



# Eagle View

GLENEAGLE ESTATE



**START FROM  
R 1,525,000**

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# LIVE-INVEST IN GLEN EAGLE ESTATE

Riverfields - In the heart of the Ekurhuleni Aerotropolis

Eagle View in Glen Eagle Estate is an astute investment option for everyone looking to live in Riverfields or seeking to expand their property portfolio in an area that has historically delivered excellent returns

selling from  
**R 1 525 000**





# About

Located in Riverfields, Glen Eagle Security Estate is located within walking and cycling distance of exciting new developments, including Harvest Place shopping centre and established cycling track. Upcoming developments nearby include a regional mall, medical suites, retirement village, Maranatha School and a mixed sports centre.

The estate offers full access control, 24-hour security, a secure perimeter wall with electric fencing and cameras, extensive play and activity parks, with a clubhouse, tennis-and-squash courts for exclusive use of the residents.

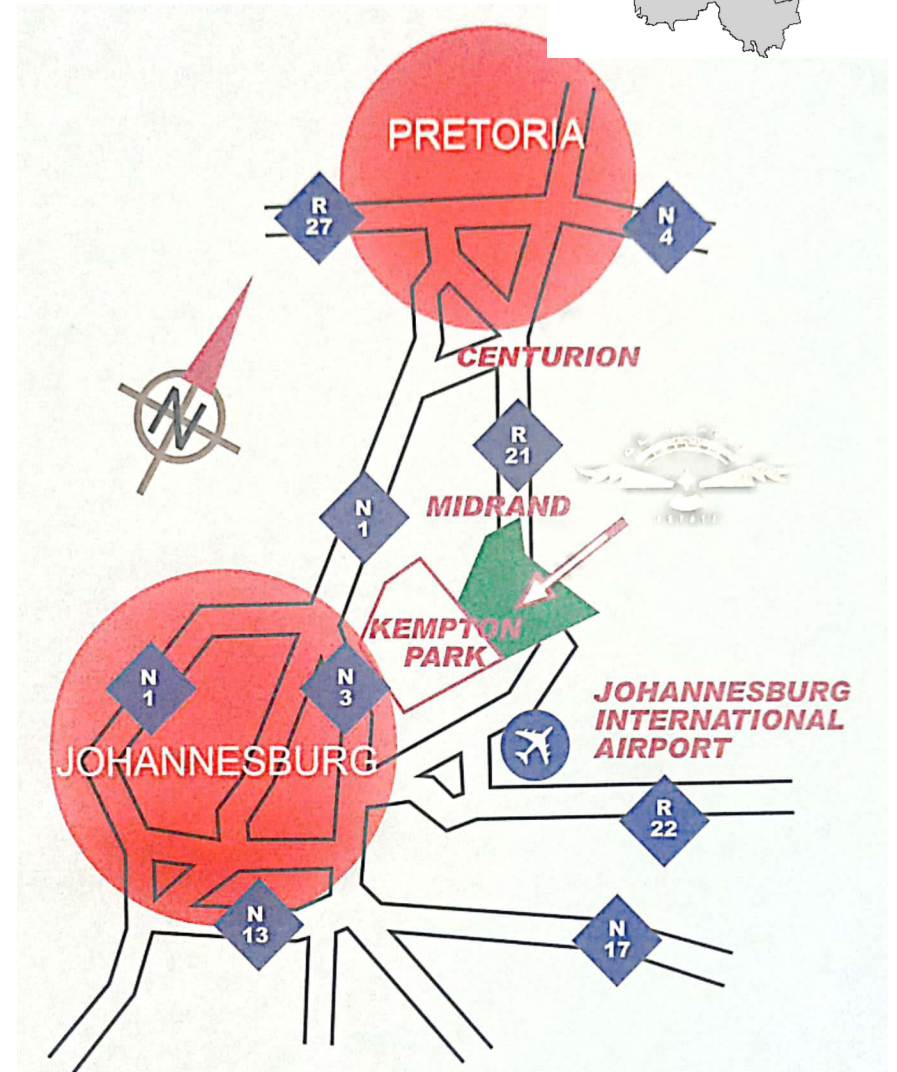
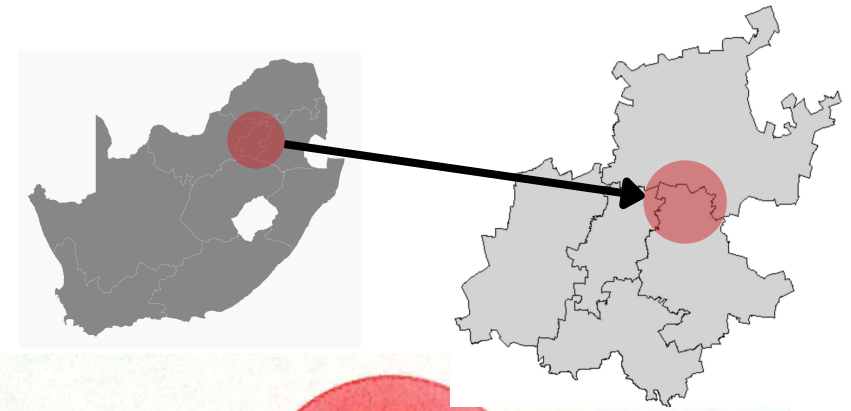


