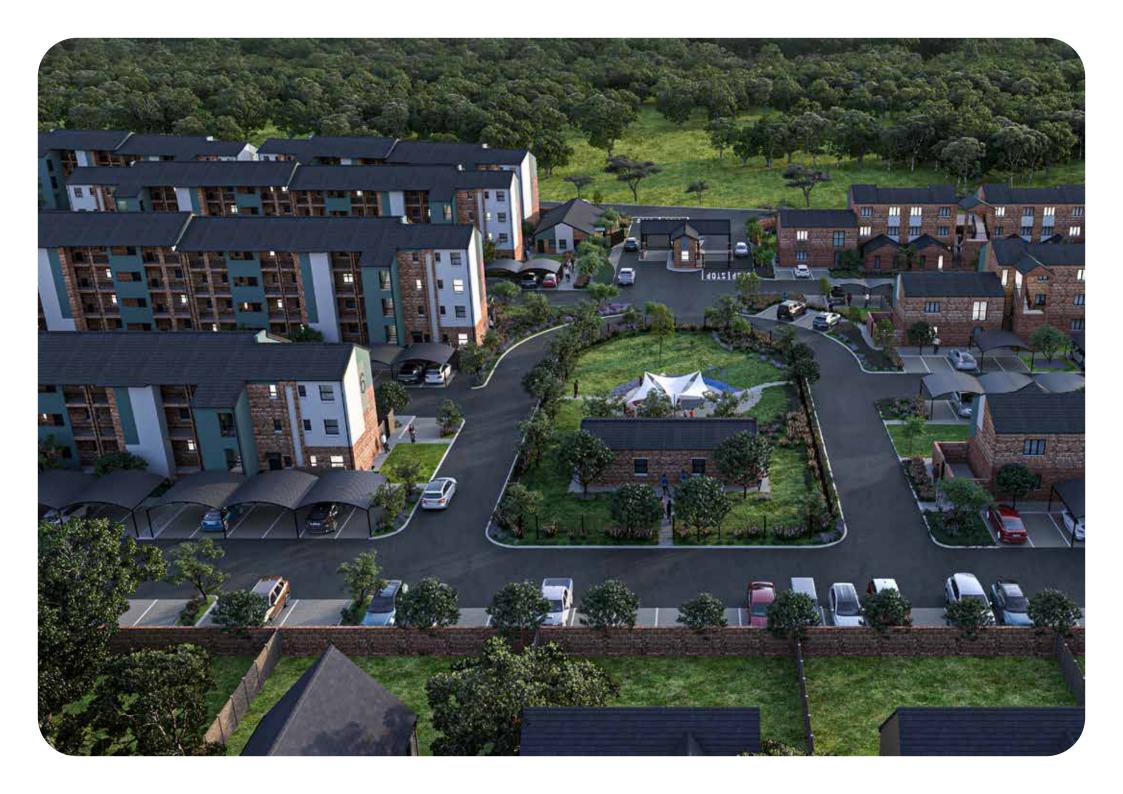


## **Eden Estate**

### - 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







CCTV **Cameras** 



**Electric** Fence



Outdoor Gym



Multi-purpose

Braai

**Facilities** 







Fibre



Kiosk



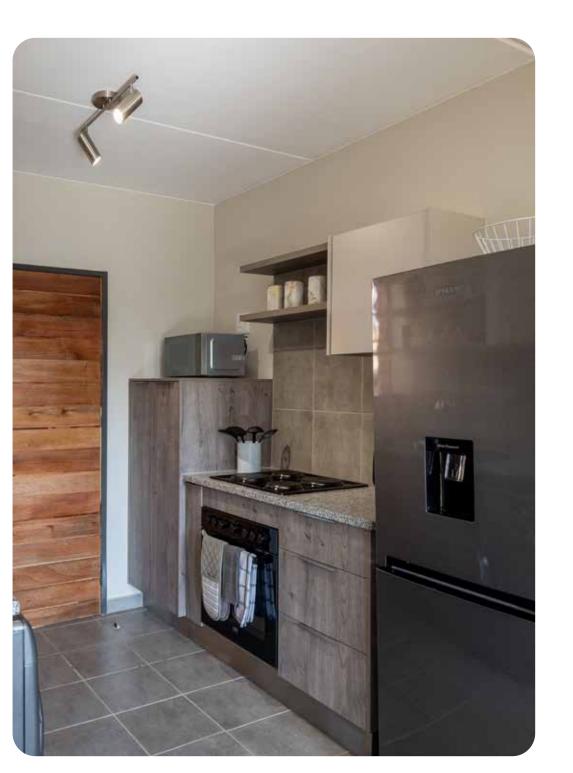


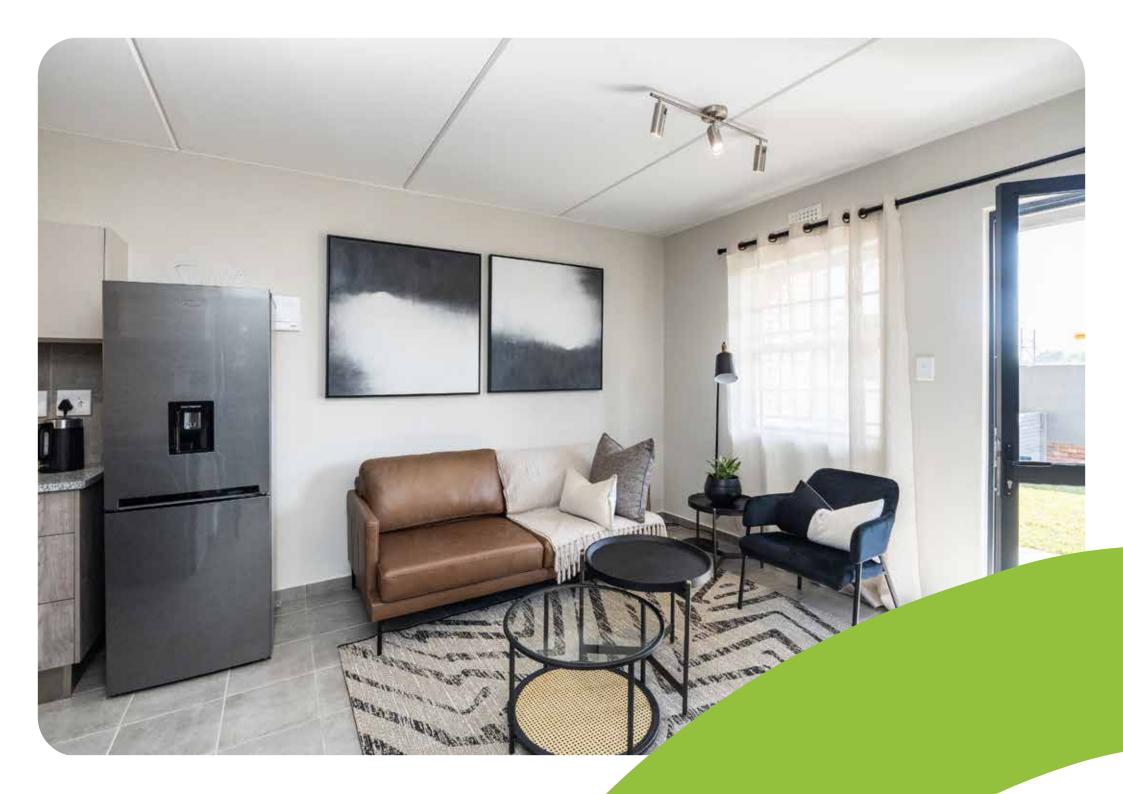
Pet Friendly

Jungle Gym &

Sandpit







# 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 RETUN ON INVESTMENT PER ANNUM	
45 m²	2 Bed 1 Bath 1 Carport - 3 <sup>rd</sup> Fl	R73CSOL	.D: OU	R7 535	R1 373	R25 114	R101 628	13.9%
