



# Dawn city

THE PERFECT PLACE TO  
MAKE HOME



3 & 4 Bedroom  
Houses

VIBRANT FAMILY LIVING

Now Selling from  
R630 000

[www.kironprop.co.za](http://www.kironprop.co.za)



# PRIME FAMILY RESIDENCE

Dawn City is a new and exciting family-oriented lifestyle development offering the perfect balance of family, home and prime suburban living

Features:

Affordable luxury.

School

Clinic

Close to shopping & fitness centers, entertainment venues, transport services & major road networks.



**Live  
Work  
Learn  
Play**



Dawn City offers city dwellers a comfortable and relaxed family lifestyle in a convenient location. The stylish, contemporary home is designed around family and features open-plan living that opens out to private outdoor space.

In addition, residents can enjoy the luxury convenience of quality private education and healthcare right at home.

# about the estate



## The Perfect Family Neighbourhood

Located in Dawn Park, Boksburg, this vibrant community has family at heart.

The conveniently-situated development, with North Boundary Road on its northern border and Heidelberg Road to the west, is being developed over a rollout of stages, with the first phase launched July 2020.

The completion of the project will consist of freestanding urban homes for sale to the open market.

This vibrant neighbourhood is made-up of close-knit families like yours, making it the perfect community to call home.



Kiron Properties, are once again reinventing local urban living and redefining the concept of affordable luxury. Kiron has mastered the art of bringing quality to contemporary design, and are proud to present the jewel of the East Rand - Dawn City.

Kiron has earned a reputation for building excellent family homes and communities. Developed for South Africans, Dawn City is a combination of experience, excellence and understanding of what a perfect home is for urban-dwelling South Africans.

# dawn city

## key features

- Brand new, free-standing housing complex
- 3- and 4-bedroom units including two bathrooms
- Modern and contemporary design.
- Private yard
- Relaxed open-plan living
- Limited entrances
- Private schools
- Private medical clinic
- Choice finish between built-in-cupboards, tiling or built-in-oven
- Convenient access to major road networks



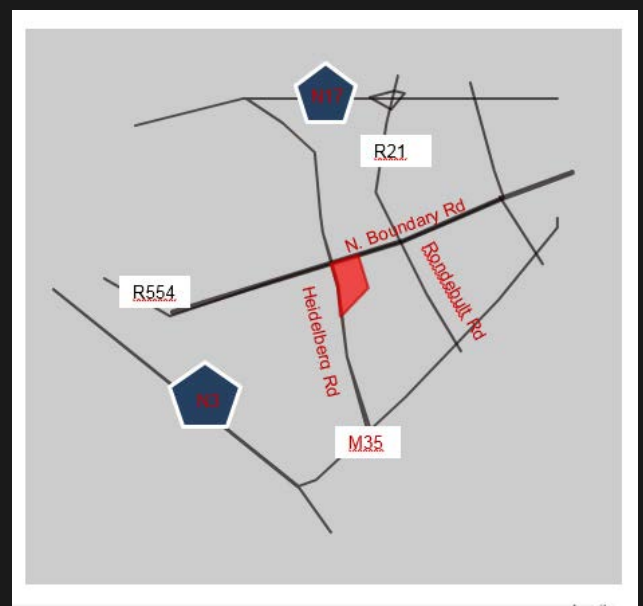
**Exquisite homes** designed around your family



**CNR North Boundary Road & Heidelberg Road**

## close proximity to

- Your childrens' school
- Your next visit to the clinic
- Your daily fitness session
- Restaurants and family entertainment centres
- Sunward Lifestyle Center
- Mall@Carnival
- Carnival City
- Major Motorways





## A City that is Central

Dawn City is perfectly situated on the East Rand. The development boasts of a convenient and central location with easy access to transport networks & connections.

Living in Dawn City saves you time for things that really matter. The location boasts of quick access to major surrounding towns such as Boksburg, Alberton, Germiston and Johannesburg CBD. It is also nearby Springs, Kempton Park, Brakpan, Benoni, Heidelberg.



