

# the BRONX



**COSMOPOLITAN**



### **Sky City – A First of Its Kind**

The landscape south of Alberton next to the R59 is gradually evolving into Sky City – a first of its kind and the largest privately funded affordable housing development in South Africa. Sky City is one of COSMOPOLITAN PROJECTS' mega developments which will ultimately comprise of more than 22 000 affordable houses and apartments. The total project will be completed in phases over the next 6 to 8 years.

### **The Developer**

Established in 1992, COSMOPOLITAN PROJECTS is South Africa's market leader in affordable housing focusing on the lower to middle-income groups. With over 43 000 houses delivered to date – currently at a rate of 2 500 houses per year – we consistently achieve our goal of ensuring that individuals improve their lifestyle and well-being through homeownership.

### **More Than Just Housing – Setting a New Standard**

COSMOPOLITAN PROJECTS' approach to property development has evolved into one of integrated developments. Besides the 22 000 affordable houses and high-density apartments,

Sky City also includes a school and day-care facilities, Sky City Mall, public transport facilities, a filling station, community facilities, parks and recreational areas, and more. It, therefore, aims to not only provide housing, but rather a comfortable, quality lifestyle, by offering many different amenities other than just housing.

### **Infrastructure**

The civil and electrical services and infrastructure for the entire project will be more than R1.5 billion. The infrastructure for the first five phases have already been completed at a cost of R610 million. These five phases comprise of 5 827 residential 1 stands and 534 high density units, Sky City Mall, filling station, transport hub, six school nodes and seven social node stands for community facilities.

The affordable independent school, Royal Schools Sky City, opened its doors to its first 650 learners in January 2018 and the regional shopping centre, Sky City Mall was opened in April 2019. At present more than 6 500 houses and 534 apartments have already been occupied.

## Overview of the Sky City Development

- Over 22 000 residential units consisting of approximately 17 500 residential homes and over 4 500 high density units being developed in phases by COSMOPOLITAN PROJECTS.
- Sky City Mall was developed by the GMI Property Group and opened in April 2019.
- 14 School nodes, including the Royal Schools Sky City independent school accommodating 1 600 learners from grades RRR to 12.
- 21 social nodes for community facilities such as churches, crèches, clinics and social facilities.
- Beautifully designed entrances, pavements and expansive parks with recreational facilities such as jogging trails, soccer fields and children's play areas with jungle gyms.
- The entire development as well as the inner super blocks are ring-fenced with perimeter security walls.



Sky City Mall



24-Hour security



Royal Schools private school



High building quality



Outdoor gym



Churches



Nursery schools



Sport facilities



Children's play areas



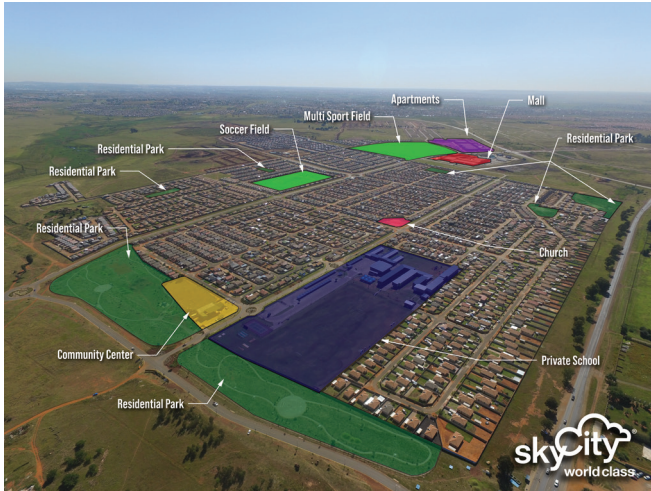
Up to 15% ROI p.a.



