



UMTHUNZI
• ORIGINS •

WHERE IT BEGINS

LUXURY LIFESTYLE APARTMENTS



ARTIST IMPRESSION

CNR GARDEN & MIMOSA ROAD | CARLSWALD NORTH | MIDRAND

WWW.FOCE.CO.ZA

ARTIST IMPRESSION



WHERE YOUR FUTURE
LIFE BEGINS

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A WORD FROM OUR CEO

Umthunzi Origins is the product of years of hard work, vision and a dream, birthed from a family business to culminate in our greatest project yet.

Inspired by nature, family and collective values, encapsulated in the hexagonal shape which can be seen throughout the development.

The six integral parts needed to create this robust shape symbolizes the core principles of Umthunzi Origins:

- LEGACY
- VALUE
- FAMILY
- SECURITY
- QUALITY
- LIFESTYLE

The goal is to create a lifestyle estate where people, families and nature can all co-exist in harmony, offering a more integrated and sustainable living environment.

We have put immense energy into the design element of this project, our teams are ready and committed to delivering an incredible product that is a balance of nature and structure, culminating into your dream home.



Nicholas Foce
CEO

THIS IS WHERE IT BEGINS.

This modern lifestyle development in the heart of Carlswald North, Midrand is set to be one of the premiere living destinations that will combine live, work and play into one perfect location. Umthunzi Origins is centrally located with access routes in all directions, close to shopping centres, schools and entertainment. But with the exquisite planned clubhouse and world class amenities, there will hardly be a reason to leave...

Each luxury apartment is timelessly designed and is sure to fit your idea of your next dream home or successful investment. Each unit will be completed with the best quality finishes and meticulous attention to detail. The complex will have an abundance of open spaces, gorgeous gardens and a variety of amenities to keep the whole family satisfied.

1, 2 & 3
BEDROOM
UNITS

STARTING
FROM
R999 000

APPLIANCES
INCLUDED

ON SHOW
WED | SAT | SUN
12PM - 5PM

BUY
ONLINE

For more information contact our Sales Team
sales@umthunziproperty.co.za | 060 611 6878 | www.foce.co.za



MIDRAND, JOHANNESBURG

IDEAL LOCATION

Midrand is growing at an incredible rate, with property values increasing exponentially! Some of the nearby amenities include the Mall of Africa, Vodaworld, the Gautrain Station, Virgin Active Gyms, Netcare Waterfall Hospital, Beaulieu Preparatory and College, Kyalami Race Track, Gallagher Convention Centre, Grand Central Airport and many more.

SHOPS & RESTAURANTS

Carlswald Lifestyle	3.2km
• Spar, DisChem	
• Mugg & Bean, Piatto	
Sanridge Square	3.2km
• Woolworths, Pick 'n Pay, Clicks	
• News Cafe, Nandos	
Midway Mews	3.4km
• Pick n Pay, Clicks	
• Mo's Cafe	
Crowthorn	4.3km
• Woolworths, Spar, Clicks	
• Big Bad Wolf, Tomo Izakaya, Raj, Munch Cafe	
Noordwyk	4.7km
• Spar	
Kyalami Corner	4.8km
• Woolworths, Jacksons, Checkers, Clicks	
• Piza e Vino, The Baron, Salsa	
The Boulders Mall	6km
Mall of Africa	6.9km
Waterfall Corner	8.1km

SCHOOLS

Noordwyk Primary	1.9km, High 1.1km
Curro Building Blocks	3.2km
Curro Sagewood Nursery, Primary & High	1.7km
Summerhill Nursery & Prep	2.3km, High 1.9km
Midland Primary & High	3km
Midrand Primary	3.9km, High 3.9km
Reddford Primary & High	2.3km
Montessori - Various	
Carlswald Prep	3.5km
Halfway House Primary	3.8km
Kyalami Pre & Prep	6.9km
Beaulieu Prep	4.8km, High 7.2km
Reddam Waterfall Pre, Prep & High	8.5km
St. Peter's College	11.7km
UNISA	4.9km

