



colorado

@amberfield city

Elevated Estate Living



CF 10 VD GP

TIGUAN







# WELCOME TO THE COLORADO. DISCOVER THE HIGHLY ANTICIPATED RESIDENTIAL DEVELOPMENT IN THE SOUGHT-AFTER AMBERFIELD CITY, CENTURION, CONVENIENTLY LOCATED ALONG THE N14.

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The Colorado presents a unique opportunity to enjoy a sophisticated, comfortable lifestyle in a prime location, offering exceptional value for money. This landmark development is set to redefine excellence in the real estate industry.

With **128 properties** available, The Colorado boasts a stunning selection of beautifully designed **one- and two-bedroom apartments**, along with **single-storey freestanding homes**—perfect for both **investors** and **home buyers** alike.



# EXPERIENCE ELEVATED LIVING AT THE COLORADO



24-Hour  
Security



Prime  
Location



Value  
For Money



Airbnb  
Friendly



Private  
Gardens



Mini Basketball  
Court



Kids'  
Play Area



Lifestyle  
Park



Pet  
Friendly



Backup Power  
Optional



Fibre  
Internet



Prepaid  
Utilities

## SOON-TO-BE

## EDGE-CERTIFIED DEVELOPMENT

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









# UNMATCHED VALUE

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Central Developments delivers exceptional value through meticulous cost engineering and strategic foresight. With interest rates set to decrease, now is the perfect time to elevate your investment. Join us in redefining property investment and estate living in Centurion.






Artist's impression

# APARTMENT FLOOR PLANS






<b>UNIT 1+1</b>			
	Bedroom	Bathroom	Carport
	1	1	1

<b>UNIT 2+1</b>			
	Bedrooms	Bathroom	Carport
	2	1	1

# HOUSE FLOOR PLANS






## NORTH-ENTRY SIMPLEX

<b>UNIT</b> <b>3+2</b>			
	Bedrooms <b>3</b>	Bathrooms <b>2</b>	Carports <b>2</b>



