

## NEW SECURITY ESTATE



THERE'S A WHOLE NEW  
WORLD IN HERE!

**amberfieldcity**  
.co.za

**4sale**now  
.co.za

# GREAT INVESTMENT OPPORTUNITY WITH HIGH RENTAL DEMAND

# SAVE

## BUY DIRECTLY FROM THE DEVELOPER

## WHAT THE MADISON @AMBERFIELD CITY OFFERS YOU

- State-of-the-art security that includes 24-hour security with patrolling guards
- Communal club house with 2 spacious braai areas
- 3 Jungle gyms with open field kickabout area
- Communal swimming pool with a kiddies splash pool
- Walking and jogging trails with an outdoor gym
- Walking distance from new private school, Amberfield College
- Quick access to major highways such as N14, R55 and N1
- 5 Minutes to Mall@55, Forest Hill Mall and Mall@Reds
- Fibre to the home
- Energy efficient design with solar geysers
- Private gardens\* and pet friendly\*

\*T's and C's apply

**NO BOND REGISTRATION FEES**

**NO TRANSFER FEES**

# FREE FIBRE

T's & C's Apply

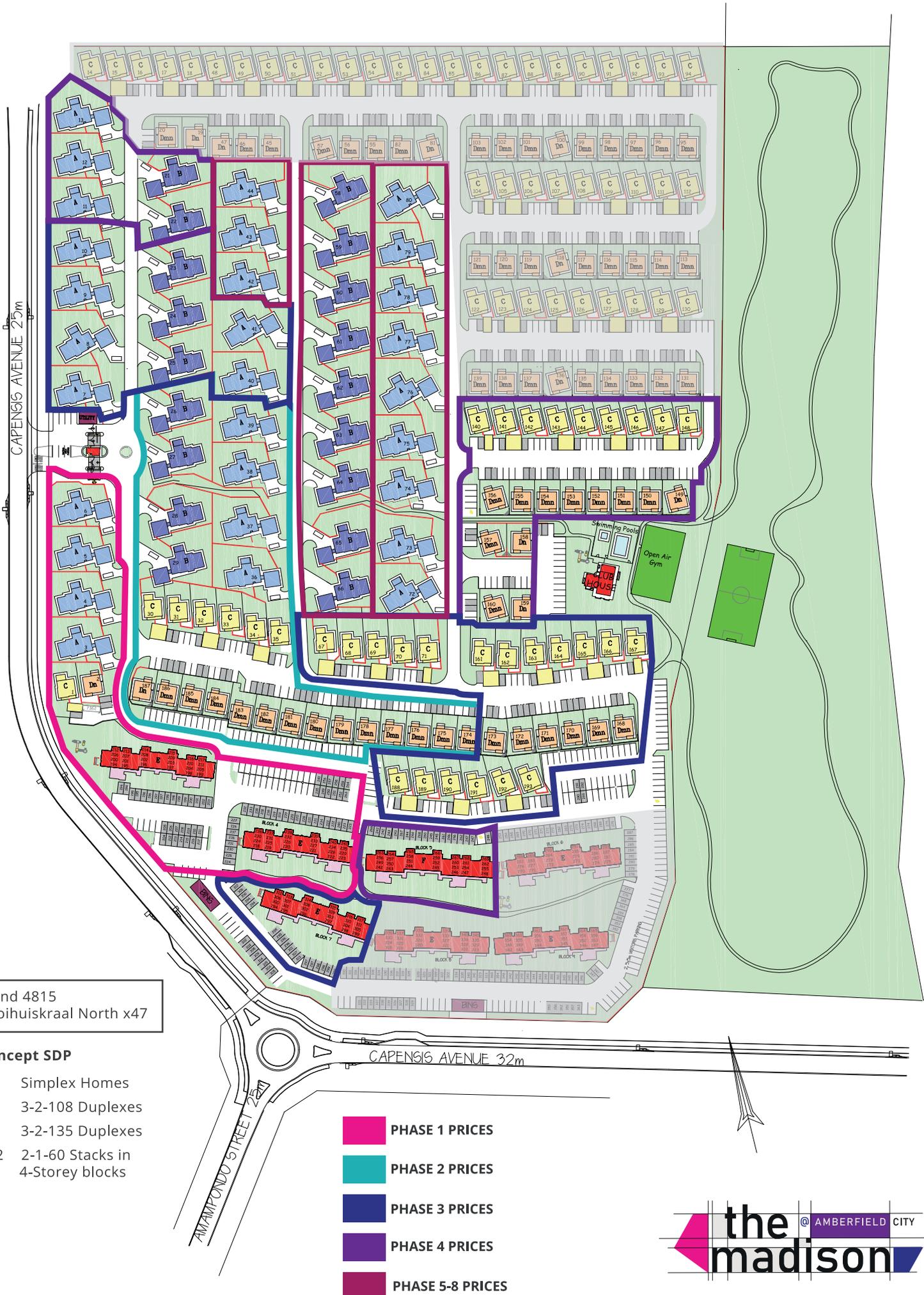
Receive 6 months' FREE FIBRE when you occupy your unit @ The Madison.

