

30
HOUSES
LEFT

CAPITAL
LIFESTYLE ESTATE **VIEW**



COSMOPOLITAN



CAPITAL LIFESTYLE ESTATE VIEW

THE PERFECT PLACE TO CALL HOME

Welcome to the new **Capital View Lifestyle Estate**, offering a lifestyle like no other! This is the latest addition to the ever-popular Capital View – the most **sought-after** and **fastest-selling** residential development in the Pretoria West area.

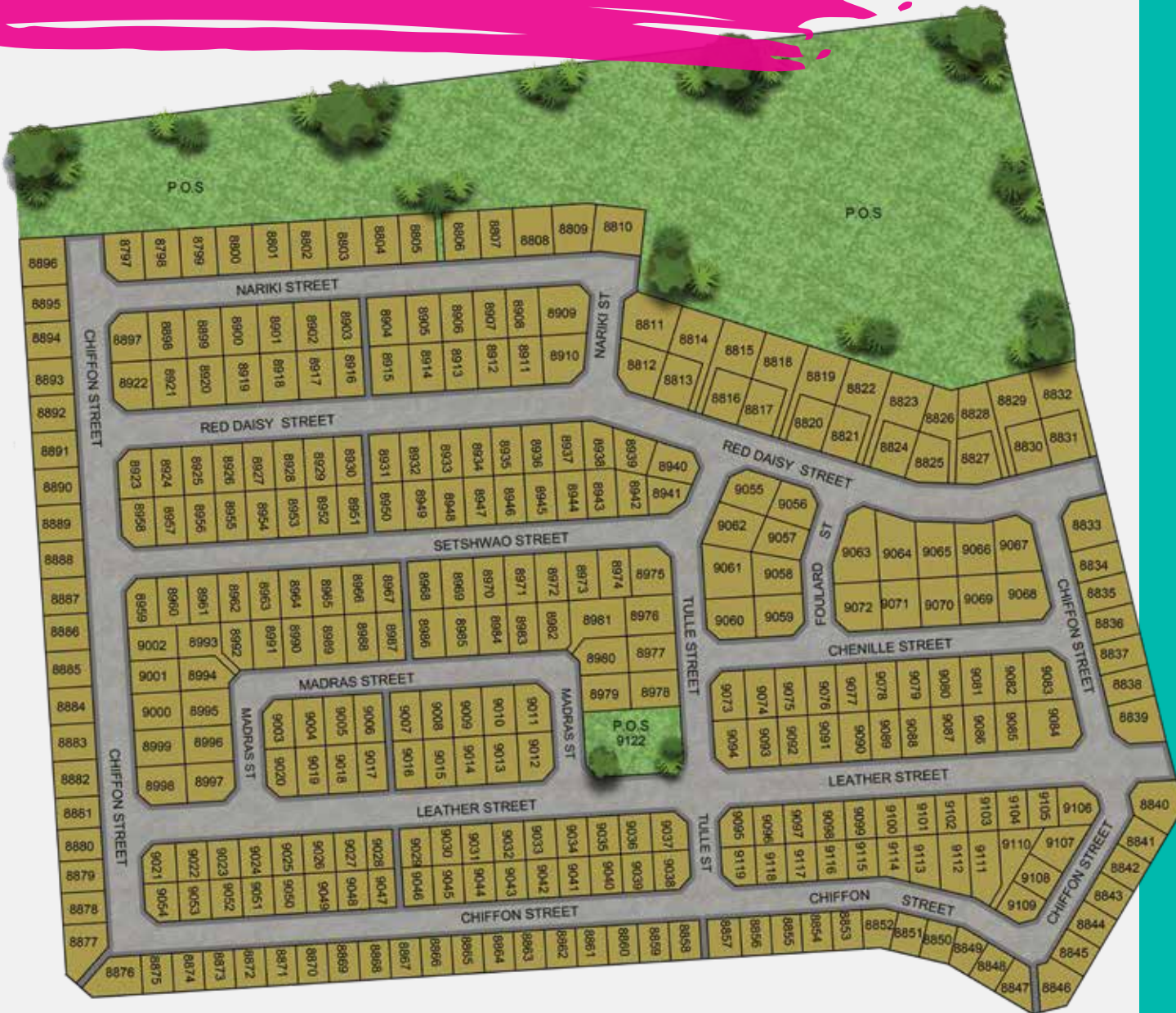
Capital View Lifestyle Estate offers **triple security**, including **biometric access**, **guardhouses**, and **patrolling security guards**. Keeping you and your family safe is one of our top priorities. Only residents whose fingerprints are loaded onto the system will have access to enter and exit the estate. Guards will be stationed at the guardhouses to **maintain control** of access points, and they will also **patrol the estate** to ensure the **residents' safety** day and night.