Restaurants

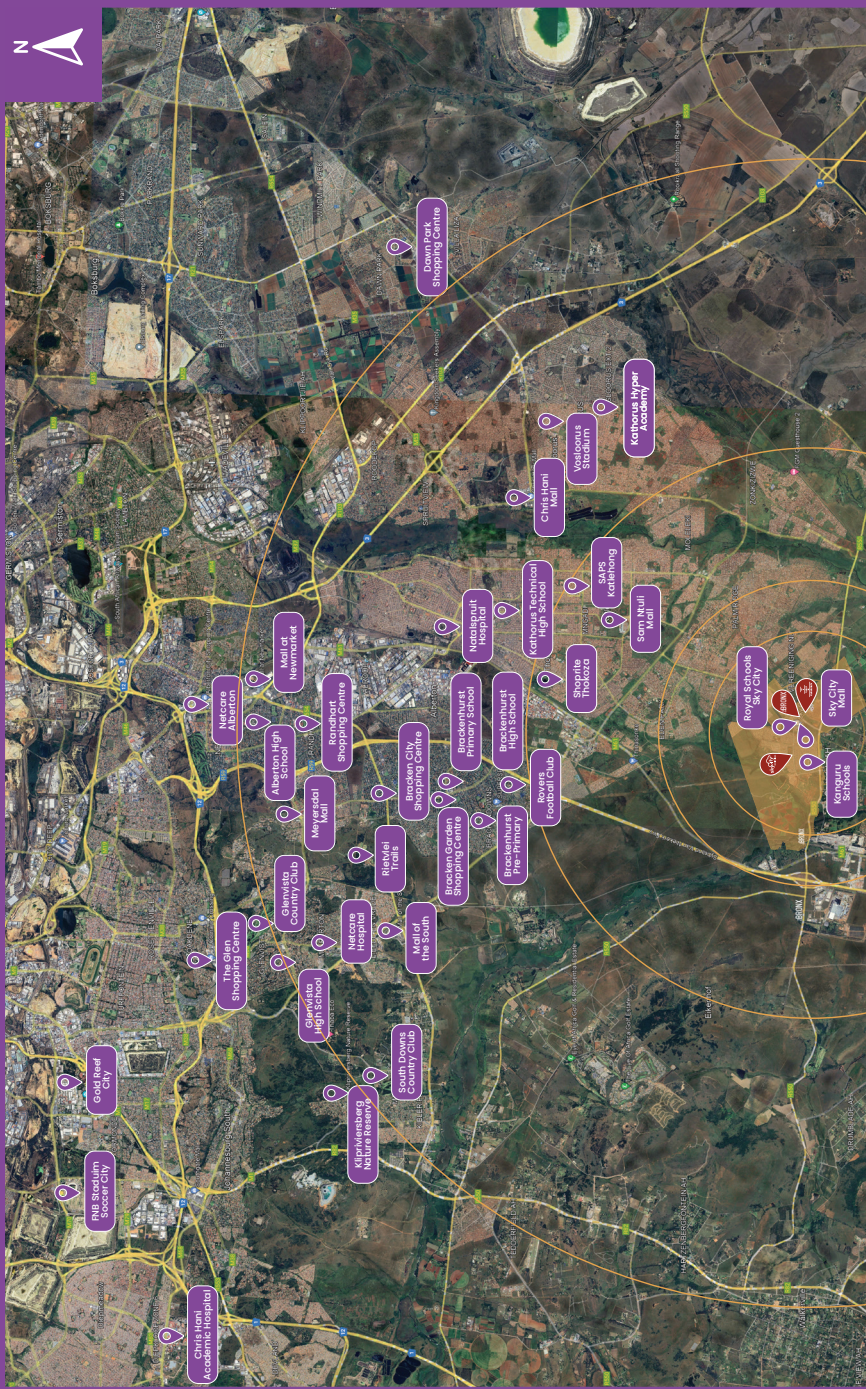


Recreational areas & parks



Visit [www.cosmo.co.za](http://www.cosmo.co.za) for more information regarding this and other projects.





