

**NEW
DOUBLE
STOREY
PLANS**

colorado

@amberfield city



COSMOPOLITAN



colorado

gate 2 @amberfield city



WELCOME TO COLORADO

A NEW ERA OF LIVING IN AMBERFIELD CITY

Perfectly positioned in the heart of the ever-popular Amberfield City, just off the N14, Colorado introduces a fresh new chapter in modern residential living. This exclusive development combines smart design, comfort, and convenience — all within one of Centurion's most connected and sought-after neighbourhoods.

Colorado offers a carefully curated selection of stylish **two-bedroom apartments**, **3-bedroom single-storey homes**, and recently launched **double-storey houses**. Colorado caters to both first-time buyers and investors seeking exceptional long-term value.

Set within a secure, family-friendly environment, residents can look forward to modern amenities, beautifully landscaped green spaces, and the freedom to enjoy a relaxed yet vibrant lifestyle. Whether you're working from home, starting a family, or expanding your property portfolio, Colorado offers the perfect balance of location, lifestyle, and lasting value.



LIFE AT COLORADO



24-Hour
Security



Prime
Location



Value
For Money



Airbnb
Friendly



Fibre
Internet



Small-
Pet Friendly



Private
Gardens



Mini Basketball
Court



Kids'
Play Area



Lifestyle
Park



Prepaid
Utilities



Backup Power
Optional

EDGE-CERTIFIED

At an EDGE-certified development you get green-bond benefits:

Financial Benefits:

Lower interest rates of up to 0.75%

✓ ABSA: Discount of 0.25% + up to R55 000 rebate

✓ FNB: Discount of 0.25%

✓ Nedbank: Discount of up to 0.75%

✓ Standard Bank (SBSA): Discount of 0.25%

Environmental Benefits:

✓ Energy efficiency

✓ Water conservation

✓ Sustainable materials

Lifestyle Advantages:

✓ Cost savings

✓ Green living

✓ Enhanced value

At Colorado you will benefit from living in an environmentally friendly and financially lucrative home.

