R 7,440	7.9%	R 149,468	13.3%	-R 2,499
2 Bathrooms	3	71	R 1,263,938	R 10,112	R 1,257	R 903	R 7,953	8.5%	R 158,627	14.1%	-R 1,987
APARTMENT THIRD FLOOR	1	71	R 1,095,000	R 8,750	R 1,140	R 903	R 6,707	7.4%	R 135,234	12.4%	-R 2,967
2 Bedrooms	2	71	R 1,149,750	R 9,275	R 1,197	R 903	R 7,175	7.9%	R 143,588	13.1%	-R 2,499
2 Bathrooms	3	71	R 1,207,238	R 9,832	R 1,257	R 903	R 7,672	8.4%	R 152,422	13.9%	-R 2,002

All units feature a covered balcony and a designated carport.
Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on **90% bond approved** at a prime interest rate of 10.25% over 20 years.

ROI Expected rental returns

Central Developments makes investing easy. Pretoria East has high rental demand, and Woodhill is a popular suburb.
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Apartment type	Year	m²	Purchase Price (5% Capital growth p.a.)	Rental Income (6% esc. p.a.)	Levy (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total ROI (5% Capital growth + net rental income p.a.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT GROUND FLOOR	1	56	R 1,095,000	R 9,100	R 899	R 630	R 7,571	8.3%	R 145,602	13.3%	-R 3,178
2 Bedrooms	2	56	R 1,149,750	R 9,646	R 944	R 630	R 8,072	8.8%	R 154,352	14.1%	-R 2,677
1 Bathroom	3	56	R 1,207,238	R 10,225	R 991	R 630	R 8,604	9.4%	R 163,605	14.9%	-R 2,145
APARTMENT FIRST FLOOR	1	56	R 995,000	R 8,600	R 899	R 630	R 7,071	8.5%	R 134,602	13.5%	-R 2,696
2 Bedrooms	2	56	R 1,044,750	R 9,116	R 944	R 630	R 7,542	9.1%	R 142,742	14.3%	-R 2,225
1 Bathroom	3	56	R 1,096,988	R 9,663	R 991	R 630	R 8,042	9.7%	R 151,351	15.2%	-R 1,726
APARTMENT SECOND FLOOR	1	56	R 965,000	R 8,300	R 899	R 630	R 6,771	8.4%	R 129,502	13.4%	-R 2,702
2 Bedrooms	2	56	R 1,032,550	R 8,798	R 944	R 630	R 7,224	9.0%	R 138,316	14.3%	-R 2,249
1 Bathroom	3	56	R 1,084,178	R 9,326	R 991	R 630	R 7,705	9.6%	R 146,666	15.2%	-R 1,768
APARTMENT THIRD FLOOR	1	56	R 935,000	R 8,000	R 899	R 630	R 6,471	8.3%	R 124,402	13.3%	-R 2,707
2 Bedrooms	2	56	R 981,750	R 8,480	R 944	R 630	R 6,906	8.9%	R 131,960	14.1%	-R 2,272
1 Bathroom	3	56	R 1,030,838	R 8,989	R 991	R 630	R 7,368	9.5%	R 139,954	15.0%	-R 1,811
APARTMENT GROUND FLOOR	1	71	R 1,255,000	R 9,800	R 1,140	R 903	R 7,757	7.4%	R 155,834	12.4%	-R 4,563
2 Bedrooms	2	71	R 1,317,750	R 10,388	R 1,197	R 903	R 8,288	7.9%	R 165,344	13.2%	-R 4,032
2 Bathrooms	3	71	R 1,383,638	R 11,011	R 1,257	R 903	R 8,851	8.5%	R 175,399	14.0%	-R 3,468
APARTMENT FIRST FLOOR	1	71	R 1,155,000	R 9,300	R 1,140	R 903	R 7,257	7.5%	R 144,834	12.5%	-R 4,081
2 Bedrooms	2	71	R 1,212,750	R 9,858	R 1,197	R 903	R 7,758	8.1%	R 153,734	13.3%	-R 3,580
2 Bathrooms	3	71	R 1,273,388	R 10,449	R 1,257	R 903	R 8,290	8.6%	R 163,145	14.1%	-R 3,048
APARTMENT SECOND FLOOR	1	71	R 1,125,000	R 9,000	R 1,140	R 903	R 6,957	7.4%	R 139,734	12.4%	-R 4,086
2 Bedrooms	2	71	R 1,203,750	R 9,540	R 1,197	R 903	R 7,440	7.9%	R 149,468	13.3%	-R 3,603
2 Bathrooms	3	71	R 1,263,938	R 10,112	R 1,257	R 903	R 7,953	8.5%	R 158,627	14.1%	-R 3,091
APARTMENT THIRD FLOOR	1	71	R 1,095,000	R 8,750	R 1,140	R 903	R 6,707	7.4%	R 135,234	12.4%	-R 4,042
2 Bedrooms	2	71	R 1,149,750	R 9,275	R 1,197	R 903	R 7,175	7.9%	R 143,588	13.1%	-R 3,574
2 Bathrooms	3	71	R 1,207,238	R 9,832	R 1,257	R 903	R 7,672	8.4%	R 152,422	13.9%	-R 3,077

All units feature a covered balcony and a designated carport.
Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on **100% bond** approved at a prime interest rate of 10.25% over 20 years.

Site map | Amenities in the estate

- Indoor swimming pool
- Kids' play areas
- Kiosk
- Boma
- Outdoor gym
- Car wash
- Laundry
- Braai areas

Floor plans

Back entrance | from R935 000

2 | 1 | 56 m² | 1

Artist's impression

Side entrance | from R935 000

2 | 1 | 56 m² | 1

Artist's impression

Back entrance | from R1 095 000

2 | 2 | $71\ m^2$ | 1

Artist's impression

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 2500 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.

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Show units now open

Mon - Fri	08:00-18:00
Saturday	09:00-17:00
Sunday	11:00-15:00

central