



eden
estate

Eden Estate

– the type of living you have always dreamed of.

Where you can feel safe and at peace. Where the children can play to their hearts' content.

Where you can savour the peaceful suburb living for a little longer because it is quick to get to town, with easy access to all the major routes to central Pretoria. Finally, a place where you can feel at home.





Estate Features



Biometric
Access



24-Hr
Security



Patrolling
Security



CCTV
Cameras



Electric
Fence



Multi-purpose
Play Court



Fibre



Jungle Gym &
Sandpit



Outdoor
Gym



Braai
Facilities



Prepaid Water
& Electricity



Pet
Friendly



Kiosk



Laundry Service





Modern 2-Bedroom Apartments

All the apartments have a modern open-plan living room and kitchen, two bedrooms and one bathroom. Some have covered balconies and the ground floor units have private gardens.



Price List

| SIZE | CONFIGURATION | PURCHASE PRICE | RENTAL INCOME | MONTHLY BOND PAYMENT @ 11.75% | LEVIES, RATES & TAXES | QUALIFYING GROSS MONTHLY INCOME | TOTAL GROSS RETURN ON INVESTMENT PER ANNUM | |
|-------------------|---|----------------|---------------|-------------------------------|-----------------------|---------------------------------|--|-------|
| 45 m ² | 2 Bed 1 Bath 1 Carport - 3 rd Fl | R730 000 | R5 700 | R7 911 | R1 225 | R26 368 | R90 196 | 15.4% |
| 45 m ² | 2 Bed 1 Bath 1 Carport - 2 nd Fl | R730 000 | R5 900 | R7 911 | R1 225 | R26 368 | R92 599 | 15.7% |
| 45 m ² | 2 Bed 1 Bath 1 Carport - 1 st Fl | R760 000 | R6 100 | R8 236 | R1 253 | R27 451 | R96 167 | 15.7% |
| 51 m ² | 2 Bed 1 Bath 1 Carport 1 Balcony - 1 st Fl | R795 000 | R6 300 | R8 615 | R1 377 | R28 715 | R98 822 | 15.4% |
| 51 m ² | 2 Bed 1 Bath 1 Carport 1 Patio - GF | R865 000 | R6 500 | R9 374 | R1 442 | R31 244 | R103 947 | 15.0% |

GF - Ground Floor | 1st Fl - First Floor | 2nd Fl - Second Floor | 3rd Fl - Third Floor

*Assuming 100% loan and 11,75% interest rate over 20 years

Required Documentation

If there are more than one applicant all the documents required for an individual must be submitted for all applicants.

Individuals

- Completed application form.
- Copy of ID.
- Three months' payslips – no more than two months old.
- Three months' bank statements – name of applicant and address must appear on the bank statements.
- Signed credit and fraud consent clause.

Floor Plans

PHASE 1 & 2



51 m²

2 Bed, 1 Bath
1 Carport



45 m²

2 Bed, 1 Bath,
Patio, 1 Carport

Phase 2

SELLING NOW

Phase 2

Phase 1

Phase 3



NOW SELLING

SOLD
OUT!

