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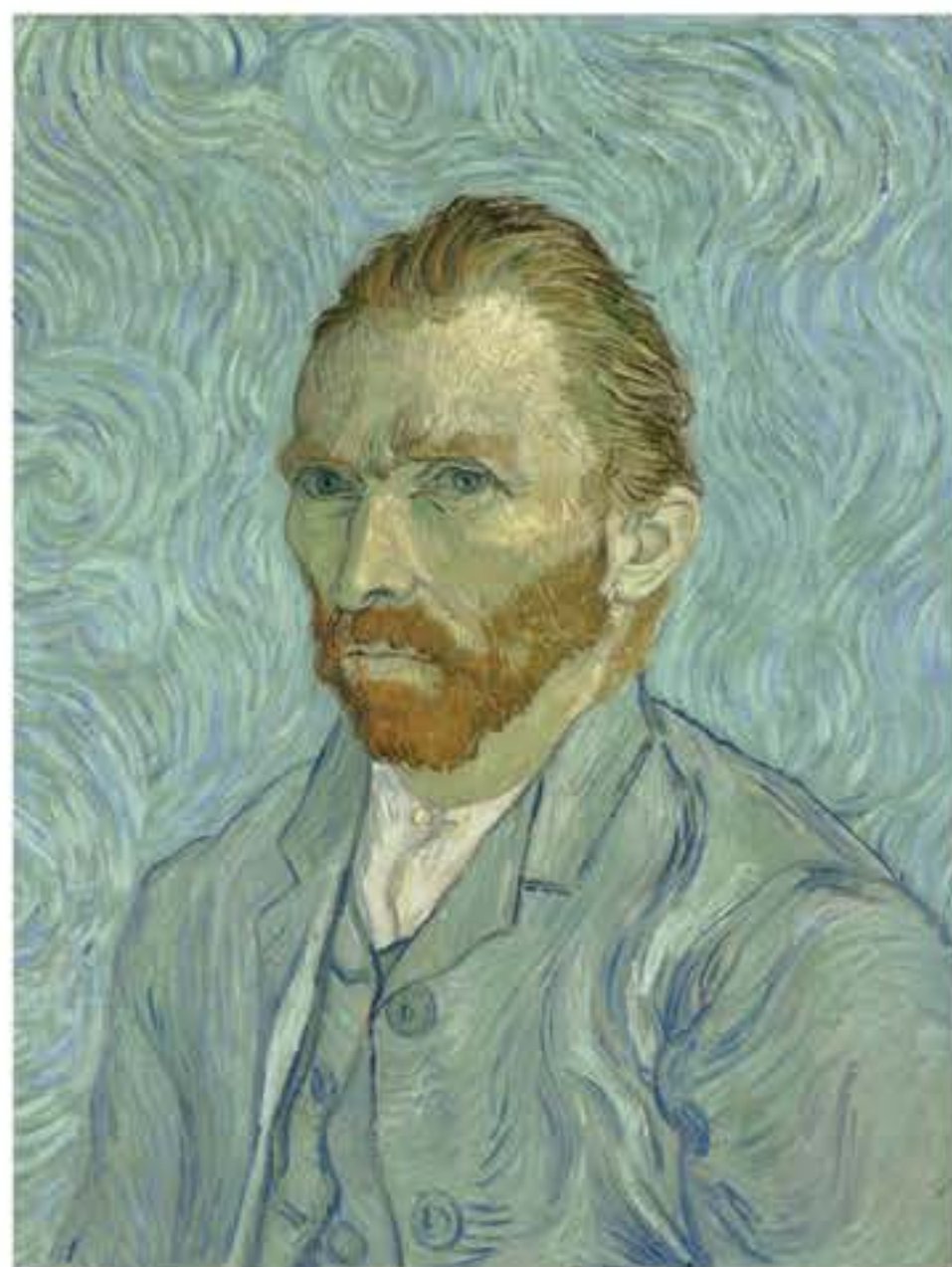


**WATERKLOOF MARINA®**  
AFTREELANDGOED · RETIREMENT ESTATE



*Vincent Willem van Gogh (30 March 1853 - 29 July 1890) was a Dutch post-impressionist painter. He is considered to be one of the most influential artists known in the history of Western art. His style is well-known for its rich colours accompanied by dramatic and expressive brush strokes. Van Gogh played a great role in the foundation of what we know as modern art today. Just like Van Gogh, we are passionate about our work and find inspiration in landscapes as well as the people who form a part of this landscape.*

## ARTWORK IN THIS BROCHURE:



- Front Page: Irises (1889)*
- Inside Front Page: Self-portrait (1889)*
- Pg 2: Wheat Field Under Clouded Sky (1890)*
- Pg 6: Rest From Work (1889)*
- Pg 8: Café Terrace at Night (1888)*
- Pg 10: Ward in the Hospital in Arles (1889)*
- Pg 14: The Starry Night (1889)*
- Pg 16: The Tarascon Diligence (1888)*
- Pg 18: Farmhouse in a Wheat Field (1889)*
- Pg 20: View of Saintes Maries (1888)*
- Pg 26: Wheat Field with a Lark (1887)*
- Pg 28: The Harvest (1888)*
- Back Page: Still Life with Irises (1890)*

