



BALTIMORE



central developments



BALTIMORE

BESPOKE LIVING FOR THE INDIVIDUAL.

Baltimore is a **brand-new development** proudly brought to you by Central Developments, the **leaders in residential property** development in South Africa.

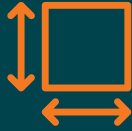
Baltimore has three-bedroom, two-bathroom **single-storey houses** ranging from **80 m² to 116 m²**. It also offers three-bedroom, two-and-a-half-bathroom, and four-bedroom, two-and-a-half-bathroom **double-storey houses** ranging from **130 m² to 207 m²**.

Incredible lifestyle features, such as a communal facility with a swimming pool, a gym, running track, backup electrical system, and more awaits.

Take the next step and move up in life – move to Baltimore.



SITE PLAN



House sizes:
80 m² to 207 m²



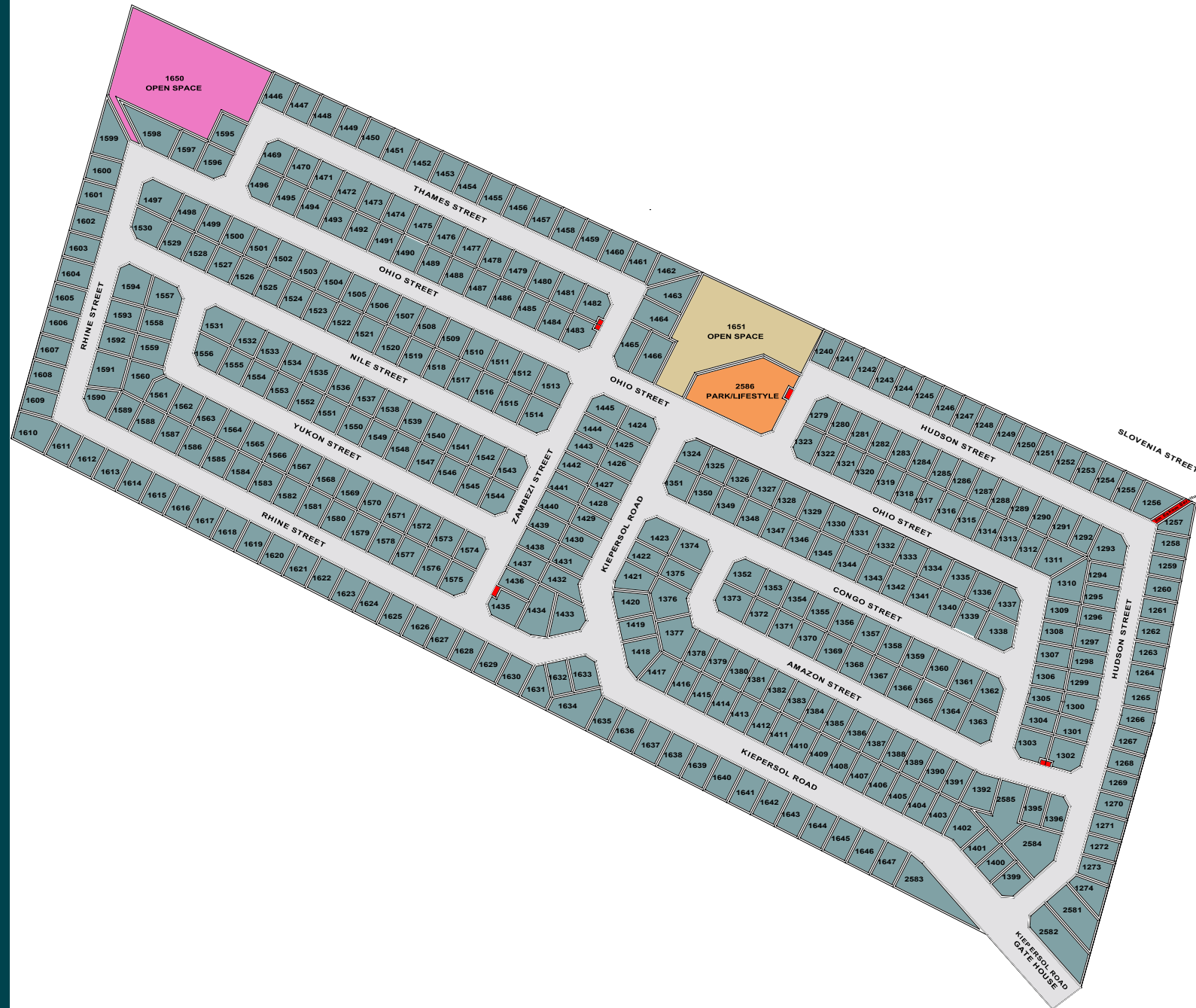
Bedrooms:
Three and four bedrooms



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



Parking:
Double carport or
double garage



LIFESTYLE

Offering an all-inclusive lifestyle experience that caters for your entire family, Baltimore has the following:

