

INFORMATION SHEET

GENERAL

1. Address: 2 Alpha street, Orchard View x6
2. Show day times:
 - Weekdays by appointment
 - Saturday's and Sunday's from 12:00pm to 17:00pm
3. 70 units in total (Phase 1)
4. Sectional Title Free-Standing homes starting from R 1499 000
5. Transferring and Bond Attorneys – Annemarie Swanepoel
6. Pet friendly
7. 4 Phases in total (279 units)

UNIT FEATURES

1. All 2-bedroom homes are upgradable to a 3- or 4-bedroom home
2. All 3-bedroom homes are upgradable to a 4-bedroom home
3. Kitchen with scullery
4. Central DSTV dish
5. Fibre ready
6. Laundry area
7. Solar geysers
8. Smart water & electricity meters
9. All units have private gardens
10. Schedule of finishes and optional extras available on request
11. Units sizes:
 - **Type A** (2 Bed-Single Garage) - 119 m²
 - **Type A1** (2 Bed-Double Garage) - 131 m²
 - **Type B** (3 Bed-Single Garage) - 130 m²
 - **Type B1** (3 Bed-Double Garage) - 142 m²
 - **Type C** (2 Bed-Single Garage) - 116 m²
 - **Type D** (4 Bed-Double Garage) - 154 m²
 - **Type E** (4 Bed-Double Garage) - 157 m²
 - **Upgrade the single garages to a double garage or a carport (to be purchased as optional extras)**
12. Estimated levy rates:
 - **Type A** - R 1380.00
 - **Type A1** - R 1520.00
 - **Type B** - R 1508.00
 - **Type B1** - R 1647.00
 - **Type C** - R 1346.00
 - **Type E** - R 1821.00

SECURITY

1. Gatehouse with security guard house
2. Electric fenced boundary wall

COMMON AREAS

1. Clubhouse & Braai area
2. Visitors parking
3. Children's play area & Swimming pool

AMENITIES

1. Valley Hyper Centre - 650 m
2. Nelspruit Highschool - 1.8 km
3. Nelspruit Primary School - 4.8 km
4. Nature Reserve - 5 km
5. Nelspruit Mediclinic - 6 km
6. Nelspruit Airport - 12 km

CONSTRUCTION PROGRAM

1. Estimated start date – 1 September 2021
2. Estimated occupation date – 1 August 2022