GAS STATIONS

Sasol	2.7km
Shell	3.7km
Engen	4.3km
BP	5.7km





CHURCHES MOSQUES ATM MEDICAL

Godfirst	2km
Centre Stage	2.2km
Urban Life	3.9km
Christ Church	3.6km
Rivers Kyalami	5.5km
Russian Orthodox	3.1km
Noordwyk Musallah	4.5km
Nizamiye Mosque	9km
Masjid Al Kawthar	13.1km

Health Worx	3.2km
Medicross	3.5km
Netcare Waterfall Hospital	7.2km
Carstenhof Clinic	10.7km

Capitec, Standard Bank, FNB, ABSA, Nedbank	3.2km
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SPORTS LEISURE TRANSPORT

Virgin Active Carlswald	3.2km
Virgin Active Vodaworld	5km
Kyalami Race Track	6.1km
Guthries Shooting Range	5.6km
Ster-Kinekor, Mall of Africa	6.9km
Blue Valley Golf	7.2km
SA Lippizaners	9km
Bounce Waterfall	9.5km
Arms & Outdoor Shooting Range	9.7km
TreeTop Adventures	13.2km
Montecasino	14.2km

New Road Offramp	3.8km
Olifantsfontein Offramp	5.9km
Gautrain Station	6.6km
Gautrain Bus Stop	3.1km
Grand Central Airport	5.7km





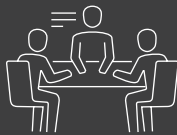
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THE ORIGINS LIFESTYLE

LIFESTYLE AMENITIES



**MEDIA RECORDING
ROOM**



BOARDROOM



FUNCTION ROOM



**SHARED OFFICE
AREA**



**COMMUNAL LOUNGE
WITH WIFI**



LAUNDROMAT



BRAAI AREAS



**CAFÉ &
COFFEE SHOP**





YOGA SPACE



SWIMMING POOLS



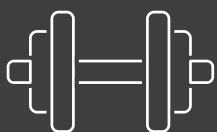
DOG PLAY PARK



KIDS PLAY AREAS



ZEN GARDEN



FULLY EQUIPPED GYM



MULTI-SPORTS COURT



TRIM PARKS (OUTDOOR GYM)



EXTENSIVE PARKS & GARDENS



RUNNING / WALKING PATHS











ENJOY EVERYTHING LIFE HAS TO OFFER

1, 2 & 3 BEDROOM APARTMENTS

- 1 Bed Apartments From R999 000
- 2 Bed Apartments From R1 399 000
- 3 Bed Apartments From R2 199 000

THE DEVELOPMENT

- Fibre Ready
- Prepaid Metering
- Communal Solar Power
- Clubhouse, Pool & Amenities
- High-End Security
- Green Spaces & Walking Paths
- No Transfer Fees or Duties

EXTRAORDINARY FINISHES

The exceptional list of accessories is an attraction in itself and offers great functional and aesthetic value:

- High-end modern kitchens with stone tops & designer cupboards
- Bosch Appliances Included (Stove, hob, washing machine, dishwasher & fridge)
- Stylish bathrooms with quality finishes
- High quality porcelain tiles
- Built-in luxury cupboards in each bedroom
- Well thought out and designed interior spaces





CHAPTER 1 INFORMATION

-  GATEHOUSE
-  YOGA / MEDITATION AREA
-  MULTI USE SPORT COURT
-  RUNNING PATH
-  ADULTS POOL
-  TRIM PARK / OUTDOOR GYM X3
-  OUTDOOR BRAAI X5
-  ATTENUATION DAM
-  RECREATION / PLAY AREA X3
-  COMMUNAL GARDEN X5
-  TEMPORARY GYM

 **BLOCK A**

 **BLOCK B**



SEE PAGE 21 FOR REMAINING PHASES



TYPE A1

3 BEDROOM 2 BATHROOM
BLOCK TYPE A

PRICED FROM
R2 199 000

BUY ONLINE TODAY!