## PACKAGE INCLUDES: 10Mbps line speed, uncapped data!

Proposed data package options after the initial free 6 months include:

	Discounted packages for The Madison	Vs	Average market price
10Mbps Uncapped 12 month contract	R499 p/m		R641.93
10Mbps Uncapped Month to month	R545 p/m		R641.93
20Mbps Uncapped Month to month	R735 p/m		R858.71
50Mbps Uncapped Month to month	R845 p/m		R989.36
100Mbps Uncapped Month to month	R1015 p/m		R1272.60

# SITE DEVELOPMENT PLAN



Stand 4815  
Rooihuiskraal North x47

## Concept SDP

- 47 Simplex Homes
- 70 3-2-108 Duplexes
- 76 3-2-135 Duplexes
- 172 2-1-60 Stacks in 4-Storey blocks

- PHASE 1 PRICES
- PHASE 2 PRICES
- PHASE 3 PRICES
- PHASE 4 PRICES
- PHASE 5-8 PRICES

# UNIT TYPE A

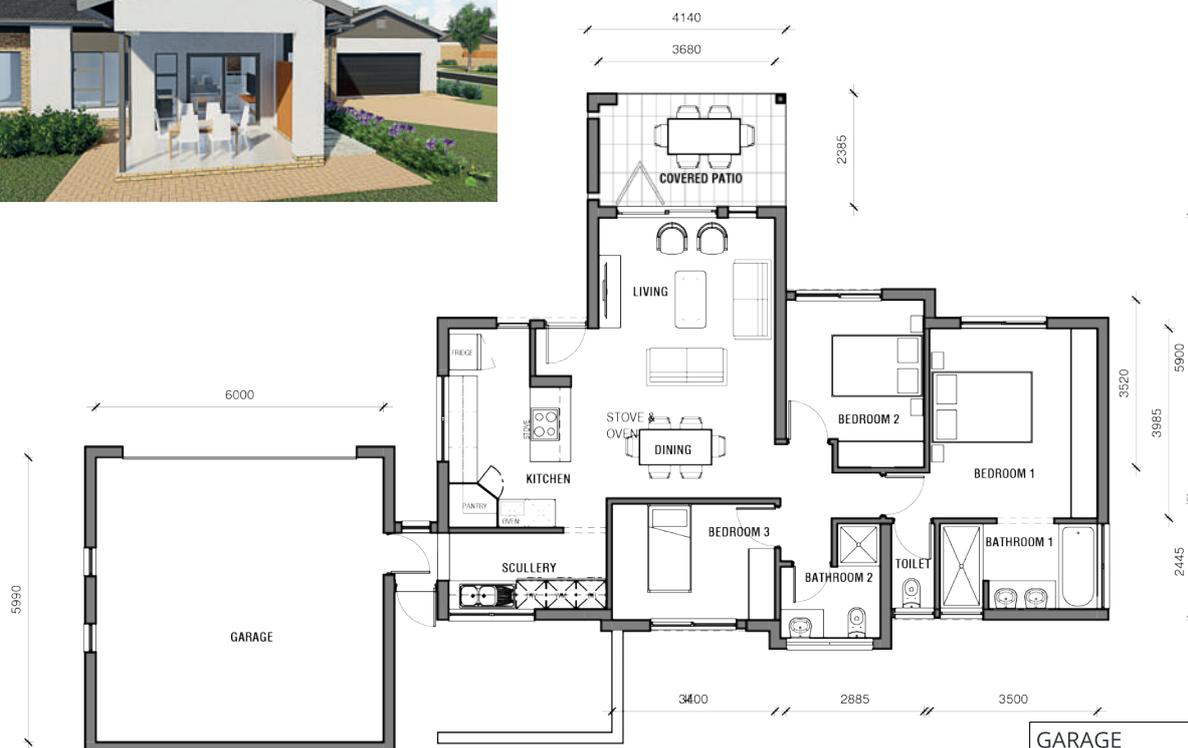


Sectional title  
3 Bedroom, 2 bathroom (one en-suite) simplex house with double garage and private garden.

