



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



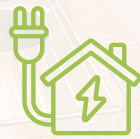
**Jungle Gym &
Sandpit**



**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	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	R785 000	R6 800	R7 533	R1 100	R25 114	R104 984 13.4%
45 m ²	2 Bed 1 Bath 1 Carport - 2 nd Fl	R785 000	R7 100	R7 837	R1 100	R26 122	R104 984 13.4%
45 m ²	2 Bed 1 Bath 1 Carport - 1 st Fl	R825 000	R7 200	R8 237	R1 100	R27 453	R107 836 13.1%
51 m ²	2 Bed 1 Bath 1 Carport 1 Balcony - 1 st Fl	R855 000	R7 400	R8 536	R1 200	R28 451	R110 112 12.9%
51 m ²	2 Bed 1 Bath 1 Carport 1 Patio - GF	R895 000	R7 800	R8 935	R1 200	R29 782	R116 099 13.0%

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

*Assuming 100% loan and **10,50% 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

45 m²



2
bedrooms



1
bathroom



1
carport

51 m²



2
bedrooms



1
bathroom



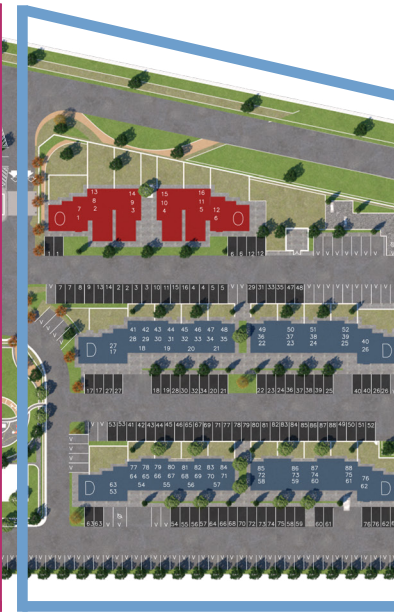
1
carport

Site plan

Phase 2

Phase 1

Phase 3



90% SOLD

**SOLD
OUT!**

NOW SELLING



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)
- Theresapark 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)



07

eden
ENTER AT OWN RISK

- no running
- no climbing
- no pushing
- no pulling
- no swinging
- no sliding
- no jumping
- no throwing
- no playing with fire
- no playing with water
- no playing with sharp objects
- no playing with dangerous objects
- no playing with animals
- no playing with plants
- no playing with insects
- no playing with birds
- no playing with reptiles
- no playing with amphibians
- no playing with fish
- no playing with shells
- no playing with stones
- no playing with rocks
- no playing with wood
- no playing with metal
- no playing with plastic
- no playing with glass
- no playing with paper
- no playing with fabric
- no playing with clothing
- no playing with shoes
- no playing with bags
- no playing with backpacks
- no playing with hats
- no playing with scarves
- no playing with gloves
- no playing with socks
- no playing with underwear
- no playing with pajamas
- no playing with nightgowns
- no playing with robes
- no playing with towels
- no playing with sheets
- no playing with blankets
- no playing with pillows
- no playing with cushions
- no playing with mattresses
- no playing with furniture
- no playing with appliances
- no playing with electronics
- no playing with tools
- no playing with weapons
- no playing with explosives
- no playing with poisons
- no playing with drugs
- no playing with alcohol
- no playing with tobacco
- no playing with gambling
- no playing with betting
- no playing with lotteries
- no playing with raffles
- no playing with contests
- no playing with games
- no playing with puzzles
- no playing with books
- no playing with magazines
- no playing with newspapers
- no playing with journals
- no playing with diaries
- no playing with notebooks
- no playing with planners
- no playing with calendars
- no playing with clocks
- no playing with watches
- no playing with jewelry
- no playing with accessories
- no playing with cosmetics
- no playing with toiletries
- no playing with cleaning supplies
- no playing with gardening tools
- no playing with fishing gear
- no playing with hunting equipment
- no playing with camping gear
- no playing with outdoor furniture
- no playing with lawn care equipment
- no playing with pool equipment
- no playing with spa equipment
- no playing with BBQ equipment
- no playing with grills
- no playing with smokers
- no playing with heaters
- no playing with air conditioning
- no playing with fans
- no playing with lamps
- no playing with candles
- no playing with incense
- no playing with essential oils
- no playing with aromatherapy
- no playing with meditation
- no playing with yoga
- no playing with Pilates
- no playing with fitness
- no playing with sports
- no playing with exercise
- no playing with dance
- no playing with music
- no playing with art
- no playing with crafts
- no playing with hobbies
- no playing with interests
- no playing with passions
- no playing with dreams
- no playing with goals
- no playing with aspirations
- no playing with ambitions
- no playing with wishes
- no playing with desires
- no playing with needs
- no playing with wants
- no playing with pleasures
- no playing with joys
- no playing with happiness
- no playing with contentment
- no playing with satisfaction
- no playing with fulfillment
- no playing with meaning
- no playing with purpose
- no playing with passion
- no playing with love
- no playing with compassion
- no playing with kindness
- no playing with generosity
- no playing with forgiveness
- no playing with patience
- no playing with tolerance
- no playing with understanding
- no playing with wisdom
- no playing with knowledge
- no playing with skills
- no playing with talents
- no playing with abilities
- no playing with strengths
- no playing with weaknesses
- no playing with flaws
- no playing with imperfections
- no playing with mistakes
- no playing with failures
- no playing with setbacks
- no playing with challenges
- no playing with obstacles
- no playing with difficulties
- no playing with hardships
- no playing with struggles
- no playing with battles
- no playing with wars
- no playing with conflicts
- no playing with disputes
- no playing with arguments
- no playing with quarrels
- no playing with fights
- no playing with wars
- no playing with battles
- no playing with struggles
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- no playing with ambitions
- no playing with goals
- no playing with dreams



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