**WORK** Dawn City is 10 km from the CBD in Boksburg. Germiston CBD only 15km away whilst Johannesburg CBD is a close 28km. With Alberton nearby, your trip to the CBD is 18km and Alrode only 15km. Wadeville is also within reach with a journey of only 9km.

O.R Tambo International Airport is easily accessible at 22km. The main roads provide easy access to major motorways, including the N17 and N3.

**SCHOOL** Every great neighbourhood needs excellent schools which offers quality education, nearby enough to enhance your family's daily living experience.

Kiron has purposed to bring the classroom to your doorstep. The school will be established within Dawn City and will feature a sports field.

Getting your kids to school will be safe and quick. The plan includes phasing a school in.



**MEDICAL CARE** Your family's health and well-being is important as access to good medical care is vital. Dawn City will include a mini-clinic within the neighbourhood.

Sunward Park Netcare and Tambo Memorial Hospital are within quick access too.



**SHOPPING** Directly adjacent to Dawn City is a convenient shopping retail complex. Several shopping centres, malls and entertainment complexes are all nearby, with easy access. Sought-after family-friendly entertainment such as Carnival City, Sunward Park, East Rand Mall, Mall @Carnival will be just a quick trip away.

The hours saved gives you that extra special time to be with your family and make memories.

# dawn city

exterior views



# dawn city

interior views



# unit types

Type 1 (58m<sup>2</sup>)

R630 000

## LEGEND

Bedrooms	3
Bathrooms	2
Open Plan Living Area	1
Private Garden	1

House Area	58m <sup>2</sup>
Stand Size	300- 350m <sup>2</sup>

Optional extras available for tiling, built-in cupboards or fitted oven.

A modern cosy family home with open-plan living and spacious private garden. It is perfect for families, first-time buyers or as an investment.





# unit types

Type 2 (63m<sup>2</sup>)

R660 000

## LEGEND

Bedrooms	3
Bathrooms	2
Open Plan Living Area	1
Private Garden	1
House Area	63m <sup>2</sup>
Stand Size	300-350m <sup>2</sup>

Optional Extras available for tiling, built-in cupboards or fitted oven.

A modern family home with open-plan living and spacious private garden. It is perfect for families, first-time buyers or as an investment.



# unit types

Type 3 (67m<sup>2</sup>)

