

# KILIMANJARO

SECURITY VILLAGE



**LIONPRIDE®**  
LIFESTYLE ESTATE

# COSMOPOLITAN



## COSMOPOLITAN PROJECTS A PLACE TO CALL HOME

COSMOPOLITAN PROJECTS, South Africa's largest residential property developer, welcomes you.

Established in 1992, we have become a market leader in delivering world-class mega-developments, and have built over 41 000 houses to date.

We offer micro-cities and lifestyle estates with affordable houses for sale in key areas in Gauteng. If you are interested in buying a new home within the City of Johannesburg and the City of Pretoria, you are at the right place. We offer a one-stop service and the fastest turn-around time – ensuring remarkable value for your money.

You've made the right choice to opt for a new house because it's by far the best value for money while being the safest option. With us, your home comes with an NHBRC guarantee. The price includes all costs and no deposit is required. Buying a new house also offers you different options when considering stand size, house plan, specifications and optional extras, without the risks of dealing with individual sellers.

## Kilimanjaro Security Village situated in Lion Pride Lifestyle Estate.

Let the way you live be your story.

Lion Pride Lifestyle Estate is a modern development built for you and your family to enjoy and experience quality living in the northern suburbs of Johannesburg. This lifestyle estate has many features to enjoy and is ideally situated near key amenities such as Fourways Mall, Fourways Life Hospital and Trinity College. If you desire a lifestyle filled with quality, safety and luxury, this estate would be perfect for you, with state-of-the-art security within each of the eight villages to ensure your family's safety. This new development has beautiful landscaping, a nature park, jogging trails, picnic spots and sports facilities for everyone within the estate to enjoy. This estate will give you and your family a peaceful feeling and contribute to many of your family's new memories.



**FULL-TITLE  
HOUSES**



**SHOPPING CENTRE  
COMING SOON**



**24-HOUR  
SECURITY**



**FIBRE  
READY**



**PRIVATE SCHOOL  
COMING SOON**



**GREAT  
LOCATION**

## Overview

- Developed by the most trusted property developer, Central Developments and COSMOPOLITAN PROJECTS, with more than 30 years' experience in the industry.
- It is a 10-year micro-city development creating a new node that guarantees future property growth and investment value.
- The greater Lion Pride will ultimately comprise of eight individual security estates with 2 713 houses and 1 659 apartments.
- It is strategically situated in the north of Johannesburg, offering easy access to key areas such as Sandton's CBD, Fourways, Bryanston, Midrand and the North West Province.
- Lion Pride Lifestyle Estate offers a range of amenities, including a shopping centre on your doorstep, a private school, a 17-hectare nature park, and 24-hour security.
- It also offers easy access to the N14 linking you to Centurion, Midrand and Pretoria's CBD.