AREA SCHEDULE

UNIT SIZE	116m ²
COVERED PATIO SIZE	17m ²
GARDEN	60m ²
COVERED PARKING BAYS	2
TOTAL UNIT SIZE	133m²

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready
- Spacious private garden

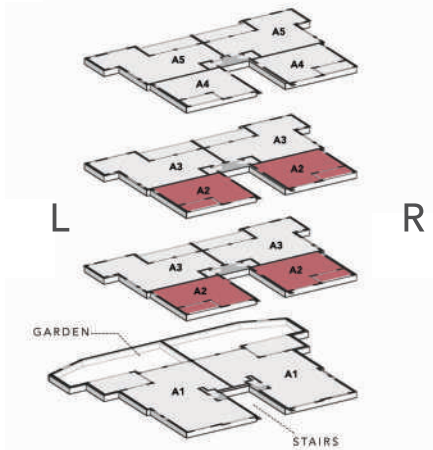


1 BEDROOM 1 BATHROOM
BLOCK TYPE A

TYPE A2

PRICED FROM
R999 000

BUY ONLINE TODAY!



AREA SCHEDULE

UNIT SIZE 46m²
COVERED PATIO SIZE 7m²
COVERED PARKING BAYS 1

TOTAL UNIT SIZE 53m²

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready



TYPE A3

2 BEDROOM 2 BATHROOM
BLOCK TYPE A

PRICED FROM
R1 399 000

BUY ONLINE TODAY!



