

**FOR SALE**

*Freestanding Homes*

ON WARBLER ST, CRYSTAL PARK, BENONI, GAUTENG



FIND US ON:



*Standard Home*

*Possible Extension*

**3 Beds, 2 Baths**

Private Garden, Tiled Floors, Aluminium Window Frames, Energy Efficient Features

From **R665 000**

All prices incl transfer & bond costs

**IMMEDIATE OCCUPATION**



For more information on this or our other developments visit

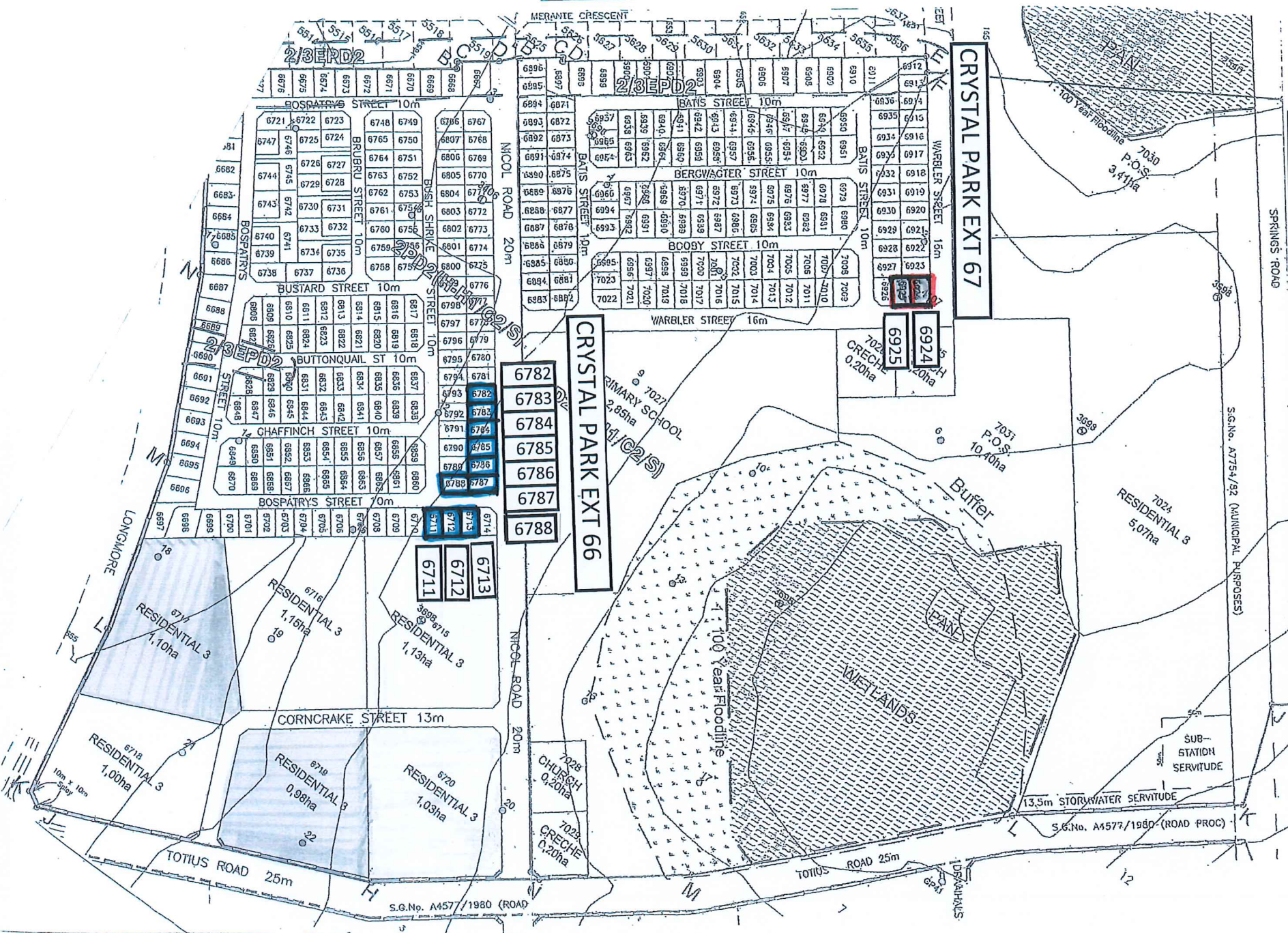
[www.renicoconstruction.co.za](http://www.renicoconstruction.co.za)

or contact **ALAN 082 679 3266** or **TAKU 074 626 1440**

DEVELOPED BY:



# CRYSTAL PARK



CRYSTAL PARK EXT 67

CRYSTAL PARK EXT 66

- 6782
- 6783
- 6784
- 6785
- 6786
- 6787
- 6788

- 6711
- 6712
- 6713

6924  
6925

6714  
6715  
6716

6717  
6718  
6719

6720  
6721  
6722

6723  
6724  
6725

6726  
6727  
6728

6729  
6730  
6731

6732  
6733  
6734

6735  
6736  
6737

6738  
6739  
6740

6741  
6742  
6743

6744  
6745  
6746

6747  
6748  
6749

6750  
6751  
6752

6753  
6754  
6755

6756  
6757  
6758

6759  
6760  
6761

6762  
6763  
6764

6765  
6766  
6767

6768  
6769  
6770

6771  
6772  
6773

6774  
6775  
6776

6777  
6778  
6779

6780  
6781  
6782

6783  
6784  
6785

6786  
6787  
6788

6789  
6790  
6791

6792  
6793  
6794

6795  
6796  
6797

6798  
6799  
6800

6801  
6802  
6803

6804  
6805  
6806

6807  
6808  
6809

6810  
6811  
6812

6813  
6814  
6815

6816  
6817  
6818

6819  
6820  
6821

6822  
6823  
6824

6825  
6826  
6827

6828  
6829  
6830

6831  
6832  
6833

6834  
6835  
6836

6837  
6838  
6839

6840  
6841  
6842

6843  
6844  
6845

6846  
6847  
6848

6849  
6850  
6851

6852  
6853  
6854

6855  
6856  
6857

6858  
6859  
6860

6861  
6862  
6863

6864  
6865  
6866

6867  
6868  
6869

6870  
6871  
6872

6873  
6874  
6875

6876  
6877  
6878

6879  
6880  
