

90%
SOLD



ROUTE 82

KIBLER PARK

MODERN AND CONVENIENT LIVING



At Route 82 Security Village you can live a modern, safe, easy-going and convenient lifestyle.

THE PERFECT INVESTMENT

Route 82 Security Village offers a convenient and secure lifestyle. The development has top-end security, a lifestyle park and ample visitors parking, making it the perfect place to raise a family, entertain guests and live a balanced lifestyle.

ESTATE FEATURES



24-HR SECURITY

Biometric Access Control



LIFESTYLE PARKS



LAUNDROMAT



CAR WASH



CAFÉ



FIBRE



SITE PLAN & FEATURES



Modern 2-bedroom apartments | Stylish kitchens with granite tops plus oven and hob combinations |
DStv and fibre ready for convenience | Spacious built-in cupboards | 2-in-1 bath and shower |
Prepaid water and electricity | Ground floor units have a private garden



Middle Unit



Corner Unit

56 m²

FROM R770 000

This unit features a balcony or patio with private garden.



Unique lifestyle estate with 24/7 security, fibre, kids play area, laundromat, car wash and café.

Well situated close to malls and schools. No lawyer's fees. No transfer costs.

Earn a gross salary of **R27 812 pm** (combined) to qualify.

Required Documentation

If there are more than one applicant all the documents required for an individual must be submitted for all applicants

INDIVIDUALS

Completed application form | Copy of ID | Three months' payslips - no more than two months old
 Three months' bank statements - name of applicant and address must appear on the bank statements
 Signed credit and fraud consent clause

TYPE	FLOOR	SIZE	SALES PRICE	MONTHLY RENTAL INCOME	MONTHLY REPAYMENT	MONTHLY LEVIES, RATES & TAXES	QUALIFYING GROSS MONTHLY INCOME	TOTAL RETURN ON INVESTMENT PER ANNUM	
2 Bed 1 bath	2nd	56 m ²	R770 000	R6 800	R8 345	R2 044	R27 812	R95 575	15.4%
2 Bed 1 bath	1st	56 m ²	R780 000	R6 900	R8 453	R2 051	R28 174	R97 188	15.5%
2 Bed 1 bath	Ground	56 m ²	R839 000	R7 300	R9 092	R2 093	R30 305	R104 430	15.4%

WELCOME TO THE NEIGHBOURHOOD

Thanks to its ideal location, **ROUTE 82** strikes the perfect balance between the hustle and bustle of city life and the peace and quiet of its natural surroundings. The estate offers easy access to schools, shopping centres and medical facilities.



▶ **1 PAUL ROAD, KIBLER PARK**
LAT -26.056320 | LONG 27.975180

Shopping

- Southgate Mall
- Panorama Shop and Leisure
- Mall of The South
- Columbine Square

Schools

- Covenant College
- Waterstone College (CURRO)
- Kibler Park Secondary
- Kiddies Corner Crèche
- Danie Theron Primary School

Entertainment

- Rietvlei Zoo Farm
- Thaba Eco Lodge
- South Downs Golf Club
- Smoking Pistons Race Track

Emergency Services

- Mondeor Police Station
- Kibler Park Fire Station
- Netcare Mulbarton Hospital

GET IN TOUCH

For more information,
please visit our website or contact our
friendly Route 82 sales team on:

www.centraldevelopments.co.za
063 292 9914

Show units are open daily from 09:00 to 18:00

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