AREA SCHEDULE

UNIT SIZE 68m²
COVERED PATIO SIZE 12m²
COVERED PARKING BAYS 2

TOTAL UNIT SIZE 80m²

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready

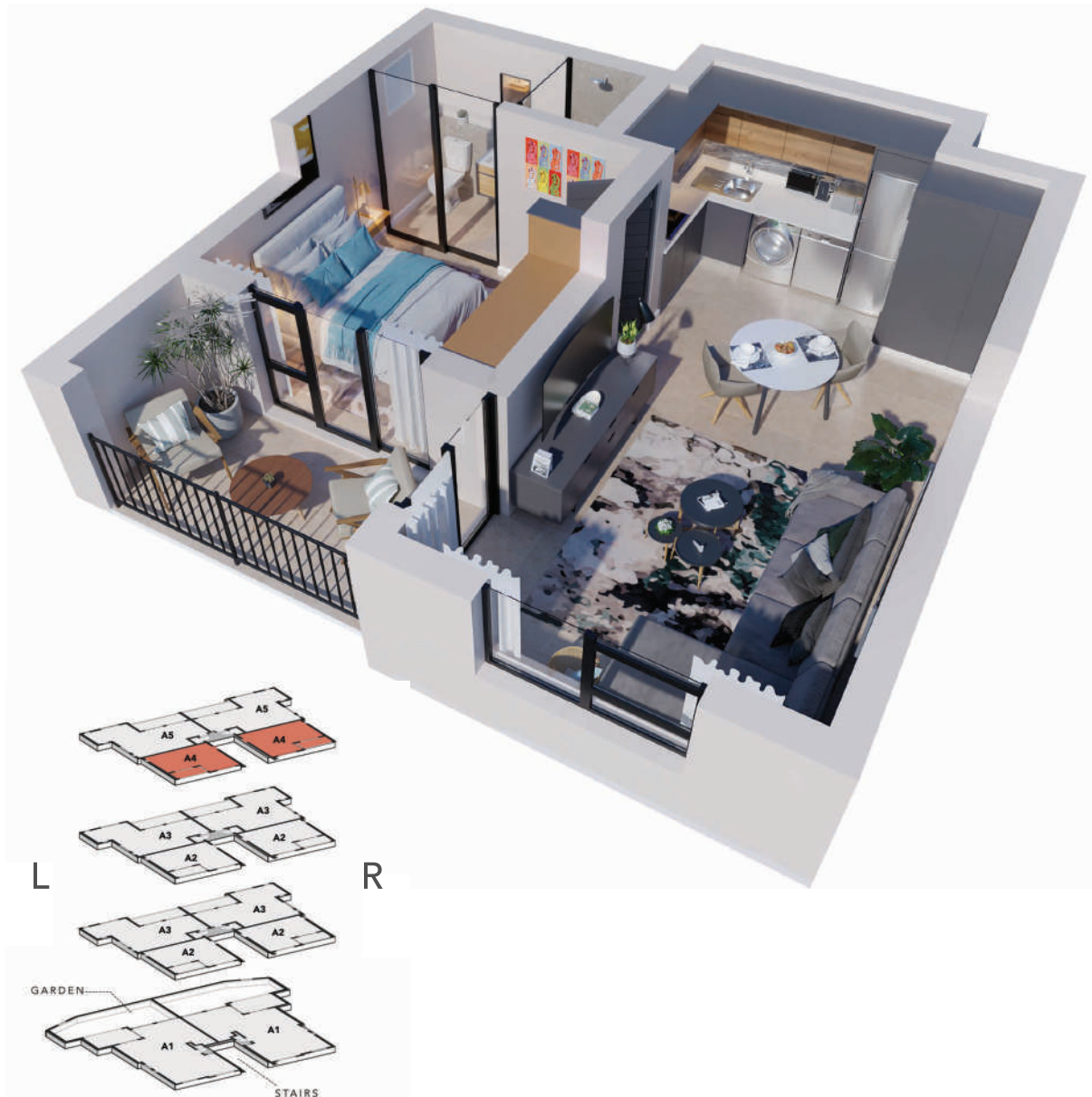


1 BEDROOM 1 BATHROOM
BLOCK TYPE A

TYPE A4

PRICED FROM
R1 049 000

BUY ONLINE TODAY!



AREA SCHEDULE

UNIT SIZE 48m²
COVERED PATIO SIZE 7m²
COVERED PARKING BAYS 1

TOTAL UNIT SIZE 55m²

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready

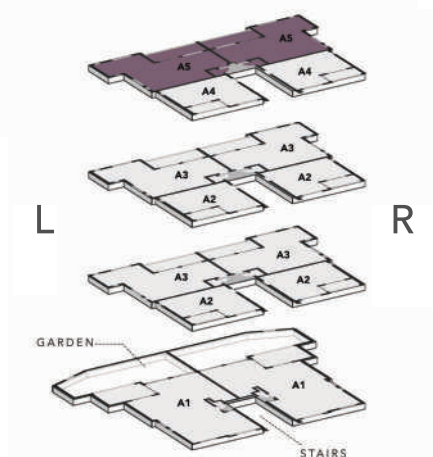


TYPE A5

1 BEDROOM 1 BATHROOM
BLOCK TYPE A

PRICED FROM
R1 299 000

BUY ONLINE TODAY!