GARAGE	41m <sup>2</sup>
FLOOR SIZE	104.3m <sup>2</sup>
PATIO SIZE	8.7m <sup>2</sup>
<b>TOTAL</b>	<b>154m<sup>2</sup></b>



# UNIT TYPE B



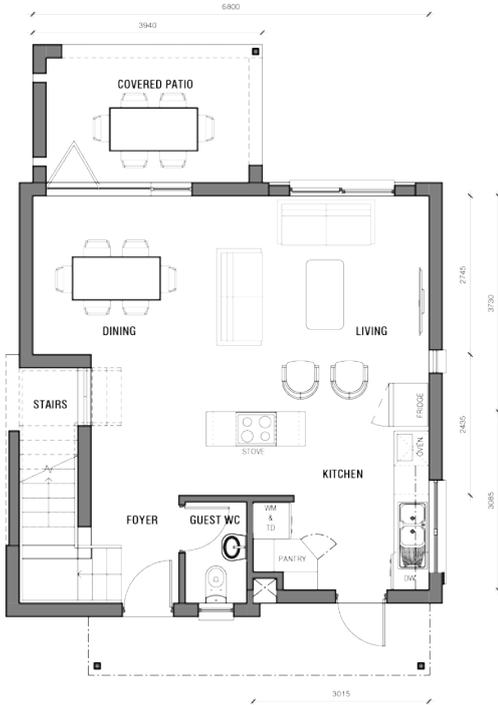
Sectional title  
3 Bedroom, 2 bathroom (one en-suite) simplex house with double garage and private garden.

GARAGE	41m <sup>2</sup>
FLOOR SIZE	106.3m <sup>2</sup>
PATIO SIZE	8.7m <sup>2</sup>
<b>TOTAL</b>	<b>156m<sup>2</sup></b>

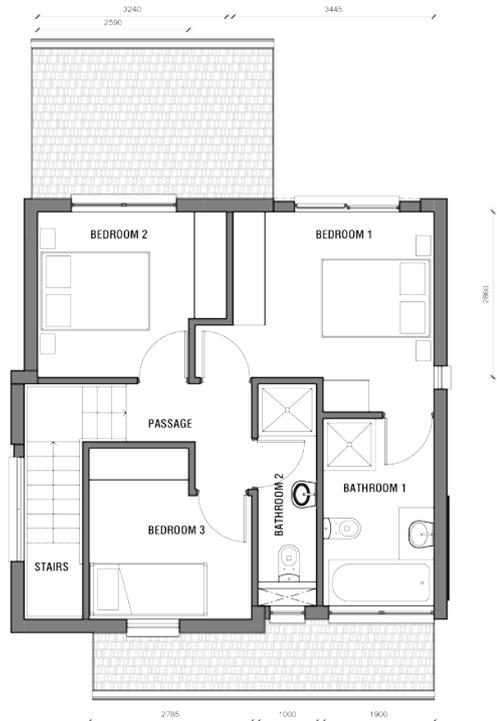
# UNIT TYPE C



GROUND FLOOR



FIRST FLOOR



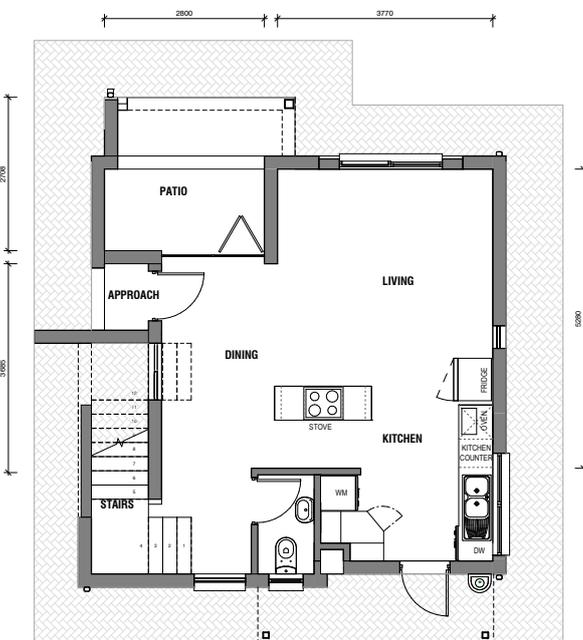
Sectional title  
3 Bedroom, 2.5 bathroom with  
single garage and single  
carport with private garden

GROUND FLOOR	50m <sup>2</sup>
PATIO	9m <sup>2</sup>
SINGLE GARAGE	20m <sup>2</sup>
FIRST FLOOR	55m <sup>2</sup>
<b>TOTAL</b>	<b>134m<sup>2</sup></b>

