

**6**  
**HOUSES**  
**LEFT**

**CAPiTAL**  
LIFESTYLE ESTATE **ViEW**



**COSMOPOLITAN**







# CAPiTAL LIFESTYLE ESTATE ViEW

## THE PERFECT PLACE TO CALL HOME

Welcome to the new **Capital View Lifestyle Estate**, offering a lifestyle like no other! This is the latest addition to the ever-popular Capital View – the most **sought-after** and **fastest-selling** residential development in the Pretoria West area.

Capital View Lifestyle Estate offers **triple security**, including **biometric access**, **guardhouses**, and **patrolling security guards**. Keeping you and your family safe is one of our top priorities. Only residents whose fingerprints are loaded onto the system will have access to enter and exit the estate. Guards will be stationed at the guardhouses to **maintain control** of access points, and they will also **patrol the estate** to ensure the **residents' safety** day and night.

FULL-TITLE HOUSES SELLING FROM ONLY  
**R1 364 125**



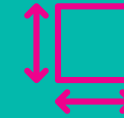
LAST HOUSES **EVER!!!**



# SITE PLAN



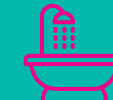
## EXT 32



**House sizes:**  
67 m<sup>2</sup> to 123 m<sup>2</sup>



**Bedrooms:**  
Three and four bedrooms



**Bathrooms:**  
Two to two and a half bathrooms



**Parking:**  
Double carport



# AMENITIES



24-Hour  
security



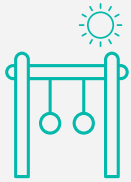
Biometric  
access control



Fibre  
internet



Kids' play  
parks



Outdoor  
gym



Soccer  
field

- 3- and 4-bedroom **freestanding houses**
- **Four townships** to be developed
- Total of **1 210 houses** to be built
- Beautiful **urban design** and **landscaping**
- More than **1 000 trees** to be planted
- **Twelve parks** and a **kiddies play area**
- **BMX track**





# FLOOR PLANS

67  
m<sup>2</sup>

3  2  2 



72  
m<sup>2</sup>

3  2  2 





# FLOOR PLANS

80  
m<sup>2</sup>



107  
m<sup>2</sup>





# FLOOR PLANS

**123**  
m<sup>2</sup>

**4**  **2½**  **2** 





# PRICE LIST

| SIZE               | SPECIFICATIONS                 | SELLING PRICE | JOINT INCOME | MONTHLY REPAYMENT |
|--------------------|--------------------------------|---------------|--------------|-------------------|
| 67 m <sup>2</sup>  | 3 Bed, 2 Bath, Double carport  | R1 364 125    | R46 159      | R13 849           |
| 72 m <sup>2</sup>  | 3 Bed, 2 Bath, Double carport  | R1 421 575    | R48 103      | R14 432           |
| 80 m <sup>2</sup>  | 3 Bed, 2 Bath, Double carport  | R1 510 212    | R51 102      | R15 332           |
| 107 m <sup>2</sup> | 3 Bed 2.5 Bath, Double carport | R1 636 150    | R55 363      | R16 611           |
| 123 m <sup>2</sup> | 4 Bed 2.5 Bath, Double carport | R1 746 975    | R59 113      | R17 736           |

\*Based on **10.75%** interest rate

- The estimated **monthly levies** on all units are **R1 000**
- The estimated **monthly rates and taxes** on all units are **R780**



