



**LIONPRIDE**  
LIFESTYLE ESTATE

**central**  
developments









# BE PART OF AN **INTEGRATED CITY**

## Welcome to **THE NEW PHASE** of Lion Pride Lifestyle Estate

The development is a stone's throw from Lanseria Airport and has a range of premium houses that offer a **luxurious** and **comfortable** living experience.

The **freestanding houses** come in different sizes and designs, catering to the varying needs and preferences of potential homeowners. Each house is built to the **highest quality standards**, with attention to detail paid to every aspect of the design and construction. The houses are equipped with modern amenities, including spacious living areas, well-appointed kitchens, and elegant bathrooms.

Lion Pride offers multiple floor plan sizes ranging from 62 m<sup>2</sup> single-storey houses up to 189 m<sup>2</sup> double-storey houses with either double carports or double garages.

**This exclusive estate is unlike anything else you've ever seen in the northern suburbs of Johannesburg!**

## WHAT **LION PRIDE** HAS TO OFFER



24-Hour security



Fibre internet



Gas stoves



Logging trails



Kids' play area



17-Ha nature park



Private school



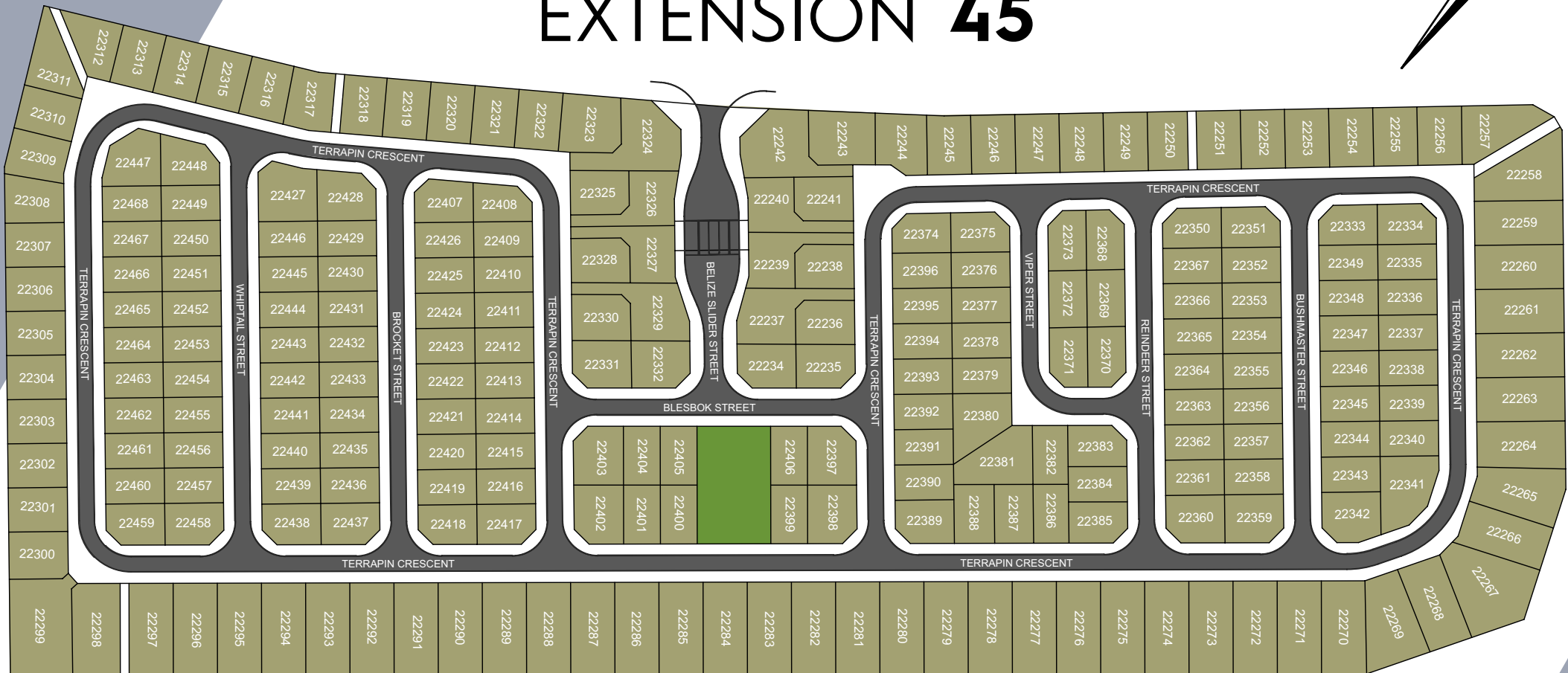
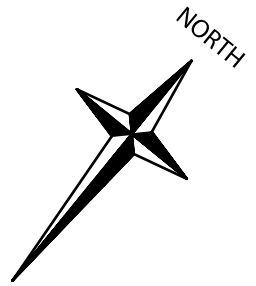
Shopping centre