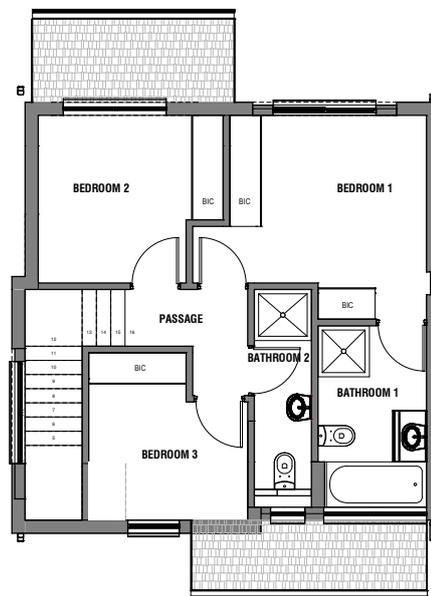


# UNIT TYPE D

GROUND FLOOR



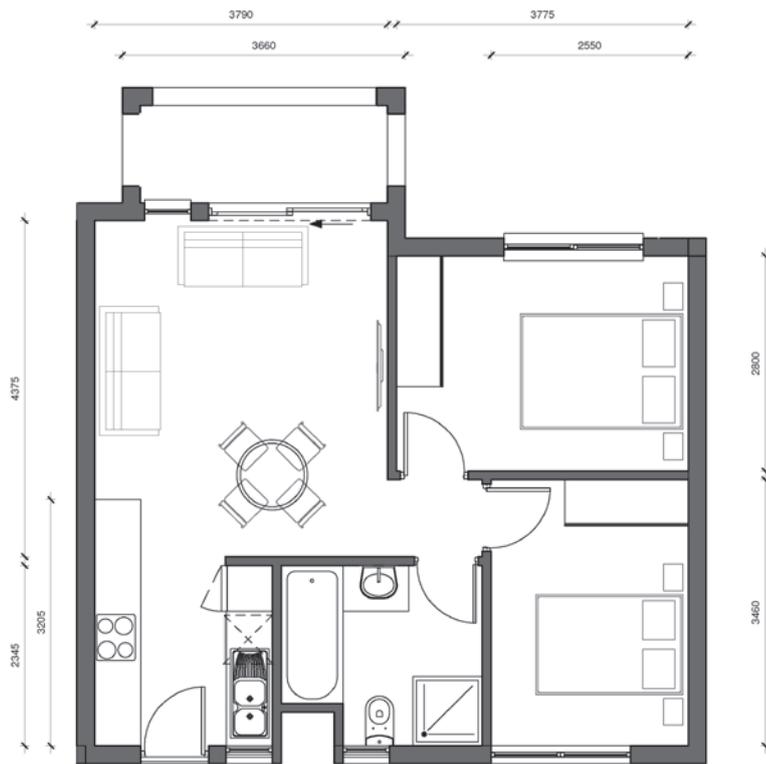
FIRST FLOOR



Sectional title  
3 Bedroom, 2.5 bathrooms with  
double carport and private  
garden

GROUND FLOOR	46m <sup>2</sup>
PATIO	9m <sup>2</sup>
FIRST FLOOR	55m <sup>2</sup>
<b>TOTAL</b>	<b>110m<sup>2</sup></b>

# UNIT TYPE E



2 Bedroom, 1 full bathroom and a single carport

UNIT SIZE	54m <sup>2</sup>
PATIO	6m <sup>2</sup>
<b>TOTAL FLOOR SIZE</b>	<b>60m<sup>2</sup></b>

# LIFESTYLE AMENITIES



CLUBHOUSE WITH BRAAI FACILITIES AND 2 SWIMMING POOLS



BRAAI FACILITIES



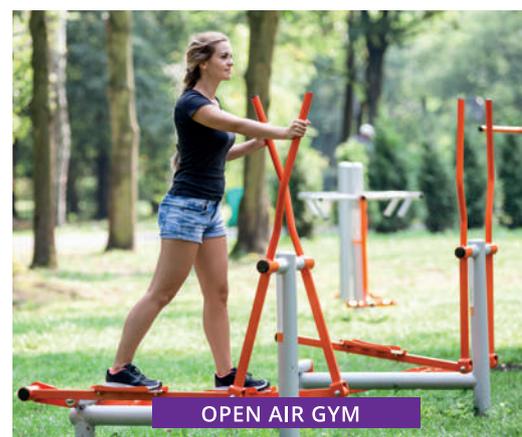
OPEN FIELD KICKABOUT AREA



3 x JUNGLE GYM PLAY AREAS



+/- 1km JOGGING ROUTE IN PARKLANDS



OPEN AIR GYM

# RETURN ON INVESTMENT

## LET US TAKE CARE OF YOUR INVESTMENT!

Central Developments, in partnership with CSi Rentals, make buy-to-let investment easy. We offer our investors the option of a turnkey rental placement and management service. The rental demand in Centurion is very high and Amberfield is one of Centurion's most popular suburbs. In addition to the high rental demand, excellent capital growth is likely due to the development's perfect location in a desirable and growing area.