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*Waterkloof Marina Retirement Estate offers the best of two worlds. On one hand it offers retirees an excellent retirement opportunity in Pretoria with access to all the facilities, recreational opportunities and services that are unique to the Jacaranda City. On the other hand, it offers a waterfront lifestyle usually associated with luxury, exotic holiday destinations.*

## THE BEST OF TWO WORLDS IN ONE RETIREMENT DEVELOPMENT



From ancient times, mankind has always associated powers of healing and renewal with water. Rivers and water resources are considered sacred places and in many cultures water is associated with rebirth, spiritual cleansing and salvation. Today, mankind still seeks water when there is a desire for healing and rest. It's no wonder several scholars believe that the presence of a body of water contributes to reduced stress levels, relief of anxiety, pain and depression, better focus and greater clarity of mind and more restful sleep. With this in mind there is no better place to develop a retirement estate than alongside water! Waterkloof Marina Retirement Estate is located between the lush Jacarandas and stately homes in the tree-lined Waterkloof Ridge area. The portion developed as the retirement estate is known as Waterkloof Ridge X12. The name "Waterkloof" refers to the original farm Waterkloof on which the estate is located and on which Pretoria was built in the nineteenth century. This area has impressive views of the capital city and the Union Buildings and is a highly sought-after neighbourhood with many streets named after royals. Various ambassador residences and homes of dignitaries are also found in the area.

The estate is superbly located with easy access to the N1, R21 and N14 main routes. It is within easy reach of several shopping centres such as Brooklyn, Groenkloof, Menlyn and Centurion. The Spar in Monument Park is also within easy walking distance. Medical facilities at nearby hospitals such as Life Groenkloof, Zuid-Afrikaans, Netcare Pretoria East, Unitas and Mediclinic Kloof offer specialist medical services. In addition, sports and recreational facilities such as the Pretoria Country Club, Waterkloof Golf Club, Loftus Park, Groenkloof Virgin Active, Centurion and Atterbury Theatres and the Westhuizen Tennis Club, which is right next door, are close by. Waterkloof Marina offers a relaxed lifestyle with facilities and opportunities for healthy retirees to continue their active lifestyle. With a recreation hall in the service centre, hiking and cycling routes, mini-gym, heated swimming pool, waterfront tea garden, bird watching points, fishing area, mini-harbour and boat landing area, there is plenty to do. The on-site support services and healthcare facilities also provide peace of mind to residents who require frail care and dementia support. **Waterkloof Retirement Estate** offers a perfect retirement and a luxurious, relaxed waterfront lifestyle in one.





*In horse racing it is not only the horse's abilities that determine its performance, but also the experience and knowledge of the jockey on the horse. Waterkloof Marina Retirement Estate boasts an extremely experienced jockey.*

## IN THE RACE WITH A GOOD JOCKEY!

The Central Developments Property Group has a proven track record when it comes to property development. The company has earned an excellent reputation over the last two decades for the quality, integrity and success of its many residential developments. Apart from its many residential developments, the company has also achieved great success with commercial, industrial and storage developments.

The success of the Central Developments Property Group is attributed to its holistic approach to property development and its management. Central Developments takes ownership of all the property development processes on a turnkey basis, such as the identification and purchase of appropriate sites for development, land development, town planning, construction, project management, marketing and the management of the property.

In the past decade, Central Developments has become known as the largest and most successful developer of retirement property in South Africa. Waterkloof Marina Retirement Estate is Central Developments' thirteenth in a series of successful retirement estates in Gauteng.

The dual concept of providing a positive living space for active retirees as well as medical and frail-care facilities for residents who may need it, has been widely welcomed by the market.

With a lifestyle centre and frail-care unit operational in every estate from the first phase, over 5000 retirees and investors have already invested in retirement property from Central Developments. Every new development benefits from the experience, knowledge and insights gained over the years, with Waterkloof Marina promising to be the flagship of all retirement estates. With facilities and services that are even more extensive than in previous estates, and quality and luxury finishes that are perfect for this upmarket address, Waterkloof Marina Retirement Estate is already a landmark in Pretoria.