#### Emergency Services

SAPS Kaitlhang	9.3 km
Brookdowns Medical Centre	15.7 km
Brookhurst Municipal Clinic	17.6 km
Hypertifa Medical Centre	18.1 km
Neicare Malburton Hospital	19.3 km
Natlapur Hospital	22.1 km
Neicare Hospital Alberton	23.2 km
Chris Hani Baragwanath Academic Hospital	38.4 km
Sky City Mall	9.3 km
Chris Hani Mall	15.1 km
Randhart Shopping Centre	17.4 km
Mall of the South	18.3 km
Brook City Shopping Centre	18.4 km
Meyersdal Mall	19.9 km
The Glen Shopping Mall	27.7 km
Heidelberg Mall	32.9 km
On site	15.1 km
Royal Schools - Sky City	17.4 km
Kanguru School	18.3 km
Royal Schools - Alberton	18.4 km
Brookhurst High School	19.9 km
Alberton High School	27.7 km
Glenvista High School	32.9 km
On site	11.0 km
Royal Schools - Sky City	12.5 km
Kanguru Technical High School	14.1 km
Brookhurst High School	15.2 km
Alberton High School	20.2 km
Glenvista High School	20.4 km
On site	13.5 km
Rovers Football Club	19.1 km
Bas Lake Adventures	19.5 km
Revelle Trails	22.9 km
South Downs Country Club	24.9 km
Kliffenwiesberg Nature Reserve	28.5 km
Gold Reef City Casino and Theme Park	31.5 km
FNB Stadium	

#### Major Malls

Sky City Mall	9.3 km
Chris Hani Mall	15.1 km
Randhart Shopping Centre	17.4 km
Mall of the South	18.3 km
Brook City Shopping Centre	18.4 km
Meyersdal Mall	19.9 km
The Glen Shopping Mall	27.7 km
Heidelberg Mall	32.9 km

#### Schools

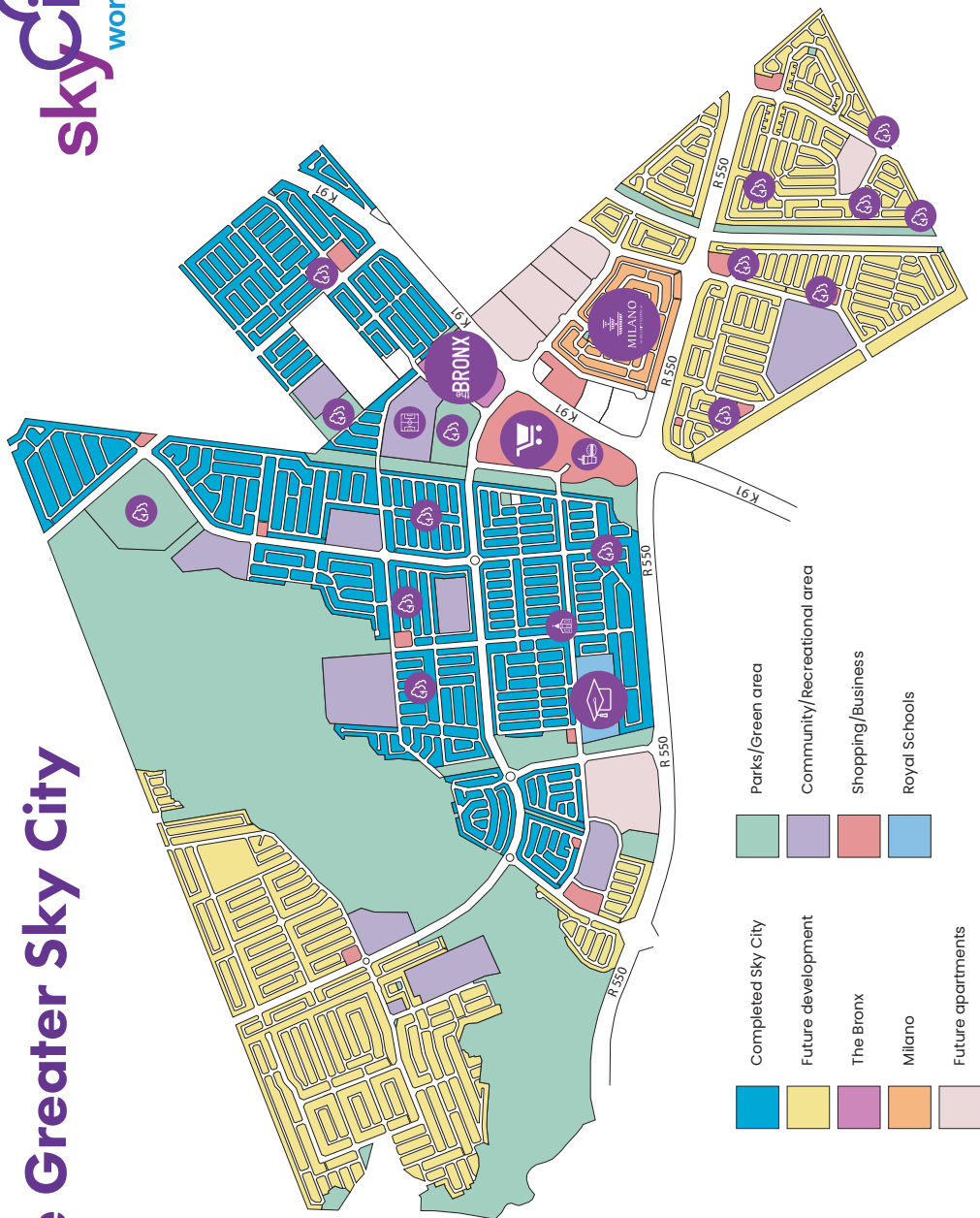
Royal Schools - Sky City	17.4 km
Kanguru School	18.3 km
Royal Schools - Alberton	18.4 km
Brookhurst High School	19.9 km
Alberton High School	27.7 km
Glenvista High School	32.9 km