Trusted developer

# SITE PLAN

## EXTENSION 45



New phase:  
235 houses



House sizes:  
62 m<sup>2</sup> to 189 m<sup>2</sup>



Bathrooms:  
2 and 2½ bathrooms



Greater Lion Pride:  
4 507 houses



Bedrooms:  
3 and 4 bedrooms



Parking:  
Double carport or garage



# FLOOR PLANS

62 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2



Parking:  
DC



71 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2



Parking:  
DC





# FLOOR PLANS

89 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2



Parking:  
DC



100 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2



Parking:  
DC





# FLOOR PLANS

127 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2½



Parking:  
DC



First floor



Ground floor



142 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2



Parking:  
DG





# FLOOR PLANS

148 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2½



Parking:  
DC



First floor



Ground floor



189 m<sup>2</sup>



Bedrooms:  
4



Bathrooms:  
2½



Parking:  
DG



First floor



Ground floor





# PRICE LIST | BASE SPEC

Base specification **excludes all the optional extras listed**

SIZE	DESCRIPTION	PRICE	JOINT INCOME	MONTHLY PAYMENT
62 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 500 138	R50 761	R15 230
71 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 535 400	R51 954	R15 588
89 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 616 000	R54 682	R16 406
100 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 691 563	R57 238	R17 173
127 m <sup>2</sup>	3 Bed, 2½ Bath, Double Carport	R1 897 848	R64 219	R19 268
142 m <sup>2</sup>	3 Bed, 2 Bath, Double Garage	R1 867 875	R63 204	R18 963
148 m <sup>2</sup>	4 Bed, 2½ Bath, Double Carport	R2 003 888	R67 807	R20 344
189 m <sup>2</sup>	4 Bed, 2½ Bath, Double Garage	R2 142 615	R72 501	R21 752

Based on **10.75% interest rate**

## OPTIONAL EXTRA

5KW Inverter & 5KW Lithium Battery (no solar) ✓

Full kitchen as per design ✓

Bedroom built-in cupboards (excl. study) ✓

Security gates and Trellis door ✓

Built-in braai (excl. 62 m<sup>2</sup> and 71 m<sup>2</sup>) ✓

# PRICE LIST | FULL SPEC

Full specification **includes fully kitted kitchen** and **built-in cupboards** in all bedrooms  
(Excludes built-in braai, security gates and trellis doors)

SIZE	DESCRIPTION	PRICE	JOINT INCOME	MONTHLY PAYMENT
62 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 550 513	R52 466	R15 741
71 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 590 813	R53 829	R16 150
89 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 706 675	R57 750	R17 327
100 m <sup>2</sup>	3 Bed, 2 Bath, Double Carport	R1 782 238	R60 307	R18 094
127 m <sup>2</sup>	3 Bed, 2½ Bath, Double Carport	R1 988 523	R67 287	R20 188
142 m <sup>2</sup>	3 Bed, 2 Bath, Double Garage	R1 958 550	R66 273	R19 884
148 m <sup>2</sup>	4 Bed, 2½ Bath, Double Carport	R2 119 500	R71 719	R21 518
189 m <sup>2</sup>	4 Bed, 2½ Bath, Double Garage	R2 258 190	R76 412	R22 926

Based on **10.75% interest rate**

## REQUIRED DOCUMENTATION

If there are more than one applicant, all the required documentation must be submitted for all applicants.