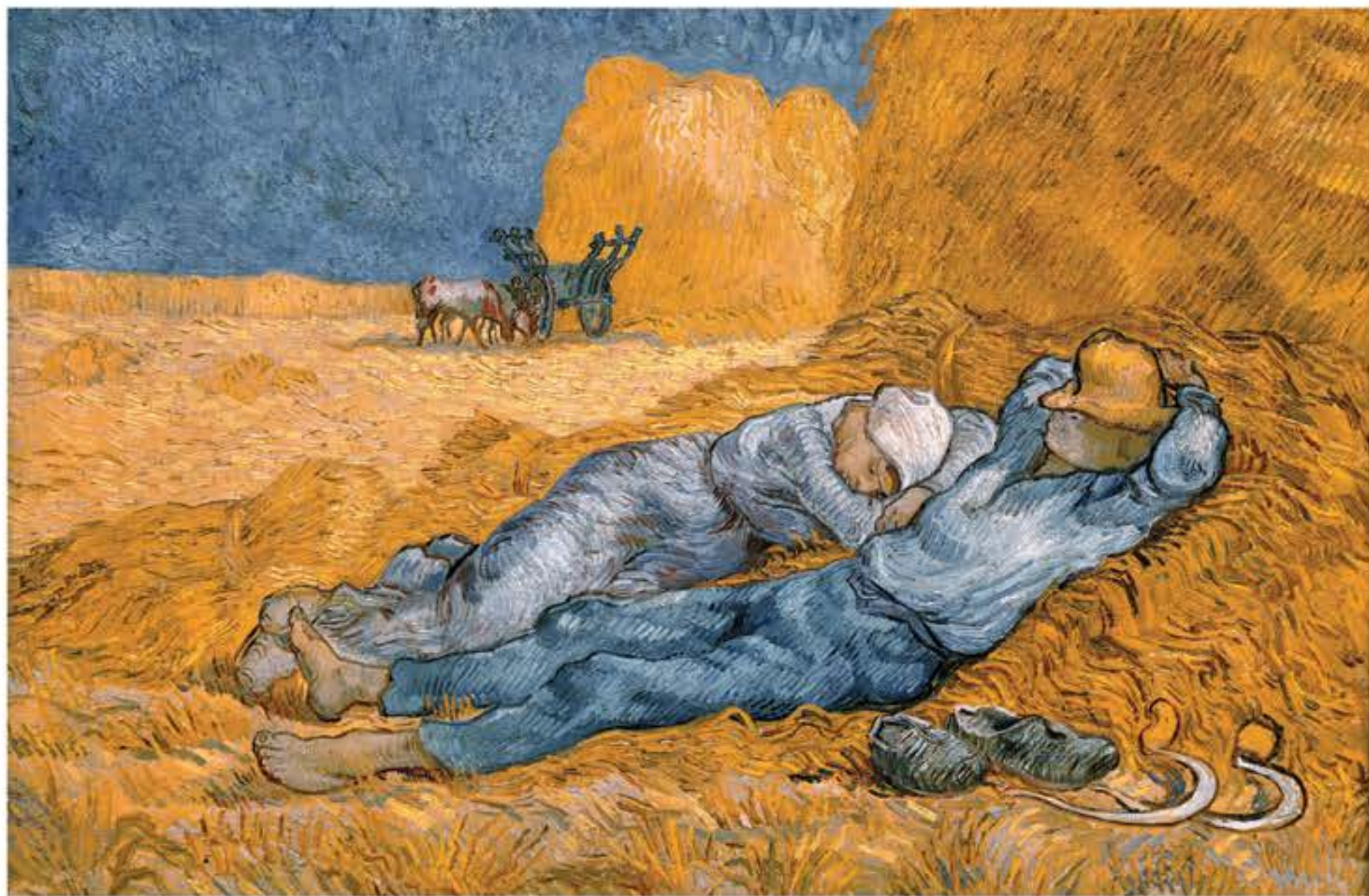
With such an excellent jockey, every resident and investor can buy with the peace of mind that their investment is in safe hands backed by the experience, knowledge and integrity of the developer.





*Waterkloof Marina Retirement Estate follows the tried and tested concept of previous successful retirement estates completed by Central Developments. The estate offers a positive living space for active, independent retirees, as well as peace of mind for residents who may already require support and nursing.*

## A TESTED RETIREMENT ESTATE CONCEPT



*Waterkloof Marina Retirement Estate is a holistic retirement solution for anyone above 50 who wants to lead a peaceful life and focus on the important things in their silver years. Following the successes of all Central Developments' completed retirement estates, Waterkloof Marina is built on a tried and tested formula for success. In a nutshell, the concept involves:*

- **Full ownership rights.**
- **An active lifestyle for healthy, independent retirees.**
- **A lifestyle centre from phase one with a variety of support facilities.**
- **24-hour frail-care and dementia centre from phase one.**
- **Excellent security for safe living and peace of mind.**
- **24-hour emergency support.**

*There are many benefits to living in a retirement estate with services and facilities within easy reach:*

- *Active residents have the opportunity for social interaction and stimulation.*

- *Residents who need nursing care can stay active and independent in their own homes for as long as possible, while making use of the on-site support services.*
- *Couples can still be together, even if one of them needs frail care. Where one partner is admitted to the frail care unit, the other partner is always close by and within reach.*
- *24-hour emergency support is available within minutes. Each unit is equipped with a 24-hour panic button for immediate support in an emergency.*
- *Children have peace of mind that their parents will receive quality, compassionate support and care - even if they are not always close by.*
- *As we get older, most elderly people find it difficult to travel to local amenities to access essential services. Waterkloof Marina provides these essential services within easy and convenient reach of the estate. Even something as basic as an on-site mail box is of great value and there is also a shuttle service to transport residents to and from the local shopping malls.*



*The lifestyle centre is the heartbeat of the estate... it is a place of entertainment, socialising and support.*

## LIFESTYLE CENTRE



Waterkloof Marina Retirement Estate's lifestyle centre will be completed in the first phase of the development and will be available for use from the first occupation. The lifestyle centre houses a variety of support facilities and services to make the lives of residents as convenient and comfortable as possible. With these facilities available on-site, there's no need for residents to travel outside the estate to access them.