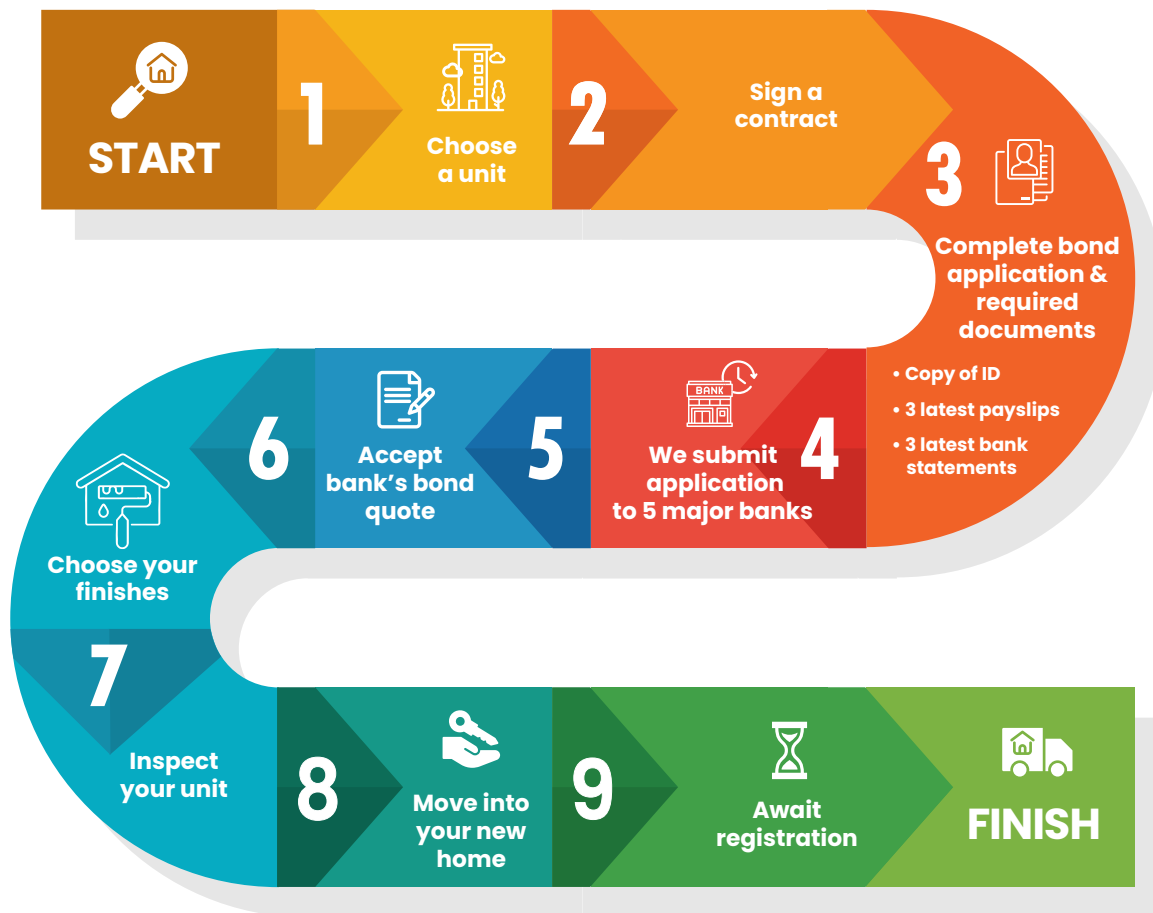
## SOUTH-ENTRY SIMPLEX

<b>UNIT</b> <b>3+2</b>			
	Bedrooms <b>3</b>	Bathrooms <b>2</b>	Carports <b>2</b>

# PURCHASE PROCESS

## BECOME A HOMEOWNER IN

## 9 EASY STEPS



### 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.

Central Developments make investment easy. The rental demand in Centurion is very high and Amberfield City is a popular suburb. In addition to the high rental demand, excellent capital growth is likely due to the development's prime location in a desirable and growing area.

## Expected Rental Returns

	Year	m <sup>2</sup>	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or Surplus (rental income - bond - levy - rates)	
<b>APARTMENT UPPER FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 795,000	R 6,800	R 950	R 656	R 5,194	7.8%	R 117,978	14.8%	R 3,148
	2	38	R 834,750	R 7,208	R 998	R 656	R 5,555	8.4%	R 125,087	15.7%	R 2,787
	3	38	R 876,488	R 7,640	R 1,047	R 656	R 5,937	9.0%	R 132,599	16.7%	R 2,404
<b>APARTMENT GROUND FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 845,000	R 7,500	R 950	R 706	R 5,844	8.3%	R 129,278	15.3%	R 3,022
	2	38	R 887,250	R 7,950	R 998	R 706	R 6,247	8.9%	R 137,066	16.2%	R 2,620
	3	38	R 931,613	R 8,427	R 1,047	R 706	R 6,674	9.5%	R 145,296	17.2%	R 2,193
<b>APARTMENT UPPER FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 945,000	R 8,000	R 1,250	R 808	R 5,942	7.5%	R 137,454	14.5%	R 3,973
	2	50	R 992,250	R 8,480	R 1,313	R 808	R 6,360	8.1%	R 145,772	15.4%	R 3,556
	3	50	R 1,041,863	R 8,989	R 1,378	R 808	R 6,803	8.6%	R 154,562	16.4%	R 3,113
<b>APARTMENT GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 995,000	R 8,500	R 1,250	R 859	R 6,391	7.7%	R 146,342	14.7%	R 4,049
	2	50	R 1,044,750	R 9,010	R 1,313	R 859	R 6,839	8.2%	R 155,195	15.6%	R 3,602
	3	50	R 1,096,988	R 9,551	R 1,378	R 859	R 7,313	8.8%	R 164,551	16.5%	R 3,127
<b>FREESTANDING SINGLE STOREY</b> 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m <sup>2</sup>	1	74	R 1,545,000	R 13,800	R 1,850	R 1,418	R 10,532	8.2%	R 234,534	15.2%	R 5,679
	2	74	R 1,622,250	R 14,628	R 1,943	R 1,418	R 11,268	8.8%	R 248,768	16.1%	R 4,944
	3	74	R 1,703,363	R 15,506	R 2,040	R 1,418	R 12,048	9.4%	R 263,812	17.1%	R 4,163

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11.25% over 20 years.

