

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



Purchasing 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

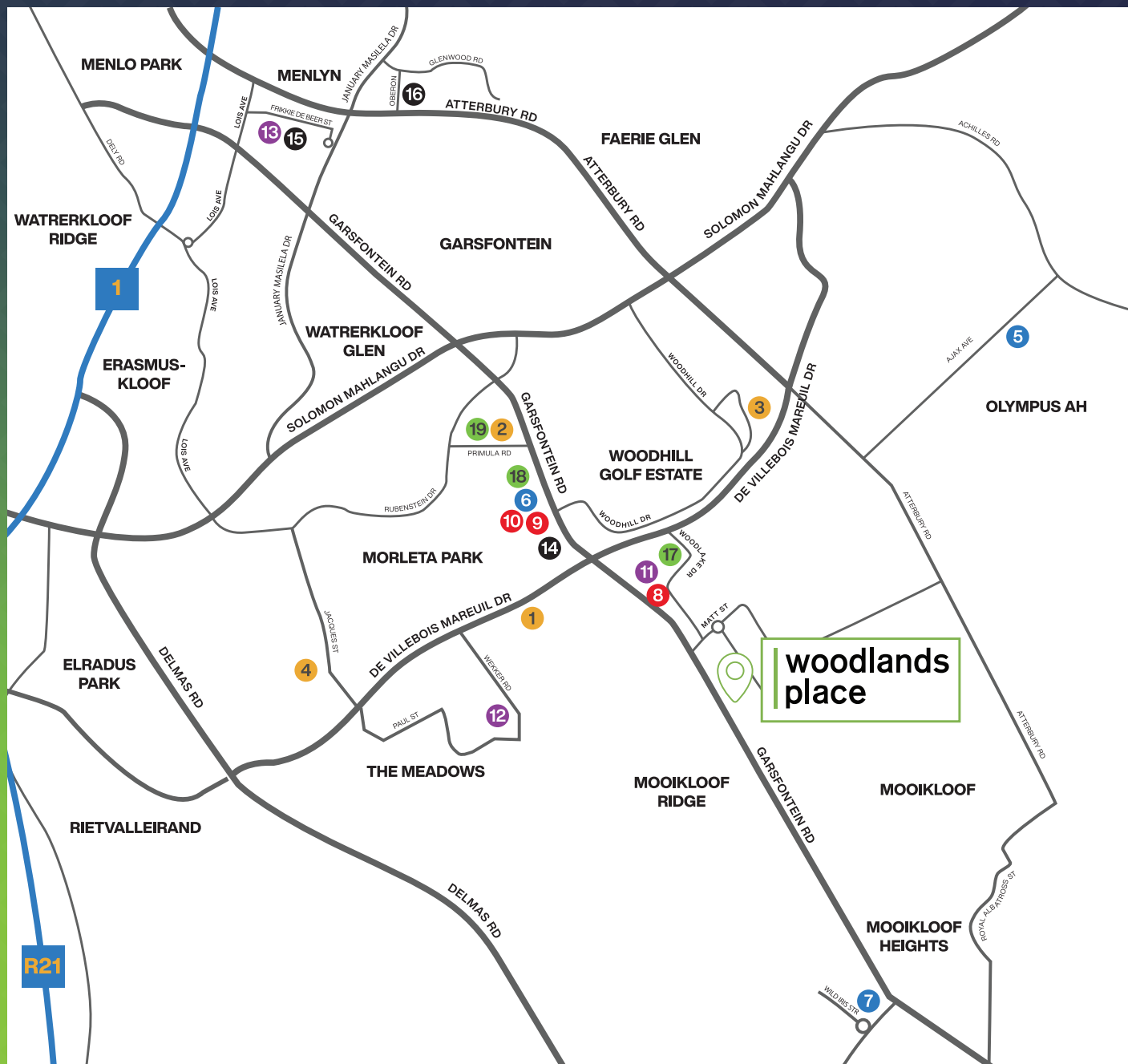
- ✓ Your income and employment are consistent and can be verified.
- ✓ Your income is sufficient to cover your current expenses plus the new home loan repayment.
- ✓ Your credit record is clean and it shows that you conduct your finances well.

