



# 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.

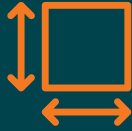
Baltimore has three-bedroom, two-bathroom **single-storey houses** ranging from **80 m<sup>2</sup> to 116 m<sup>2</sup>**. It also offers three-bedroom, two-and-a-half-bathroom, and four-bedroom, two-and-a-half-bathroom **double-storey houses** ranging from **130 m<sup>2</sup> to 207 m<sup>2</sup>**.

**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 m<sup>2</sup> to 207 m<sup>2</sup>



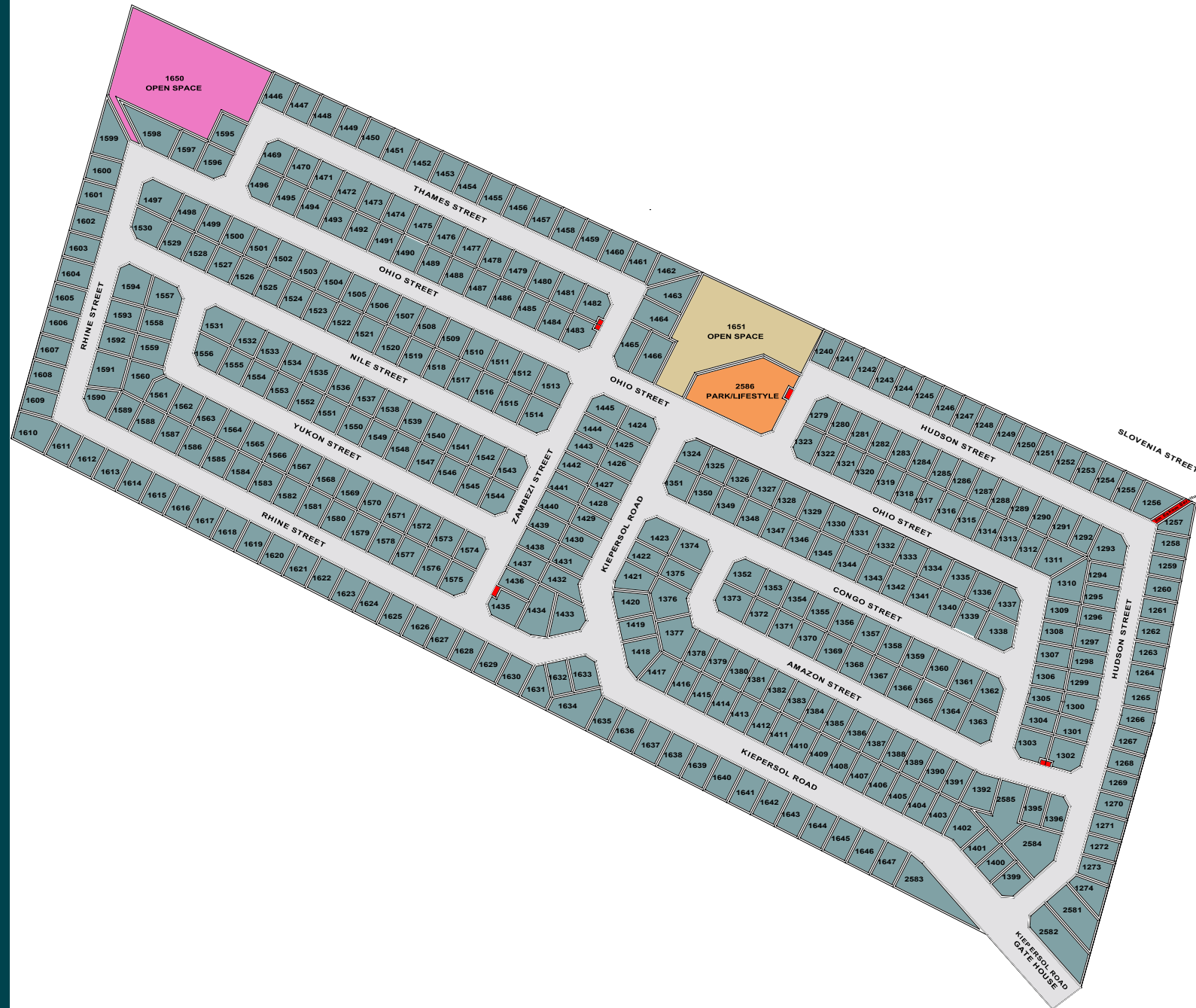
**Bedrooms:**  
Three and four bedrooms



**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  
m<sup>2</sup>



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  
m<sup>2</sup>



Bedrooms: 3



Bathrooms: 2



Parking: DC



Bedrooms: 3



Bathrooms: 2



Parking: DC

103  
m<sup>2</sup>



DC = Double carport  
DG = Double garage

# FLOOR PLANS

116  
m<sup>2</sup>



Bedrooms: 3



Bathrooms: 2



Parking: DC



DC = Double carport  
DG = Double garage



Bedrooms: 3



Bathrooms: 2½



Parking: DC

130  
m<sup>2</sup>



# FLOOR PLANS

148  
m<sup>2</sup>



Bedrooms: 3



Bathrooms: 2½



Parking: DC



Bedrooms: 3



Bathrooms: 2½



Parking: DG



170  
m<sup>2</sup>

DC = Double carport | DG = Double garage

# FLOOR PLANS

207  