- Lifestyle facilities
- Beautiful landscaped parks
- Recreational ponds
- Leisure swimming pool
- Clubhouse
- Kids' play areas
- Soccer field
- Jogging trail



AMENITIES

Discover the advanced security and features Baltimore has to offer:

24-Hour security <

CCTV cameras <

On-site control room <

Roaming guards <

Electric fencing <

Biometric access <

Gas hobs and solar geysers <

Fibre internet connectivity <

Automated garage doors <

Backup electricity* <

*Optional extra



Backup electricity

FINISHES AND SPECIFICATIONS

Bespoke 3- and 4-bedroom full-title properties with stylish, modern, industrial finishes. All the properties in Baltimore are expertly fitted with high-quality finishes.



FLOOR PLANS

80
m²



Bedrooms: 3



Bathrooms: 2



Parking: DC

DC = Double carport | DG = Double garage



NEW
PLAN



DC = Double carport | DG = Double garage



DC = Double carport | DG = Double garage

FLOOR PLANS

90
m²



Bedrooms: 3



Bathrooms: 2



Parking: DC



Bedrooms: 3



Bathrooms: 2



Parking: DC

103
m²



DC = Double carport
DG = Double garage

FLOOR PLANS

116
m²



Bedrooms: 3



Bathrooms: 2



Parking: DC



DC = Double carport
DG = Double garage



Bedrooms: 3



Bathrooms: 2½



Parking: DC

130
m²



FLOOR PLANS

148
m²



Bedrooms: 3



Bathrooms: 2½



Parking: DC



Bedrooms: 3



Bathrooms: 2½



Parking: DG

170
m²



DC = Double carport | DG = Double garage

FLOOR PLANS

207
m²



Bedrooms: 4



Bathrooms: 2½

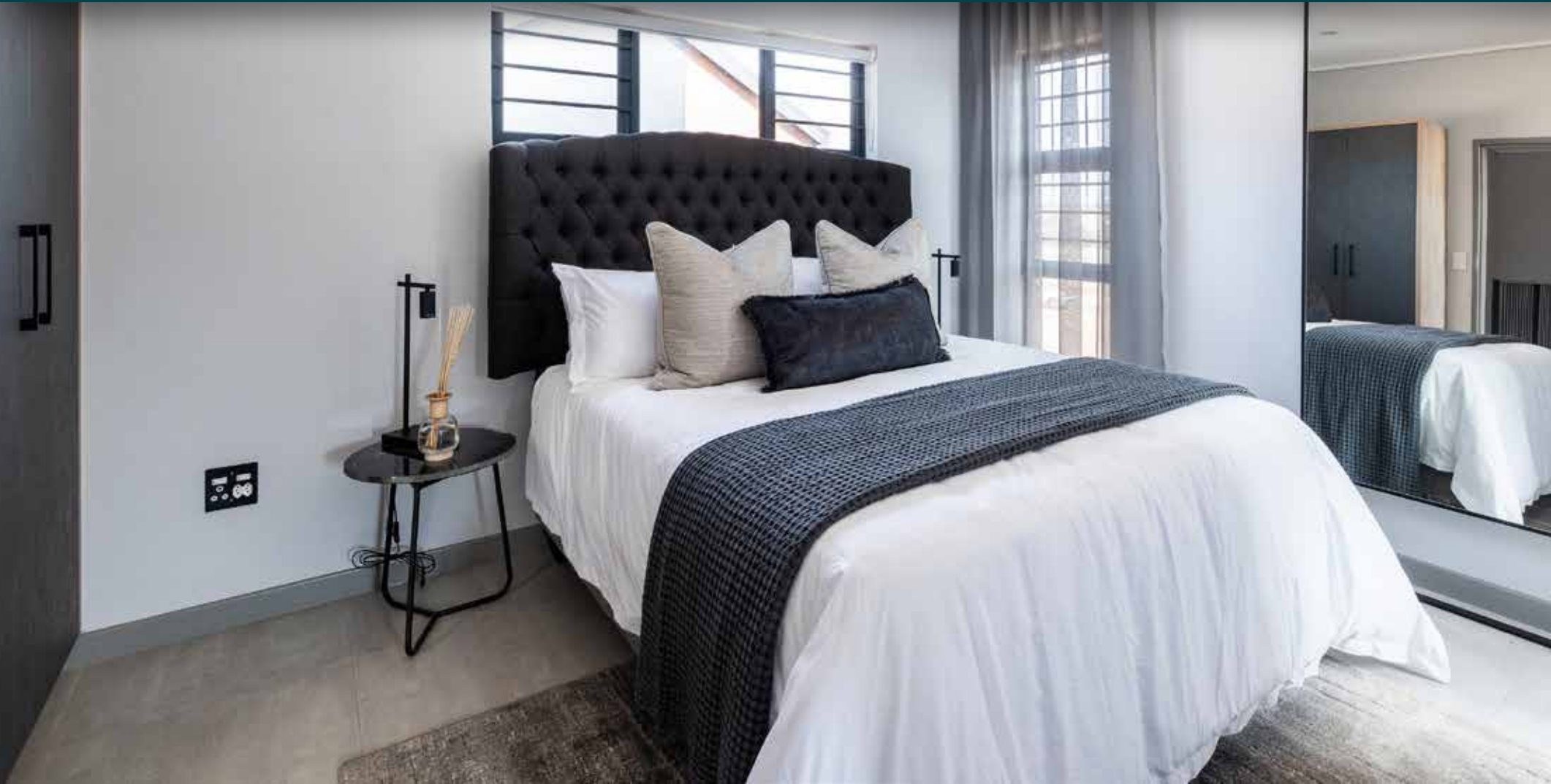


Parking: DG



DC = Double carport
DG = Double garage





PRICE LIST

SIZE m ²	CONFIGURATION		PRICE	JOINT INCOME	MONTHLY REPAYMENT
80 m ²	3 bedrooms, 2 bathrooms, double carport	NEW	R1 580 000	R55 255	R16 578
90 m ²	3 bedrooms, 2 bathrooms, double carport		R1 780 000	R62 250	R18 677
103 m ²	3 bedrooms, 2 bathrooms, double carport		R1 910 000	R66 796	R20 041
