

**FOR
SALE**

Perfect for young families

Eco-friendly energy saving homes with exclusive finishes

Restaurant & Walkways • Close to Vyfhoek Shopping Centre

**LAST 3 UNITS
AVAILABLE**

3 Bed 2 Bath

simplex lock-up and go homes selling from

R2 185 000

All prices incl transfer & bond costs | R25 000 deposit secures | Terms & conditions apply



25 Leivoor Lane, deLand Estate
POTCHEFSTROOM

24 Hour Security & Access Control • Automated Double Garage • Built-in Braai
Pet Friendly with Walled Gardens • Fibre, Satellite & PV Solar Ready

WIN a

STARLET



One lucky buyer stands a chance to win a
TOYOTA STARLET (1.4 XS Auto).

* Terms & C's Apply

**IMMEDIATE OCCUPATION
ON SHOW: Sun 15:00 - 17:00**



BEATRICE 071 674 5673

beatrice.joubert@engelvoelkers.com

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ENGEL & VÖLKERS
Potchefstroom

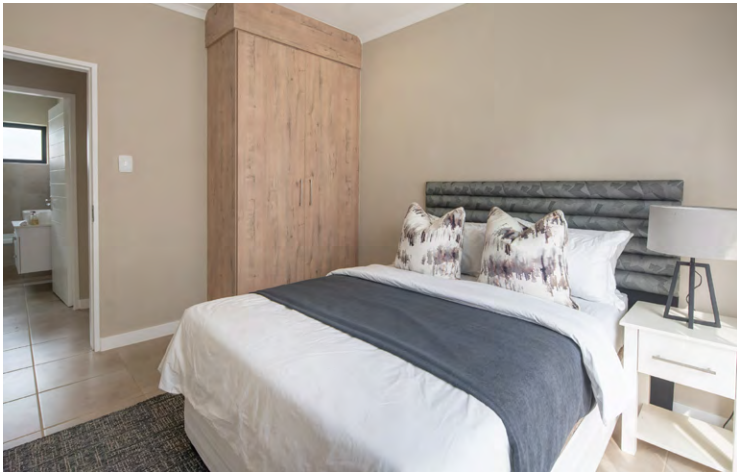
DEVELOPED BY:


RENICO
CONSTRUCTION
(PTY) LTD
(011) 794-1177

FIND US ON:



SHOW UNIT



LOCATION & AMENITIES

deSkuur Restaurant | Kleurterskool @ deLand

Kids play areas, with green areas & parks | Fruit orchard & herb garden

Residents have more than 2.6km perimeter route for jogging, cycling or an afternoon stroll



