

The logo features the word "skyCity" in a purple, lowercase, sans-serif font. The letter "C" in "City" is stylized as a cloud shape. Below "skyCity" is the phrase "world class" in a white, lowercase, sans-serif font. A registered trademark symbol (®) is located to the upper right of the "y" in "City".

skyCity[®]
world class

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



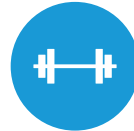
24-Hour security



Royal Schools private school



High building quality



Outdoor gym



Churches



Nursery schools



Sport facilities



Children's play areas



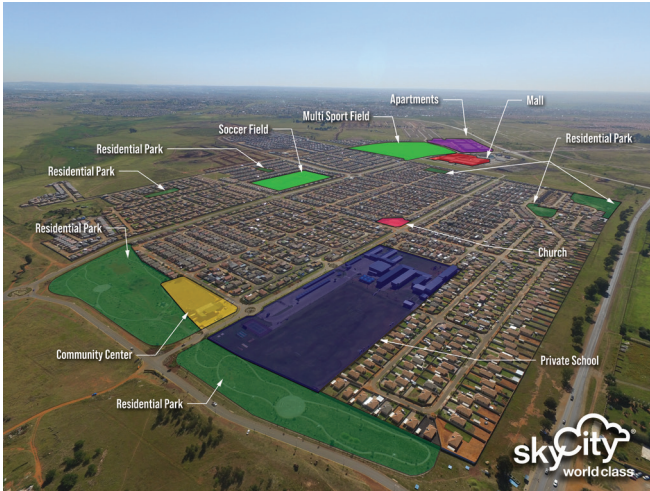
Up to 15% ROI p.a.



Restaurants



Recreational areas & parks



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



Overview

- The only world-class micro-city in Johannesburg, developed by the most trusted property developer, COSMOPOLITAN PROJECTS.
- Walking distance to a shopping mall, private school, recreational areas, church, parks, and more.
- Sky City has achieved 87% property value growth since its launch in 2017.
- True peace of mind with 24-hour CCTV security monitored by SAPS on all the main roads entering Sky City.
- Unbeatable product, lifestyle, and building quality.



Property is the ultimate investment

- Even during challenging economic times, properties in a micro-city like Sky City still achieve better property growth than other residential suburbs.
- Sky City's houses achieved an average of 12% year-on-year capital growth over the last seven years.
- Affordable investment for first-time buyers.
- Bank finance assistance with all transfer and bond registration costs included.



Unique product offering

- Solar geysers, fibre internet, private gardens, and full-title stands make this property a must-have.
- A variety of stand sizes and floor plan options are available.
- You can start small and expand your home when ready.
- Two- and three-bedroom houses in various sizes and finishes





40 m²

From R779 200



Size	40 m ²
Configuration	2 + 1
Parking	Single Carport
Price	R779 200
Repay	R8 450
Qualifying salary	R28 150



45 m²

From R806 470



Size	55 m ²
Configuration	2 + 1
Parking	Single Carport
Price	R806 470
Repay	R8 750
Qualifying salary	R29 150



50 m²

From R830 710



Size	50 m ²
Configuration	2 + 1
Parking	Single Carport
Price	R830 710
Repay	R9 000
Qualifying salary	R30 000



56 m²

From R872 120



Size	56 m ²
Configuration	3 + 2
Parking	Single Carport
Price	R872 120
Repay	R9 450
Qualifying salary	R31 500



63 m² From R905 450
 🛏️ 3 🚿 2 🏠 1

Size	63 m ²
Configuration	3 + 2
Parking	Single Carport
Price	R905 450
Repay	R9 800
Qualifying salary	R32 700



70 m² From R935 750
 🛏️ 3 🚿 2 🏠 1

Size	70 m ²
Configuration	3 + 2
Parking	Single Carport
Price	R935 750
Repay	R10 150
Qualifying salary	R33 800



80 m² From R993 320
 🛏️ 3 🚿 2 🏠 1

Size	80 m ²
Configuration	3 + 2
Parking	Single Carport
Price	R993 320
Repay	R10 780
Qualifying salary	R35 880