#### Entertainment

Rovers Football Club	13.5 km
Bas Lake Adventures	19.1 km
Revelle Trails	19.5 km
South Downs Country Club	22.9 km
Kliffenwiesberg Nature Reserve	24.9 km
Gold Reef City Casino and Theme Park	28.5 km
FNB Stadium	31.5 km



# The Greater Sky City





# theBRONX

## Overview

- Developed by the most trusted Property Developer, COSMOPOLITAN PROJECTS, with more than 30 years' experience in the industry.
- The only world-class micro-city development in Johannesburg.
- Walking distance to the Sky City Mall, Royal Schools private school, recreational areas, churches, parks and much more.
- Sky City achieved 87% property growth since the launch in 2017
- Residents experience true peace of mind with 24-hour CCTV security on all main roads entering Sky City monitored by SAPS.
- Secure lifestyle estate with enjoyable amenities.
- Product, lifestyle and building quality that cannot be beaten.
- Best investment options in the south of Johannesburg.





### Investment

- Overall return on investment (ROI) up to 15% per year.
- Affordable investments for first-time investors.
- Best value for money in Johannesburg South.
- Low risk, fully tenanted units.
- Bank finance assistance .
- Proven high rental demand - 534 units continuously fully tenanted.
- All transfer and bond registration costs included.
- Tenant management options available.
- Guaranteed future property growth.



### Unique Product Offering

- The first secure apartment estate in Sky City.
- Variety of affordable 1- and 2-bedroom apartments to choose from.
- Lock-up-and-go, low maintenance.





30 m<sup>2</sup> From R378 202  
 1  1

Size	30 m <sup>2</sup>
Configuration	1 + 1
Price	R378 202
Repay	R4 098
Qualifying salary	R13 662

Prices include government subsidy



34 m<sup>2</sup> From R405 414  
 1  1

Size	34 m <sup>2</sup>
Configuration	1 + 1
Price	R405 414
Repay	R4 393
Qualifying salary	R14 645

Prices include government subsidy





40 m²

From R606 114



Size	40 m²
Configuration	2 + 1
Parking	Single Carport
Price	R606 114
Repay	R6 568
Qualifying salary	R21 895
Prices include government subsidy	



44 m²

From R631 765



Size	55 m²
Configuration	2 + 1
Parking	Single Carport
Price	R631 765
Repay	R6 846
Qualifying salary	R21 257
Prices include government subsidy	



50 m²

From R695 000



Size	50 m²
Configuration	2 + 1
Parking	Single Carport
Price	R695 000
Repay	R7 531
Qualifying salary	R25 105



- Located in the heart of Sky City, our mall stands as a vibrant hub of commerce and community engagement. The first phase of the mall, unveiled in 2019, marked a significant milestone in our commitment to providing exceptional retail experiences. With approximately 43 shops currently in operation, including renowned brands like Shoprite, Cashbuild, KFC, McDonald's, PEP, and Mr Price, we have established ourselves as a cornerstone of convenience and quality for residents and visitors alike. As we proceed with the expansion of Sky City Mall, we will soon introduce exciting new stores and amenities that will further elevate your shopping experience.
- GMI Property Group (GMI) and COSMOPOLITAN PROJECTS collaborated to make Sky City Mall a reality and an exciting retail venture within the Sky City development.
- Each retailer is carefully considered and selected to meet customer requirements. The site is centrally located and the filling station adds to the vibrant tenant mix providing customers with associated conveniences.





