



# BALTIMORE

**central** developments







# BALTIMORE

## BESPOKE LIVING FOR THE INDIVIDUAL.

Baltimore is a **brand-new development** proudly brought to you by Central Developments, the **leaders in residential property** development in South Africa.

Baltimore has three-bedroom, two-bathroom **single-storey houses** ranging from **80 m<sup>2</sup> to 116 m<sup>2</sup>**. It also offers three-bedroom, two-and-a-half-bathroom, and four-bedroom, two-and-a-half-bathroom **double-storey houses** ranging from **130 m<sup>2</sup> to 207 m<sup>2</sup>**.

**Incredible lifestyle** features, such as a communal facility with a swimming pool, a gym, running track, backup electrical system, and more awaits.

**Take the next step and move up in life – move to Baltimore.**



# SITE PLAN



**House sizes:**  
80 m<sup>2</sup> to 207 m<sup>2</sup>



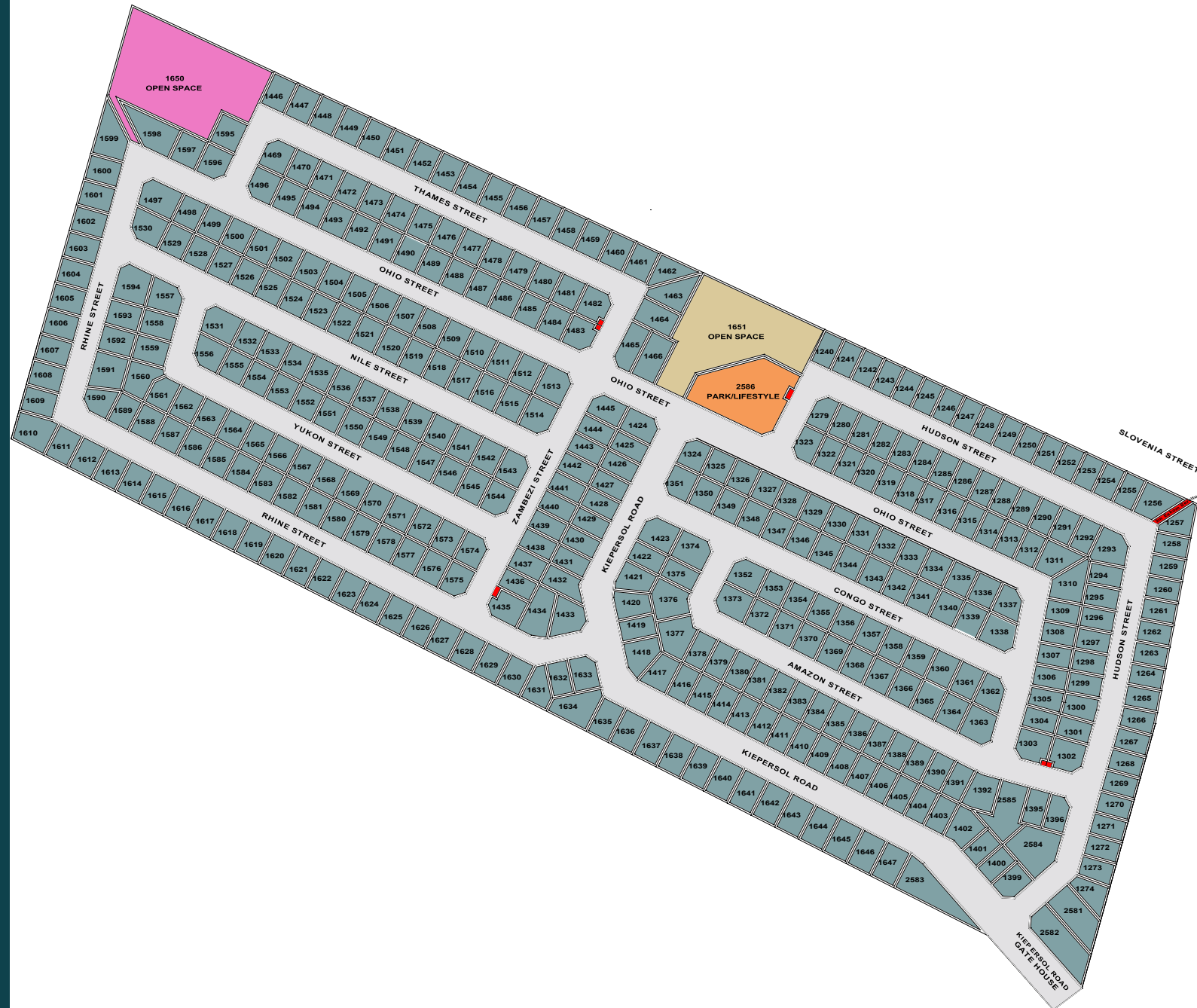
**Bedrooms:**  
Three and four bedrooms



**Bathrooms:**  
Two to two-and-a-half  
bathrooms



**Parking:**  
Double carport or  
double garage





# LIFESTYLE

Offering an all-inclusive lifestyle experience that caters for your entire family, Baltimore has the following:

- Lifestyle facilities
- Beautiful landscaped parks
- Recreational ponds
- Leisure swimming pool
- Clubhouse
- Kids' play areas
- Soccer field
- Jogging trail



Kids' Play Areas



Leisure Swimming Pool



# AMENITIES

Discover the advanced security and features Baltimore has to offer:

24-Hour security <

CCTV cameras <

On-site control room <

Roaming guards <

Electric fencing <

Biometric access <

Gas hobs and solar geysers <

Fibre internet connectivity <

Automated garage doors <

**Backup electricity\*** <

\*Optional extra



Backup electricity



# FINISHES AND SPECIFICATIONS

Bespoke 3- and 4-bedroom full-title properties with stylish, modern, industrial finishes. All the properties in Baltimore are expertly fitted with high-quality finishes.