The following facilities are available in the lifestyle centre and on-site:

- 24-hour care unit
- Medical rooms
- Restaurant that provides excellent meals at affordable prices
- Waterfront coffee shop and tea garden
- Conference room
- Mini-gymnasium
- Recreation room for social activities
- Activity rooms for small group activities
- Hair and beauty salon
- Library
- Convenience store
- Mailboxes for individual units
- Transport service (shuttle buses)
- Laundry service
- Cleaning services
- Heated pool

The lifestyle centre also houses the administrative offices that provide for the day-to-day management of the estate.

### Active Lifestyle

With the many lifestyle facilities provided in Waterkloof Marina Retirement Estate, active residents get to enjoy a positive living space where they can participate in a variety of social and recreational activities.

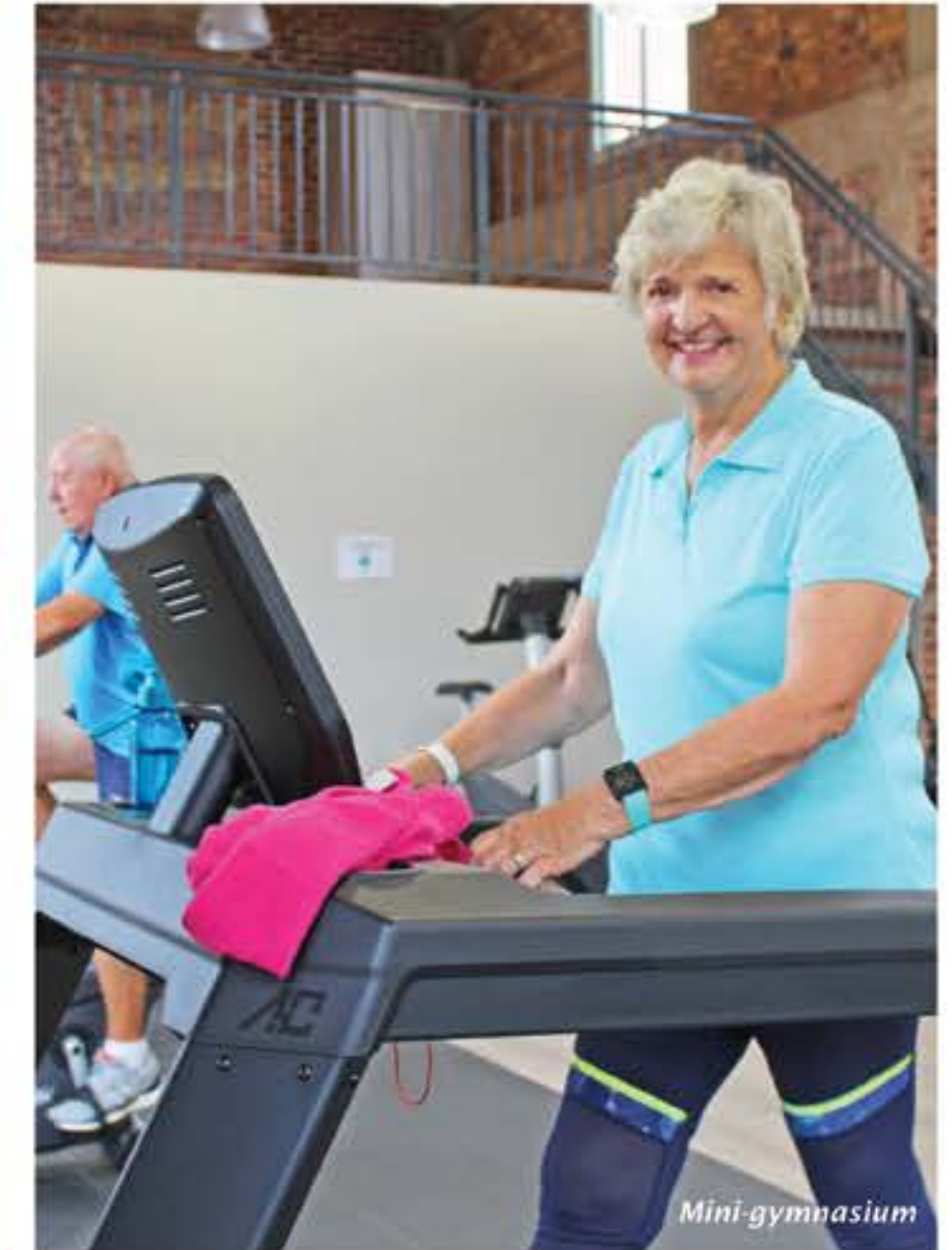
#### **The estate offers many opportunities for an active lifestyle:**

- A service centre with a recreation hall for social activities such as choral singing, Bible study, film shows, arts and crafts, book readings and musical performances. Social activities are organised based on the needs and interests of the residents.

- A waterfront and dam provide the opportunities to fish, admire the rich bird life, row and swim.
- Various parks and open spaces allow residents to relax and experience the indigenous fauna and flora of the area.
- Ample space for jogging, walking and cycling.
- A play park where grandparents can keep grandchildren safely entertained in the outdoors.
- A mini-gymnasium / workout area.
- Heated swimming pool.
- Waterfront tea garden and restaurant.