# Location

*Quintessential living in the perfect location*

Eagle View in Glen Eagle Security Estate forms part of the already impressive investment and lifestyle node of Riverfields, located in the heart of Ekurhuleni's Aerotropolis.

Centrally located in Riverfields, with the prestigious Swallow Hills Estate as a neighbor, offering easy access to the R23 and R 21 Albertina Sisulu provincial routes.







Travel	Distance
OR Thambo International Airport	37,6 km
Pretoria CBD	15,4 km
R21	4,1 km
N1	8,2 km

Medical	Distance
Netcare Linmed	15 km
Arwyp Medical Centre and Hospital	5,8 km
Medicross Medical Centre	6,2 km
Clicks Harvest Place	600 m

Recreation and Shopping	Distance
Harvest Place	600 m
Emperor's Palace	11,3 km
Irene Village Mall	23 km
Riverfields MTB Park	800 m

Education	Distance
Laerskool Kruinsig	3,9 km
Curro Serengeti	3,9 km
Hoerskool Kempton Park	4,5 km
Shangri- La Academy	3,7 km





  
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# Why live and invest in Eagles Nest- Glen Eagle Estate

## RAPID GROWTH NODE

Eagle View in Glen Eagle Estate will provide much needed well priced houses for the rapid expanding commercial and industrial nodes around the OR Tambo International Airport and along the R21 towards Tswane.

With multinational companies like DHL, DB Schenker, Caterpillar, Boch and others only minutes away, Eagles Nest will be the perfect capital growth investment.

The latest Property 24 growth statistics show the average plot in Glen Marais (including Glen Eagle Estate is now selling for R 1 550 000.

At Eagle View you can purchase a plot and a house for R 1 295 000, making this the perfect priced property to live-invest in.

## **SOLD ERVEN**

This graph shows the annual number of sold erven and average sold price in Glen Marais, as registered by the South African Deeds office.



# Investment Benefits

- Transfer and bond fees included\*
- Up to 100% bond financing available assisted by Ooba Homeloans.
- Occupation from April 2023
- Fibre-to-home
- Secure complex- 24-hour security and access control
- One parking bay and garage per unit.
- Comunal spaces and landscaped parks with children's playgrounds.
- Tennis-and-squash courts
- Clubhouse

## COMPREHENSIVE END-TO-END RENTAL MANAGEMENT

- Erasmus Boulevard Properties offer in-house rental management
- Tenant vetting and placement
- Rental collection
- Ingoing and outgoing inspections
- Maintenance service available



