



# KNIGHT'S COURT

## CASTLE GATE



CASTLE GATE  
RESIDENTIAL



**MODERN LIVING, TIMELESS VALUE**

## 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.



# 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







## 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.





# 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	m <sup>2</sup>	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.)
<b>APARTMENT THIRD FLOOR</b> 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,090,000	R 9,000	R 980	R 820	R 7,200	7.9%	R 140,900 12.9%
	2	41	R 1,144,500	R 9,540	R 1,029	R 820	R 7,691	8.5%	R 149,517 13.7%
	3	41	R 1,201,725	R 10,112	R 1,080	R 820	R 8,212	9.0%	R 158,630 14.6%
<b>APARTMENT SECOND FLOOR</b> 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,120,000	R 9,100	R 980	R 820	R 7,300	7.8%	R 143,600 12.8%
	2	41	R 1,176,000	R 9,646	R 1,029	R 820	R 7,797	8.4%	R 152,364 13.6%
	3	41	R 1,234,800	R 10,225	R 1,080	R 820	R 8,324	8.9%	R 161,632 14.4%
<b>APARTMENT FIRST FLOOR</b> 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,150,000	R 9,200	R 980	R 820	R 7,400	7.7%	R 146,300 12.7%
	2	41	R 1,230,500	R 9,752	R 1,029	R 820	R 7,903	8.2%	R 156,361 13.6%
	3	41	R 1,292,025	R 10,337	R 1,080	R 820	R 8,437	8.8%	R 165,841 14.4%
<b>APARTMENT THIRD FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,245,000	R 9,600	R 1,171	R 972	R 7,457	7.2%	R 151,734 12.2%
	2	49	R 1,307,250	R 10,176	R 1,230	R 972	R 7,974	7.7%	R 161,056 12.9%
	3	49	R 1,372,613	R 10,787	R 1,291	R 972	R 8,524	8.2%	R 170,913 13.7%
<b>APARTMENT SECOND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,275,000	R 9,700	R 1,171	R 972	R 7,557	7.1%	R 154,434 12.1%
	2	49	R 1,338,750	R 10,282	R 1,230	R 972	R 8,080	7.6%	R 163,903 12.9%
	3	49	R 1,405,688	R 10,899	R 1,291	R 972	R 8,636	8.1%	R 173,915 13.6%
<b>APARTMENT FIRST FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,305,000	R 9,800	R 1,171	R 972	R 7,657	7.0%	R 157,134 12.0%
	2	49	R 1,370,250	R 10,388	R 1,230	R 972	R 8,186	7.5%	R 166,750 12.8%
	3	49	R 1,438,763	R 11,011	R 1,291	R 972	R 8,748	8.0%	R 176,917 13.6%
<b>APARTMENT GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,355,000	R 10,300	R 1,171	R 972	R 8,157	7.2%	R 165,634 12.2%
	2	49	R 1,449,850	R 10,918	R 1,230	R 972	R 8,716	7.7%	R 177,090 13.1%
	3	49	R 1,522,343	R 11,573	R 1,291	R 972	R 9,310	8.2%	R 187,838 13.9%
<b>APARTMENT FIRST FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	60	R 1,545,000	R 10,600	R 1,433	R 1,265	R 7,902	6.1%	R 172,074 11.1%
	2	60	R 1,622,250	R 11,236	R 1,505	R 1,265	R 8,466	6.6%	R 182,709 11.8%
	3	60	R 1,703,363	R 11,910	R 1,580	R 1,265	R 9,065	7.0%	R 193,951 12.6%
<b>APARTMENT GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	60	R 1,595,000	R 11,200	R 1,433	R 1,265	R 8,502	6.4%	R 181,774 11.4%
	2	60	R 1,706,650	R 11,872	R 1,505	R 1,265	R 9,102	6.8%	R 194,561 12.2%
	3	60	R 1,791,983	R 12,584	R 1,580	R 1,265	R 9,739	7.3%	R 206,472 12.9%
<b>APARTMENT FIRST FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	63	R 1,595,000	R 10,800	R 1,505	R 1,314	R 7,981	6.0%	R 175,522 11.0%
	2	63	R 1,674,750	R 11,448	R 1,580	R 1,314	R 8,554	6.4%	R 186,383 11.7%
	3	63	R 1,758,488	R 12,135	R 1,659	R 1,314	R 9,162	6.9%	R 197,864 12.4%
<b>APARTMENT GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport.	1	63	R 1,645,000	R 11,400	R 1,505	R 1,314	R 8,581	6.3%	R 185,222 11.3%
	2	63	R 1,760,150	R 12,084	R 1,580	R 1,314	R 9,190	6.7%	R 198,285 12.1%
	3	63	R 1,848,158	R 12,809	R 1,659	R 1,314	R 9,836	7.2%	R 210,437 12.8%

