



LEOPARD'S REST

LIFESTYLE ESTATE • ALBERTON

central developments





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**FULL-TITLE
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.

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



House sizes:
50 m² to 125 m²



Bedrooms:
Three and four bedrooms



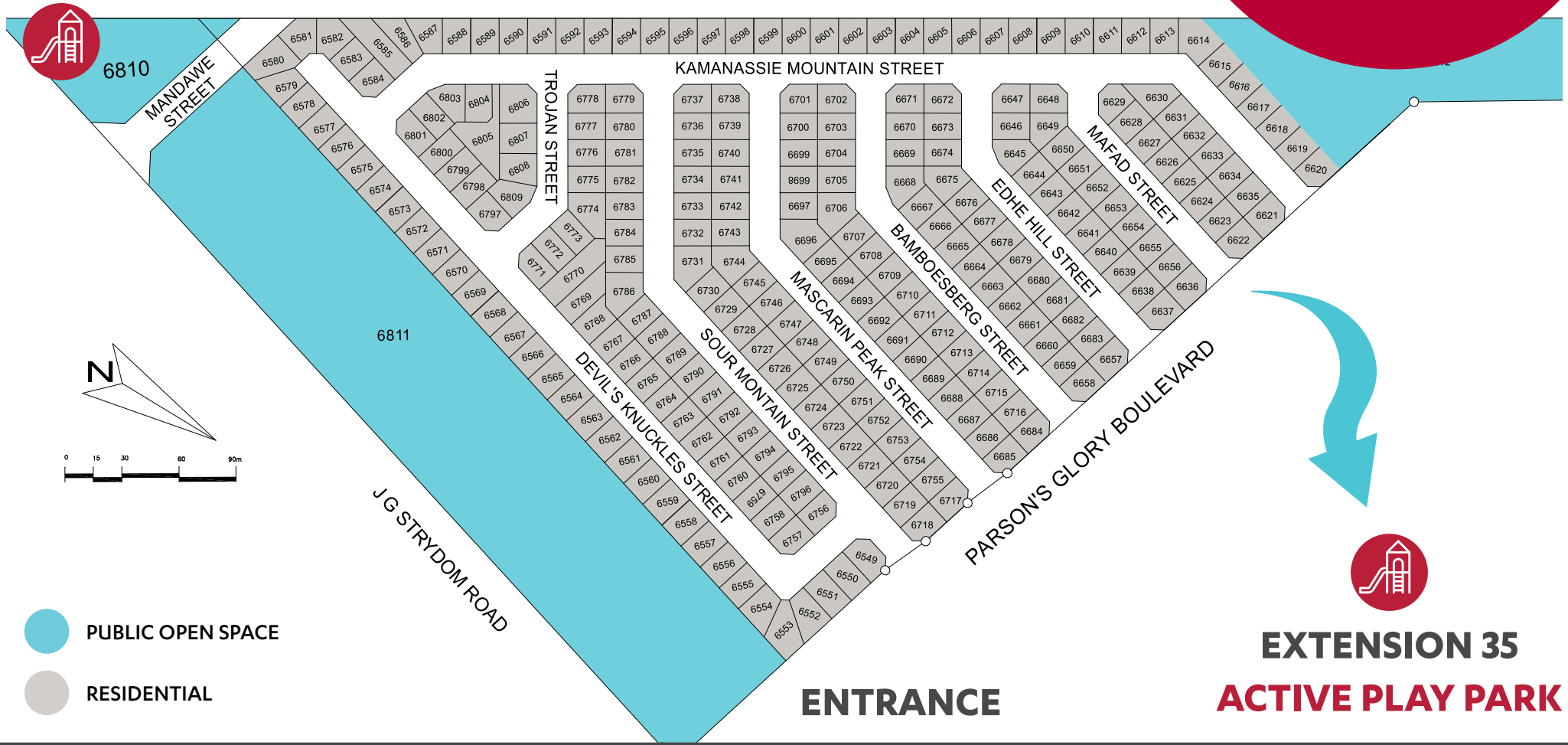
Bathrooms:
One to two-and-a-half
bathrooms



Parking:
Single or
double carports*

EXTENSION

44





AMENITIES

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

- Gas stoves ●
- Solar geysers ●
- Lifestyle parks ●
- 24-Hour security ●
- Fibre internet connectivity ●

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

60
m²



FLOOR PLANS

70
m²

3  2  2* 



103
m²

3  2½  2* 



*Optional extra

FLOOR PLANS

125
m²

3  2½  2* 



125
m²

4  2½  2* 



*Optional extra

PRICE LIST

Leopard's Rest is an **Edge certified development**. This means an **extra 25% decrease** in your given interest rate.

