



SAPPHIRE

ESTATE





WELCOME TO

SAPPHIRE ESTATE



BIG HOUSES, BIGGER STANDS, BIGGEST SAVINGS.

ALL-IN-ONE

Sapphire Estate is the newest **full-title** lifestyle estate in Alberton South.

Whether your journey as a family is just starting or you are simply seeking a stylish backdrop for everyday living, at Sapphire Estate, **value meets modern luxury**.

With a range of thoughtfully designed floor plans to suit every lifestyle, finding your perfect space in this secure, **lifestyle-oriented estate** has never been easier.

Located in the South of Johannesburg, Sapphire Estate offers easy access to the R59 for easy commutes. It is also within walking distance of Royal Schools Alberton and just 5 minutes' drive from the Mall of the South.

Make use of this golden opportunity to experience the best of Alberton South living today.



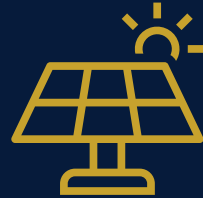
EXPERIENCE ELEVATED LIVING AT

SAPPHIRE

ESTATE



24-Hour
security



Solar
geyser



Gas
stove



Prepaid
utilities



Fibre
internet



Royal Schools
Alberton



Parks and
play areas



Private
garden



Pet
friendly



Full
title



Great
location



Value for
money



Trusted
developer

SAPPHIRE ESTATE SITE PLAN



PHASE 1:
EXTENSION 45
255 Houses



OPTIONS:
Simplex
or duplex



BEDROOMS:
3 to 4
bedrooms



BATHROOMS:
2 to 3½
bathrooms

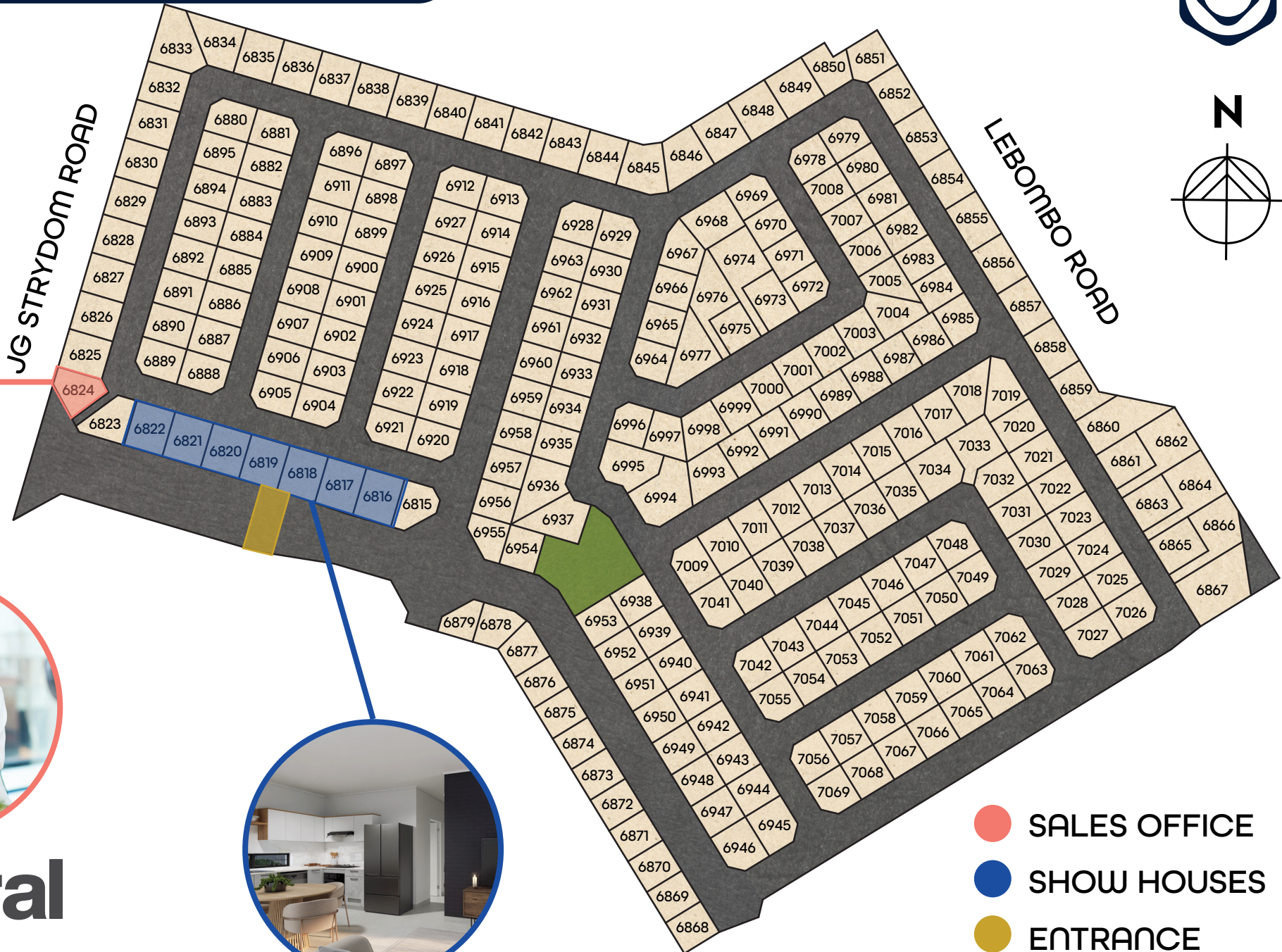
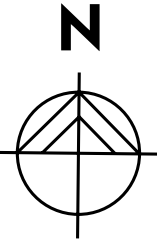