# Site Development Plan





# Unit types



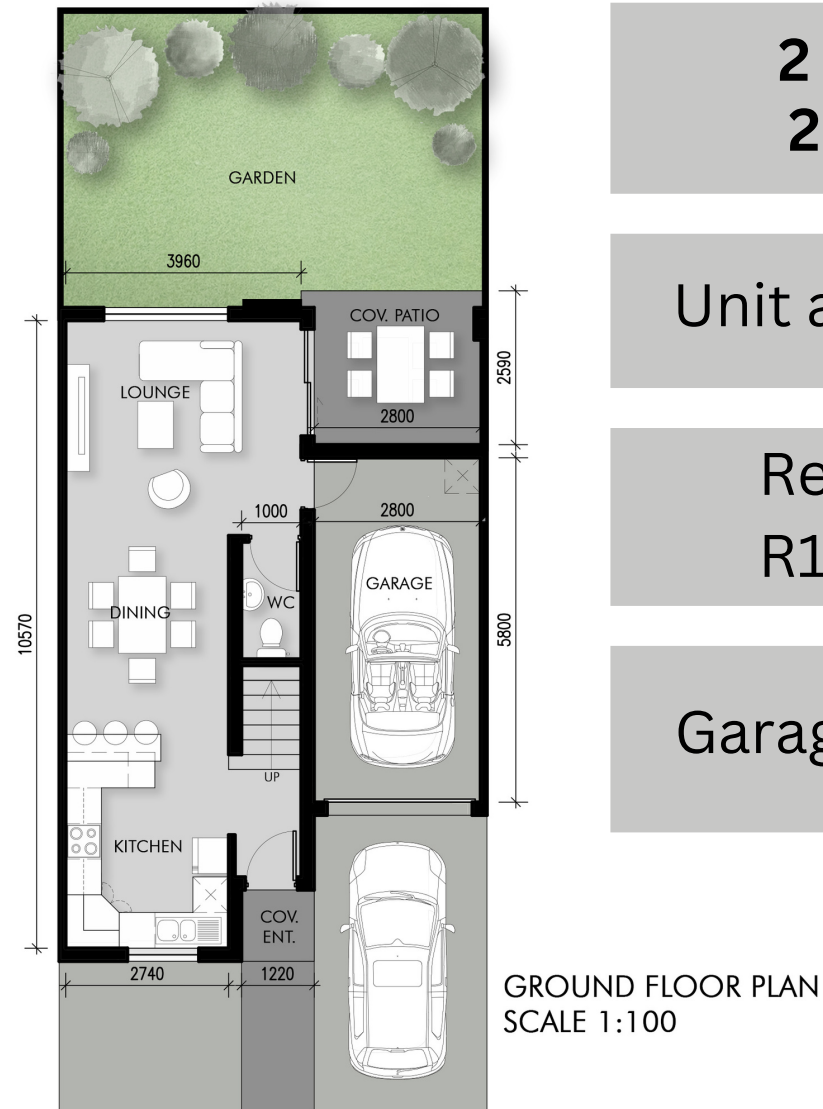
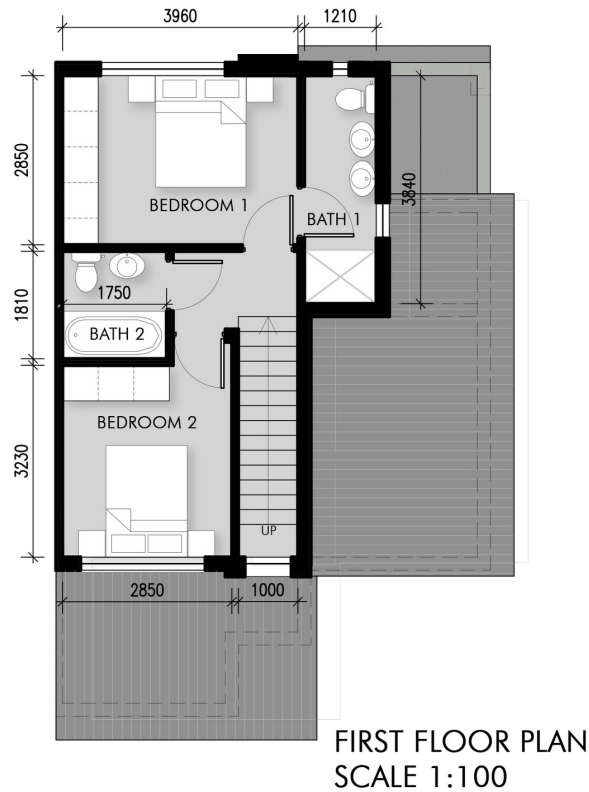
# Unit types

**R 1 525 000**

## 2 BEDROOM UNIT

AREAS:

GROUND FLOOR (incl. GARAGE)	64 m <sup>2</sup>
FIRST FLOOR	38 m <sup>2</sup>
COV. PATIO & COV. ENT.	9 m <sup>2</sup>
<b>TOTAL</b>	<b>111 m<sup>2</sup></b>



**2 bedrooms  
2 bathroom**

Unit area - 111 m2

Rentals from  
R10 000 p/m

Garage Carport



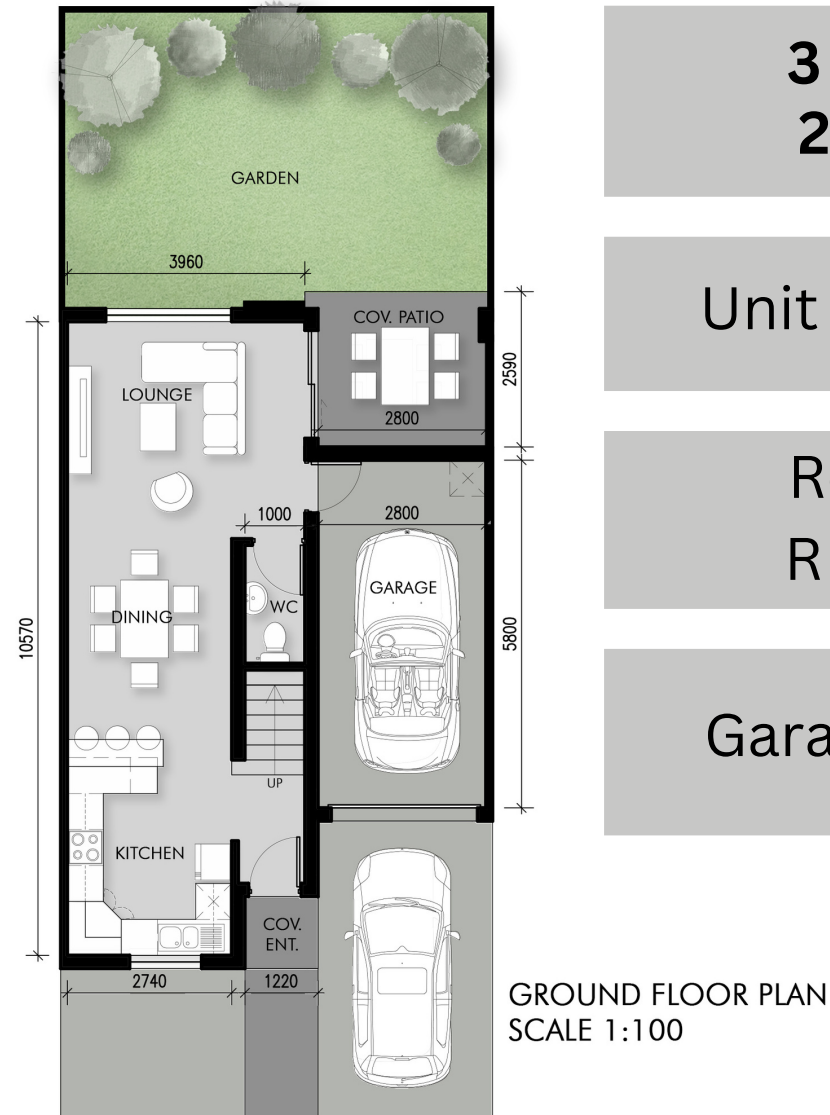
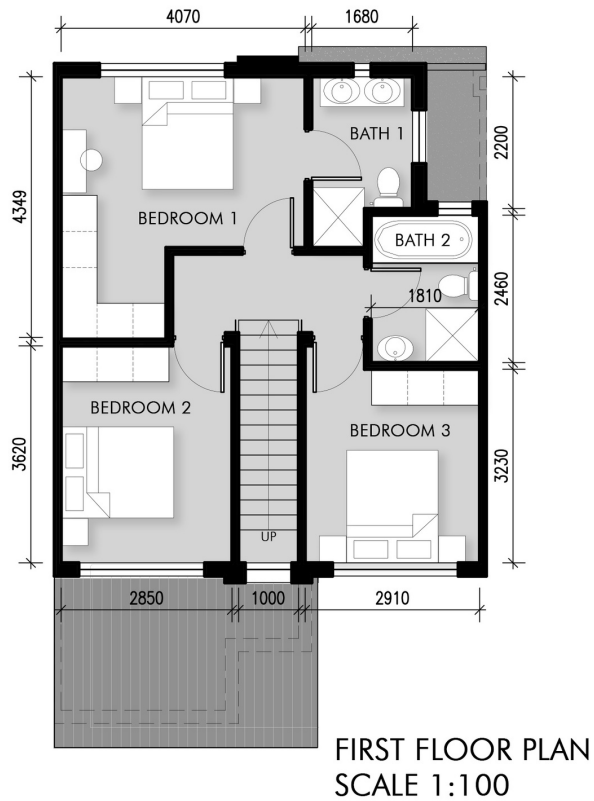
# Unit types

