

CAPITAL

LIFESTYLE ESTATE

VIEW



THE PERFECT PLACE TO CALL HOME

Capital View Estate,
the most sought-after
residential development
in the west of Pretoria,
is brought to you by
Cosmopolitan Projects.

The development is the
only estate in Danville,
Pretoria West, with
state-of-the-art security,
including infrared
cameras, biometric
access control and
24-hour armed response.



CONVENIENCE OF MODERN ESTATE LIVING

3- and 4-bedroom freestanding houses «

Biometric access control «

24-Hour security «

Fibre internet connectivity «

Kiddies play parks «

Outdoor gym «

Soccer field «

WHY CAPITAL VIEW?

Four townships to be developed «

Total of 1 210 houses to be built «

Beautiful urban design and landscaping «

More than 1 000 trees to be planted «

Twelve parks and a kiddies play area «

BMX track «



FULL-TITLE MODERN HOUSES

Make your home your own and enjoy having a spacious private garden.



LIFESTYLE YOU DESERVE

Spend time outdoors at the communal lifestyle area with your family and enjoy a comfortable setting with ample space to cater for your family's outdoor needs.



PRICELIST

SPECIFICATIONS	HOUSE SIZE	SALES PRICE	MONTHLY GROSS COMBINED	EST REPAYMENT @ 11.75%
3 Bed, 1 Bath, Double carport NEW!	50 m ²	R1 162 625	R41 994	R12 599
3 Bed, 2 Bath, Double carport NEW!	59 m ²	R1 263 375	R45 633	R13 691
3 Bed, 2 Bath, Double carport	67 m ²	R1 364 125	R49 272	R14 783
3 Bed, 2 Bath, Double carport NEW!	72 m ²	R1 421 575	R51 347	R15 406
3 Bed, 2 Bath, Double carport	80 m ²	R1 510 212	R54 549	R16 366
3 Bed 2.5 Bath, Double carport	107 m ²	R1 636 150	R59 098	R17 731
4 Bed 2.5 Bath, Double carport	123 m ²	R1 746 975	R63 101	R18 932

- The estimated monthly levies on all units are R1 000
- The estimated monthly rates and taxes on all units are R780

NEW FLOOR PLAN

50 m²



NEW FLOOR PLAN

59 m²





DOCUMENTS REQUIRED

FOR BOND APPLICATION

PERSONAL CAPACITY (SINGLE APPLICANT):

- » Basic salary earners - require latest 3 months' pay slips.
- » Basic salary earners - require latest 3 months' stamped bank statements.
- » Commission, overtime or incentive salary earners - require latest 6 months' payslips.
- » Commission, overtime or incentive salary earners - require latest 6 months' stamped bank statements.
- » List of all expenses.
- » Assets and liabilities.
- » If the applicant has worked at a company for less than 6 months - require employee work contract.

NON SOUTH-AFRICAN APPLICANTS:

- Minimum of 50% deposit required «
- Copy of passport documentation «
- Copy of a valid residents permit «
- Copy of a valid work permit «

DOCUMENTS REQUIRED

FOR BOND APPLICATION

SELF-EMPLOYED APPLICANTS (PTY & CLOSED CORPORATIONS):