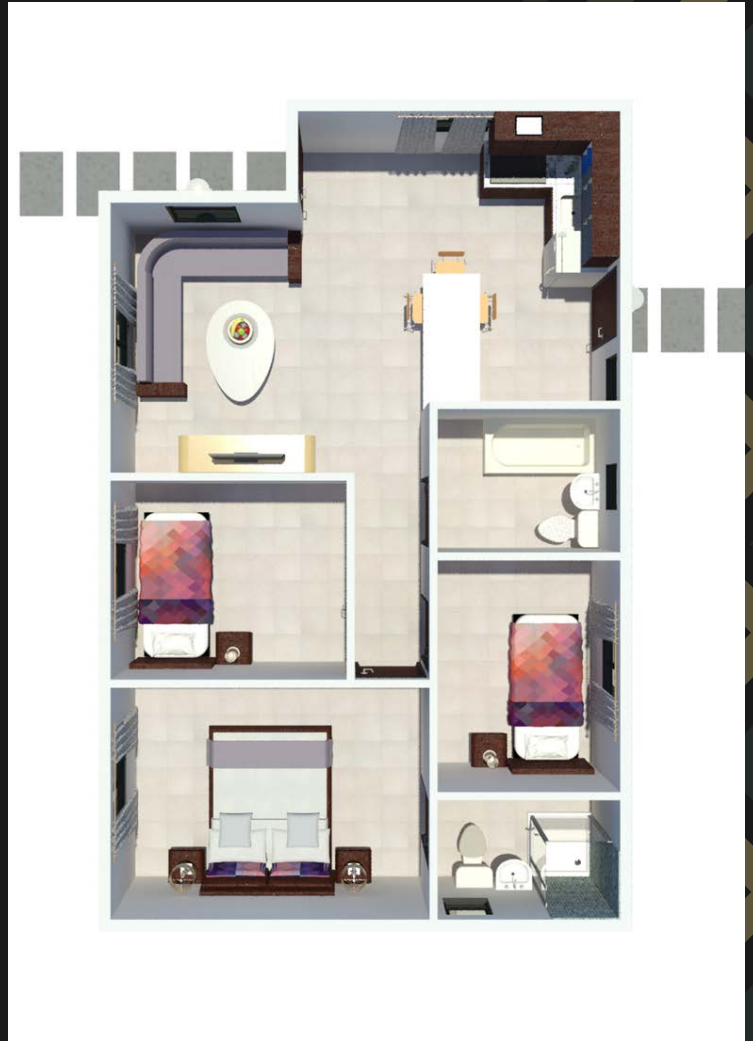
R690 000

## LEGEND

Bedrooms	3
Bathrooms	2
Open Plan Living Area	1
Private Garden	1
<hr/>	
House Area	67m <sup>2</sup>
Stand Size	300-350m <sup>2</sup>

Optional Extras available for tiling, built-in cupboards or fitted oven.

A modern & spacious family home with open-plan living and spacious private garden. It is perfect for families and buyers who want the luxury of expansive space to accommodate larger living.



# unit types

Type 4 (76m<sup>2</sup>)

R780 000

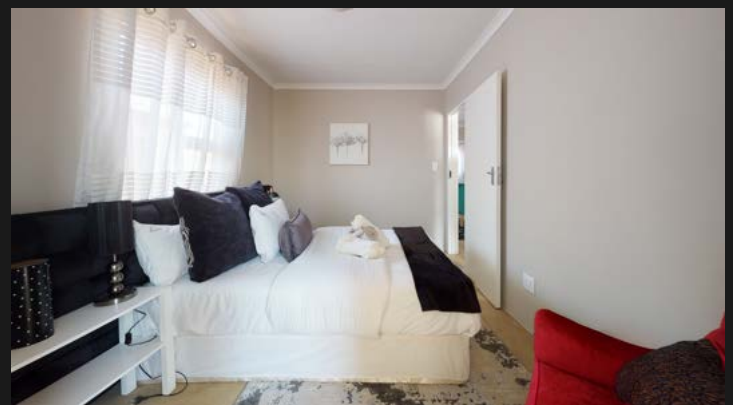
## LEGEND

Bedrooms	3
Bathrooms	2
Open Plan Living Area	1
Private Garden	1

House Area	76m <sup>2</sup>
Stand Size	300- 350m <sup>2</sup>

Optional Extras available  
for tiling, built-in  
cupboards or fitted oven.

A modern & spacious family home  
with open-plan living flowing into a  
private garden. This home is perfect  
for families and buyers who want to  
upgrade and experience the luxury of  
expansive space.



# unit types

Type 5 (90m<sup>2</sup>)

R860 000

## LEGEND

Bedrooms	4
Bathrooms	2
Open Plan Living Area	1
Private Garden	1
House Area	90m <sup>2</sup>
Stand Size	300-350m <sup>2</sup>

Optional Extras available for tiling, built-in cupboards or fitted oven.

Very well laid out, this modern & very spacious family home features open-plan living that flows into a private covered patio and garden. This home is perfect for families and buyers who want to upgrade and experience the luxury of expansive space.



# unit types

Type 6 (110m<sup>2</sup>)