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 095 000	R38 921	R11 677
60 m ²	3 Bedrooms 2 Bathrooms Garden	R1 170 000	R41 587	R12 477
70 m ²	3 Bedrooms 2 Bathrooms Garden	R1 295 000	R46 030	R13 810
103 m ²	3 Bedrooms 2½ Bathrooms Patio Garden	R1 450 000	R51 539	R15 463
125 m ²	3 Bedrooms 2½ Bathrooms Patio Garden	R1 595 000	R56 693	R17 010
125 m ²	4 Bedrooms 2½ Bathrooms Patio Garden	R1 595 000	R56 693	R17 010

*Based on **11.5%** interest rate

***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**

*Based on **11.5%** interest rate

SIZE	CONFIGURATION	SELLING PRICE	JOINT INCOME	MONTHLY REPAYMENT
50 m ²	3 Bedrooms 1 Bathroom Garden	R1 122 074	R39 883	R11 966
60 m ²	3 Bedrooms 2 Bathrooms Single carport Garden	R1 222 824	R43 464	R13 041
70 m ²	3 Bedrooms 2 Bathrooms Double carport Garden	R1 368 911	R48 657	R14 598
103 m ²	3 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 570 663	R55 828	R16 750
125 m ²	3 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 671 413	R59 409	R17 824
125 m ²	4 Bedrooms 2½ Bathrooms Double carport Built-in braai Garden	R1 671 413	R59 409	R17 824

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

REQUIRED DOCUMENTS

Non South-African:

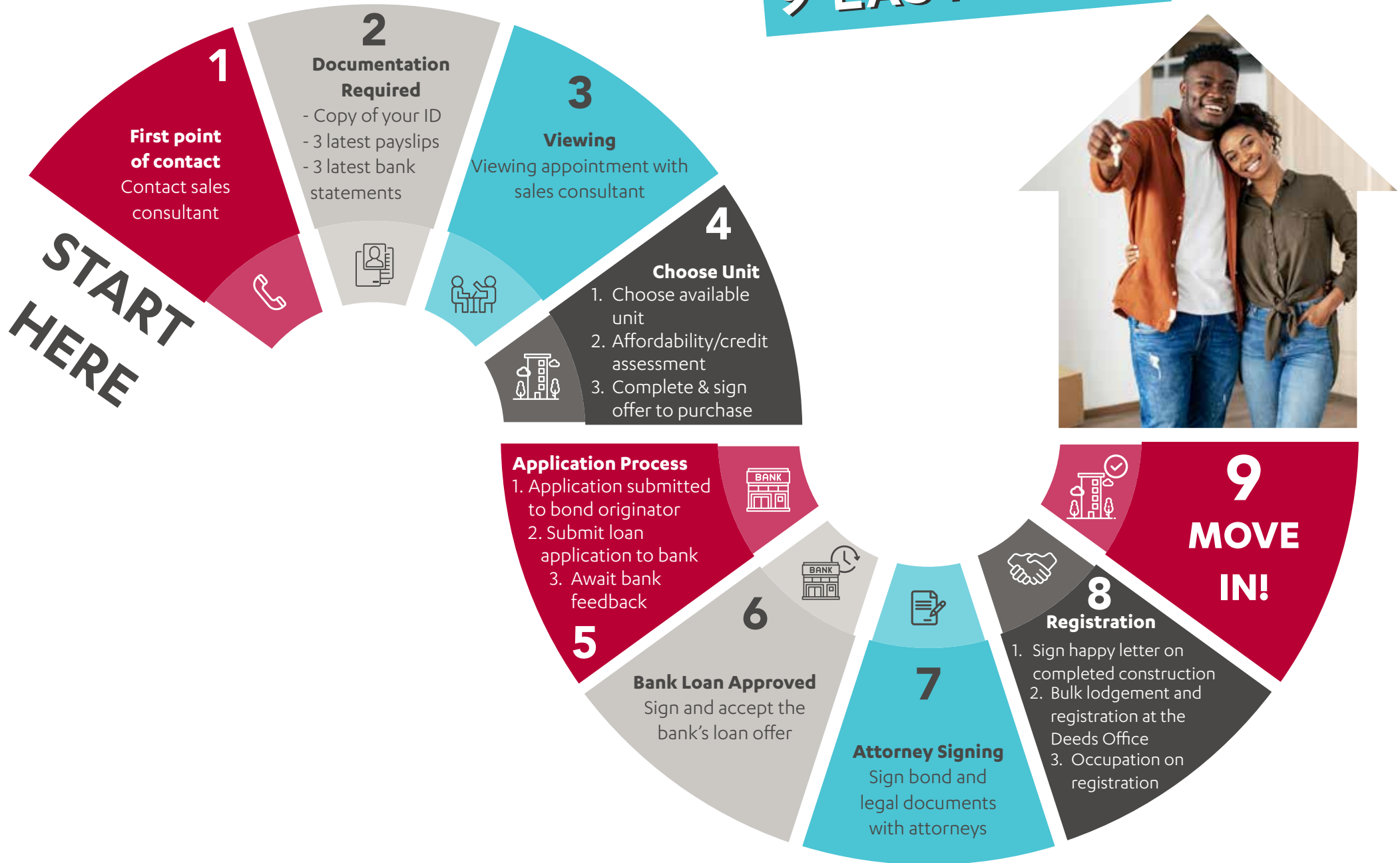
- Trust registration contract.
- Six months' stamped bank statements in trust name.
- All trust members' ID documents.
- Latest proof of income for all members of the trust.
- List of expenses for all the trust members.
- Assets and liabilities for all the trust members.

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 Alberton Hospital
 Brackendowns Police Station

FAQ's

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 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: 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: 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: What are rates and taxes?

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

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: When do I start paying my bond?

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

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: 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: 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,
please visit our website or
contact our friendly
Leopard's Rest sales team:



063 292 9914



www.4salenow.co.za

Showhouses are open daily:
09:00 to 18:00