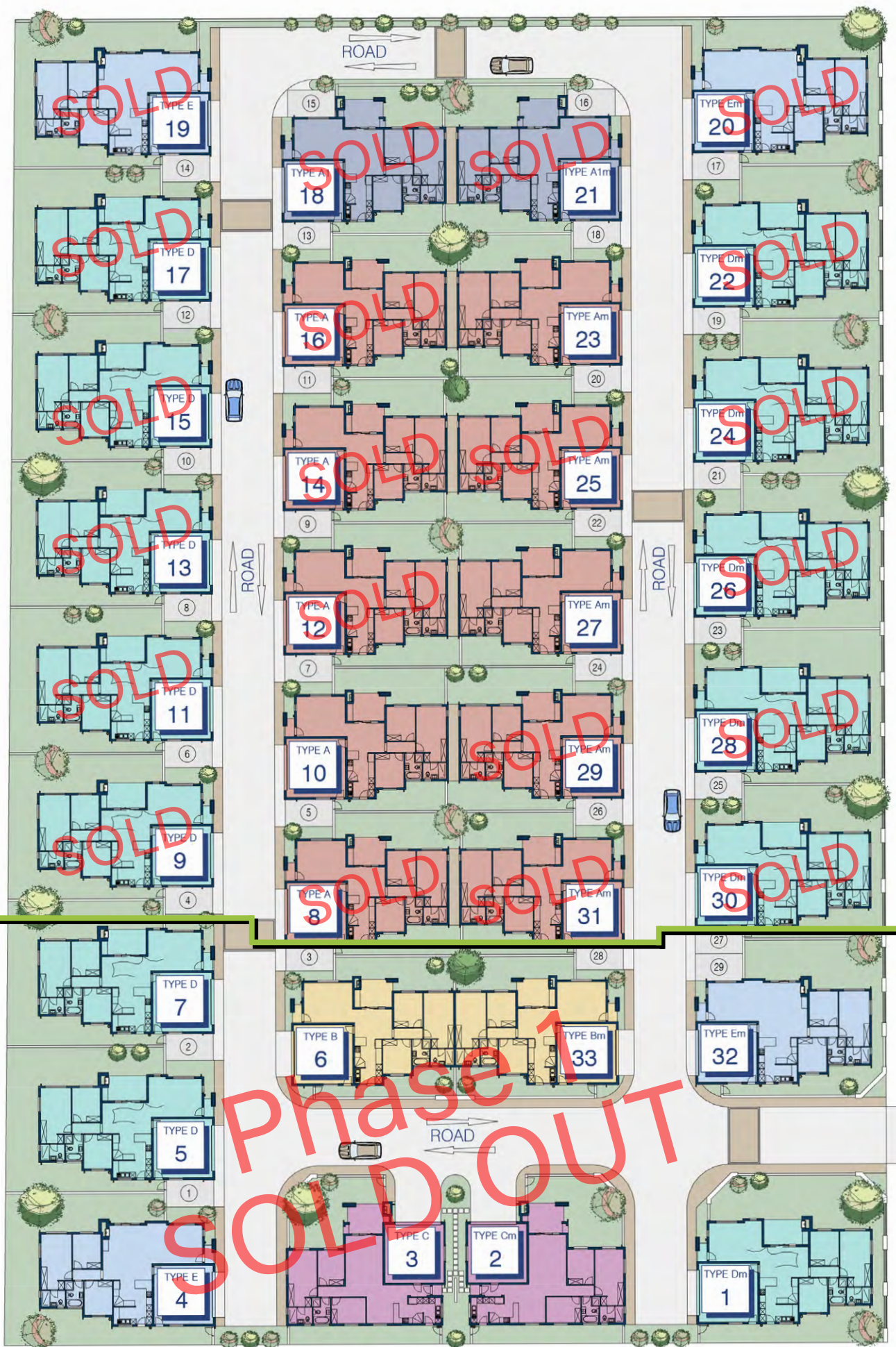
km	Place of interest
2.7	Vyfhoek Shopping Centre with access to Planet Fitness, Spar, Tops, Outdoor Warehouse, Jack's Paint, Coffee Shops, Clothing and many more
3.5	Hoërskool Gimnasium
3.9	North West University Botanical Garden
4.2	North West University Campus
4.5	Laerskool Mooirivier
4.9	Mooimed Private Hospital
8.3	Potcherstroom Golf Club



