



This brand-new security estate in the Waterfall node offers spacious and cleverly designed, free-standing three-bedroom, two-bathroom houses with double lock-up garages and private walled gardens.

Prices range between R2 445 000 and R2 845 000. SAVE up to R225 000 when you buy directly from the developer as there are no agent commission, transfer duties nor bond registration fees payable.

The show village is almost ready for the official show house launch on the weekend of 19 to 21 March. Houses are now sold off-plan and the first buyers will have the opportunity to choose their own finishes.

There's no space wasted on stairways! The single-level floorplans are modern and practical. Large stacking doors allow for the inside living space to flow seamlessly outward and vice versa. With this

PROMOTIONAL OFFER

- Units selling from R2 445 000.00 (All cost included)
- 24-hour state of the art security
- Pet friendly development

design, the garden becomes part of the home, ensuring that you make the most of Gauteng's beautiful weather. In addition, the energy-efficient and low maintenance design will keep the cost of ownership low for years to come.

Small pets are also welcome, subject to prior approval by the estate.

Madison Manor @ Waterfall is perfectly located in one of the fastest-growing and most desirable areas in South Africa. It's close to several established schools and shopping centres, such as the Mall of Africa, and also has easy access to all major routes leading to Johannesburg, Sandton and Pretoria.

Act fast, so you don't miss out on this limited opportunity! There's an overwhelming demand for family-friendly houses within secure lifestyle estates in the area, and there are only 89 houses in this development.



24-HR SECURITY



FIBRE TO THE HOME



BUY DIRECTLY FROM DEVELOPER
ALL COSTS INCLUDED



PRIVATE GARDENS



KIDS PLAY AREA

Ts and Cs apply to all promotional offers.

RETURN ON INVESTMENT

UNIT TYPE	Size m ²	Purchase Price	Gross Rental Income	Gross Rental Return (excl capital growth)	Monthly Levies @ (± R15 p/m ²) including sanitation	Estimated Rates and Taxes	Net Rental Income	Net Rental Return (excl capital growth)	Projected Capital Growth (at 5% p.a.)	Total Return On Investment (capital growth + net rental income p.a.)
Type A - 3 Bed 2,5 Bath + Double Garage	151	R 2 445 000	R 15 500	7,6%	R 2 300	R 1 400	R 11 800	5,8%	R 2 567 250 5%	R 263 850 10,8%
Type B - 3 Bed 2,5 Bath + Double Garage	161	R 2 545 000	R 16 300	7,7%	R 2 400	R 1 470	R 12 430	5,9%	R 2 672 250 5%	R 276 410 10,9%
Type C - 3 Bed 2,5 Bath + Double Garage	183	R 2 845 000	R 18 000	7,6%	R 2 700	R 1 670	R 13 630	5,7%	R 2 987 250 5%	R 305 810 10,7%
Type D - 3 Bed 2 Bath + Double Garage	155	R 2 475 000	R 15 800	7,7%	R 2 350	R 1 400	R 12 050	5,8%	R 2 598 750 5%	R 268 350 10,8%

- Projected capital growth calculated at a conservative rate of 5%.
- Calculations based on self-management. Tenant management is available at 9% pm.

