



Your adventure starts here

Proudly **central**
developments

Luxury living on your doorstep

Zambezi Place is the latest addition to the established and well-known security estate, Zambezi Manor Lifestyle Estate. This development consists of 53 duplex townhouses of which all are three-bedroom, two-bathroom units with a garage and/or carport.

Move into this upmarket estate and enjoy all the features offered, such as state-of-the-art security and a communal area. Zambezi Place is perfectly located with quick and easy access to the N1 and N4 highways, as well as arterial routes to Moloto and Mamelodi and is only ten minutes from Pretoria's CBD.

Why choose Zambezi Manor Lifestyle Estate?



Excellent 24-hour security, manned guardhouse, patrolling guards, CCTV and perimeter wall with electric fencing.



Fibre to the Home (FTTH).



Private, pet-friendly gardens.



Children's play area, swimming pool, outdoor gym and kickabout field.



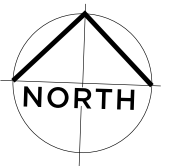
Communal area with gazebos and braai facilities.



Three-bedroom double storey houses for sale



Site Map





Ground floor



First floor

147 sqm
3 bed, 2 bath, single garage + carport



139 sqm

3 bed, 2 bath, 2 carports



Ground floor



First floor

152 sqm

3 bed, 2 bath, single garage + carport



Ground floor



First floor

135 sqm
3 bed, 2 bath, 2 carports



Locality Map



SCHOOLS

Bospatat Kleuterskool	750 m
Laerskool die Poort	1.4 km
Curro Academy - East Lynne	3.9 km
Laerskool Magalieskruin	7.7 km
Curro Academy - Roodeplaart	12.4 km

SPORTS FACILITIES

BODYTEC Zambezi Junction	3.3 km
Planet Fitness	5.1 km
Virgin Active	5.1 km

SHOPPING MALLS

Montana Value Centre	3.5 km
Zambezi Junction	3.7 km
Kolonnade Shopping Centre	5.6 km
Zambezi Retail Centre	5.6 km
Pick 'n Pay Montana Hypermarket	6.1 km

CHURCHES

Doxa Deo Kameeldrift	2.2 km
Kameeldrift NG	3.7 km
Seventh Day Adventist	4.1 km
Magaliesig SDA	5.7 km

HOSPITALS AND CLINICS

Oxygen Fitness and Wellness Centre	5.1 km
Netcare Montana Hospital	6.8 km
Doornpoort Primary Health Care Clinic	8.2 km

FOOD AND ENTERTAINMENT

Pizza Perfect	280 m
Coffee Junction Cafe	3.7 km
Kievits Kroon Faircity Hotel	4.5 km
Ocean Basket	5.1 km
Lavender Moon Animal Farm	6.0 km

OTHER

Mi-Storage	11.7 km
Wonderboom International Airport	17.4 km

Purchasing Process

STEP 1 SELECT YOUR HOUSE

Based on your needs and budget, we'll guide and assist you to select the best house. In certain instances you can reserve a house for a maximum period of 24 hours.

STEP 2 SIGN THE AGREEMENT OF SALE AND PROVIDE ALL FICA DOCUMENTATION

FICA documents include a copy of your ID, proof of residence and your tax number on a SARS letterhead.

STEP 3 SECURING DEPOSIT

A R20 000 deposit is required within seven days after signing the agreement of sale to secure your property. The conveyancer holds your deposit in a trust and you will earn interest on the deposit until transfer. Although we only require a R20 000 deposit, the banks may insist on a larger deposit.

STEP 4 BALANCE OF THE PURCHASE PRICE

In addition to the deposit payable, you have to provide guarantees for the balance of the purchase price within 30 days of signing the agreement of sale.

There are various types of guarantees:

- 1. Payment in full.** Payment of the full amount into the conveyancer's trust account. You earn interest on these funds until transfer.
- 2. Bank guarantee.** Your bank reserves your funds for the purchase and provides a guarantee for the purchase amount. As account holder, you continue to earn interest on your funds until it is paid over upon transfer for the purchase of your property.
- 3. Home loan.** An approved home loan by a major bank is regarded as a guarantee.

HOME LOAN INFORMATION

HOW MUCH DO I QUALIFY FOR?

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. To qualify for a loan of R1 595 000 you need to earn a minimum combined gross household income of R43 647.