PARKING:
Double
carport



*Artist's impression

SITE PLAN | EXTENSION 45



central



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.

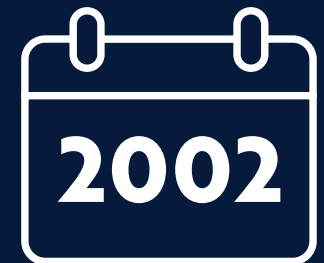
With our head office based in Midrand, Gauteng, Central Developments Property Group has delivered more than **39 000 units** to date, at a current average rate of **2 500 units per year**. We apply a hands-on approach and sound business principles in developing property in niche areas for an excellent 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.

FLOOR PLANS | SIMPLEXES



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

*Artist's impression

FLOOR PLANS | SIMPLEXES



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 | DUPLEXES



*Artist's impression

111 m²



3
bedrooms



2½
bathrooms



2
carports

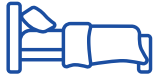


Ground floor



First floor

130 m²



4
bedrooms



2½
bathrooms



2
carports



Ground floor



First floor



*Artist's impression

FLOOR PLANS | DUPLEXES



*Artist's impression

130 m² - B



4
bedrooms



3½
bathrooms



2
carports

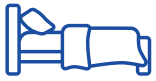


Ground floor



First floor

155 m²



4
bedrooms



2½
bathrooms



2
carports



Ground floor



First floor



*Artist's impression

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 380 245	R45 929	R13 780
71 m ²	3 Bedrooms, 2 Bathrooms, Double Carport	R1 470 416	R48 930	R14 680
81 m ²	3 Bedrooms, 2 Bathrooms, Double Carport	R1 550 513	R51 595	R15 480
91 m ²	4 Bedrooms, 2 Bathrooms, Double Carport	R1 630 105	R54 243	R16 275
111 m ²	3 Bedrooms, 2½ Bathrooms, Double Carport	R1 795 335	R59 742	R17 924
130 m ²	4 Bedrooms, 2½ Bathrooms, Double Carport	R1 920 265	R63 899	R19 172
130 m ²	4 Bedrooms, 3½ Bathrooms, Double Carport	R1 920 265	R63 899	R19 172
155 m ²	4 Bedrooms, 3½ Bathrooms, Double Carport	R2 149 650	R71 532	R21 462