Year	m <sup>2</sup>	Purchase Price (Capital growth estimated at 7% p/a)	Expected Rental pm (Gross, 6% p/a esc)	Estimated Levy pm (5% p/a esc.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl capital growth)	Projected Capital Growth (at 7% p/a)	Total Return On Investment (Capital growth + net rental income p/a)
<b>APARTMENT 3rd Floor:</b> 2 bedrooms, 1 bathrooms with covered balcony, single carport plus open parking. 60m <sup>2</sup> . Priced from R810 000 (costs included).									
1	60	R 815,000	R 7,000	R 840	R 662	<b>R 5,498</b>	<b>8.1%</b>	R 872,050 7%	<b>R 123,024 15.1%</b>
2	60	R 872,050	R 7,420	R 882	R 717	<b>R 5,821</b>	<b>8.6%</b>	R 933,094 7%	<b>R 130,892 16.1%</b>
3	60	R 933,094	R 7,865	R 926	R 776	<b>R 6,163</b>	<b>9.1%</b>	R 998,410 7%	<b>R 139,270 17.1%</b>
<b>APARTMENT Ground Floor:</b> 2 bedrooms, 1 bathrooms with covered patio and private garden. Double carport. 60m <sup>2</sup> . Priced from R865 000 (costs included).									
1	60	R 945,000	R 7,500	R 840	R 788	<b>R 5,872</b>	<b>7.5%</b>	R 1,011,150 7%	<b>R 136,616 14.5%</b>
2	60	R 1,011,150	R 7,950	R 882	R 852	<b>R 6,216</b>	<b>7.9%</b>	R 1,081,931 7%	<b>R 145,375 15.4%</b>
3	60	R 1,081,931	R 8,427	R 926	R 920	<b>R 6,581</b>	<b>8.4%</b>	R 1,157,666 7%	<b>R 154,704 16.4%</b>
<b>FREE-STANDING DUPLEX:</b> 3 bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double carport. 110m <sup>2</sup> . Prices from R1, 535M (costs included).									
1	110	R 1,535,000	R 11,500	R 1,540	R 1,358	<b>R 8,602</b>	<b>6.7%</b>	R 1,642,450 7%	<b>R 210,672 13.7%</b>
2	110	R 1,642,450	R 12,190	R 1,617	R 1,462	<b>R 9,111</b>	<b>7.1%</b>	R 1,757,422 7%	<b>R 224,303 14.6%</b>
3	110	R 1,757,422	R 12,921	R 1,698	R 1,573	<b>R 9,650</b>	<b>7.5%</b>	R 1,880,441 7%	<b>R 238,824 15.6%</b>
<b>FREE-STANDING DUPLEX:</b> 3 bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. <b>Single garage</b> plus single carport. 134m <sup>2</sup> . Prices from R1, 635M (costs included).									
1	134	R 1,635,000	R 12,500	R 1,876	R 1,455	<b>R 9,169</b>	<b>6.7%</b>	R 1,749,450 7%	<b>R 224,480 13.7%</b>
2	134	R 1,749,450	R 13,250	R 1,970	R 1,565	<b>R 9,715</b>	<b>7.1%</b>	R 1,871,912 7%	<b>R 239,038 14.6%</b>
3	134	R 1,871,912	R 14,045	R 2,068	R 1,684	<b>R 10,293</b>	<b>7.6%</b>	R 2,321,455 7%	<b>R 254,363 15.6%</b>
<b>FREE-STANDING SIMPLEX:</b> 3 bedrooms, 2 bathrooms (Full en-suite bathroom) Double garage. 154m <sup>2</sup> . Private garden. Priced from R2, 135M (costs included).									
1	154	R 2,135,000	R 15,000	R 2,156	R 1,938	<b>R 11,638</b>	<b>7.4%</b>	R 2,284,450 7%	<b>R 272,304 12.8%</b>
2	154	R 2,027,650	R 16,430	R 2,264	R 1,834	<b>R 12,332</b>	<b>7.8%</b>	R 2,169,586 7%	<b>R 289,917 13.6%</b>
3	154	R 2,169,586	R 17,416	R 2,377	R 1,972	<b>R 13,067</b>	<b>7.3%</b>	R 2,321,456 7%	<b>R 308,678 14.5%</b>

