



colorado

@amberfield city

Elevated Estate Living



CF 10 VD GP





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

The Colorado presents a unique opportunity to enjoy a sophisticated, comfortable lifestyle in a prime location, offering exceptional value for money. This unique development brings a completely new offering to Amberfield City.

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 **homebuyers** 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



Small
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




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






Artist's impression

APARTMENT FLOOR PLANS



UNIT 1+1			
	Bedroom 1	Bathroom 1	Carport 1






UNIT 2+1			
	Bedrooms 2	Bathroom 1	Carport 1

HOUSE FLOOR PLANS






NORTH-ENTRY SIMPLEX

UNIT 3+2			
	Bedrooms 3	Bathrooms 2	Carports 2



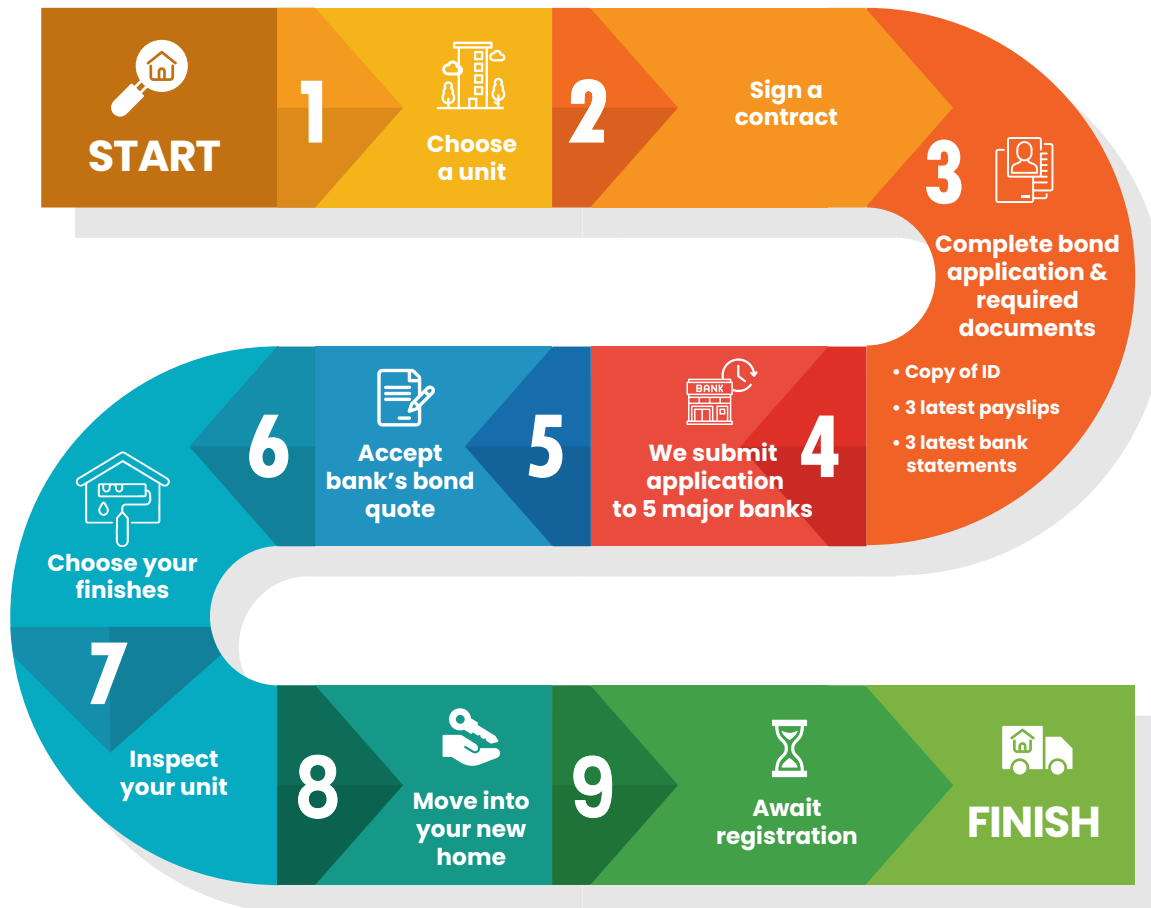
SOUTH-ENTRY SIMPLEX

UNIT 3+2			
	Bedrooms 3	Bathrooms 2	Carports 2

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 ²	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)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	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
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	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
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	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
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	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
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m ²	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 ²	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)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	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
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	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
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	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
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	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
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m ²	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