Indoor heated swimming pool



Mini-gymnasium



*No one knows what the future may hold, so frail-care facilities and on-site medical services from phase 1 are probably two of the most important upfront determinants of where to buy your retirement nest...*

## MEDICAL SUPPORT SERVICES



*As we get older, the need for quick and easy access to health care and nursing services becomes more pronounced. With a 24-hour on-site nursing facility, residents and their families have the peace of mind that quality nursing care and support are within easy reach.*

*At Waterkloof Marina Retirement Estate, the 24-hour care unit is fully operational from phase one, with private and double rooms available. The frail-care unit is run by a specialist healthcare contractor who adds tremendous value to the lives of residents through a variety of medical services. Residents pay only for the services they use.*

### **The following services are offered from the care unit:**

- 24-hour impaired care
- 24-hour dementia care
- Consulting room service
- General healthcare
- 24-hour emergency support

### **There are several advantages to living in a retirement estate with a specialised, on site frail-care facility:**

- 24-hour support services are available immediately on site. Residents are guaranteed access to the facility and there are no waiting lists.
- Residents have access to 24-hour emergency support in their residential units with panic buttons.
- Residents are enabled to function independently for as long as possible.
- Where one person in a couple needs care, their partner resides close by and nursing care can even be provided at home. This enables couples to live together and support each other for as long as possible.
- Care in a frail-care unit is more affordable than hospital care.
- Home care is in most cases more affordable than 24-hour care in the frail-care facility itself as residents only pay for the support they need at home.
- Residents have daily access to the advice of qualified medical staff.
- A doctor is regularly available on-site, by appointment.
- As the entire care unit is developed and resourced by the developer, the operator provides services at a more affordable rate than is commonly available in the market.





## LIFESTYLE CENTRE & FACILITIES

Artist Impression

- |    |                               |     |                                 |
|----|-------------------------------|-----|---------------------------------|
| 1. | Frail Care Entrance           | 9.  | Frail Care Waiting Room / Foyer |
| 2. | Frail Care Laundry            | 10. | Medical Consulting Room         |
| 3. | Frail Care Dining Room        | 11. | Restrooms                       |
| 4. | Frail Care Garden             | 12. | Community Hall                  |
| 5. | Frail Care Personnel Restroom | 13. | Service Centre Garden           |
| 6. | Frail Care Workstation        | 14. | Deliveries                      |
| 7. | Service Centre Entrance       | 15. | Main Kitchen                    |
| 8. | Lounge                        | 16. | Kitchen Office                  |

- |     |                                    |
|-----|------------------------------------|
| 17. | Reception & Administration Offices |
| 18. | Dry Goods Store                    |
| 19. | Cold Room                          |
| 20. | Convenience Shop                   |
| 21. | Coffee Shop                        |
| 22. | Coffee Shop Patio                  |
| 23. | Restaurant                         |

- |     |                         |
|-----|-------------------------|
| 24. | Restaurant Patio        |
| 25. | Restaurant Reception    |
| 26. | Restrooms               |
| 27. | Beauty Salon            |
| 28. | Hair Salon              |
| 29. | Laundry                 |
| 30. | Frail and dementia care |



*"Protect me when I am no longer able to do so..."*

## SAFE IN YOUR SILVER & GOLDEN YEARS



*Being in South Africa, as with all residential developments, security is a crucial consideration. With advancing age, comes increasing vulnerability to opportunistic criminals.*

*Waterkloof Marina Retirement Estate provides state-of-the-art security to ensure that residents can live peacefully and move freely within the estate with absolute peace of mind:*

### **Burglar bars**

*Each house and ground floor apartment in the estate has security doors and burglar bars in front of all opening windows.*

### **24-hour security**

*The estate is serviced by a specialist security contractor who ensures the safety of residents is prioritised day and night, 24/7/365.*

### **Effective access control**

*Resident and visitor access is controlled by means of boomed gates, CCTV cameras, license plate verification, spiked barriers and guarding. No visitors are allowed without the verification and permission of the residents or staff visited.*

### **Border wall**

*The estate is enclosed by a 2.4m high wall with electrified fencing. The electric fence is also connected to an emergency power source to ensure that it is always in operation even during power outages. Strategically positioned motion sensors serve as additional security measures.*

### **24-hour patrols**

*Dedicated security staff continuously carry out patrols within the estate and along the perimeter walls. Security officers also patrol the streets and parks between homes to ensure proactive security measures.*

### **24-hour panic buttons**

*Each home receives a 24-hour panic button for medical and security emergencies. When the button is pressed, both medical and security personnel are dispatched to determine what type of assistance is needed.*



## TECHNOLOGY IS NOT JUST FOR THE YOUNG!



### **Data usage in Waterkloof Marina**

*Technology means everyone gets to move with the times and enjoy the benefits of faster, cheaper and more effective communication.*

*In collaboration with Surf 4 Life, a fibre-to-the-home (FTTH) point is installed up to the perimeter of each unit and the estate is accredited by the FTTH Council of South Africa.*

### **Included in the basic fibre levy of R490 per month are the following:**

- Unlimited service calls and calls between units in the estate.
- 200 Minutes national calls.
- Unlimited data usage at 10 MB/second.
- Various affordable options for the upgrading of the above-mentioned package.