**R 1 695 000**

## 3 BEDROOM UNIT

### AREAS:

GROUND FLOOR (incl. GARAGE)	64 m <sup>2</sup>
FIRST FLOOR	55 m <sup>2</sup>
COV. PATIO & COV. ENT.	9 m <sup>2</sup>
<b>TOTAL</b>	<b>128 m<sup>2</sup></b>



**3 bedrooms  
2 bathroom**

Unit area - 128 m<sup>2</sup>

Rentals from  
R 13 000 p/m

Garage Carport



# Price list

UNIT	PRICE	SIZE	BEDROOMS	BATHROOMS	GARAGE	PARKING	COMPLETION DATE
1	R1 695 000,00	128	3	2,5	1	1	Feb-24
2	R1 695 000,00	128	3	2,5	1	1	Feb-24
3	R1 695 000,00	128	3	2,5	1	1	Feb-24
4	R1 695 000,00	128	3	2,5	1	1	Feb-24
5	R1 525 000,00	111	2	2,5	1	1	Feb-24
6	R1 695 000,00	128	3	2,5	1	1	Feb-24
7	R1 695 000,00	128	3	2,5	1	1	Feb-24
8	R1 695 000,00	128	3	2,5	1	1	Feb-24
9	R1 695 000,00	128	3	2,5	1	1	Apr-24
10	R1 695 000,00	128	3	2,5	1	1	Apr-24
11	R1 695 000,00	128	3	2,5	1	1	Apr-24
12	R1 695 000,00	128	3	2,5	1	1	Apr-24
13	R1 695 000,00	128	3	2,5	1	1	Apr-24
14	R1 695 000,00	128	3	2,5	1	1	Apr-24
15	R1 695 000,00	128	3	2,5	1	1	Apr-24
16	R1 695 000,00	128	3	2,5	1	1	Apr-24
17	R1 695 000,00	128	3	2,5	1	1	Aug-24
18	R1 695 000,00	128	3	2,5	1	1	Aug-24
19	R1 695 000,00	128	3	2,5	1	1	Aug-24
20	R1 695 000,00	128	3	2,5	1	1	Aug-24
21	R1 695 000,00	128	3	2,5	1	1	Aug-24
22	R1 695 000,00	128	3	2,5	1	1	Aug-24
23	R1 695 000,00	128	3	2,5	1	1	Aug-24
24	R1 695 000,00	128	3	2,5	1	1	Aug-24
25	R1 695 000,00	128	3	2,5	1	1	Aug-24
26	R1 695 000,00	128	3	2,5	1	1	Aug-24
27	R1 695 000,00	128	3	2,5	1	1	Aug-24
28	R1 695 000,00	128	3	2,5	1	1	Aug-24
29	R1 695 000,00	128	3	2,5	1	1	Aug-24
30	R1 695 000,00	128	3	2,5	1	1	Aug-24
31	R1 695 000,00	128	3	2,5	1	1	Aug-24
32	R1 695 000,00	128	3	2,5	1	1	Oct-24
33	R1 695 000,00	128	3	2,5	1	1	Oct-24
35	R1 695 000,00	128	3	2,5	1	1	Oct-24
36	R1 695 000,00	128	3	2,5	1	1	Oct-24
37	R1 525 000,00	111	2	2,5	1	1	Oct-24





For more information



[www.eagleview.com](http://www.eagleview.com)



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