



MILANO

≡ SECURITY ESTATE ≡

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



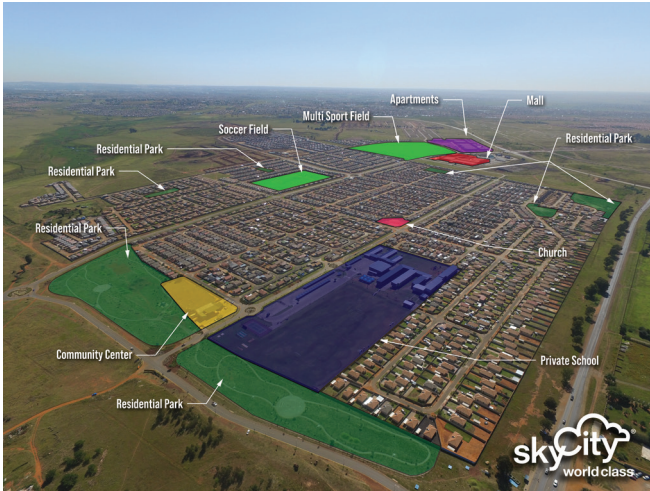
Up to 15% ROI p.a.



Restaurants



Recreational areas & parks



Visit www.cosmo.co.za for more information regarding this and other projects.



MILANO

SECURITY ESTATE

Overview

- Part of the world-class micro-city developed by the most trusted property developer, COSMOPOLITAN PROJECTS.
- Walking distance from Sky City Mall, an affordable private school, recreational areas, a church, parks, and much more.
- Forms part of the greater Sky City area which achieved 87% property value growth since launching in 2017.
- A full security estate with state-of-the-art security comprising a guard house, biometric access control system, electric fence, CCTV cameras all around the boundary walls, and security guards roaming the premises.



Property is the ultimate investment

- Best value for money in Johannesburg South.
- Bank finance assistance.
- All transfer and bond registration costs included.
- Guaranteed future property growth.

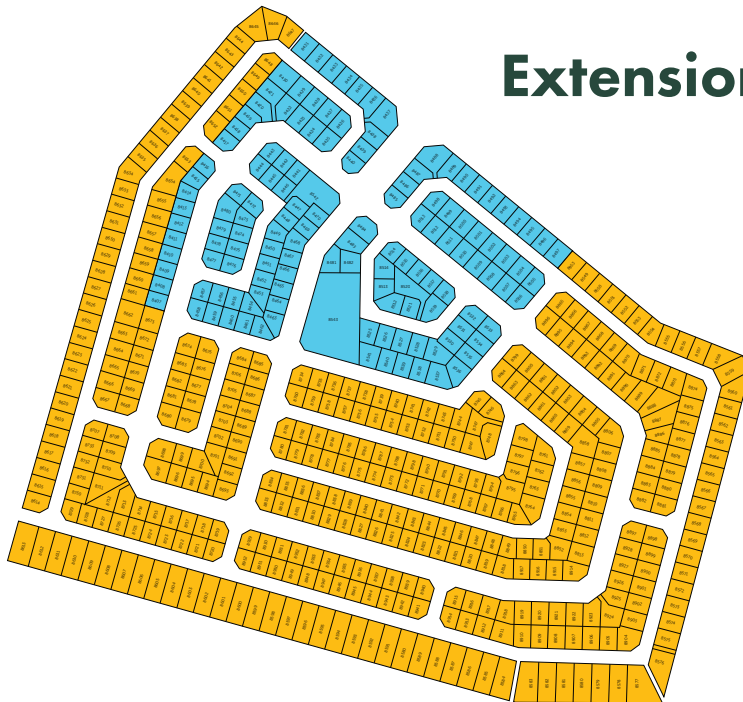


Unique product offering

- The first affordable housing security estate in Sky City.
- Low levy costs.
- Lock-up-and-go, low maintenance.
- Modern, fibre-ready houses with high-quality finishes.



Extension 37 & 50



-  Extension 37
-  Extension 50

Single Storey Houses



60 m² From R991 300
 🛏️ 3 🚿 2 🏠 2

Size	60 m ²
Configuration	3 + 2
Parking	Double parking
Price	R991 300
Repay	R10 750
Qualifying salary	R35 800



71 m² From R1 051 798
 🛏️ 3 🚿 2 🏠 2

Size	71 m ²
Configuration	3 + 2
Parking	Double parking
Price	R1 051 798
Repay	R11 400
Qualifying salary	R38 000



84 m² From R1 132 400
 🛏️ 3 🚿 2 🏠 2

Size	84 m ²
Configuration	3 + 2
Parking	Double parking
Price	R1 132 400
Repay	R12 270
Qualifying salary	R40 900



93 m² From R1 172 700
 🛏️ 3 🚿 2 🏠 2

Size	93 m ²
Configuration	3 + 2
Parking	Double parking
Price	R1 172 700
Repay	R12 700
Qualifying salary	R42 360



104 m²

From R1 273 450

🛏️ 4 🚿 2.5 🚗 2

Size	104 m ²
Configuration	4 + 2.5
Parking	Double parking
Price	R1 273 450
Repay	R13 800
Qualifying salary	R46 000

Double Storey Houses



103 m²

From R1 384 275

🛏️ 3 🚿 2.5 🚗 2

Size	103 m ²
Configuration	4 + 2.5
Parking	Double parking
Price	R1 384 275
Repay	R15 100
Qualifying salary	R50 100



124 m²

From R1 495 100

🛏️ 4 🚿 2.5 🚗 2

Size	124 m ²
Configuration	4 + 2.5
Parking	Double parking
Price	R1 495 100
Repay	R16 300
Qualifying salary	R54 100



- 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.

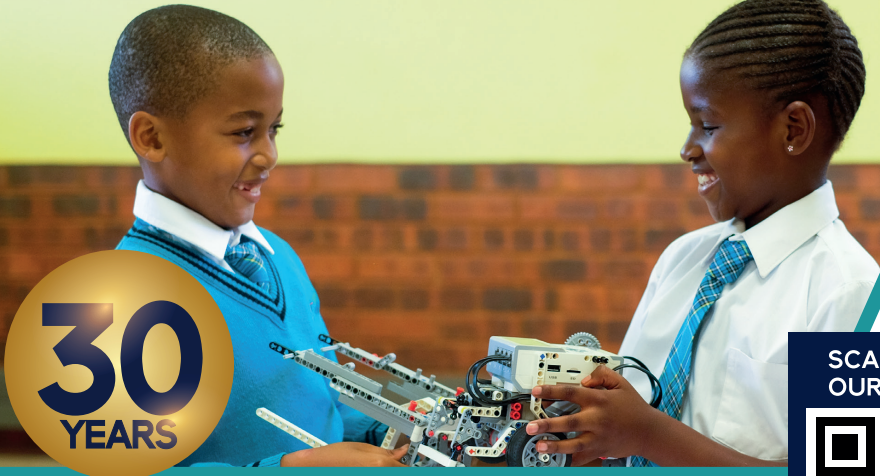


- Affordable private school education since 1993
- Safe and secure environment
- Quality care and education
- Christian values



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, Watervalpruit, Alberton

- ☎ 010 001 8984
- 🌐 www.royalschools.co.za
- ✉ 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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COSMOPOLITAN

REAL HOUSES FOR REAL PEOPLE

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 010 045 9099

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