

DIAMOND CITY

COSMOPOLITAN



1ST 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 m² to 71 m²



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 5) ♦

40 m²



Bedrooms:
2



Bathrooms:
1



Carports:
1*



*Optional extras: Carport



45 m²



Bedrooms:
2



Bathrooms:
1



Carports:
1*



*Optional extras: Carport



FLOOR PLANS (2 OF 5) ♦

50 m²



Bedrooms:
3



Bathrooms:
1



Carports:
1*



*Optional extras: Carport



59 m²



Bedrooms:
3



Bathrooms:
2



Carports:
1*



*Optional extras: Carport



FLOOR PLANS (3 OF 5) ♦

60 m²



Bedrooms:
3



Bathrooms:
3



Carports:
1*



*Optional extras: Carport



FLOOR PLANS (4 OF 5) ♦

INTRODUCING **BACK ROOMS**

69 m²



Bedrooms:
4



Bathrooms:
3



Carports:
1*



*Optional extras: Carport



FLOOR PLANS (5 OF 5) ♦

71 m²



Bedrooms:
3



Bathrooms:
2



Carports:
1*





BECOME A LANDLORD YOURSELF,
WITH A COMBINED SALARY OF
R20 000*

PRICE LIST ♦ DIAMOND CITY

SIZE	CONFIGURATION	SELLING PRICE**	JOINT INCOME	MONTHLY REPAYMENT
40 m ²	2 Bedrooms 1 Bathroom	R956 000	R31 279	R9 385
45 m ²	2 Bedrooms 1 Bathroom	R995 000	R32 555	R9 767
50 m ²	3 Bedrooms 1 Bathroom	R1 065 000	R34 845	R10 455
59 m ²	3 Bedrooms 2 Bathrooms	R1 125 000	R36 808	R11 043
60 m ²	BACK ROOMS: 3 Bedrooms 3 Bathrooms	R1 195 000	R20 000*	R11 731
69 m ²	BACK ROOMS: 4 Bedrooms 3 Bathrooms	R1 255 000	R20 000*	R12 025
71 m ²	3 Bedrooms 2 Bathrooms	R1 255 000	R40 080	R12 025

*Based on **10,25%** 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' PAYSLEIPS -
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
Waltloo Licensing Centre	16.0 km
Netcare Montana Hospital	20.0 km

RELIGION

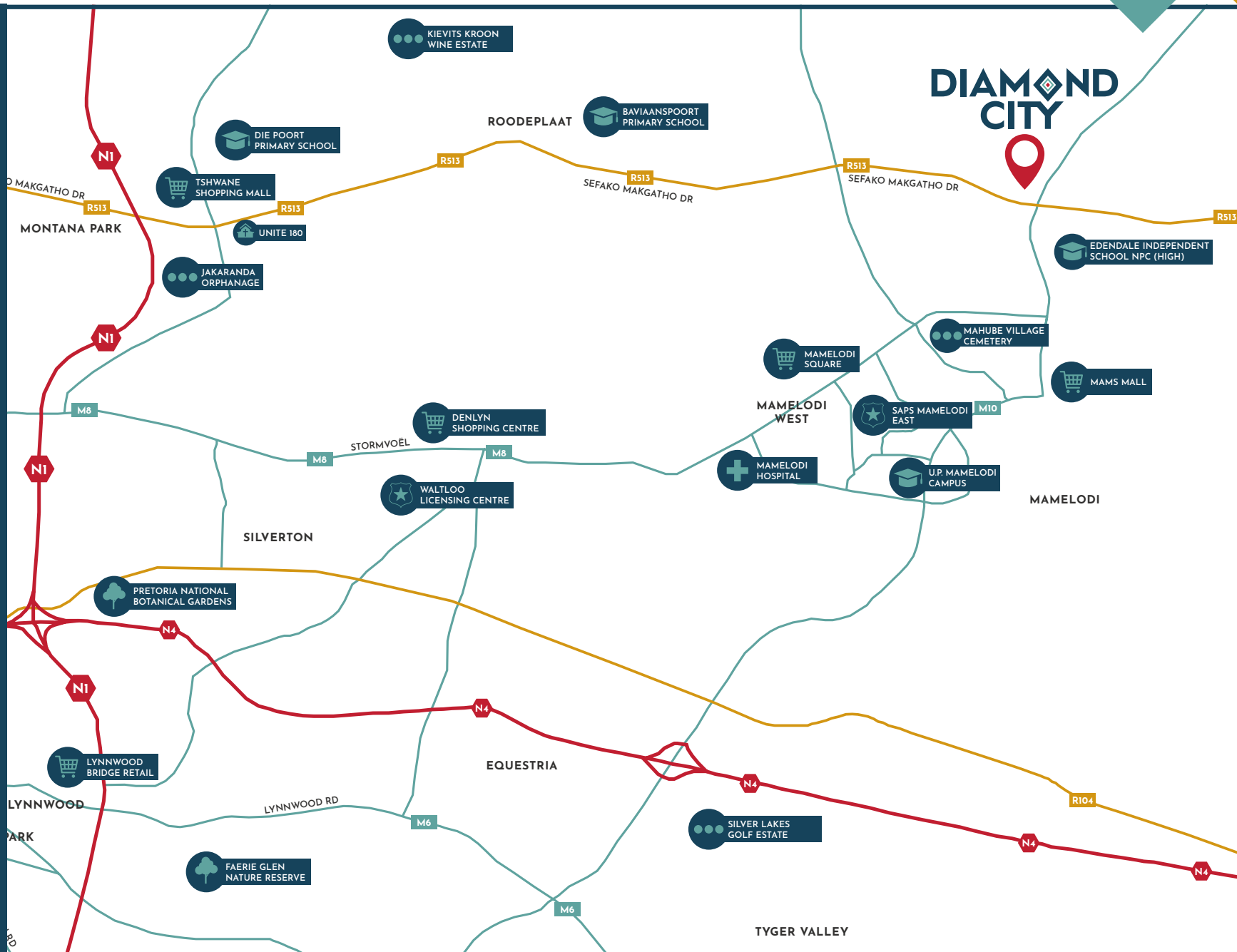
St Engenas Zion Christian Church	5.5 km
Unite 180	14.2 km

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
Roodeplaas 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 ♦



PHUMZILE SHEZI

Project Owner

068 696 1493

phumzile@cosmotshwane.co.za



PAULINAH MAIFO

Sales Agent

067 680 3900

paulinah@cosmotshwane.co.za



SAM MOLEKOA

Sales Agent

072 535 7202

Sam@cosmotshwane.co.za



ROGER BROWN

Sales Agent

082 490 7089

Roger@cosmotshwane.co.za



KGALALELO PHOKANE

Sales Agent

082 997 1045

KgalaleloP@cosmotshwane.co.za



RAHAB SAULI

Sales Agent

082 728 6777

Rahab@cosmotshwane.co.za

ON SHOW DAILY
Book your appointment!

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CITY
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