# REQUIRED DOCUMENTATION

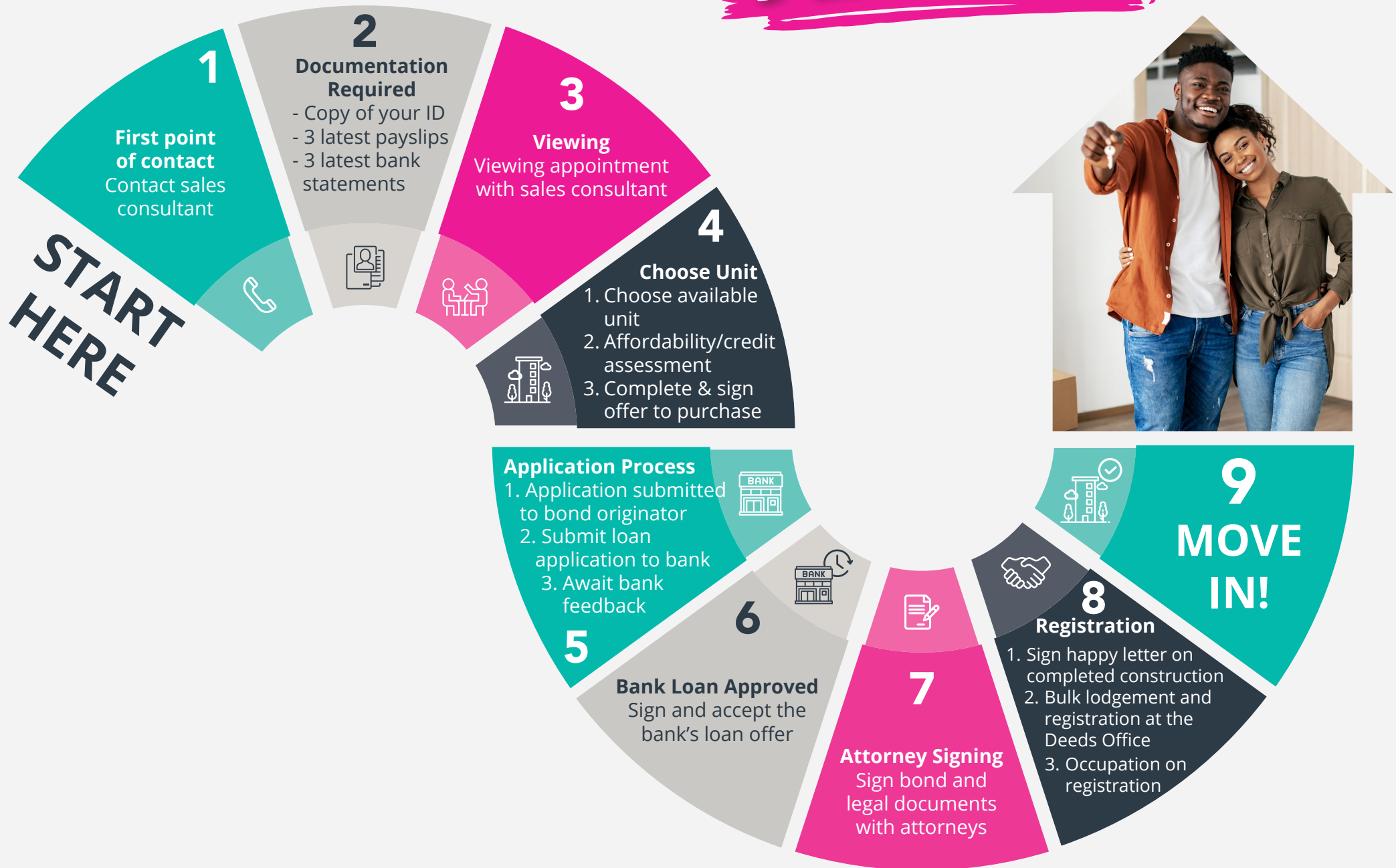
- Completed **APPLICATION FORM**.
- Copy of **ID**.
- Three months' **PAYSLIPS** – no more than two months old.
- Three months' **BANK STATEMENTS**.  
The applicant's name and address must appear on the bank statements, as well as the **BANK STAMP**.
- Signed **CREDIT** and **FRAUD CONSENT** clause.

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





# BECOME A HOMEOWNER IN 9 EASY STEPS





# LOCALITY MAP

## PRIMARY SCHOOLS

1. Mosaledi Primary School
2. Wespark Primary School

## SECONDARY AND HIGH SCHOOLS

3. Elandspoort High School
4. Fusion Secondary School
5. Bokgoni Secondary School
6. Daspoort Secondary School
7. Tuine Hoërskool