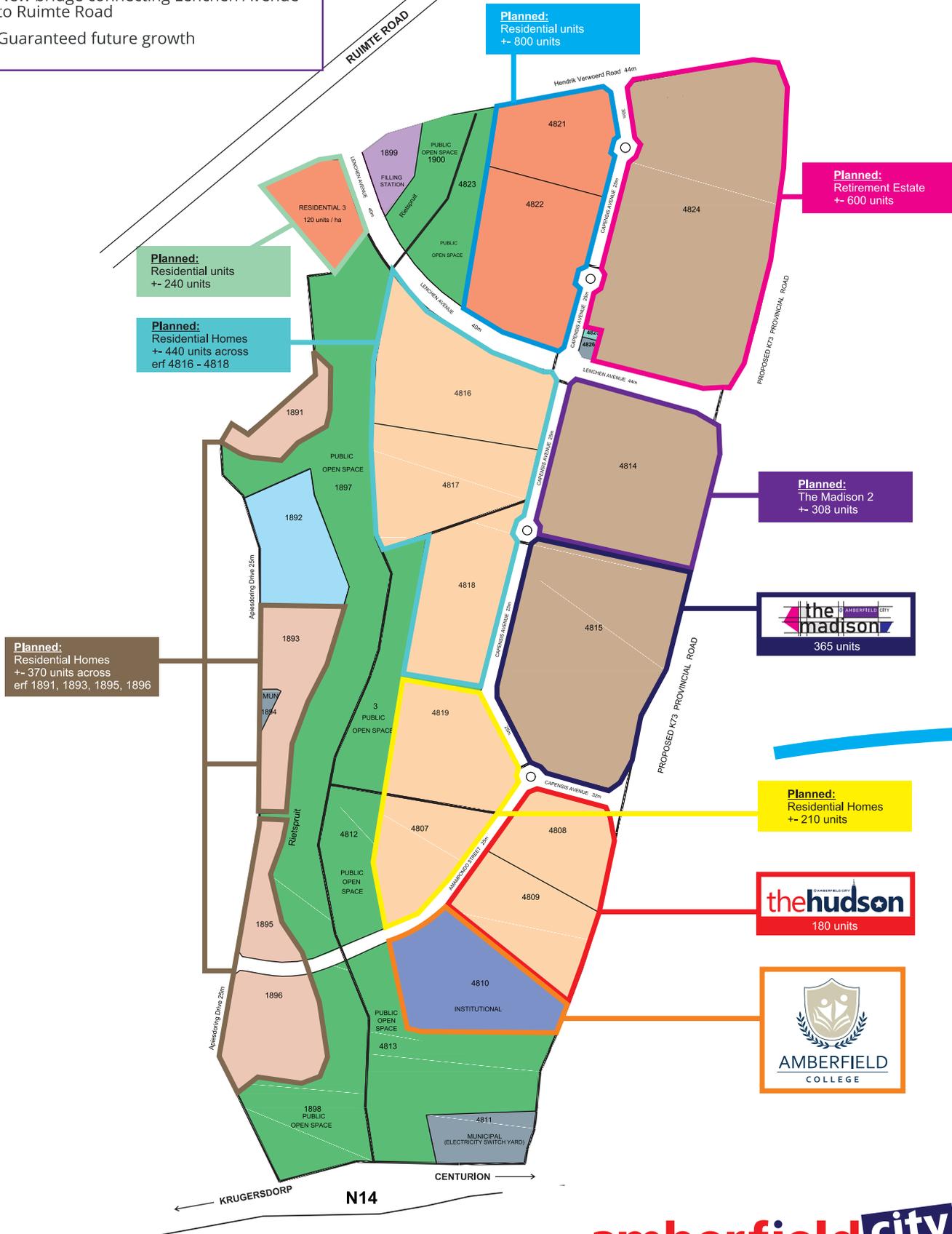
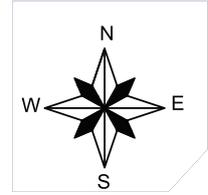
\* Conservative capital growth projected at 7% p/a. \* Calculations based on self management of rental. CSi rental management at a fee, is recommended.

\* Transfer costs, transfer duty and bond registration cost only included if the attorney appointed by the developer attends to transfer and registration.

# THE FUTURE OF AMBERFIELD CITY

## IMPORTANT FACTS:

- 10-12 year project
- +/- 3500 units across different residential security estates.
- Average pricing growth of 8% p/a
- New bridge connecting Lenchen Avenue to Ruimte Road
- Guaranteed future growth



**Planned:**  
Residential units  
+/- 240 units

**Planned:**  
Residential Homes  
+/- 440 units across  
erf 4816 - 4818

**Planned:**  
Residential units  
+/- 800 units

**Planned:**  
Retirement Estate  
+/- 600 units

**Planned:**  
The Madison 2  
+/- 308 units

**the madison**  
365 units

**Planned:**  
Residential Homes  
+/- 370 units across  
erf 1891, 1893, 1895, 1896

**Planned:**  
Residential Homes  
+/- 210 units

**the hudson**  
180 units



# LOCALITY



## ATTRACTIONS WITHIN 10-15 MIN FROM THE ESTATE:

### SCHOOLS

Amberfield College 200m  
 Hoërskool Uitsig 3.8km  
 Laerskool Bakenkop 4.3km  
 Laerskool Rooihuiskraal 4.5km  
 Laerskool Uitsig 5.2km  
 Laerskool Wierdapark 5.3km  
 Springvale Primary School 5.4km  
 Curro Thatchfield Private School 7.1km  
 Hoërskool Eldoraïne 7.2km  
 Sutherland Highschool 7.2km

### SHOPPING

Mall@Reds 3.2km  
 Centurion Mall 8.7km  
 Forest Hill Mall 3.9km

### SPORT

Virgin Active Gym 3.2km  
 Uitsig Squash Club 3.6km  
 Driving Range Rooihuiskraal 3.6km  
 Thatchfield Par 3 Golf Course 6km  
 Blue Valley Golf Estate 8.5km

Zwartkops Golf Estate 9km  
 Supersport Park Cricket Stadium 9.1km  
 Copperleaf Golf Course 14.5km

### MEDICAL

Medipark 3.5km  
 Medicross Saxby 8.4km  
 Mediclinic Midstream 11.8km  
 Netcare Unitas Hospital 11.9km

# PURCHASING PROCESS

## Step 1: SELECT YOUR UNIT

Based on your needs and price range we'll help you to select the best unit. In certain instances you can reserve a unit for a maximum period of 24 hours.