Assumptions: Rental increase of 6% p.a. levy escalation of 5% p.a. calculated on a prime interest rate of 10.25% over 20 years.



# LOCATION

## EDUCATIONAL INSTITUTES

Bonthuis Crèche	1,8 km
Hoërskool Waterkloof	2,2 km
Laerskool Elarduspark	2,6 km
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
University of Pretoria	9,9 km
Pretoria High School for Girls	10,2 km
Tshwane University of Technology	17,9 km

## SHOPPING AND LIFESTYLE

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

## HOSPITALS

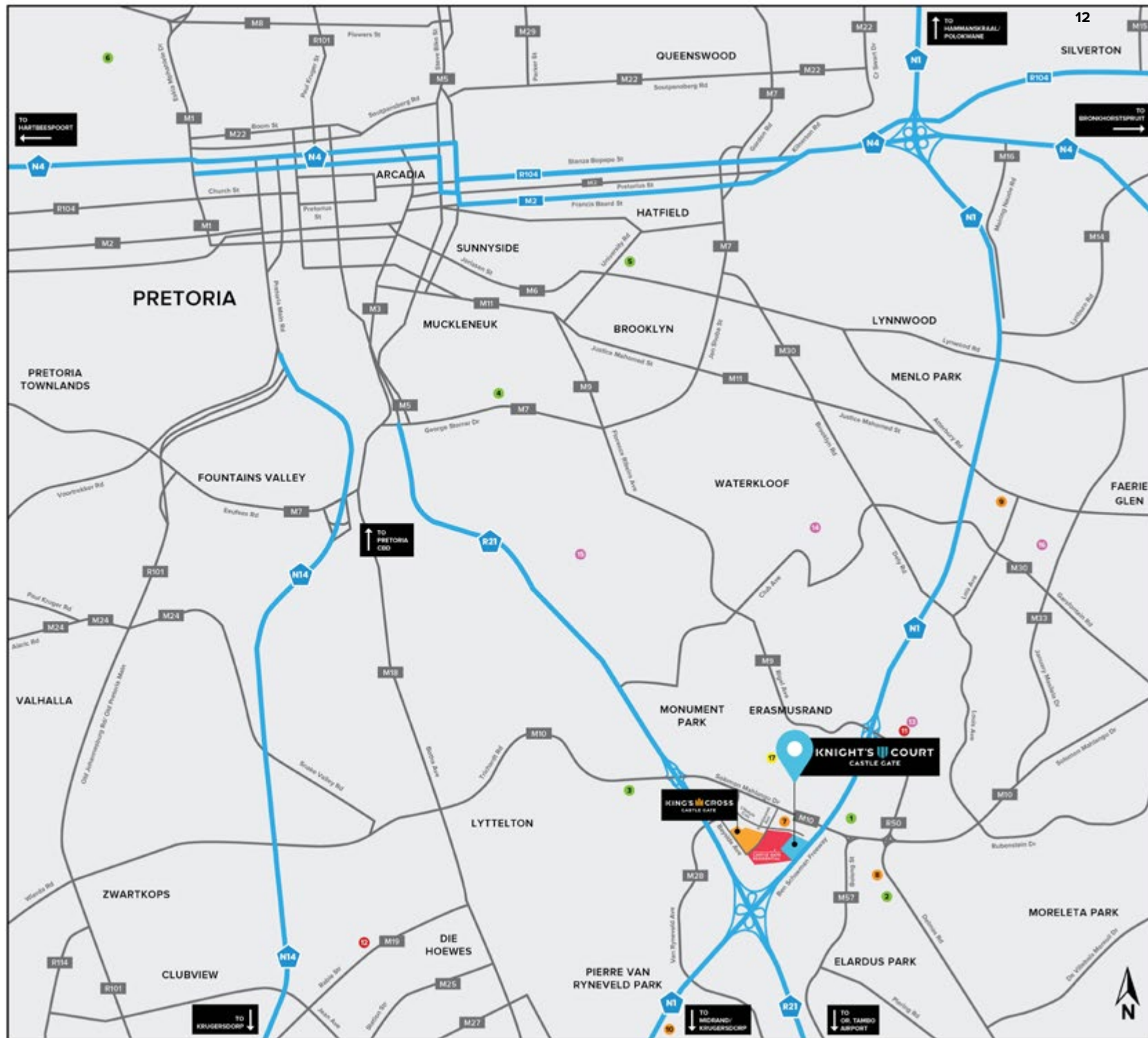
Mediclinic Kloof Hospital	3,4 km
Cure Day Hospital Erasmuskloof	3,4 km
Netcare Unitas Hospital	8,0 km
Netcare Pretoria East Hospital	8,5 km
Muelmed Hospital	12,4 km