## TERTIARY EDUCATION

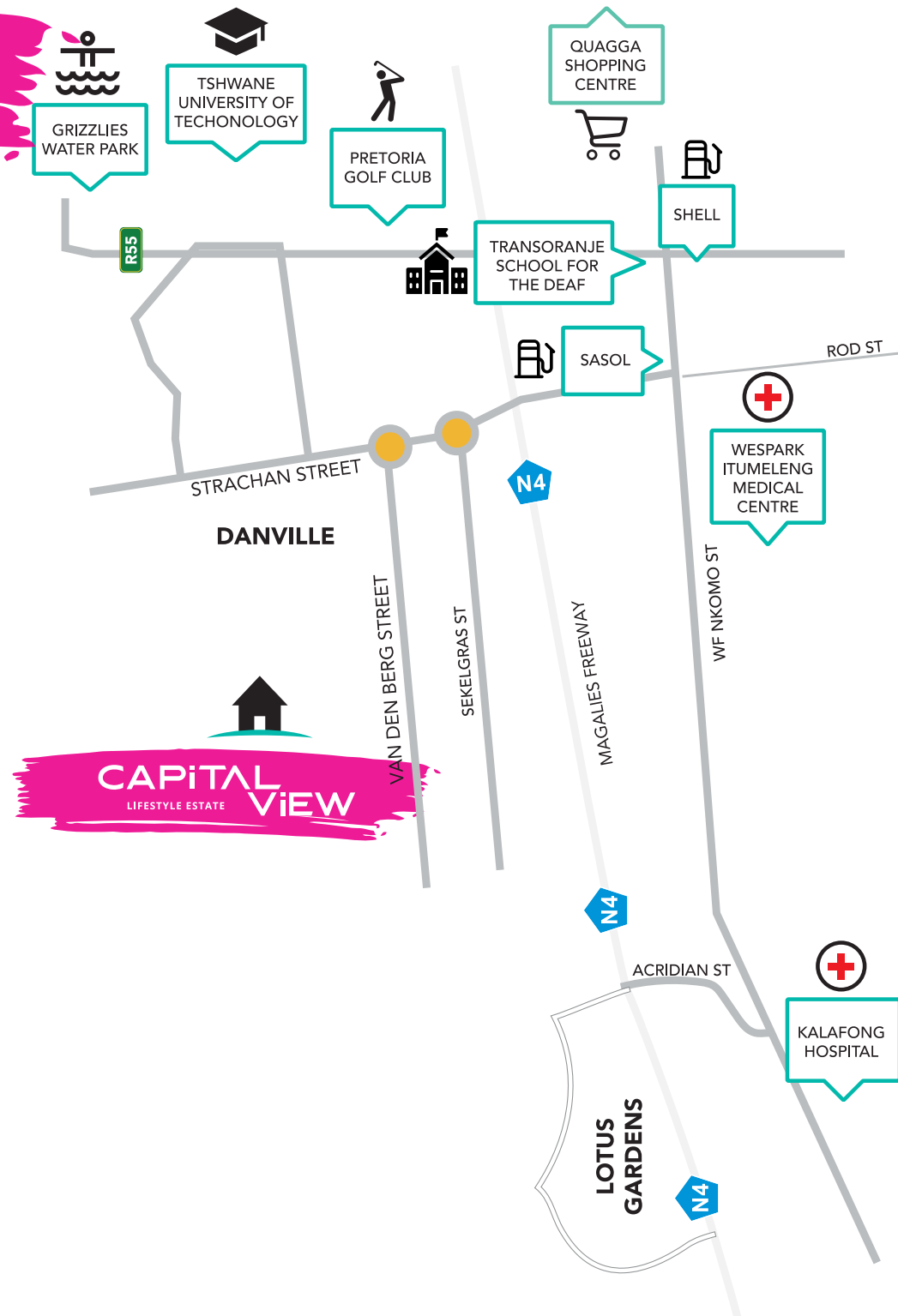
8. Tshwane University of Technology

## MEDICAL

1. Kalafong Hospital
2. Folateng Hospital
3. Lotus Gardens Clinic
4. Danmed Pharmacy & Clinic
5. Wespark Itumeleng Medical Centre

## SHOPPING

1. Quagga Shopping Centre
2. Madeira Shopping Centre
3. Atlyn Mall





# FAQ'S

**Q: Am I allowed to extend and build onto my house?**

A: Yes. This is a full-title complex. You would however still need to submit plans to the Homeowners' Association and council for approval.

**Q: How much will our levies and rates and taxes be?**

A: An estimate of R1 000 for levies and an average of R780 for rates and taxes, depending on personal water usage.

**Q: May I pave my front garden for more parking space?**

A: Yes.

**Q: What are rates and taxes?**

A: They are fees paid to the municipality that services your property and are charged monthly.

**Q: Will my deposit be refunded if my bond application was unsuccessful?**

A: Yes, ONLY if the bond was declined or if suspensive conditions in your OTP was not met.

**Q: What is a HOA?**

A: A Homeowners' Association comprises all the home owners, whereafter directors are appointed to represent all the owners and to liaise with the managing agents on the owners' behalf.

**Q: What is included in my levies?**

A: Levies are used to pay for the maintenance of all communal areas such as the parks and play areas, insurance on external estate building structures, security and access control, electric fence and boundary wall.

**Q: Purpose of the conduct rules**

A: The conduct rules lay down parameters which will protect the rights of residents and their rights to the enjoyment of their properties.

**Q: Can I use my own bond originator or do my own finance?**

A: No, ONLY if you are a bank employee, since we have in-house finance facilities.

**Q: Who will be managing the complex?**

A: Cosmopolitan Projects will manage it, until the majority of the houses are transferred, whereafter CSi will be appointed as the managing agent.

**Q: When do I start paying my bond?**

A: Your first instalment is only due after the property is transferred to your name.

**Q: What if I first need to sell my current property?**

A: Unfortunately units cannot be bought subject to the sale of another property.



# OUR TEAM



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# GET IN TOUCH

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

[www.cosmo.co.za](http://www.cosmo.co.za)

087 004 5678

Show houses are open daily

09:00 to 18:00

# COSMOPOLITAN