## I SEE GREEN!



*Waterkloof Marina Retirement Estate is the first retirement estate in Pretoria to be designed and developed from the outset with sustainability and energy savings in mind. The estate is registered with the Green Building Council of South Africa (GBCSA) for certification. This means that the designs and construction are audited by the GBCSA and that a certificate is issued for each dwelling confirming that the energy-saving measures have been complied with. The EDGE rating system (Excellence in Design for Greater Efficiency) is used as a benchmark.*

*The measures implemented for energy saving and sustainability include:*

- *Roof insulation in all units*
- *Use of LED lights*
- *Photovoltaic (PV) solar panels*
- *Solar geysers for water heating*
- *ECO-floor surfaces*
- *Roof construction - wood beams with tiles for better insulation*
- *Interior and exterior walls - cement and clay bricks for better insulation*
- *Aluminum window frames*
- *Insulation - stone wool for energy saving*
- *Aerated low-flow shower heads*
- *Aerated low-flow taps for kitchen and other sinks*
- *Dual flush toilets*

*These energy-saving measures not only reduce daily living costs, but also increase the value of the property. Research conducted by the GBCSA shows that properties with EDGE certification have at least a 10-12% increase in resale value and increases of 5% to 6% in rental prices are also feasible.*



## CHOOSE YOUR OWN RETIREMENT HOME



*Waterkloof Marina Retirement Estate offers a large variety of residential units to suit the needs and tastes of the most discerning buyer. The unique, contemporary building style is inspired by both the stately character of the Waterkloof area, the waterfront and the unique history of the surrounds.*

*Apartments in the multi-storey apartment complex, many of which overlook the waterfront, offer a luxurious and safe lifestyle within easy reach of all the facilities in the lifestyle centre. Spacious one- and two-bedroom apartments are available in sizes from 52m<sup>2</sup> to 98m<sup>2</sup>. A spacious patio area for each apartment and large gardens surrounding the apartment complex provide apartment residents the opportunity to enjoy the estate's waterfront lifestyle without the hassle of maintaining their own garden.*

*Two- and three-bedroom homes are available in a variety of sizes and floor plans - many with exceptional park or waterfront locations and some with studies. Because the site is situated on a slope, many units have spectacular views of the surrounds. Although the units are designed to be north-facing, a great deal of effort and consideration has gone into the designs to ensure that houses next to the dam make the most of the beautiful views and scenery. Houses are available in sizes from 100m<sup>2</sup> to 304m<sup>2</sup>.*





## BUILDING STYLE FOR APARTMENTS



## BUILDING STYLE FOR HOUSES

*Waterkloof Marina Retirement Estate's style comprises of four variations, each with a unique finish. These will be grouped under the various neighbourhoods of: Lakeview, Boardwalk, Parkview and Brickfields. The variations in style as well as the variety in floor plans will ensure that each unit has its own unique character.*

