

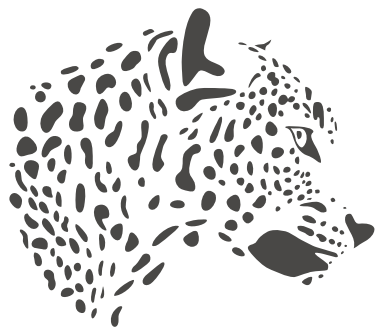


LEOPARD'S REST

LIFESTYLE ESTATE • ALBERTON

central developments





LEOPARD'S REST

LIFESTYLE ESTATE • ALBERTON

**FULL-TITLE
HOUSES**

FROM R1.225M

DISCOVER YOUR DREAM HOME IN ALBERTON AT LEOPARD'S REST LIFESTYLE ESTATE!

Central Developments is thrilled to announce our return to this highly sought-after development. This is the place to be with an exclusive lifestyle and prime location.

Whether starting a family or still living your Instagram life, our estate offers the perfect blend of comfort and luxury.

Experience the best of Alberton living with amenities like parks, schools, and shopping centres right on your doorstep. With a range of house types and sizes to choose from, you're sure to find your ideal home in our secure and tranquil estate.

Don't miss this opportunity to live your best life in Alberton.

SITE PLAN



House sizes:
50 m² to 125 m²



Bedrooms:
Three and four
bedrooms



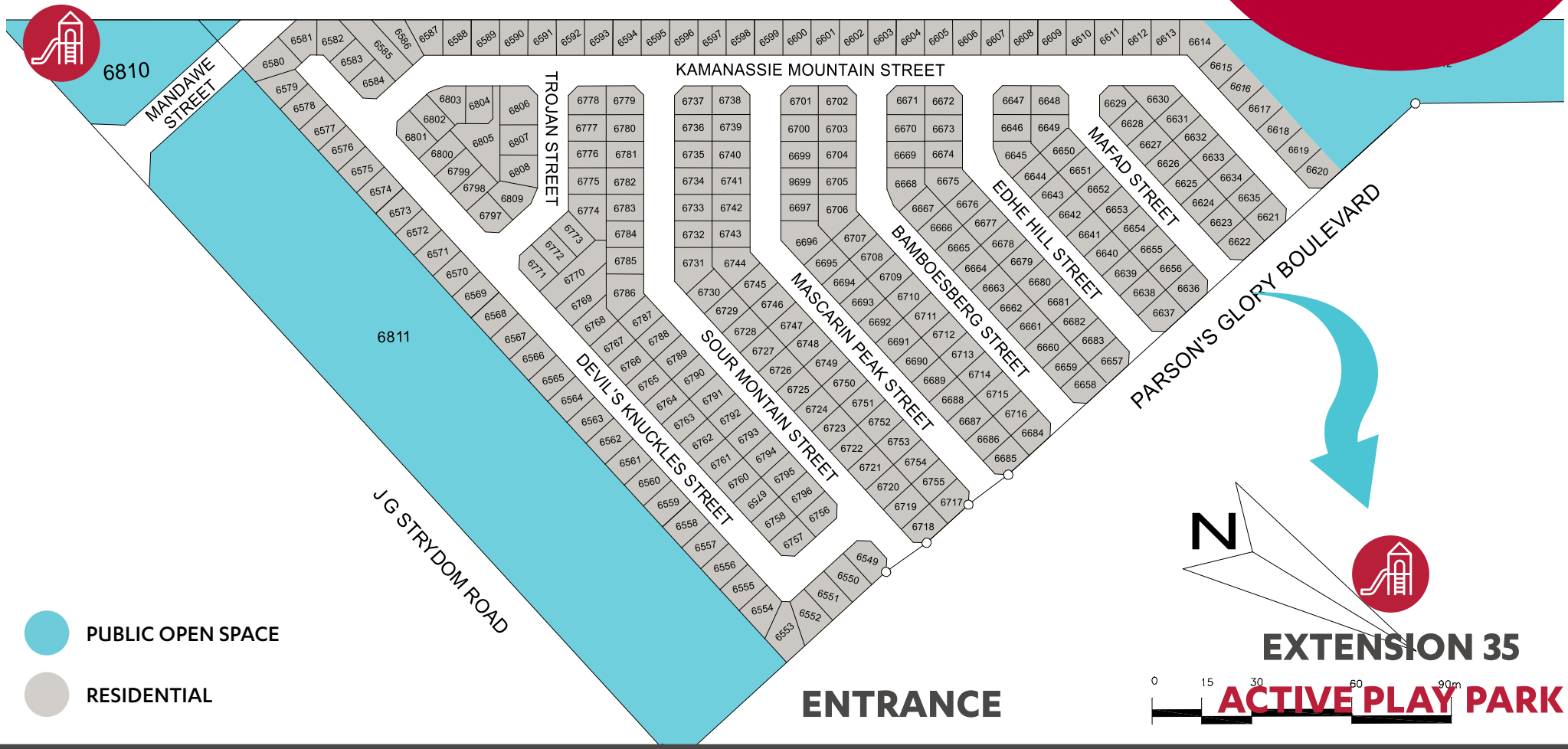
Bathrooms:
One to two-and-a-half
bathrooms



