

woodlands place

PRETORIA
EAST



LIFESTYLE APARTMENTS





What we have to offer at Woodlands Place in Pretoria East

Lifestyle apartments with prime locality.

Welcome to Woodlands Place – a modern lifestyle estate perfectly positioned in the heart of Pretoria East. Surrounded by top schools, trendy restaurants and endless entertainment, this well-managed estate brings together style and convenience. Enjoy serene views of Woodhill and Mooikloof while making the most of luxury features like an indoor pool, outdoor gym, braai areas, and a convenient on-site car wash and kiosk.

Whether you're 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



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.

Become a homeowner in 9 easy steps



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
4	Maragon Schools Olympus	4.9 km
	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

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.

Expected Rental Returns	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 2 Bedrooms 1 Bathroom	1	56	R 1 095 000	R 9 150	R 1 070	R 962	R 7 118	7.8%	R 140 166	12.8%	-R 2 887
	2	56	R 1 149 750	R 9 699	R 1 124	R 962	R 7 614	8.3%	R 148 850	13.6%	-R 2 392
	3	56	R 1 207 238	R 10 281	R 1 180	R 962	R 8 139	8.9%	R 158 033	14.4%	-R 1 866
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995 000	R 8 700	R 1 070	R 860	R 6 770	8.2%	R 130 990	13.2%	-R 2 321
	2	56	R 1 044 750	R 9 222	R 1 124	R 860	R 7 239	8.7%	R 139 100	14.0%	-R 1 853
	3	56	R 1 096 988	R 9 775	R 1 180	R 860	R 7 736	9.3%	R 147 677	14.8%	-R 1 356
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965 000	R 8 400	R 1 070	R 830	R 6 500	8.1%	R 126 250	13.1%	-R 2 317
	2	56	R 1 032 550	R 8 904	R 1 124	R 830	R 6 951	8.6%	R 135 034	14.0%	-R 1 867
	3	56	R 1 084 178	R 9 438	R 1 180	R 830	R 7 429	9.2%	R 143 352	14.9%	-R 1 389
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 935 000	R 8 150	R 1 070	R 799	R 6 281	8.1%	R 122 122	13.1%	-R 2 262
	2	56	R 981 750	R 8 639	R 1 124	R 799	R 6 717	8.6%	R 129 686	13.9%	-R 1 827
	3	56	R 1 030 838	R 9 157	R 1 180	R 799	R 7 179	9.2%	R 137 686	14.7%	-R 1 364
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 255 000	R 9 850	R 1 356	R 1 125	R 7 369	7.0%	R 151 178	12.0%	-R 4 098
	2	71	R 1 317 750	R 10 441	R 1 424	R 1 125	R 7 892	7.5%	R 160 594	12.8%	-R 3 575
	3	71	R 1 383 638	R 11 067	R 1 495	R 1 125	R 8 447	8.1%	R 170 552	13.6%	-R 3 020
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 155 000	R 9 400	R 1 356	R 1 023	R 7 021	7.3%	R 142 002	12.3%	-R 3 532
	2	71	R 1 212 750	R 9 964	R 1 424	R 1 023	R 7 517	7.8%	R 150 844	13.1%	-R 3 036
	3	71	R 1 273 388	R 10 562	R 1 495	R 1 023	R 8 044	8.4%	R 160 196	13.9%	-R 2 509
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 125 000	R 9 100	R 1 356	R 993	R 6 751	7.2%	R 137 262	12.2%	-R 3 528
	2	71	R 1 203 750	R 9 646	R 1 424	R 993	R 7 229	7.7%	R 146 938	13.1%	-R 3 050
	3	71	R 1 263 938	R 10 225	R 1 495	R 993	R 7 737	8.3%	R 156 038	13.9%	-R 2 542
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 095 000	R 8 850	R 1 356	R 962	R 6 532	7.2%	R 133 134	12.2%	-R 3 473
	2	71	R 1 149 750	R 9 381	R 1 424	R 962	R 6 995	7.7%	R 141 430	12.9%	-R 3 010
	3	71	R 1 207 238	R 9 944	R 1 495	R 962	R 7 487	8.2%	R 150 204	13.7%	-R 2 518

All units feature a covered balcony and a designated carport.

