

# DIAMOND CITY



**COSMOPOLITAN**

# 1<sup>ST</sup> SECURITY ESTATE IN MAMELODI



Artist's impression

# LIVE A LIFE WITH ENDLESS POSSIBILITIES AT DIAMOND CITY! ♦

Welcome to **Diamond City**, your gateway to affordable luxury living. Nestled in the heart of Mamelodi, our thoughtfully designed two- and three-bedroom full-title houses are the epitome of stylish, budget-friendly living. Whether you're a first-time homebuyer or looking for a spacious family residence, Diamond City has something for everyone.

## WHAT DIAMOND CITY HAS TO OFFER ♦

This luxurious estate offers meticulously crafted two- and three-bedroom full-title houses with extraordinary interiors. Each house has a private walled garden.



Trusted  
developer



Gated  
community



Quality  
houses



Lifestyle  
amenities



24-Hour armed  
response



# SITE PLAN



Current phase:  
682 houses



Greater development total:  
11 224 houses



House sizes:  
40 m<sup>2</sup> to 71 m<sup>2</sup>



Bedrooms:  
Two to four bedrooms



Bathrooms:  
One to three bathrooms



Parking:  
Single and double carports\*  
\*Optional extra



Show village

Artist's impression

# FLOOR PLANS (1 OF 4) ♦

40 m<sup>2</sup>



Bedrooms:  
2



Bathrooms:  
1



Carports:  
1\*



\*Optional extras: Carport

45 m<sup>2</sup>



Bedrooms:  
2



Bathrooms:  
1



Carports:  
1\*



\*Optional extras: Carport



# FLOOR PLANS (2 OF 4) ♦

50 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
1



Carports:  
1\*



\*Optional extras: Carport

59 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2



Carports:  
1\*



\*Optional extras: Carport



# FLOOR PLANS (3 OF 4) ♦

INTRODUCING **BACK ROOMS**

69 m<sup>2</sup>



Bedrooms:  
4



Bathrooms:  
3



Carports:  
1\*



\*Optional extras: Carport



# FLOOR PLANS (4 OF 4) ♦

71 m<sup>2</sup>



Bedrooms:  
3



Bathrooms:  
2



Carports:  
1\*



\*Optional extras: Carport







BECOME A LANDLORD YOURSELF,  
WITH A COMBINED SALARY OF  
**R15 000\***

# PRICE LIST ♦ DIAMOND CITY

SIZE	CONFIGURATION	SELLING PRICE**	JOINT INCOME	MONTHLY REPAYMENT
40 m <sup>2</sup>	2 Bedrooms   1 Bathroom	R886 000	R29 980	R8 995
45 m <sup>2</sup>	2 Bedrooms   1 Bathroom	R935 000	R31 638	R9 495
50 m <sup>2</sup>	3 Bedrooms   1 Bathroom	R985 000	R33 330	R10 000
59 m <sup>2</sup>	3 Bedrooms   2 Bathrooms	R1 055 000	R35 699	R10 711
69 m <sup>2</sup>	<b>BACK ROOMS:</b> 4 Bedrooms   3 Bathrooms	R1 175 000	R15 000	R11 929
71 m <sup>2</sup>	3 Bedrooms   2 Bathrooms	R1 155 000	R39 082	R11 726

\*Based on **10,75%** interest rate

\*\*Selling price excludes the optional extras: Carport and paving | Built-in cupboards | Fully fitted kitchen

## REQUIRED DOCUMENTS:

- ◆ Completed APPLICATION FORM.
- ◆ Copy of ID.
- ◆ Three months' PAYSLIPS - no more than two months old.
- ◆ Three months' BANK STATEMENTS. The applicant's name and address must appear on the bank statements, as well as the BANK STAMP.
- ◆ Signed CREDIT and FRAUD CONSENT clause.

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

# BECOME A HOMEOWNER

## 9 EASY STEPS



# WELCOME TO THE NEIGHBOURHOOD

## SHOPPING

Mams Mall	3.6 km
Mamelodi Square	6.3 km
Kwikspar Sable Hills	11.3 km
Tshwane Shopping Mall	14.6 km
Montana Family Market	18.7 km
Kolonnade Shopping Centre	18.9 km
The Grove Mall	19.7 km
Lynnwood Bridge Retail	26.2 km

## EDUCATION

Edendale Independent High School NPC	4.4 km
Mahlasedi-Masana Primary School	6.0 km
Legora Primary School	7.0 km
Rephafogile Secondary School	7.5 km
Impendulo Primary School	8.0 km
Tshwane North TVET College - Mamelodi Campus	9.5 km
Baviaanspoort Primary School	9.6 km
Mamelodi High School	9.6 km
Die Poort Primary School	14.6 km

## EMERGENCY & OTHER SERVICES

Ikageng Community Hall	8.0 km
Mamelodi Hospital	9.2 km
Mamelodi Post Office	11.5 km
Die Poort Veterinary Clinic	15.2 km
Walhloo Licensing Centre	16.0 km
Netcare Montana Hospital	20.0 km