Parking:
Single or
double carports*

EXTENSION

44



AMENITIES

DISCOVER ALL THE FEATURES
LEOPARD'S REST OFFERS YOU.

- Gas stoves
- Solar geysers
- Lifestyle parks
- 24-Hour security
- Fibre internet connectivity



LIFE- STYLE



Offering an all-inclusive lifestyle experience that caters for your entire family, Leopard's Rest has the following:

Playpark • Activity park • Soccer field • Outdoor basketball court



FLOOR PLANS

50
m²



*Optional extra

60
m²



FLOOR PLANS

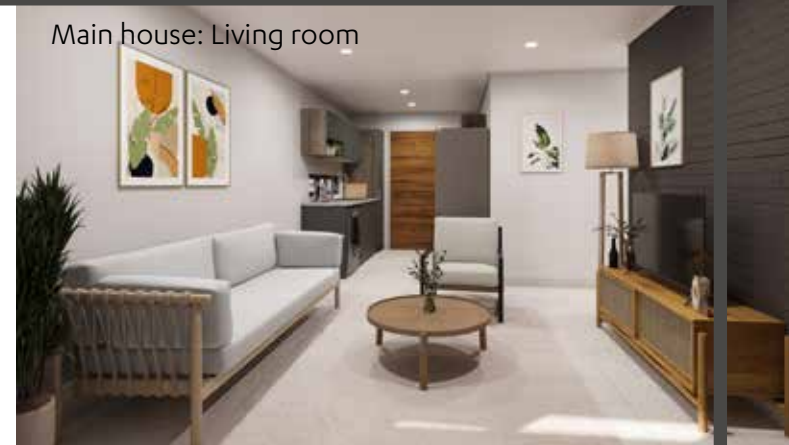
70
m²

4  3  2 



NEW PLAN!
4-bedroom house
including **NANNY FLAT**
with seperate entrance

Main house: Living room



Main house: Bedroom



Nanny flat



FLOOR PLANS

70
m²

3  2  2* 



*Optional extra

103
m²

3  2½  2* 



FLOOR PLANS

125
m²

3  2½  2* 



*Optional extra

125
m²

4  2½  2* 



new PRICE LIST

Leopard's Rest is an **Edge certified development**. This means an **extra 0.25% decrease** in your given interest rate.

Required documentation

- 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 are **MORE THAN ONE APPLICANT** all the documents required for an individual must be submitted for **ALL APPLICANTS**.