SITE LAYOUT

PHASE 2

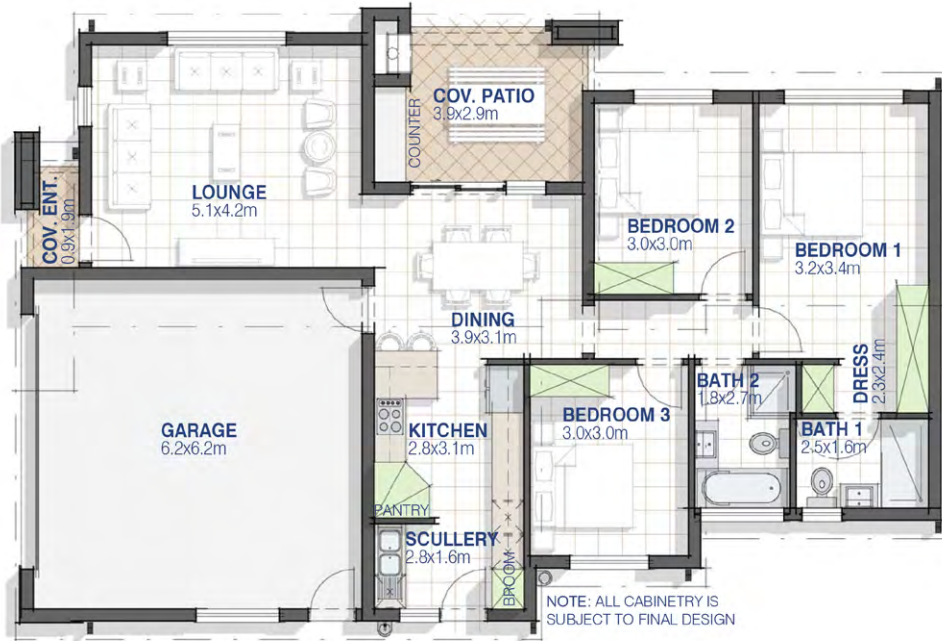
PHASE 1



UNIT LAYOUT

UNIT TYPE A

3 Bed 2 Bath
172.80m²



UNIT TYPE A1

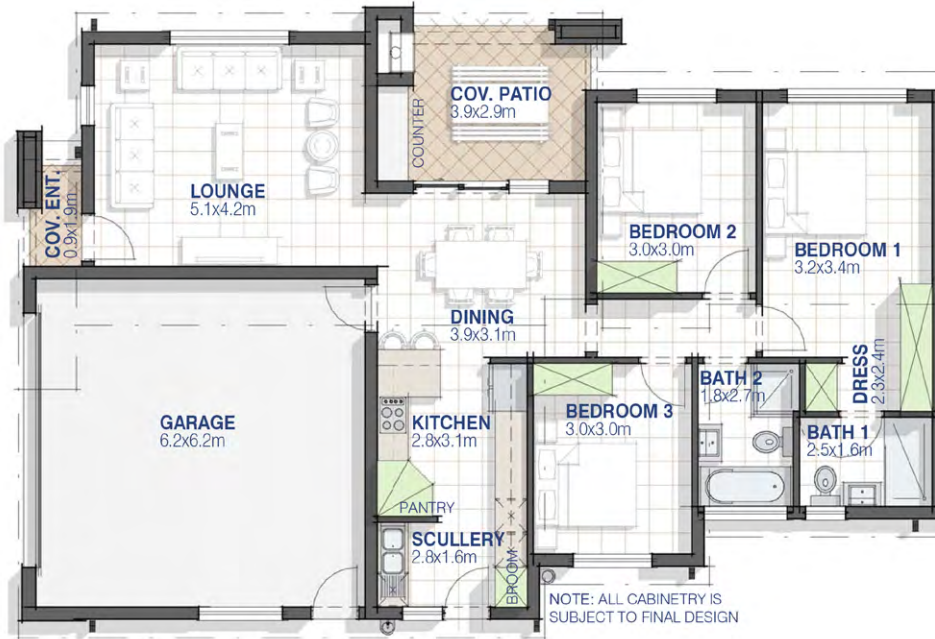
3 Bed 2 Bath
181.41m²



UNIT LAYOUT

UNIT TYPE B

3 Bed 2 Bath
171.87m²



UNIT TYPE C

3 Bed 2 Bath
175.75m²



UNIT LAYOUT

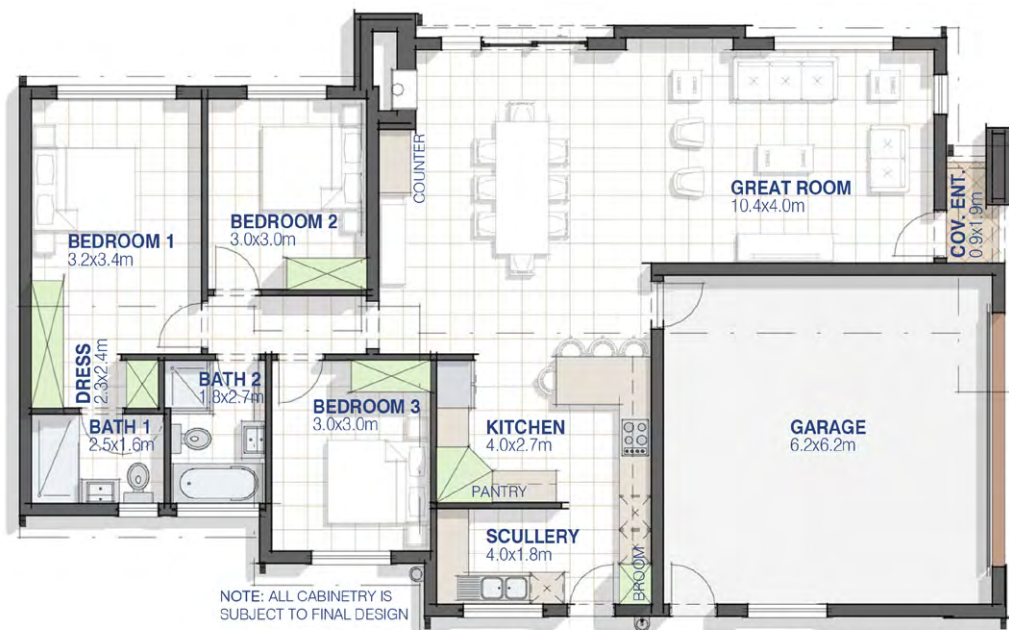
UNIT TYPE D

3 Bed 2 Bath
185.02m²



UNIT TYPE E

3 Bed 2 Bath
184.15m²



PRICE LIST

Unit	Plan	Total Unit Size	Garden Size	Total	Description	Price
#	Type	m ²	m ²	m ²		
PHASE 1 - Completed						
1	D	185,02	148,14	333,16	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
2	C	175,75	83,34	259,09	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
3	C	175,75	83,31	259,06	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
4	E	184,15	152,01	336,16	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
5	D	185,02	125,17	310,19	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
6	B	172,89	65,35	238,24	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
7	D	185,02	122,27	307,29	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
32	E	184,15	108,26	292,41	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
33	B	172,89	65,35	238,24	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
PHASE 2 - Immediate Occupation						
8	A	172,89	82,10	254,99	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
9	D	185,02	119,37	304,39	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
10	A	172,89	62,40	235,29	3 BED, 2 BATH, DOUBLE GARAGE	R 2 185 000
11	D	185,02	116,47	301,49	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
12	A	172,89	82,10	254,99	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
13	D	185,02	113,57	298,59	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
14	A	172,89	62,40	235,29	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
15	D	185,02	110,67	295,69	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