AREA SCHEDULE

UNIT SIZE	50m ²
COVERED PATIO SIZE	12m ²
OPEN PATIO SIZE	16m ²
COVERED PARKING BAYS	1
TOTAL UNIT SIZE	78m²

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready





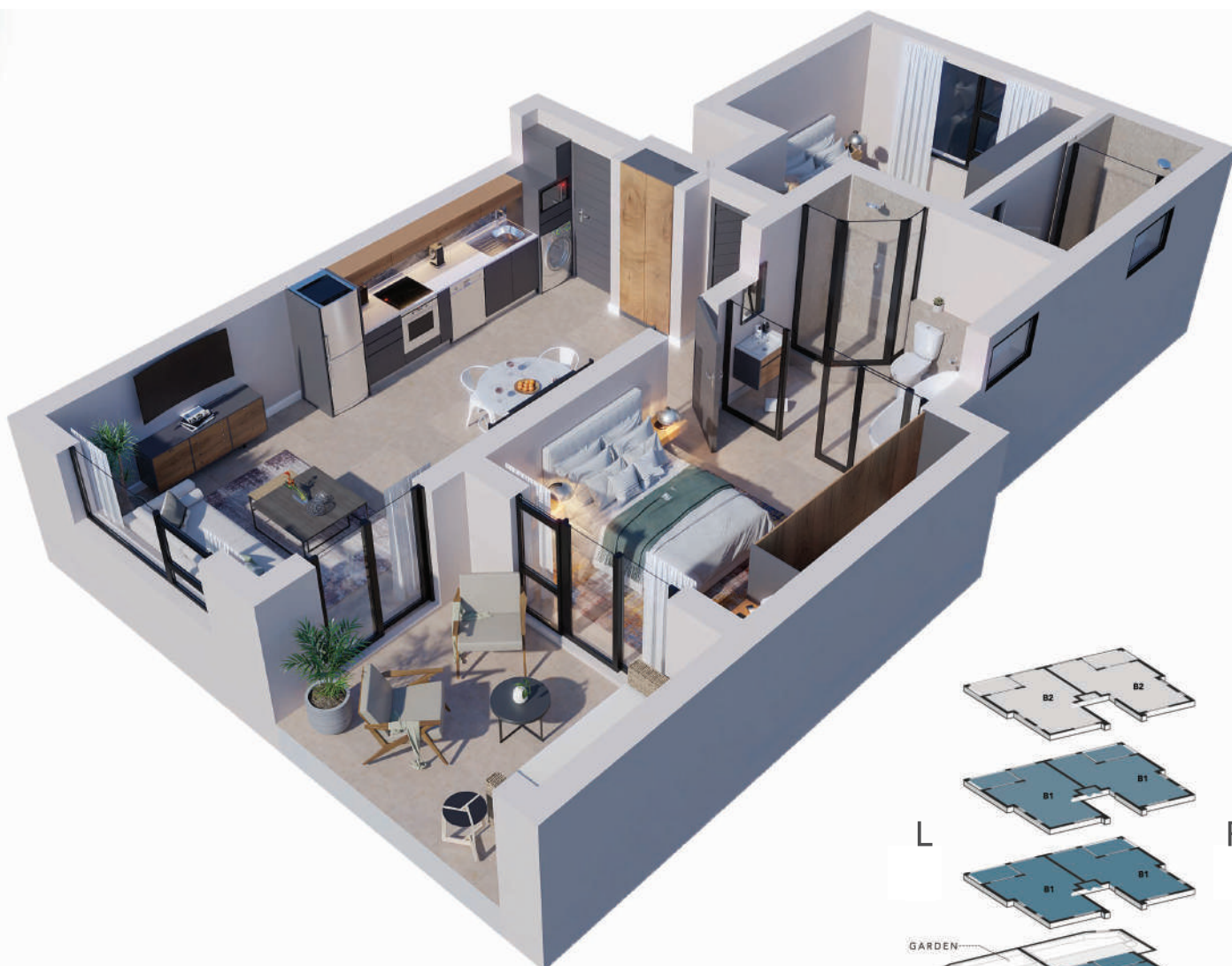
TYPE B1

2 BEDROOM 2 BATHROOM
BLOCK TYPE B

GARDEN UNIT PRICED
FROM **R1 629 000**

1ST & 2ND FLOOR UNIT PRICED
FROM **R1 469 000**

BUY ONLINE TODAY!



AREA SCHEDULE

UNIT SIZE	77m ²
COVERED PATIO SIZE	10m ²
GARDEN (GROUND FLOOR ONLY)	60m ²
COVERED PARKING BAYS	2
TOTAL UNIT SIZE	87m²

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready
- Spacious private garden (Ground Floor Only)

ARTIST IMPRESSION



2 BEDROOM 2 BATHROOM
BLOCK TYPE B

TYPE B2

PRICED FROM
R1 469 000

BUY ONLINE TODAY!



AREA SCHEDULE

UNIT SIZE 72m²
COVERED PATIO SIZE 15m²
COVERED PARKING BAYS 2

TOTAL UNIT SIZE 87m²

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready

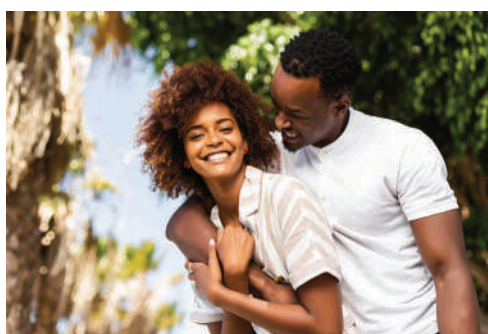






THESE ARE ONLY ESTIMATED FIGURES BASED ON CURRENT INFORMATION.
THEY ARE SUBJECT TO CHANGE.