FULL-TITLE HOUSES SELLING FROM ONLY
R1 364 125

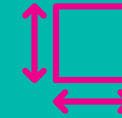


LAST HOUSES **EVER!!!**

SITE PLAN



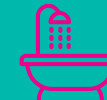
EXT 32



House sizes:
67 m² to 123 m²



Bedrooms:
Three and four bedrooms



Bathrooms:
Two to two and a half bathrooms



Parking:
Double carport

AMENITIES



24-Hour
security



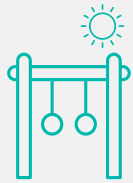
Biometric
access control



Fibre
internet



Kids' play
parks



Outdoor
gym



Soccer
field

- 3- and 4-bedroom **freestanding houses**
- **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**



FLOOR PLANS

67
m²

3  2  2 



72
m²

3  2  2 



FLOOR PLANS

80
m²

3  2  2 



107
m²

3  2½  2 



FLOOR PLANS

123
m²

4  **2 1/2**  **2** 



PRICE LIST

SIZE	SPECIFICATIONS	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
67 m ²	3 Bed, 2 Bath, Double carport	R1 364 125	R47 706	R14 313
72 m ²	3 Bed, 2 Bath, Double carport	R1 421 575	R49 715	R14 915
80 m ²	3 Bed, 2 Bath, Double carport	R1 510 212	R52 815	R15 846
107 m ²	3 Bed 2.5 Bath, Double carport	R1 636 150	R57 219	R17 167
123 m ²	4 Bed 2.5 Bath, Double carport	R1 746 975	R61 095	R18 330