## FITNESS AND ENTERTAINMENT

Planet Fitness Waterkloof Ridge	650 m
Curves Castle Walk	3,3 km
Bodytec	3,4 km
Wolwespruit Bike & Trail Park	3,5 km
Pretoria Country Club	5,5 km
Waterkloof Golf Club	5,7 km
Waterkloof Air Force Base	5,8 km
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

NG Kerk Waterkloofrif	600 m
Collage Gemeenskapkerk	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



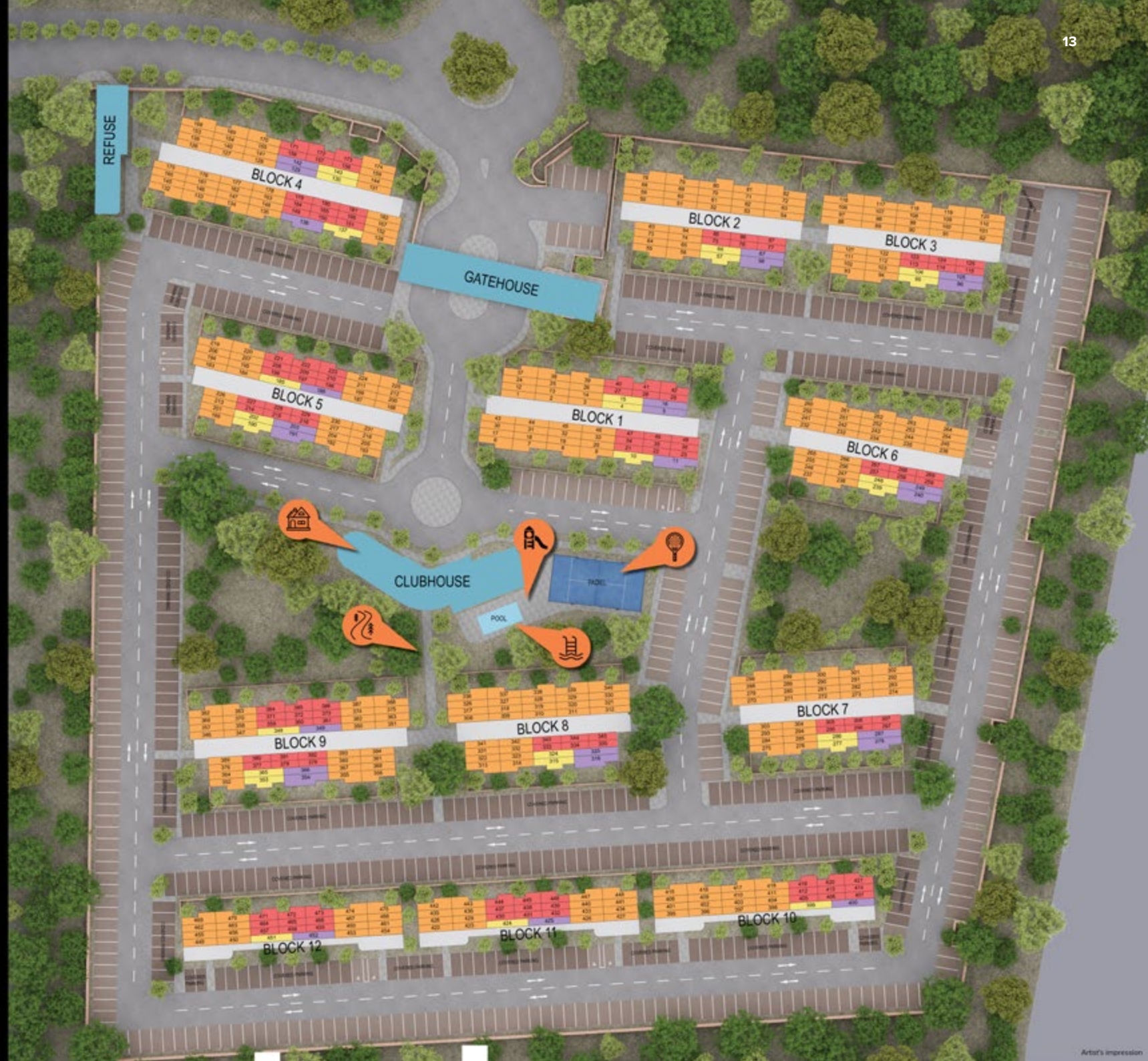
Swimming pool



Communal facility  