THE BANK SHOULD APPROVE YOUR LOAN IF:

- Your income and expenses 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.

Grow rich in your sleep with our excellent investment opportunity

Let us take care of your investment

Central Developments, in partnership with CSi rentals, make investment easy. We offer our investors the option of a turnkey rental placement and management service. The rental demand in Pretoria North is very high and Montana is a popular suburb. In addition to the high rental demand, excellent capital growth is likely due to the development's perfect location in a desirable and growing area.

100% BOND		Year	m²	Purchase Price (capital growth estimated at 5% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)		Shortfall or surplus (Rental income-levy-rates)
DUPLEX HOUSE 3 Bedrooms, 2 bathrooms, 2 carports, garden.	1	110	R 1,595,000	R 12,000	R 1,650	R 1,388	R 8,962	6.7%	R 187,294	11.7%	R -7,231	
	2	110	R 1,674,750	R 12,600	R 1,733	R 1,388	R 9,480	7.1%	R 197,492	12.4%	R -6,713	
	3	110	R 1,758,488	R 13,230	R 1,819	R 1,388	R 10,023	7.5%	R 208,199	13.1%	R -6,170	
DUPLEX HOUSE 3 Bedrooms, 2 bathrooms, 1 carports, 1 garage, garden.	1	132	R 1,745,000	R 13,500	R 1,795	R 1,518	R 10,187	7.0%	R 209,492	12.0%	R -7,529	
	2	132	R 1,832,250	R 14,175	R 1,885	R 1,518	R 10,772	7.4%	R 220,878	12.7%	R -6,944	
	3	132	R 1,923,863	R 14,884	R 1,979	R 1,518	R 11,387	7.8%	R 232,832	13.3%	R -6,329	
DUPLEX HOUSE 3 Bedrooms, 2 bathrooms, 1 carports, 1 garage, garden.	1	139	R 1,795,000	R 14,000	R 1,875	R 1,562	R 10,563	7.1%	R 216,510	12.1%	R -7,660	
	2	139	R 1,884,750	R 14,700	R 1,969	R 1,562	R 11,170	7.5%	R 228,273	12.7%	R -7,054	
	3	139	R 1,978,988	R 15,435	R 2,067	R 1,562	R 11,806	7.9%	R 240,623	13.4%	R -6,417	

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 10.75% over 20 years.

90% BOND		Year	m²	Purchase Price (capital growth estimated at 5% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)		Shortfall or surplus (Rental income-levy-rates)
DUPLEX HOUSE 3 Bedrooms, 2 bathrooms, 2 carports, garden.	1	110	R 1,595,000	R 12,000	R 1,650	R 1,388	R 8,962	6.7%	R 187,298	11.7%	R -5,611	
	2	110	R 1,674,750	R 12,600	R 1,733	R 1,388	R 9,480	7.1%	R 197,496	12.4%	R -5,094	
	3	110	R 1,758,488	R 13,230	R 1,819	R 1,388	R 10,023	7.5%	R 208,203	13.1%	R -4,550	
DUPLEX HOUSE 3 Bedrooms, 2 bathrooms, 1 carports, 1 garage, garden.	1	132	R 1,745,000	R 13,500	R 1,795	R 1,518	R 10,187	7.0%	R 209,492	12.0%	R -5,757	
	2	132	R 1,832,250	R 14,175	R 1,885	R 1,518	R 10,772	7.4%	R 220,878	12.7%	R -5,172	
	3	132	R 1,923,863	R 14,884	R 1,979	R 1,518	R 11,387	7.8%	R 232,832	13.3%	R -4,558	
DUPLEX HOUSE 3 Bedrooms, 2 bathrooms, 1 carports, 1 garage, garden.	1	139	R 1,795,000	R 14,000	R 1,875	R 1,562	R 10,563	7.1%	R 216,510	12.1%	R -5,838	
	2	139	R 1,884,750	R 14,700	R 1,969	R 1,562	R 11,170	7.5%	R 228,273	12.7%	R -5,231	
	3	139	R 1,978,988	R 15,435	R 2,067	R 1,562	R 11,806	7.9%	R 240,623	13.4%	R -4,595	

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 10.75% over 20 years.











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On show daily

Mon - Sun 09H00 - 18H00

For more information, contact us on

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