# Sky City Mall Layout

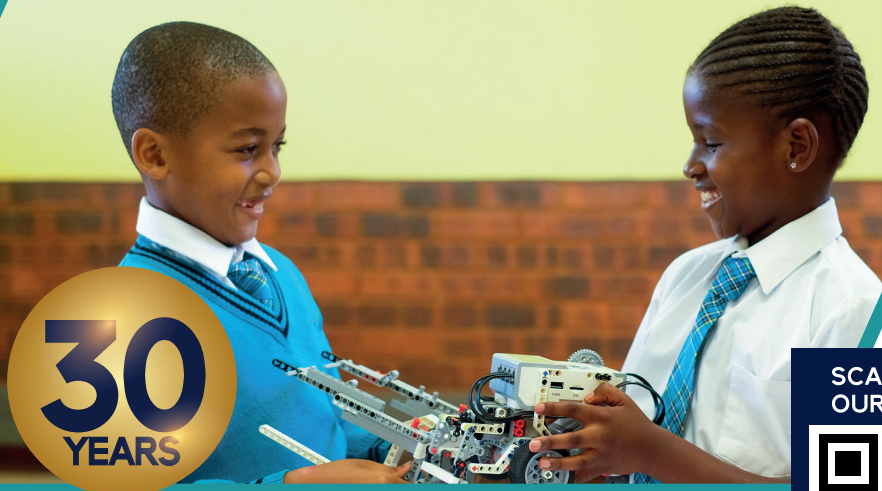


- Affordable private school education since 1993
- Safe and secure environment
- Quality care and education
- Christian values



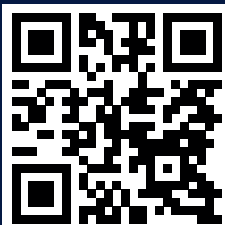
# ROYAL SCHOOLS SKY CITY

GRADE RRR - GRADE 12  
(3 YEARS OLD BY 30 JUNE)



**30**  
YEARS

SCAN TO VISIT  
OUR WEBSITE!



Corner of Lemon Shark & Kingfish  
Streets, Watervalspruit, Alberton

☎ 010 001 8984

🔍 [www.royalschools.co.za](http://www.royalschools.co.za)

✉ [registrations@royalschools.co.za](mailto:registrations@royalschools.co.za)

**30 YEARS OF QUALITY PRIVATE EDUCATION**



# OUR SCHOOL



## ACADEMICS

- CAPS curriculum
- National Senior Certificate (NSC) Grade 12
- Gr RRR (turning 3 years old by 30 June) to Gr 12
- Registered with the GDE (Reg no. 400959)
- Umalusi accredited (Reg no. 22 SCH 00993)
- The language of tuition is English
- Our behaviour is aligned to Christian values
- Languages offered:
  - Primary school: English (HL), IsiZulu (FAL), Afrikaans (FAL)
  - High School Gr 8-9: English (HL), Afrikaans (FAL), IsiZulu (FAL)
  - High School Gr 10-12: English (HL), IsiZulu (HL), Afrikaans (FAL), IsiZulu (FAL)
- Maximum of 30 learners per primary school class and 35 per secondary school class
- Robotics offered.



Scan this code  
for more info  
on academics

## SPORT

**Athletics**

**Soccer**

**Netball**

**Rugby**

**Volleyball**



## FACILITIES

**63 Classrooms with projectors  
and CCTV cameras**

**2 Computer centres**

**Hall**

**Sport fields**

**2 Science laboratories**



## CULTURE

**Eisted fod**

**Concert**

**Fun days**

**Social projects**

**Outings and trips**

**Choir**

**Chess**



# Sky City Sports Park

## Future planning







### Stay up to date!

Be the first to be notified about specials at the mall and events happening around Sky City.

- Accessible lifestyle amenities.
- Emergency contacts such as SAPS, ambulance, etc.
- Send queries from the app to our client-service team.



*A world-class smart city  
for the community!*

**WWW.COSMO.CO.ZA**



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