## Expected Rental Returns

	Year	m <sup>2</sup>	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or Surplus (rental income - bond - levy - rates)	
<b>APARTMENT UPPER FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 795,000	R 6,800	R 950	R 656	R 5,194	7.8%	R 117,978	14.8%	R 1,755
	2	38	R 834,750	R 7,208	R 998	R 656	R 5,555	8.4%	R 125,087	15.7%	R 1,395
	3	38	R 876,488	R 7,640	R 1,047	R 656	R 5,937	9.0%	R 132,599	16.7%	R 1,012
<b>APARTMENT GROUND FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 845,000	R 7,500	R 950	R 706	R 5,844	8.3%	R 129,278	15.3%	R 1,542
	2	38	R 887,250	R 7,950	R 998	R 706	R 6,247	8.9%	R 137,066	16.2%	R 1,140
	3	38	R 931,613	R 8,427	R 1,047	R 706	R 6,674	9.5%	R 145,296	17.2%	R 713
<b>APARTMENT UPPER FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 945,000	R 8,000	R 1,250	R 808	R 5,942	7.5%	R 137,454	14.5%	R 2,319
	2	50	R 992,250	R 8,480	R 1,313	R 808	R 6,360	8.1%	R 145,772	15.4%	R 1,901
	3	50	R 1,041,863	R 8,989	R 1,378	R 808	R 6,803	8.6%	R 154,562	16.4%	R 1,458
<b>APARTMENT GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 995,000	R 8,500	R 1,250	R 859	R 6,391	7.7%	R 146,342	14.7%	R 2,307
	2	50	R 1,044,750	R 9,010	R 1,313	R 859	R 6,839	8.2%	R 155,195	15.6%	R 1,859
	3	50	R 1,096,988	R 9,551	R 1,378	R 859	R 7,313	8.8%	R 164,551	16.5%	R 1,384
<b>FREESTANDING SINGLE STOREY</b> 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m <sup>2</sup>	1	74	R 1,545,000	R 13,800	R 1,850	R 1,418	R 10,532	8.2%	R 234,534	15.2%	R 2,973
	2	74	R 1,622,250	R 14,628	R 1,943	R 1,418	R 11,268	8.8%	R 248,768	16.1%	R 2,238
	3	74	R 1,703,363	R 15,506	R 2,040	R 1,418	R 12,048	9.4%	R 263,812	17.1%	R 1,457

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 11.25% over 30 years.

