

SAN RIDGE
 **HEIGHTS**



Your adventure starts here.

Live the lifestyle you deserve!



What We Have to Offer at San Ridge Heights, Midrand.



24-Hour security



DSTV (Plug-and-play)



Private, gardens (2-bed ground floor units)



Fitness track



Kids' play areas



Laundromat



Kiosk



Car wash



Fibre ready

Modern, upmarket apartments

This security complex nestled in the heart of Midrand ensures hassle-free living for a fast-paced lifestyle. These modern apartments are neatly built with quality finishes for your comfort and offers shopping convenience with Carlswald Lifestyle Centre and San Ridge Square within walking distance from your home. It is located close to the N1 highway and other major routes. Public transport is highly accessible, with the complex being situated next to numerous bus and taxi routes, including Gautrain.

Live the lifestyle you deserve at San Ridge Heights!
High rental demand, excellent investment.



Don't wait to buy property.
Buy property and wait.

Purchasing Process

1

Select your unit

Based on your needs and price range we'll help you to select the best unit. In certain instances you can reserve a unit for a maximum period of 24 hours.

2

Sign the agreement of sale and provide all fica documentation

FICA documents include a copy of your ID, proof of residence and your tax number on a SARS letterhead.

3

Securing deposit

A R10 000 cash securing deposit is to be paid to the conveyancer when signing the Agreement of Sale. The conveyancer holds your deposit in trust until transfer. The purchaser earns the interest on the deposit until transfer. Although we only require a R10 000 securing deposit, the banks may insist on a bigger deposit.

4

Balance of purchase price

In addition to the deposit payable, you will have to provide guarantees for the balance of the purchase price within 30 days of signing the agreement of sale.

There are various types of guarantees:

- 1. Payment in full.** Payment of the full amount into the conveyancer's trust account. You earn interest on those funds until transfer.
- 2. Bank guarantee.** Your bank reserves your funds for the purchase and provides a guarantee for the purchase amount. As account holder, you continue to earn interest on your funds until it is paid over upon transfer for the purchase of the unit.
- 3. Home loan.** An approved home loan by a major bank is regarded as a guarantee.

How much do I qualify for?

Monthly
repayment
amount



30%
of combined
gross income

To qualify for a home loan, the bank's lending criteria dictates that the monthly repayment amount may not exceed 30% 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's 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.

Frequently Asked Questions

Q Can I purchase a property at San Ridge Heights subject to sale of another current property?

No. Due to the uncertainty of how long it will take to sell your property and the selling conditions at San Ridge Heights to deliver guarantees within 30 days, you cannot buy a unit subject to sale of another. However, if your property has already been sold successfully, the risk is less and timelines can be agreed upon. In this case, please discuss it in more detail with your sales consultant.

Q When do I start paying my home loan when I buy from the developer?

The full purchase price has to be secured by means of pre-approved finance or a cash guarantee from the bank within 30 days from when you signed for the property, but you will only start paying your home loan to the bank once the property registers at the deeds office. You can occupy the unit before it registers, in which case you will have to pay occupational rent from the date of occupation until registration.

Q What about transfer costs and other fees?

Transfer and bond registration costs and NHBRC registration fees are included because you are buying directly from the developer. Home loan clients might be charged a 'bond initiation' fee by the bank. This fee varies between the different banks but is normally around R6 000 and can be included in the bond term, if requested.

Q Can I make any exterior or interior changes to my unit?

When buying into a sectional title development like San Ridge Heights, exterior changes to your unit are not allowed. Interior cosmetic changes, on the other hand, are allowed. This will include cupboards, lights, and painting of walls. This must be discussed with your sales consultant.

Q What monthly costs are payable from date of occupation?

- a) Levies:** monthly levies are payable to the body corporate to cover expenses incurred by the estate, such as security, exterior maintenance, structural insurance, garden services, and the management of the estate. Levies are calculated based on the size of the unit.
- b) Rates and Taxes:** monthly rates and taxes are payable to the municipality. You have to open a municipal account after registration of your unit and the municipality will invoice you according to their property valuation.
- c) Pre-paid Electricity:** you can buy pre-paid water and electricity through the pre-paid vendor's application, through your banking application, or at most retail outlets. There are various energy efficiency elements built into each unit that help keep utility costs as low as possible.

Q Can I do any additions or expand my unit?

This development is built based on a sectional title scheme. It therefore has a body corporate with governing conduct rules. Should you wish to do any additions or changes to the property that is visible from the outside, you will need to get body corporate approval first.

Q What is occupational rent?

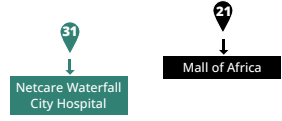
Buyers must pay occupational rent to the developer if they move into a unit before ownership of the property has legally transferred into their name. Occupational rent is paid monthly in advance before the 7th of the month and is calculated from the day that the buyer moves into the property up to the date that the property registers in the buyer's name.

Q Is San Ridge Heights pet friendly?

No. No animals are permitted in the estate.