## Step 2: SIGN THE AGREEMENT OF SALE and provide all FICA documentation.

FICA documents include copy of ID, proof of residence and tax number on SARS letterhead.

## Step 3: SECURING DEPOSIT

A R20 000 cash securing deposit is to be paid to the conveyancer when signing the Agreement of Sale. The conveyancer holds your deposit in trust until transfer.

Transfer takes place after the unit is completed, ready for occupation and signed off by the purchaser. The purchaser earns the interest on the deposit until transfer. Although we only require a R 20 000 securing deposit, the banks may insist on a bigger deposit.

## Step 4: BALANCE OF PURCHASE PRICE

In addition to the deposit payable, guarantees for the balance of the purchase price will have to be provided within 30 days of signing the Agreement of Sale.

There are various types of guarantees:

1. Payment of the full amount into the conveyancer's trust account. The purchaser earns interest on those funds until transfer.
2. Bank guarantee. Your bank reserves your funds for the purchase and provides a guarantee for the purchase amount. As account holder you continue to earn interest on your funds until it is paid over upon transfer for the purchase of the unit.
3. Home loan. An approved home loan by a major bank is regarded as a guarantee.

### How much do I qualify for?

To qualify for a home loan, the bank's lending criteria dictates that the monthly repayment amount may not exceed 30% of your combined gross income.

### The bank should approve your loan if:

- Your income and employment is consistent and can be verified.
- Your income is sufficient to cover your current expenses plus the new home loan repayment.
- Your credit record is clean and it shows that you conduct your finances well.

Salary (Combined, gross)	Maximum loan amount	Estimated monthly repayment
R 30 000pm	R 900 000	R 9 000pm
R 47 000pm	R 1 400 000	R 14 000pm
R 51 000pm	R 1 550 000	R 15 500pm
R 60 000pm	R 1 800 000	R 18 000pm
R 67 000pm	R 2 000 000	R 20 000pm

\*@10, 5% interest over 20 years

With our in-house bond originator EUF, we make your home loan application process as easy as possible. It's a free service to you where you simply correspond with one person who liaises with the banks on your behalf. All home loan applications are exclusively facilitated by EUF.

# FREQUENTLY ASKED QUESTIONS

## 1. Can I purchase a property at The Madison subject to sale of another current property?

Unfortunately not. Due to the uncertainty of how long it will take to sell your property and the selling conditions at The Madison to deliver guarantees within 30 days, you cannot buy a unit subject to sale. However, if your property is already successfully sold, the risk is less and timelines can be agreed upon. In this situation, please discuss more in detail with your sales consultant.

## 2. When do I start paying my home loan, when buying from the Developer?

The full purchase price has to be secured by means of pre-approved finance or a cash guarantee from the bank within 30 days from the date of signature for the property, but you will only start paying your home loan to the bank once the property registers at the deeds office. Occupation of the unit will be prior to registration and occupational rent is payable from the date of occupation until registration.

## 3. What about transfer costs and other fees?

Transfer and bond registration costs and NHBRC registration fees are included because you are buying directly from the developer. For home loan clients, the bank might charge a "bond initiation" fee. This fee varies between the different banks but is normally around R6 000 and can be included in the bond term if requested.

## 4. Can I choose my own finishes and additional extras?

The developer has a selection of finishes to choose from when you buy a unit off plan, provided that the unit you buy is still eligible to have finishes chosen by the client, i.e. if the unit is already too far along in construction, the developer would have chosen the finishes already. A list of optional extras is also available to choose from and quoted on after selection is made. This must also be discussed with your sales consultant.

## 5. What monthly costs are payable from date of occupation?

- a) Levies: calculated at a rate per square meter (R/m<sup>2</sup>) on the size of your unit. Levies per unit can be confirmed with your sales consultant.
- b) Rates and Taxes: you will need to open a rates account after registration and the municipality will invoice you according to their property valuation. Rates indications are available from the sales consultants.
- c) Pre-paid Electricity: the energy efficient design assists with reducing electricity consumption. There are various ways to purchase your pre-paid electricity tokens and will be explained to you upon handover. Water is included in the levies.

## 6. What lifestyle facilities does the estate offer?

This estate is very family orientated and caters for an active lifestyle. The estate has a private parkland area on the eastern side of the development that offers an approximate 1km jogging trail or space where you can take your pets for a safe walk. The estate offers an outdoor gym, x2 swimming pools, clubhouse with braai and entertainment facilities as well as three different jungle gym play areas for the kids. All of this within a 24-hr security estate.