Assumptions: Rental growth of 6% p.a. Levy escalation of 5% p.a. Calculated on **90% bond approved** at a prime interest rate of 10.75% over 20 years.

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	3	56	R 1 207 238	R 10 281	R 1 180	R 962	R 8 139	8.9%	R 158 033	14.4%	-R 2 977
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995 000	R 8 700	R 1 070	R 860	R 6 770	8.2%	R 130 990	13.2%	-R 3 332
	2	56	R 1 044 750	R 9 222	R 1 124	R 860	R 7 239	8.7%	R 139 100	14.0%	-R 2 863
	3	56	R 1 096 988	R 9 775	R 1 180	R 860	R 7 736	9.3%	R 147 677	14.8%	-R 2 366
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965 000	R 8 400	R 1 070	R 830	R 6 500	8.1%	R 126 250	13.1%	-R 3 297
	2	56	R 1 032 550	R 8 904	R 1 124	R 830	R 6 951	8.6%	R 135 034	14.0%	-R 2 846
	3	56	R 1 084 178	R 9 438	R 1 180	R 830	R 7 429	9.2%	R 143 352	14.9%	-R 2 368
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 935 000	R 8 150	R 1 070	R 799	R 6 281	8.1%	R 122 122	13.1%	-R 3 211
	2	56	R 981 750	R 8 639	R 1 124	R 799	R 6 717	8.6%	R 129 686	13.9%	-R 2 776
	3	56	R 1 030 838	R 9 157	R 1 180	R 799	R 7 179	9.2%	R 137 686	14.7%	-R 2 314
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 255 000	R 9 850	R 1 356	R 1 125	R 7 369	7.0%	R 151 178	12.0%	-R 5 372
	2	71	R 1 317 750	R 10 441	R 1 424	R 1 125	R 7 892	7.5%	R 160 594	12.8%	-R 4 849
	3	71	R 1 383 638	R 11 067	R 1 495	R 1 125	R 8 447	8.1%	R 170 552	13.6%	-R 4 294
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 155 000	R 9 400	R 1 356	R 1 023	R 7 021	7.3%	R 142 002	12.3%	-R 4 705
	2	71	R 1 212 750	R 9 964	R 1 424	R 1 023	R 7 517	7.8%	R 150 844	13.1%	-R 4 209
	3	71	R 1 273 388	R 10 562	R 1 495	R 1 023	R 8 044	8.4%	R 160 196	13.9%	-R 3 682
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 125 000	R 9 100	R 1 356	R 993	R 6 751	7.2%	R 137 262	12.2%	-R 4 670
	2	71	R 1 203 750	R 9 646	R 1 424	R 993	R 7 229	7.7%	R 146 938	13.1%	-R 4 192
	3	71	R 1 263 938	R 10 225	R 1 495	R 993	R 7 737	8.3%	R 156 038	13.9%	-R 3 685
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 095 000	R 8 850	R 1 356	R 962	R 6 532	7.2%	R 133 134	12.2%	-R 4 585
	2	71	R 1 149 750	R 9 381	R 1 424	R 962	R 6 995	7.7%	R 141 430	12.9%	-R 4 122
	3	71	R 1 207 238	R 9 944	R 1 495	R 962	R 7 487	8.2%	R 150 204	13.7%	-R 3 630

All units feature a covered balcony and a designated carport.

Assumptions: Rental growth 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 map

Amenities in the estate.



Artist's impression



Indoor swimming pool



Kiosk



Outdoor gym



Laundry



Kids' play areas



Boma



Car wash



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

71m²

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, Central Developments Property Group has delivered more than 38 000 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.

38 000 units developed

More than 38 000 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.



Show units now open

Mon - Sat 09:00-18:00

Sunday 12:00-17:00

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