## RELIGION

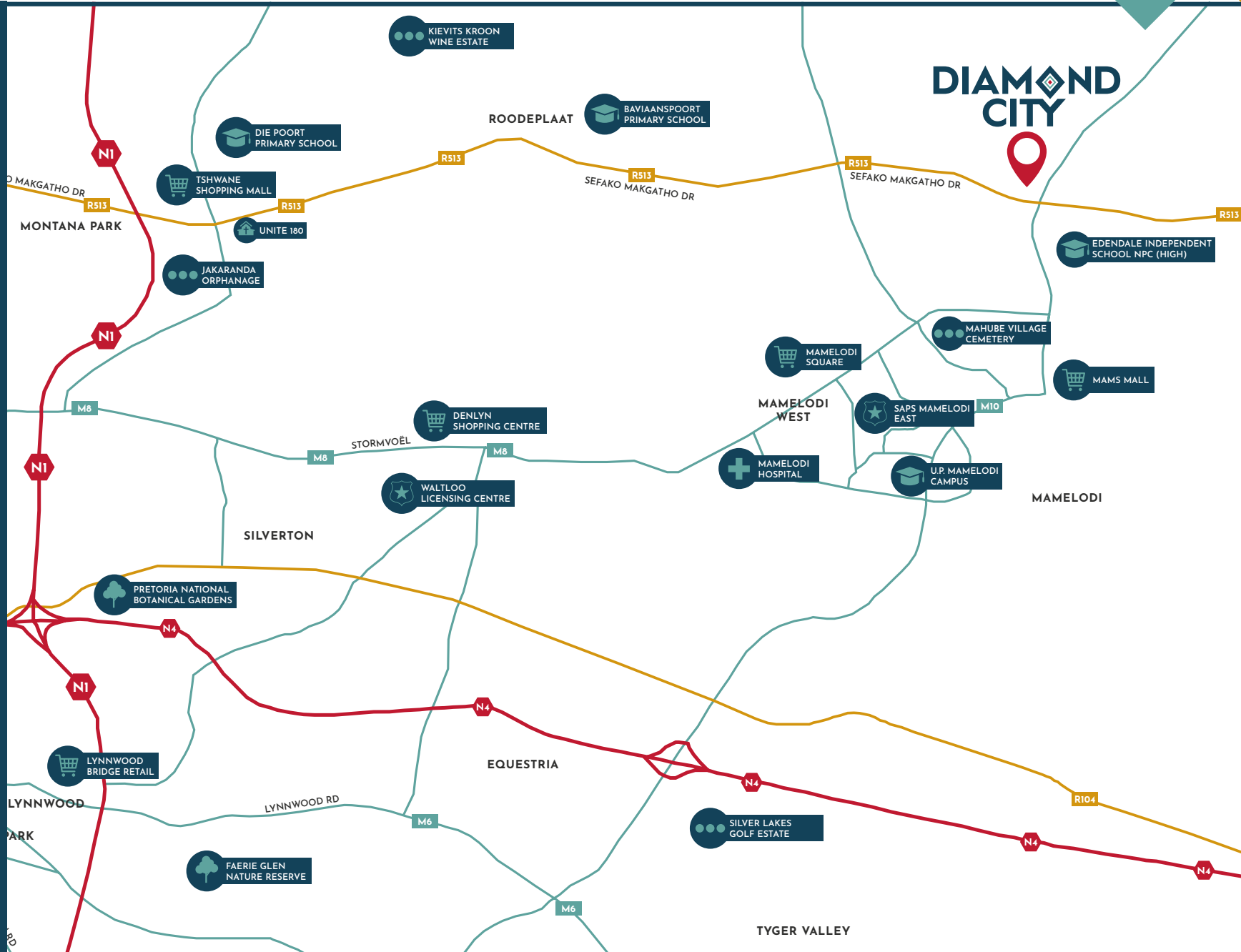
St Engenas Zion Christian Church	5.5 km
Unite 180	14.2 km

## RECREATION

Kievits Kroon Wine Estate	12.4 km
Premier Hotel Roodevalley	14.1 km
Pebble Rock Golf & Country Club	14.1 km
Sable Hills Lodge	14.1 km
Manzi Monate	14.8 km
Montana Golf Driving Range and Coaching Centre	18.7 km
Roodeplaats Dam Nature Reserve	21.7 km
Pretoria National Botanical Gardens	27.6 km
Faerie Glen Nature Reserve	28.3 km
Manhattan Hotel Pretoria	31.2 km
Fountains Valley	43.1 km

## SUBURBS

Cullinan	15.7 km
Montana	20.5 km
Silverton	21.1 km
Pretoria's CBD	27.3 km
Menlyn	28.1 km



# CONTACT OUR TEAM



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**ON SHOW DAILY**  
Book your appointment!

**DIAMOND  
CITY**  
**COSMOPOLITAN**