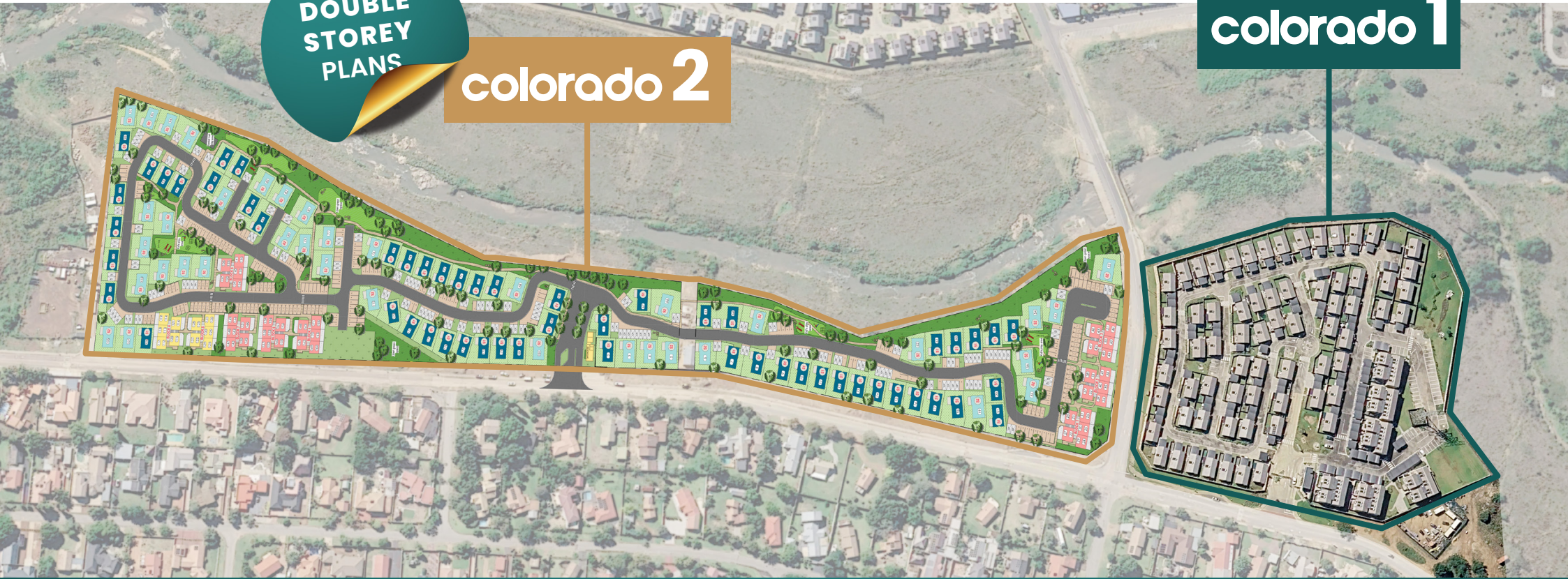


GATE 2 | SITE PLAN

NEW
DOUBLE
STOREY
PLANS

colorado 2

colorado 1



90
Apartments



93
Houses

Amenities in the estate



- State-of-the-art security
- Biometric access
 - Boundary wall with 10 strand electric fence
 - CCTV cameras



Mini basketball court



Park



Kids' play area

FLOOR PLANS | APARTMENTS



44 m²



Bedrooms

2



Bathroom

1



Carport

1



50 m²



Bedrooms

2



Bathroom

1



Carport

1

FLOOR PLANS | SIMPLEXES



74 m²



Bedrooms

3



Bathrooms

2



Carports

2



83 m²



Bedrooms

3



Bathrooms

2



Carports

2

FLOOR PLANS | DUPLEXES



Ground Floor

First Floor



Ground Floor

First Floor

111 m²



Bedrooms

3



Bathrooms

2½



Carports

2

130 m²



Bedrooms

4



Bathrooms

2½



Carports

2

PURCHASE PROCESS

How much do I qualify for?

Monthly repayment amount < **40%** of combined gross income

To qualify for a home loan, the bank's lending criteria dictates that the monthly repayment amount may not exceed 40% of your combined gross income.

Banks should approve your loan if:

- ✓ Your income and employment are consistent and can be verified.
- ✓ Your income is sufficient to cover your current expenses plus the new home loan repayment.
- ✓ Your credit record is clean and it shows that you conduct your finances well.

We can help with your application

With our in-house bond originator, EUF, we make your home loan application process as easy as possible. It is a free service to you where you simply correspond with one person who liaises with the banks on your behalf. All home loan applications are exclusively facilitated by EUF.



BECOME A HOMEOWNER IN

9 EASY STEPS

START
HERE



PRICING STRUCTURE | GATE 2

SIZE	DESCRIPTION	SELLING PRICE	MONTHLY PAYMENT
44 m ²	2 Bedrooms, 1 Bathroom, 1 Carport Apartment - First Floor	R970 000	R9 522
44 m ²	2 Bedrooms, 1 Bathroom, 1 Carport Apartment - Ground Floor	R1 045 000	R10 258
50 m ²	2 Bedrooms, 1 Bathroom, 1 Carport Apartment - First Floor	R1 062 000	R10 425
50 m ²	2 Bedrooms, 1 Bathroom, 1 Carport Apartment - Ground Floor	R1 195 000	R11 731
74 m ²	3 Bedrooms, 2 Bathrooms, 2 Carports Simplex	R1 615 000	R15 854
83 m ²	3 Bedrooms, 2 Bathrooms, 2 Carports Simplex	R1 730 000	R16 982
111 m ²	3 Bedrooms, 2½ Bathrooms, 2 Carports Duplex	R1 899 000	R18 641
130 m ²	4 Bedrooms, 2½ Bathrooms, 2 Carports Duplex	R2 095 000	R20 565

REQUIRED DOCUMENTATION

- 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.

*Based on **10.25%** interest rate

If there are **MORE THAN ONE APPLICANT** all the documents required for an individual must be submitted for **ALL APPLICANTS.**



MEET THE TEAM



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ON SHOW DAILY

09:00 - 18:00

For more information, please visit our
website or contact our friendly
Cosmopolitan sales team

COSMOPOLITAN