Welcome to the neighbourhood

Amenities within 10 to 15 minutes from the estate



Schools

- 1. Robin's Nest (Crèche) 350 m
- 2. Curro Building Blocks Noordwyk 1.1 km
- 3. Christ Church Preparatory 1.2 km
- 4. Building Blocks Pre-primary School 1.3 km
- 5. Noordwyk Primary School 1.7 km
- 6. Nova Pioneer Midrand Primary 1.9 km
- 7. Fundamental Foundations Academy Pre-primary 2.0 km
- 8. Curro Midrand & Building Blocks Pre-primary Schools 2.7 km
- 9. Hope Fountain Combined School 3.5 km
- 10. Curro New Road High School 3.5 km
- 11. Midland Primary and High School 3.7 km

Shopping Centres

- 12. San Ridge Square 1.3 km
- 13. Monica's Place 1.4 km
- 14. Carlswald Lifestyle Shopping Centre 1.8 km
- 15. Boulders Shopping Centre 4.1 km
- 16. Midrand City Shopping Centre 4.5 km
- 17. Kyalami Corner Shopping Centre 4.8 km
- 18. Crowthorne Mall 5.4 km
- 19. Blue Hills Shopping Centre 6.9 km
- 20. Kyalami on Main Shopping Centre 8.2 km
- 21. Mall of Africa 9.3 km

Accessibility

- 22. Midrand Gautrain Station 4.6 km
 - 23. Loulwardia Bus Stop
- Easy access to roads like N1, New Road and Olifantsfontein
On Gautrain bus route

Sports and Recreation

- 24. Onlever 350 m
- 25. Virgin Active Vodaworld 950 m
- 13. Tshilis, Monica's Place 1.0 km
- 12. Thai Express Midrand, San Ridge Square 1.1 km
- 26. KAUI New Road West 1.1 km
- 14. Cubaña Midrand, News Cafe, Piatto Restaurant, Carlswald Centre 1.8 km
- 27. Carlswald Décor Centre 1.9 km
- 28. Guthries Shooting Range 4.7 km
- 29. Kyalami Country Club 9.3 km
- 30. Andiccio 24 Midrand, New Road 11.1 km

Hospitals and Day Clinics

- 13. HEALTH-WorX Medical & Dental Centre, Carlswald Centre 1.8 km
- 31. Netcare Waterfall City Hospital 8.5 km

Grow rich in your sleep with our excellent investment opportunity

Let us take care of your investment

Central Developments, in partnership with CSI Rentals, make investment easy. We offer our investors the option of a turnkey rental placement and management service. The rental demand in Midrand is very high and Noordwyk is a popular suburb. In addition to the high rental demand, excellent capital growth is likely due to the development's perfect location in a desirable and growing area.

100% BOND		Year	m ²	Purchase Price (capital growth estimated at 5% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 8,000	R 1,535	R 698	R 5,767	8.3%	R 110,954	13.3%	R -2,994
	2	54	R 876,750	R 8,400	R 1,612	R 698	R 6,090	8.8%	R 116,921	14.0%	R -2,671
	3	54	R 920,588	R 8,820	R 1,692	R 698	R 6,430	9.2%	R 123,185	14.8%	R -2,332
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 8,100	R 1,535	R 721	R 5,844	8.1%	R 113,378	13.1%	R -3,232
	2	54	R 908,250	R 8,505	R 1,612	R 721	R 6,172	8.6%	R 119,480	13.8%	R -2,904
	3	54	R 953,663	R 8,930	R 1,692	R 721	R 6,517	9.0%	R 125,886	14.6%	R -2,559
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 8,500	R 1,535	R 770	R 6,195	8.0%	R 120,840	13.0%	R -3,563
	2	54	R 976,500	R 8,925	R 1,612	R 770	R 6,543	8.4%	R 127,344	13.7%	R -3,215
	3	54	R 1,025,325	R 9,371	R 1,692	R 770	R 6,909	8.9%	R 134,173	14.4%	R -2,849

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11.25% over 20 years.










90% BOND		Year	m ²	Purchase Price (capital growth estimated at 5% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 8,000	R 1,535	R 698	R 5,767	8.3%	R 110,954	13.3%	R -2,118
	2	54	R 876,750	R 8,400	R 1,612	R 698	R 6,090	8.8%	R 116,921	14.0%	R -1,795
	3	54	R 920,588	R 8,820	R 1,692	R 698	R 6,430	9.2%	R 123,185	14.8%	R -1,455
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 8,100	R 1,535	R 721	R 5,844	8.1%	R 113,378	13.1%	R -2,324
	2	54	R 908,250	R 8,505	R 1,612	R 721	R 6,172	8.6%	R 119,480	13.8%	R -1,996
	3	54	R 953,663	R 8,930	R 1,692	R 721	R 6,517	9.0%	R 125,886	14.6%	R -1,652
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 8,500	R 1,535	R 770	R 6,195	8.0%	R 120,840	13.0%	R -2,587
	2	54	R 976,500	R 8,925	R 1,612	R 770	R 6,543	8.4%	R 127,344	13.7%	R -2,239
	3	54	R 1,025,325	R 9,371	R 1,692	R 770	R 6,909	8.9%	R 134,173	14.4%	R -1,873