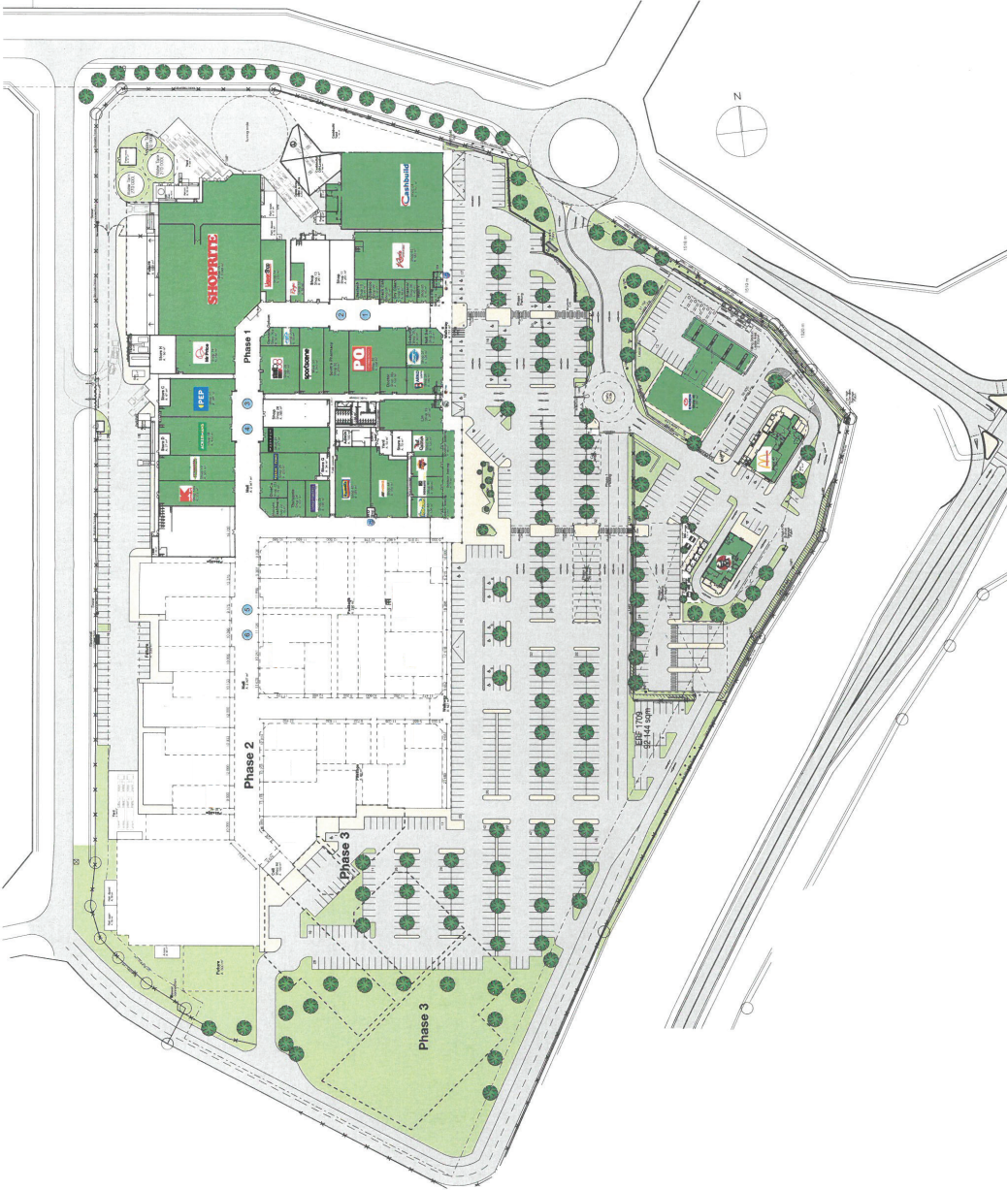


Located in the heart of Sky City, our mall stands as a vibrant hub of commerce and community engagement. The first phase of the mall, unveiled in 2019, marked a significant milestone in our commitment to providing exceptional retail experiences. With approximately 43 shops currently in operation, including 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

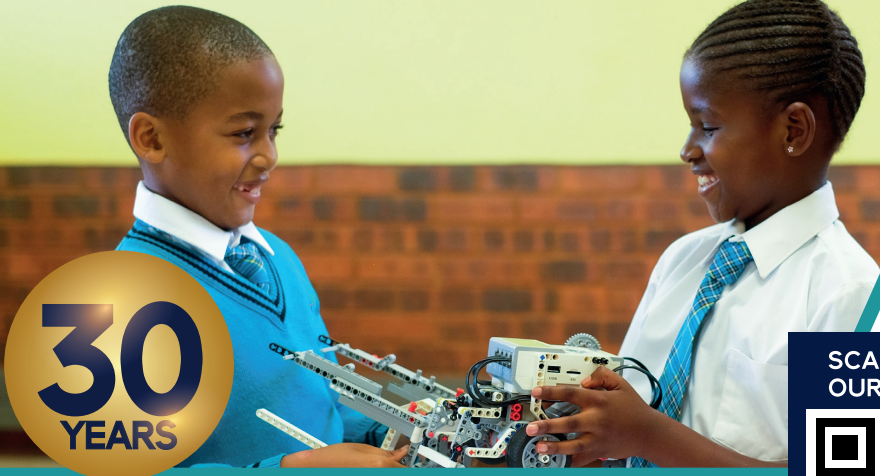


- Affordable private school education since 1993
- Safe and secure environment
- Quality care and education
- Christian values



ROYAL SCHOOLS SKY CITY

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

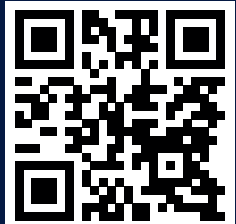


30
YEARS

Corner of Lemon Shark & Kingfish
Streets, Watervalspruit, Alberton

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

SCAN TO VISIT
OUR WEBSITE!



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



App Store



Google Play

Download Now

COSMOPOLITAN

REAL HOUSES FOR REAL PEOPLE

Contact us today:

 010 045 9099

 www.cosmo.co.za