6881

6882  
6883  
6884

6885  
6886  
6887

6888  
6889  
6890

6891  
6892  
6893

6894  
6895  
6896

6897  
6898  
6899

6900  
6901  
6902

6903  
6904  
6905

6906  
6907  
6908

6909  
6910  
6911

6912  
6913  
6914

6915  
6916  
6917

6918  
6919  
6920

6921  
6922  
6923

6924  
6925  
6926

6927  
6928  
6929

6930  
6931  
6932

6933  
6934  
6935

6936  
6937  
6938

6939  
6940  
6941

6942  
6943  
6944

6945  
6946  
6947

6948  
6949  
6950

6951  
6952  
6953

6954  
6955  
6956

6957  
6958  
6959

6960  
6961  
6962

6963  
6964  
6965

6966  
6967  
6968

6969  
6970  
6971

6972  
6973  
6974

6975  
6976  
6977

6978  
6979  
6980

6981  
6982  
6983

6984  
6985  
6986

6987  
6988  
6989

6990  
6991  
6992

6993  
6994  
6995

6996  
6997  
6998

6999  
7000  
7001

7002  
7003  
7004

7005  
7006  
7007

7008  
7009  
7010

7011  
7012  
7013

7014  
7015  
7016

7017  
7018  
7019

7020  
7021  
7022

7023  
7024  
7025

7026  
7027  
7028

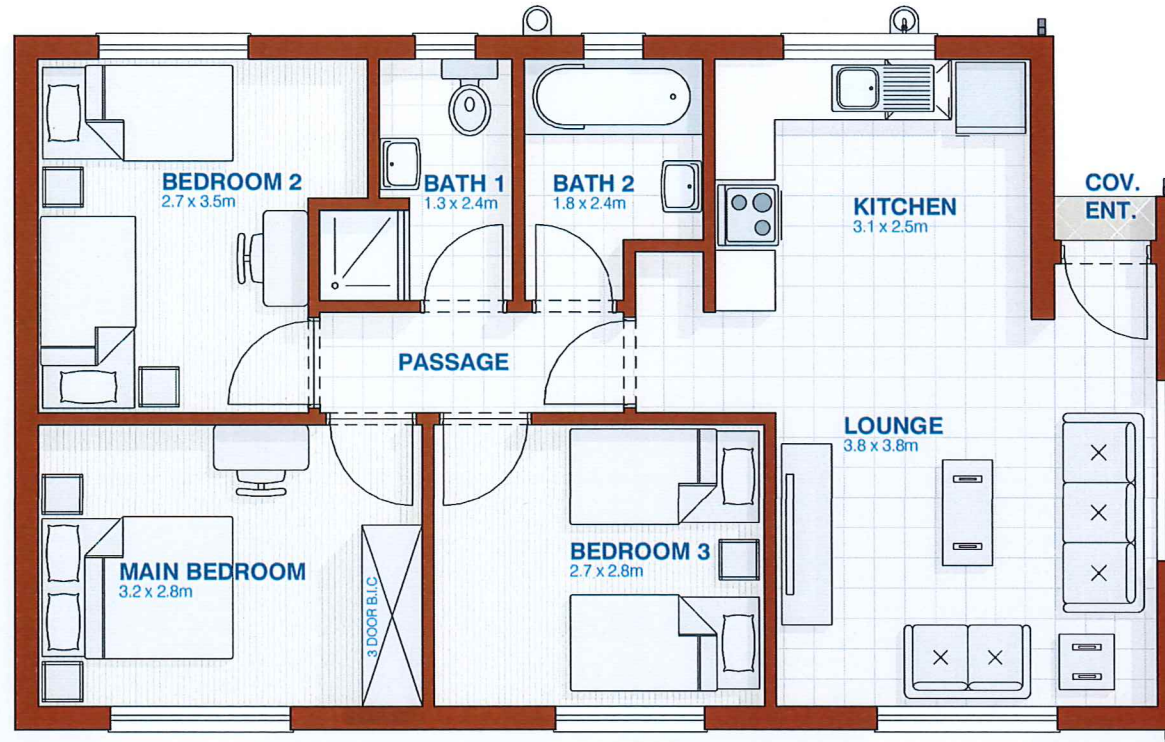
7029  
7030  
7031

7032  
7033  
7034

7035  
7036  
7037

**AREA SUMMARY - STANDARD**

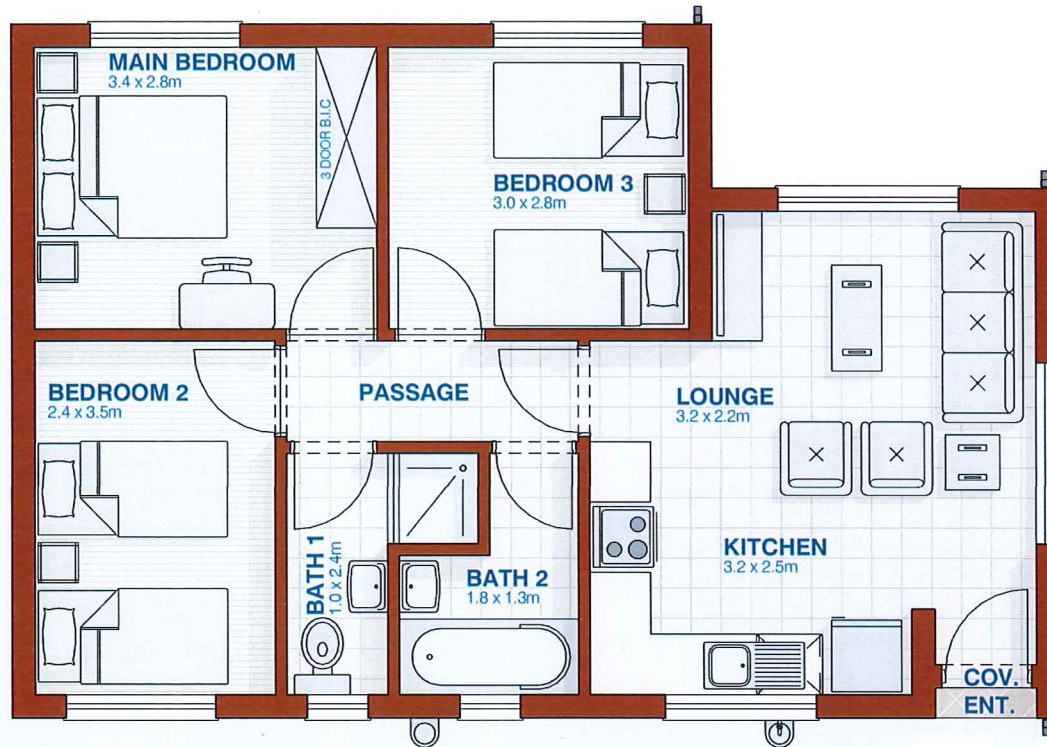
UNIT TYPE A	77.56 m <sup>2</sup>
COV. ENT.	0.55 m <sup>2</sup>
TOTAL AREA	78.11 m <sup>2</sup>