## INDIVIDUAL APPLICATIONS:

Completed info sheet ✓

Copy of ID ✓

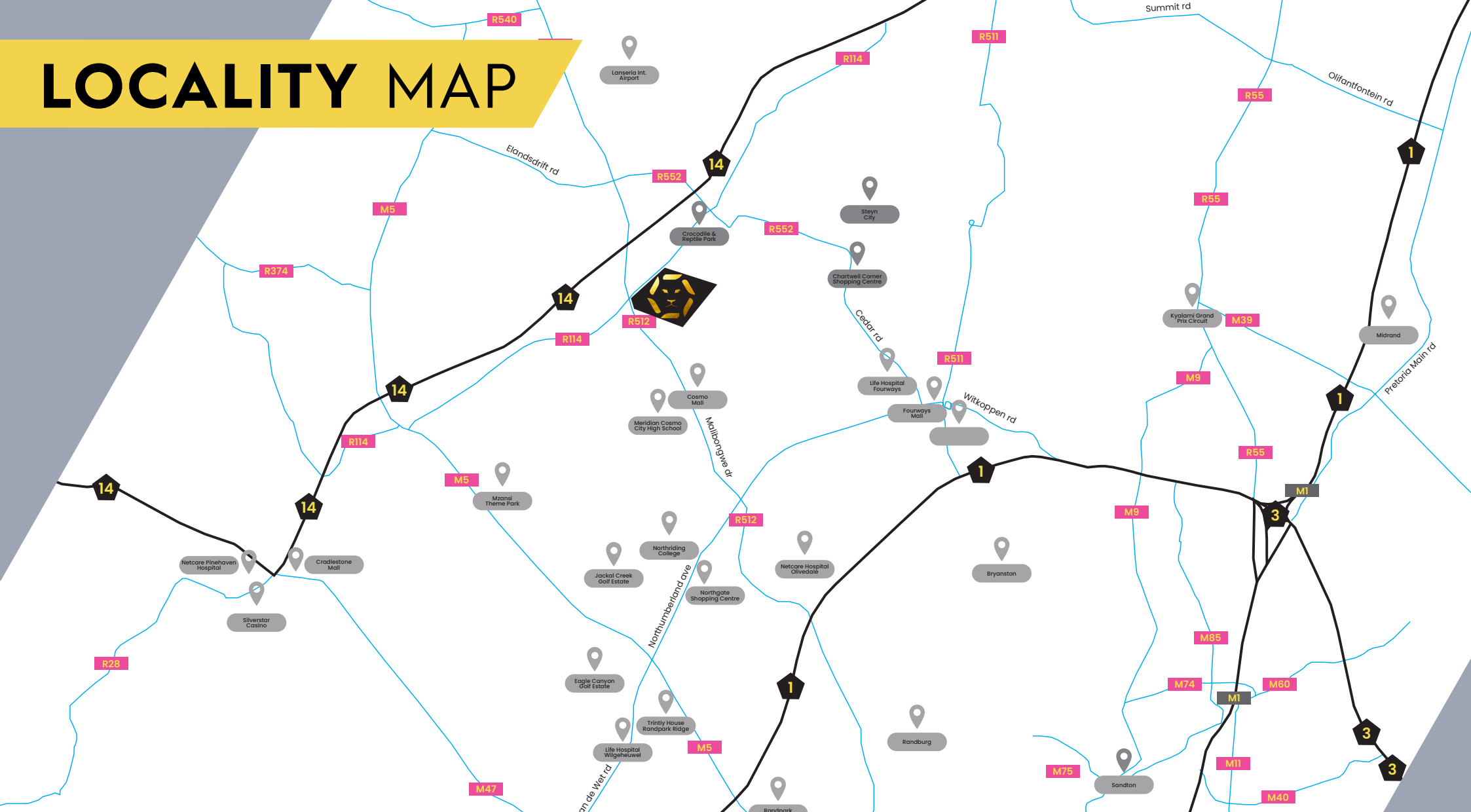
Three months' payslips - no more than two months old ✓

Three months' bank statements - name of applicant and address must appear on the bank statements ✓

Signed credit and fraud consent clause ✓



# LOCALITY MAP



## EDUCATION

Lion Pride Academy	0.0 km
Meridian Cosmo City High School	3.1 km
Northriding College	8.0 km
Trinity House Randpark Ridge	11.0 km

## CBDs

Randburg	14.0 km	Midrand	30.0 km
Bryanston	16.0 km	Sandton	34.0 km

## RECREATION

Crocodile & Reptile Park	4.4 km
Jackal Creek Golf Estate	7.4 km
Lanseria International Airport	9.4 km
Montecasino & Bird Park	12.0 km
Eagle Canyon Golf Club	12.1 km
Mzansi Theme Park	14.0 km
Randpark Golf Club	16.0 km
Silverstar Casino	17.0 km
Kyalami Grand Prix Circuit	23.0 km

## SHOPPING

Cosmo Mall	2.1 km
Northgate Shopping Centre	7.3 km
Chartwell Corner Shopping Centre	9.4 km
Fourways Mall	11.0 km
Clearwater Mall	16.0 km
Cradlestone Mall	16.5 km

## EMERGENCY SERVICES

Netcare Hospital Olivedale	7.8 km
Life Hospital Fourways	12.0 km
Life Hospital Wilgeheuwel	12.0 km
Netcare Pinehaven Hospital	17.2 km

# BECOME A HOMEOWNER IN 9 EASY STEPS





# MEET THE TEAM



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ON SHOW  
DAILY

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APPOINTMENT

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