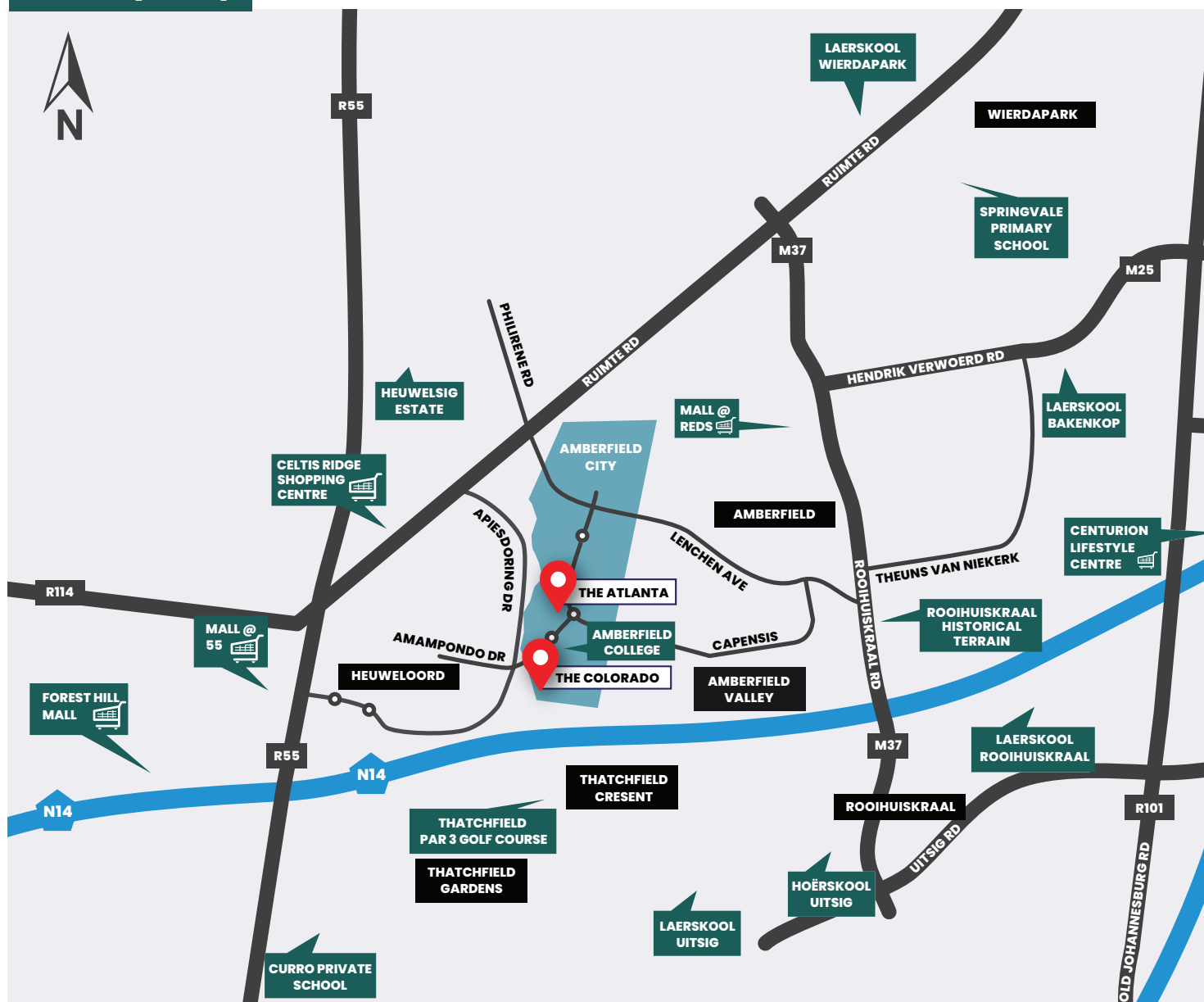
Park



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

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 38 000 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.

38 000 UNITS DEVELOPED

More than 38 000 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.



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PROUD DEVELOPER OF

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For more information visit www.centraldevelopments.co.za or **amberfieldcity**.co.za