GROUND STOREY PLAN  
SCALE 1 : 50  
NORTH ORIENTATION AS INDICATED ON SITE PLAN

**AREA SUMMARY - STANDARD**

UNIT B	66.08 m <sup>2</sup>
COV. ENT.	0.31 m <sup>2</sup>
TOTAL AREA	66.39 m <sup>2</sup>



GROUND STOREY PLAN  
SCALE 1 : 50  
NORTH ORIENTATION AS INDICATED ON SITE PLAN

SPECIFICATION LIST  
**Crystal Park Ext 66 & 67**  
**Freestanding Homes**

NO OTHER CHANGES/UPGRADES WILL BE PERMITTED. THAT ARE NOT ON THE APPROVED SPECIFICATION OR UPGRADE LIST

1.	Brickwork	Ext	Semi-face brick & Plaster & Paint
		Int	Cement bricks / Brush Plaster / At least 2 coats PVA beige or similar
2.	Windows		Aluminium Window Frames
	Door Frames	Int	Pressed steel frames primed and painted two coats white enamel
		Ext	Pressed steel frames primed and painted two coats white enamel
4.	Doors & Locks	Ext	Wooden door painted at least 2 coats Woodoc30 (or similar), fitted with 3 lever lock-set
		Int	Flush hollow core Masonite doors, primed & painted white gloss enamel, fitted with 2 lever lock-set
5.	Ceilings & Cornice		6.44 mm Rhino board with "H" strips, Gypsum cornices 50mm - all painted PVA white
6.	Sanitary fitting		Bath 1700 mm white Ceramic basin on pedestal Shower No door (optional) Water Closet Semi close couple with white toilet seat and low-flow cistern Toilet Roll Holder One per toilet Towel-Rail One towel rail
7.	Plumbing		Kitchen COLBY sink mixer with low-flow aerator WHB COLBY basin mixer with low flow aerator Bath COLBY under tile mixer with Nikkei spout WM Point Included (cold water with drain only)
8.	Water		One water meter per unit (consumption payable to EKURHULENI)
9.	Geyser		150l Geyser with heat pump
10.	Floor covering		Bedrooms Tiles Bathroom Tiles Shower Standard floor tiles cut to match Lounge Tiles Kitchen Tiles

11.	Skirtings	50 mm pvc standard skirting
12.	Wall tiles	Bathroom Kitchen
		1/2 row tiles as splash back to above bath & basin / Shower fully tiled (if shower in unit) 1/2 row of tiles fitted to area above counter top only (not behind appliances)
13.	Cupboards	Bedrooms
		Melamine doors with chipboard shelves/handles (only main bed) No cupboard in 2 <sup>nd</sup> or 3 <sup>rd</sup> bedrooms (only upgrade)
14.	Stove	Kitchen
		Formica tops fitted to Melamine carcasses, single bowl stainless steel sink as per layout plan
15.	Electricity	
		Free standing 4 plate hob with oven (black)
16.	Light fittings	
		Pre-Paid Meter (Consumer to pay monthly usage to EKURHULENI)
17.	Plug Points	
		As per Unit layout
18.	TV points	
		As per Unit layout
19.	Glazing	
		Conduit to lounge (no wiring fitted)
20.	Curtain rails	Living room Bathroom
		3mm/ 4mm Clear 4 mm obscure glass
21.	Roof	All windows Bathrooms & Kitchen
		Double kirsch rails with 150 mm overhang Single kirsch rails
22.	Landscaping/Paving	Trusses Covering
		Prefabricated as per specification Cement roof tiles as per specification Insulation - Eco Insulation Zinkalume seamless gutters & downpipes
		As per approved Site Development Plan (if applicable)

**Note :- This specification list has been prepared subject to availability of materials. All quality is guaranteed by the approved and appointed Suppliers, and is subject to standard supplier guarantees. The developer cannot be held accountable for colour/texture variations (if any) found in supplied material.**

# CRYSTAL PARK EXT 67

## UNIT A

ERF	TYPE	SQM	DESCRIPTION	PRICE
6925	FREESTANDING	78,11	3 BED, 2 BATH, KITCHEN, LOUNGE	R 780 000

## UNIT B

ERF	TYPE	SQM	DESCRIPTION	PRICE
6924	FREESTANDING	66,39	3 BED, 2 BATH, KITCHEN, LOUNGE	R 665 000

## ADDITIONAL FEES / COSTS (estimated)

### MONTHLY

Bond Repayment  
Water & Electricity (consumption payable to EKURHULENI)  
Rates & Taxes (payable to EKURHULENI)