**Boardwalk**



**Brickfields**



**Lakeview**



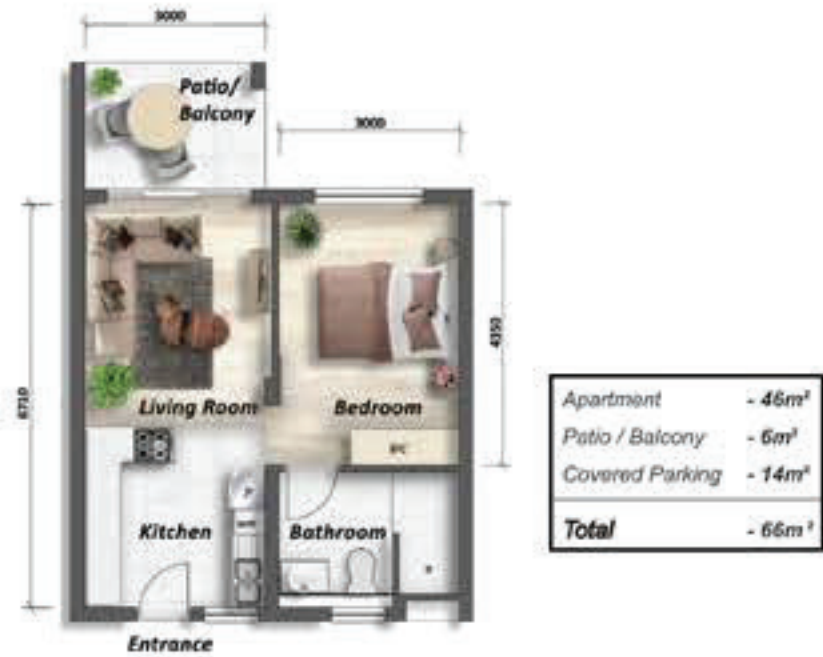
**Parkview**





# EXAMPLES OF APARTMENT FLOOR PLANS

APARTMENT 1A/B



APARTMENT 1E



APARTMENT 2A/B



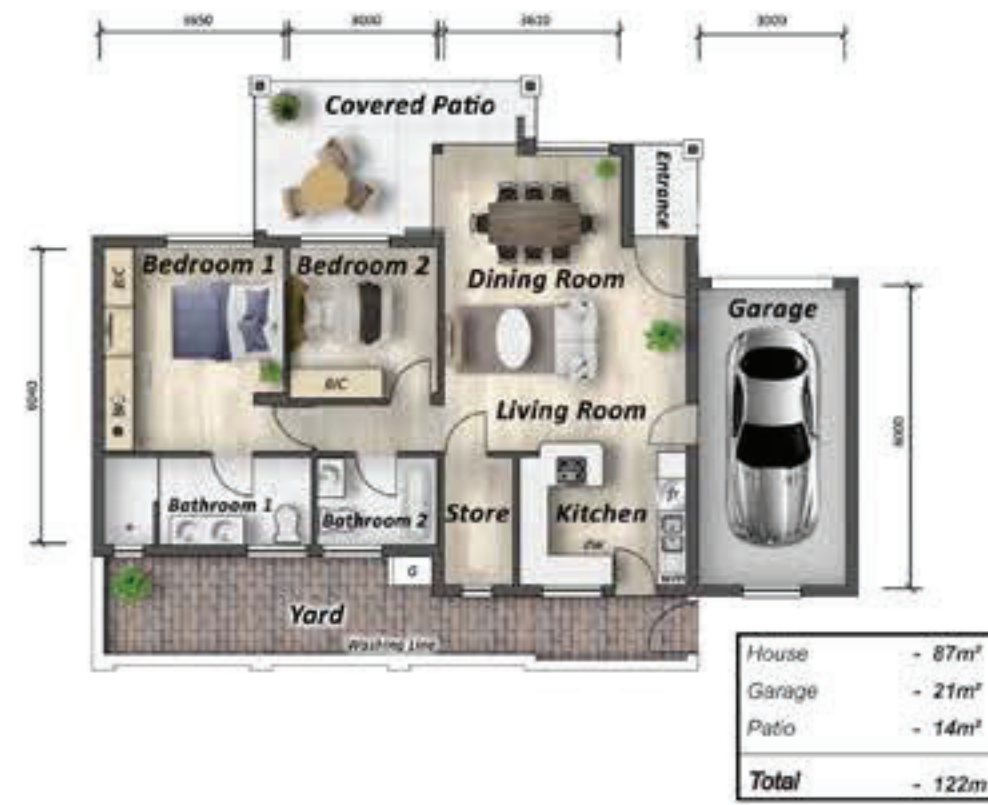
APARTMENT 2C/D



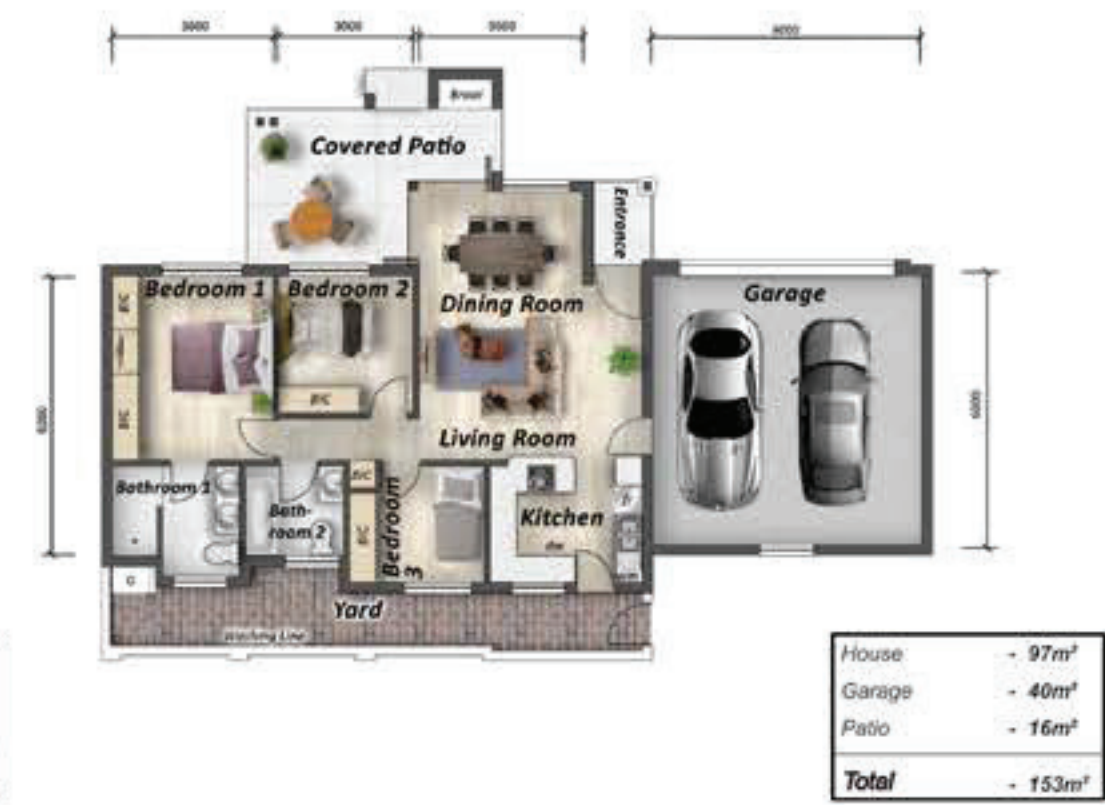
The floor plans represented here are extracts of a complete range. Visit our sales office to view more of the range or visit our website, [www.retirenow.co.za](http://www.retirenow.co.za)

# EXAMPLES OF HOUSING FLOOR PLANS

HOUSE 2E



HOUSE 3A



HOUSE 3C



HOUSE 3K



*Waterkloof Marina offers an excellent opportunity for residents to own a second investment unit in the same estate where they live.*

## AN INVESTMENT THAT KEEPS GROWING



An investment in the right retirement property is not just an investment in peace of mind for a retired person but makes financial sense to an investor of any age. Waterkloof Marina Retirement Estate offers investors a once-in-a-lifetime opportunity to make an investment in this popular retirement estate, at one of the most sought after addresses in the country.