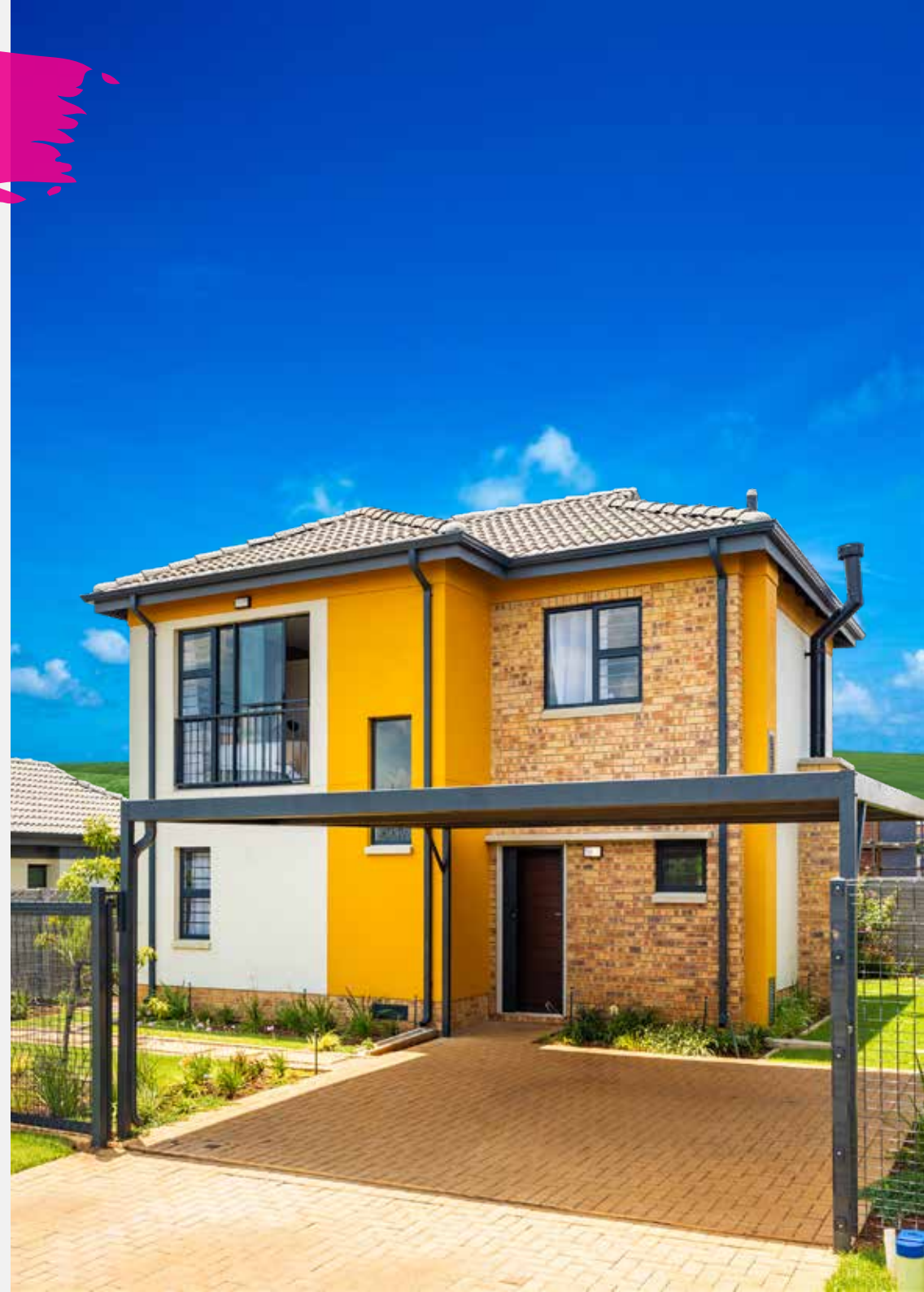
*Based on **11.25%** interest rate

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

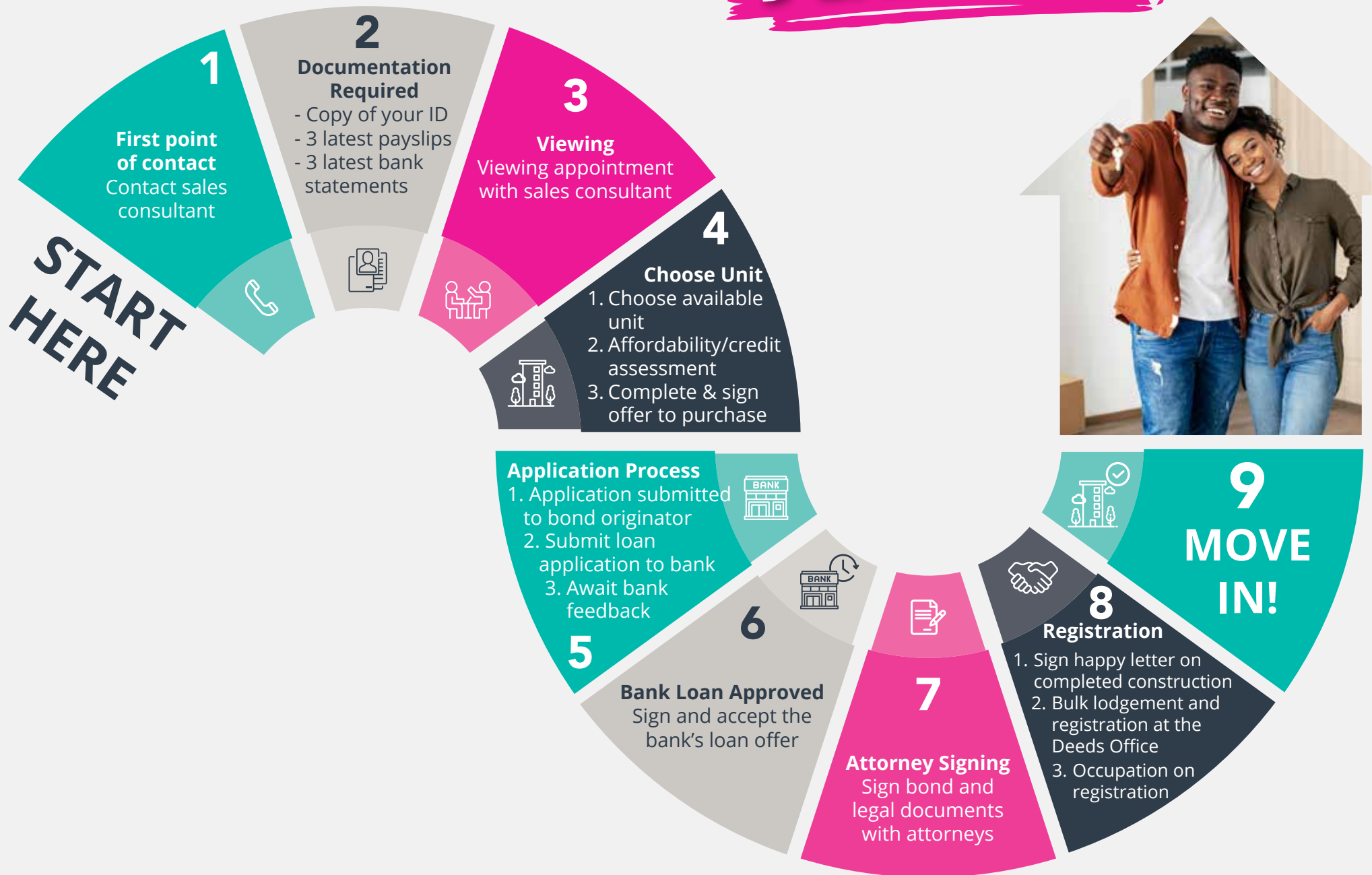
REQUIRED DOCUMENTATION

- 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**.