m<sup>2</sup>



Bedrooms: 4



Bathrooms: 2½

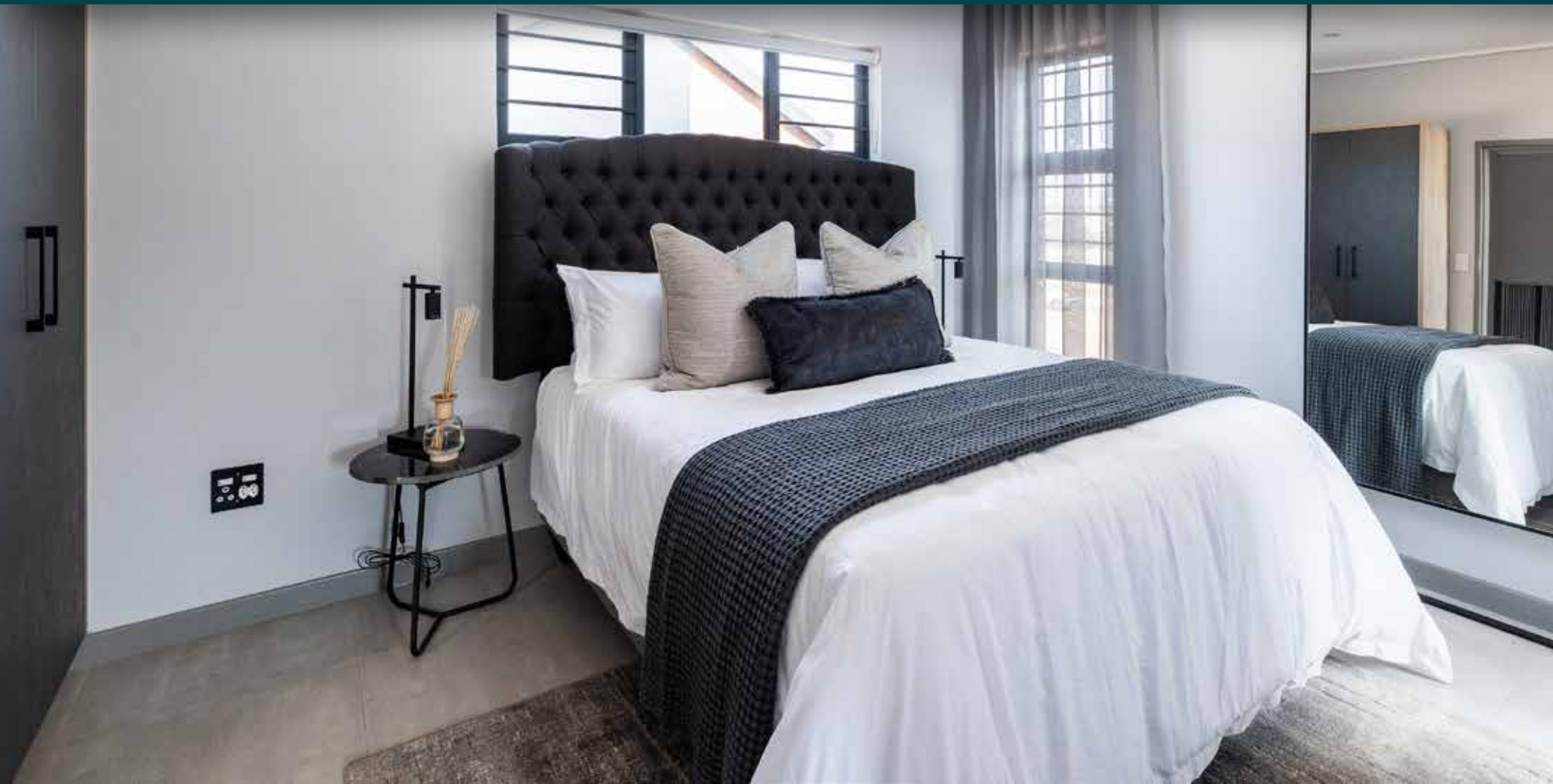


Parking: DG



DC = Double carport  
DG = Double garage





# PRICE LIST

SIZE m <sup>2</sup>	CONFIGURATION		PRICE	JOINT INCOME	MONTHLY REPAYMENT
80 m <sup>2</sup>	3 bedrooms, 2 bathrooms, double carport	<b>NEW</b>	<b>R1 580 000</b>	R54 356	R16 309
90 m <sup>2</sup>	3 bedrooms, 2 bathrooms, double carport		<b>R1 780 000</b>	R61 237	R18 373
103 m <sup>2</sup>	3 bedrooms, 2 bathrooms, double carport		<b>R1 910 000</b>	R65 709	R19 715
116 m <sup>2</sup>	3 bedrooms, 2 bathrooms, double carport		<b>R2 050 000</b>	R70 526	R21 160
130 m <sup>2</sup>	3 bedrooms, 2 bathrooms, double carport		<b>R2 245 125</b>	R77 239	R23 174
148 m <sup>2</sup>	3 bedrooms, 2.5 bathrooms, double carport		<b>R2 466 225</b>	R84 845	R25 456
170 m <sup>2</sup>	3 bedrooms, 2.5 bathrooms, double automated garage		<b>R2 677 275</b>	R92 106	R27 635
207 m <sup>2</sup>	4 bedrooms, 2.5 bathrooms, double automated garage		<b>R3 154 100</b>	R108 510	R32 556

Interest rate of **11,0%**

## 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:

 063 292 9914

 [www.4salenow.co.za](http://www.4salenow.co.za)

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

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