Unit Type	Levies	Rates & Taxes	Sanitation	Refuse	Gardening
A1	R13.50 p/m2	+/- R1 000	R545	R296	R150
A2	R13.50 p/m2	+/- R320	R545	R296	
A3	R13.50 p/m2	+/- R590	R545	R296	
A4	R13.50 p/m2	+/- R340	R545	R296	
A5	R13.50 p/m2	+/- R540	R545	R296	
B1	R13.50 p/m2	+/- R640 - R750	R545	R296	R150
B2	R13.50 p/m2	+/- R640	R545	R296	



SHOW
DAYS

WED | SAT | SUN
12PM TO 5PM



CONTACT US ON
060 611 6878

LUXURY LIFESTYLE
APARTMENTS

SALES@UMTHUNZIPROPERTY.CO.ZA
WWW.FOCE.CO.ZA



PROPERTY INVESTMENT GEARED FOR ALL TYPES OF INVESTORS

EARN UP TO 14% ROI

1 & 2 BED INVESTMENT OPPORTUNITIES

BULK PURCHASE INVESTMENT OPPORTUNITIES

WHAT WE CAN OFFER

CAPITAL GROWTH

Take advantage of purchasing property at the current price, but take occupation in 2024, and benefit from strong capital appreciation.

GUARANTEED RENTAL RETURNS

Earn solid predetermined returns on your residential investments, with guaranteed rentals up to 12 months.

FORWARD THINKING...

Be at the forefront of Midrand, one of the fastest growing towns in South Africa, primed for growth, expansion and investment.

TYPE A2 - 1 BED, 1 BATH - 53M² PRICED FROM R999 000

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Bond Instalment
R9 753.00

Rental Guarantee
Yes

Net Return
6.4%

Expected Capital Growth
8 - 10%

TYPE A3 - 2 BED, 2 BATH - 80M² PRICED FROM R1 399 000

ARTIST IMPRESSION

Bond Instalment
R13 645.00

Rental Guarantee
Yes

Net Return
6.3%

Expected Capital Growth
8 - 10%

**BUYING MULTIPLE UNITS?
MORE DISCOUNTS AVAILABLE**
Contact us to discuss or visit our website
060 611 6878 | sales@umthunziproperty.co.za



WHAT IS THE PROCESS FOR SECURING A UNIT?

To secure a unit at Umthunzi Origins, we first need you to secure your unit through our online buying system. This is to ensure our ideal unit is not sold to anyone else. After reserving your unit, you have 24 hours to pay a R25 000 securing deposit into the Transferring Attorney's trust account. (In the unlikely event of an unsuccessful finance application, your deposit will be refunded in full). Once you have paid your deposit, you will sign the Sales Agreement and we will assist you with any finance application requirements or needs.

FROM WHEN AND TO WHOM ARE COSTS PAYABLE?

Most property costs become your responsibility upon registration of the property in your name.

BOND REPAYMENT (If your property is financed) - This is payable to your bank from the date of registration.

ON YOUR LEVY STATEMENT

(Payable to the Umthunzi Origins Body Corporate):

- **Levies:** Covers the cost to run and maintain complex
- **CSOS Levy (Community Schemes Ombud Service):**
Cost payable under the Act, limited to R45 p/unit
- **Sanitation:** Charge from City of Joburg to maintain sewers
- **Water Demand Management Levy:** Charge from City of Joburg for water management

YOUR PERSONAL ACCOUNT FROM COUNCIL (Payable to council):

- **Rates & Taxes:** Charged by the City of Joburg for service delivery
- **Refuse Removal:** Charged by the City of Joburg for weekly refuse removal.

All utility usage (Electricity & Water) are prepaid.

PRE-REGISTRATION LEVY

From the date of beneficial occupation, whether you occupy or not, you will be liable for a pre-registration levy up until the date of registration.