*Based on **10.50%** interest rate

SIZE	CONFIGURATION	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
50 m ²	3 Bedrooms 1 Bathroom Garden	R1 225 000	R40 763	R12 230
60 m ²	3 Bedrooms 2 Bathrooms Single carport Garden	R1 345 000	R44 756	R13 428
70 m ²	3 Bedrooms 2 Bathrooms Double carport Garden	R1 470 000	R48 916	R14 676
70 m ²	4 Bedrooms 3 Bathrooms Double carport Garden	R1 470 000	R48 916	R14 676
103 m ²	3 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 646 000	R54 772	R16 433
125 m ²	3 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 795 000	R59 730	R17 921
125 m ²	4 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 795 000	R59 730	R17 921

NEW PLANS! 70 m²: 4-bedroom house including nanny flat | 125 m²: 3-bedroom house

REQUIRED DOCUMENTS

Non South-African:

- Trust registration contract.
- Six months' stamped bank statements in trust name.
- All trust members' ID documents.
- Latest proof of income for all members of the trust.
- List of expenses for all the trust members.
- Assets and liabilities for all the trust members.

Self-employed (Pty & CC)

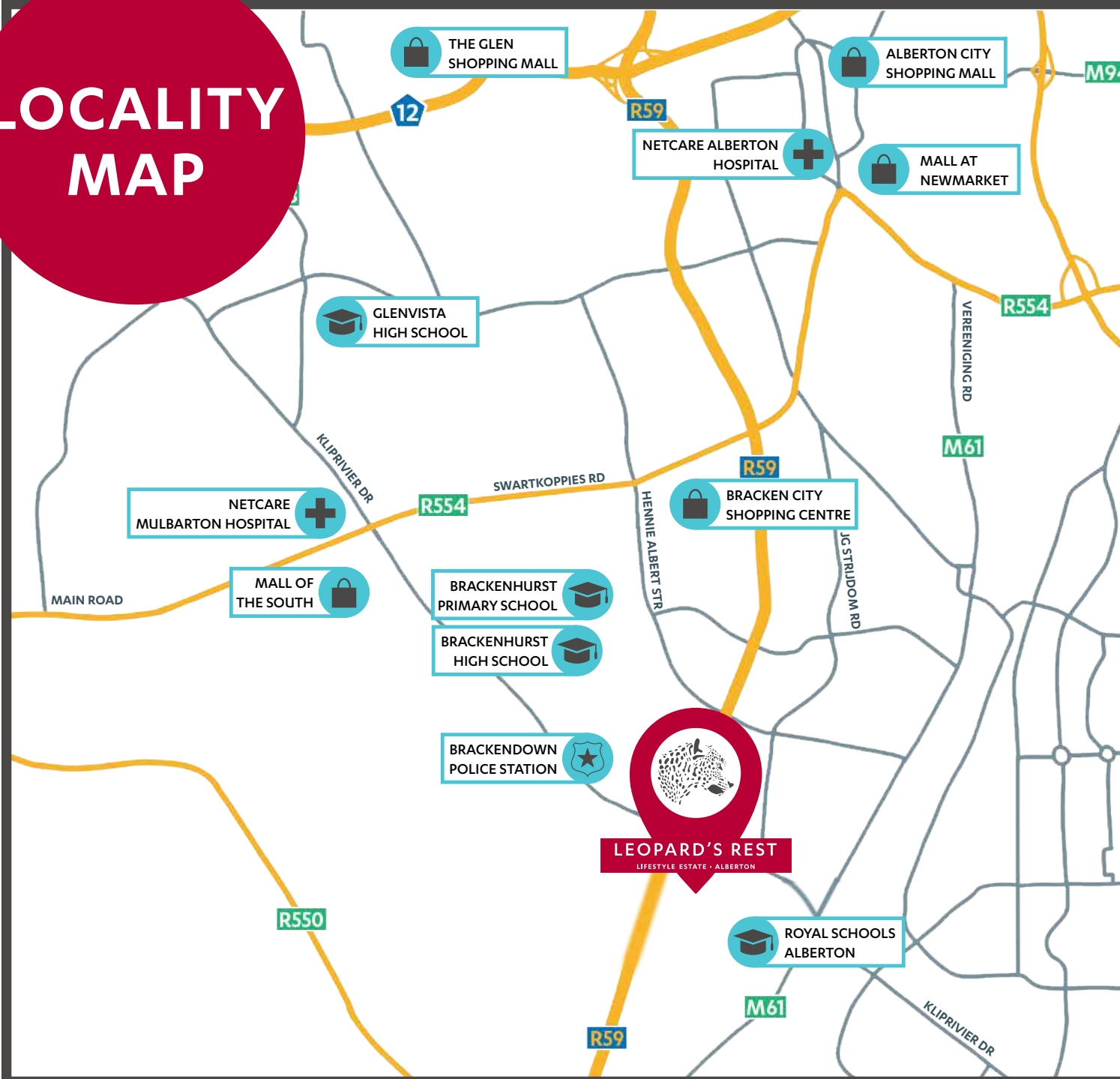
- Pty or CC documents ●
- Letter from auditor or bookkeeper stating monthly income ●
- Three years' company financial statements signed by the owner and auditor ●
- Twelve months' cash flow forecast statement ●
- Six months' stamped personal bank statements ●
- Twelve months' stamped business bank statements ●
- Signed list of business assets and liabilities ●
- Signed list of personal assets and liabilities ●