45 m <sup>2</sup>	2 Bed 1 Bath 1 Carport - 2 <sup>nd</sup> Fl	R730 000	R6 800	R7 535	R1 323	R25 114	R102 234	14.0%
45 m <sup>2</sup>	2 Bed 1 Bath 1 Carport - 1 <sup>st</sup> Fl	R760 000	R6 900	R7 845	R1 352	R26 146	R104 586	13.8%
51 m <sup>2</sup>	2 Bed 1 Bath 1 Carport 1 Balcony - 1 <sup>st</sup> Fl	R795 000	R7 100	R8 206	R1 487	R27 350	R107 112	13.5%
51 m <sup>2</sup>	2 Bed 1 Bath 1 Carport 1 Patio - GF	R865 000	R7 500	R8 928	R1 554	R29 758	R114 599	13.2%

GF - Ground Floor | 1<sup>st</sup> FI - First Floor | 2<sup>nd</sup> FI - Second Floor | 3<sup>rd</sup> FI - Third Floor

\*Assuming 100% loan and **11,0% 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** 







**45 m<sup>2</sup>** 2 Bed, 1 Bath, Patio, 1 Carport

# 

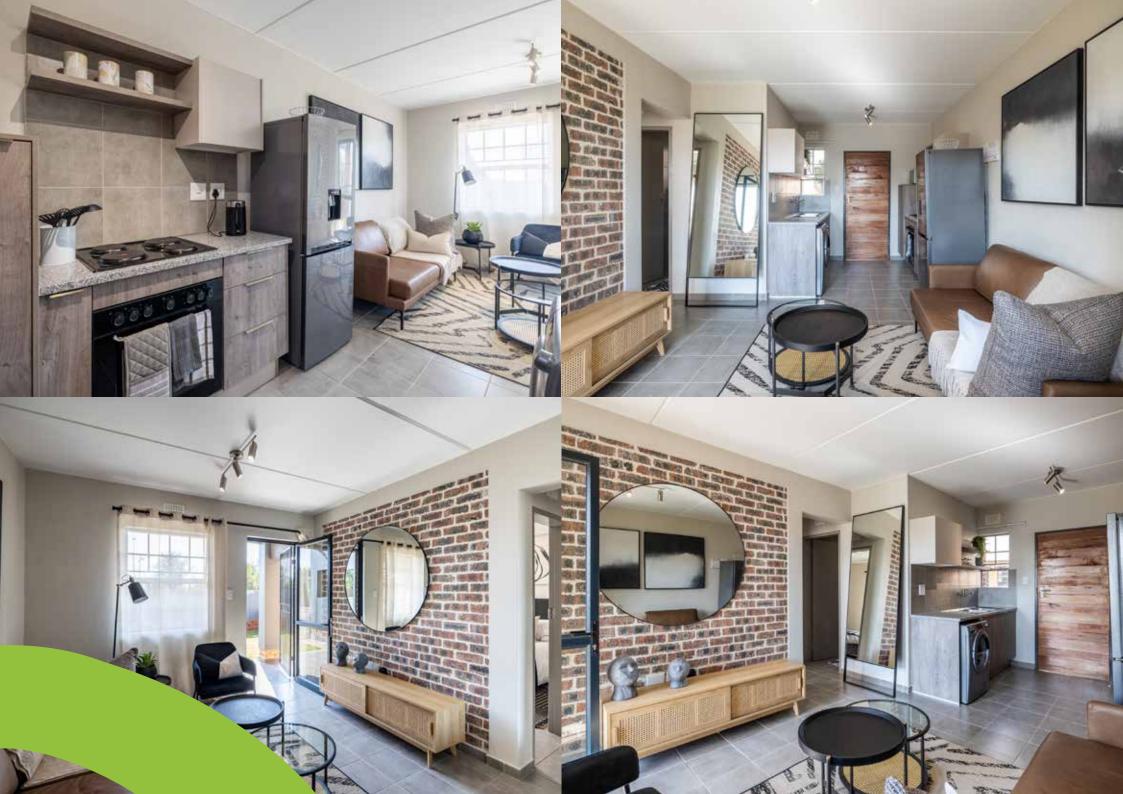
## Phase 2



**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)



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)



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

## **Meet the team**



## **ANTON PRINSLOO Project Owner** 064 541 3998



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# 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