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

ROI 90% BOND

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	m ²	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 1,115,000	R 9,100	R 899	R 630	R 7,571	8.1%	R 146,602	13.1%	-R 2,448
	2	56	R 1,170,750	R 9,646	R 944	R 630	R 8,072	8.7%	R 155,402	13.9%	-R 1,947
	3	56	R 1,229,288	R 10,225	R 991	R 630	R 8,604	9.3%	R 164,708	14.8%	-R 1,415
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 1,015,000	R 8,600	R 899	R 630	R 7,071	8.4%	R 135,602	13.4%	-R 2,049
	2	56	R 1,065,750	R 9,116	R 944	R 630	R 7,542	8.9%	R 143,792	14.2%	-R 1,578
	3	56	R 1,119,038	R 9,663	R 991	R 630	R 8,042	9.5%	R 152,454	15.0%	-R 1,078
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 985,000	R 8,300	R 899	R 630	R 6,771	8.2%	R 130,502	13.2%	-R 2,080
	2	56	R 1,053,950	R 8,798	R 944	R 630	R 7,224	8.8%	R 139,386	14.2%	-R 1,627
	3	56	R 1,106,648	R 9,326	R 991	R 630	R 7,705	9.4%	R 147,789	15.0%	-R 1,146
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 975,000	R 8,000	R 899	R 630	R 6,471	8.0%	R 126,402	13.0%	-R 2,290
	2	56	R 1,023,750	R 8,480	R 944	R 630	R 6,906	8.5%	R 134,060	13.7%	-R 1,855
	3	56	R 1,074,938	R 8,989	R 991	R 630	R 7,368	9.1%	R 142,159	14.6%	-R 1,393
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,275,000	R 9,800	R 1,140	R 903	R 7,757	7.3%	R 156,834	12.3%	-R 3,699
	2	71	R 1,338,750	R 10,388	R 1,197	R 903	R 8,288	7.8%	R 166,394	13.1%	-R 3,168
	3	71	R 1,405,688	R 11,011	R 1,257	R 903	R 8,851	8.3%	R 176,502	13.8%	-R 2,605
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,175,000	R 9,300	R 1,140	R 903	R 7,257	7.4%	R 145,834	12.4%	-R 3,301
	2	71	R 1,233,750	R 9,858	R 1,197	R 903	R 7,758	7.9%	R 154,784	13.2%	-R 2,800
	3	71	R 1,295,438	R 10,449	R 1,257	R 903	R 8,290	8.5%	R 164,247	14.0%	-R 2,268
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,145,000	R 9,000	R 1,140	R 903	R 6,957	7.3%	R 140,734	12.3%	-R 3,331
	2	71	R 1,225,150	R 9,540	R 1,197	R 903	R 7,440	7.8%	R 150,538	13.1%	-R 2,848
	3	71	R 1,286,408	R 10,112	R 1,257	R 903	R 7,953	8.3%	R 159,751	14.0%	-R 2,336
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,115,000	R 8,750	R 1,140	R 903	R 6,707	7.2%	R 136,234	12.2%	-R 3,312
	2	71	R 1,170,750	R 9,275	R 1,197	R 903	R 7,175	7.7%	R 144,638	13.0%	-R 2,844
	3	71	R 1,229,288	R 9,832	R 1,257	R 903	R 7,672	8.3%	R 153,524	13.8%	-R 2,347

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 10.5% over 20 years.

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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 2 Bedrooms 1 Bathroom	1	56	R 1,115,000	R 9,100	R 899	R 630	R 7,571	8.1%	R 146,602	13.1%	-R 3,561
	2	56	R 1,170,750	R 9,646	R 944	R 630	R 8,072	8.7%	R 155,402	13.9%	-R 3,060
	3	56	R 1,229,288	R 10,225	R 991	R 630	R 8,604	9.3%	R 164,708	14.8%	-R 2,528
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 1,015,000	R 8,600	R 899	R 630	R 7,071	8.4%	R 135,602	13.4%	-R 3,063
	2	56	R 1,065,750	R 9,116	R 944	R 630	R 7,542	8.9%	R 143,792	14.2%	-R 2,592
	3	56	R 1,119,038	R 9,663	R 991	R 630	R 8,042	9.5%	R 152,454	15.0%	-R 2,092
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 985,000	R 8,300	R 899	R 630	R 6,771	8.2%	R 130,502	13.2%	-R 3,063
	2	56	R 1,053,950	R 8,798	R 944	R 630	R 7,224	8.8%	R 139,386	14.2%	-R 2,610
	3	56	R 1,106,648	R 9,326	R 991	R 630	R 7,705	9.4%	R 147,789	15.0%	-R 2,129
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 975,000	R 8,000	R 899	R 630	R 6,471	8.0%	R 126,402	13.0%	-R 3,263
	2	56	R 1,023,750	R 8,480	R 944	R 630	R 6,906	8.5%	R 134,060	13.7%	-R 2,828
	3	56	R 1,074,938	R 8,989	R 991	R 630	R 7,368	9.1%	R 142,159	14.6%	-R 2,367
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,275,000	R 9,800	R 1,140	R 903	R 7,757	7.3%	R 156,834	12.3%	-R 4,972
	2	71	R 1,338,750	R 10,388	R 1,197	R 903	R 8,288	7.8%	R 166,394	13.1%	-R 4,441
	3	71	R 1,405,688	R 11,011	R 1,257	R 903	R 8,851	8.3%	R 176,502	13.8%	-R 3,878
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,175,000	R 9,300	R 1,140	R 903	R 7,257	7.4%	R 145,834	12.4%	-R 4,474
	2	71	R 1,233,750	R 9,858	R 1,197	R 903	R 7,758	7.9%	R 154,784	13.2%	-R 3,973
	3	71	R 1,295,438	R 10,449	R 1,257	R 903	R 8,290	8.5%	R 164,247	14.0%	-R 3,441
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,145,000	R 9,000	R 1,140	R 903	R 6,957	7.3%	R 140,734	12.3%	-R 4,474
	2	71	R 1,225,150	R 9,540	R 1,197	R 903	R 7,440	7.8%	R 150,538	13.1%	-R 3,991
	3	71	R 1,286,408	R 10,112	R 1,257	R 903	R 7,953	8.3%	R 159,751	14.0%	-R 3,479
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,115,000	R 8,750	R 1,140	R 903	R 6,707	7.2%	R 136,234	12.2%	-R 4,425
	2	71	R 1,170,750	R 9,275	R 1,197	R 903	R 7,175	7.7%	R 144,638	13.0%	-R 3,957
	3	71	R 1,229,288	R 9,832	R 1,257	R 903	R 7,672	8.3%	R 153,524	13.8%	-R 3,460

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 10.5% 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

Back entrance | from R975 000

 **2**
 **1**
 **56 m²**
 **1**



Artist's impression

Side entrance | from R975 000

 **2**
 **1**
 **56 m²**
 **1**



Artist's impression

Back entrance | from R1 115 000



2



2



71 m²



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