16	A	172,89	82,10	254,99	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
17	D	185,02	107,76	292,78	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
18	A1	181,41	58,47	239,88	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
19	E	184,15	118,67	302,82	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
20	E	184,15	104,15	288,30	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
21	A1	181,41	79,19	260,60	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
22	D	185,02	104,21	289,23	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
23	A	172,89	62,43	235,32	3 BED, 2 BATH, DOUBLE GARAGE	R 2 185 000
24	D	185,02	104,21	289,23	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
25	A	172,89	82,10	254,99	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
26	D	185,02	104,21	289,23	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
27	A	172,89	62,43	235,32	3 BED, 2 BATH, DOUBLE GARAGE	R 2 185 000
28	D	185,02	104,23	289,25	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
29	A	172,89	82,10	254,99	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
30	D	185,02	104,23	289,25	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
31	A	172,89	62,40	235,29	3 BED, 2 BATH, DOUBLE GARAGE	SOLD

REPAYMENT SCHEDULE

Monthly Repayments					Minimum Income Required		
Purchase Price	Term	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate
		11.75%	12.25%	12.50%	11.75%	12.25%	12.50%
R 2 185 000	20 Years	R 23 449	R 24 194	R 24 569	R 78 160	R 80 640	R 81 890
	30 Years	R 21 842	R 22 665	R 23 079	R 72 800	R 75 550	R 76 930
R 2 315 000	20 Years	R 24 845	R 25 633	R 26 031	R 82 810	R 85 440	R 86 760
	30 Years	R 23 141	R 24 014	R 24 452	R 77 130	R 80 040	R 81 500

All banks require certain information in order for their credit division to approve a home loan application. These differ between banks but fundamentally they all require:

1. **Signed and completed application and consent forms**
2. **Clear copy of Identity Document of the purchaser/s**
3. **Proof of income of the purchaser/s**
 - If only basic salary earned (no overtime or commission) - latest 3 payslip and latest 3 months non internet bank statements needed
 - If overtime or commission is earned, then latest 6 months payslips and bank statements needed
 - If self employed, latest 2 years audited financials and letter of earnings as well as latest 2 year's ITA34's plus latest 6 month's personal and business bank statements will be required together with signed assets and liabilities



PROPOSED BUDGET

	PER MONTH	PER ANNUM
LINE EXPENDITURE	2020/2021	
MUNICIPAL DEPOSITS (once off)		
Water	R 0.00	R 1,000.00
Electricity	R 0.00	R 1,000.00
Sub total	R 0.00	R 2,000.00
MUNICIPAL		
Water	R 750.00	R 9,000.00
Electricity	R 122.00	R 1,464.00
Sub total	R 872.00	R 10,464.00
ADMINISTRATION		
Auditor/Accounting Fees	R 500.00	R 6,000.00
Management Fee	R 4,125.00	R 49,500.00
Meter Reading Fee	R 338.00	R 4,056.00
deLand Estate HOA Fee	R 0.00	R 0.00
55+ HA Fee	R 0.00	R 0.00
Bank Charges	R 350.00	R 4,200.00
Insurance	R 4,200.00	R 50,400.00
Sub Total	R 9,513.00	R 114,156.00
10 YEAR MAINTENANCE / RESERVE FUND		
Reserve fund	R 5,500.00	R 66,000.00
Sub Total	R 5,500.00	R 66,000.00
REPAIRS & MAINTENANCE		
General	R 500.00	R 6,000.00
Maintenance heat pumps	R 1,115.50	R 13,368.00
Sub Total	R 1,615.50	R 19,386.00
GARDEN SERVICE		
Labour & equipment	R 7,500.00	R 90,000.00
Sub Total	R 7,500.00	R 90,000.00
TOTAL	R 25,000.50	R 302,006.00



LEVY BUDGET

Levy per unit includes: CSOS, Mooi Land Expenditure Budget & deLand HOA.

Unit	Total Levy	Unit	Total Levy
1	R1 242.30	18	R1 102.70
2	R1 180.05	19	R1 236.45
3	R1 180.05	20	R1 236.45
4	R1 236.45	21	R1 102.70
5	R1 242.30	22	R1 242.30
6	R1 160.85	23	R1 160.85
7	R1 242.30	24	R1 242.30
8	R1 160.85	25	R1 160.85
9	R1 242.30	26	R1 242.30
10	R1 160.85	27	R1 160.85
11	R1 242.30	28	R1 242.30
12	R1 160.85	29	R1 160.85
13	R1 242.30	30	R1 242.30
14	R1 160.85	31	R1 160.85
15	R1 242.30	32	R1 236.45
16	R1 160.85	33	R1 160.85
17	R1 242.30		



SPECIFICATION LIST

NO OTHER CHANGES/UPGRADES WILL BE PERMITTED IF IT IS NOT ON THE APPROVED SPECIFICATION OR UPGRADE LIST

External brickwork	Semi-face brick Brick options	Nevada Travertine Nebraska Travertine
External finish	1 Coat plaster Primer and 2 coats paint	
Cladding	Local stone cladding	
Internal brickwork	Clay bricks	
Internal finish	1 Coat plaster Primer and 2 coats paint	
External windows	Aluminium frames Glazing Living/Bedroom Bathroom	4mm clear glass 4mm obscured glass
External door	Frame: Door Lock Handles Door closer	Double rebate steel frame, primed and painted with 2 coats enamel Commercial veneer horizontal fire door, 30min rated, with 2 coats varnish 3 lever lock-set MGOL Auto
Internal door	Frame Door Handles Lock Door stop	Double rebated steel frame, primed and painted with 2 coats enamel Hollow-core hardboard door, primed and painted with 2 coats enamel Madrid 2 lever lock-set Aluminium half moon
Sliding door	Aluminium Lazing Lock	Standard Standard