## Property is the ultimate investment

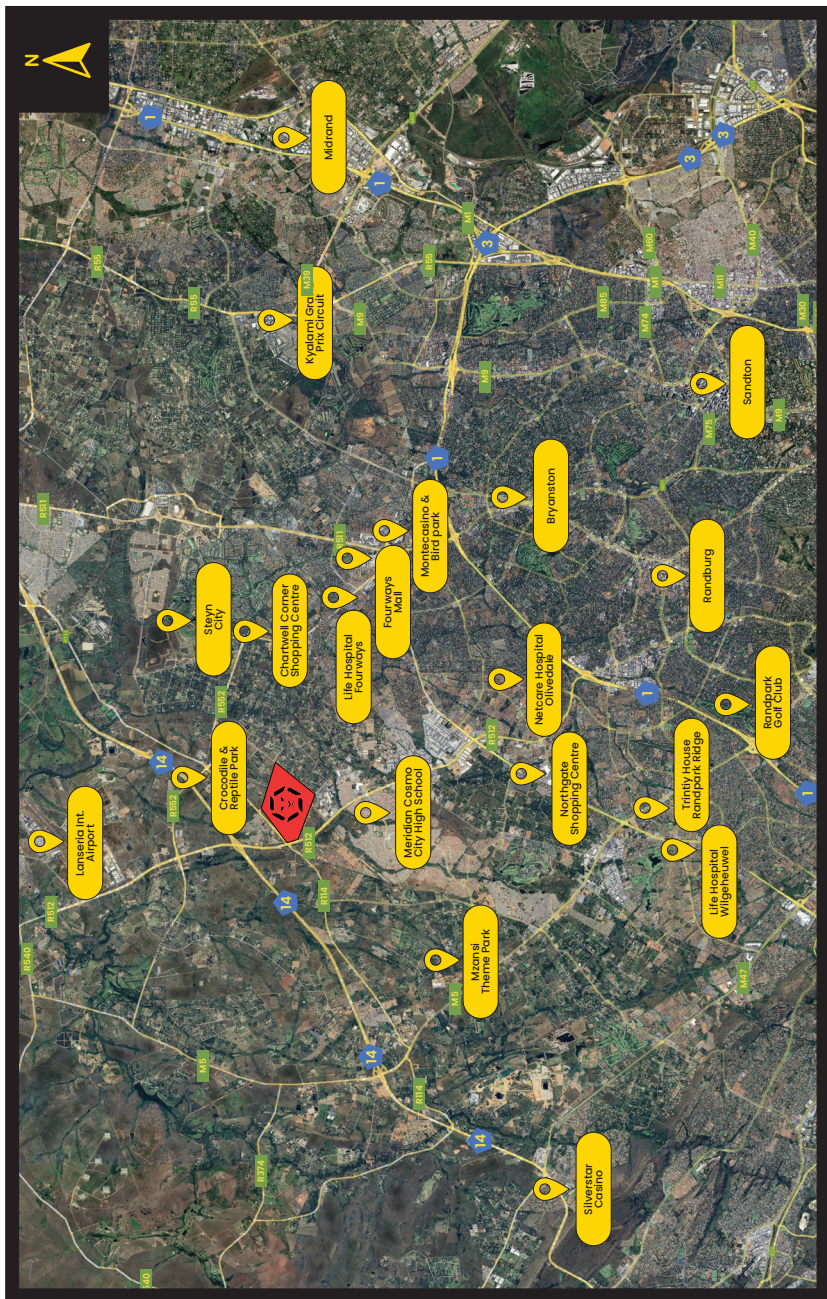
- Since the launch of Lion Pride in 2020, there has been an average capital growth of 40%, resulting in a 12-15% year-on-year growth.
- High rental demand for both houses and apartments seeing an overall return on investments of up to 17% per year.
- Finance available through all major banks.
- 100% Finance available with transfer and bond fees all included.
- Buy directly from the developer.
- Guaranteed future property growth.

## Unique product offering

- Solar geyser, gas stove, fibre, private gardens, and full-title stands.
- 24-Hour state-of-the-art security with patrolling guards, number plate recognition and electric fencing on all boundary walls.
- Biometric access control and CCTV cameras to all eight villages.
- Three- and four-bedroom freestanding houses.
- Upmarket finishes, energy saving designs and backup power solutions.







### Large Shopping Centres

Chartwell Corner Shopping Centre	11 min   9.4 km
Fourways Mall	17 min   11 km
Northgate Shopping Centre	11 min   7.3 km

### Schools

Lion Pride Private School	0 min   0 km
Meridian Cosmo City High School	4 min   3.1 km
Trinity House Randpark Ridge	17 min   11 km

### Emergency Services

Life Hospital Fourways	14 min   12 km
Netcare Hospital Oliveville	14 min   7.8 km
Life Hospital Wilgeheuwel	18 min   12 km