116 m ²	3 bedrooms, 2 bathrooms, double carport		R2 050 000	R71 692	R21 510
130 m ²	3 bedrooms, 2 bathrooms, double carport		R2 245 125	R78 516	R23 557
148 m ²	3 bedrooms, 2.5 bathrooms, double carport		R2 466 225	R86 248	R25 877
170 m ²	3 bedrooms, 2.5 bathrooms, double automated garage		R2 677 275	R93 629	R28 091
207 m ²	4 bedrooms, 2.5 bathrooms, double automated garage		R3 154 100	R110 304	R33 095

Interest rate of **11,25%**

REQUIRED DOCUMENTATION: INDIVIDUALS

- 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 is more than one applicant all the documents required for an individual must be submitted for all applicants.

BECOME A HOMEOWNER IN

9 EASY STEPS



LOCALITY

BALTIMORE



Bateleur College

Jackal Creek Corner

Jackal Creek Golf Estate

Happy Island Water World

Nova Pioneer North Riding

Northgate Shopping Centre

Northview Shopping Centre

SHOPPING

- Clearwater Mall
- Jackal Creek Corner
- Northgate Shopping Centre
- North View Shopping Centre
- Blueberry Square Shopping Centre

SCHOOLS

- Trinity House (Randpark Ridge)
- Curro Aurora
- North Riding College
- Little Ashford North Riding
- Bateleur College
- Excelsior Private School

ENTERTAINMENT

- Jackal Creek Golf club
- Happy Island Water World
- Ruimsig Waterfall
- Northcliff Ridge Eco-park
- Croc City Crocodile & Reptile Park
- Bird Gardens
- JHB Botanical Gardens

EMERGENCY SERVICES

- Life Wilgeheuwel Hospital
- Necare Olivedale Hospital
- Necare Rosebank Hospital
- Zandspruit Clinic

OUR TEAM



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GET IN TOUCH

For more information, please visit our website or contact our friendly Baltimore sales team:

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 www.4salenow.co.za

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

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