BECOME A HOMEOWNER IN 9 EASY STEPS



LOCALITY MAP

PRIMARY SCHOOLS

1. Mosaledi Primary School
2. Wespark Primary School

SECONDARY AND HIGH SCHOOLS

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

TERTIARY EDUCATION

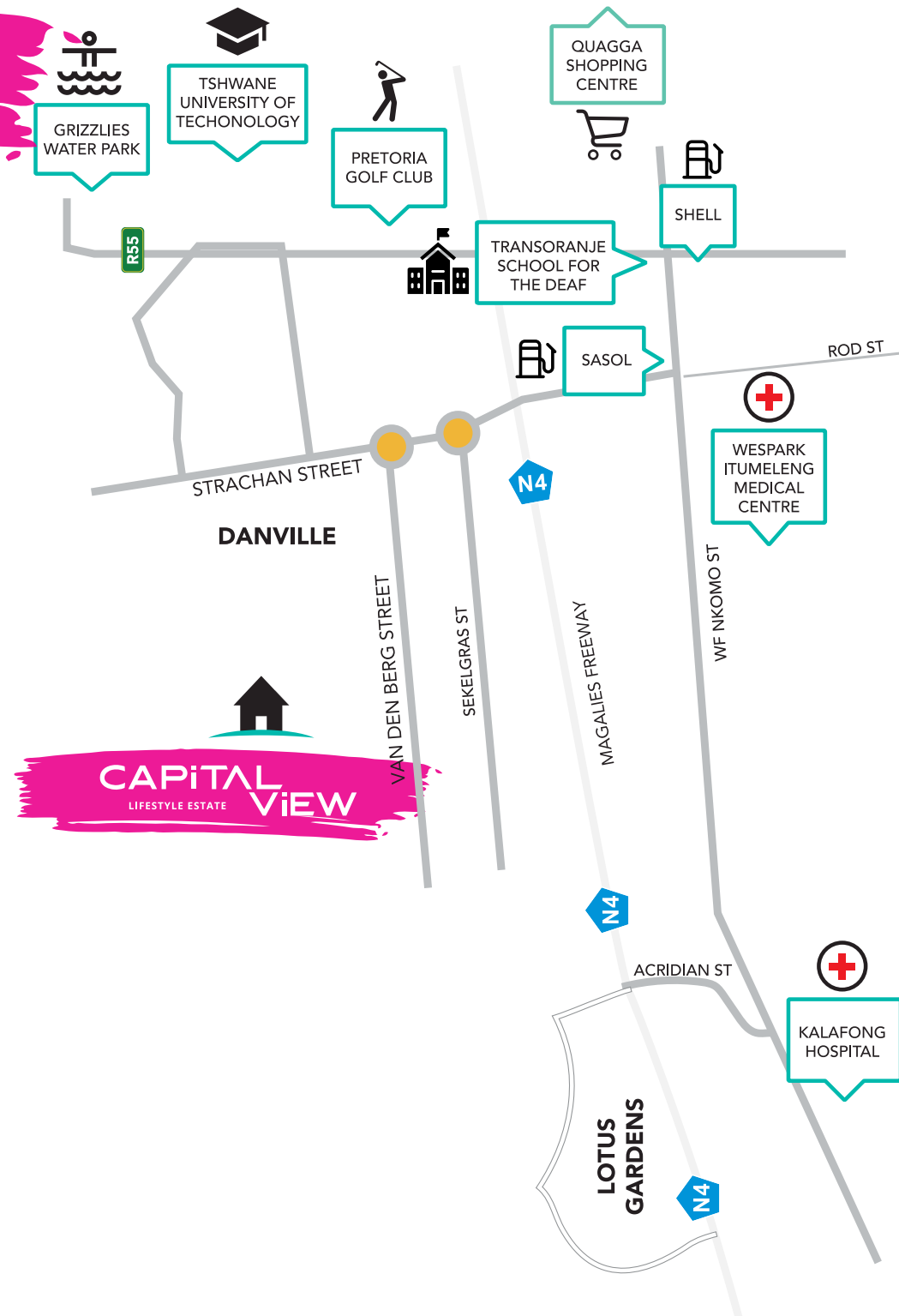
8. Tshwane University of Technology

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



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: 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: 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: 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: 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: Who will be managing the complex?

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

OUR TEAM



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GET IN TOUCH

For more information,
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Show houses are open daily

09:00 to 18:00

COSMOPOLITAN