### ONCE OFF

Bank Initiation/Valuation Fee (subject to)  
Any Extras and/or Upgrades (if applicable)  
Compulsory Occupational Rent of 1% of the Total Purchase Price (from occupation to date of registration)  
Once Off Water and Electricity Deposit (payable to EKURHULENI if applicable)



CRYSTAL PARK DEVELOPMENT

Purchase Price	Monthly Estimated Repayments		Minimum Estimated Income Required					
	Deposit	Term	Interest Rate	Interest Rate	Interest Rate			
			10.25%	11.25%	12.25%			
R 650 000		R 0 20 Years	R 6 327	R 6 757	R 7 197	R 21 080	R 22 520	R 23 990
		R 0 30 Years	R 5 775	R 6 255	R 6 742	R 19 250	R 20 840	R 22 470
R 700 000		R 0 20 Years	R 6 813	R 7 277	R 7 751	R 22 710	R 24 250	R 25 830
		R 0 30 Years	R 6 220	R 6 736	R 7 261	R 20 730	R 22 450	R 24 200
R 725 000		R 0 20 Years	R 7 057	R 7 536	R 8 028	R 23 520	R 25 120	R 26 750
		R 0 30 Years	R 6 442	R 6 976	R 7 520	R 21 470	R 23 250	R 25 060
R 750 000		R 0 20 Years	R 7 300	R 7 796	R 8 304	R 24 330	R 25 980	R 27 680
		R 0 30 Years	R 6 664	R 7 217	R 7 780	R 22 210	R 24 050	R 25 930
R 800 000		R 0 20 Years	R 7 787	R 8 316	R 8 858	R 25 950	R 27 720	R 29 520
		R 0 30 Years	R 7 108	R 7 698	R 8 298	R 23 690	R 25 650	R 27 660
R 825 000		R 0 20 Years	R 8 030	R 8 576	R 9 135	R 26 760	R 28 580	R 30 440
		R 0 30 Years	R 7 330	R 7 938	R 8 558	R 24 430	R 26 460	R 28 520
R 850 000		R 0 20 Years	R 8 273	R 8 836	R 9 412	R 27 570	R 29 450	R 31 370
		R 0 30 Years	R 7 552	R 8 179	R 8 817	R 25 170	R 27 260	R 29 390
R 875 000		R 0 20 Years	R 8 517	R 9 096	R 9 689	R 28 380	R 30 310	R 32 290
		R 0 30 Years	R 7 774	R 8 420	R 9 076	R 25 910	R 28 060	R 30 250
R 900 000		R 0 20 Years	R 8 760	R 9 356	R 9 965	R 29 190	R 31 180	R 33 210
		R 0 30 Years	R 7 997	R 8 660	R 9 336	R 26 650	R 28 860	R 31 110
R 925 000		R 0 20 Years	R 9 003	R 9 615	R 10 242	R 30 010	R 32 050	R 34 140
		R 0 30 Years	R 8 219	R 8 901	R 9 595	R 27 390	R 29 660	R 31 980
R 950 000		R 0 20 Years	R 9 247	R 9 875	R 10 519	R 30 820	R 32 910	R 35 060
		R 0 30 Years	R 8 441	R 9 141	R 9 854	R 28 130	R 30 470	R 32 840
R 1 000 000		R 0 20 Years	R 9 733	R 10 395	R 11 073	R 32 440	R 34 650	R 36 900
		R 0 30 Years	R 8 885	R 9 622	R 10 373	R 29 610	R 32 070	R 34 570
R 1 050 000		R 0 20 Years	R 10 220	R 10 915	R 11 626	R 34 060	R 36 380	R 38 750
		R 0 30 Years	R 9 329	R 10 104	R 10 892	R 31 090	R 33 670	R 36 300
R 1 100 000		R 0 20 Years	R 10 707	R 11 435	R 12 180	R 35 680	R 38 110	R 40 590
		R 0 30 Years	R 9 774	R 10 585	R 11 410	R 32 570	R 35 280	R 38 030
R 1 150 000		R 0 20 Years	R 11 193	R 11 954	R 12 734	R 37 310	R 39 840	R 42 440
		R 0 30 Years	R 10 218	R 11 066	R 11 929	R 34 050	R 36 880	R 39 760
R 1 200 000		R 0 20 Years	R 11 680	R 12 474	R 13 287	R 38 930	R 41 580	R 44 290
		R 0 30 Years	R 10 662	R 11 547	R 12 448	R 35 540	R 38 480	R 41 490
R 1 250 000		R 0 20 Years	R 12 167	R 12 994	R 13 841	R 40 550	R 43 310	R 46 130
		R 0 30 Years	R 11 106	R 12 028	R 12 966	R 37 020	R 40 090	R 43 220
R 1 300 000		R 0 20 Years	R 12 653	R 13 514	R 14 394	R 42 170	R 45 040	R 47 980
		R 0 30 Years	R 11 551	R 12 509	R 13 485	R 38 500	R 41 690	R 44 940
R 1 350 000		R 0 20 Years	R 13 140	R 14 033	R 14 948	R 43 790	R 46 770	R 49 820
		R 0 30 Years	R 11 995	R 12 990	R 14 004	R 39 980	R 43 300	R 46 670
R 1 400 000		R 0 20 Years	R 13 627	R 14 553	R 15 502	R 45 420	R 48 510	R 51 670
		R 0 30 Years	R 12 439	R 13 471	R 14 522	R 41 460	R 44 900	R 48 400
R 1 450 000		R 0 20 Years	R 14 113	R 15 073	R 16 055	R 47 040	R 50 240	R 53 510
		R 0 30 Years	R 12 883	R 13 952	R 15 041	R 42 940	R 46 500	R 50 130
R 1 500 000		R 0 20 Years	R 14 600	R 15 593	R 16 609	R 48 660	R 51 970	R 55 360
		R 0 30 Years	R 13 328	R 14 434	R 15 560	R 44 420	R 48 110	R 51 860