Based on **10.50%** interest rate

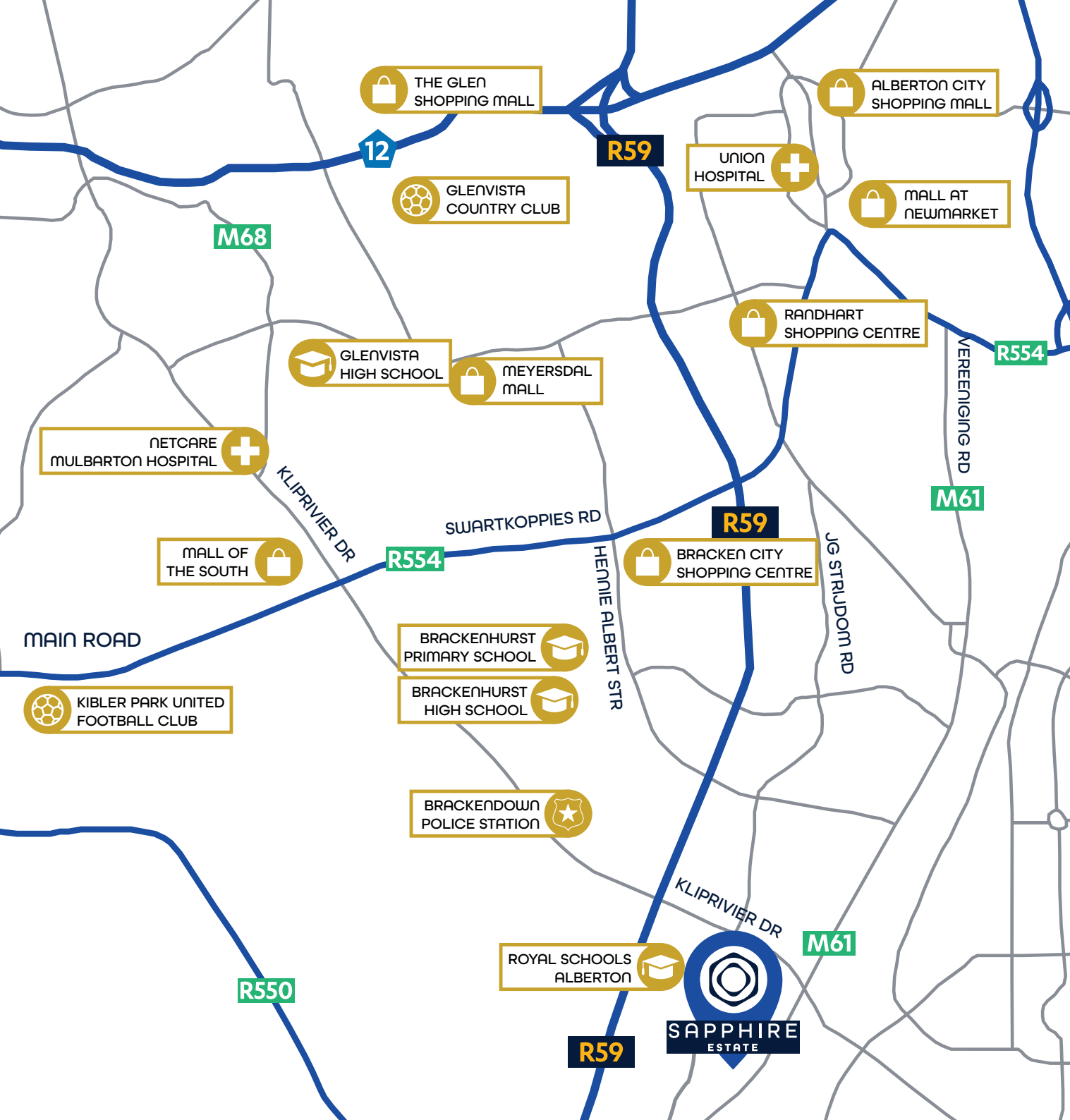
*Selling price listed **EXCLUDES** the **OPTIONAL EXTRAS**:

- Expanda security gates	From R23 000
- Built-in braai	From R17 000
- Patio	From R11 000

ROYAL SCHOOLS ALBERTON



WELCOME TO THE NEIGHBOURHOOD



SHOPPING

SPAR Brackendown	4.3km
Bracken City Shopping Centre	6.6 km
Mall of the South	9.2 km
Randhart Shopping Centre	11.0 km
Meyersdal Mall	12.0 km
Mall @ New Market	13.0 km
The Glen Shopping Mall	18.0 km
Southgate Mall	23.0 km

SCHOOLS

Royal Schools Alberton	On site
Bracken High School	5.1 km
Brackenhurst Primary School	5.3 km
Mondeor High School	17.0 km
Dalmondeor Primary School	17.0 km

RECREATION

Glenvista Golf Country Club	12.0 km
Kibler Park Football Club	13.0 km
Klipriviersberg Nature Reserve	15.0 km
FNB Stadium	24.0 km

EMERGENCY

Brackendowns Police Station	4.0 km
Netcare Mulbarton Hospital	10.0 km
Union Hospital	12.0 km
Netcare Clinton Hospital	13.0 km

CBD'S

JHB CBD	29.0 km	Midrand	48.0 km
Sandton	44.0 km	Randburg	56.0 km



*Artist's impression



*Artist's impression

MEET THE TEAM



RAPHAEL
PROJECT OWNER



KGAOGELO
SALES CONSULTANT



KATLEHO
SALES CONSULTANT



THOKOZANI
SALES CONSULTANT



STEMBILE
SALES CONSULTANT



SAPPHIRE ESTATE

PROUDLY DEVELOPED BY

central

Visit us today!

centraldevelopments.co.za