WHAT ARE THE OCCUPATION DATES?

Subject to economic, market and macro conditions, we are planning to start the first occupations from late 2024.

WHAT HAPPENS IF I OCCUPY BEFORE REGISTRATION?

Should you move in prior to the registration of your property, we charge you occupational rent of 0.8% of the Purchase Price of the property. Note that during this time, you will not be paying any of the charges mentioned under Costs above, except for utility usage which is prepaid.

You never pay your bond and occupational rent at the same time, and if your unit registers during the month, you will be refunded pro-rata.

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

City of Johannesburg.

WHAT SECURITY MEASURES ARE IN PLACE?

The complex will be accessed via a biometric system for residents and a visitor management app for visitors. We will also have 24h security and CCTV coverage. The property will be protected by a large wall and electric fence.

ARE PETS ALLOWED?

Yes, subject to the Umthunzi Origins Code of Conduct and Rules.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes you will. Your tenants will however remain your responsibility and will be subject to the Body Corporate Code of Conduct. No rental contract shorter than 6 months will be allowed.

WHERE CAN GUESTS PARK?

Umthunzi Origins has ample visitor parking throughout the complex.

HOW MANY PARKING BAYS DO I GET?

2 & 3 Bedroom units at Umthunzi Origins will receive 2 allocated covered parking bays, and 1 Bedroom units will receive 1 bay.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

Umthunzi Origins is fibre ready with a variety of packages to choose from. There will be no satellite dishes, and the complex will rely on streaming services over fibre.

Unfortunately there is no fixed telephone line infrastructure, but you can make use of VoIP (Voice over IP) telephone services.

TRANSFER COSTS

Because you are buying directly from the Developer, your property at Umthunzi Origins will have no Transfer Duty. And the Transfer costs payable to the Conveyancer is covered by the Developer.

If you are financing your property via the bank, you will be liable for your own Bond Registration Cost, but your Securing Deposit will be enough to cover this amount. In the case of a cash purchase, there will be no Bond Registration Cost.

For a clearer understanding of all Property Related Costs, visit our website, www.foce.co.za and feel free to make use of our Property Buying Tips under Resources.

IS THE PROPERTY SECTIONAL TITLE?

Yes, Umthunzi Origins is a Sectional Title Development.

Sectional Title provided for separate ownership of a building or section of a building, which excluded the land on which it was built. It is governed by the Sectional Titles Act (95 of 1986). All the owners in a Sectional Title Development forms the Body Corporate, who in turn is represented by a Board of Trustees who manages the complex together with a Managing Agent with the levies collected from Owners.

For more information on Sectional Title vs. Full Title, visit the Resources Section on our website www.foce.co.za.

WHAT IS COVERED BY MY LEVIES?

Monthly levies payable to the Body Corporate is used to manage and maintain the Complex. Included in the levies are (but not limited to):

- Building Insurance (does not cover house content)
- Security
- Gardening and upkeep of common areas (small additional fee for ground floor units)
- Clubhouse and facilities (includes use of the gym)
- Maintenance of common areas and the outside of all buildings (internal maintenance of a unit falls with the owner)
- Future maintenance and upgrade of the Complex (based on a Reserve Fund)

**CHECK
AVAILABILITY
OR BUY
ONLINE!**



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For more information contact our Sales Team
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**SHOW
DAYS**

**WED | SAT | SUN
12PM TO 5PM**



**CONTACT US ON
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INDEMNITY

- All images and layouts are artist impressions and could be subject to change.
- Furniture not included with any of the units.
- The Developer reserves the right to substitute or replace any of the mentioned or displayed items with an equivalent or improved product should problems of availability arise, or for any reason.
- No private work or alterations will be accepted or tolerated.
- Garden sizes and configuration may vary from the plan to accommodate site conditions.
- Parking allocation might vary from plan to accommodate site conditions.
- The Developer and their appointed agents do not guarantee, warrant or represent that the information contained in this advertisement and marketing document is correct. Any interested party should make their own enquiries as to the accuracy of the information.