



LEOPARD'S REST

LIFESTYLE ESTATE • ALBERTON

central
developments





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**MODERN
HOUSES**
FROM R1.082M

DISCOVER YOUR DREAM HOME IN ALBERTON AT LEOPARD'S REST LIFESTYLE ESTATE!

Central Developments is thrilled to announce our return to this highly sought-after development. This is the place to be with an exclusive lifestyle and prime location.

At Leopard's Rest, all our houses come with the option of backup power, so you can say goodbye to load-shedding and enjoy uninterrupted living. Whether starting a family or still living your Instagram life, our estate offers the perfect blend of comfort and luxury.

Experience the best of Alberton living with amenities like parks, schools, and shopping centres right on your doorstep. With a range of house types and sizes to choose from, you're sure to find your ideal home in our secure and tranquil estate.

Don't miss this opportunity to live your best life in Alberton.

SITE PLAN

EXT. 35



House sizes:
50 m² to 125 m²



Bedrooms:
Three and four bedrooms



Bathrooms:
One to two and a half bathrooms



Parking:
Single or double carports*



*Optional extra



AMENITIES

**DISCOVER ALL THE FEATURES
LEOPARD'S REST OFFERS YOU.**

- Gas stoves ●
- Solar geysers ●
- Lifestyle parks ●
- 24-Hour security ●
- Backup power systems* ●
- Fibre internet connectivity ●

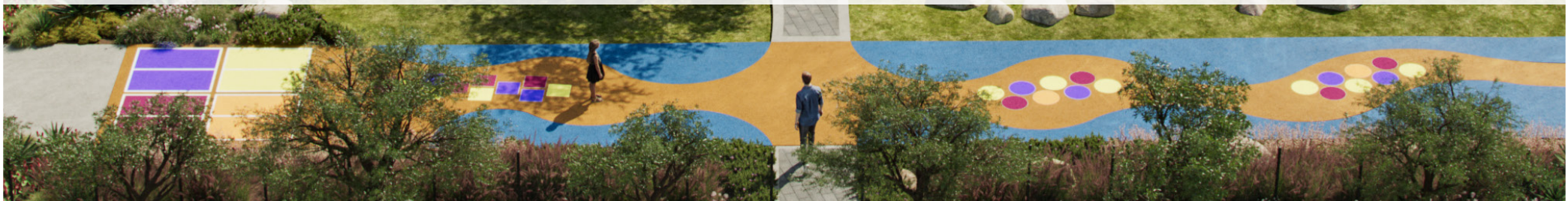
*Optional extra

LIFE- STYLE



Offering an all-inclusive lifestyle experience that caters for your entire family, Leopard's Rest has the following:

Playpark ● Activity park ● Soccer field ● Outdoor basketball court



FLOOR PLANS

50
m²



*Optional extra

59
m²



FLOOR PLANS

70
m²

3  2  2* 



103
m²

3  2½  2* 



*Optional extra

FLOOR PLANS

125
m²

4  2½  2* 



*Optional extra



PRICE LIST

Optional extras

- Full kitchen (and laundrette)
- Full built-in cupboards
- Carport with paving
- Built-in braai
- Only on 103 m² and 125 m²

Optional extras **EXCLUDED IN PRICE**

SIZE	CONFIGURATION	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
50 m ²	3 Bedrooms 1 Bathroom Garden	R1 082 025	R39 083	R11 726
59 m ²	3 Bedrooms 2 Bathrooms Garden	R1 130 889	R40 848	R12 256
70 m ²	3 Bedrooms 2 Bathrooms Garden	R1 267 909	R45 797	R13 740
103 m ²	3 Bedrooms 2½ Bathrooms Patio Garden	R1 442 962	R52 120	R15 637
125 m ²	4 Bedrooms 2½ Bathrooms Patio Garden	R1 534 645	R55 431	R16 631

***Price excludes BACKUP POWER of R80 000 as an optional extra on all plans**

PRICE LIST

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**.

Optional extras **INCLUDED IN PRICE**

SIZE	CONFIGURATION	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
50 m ²	3 Bedrooms 1 Bathroom Garden	R1 082 025	R39 083	R11 726
59 m ²	3 Bedrooms 2 Bathrooms Single carport Garden	R1 182 775	R42 722	R12 818
70 m ²	3 Bedrooms 2 Bathrooms Double carport Garden	R1 328 863	R47 998	R14 401
103 m ²	3 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 530 363	R55 277	R16 585
125 m ²	4 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 631 113	R58 916	R17 676

***Price excludes BACKUP POWER of R80 000 | NOT AVAILABLE ON THE 50 m² PLAN**

REQUIRED DOCUMENTS

Non South-African:

- Trust registration contract.
- Six months' stamped bank statements in trust name.
- All trust members' ID documents.
- Latest proof of income for all members of the trust.
- List of expenses for all the trust members.
- Assets and liabilities for all the trust members.

Self-employed (Pty & CC)

- Pty or CC documents
- Letter from auditor or bookkeeper stating monthly income
- Three years' company financial statements signed by the owner and auditor
- Twelve months' cash flow forecast statement
- Six months' stamped personal bank statements
- Twelve months' stamped business bank statements
- Signed list of business assets and liabilities
- Signed list of personal assets and liabilities

BECOME A HOMEOWNER IN

9 EASY STEPS



LOCALITY MAP



SHOPPING

- Mall of the South
- Mall @ New Market
- Bracken City Shopping Centre
- Brackendowns Spar
- Southgate Mall
- The Glen Shopping Mall
- Meyersdal Mall
- Randhart Shopping Centre

SCHOOLS

- Brackenhurst Primary School
- Brackenhurst High School
- Mondeor High School
- Dalmondeor Primary School
- Royal Schools Alberton

RECREATION

- Glenvista Golf Country Club
- Klipriviersberg Nature Reserve
- Virgin Active Gym
- Kibler Park Football Club

EMERGENCY SERVICES

- Netcare Mulbarton Hospital
- Netcare Clinton Hospital
- Netcare Union Hospital
- Brackendowns Police Station

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

A: An estimate of R450 for levies and an average of R1 200 for rates and taxes, depending on personal water usage.

Q: What are rates and taxes?

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

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

A: Yes.

Q: Who will be managing the complex?

A: Central Developments 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: Please note that we can submit the application but you will only have 3 months to sell your house. If not successful, the application will be cancelled.

OUR TEAM

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GET IN TOUCH

For more information,
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Leopard's Rest sales team:



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Show houses are open daily:
09:00 to 18:00