R980 000

## LEGEND

Bedrooms	4
Bathrooms	2
Open Plan Living Area	1
Private Garden	1

House Area	110m <sup>2</sup>
Stand Size	300- 350m <sup>2</sup>

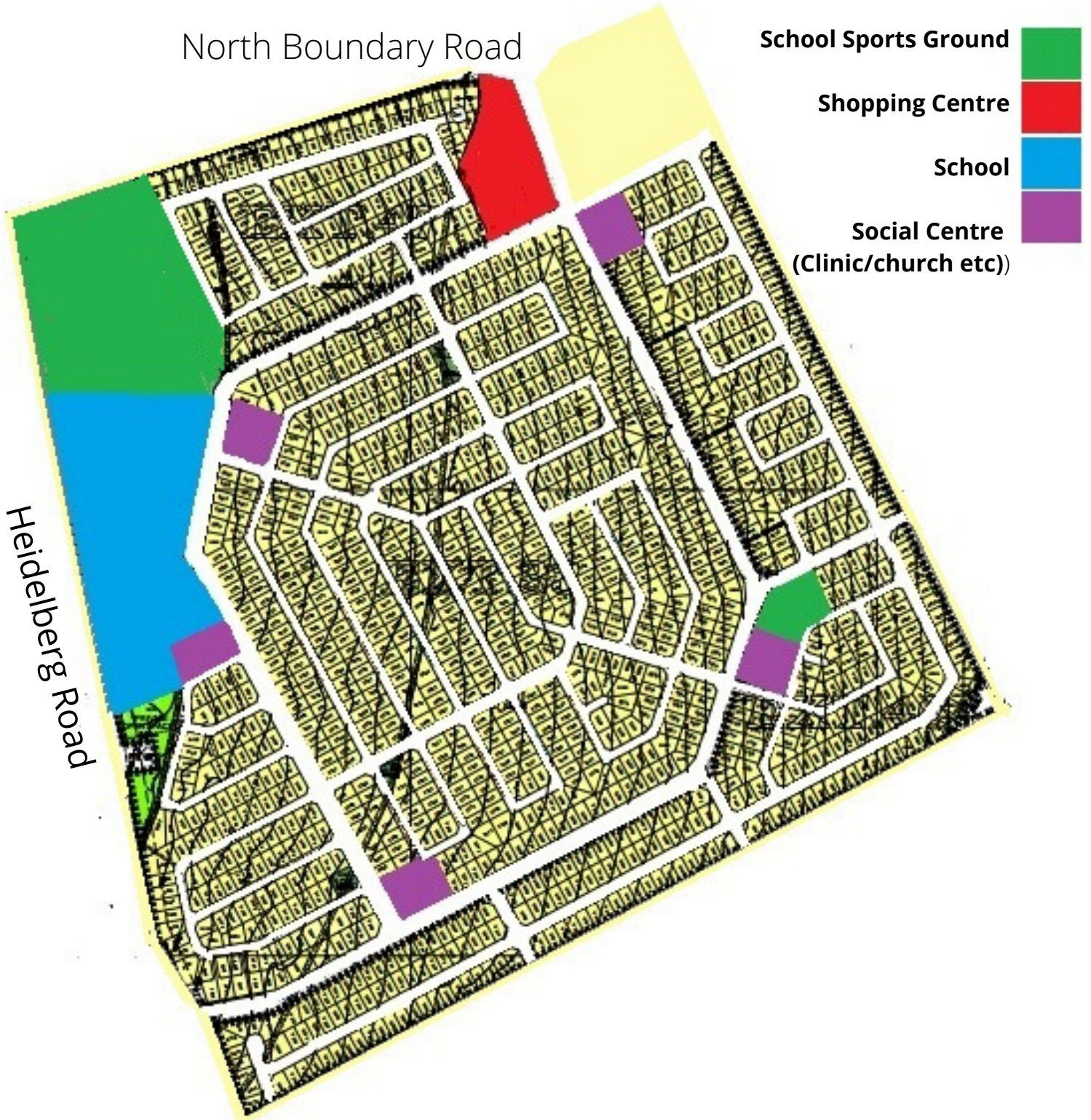
Optional Extras available for tiling, built-in cupboards or fitted oven.

The ultimate in grand! Luxury and affordability meet together. This modern & very spacious family home features open-plan living which flows into a private covered patio and garden. This home is perfect for families and buyers who wish to experience the luxury of expansive space.



# dawn city

## Proposed Site Development Plan



## Contact Us

### **Sales and Questions**

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For more information visit

**[www.kironprop.co.za](http://www.kironprop.co.za)**