with braais and coffee shop



**central**



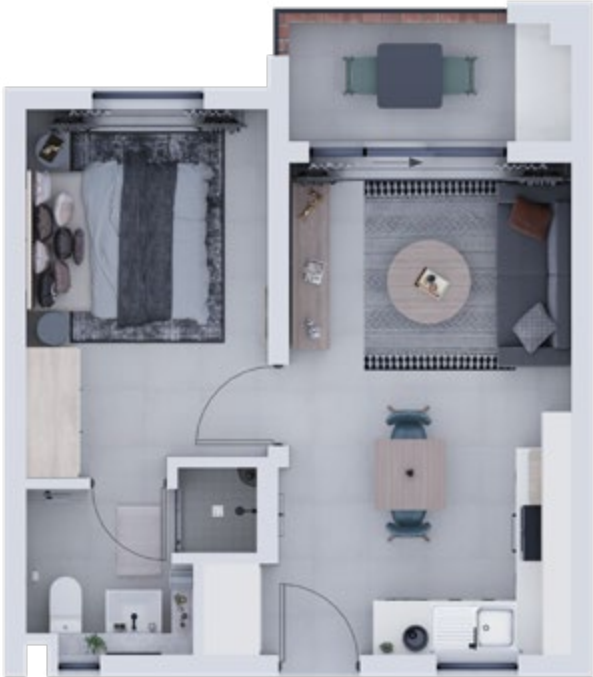
# FLOOR PLANS

**UNIT 1+1**

Bedroom 1

Bathroom 1

Carpport 1



**UNIT S2+1**

Bedrooms 2

Bathroom 1

Carpport 1



**UNIT L2+1**

		
Bedrooms <b>2</b>	Bathroom <b>1</b>	Carport <b>1</b>

**UNIT L2+1S**

		
Bedrooms <b>2</b>	Bathroom <b>1</b>	Carport <b>1</b>







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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