# YOUR PERSONAL GUIDE TO Crystal Park Ext 66 & 67

This presentation has been especially prepared to acquaint you with this specific development. Please retain it for future reference. We appreciate you taking an interest in this document. Should you have any questions, please do not hesitate to contact us.

## DEVELOPER

Renico Construction (PTY) Ltd.  
Tel 011 794 1177 Fax 011 794 1159  
[www.renicoconstruction.co.za](http://www.renicoconstruction.co.za)

## MARKETING

Renico Construction (PTY) Ltd.  
Alan Grant Cell 082 679 3266  
[alan@skywalkdevelopments.co.za](mailto:alan@skywalkdevelopments.co.za)

## ARCHITECT

A.A. Papageorgiou Architects & Associates Inc.  
[aapapa@icon.co.za](mailto:aapapa@icon.co.za)

## BOND ORIGINATOR

**CAP CUBED** - Karien van der Berg  
Block E, Somerset Office Estate,  
Kudu Street, Allensnek  
Cell 082 876 1775 Fax 086 743 4864  
[karien@capcubed.com](mailto:karien@capcubed.com); / [www.capcubed.com](http://www.capcubed.com)

## NEDBANK DIRECT

**SA HOMELOANS** – Sashi Singh  
Cell 072 442 6538 Fax 086 501 7822  
[SashiS@sahomeloans.com](mailto:SashiS@sahomeloans.com)

**NEDBANK** - Valma Laubscher  
Lakeview Campus, 16 Constantia Boulevard,  
Constantia Kloof, Roodepoort  
Tel 011 534 6491 Fax 011 500 8024  
Cell 083 302 5827  
[www.nedbank.co.za](http://www.nedbank.co.za) / [www.nedbank.co.za/homeloans](http://www.nedbank.co.za/homeloans)

## ATTORNEY

Du Plooy Inc. – Yolandi Hall  
7 Visiomed Office Park,  
269 Beyers Naude Drive, Northcliff  
Tel 011 431 3739 Fax 011 431 3829  
[yolandi@dslaw.co.za](mailto:yolandi@dslaw.co.za) / [www.duplooyinc.co.za](http://www.duplooyinc.co.za)

## TRUST ACCOUNT DETAILS

Account Name: Du Plooy Inc.  
Bank: FNB (Trust Account)  
Account number: 6210 9320 698  
Branch code: 261251  
Reference : **CRYSTAL PARK** \_\_\_ erf number \_\_\_\_

The developer, or his agent, accepts no expressed, or implied, liability due to the contents of this report. All facts, specifications, and summaries have been obtained from sources deemed reliable and are believed to be correct. No liability is assumed by its author. Any unauthorised use of this report or any part hereof, without prior written permission of its author, is expressly prohibited.