## 7. Can I do any additions or expand my unit?

This development is built on the basis of sectional title and therefore it also has a body corporate with governing conduct rules. Should you wish to do any additions or changes to the property that is visible from the outside, you will need to get body corporate approval first. The development has a certain style and this is to prevent that everyone doesn't do something different that negatively impacts the style of the estate.

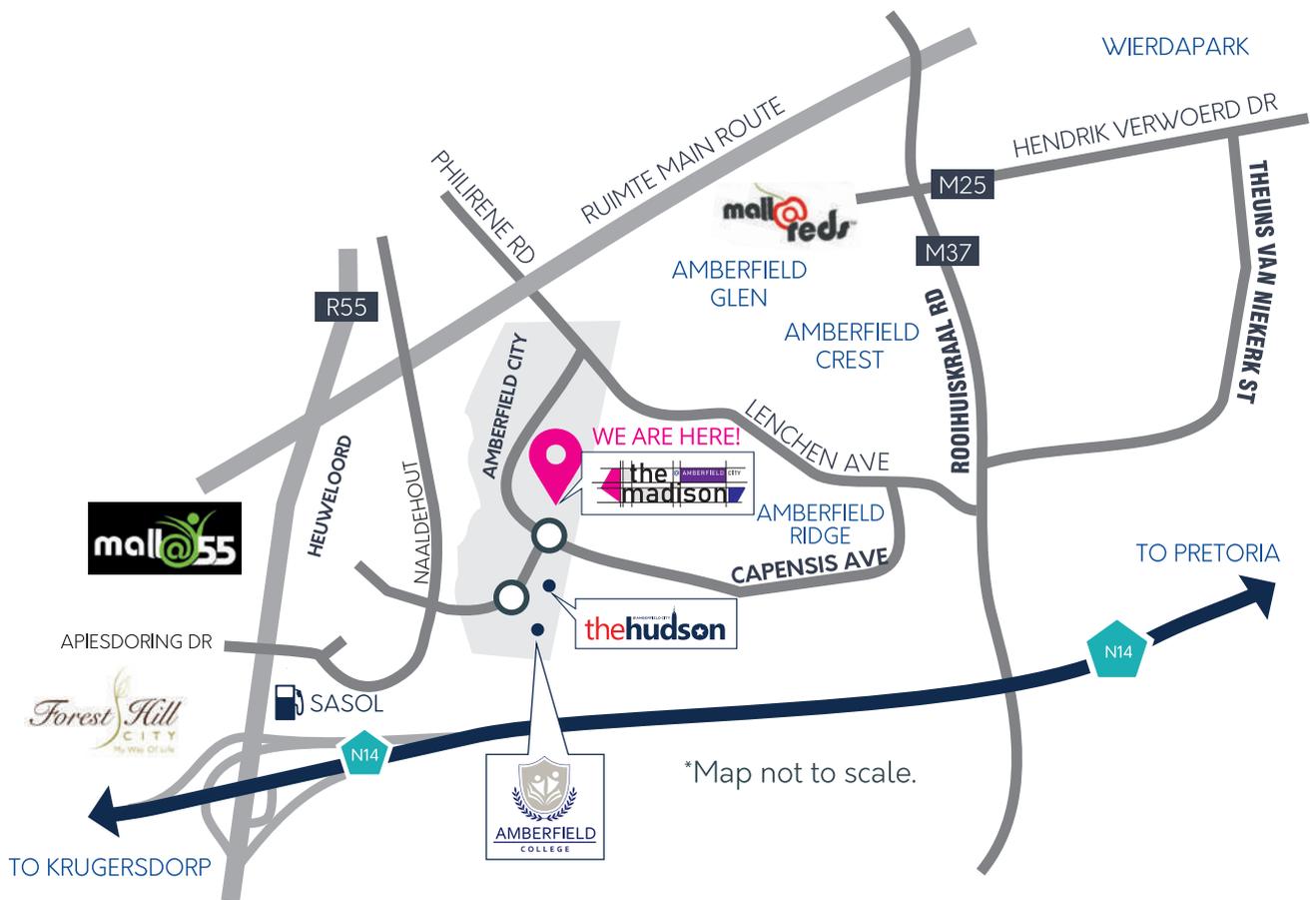
## 8. Is there a levy?

Yes. Our affordable levy covers the cost of several services such as:

1. Security: 24-hour access control and patrolling guards,
2. Water for each individual unit's consumption and for common property,
3. Garden service. This includes the mowing of the lawn inside your private garden as well as all the common property,
4. Maintenance and repairs of the exterior of your home and all the common property,
5. Sanitation (sewage),
6. Refuse removal,
7. Home owners' insurance (Structural insurance including the geyser).

CALL US NOW!  
0861 73 84 73

ON SHOW DAILY  
MON - SAT: 09:00 - 17:00  
SUN: 12:00 - 17:00



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the madison  
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