### CBDs

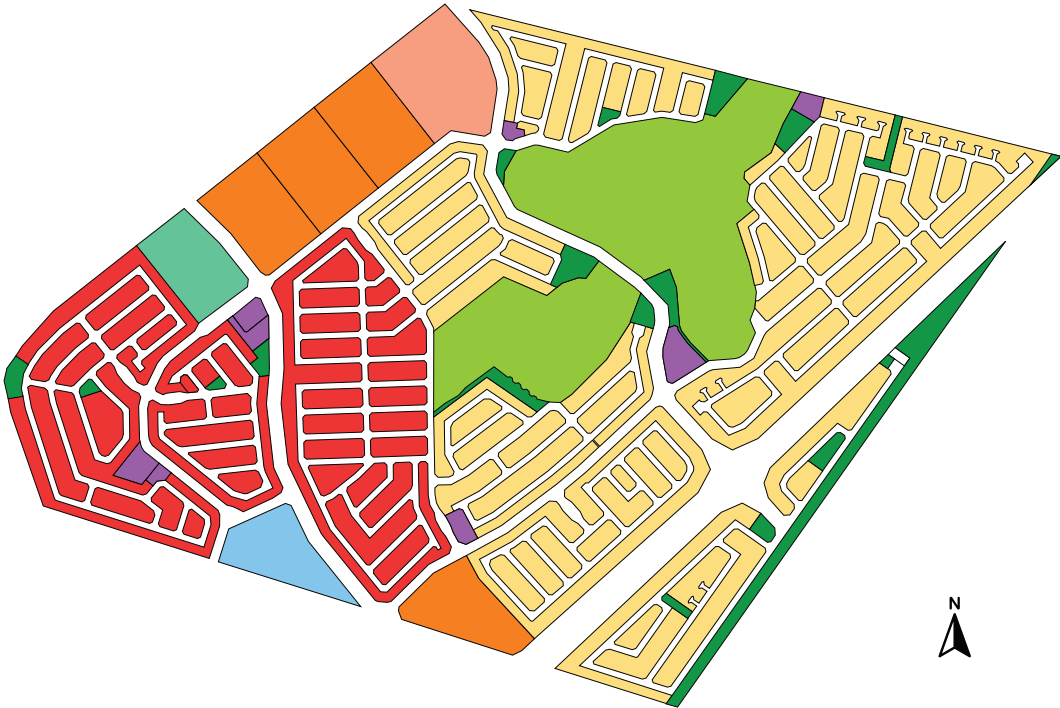
Midrand	30 min   30 km
Bryanston	20 min   16 km
Randburg	25 min   14 km
Sandton	35 min   34 km

### Recreation

Lanseria International Airport	9 min   9.4 km
Crocodile & Reptile Park	4 min   4.4 km
Kyalami Grand Prix Circuit	31 min   23 km
Montecasino & Bird Park	20 min   12 km
Mzansi Theme Park	14 min   14 km
Silverstar Casino	14 min   17 km
Randpark Golf Club	25 min   16 km



# Lion Pride Site Map





62 m²

From R1 195 165

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71 m²

From R1 309 768

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89 m²

From R1 485 577

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100 m²

From R1 566 000

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142 m²

From R1 878 325

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Size	62 m²
Configuration	3+2
Parking	Double Carport
Price	R1 195 165
Repay	R13 000 pm
Qualifying salary	R43 200 pm

Size	71 m²
Configuration	3+2
Parking	Double Carport
Price	R1 309 768
Repay	R14 200 pm
Qualifying salary	R47 400 pm

Size	89 m²
Configuration	3+2
Parking	Double Carport
Price	R1 485 577
Repay	R16 100 pm
Qualifying salary	R53 700 pm

Size	100 m²
Configuration	3+2
Parking	Double Carport
Price	R1 566 000
Repay	R17 000 pm
Qualifying salary	R56 600 pm

Size	142 m²
Configuration	3+2
Parking	Double Garage
Price	R1 878 325
Repay	R20 400 pm
Qualifying salary	R67 900 pm





127 m<sup>2</sup>

From R1 797 473  
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Size	148 m <sup>2</sup>
Configuration	4+2.5
Parking	Double Carport
Price	R1 928 775
Repay	R20 900 pm
Qualifying salary	R69 700 pm



148 m<sup>2</sup>

From R1 928 775  
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189 m<sup>2</sup>

From R2 140 151  
 🛏️ 4 🚿 2.5 🏠 2

Size	189 m <sup>2</sup>
Configuration	4+2.5
Parking	Double Garage
Price	R2 140 151
Repay	R23 200 pm
Qualifying salary	R77 300 pm

\*Prices subject to change without prior notice. Images are for illustrative purposes only. Prices do not include optional backup power solutions. Repayment price calculated on 11.75% interest.

**COSMOPOLITAN**  
REAL HOUSES FOR REAL PEOPLE

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