BECOME A HOMEOWNER IN

9 EASY STEPS



LOCALITY MAP



SHOPPING

Mall of the South
Mall @ New Market
Bracken City Shopping Centre
Brackendowns Spar
Southgate Mall
The Glen Shopping Mall
Meyersdal Mall
Randhart Shopping Centre

SCHOOLS

Brackenhurst Primary School
Brackenhurst High School
Mondeor High School
Dalmondeor Primary School
Royal Schools Alberton

RECREATION

Glenvista Golf Country Club
Klipriviersberg Nature Reserve
Virgin Active Gym
Kibler Park Football Club

EMERGENCY SERVICES

Netcare Mulbarton Hospital
Netcare Alberton Hospital
Brackendowns Police Station

FAQ's

Q: Am I allowed to extend and build onto my house?

A: Yes. This is a full-title complex. You would however still need to submit plans to the Homeowners' Association and council for approval.

Q: Will my deposit be refunded if my bond application was unsuccessful?

A: Yes, ONLY if the bond was declined or if suspensive conditions in your OTP was not met.

Q: How much will our levies and rates and taxes be?

A: An estimate of R450 for levies and an average of R1 200 for rates and taxes, depending on personal water usage.

Q: What are rates and taxes?

A: They are fees paid to the municipality that services your property and are charged monthly.

Q: What is a HOA?

A: A Homeowners' Association comprises all the home owners, whereafter directors are appointed to represent all the owners and to liaise with the managing agents on the owners' behalf.

Q: What is included in my levies?

A: Levies are used to pay for the maintenance of all communal areas such as the parks and play areas, insurance on external estate building structures, security and access control, electric fence and boundary wall.

Q: Purpose of the conduct rules

A: The conduct rules lay down parameters which will protect the rights of residents and their rights to the enjoyment of their properties.

Q: Can I use my own bond originator or do my own finance?

A: No, ONLY if you are a bank employee, since we have in-house finance facilities.

Q: May I pave my front garden for more parking space?

A: Yes.

Q: Who will be managing the complex?

A: Central Developments will manage it, until the majority of the houses are transferred, whereafter CSI will be appointed as the managing agent.

Q: When do I start paying my bond?

A: Your first instalment is only due after the property is transferred to your name.

Q: What if I first need to sell my current property?

A: Please note that we can submit the application but you will only have 3 months to sell your house. If not successful, the application will be cancelled.

OUR TEAM

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GET IN TOUCH

For more information,
please visit our website or
contact our friendly
Leopard's Rest sales team:



063 292 9914



www.4salenow.co.za

**Showhouses are open daily:
09:00 to 18:00**