

KINGS WALK

ESTATES

LAUNCHING SOON



central







Artist's impression



WELCOME TO

KINGS WALK ESTATES

ROOTED IN HISTORY, BUILT FOR THE FUTURE.

The land on which **Kings Walk Estates** is now situated has a rich and storied history. This area was once comprised of farms and smallholdings that helped shape today's Pretoria East, and was known for its fertile soil, vast skies, and peaceful charm. Generations of families worked this land with care, leaving a legacy of community and resilience. Over time, as Pretoria East developed into one of the most desirable residential areas in the region, the vision for **Kings Walk Estates** was conceived: to transform this historically significant land into a modern estate that honours its past while offering a secure, vibrant home for the future.

A PLACE WHERE COMMUNITY THRIVES

Within the estate, walking trails, landscaped gardens, and children's play areas foster a sense of community and belonging, creating a neighbourhood where families and individuals can thrive.

HOMES BUILT WITH CARE

Each home's modern architecture, open-plan living, and abundance of natural light echo the expansive landscapes that formed the backdrop of this area's history. From cosy starter homes to spacious family residences, every detail was carefully considered and intentionally designed.

SECURITY AND PEACE OF MIND

Kings Walk Estates ensures peace of mind with 24-hour security, controlled access, and state-of-the-art surveillance systems. While honouring the past is important, it also looks to the future by employing innovative technology to ensure the safety of its residents.

LIVING CLOSE TO NATURE

The estate reflects the natural beauty that has always characterised Pretoria East. Lush landscaping, green spaces, and walking trails enable residents to enjoy the tranquillity of nature while still being close to modern amenities and city conveniences.

THE LIFESTYLE YOU DESERVE

Kings Walk is so much more than a place to live. It is a continuation of this land's story. It is where the heritage of the past meets the promise of the future, offering residents not just homes, but a comfortable, secure lifestyle, and a sense of belonging.





Artist's impression





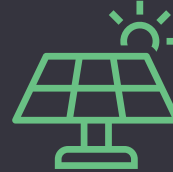
EXPERIENCE ELEVATED LIVING AT KINGS WALK ESTATES



Prime
location



24-Hour
security



Solar
geyser



Gas
stove



Prepaid
utilities



Fibre
internet



Parks and
play area



Jogging
trail



Private
gardens



Pet
friendly



Full
title



Value for
money



Trusted
developer



KINGS WALK ESTATES SITE PLAN



PHASE 1:

Ext 49 | **LAUNCHING SOON!**

212 Houses

YOU CAN LOOK FORWARD TO:



KINGS WALK MALL



KINGS WALK PRIVATE SCHOOL



OPTION:

Simplex
or duplex



BEDROOMS:

3 to 4
bedrooms



BATHROOMS:

2 to 3½
bathrooms



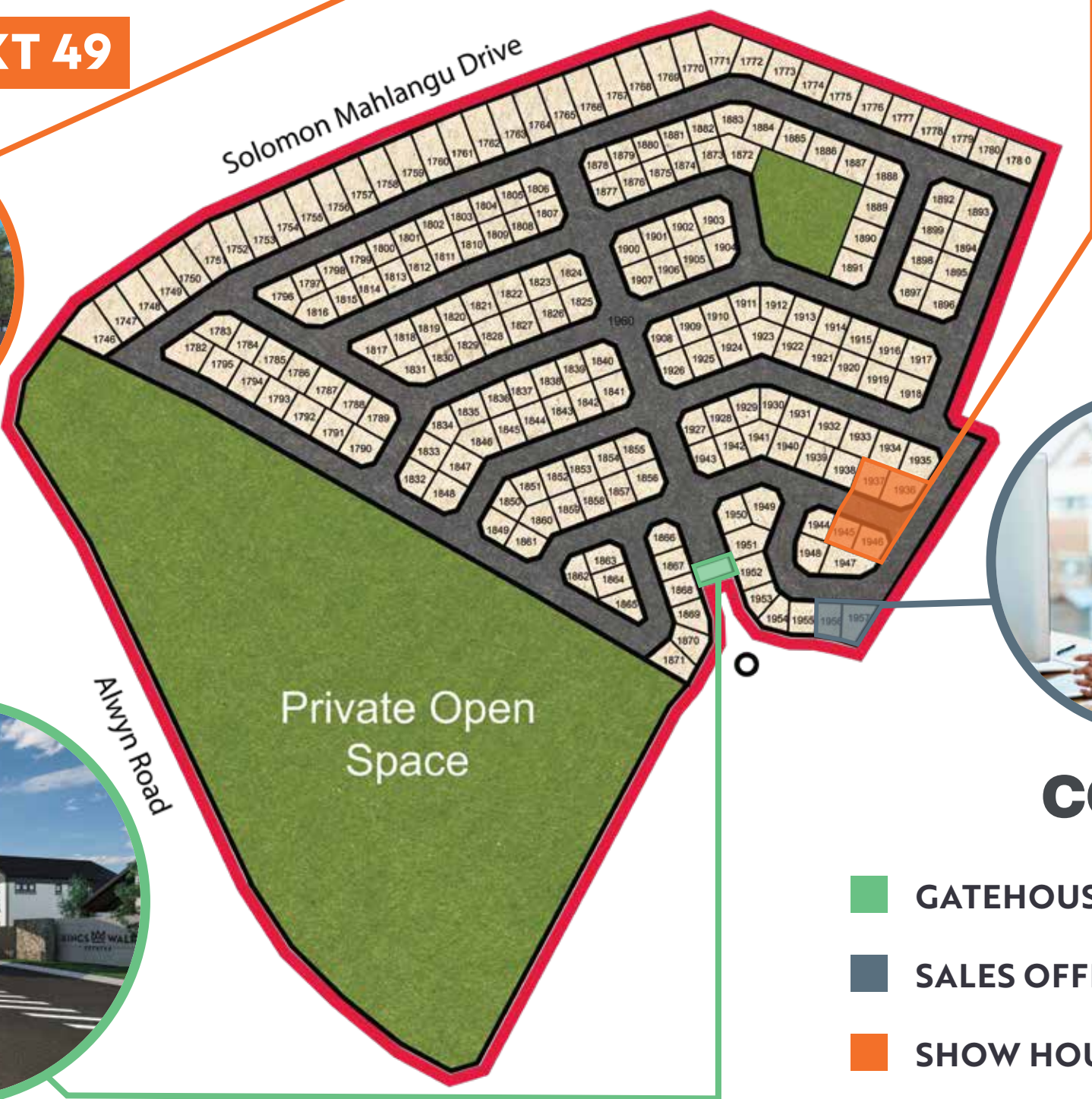
PARKING:

Double
carport



PHASE 1 | EXT 49

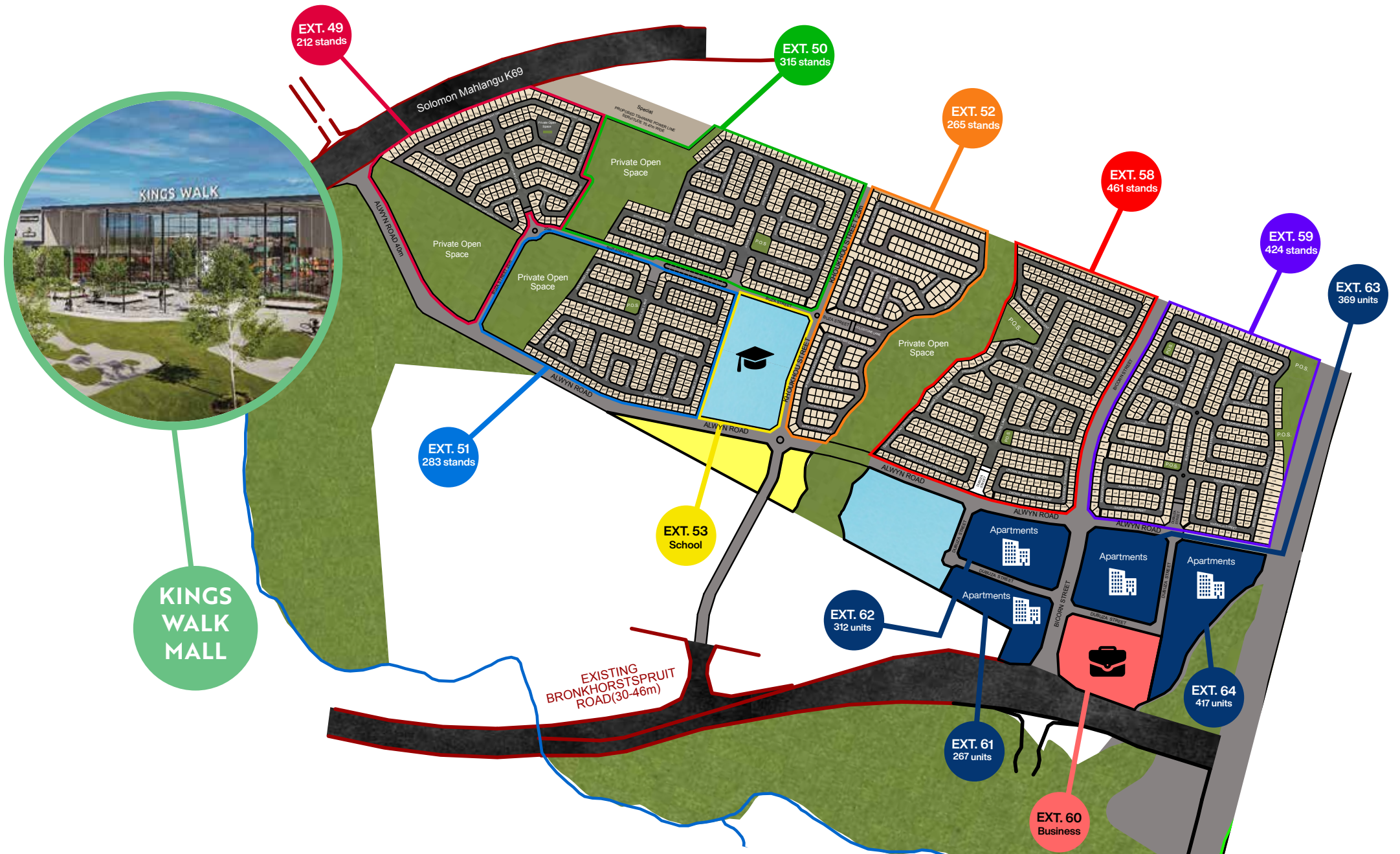
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central

-  GATEHOUSE (ENTRANCE)
-  SALES OFFICE
-  SHOW HOUSES





KINGS WALK NODE | PHASE 1 - EXT. 49 | LAUNCHING SOON!



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



Gauteng's
LARGEST
residential property
developer

Central Developments was established in 2002 and develops rental complexes, secure lifestyle estates and retirement estates.



More than **39 000 units** successfully developed to date. Our new developments cater to a niche market for an excellent return on investment.

KINGS WALK MALL - COMING SOON

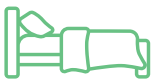




FLOOR PLANS | SINGLE STOREYS



61 m²



3
bedrooms



2
bathrooms

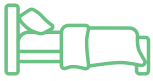


2
carports

Optional extra: 9 m² patio



71 m²



3
bedrooms



2
bathrooms



2
carports

Optional extra: 9 m² patio



FLOOR PLANS | SINGLE STOREYS



81 m²



3
bedrooms



2
bathrooms



2
carports

Optional extra: 9 m² patio



91 m²



4
bedrooms



2
bathrooms



2
carports

Optional extra: 9 m² patio

Artist's impression



FLOOR PLANS | DOUBLE STOREYS



111 m²



3
bedrooms



2½
bathrooms



2
carports



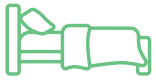
Ground floor



First floor



130 m²



4
bedrooms



2½
bathrooms



2
carports



Ground floor



First floor



Artist's impression



FLOOR PLANS | DOUBLE STOREYS



Artist's impression



131 m²



4
bedrooms



3½
bathrooms



2
carports



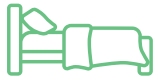
Ground floor



First floor



155 m²



4
bedrooms



3½
bathrooms



2
carports



Ground floor



First floor



Artist's impression



PURCHASE PROCESS

How much do I qualify for?

Monthly
repayment
amount < 40%
of combined
gross income

To qualify for a home loan, the bank's lending criteria dictates that the monthly repayment amount may not exceed 40% 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.