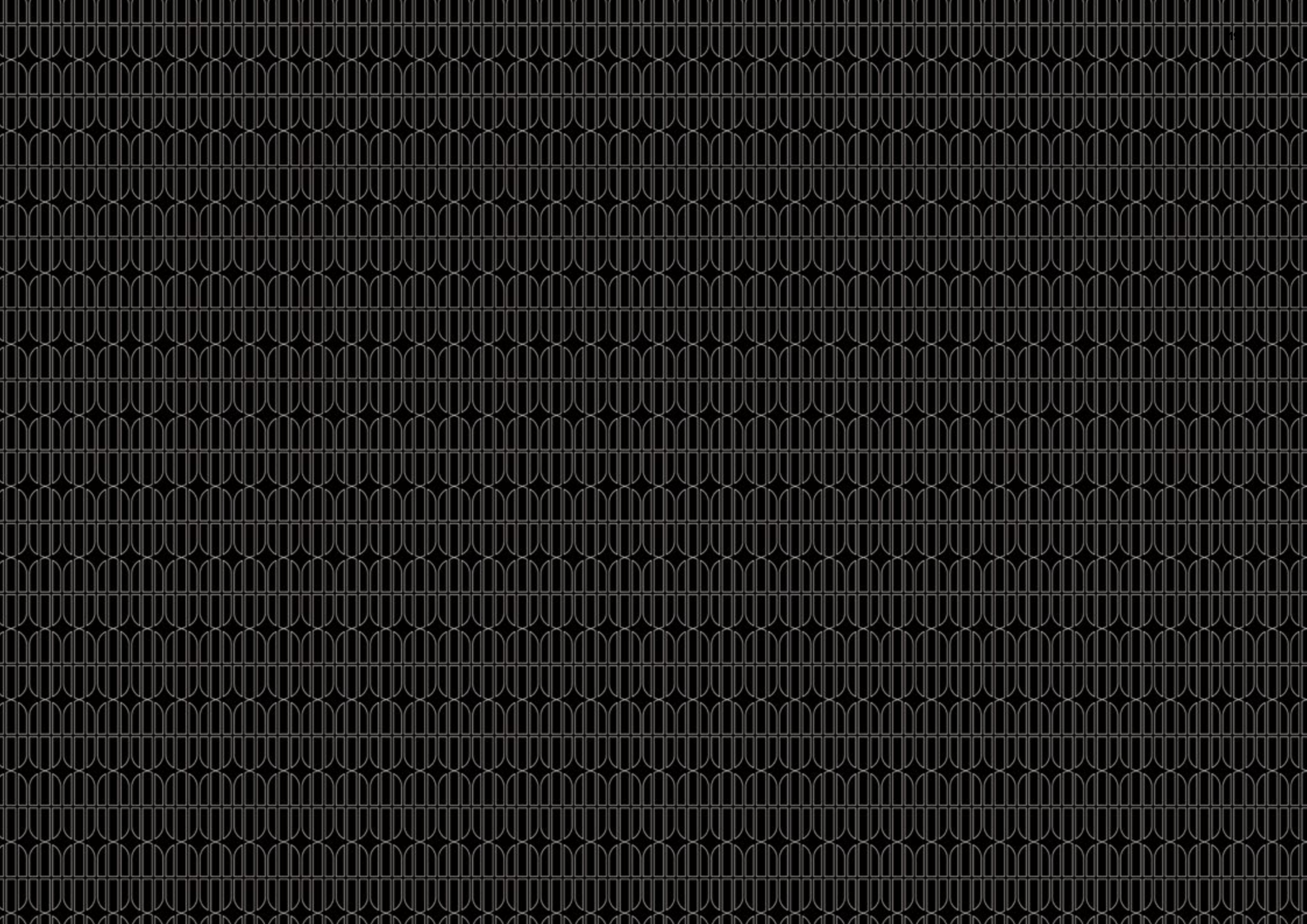
Central Developments was established in 2002 and develops rental complexes, secure lifestyle estates and retirement estates.

### 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](http://www.centraldevelopments.co.za) or

**RegisterToday.co.za**