FUTURE PHASE

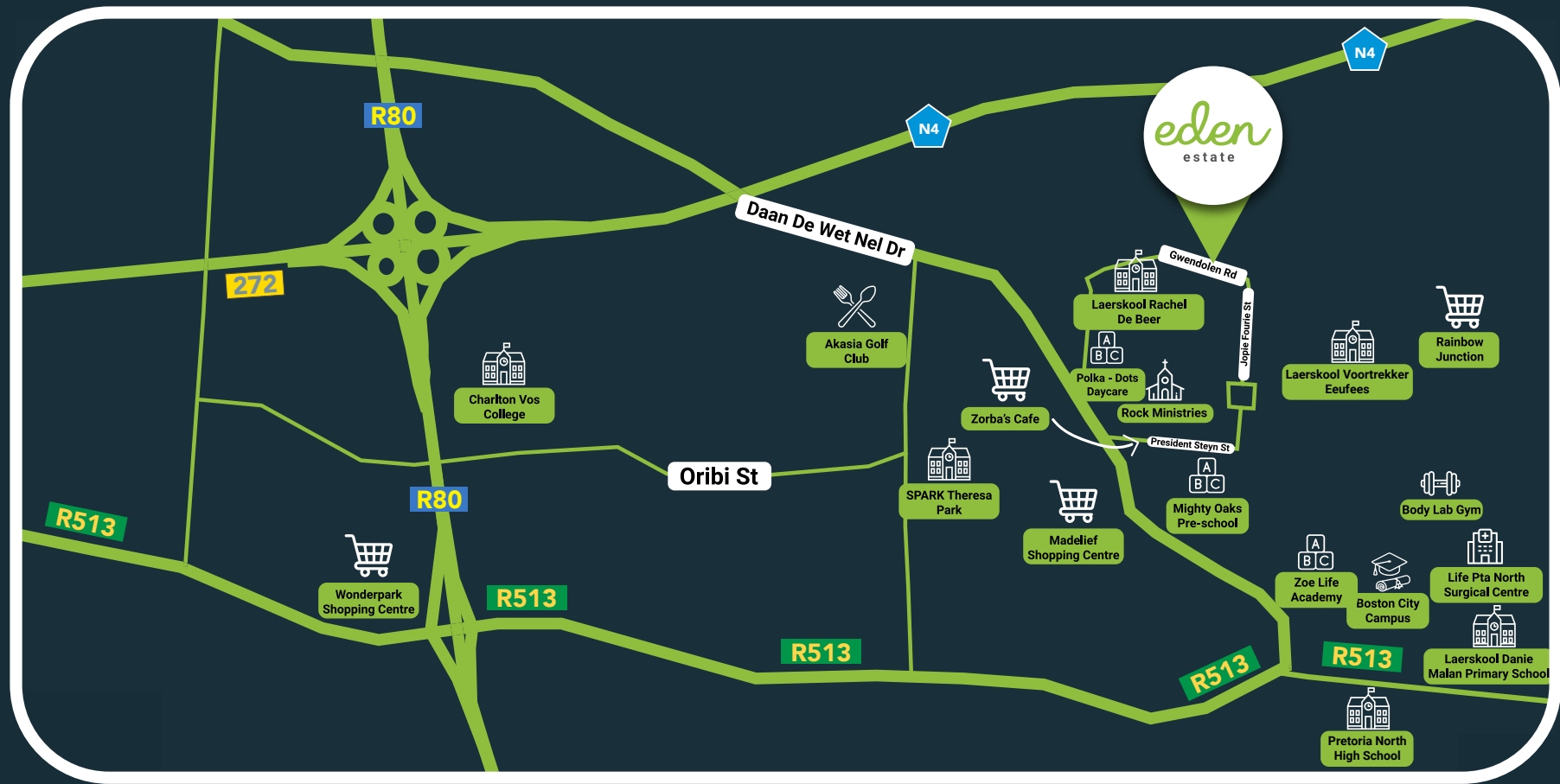


Welcome to the Neighbourhood

With easy access to the N4, M1, R566, R101 and R513 this is one of the best neighbourhoods to live in due to its convenient accessibility to central Pretoria, Pretoria West and Pretoria East.



Locality Map



Pre-schools and Crèches

- Polka - Dots Daycare 1.2 km (3 min)
- Mighty Oaks Pre-school 2.1 km (5 min)
- Smarteez Creche 2.3 km (5 min)
- Zoe Life Academy for Kidz 3 km (7 min)
- Pooh Bear School 31 km (7 min)

Primary Schools

- Rachel de Beer Primary School 1.3 km (3 min)
- Voortrekker Eeufees Primary School 2 km (4 min)
- Therapark Primary School 4.3 km (9 min)
- Danie Malan Primary School 4.3 km (9 min)

High Schools

- Gerrit Maritz High School 1.9 km (5 min)
- Pretoria North High School 4.3 km (9 min)
- Akasia High School 7.4 km (12 min)

Food and Entertainment

- Mayville Library 7.8 km (13 min)
- Pta North Swimming Pool 2.4 km (6 min)
- Roman's Pizza 2.4 km (6 min)
- Chicken Licken 3.5 km (8 min)
- Nando's 3.4 km (8 min)
- Wimpy 3.7 km (9 min)
- Big Bite Pta North 3.8 km (8 min)
- Steers 4.1 km (9 min)
- McDonald's Pta North Drive-Thru 4.2 km (8 min)

Private Schools

- SPARK Theresa Park 3.4 km (7 min)
- Landmark Academy 3.5 km (7 min)
- Charlton Vos College 6.9 km (11 min)

Churches

- AGS Church 1.1 km (3 min)
- Rock Ministries 1.5 km (3 min)
- Die Gemeentes van Christus 1.9 km (4 min)
- Pretoria North Baptist Church 2.2 km (5 min)
- Unity of the Faith of Assemblies 2.3 km (5 min)
- Kompas Noord Family Church 3 km (6 min)
- St Mary's Anglican Church 3.3 km (7 min)
- Charisma Church 3.5 km (6 min)

Hospitals and Clinics

- Life Pta North Surgical Centre 1.6 km (3 min)
- MediCross Pretoria North 3.1 km (7 min)
- Pta North Medical Centre 3.3 km (7 min)
- Intercare Wonderboom Medical Centre 6.4 km (16 min)

Gyms and Sports Clubs

- B.E.A.T. WORX Dance Studio 1.4 km (4 min)
- Dragons Rugby Sports Club 2.1 km (5 min)
- Fight Skills 2.3 km (5 min)
- Body Lab Gym 3.1 km (7 min)
- Martial Arts South Africa 3.3 km (7 min)
- Figure Fanatics Gym 3.4 km (8 min)
- Genesis Revolution Studios 3.6 km (8 min)
- Wollies Boxing Club 3.7 km (7 min)
- Pretoria North Tennis Club 3.8 km (8 min)
- Curves 4.1 km (10 min)

Tertiary Institutions

- Boston City Campus 3.7 km (7 min)
- Tshwane University of Technology 4.3 km (9 min)





Get in Touch

For more information, please visit our website or contact our friendly Eden Estate sales team on the following platforms:

Cosmopolitan projects:

www.cosmo.co.za or 08700 45678

Show houses are open daily:

09:00 to 18:00

COSMOPOLITAN