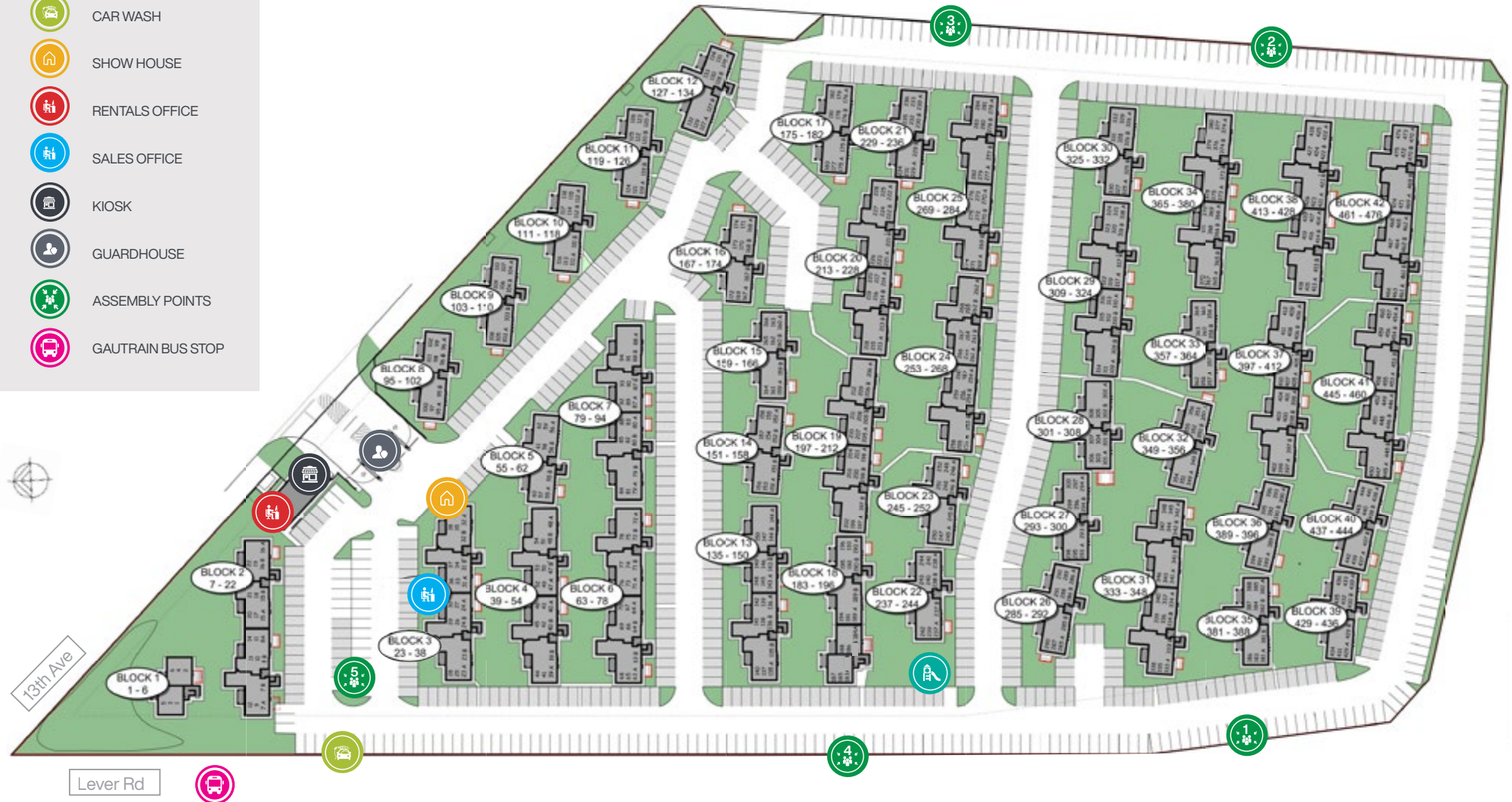
Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 11.25% over 20 years.

Site plan

592
Apartments

Amenities in the estate

-  PLAY AREA
-  CAR WASH
-  SHOW HOUSE
-  RENTALS OFFICE
-  SALES OFFICE
-  KIOSK
-  GUARDHOUSE
-  ASSEMBLY POINTS
-  GAUTRAIN BUS STOP



Floor plans

Back entrance | from R835 000

Icon: Bed | **Bedroom 2** | Icon: Toilet | **Bathroom 1** | Icon: Floor Plan | **Total Floor 54 m²** | Icon: Car | **Covered Parking**



Side entrance | from R835 000

Icon: Bed | **Bedroom 2** | Icon: Toilet | **Bathroom 1** | Icon: Floor Plan | **Total Floor 54 m²** | Icon: Car | **Covered Parking**





Where your property
dreams come true

Show Houses Now Open

Mon - Fri	09:00 - 17:00
Saturday	09:00 - 17:00
Sunday	12:00 - 17:00

Proudly **central**
developments

www.centraldevelopments.co.za