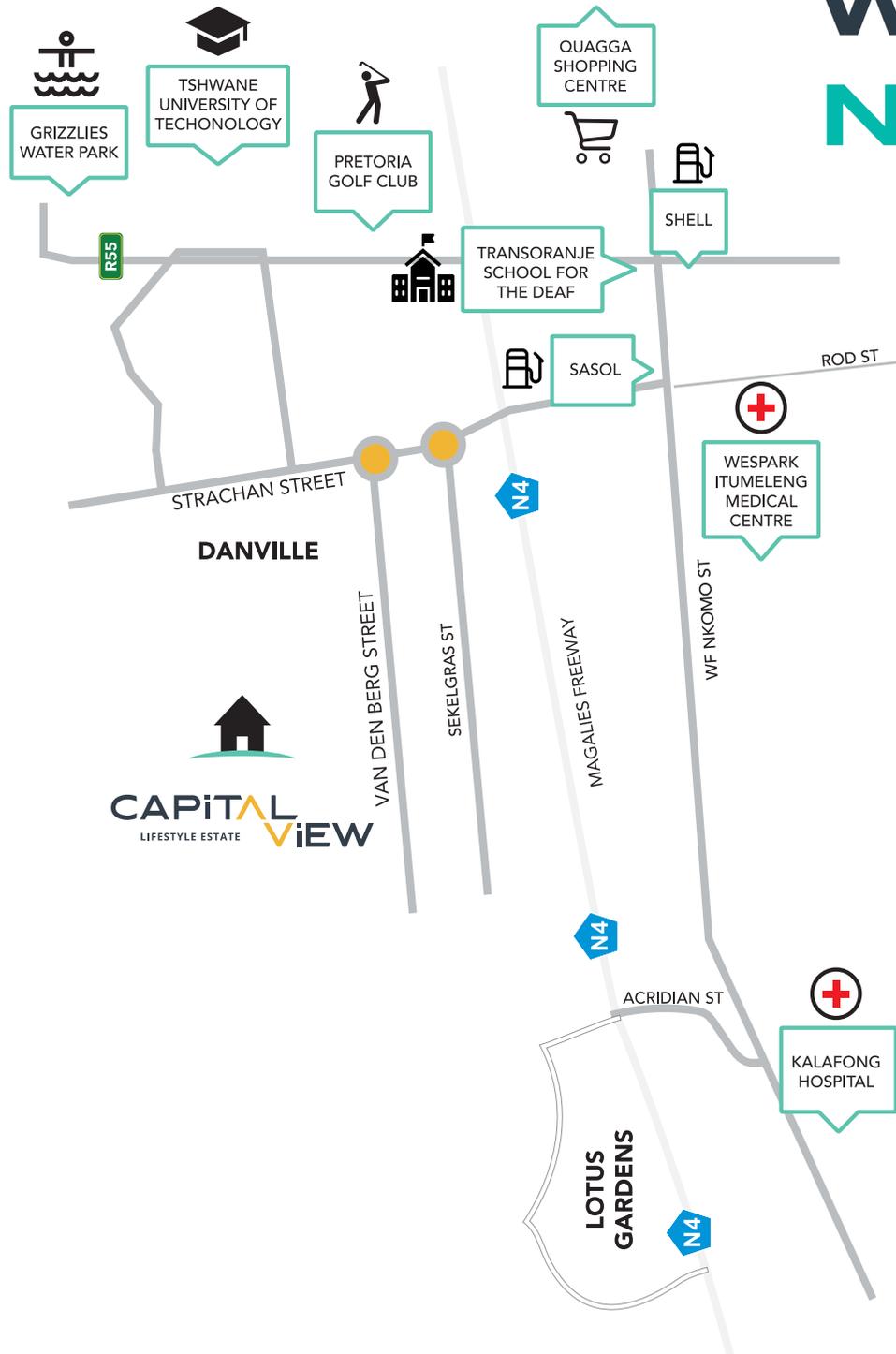
- » Pty or CC documents.
- » Letter from auditor or bookkeeper stating monthly income.
- » Three years' company financial statements signed by the owner and auditor.
- » Twelve months' cash flow forecast statement.
- » Six months' stamped personal bank statements.
- » Twelve months' stamped business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

APPLICANTS IN TRUST NAME:

- 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 «



WELCOME TO THE NEIGHBOURHOOD



PRIMARY SCHOOLS

1. Mosaledi Primary School
2. Wespark Primary School

SECONDARY AND HIGH SCHOOLS

3. Elandspoot High School
4. Fusion Secondary School
5. Bokgoni Secondary School
6. Daspoort Secondary School
7. Tuine Hoërskool

TERTIARY EDUCATION

8. Tshwane University of Technology

MEDICAL

1. Kalafong Hospital
2. Folateng Hospital
3. Lotus Gardens Clinic
4. Danmed Pharmacy & Clinic
5. Wespark Itumeleng Medical Centre

SHOPPING

1. Quagga Shopping Centre
2. Madeira Shopping Centre
3. Atlyn Mall

FREQUENTLY ASKED QUESTIONS

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

A: An estimate of R1 000 for levies and an average of R780 for rates and taxes, depending on personal water usage.

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

A: Yes.

Q: What are rates and taxes?

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

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: When do I start paying my bond?

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

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

A: Unfortunately units cannot be bought subject to the sale of another property.



GET IN TOUCH

**For more information, please visit our website
or contact our friendly sales team on:**

www.cosmo.co.za | 087 004 5678

Show houses are open daily
09:00 to 18:00

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COSMOPOLITAN