BECOME A HOMEOWNER IN

9 EASY STEPS



PRICING STRUCTURE



SIZE	DESCRIPTION	SELLING PRICE*	JOINT INCOME	MONTHLY PAYMENT
61 m ²	3 Bedrooms, 2 Bathrooms, Double Carport	R1 395 000	R45 642	R13 694
71 m ²	3 Bedrooms, 2 Bathrooms, Double Carport	R1 480 000	R48 423	R14 528
81 m ²	3 Bedrooms, 2 Bathrooms, Double Carport	R1 580 000	R51 695	R15 510
91 m ²	4 Bedrooms, 2 Bathrooms, Double Carport	R1 680 000	R54 967	R16 492
111 m ²	3 Bedrooms, 2½ Bathrooms, Double Carport	R1 830 000	R59 874	R17 964
130 m ²	4 Bedrooms, 2½ Bathrooms, Double Carport	R1 945 000	R63 637	R19 093
131 m ²	4 Bedrooms, 3½ Bath, Double Carport	R1 945 000	R63 637	R19 093
155 m ²	4 Bedrooms, 3½ Bath, Double Carport	R2 145 000	R70 180	R21 056

*Selling price listed **EXCLUDES** the **OPTIONAL EXTRAS**:

- Expanda security gates	From R19 000
- Built-in braai	From R16 500
- Louvre patio awning	From R25 000
- 1 000 Liter water tank and stand	From R10 000

Based on **10.25%** interest rate



OPTIONAL EXTRAS



Water tank and stand

Louvre patio awning



Built-in braai



Security gates



WELCOME TO THE NEIGHBOURHOOD

RECREATION AND ENTERTAINMENT

- | | | |
|-----|--------------------------------------|---------|
| 1. | Kings Walk Mall - COMING SOON | 0.0 km |
| 2. | The Grove Mall | 8.1 km |
| 3. | The Climbing Barn Adventure Centre | 8.9 km |
| 4. | Tshwane Regional Mall (Denneboom) | 10.1 km |
| 5. | Mams Mall | 10.1 km |
| 6. | Atterbury Value Mart | 11.8 km |
| 7. | Pretoria National Botanical Gardens | 13.4 km |
| 8. | Menlyn Park Shopping Centre | 13.9 km |
| 9. | Woodlands Shopping Centre | 14.6 km |
| 10. | Brooklyn Mall | 18.4 km |

EDUCATION

- | | | |
|-----|--|---------|
| 11. | Kings Walk Private School - COMING SOON | 0.0 km |
| 12. | Curro The Blyde | 3.1 km |
| 13. | Curro Hazeldean | 6.6 km |
| 14. | La Montagne Primary School | 8.0 km |
| 15. | Star College | 8.1 km |
| 16. | Willow Ridge High School | 9.5 km |
| 17. | University of Pretoria | 18.0 km |

MEDICAL AND EMERGENCY

- | | | |
|-----|--------------------------------|---------|
| 18. | Mamelodi Regional Hospital | 7.4 km |
| 19. | Life Wilgers Hospital | 9.7 km |
| 20. | Paeds in a Pod Paediatrics | 10.6 km |
| 21. | Netcare Pretoria East Hospital | 14.2 km |
| 22. | Faerie Glen Hospital | 14.8 km |

RELIGION

- | | | |
|-----|-----------------------------------|---------|
| 23. | ZCC Nellmapius | 4.6 km |
| 24. | AFM Living Waters Church | 4.5 km |
| 25. | CRC Pretoria | 6.4 km |
| 26. | Doxa Deo Faerie Glen | 11.0 km |
| 27. | Capital City Church International | 13.5 km |

CBDs AND SUBURBS

- | | | |
|-----|----------------|---------|
| 28. | Nellmapius | 4.9 km |
| 29. | Silver Lakes | 5.7 km |
| 30. | Faerie Glen | 10.1 km |
| 31. | Silverton | 10.1 km |
| 32. | Pretoria's CBD | 19.7 km |



SILVERTON

NELLMAPIUS

MAMELODI

DIE WILGERS

SILVER LAKES

GARSFONTEIN

KINGS WALK ESTATES

M8 - TSAMAYA AVE.

M10 - SOLOMON MAHLANGU DR.

M10 - SOLOMON MAHLANGU DR.

R104 - BRONKHORSTSPRUIT RD.

TO PRETORIA CBD

TO EMALAHLENI

TO JOHANNESBURG

M8

M8

18

31

23

R104

1

11

N4

12

2

29

R104

N4

4

M10

30

TO EMALAHLENI

M10 - SOLOMON MAHLANGU DR.

13

TO JOHANNESBURG





KINGS WALK

ESTATES

PROUDLY DEVELOPED BY

central

REFER A FRIEND