# FLOOR PLANS

80  
m<sup>2</sup>



Bedrooms: 3



Bathrooms: 2



Parking: DC

DC = Double carport | DG = Double garage



NEW  
PLAN





# FLOOR PLANS

187  
m<sup>2</sup>



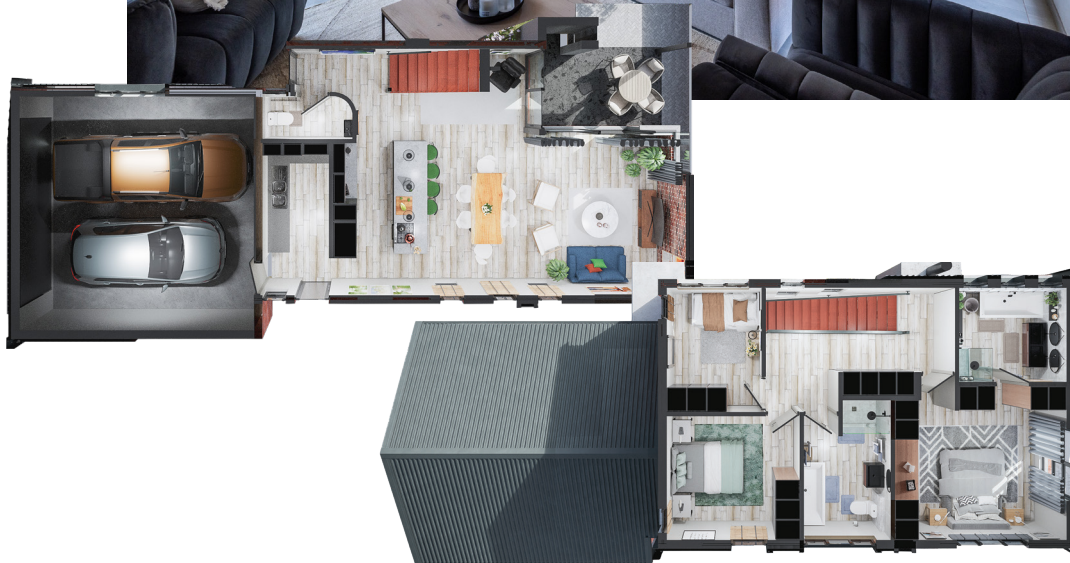
Bedrooms: 3



Bathrooms: 2½



Parking: DG



Bedrooms: 4



Bathrooms: 2½



Parking: DG

207  
m<sup>2</sup>



DC = Double carport | DG = Double garage







# PRICE LIST

SIZE m <sup>2</sup>	CONFIGURATION	PRICE	JOINT INCOME	MONTHLY REPAYMENT
80 m <sup>2</sup>	3 bedrooms, 2 bathrooms, double carport	R1 580 000	R53 463	R16 041
187 m <sup>2</sup>	3 bedrooms, 2.5 bathrooms, double automated garage	R2 843 100	R96 204	R28 864
207 m <sup>2</sup>	4 bedrooms, 2.5 bathrooms, double automated garage	R3 154 100	R106 727	R32 021

Interest rate of **10,75%**

## REQUIRED DOCUMENTATION: INDIVIDUALS

- Completed **APPLICATION FORM**.
- Copy of **ID**.
- Three months' **PAYSLIPS** – no more than two months old.
- Three months' **BANK STATEMENTS**. The applicant's name and address must appear on the bank statements, as well as the **BANK STAMP**.
- Signed **CREDIT** and **FRAUD CONSENT** clause.

If there is more than one applicant all the documents required for an individual must be submitted for all applicants.



# BECOME A HOMEOWNER IN

## 9 EASY STEPS





# LOCALITY



## SHOPPING

Clearwater Mall  
Jackal Creek Corner  
Northgate Shopping Centre  
North View Shopping Centre  
Blueberry Square Shopping Centre

## SCHOOLS

Trinity House (Randpark Ridge)  
Curro Aurora  
North Riding College  
Little Ashford North Riding  
Bateleur College  
Excelsior Private School

## ENTERTAINMENT

Jackal Creek Golf club  
Happy Island Water World  
Ruimsig Waterfall  
Northcliff Ridge Eco-park  
Croc City Crocodile &  
Reptile Park  
Bird Gardens  
JHB Botanical Gardens

## EMERGENCY SERVICES

Life Wilgeheuwel Hospital  
Netcare Olivedale Hospital  
Netcare Rosebank Hospital  
Zandspruit Clinic



# OUR TEAM



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# GET IN TOUCH

For more information, please visit our website or contact our friendly Baltimore sales team:



063 292 9914



[www.4salenow.co.za](http://www.4salenow.co.za)

Show houses are open daily:  
09:00 to 18:00

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