# THE COLORADO SITE PLAN



**60**  
Apartments



**68**  
Houses

**SN= North-entry simplex**  
**SS= South-entry simplex**

## Amenities in the estate



### State-of-the-art security

- Biometric access
- Boom and spike barriers
- Boundary wall with electric fence



Mini basketball court



Park

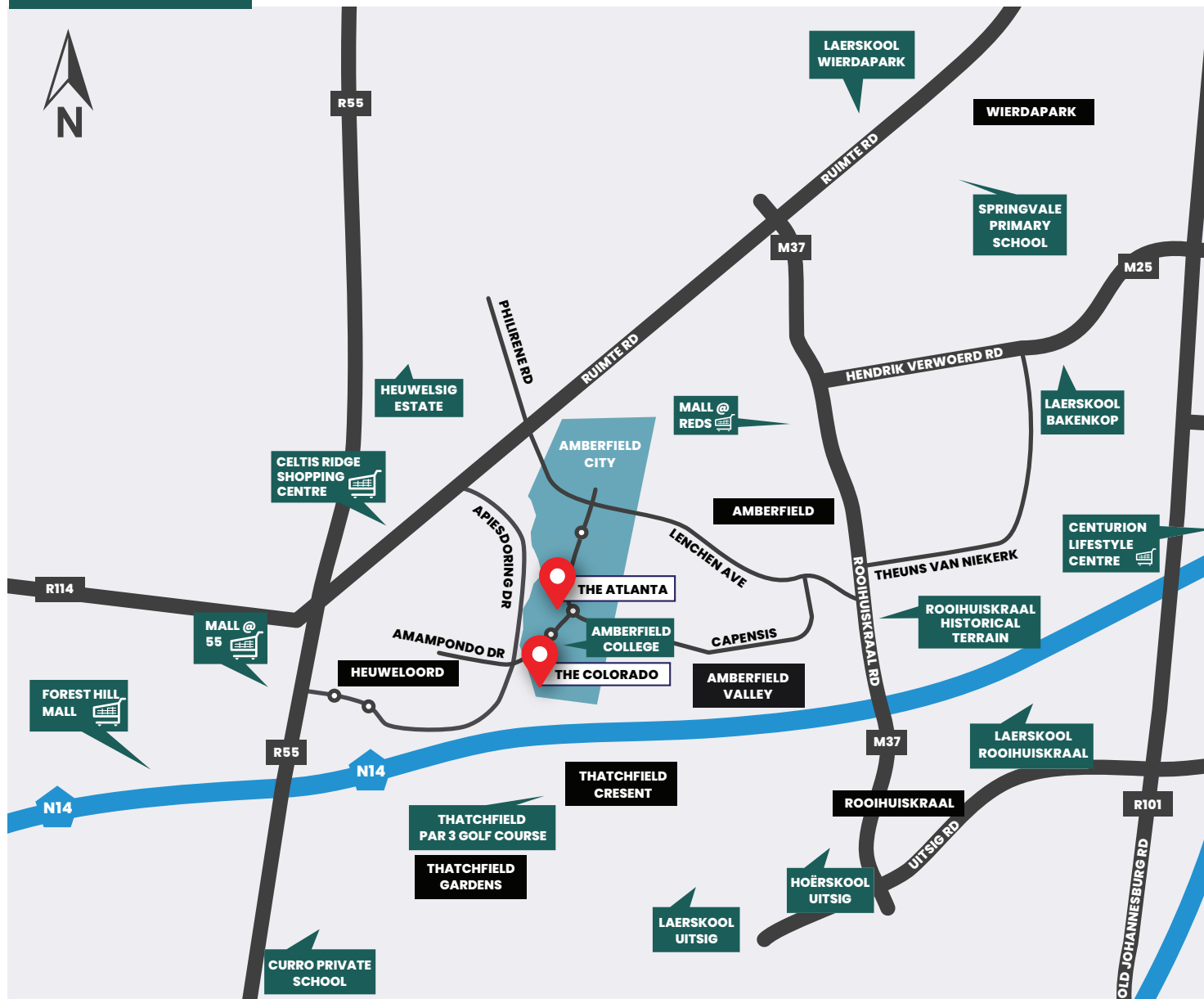


Kids' play area





## Locality map



## Amenities within 10-15 min from the estate

### Schools

Amberfield College	0.2 km
Pinnacle College	2.4 km
Hoërskool Uitsig	3.8 km
Laerskool Bakenkop	4.3 km
Laerskool Rooihuiskraal	4.5 km
Laerskool Uitsig	5.2 km
Laerskool Wierdapark	5.3 km
Springvale Primary School	5.4 km
Curro Thatchfield Private School	7.1 km
Hoërskool Eldoraigne	7.2 km
Sutherland High School	7.2 km

### Shopping

Mall@R55	2.3 km
Mall@Reds	3.2 km
Centurion Lifestyle Centre	3.8 km
Forest Hill Mall	3.9 km
Centurion Mall	8.7 km

### Sport and recreation

Virgin Active Gym	3.2 km
Uitsig Squash Club	3.6 km
Driving Range Rooihuiskraal	3.6 km
Thatchfield Par 3 Golf Course	6 km
Blue Valley Golf Estate	8.5 km
Zwartkops Golf Estate	9 km
Supersport Park Cricket Stadium	9.1 km
Copperleaf Golf Course	14.5 km

### Hospitals and clinics

Raslow Private Hospital	2.8 km
Medipark 24	3.5 km
Medicross Saxby	8.4 km
Mediclinic Midstream	11.8 km
Netcare Unitas Hospital	11.9 km

### Accessibility

Easy access to R55, N1 and N14  
Close to filling stations

# OUR UNIQUE APPROACH

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The Central Developments Property Group, established in 2002, is the largest residential property developer in Gauteng, with a proud tradition of delivering high-quality, secure developments with superb lifestyle and recreation facilities. With a focus on the middle to high-income market, our developments include secure developments, rental complexes, retirement estates, and serviced stands.

With our head office based in Midrand, Gauteng, Central Developments Property Group has delivered more than 36 000 units to date, at a current average rate of 2 500 units per year. We apply a hands-on approach and sound business principles in developing property in niche areas for an excellent return on investment. With a commitment to long-term sustainability and an experienced executive team, the group successfully delivers developments with a difference, making us the market leader in residential property development.

**central**  
developments

## 2002 INCEPTION

Central Developments was established in 2002 and develops rental complexes, secure lifestyle estates and retirement estates.

## 36 000 UNITS DEVELOPED

More than 36 000 units successfully developed to date. Our new developments cater to a niche market for an excellent return on investment.

## 2 500 ANNUAL UNITS

With a projected delivery of 2 500 units per year, Central Developments keeps expanding its property portfolio annually.



# central

developments

PROUD DEVELOPER OF

colorado  
@amberfield city

For more information visit [www.centraldevelopments.co.za](http://www.centraldevelopments.co.za) or **amberfieldcity**.co.za