

Two Purchase Options Available

1. Straight forward plot and plan
2. Plot and plan with the plan deferred
or for

3. Negotiable terms call 072 647 5252, 042 292 0944 or alternatively call 084 599 0022

Straight forward plot and plan

1. Buying procedure:

- You will buy the plot and plan with a 10% deposit on the plot.
(Two contracts to be concluded which are the plot purchase agreement and the building contract)
- You will provide guarantees for the remainder of the purchase price before transfer of the plot.
(Remainder of the purchase price = plot price + building contract price minus the deposit)
- You will take transfer of the plot and building of the unit will then commence

Example:

Plot price + contract sum = Total required before transfer

R821 997 + R 1 389 618 = R2 211 615

Plot and plan with the plan deferred

2. Buying procedure:

- You will buy the plot and plan with a 10% deposit on the plot.
(Two contracts to be concluded which are the plot purchase agreement and the building contract)
- You will provide guarantees only for the remainder of the purchase price of the plot before transfer.
(Remainder of the purchase price of the plot = plot price - the deposit)
- You will take transfer of the plot.
- You will have up to 24 months to provide guarantees for the contract sum plus any escalation in material and labour
- The building of the unit will commence once guarantees have been secured.

Example:

Plot price = Total required before transfer

R821 997 = R821 997

3. Negotiable terms call 072 647 5252, 042 292 0944 or alternatively call 084 599 0022.

A Customised Transaction to suite your Financial Capacity!

KWALANGA ECO ESTATE UNIT SALES PRICES

Launch Prices

1. Plan A	302m ²	R2 600 000
2. Plan B	250m ²	R2 310 000
3. Plan C	354m ²	R2 910 000
4. Plan D	200m ²	R1 950 000
5. Show House	393m ²	R3 150 000

Prices after launch and up and until completion of services:

1. Plan A	302m ²	R2 838 000
2. Plan B	250m ²	R2 526 000
3. Plan C	354m ²	R3 150 000
4. Plan D	200m ²	R2 226 000
5. Show House	393m ²	R3 384 000

Final Pricing post completion of services:

1. Plan A	302m ²	R2 972 000
2. Plan B	250m ²	R2 626 000
3. Plan C	354m ²	R3 292 000
4. Plan D	200m ²	R2 306 000
5. Show House	393m ²	R3 542 000

A. COSTS DIRECTLY INCLUDED BY KWALANGA PROPERTY DEVELOPMENT

1. 500m² Freehold serviced plot
2. Transfer duty & legal fees
3. Building costs:
 - NHBRC levy
 - Builders deposit
 - Water connection
 - Electrical connection
 - Engineers fees
 - Geo-technical report
4. Architects costs:
 - sketch plans
 - Plan submission costs
 - council submission plans
 - detail documentation
 - site supervision until completion

C. Promotional additions contractually included but not in the price:

1. Swimming pool for each unit
2. Refrigerator
3. Washing machine
4. Tumble dryer
5. Dishwasher
6. ELO & Hob

B. COSTS INCLUDED PRO RATA (Common property)

1. 3, 2km x 2, 2m Electrified security and game fence
2. Home Owner Association offices
3. 24 hour manned Security Office/Gate House
4. 2km Engineered brick paved access road
5. Engineered river bridge crossing
6. Introduced wildlife game e.g. springbok etc.
7. Stands situated on a secured 46ha Nature Reserve