The higher life expectancy of the current generation retiring, along with a scenario where South Africa's public services are no longer able to meet the needs of retirees, is currently stimulating demand for retirement property with proper support facilities such as those in Waterkloof Marina Retirement Estate.

The demand for modern retirement lifestyle estates has skyrocketed to the extent that demand has by far exceeded supply. With only a few retirement developments allowing full ownership and investors of any age to buy into it, Central Developments has seen exceptionally high demand for its retirement developments. In the current residential property market, luxury retirement estates are providing an exceptional return per annum. It's one of the best property investments you can make now and a fantastic way to ensure that your retirement years are safe, secure and very comfortable.

Several investors in Central Developments' retirement estates have already benefited from the above-average capital growth and rental income on their retirement property. **Proven returns on investment of as much as 20% per annum** have already been achieved, and everything points to Waterkloof Marina Retirement Estate delivering even better returns for investors.

Everything counts in favour of investing in this prestigious development. The location and address is unbeatable. In the wider Waterkloof environment, it offers residents access to the best infrastructure in the country. There is currently no similar waterfront retirement property available in Gauteng, and furthermore, it ticks all the boxes in terms of the essential medical and support facilities.

### **Effective management**

Characteristic of the retirement estates developed by Central Developments is the fact that great emphasis is placed on effective

management. Waterkloof Marina Retirement Estate is managed by CSI Management under the supervision of the board of the homeowners' association. CSI Management specialises in day-to-day management of all the functions and services of a retirement development and already manages 11 of Central Developments' retirement estates.

### **Their management services include:**

- Collection of levies and financial management.
- Appointment and management of the service providers and the quality of their services within the retirement estate, such as care and medical services, restaurant services, security, garden services, as well as maintenance and repairs.
- Due to the size of the estate, extremely close and efficient management is a necessity. This service is provided with distinction by CSI Management.

### **Full ownership**

At Waterkloof Marina Retirement Estate, buyers get full ownership of the units they buy. This has several advantages including:

- **Capital Growth** - Contrary to life rights where owners have little or no growth in the value of their investment, owners enjoy the benefit of capital growth on their investment.
- **Rental Option** - Ownership also allows buyers to own residential units now for later use and in the meantime rent it out for a good rental income.
- **Inheritance** - With full ownership, you will be able to bequeath your unit to your loved ones.
- **Co-ownership** - As a co-owner in the retirement estate, each resident has a say in the management of the estate at the annual general meeting.

### **Top reasons to invest in Central Developments' Retirement Property:**

- It focuses on a niche market where demand exceeds supply.
- Full rental support for investors.
- Prospective residents can purchase as an investment and later occupy units themselves.
- Dual-purpose investments: can be rented or occupied by the investor.
- Proven return on investment property is above average of other residential property.



# FREQUENTLY ASKED QUESTIONS

## **How old should I be to be able to buy and live here?**

Persons of any age who can conclude legal purchase transactions may purchase property in Waterkloof Marina Retirement Estate. However, residents must be 50 years and older. Where one member of a couple is older than 50 and the other younger, the younger spouse also qualifies to live in the estate. However, children under the age of 50 may not be accommodated with parents.

## **May I rent out my unit?**

You may rent the unit to a tenant over 50 years of age. As part of the service to buyers, a one-stop rental service is provided by CSi Rentals. They rent out units and manage the rentals on behalf of the owners.

## **For which monthly expenses am I responsible?**

Owners of units have the following expenses:

- Monthly compulsory levy and meal charge
- Municipal rates
- Electricity (prepaid meter)
- Fibre and telephone costs

## **How does it work if I want to sell the property again?**

You may use your own agent to market the property for you. After the agency commission has been paid, 3.5% of the selling price will be payable in a levy stabilisation fund. This fund is used for the benefit of the estate and its owners according to the decisions of the homeowners' association.

## **Why are there mandatory meals?**

The provision of nutritious meals is one of the most important needs in a retirement estate. The quality and reliability of the service is also of

utmost importance. By making a small number of meals compulsory, the contractor in the restaurant, which is not subsidised by normal levies, is assured of a constant flow of business which makes the service more affordable and viable.

## **How do I go about buying a property in the retirement home?**

After a buyer has decided on a suitable unit, a purchase agreement is completed. Seven days after signing the purchase agreement, a deposit of 10% of the purchase price is payable into the transfer attorney's bank account. The buyer must further provide the transferring attorneys with a guarantee of a financial institution or proof of an approved bond within 30 days for the balance of the purchase price.

Any fees payable are paid into the account of the transferring attorneys where it is held in trust until the transfer of the unit into the name of the buyer. With the consent of the buyer, money is also deposited in investments where it can earn better interest for the benefit of the buyer.



*There are two things that make life worth living:  
the love that I give, and the love that I receive.*

*~ C.J. Langenhoven ~*