continue



SPECIFICATION LIST

Ceilings	6.44 mm Rhino board with "H" strips, painted with 2 coats PVA (Colour: white)	
Cornice	75mm Gypsum, painted with 2 coats PVA (Colour: white)	
Sanitary ware	Bath	Bricky 1700 mm, white with CP waste
	Mixer and spout	lolite with Nikki spout (Undertile)
	Soap Dish	Pendle
	Towel Ring	Pendle - single, 600mm long
Basin		Floating vanity with Kiara basinlolite
	Mixer	lolite
	Mirror	Bevelled edge
	Towel Ring	Pendle
Shower	Door	Pivot door
	Shower head	3 function round shower head
	Shower arm	Molinari
	Soap dish	Pendle
	Towel rail	Pendle - single, 600mm long
	Mixer	lolite
	Shower trap	PVC
	Water Closet	
Type	Bricky top flush with wooden seat	
Toilet roll holder	Pendle	
Washing machine	Cold water point with drain	
Water meter	1 per unit	
Geyser	200 Litre	
Heat pump	5kW	
Floor covering	Bedrooms	430 x 430 Ceramic tiles
	Bathroom	430 x 430 Ceramic tiles
	Shower	430 x 430 Ceramic tiles, floor tiles cut to match
	Lounge	430 x 430 Ceramic tiles
	Kitchen	430 x 430 Ceramic tiles

continue



SPECIFICATION LIST

Skirting	Unit	100 mm supawood skirting, painted with 2 coats paint
	Patio	100mm tile skirting
Wall tiles (TBC)	Bathroom Shower Hand wash basin	2100mm tiles behind bath Ceramic floor tiles, 2500mm high Tiles behind main bathroom basin Tiles behind guest bathroom basin
	Kitchen	Standard tiles, 600mm high above countertop only (Not behind appliances)
Built-in-cupboards	Main bedroom	Basic unit with capping / Design dependant
	Bedroom 2	Basic unit with capping / Design dependant
	Bedroom 3	Basic unit with capping / Design dependant
Kitchen	Carcass	Melamine
	Top	Eezi Quartz
	Hinges	Soft close
	Handles	As sample board
	Sink	Double bowl Franke
	Mixer	Iolite
Stove	600 Defy DBO485 Slimline SS oven	
	600 Defy DHD409 Slimline Ceran Hob	
	DCH291 Cooker Hood	
Electricity meter	1 Pre-paid meter per unit	
Light fittings	Main bedroom	4 x Down lighters (Size dependant)
	Bedroom 2	2 x Down lighters (Size dependant)
	Bedroom 3	2 x Down lighters (Size dependant)
	Lounge	4 x Down lighters (Size dependant)
	Bathroom	2 x Down lighters (Size dependant)
	Passage	1 x Down lighter (Length dependant)
	Kitchen	5 x Down lighter (Size dependant)
	Patio	1 x External lighter
	Entrance door	1 x External light
Plug Points	Main bedroom	2 x Double
	Bedroom 2	1 x Double
	Bedroom 3	1 x Double
	Lounge	2 x Double
	Dining room	1 x Double
	Kitchen	Qty dependant on kitchen design

continue



SPECIFICATION LIST

Satellite point	Conduit only to lounge (no wiring)
Fibre point	1x Point per unit
Curtain rails	Double rail with 150mm overhang (all windows)
Roof	Prefabricated timber trusses with Chromodeck roof sheeting
Gutters and downpipes	Zinkalume seamless
Ceiling insulation	100mm Eco insulation
Landscaping and paving	As per Site Development Plan
Unit numbers	Vinyl
External braai	As per Site Development Plan
Garage door	1 motor & chroma deck double door

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 any colour or texture variations which may occur.



PERSONAL GUIDE

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.renico.co.za
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Sales Agent	Engel & Völkers Potchefstroom South Africa Beatrice Joubert – Cell 071 674 5673 beatrice.joubert@engelvoelkers.com
Architect	A.A Papageorgiou Architects Tel 011 907 2015 aapapa@icon.co.za
Bond Originator	EV Finance • Potchefstroom • South Africa 65 Retief Straat, Potchefstroom Marlucia van den Berg – Cell 083 465 6883 marlucia@mortgage.co.za
Nedbank Direct	Home Loans – Valma Laubscher Lakeview Campus, 16 Constantia Boulevard, Constantia Kloof, Roodepoort Tel 011 495 8704 – Email valmal@nedbank.co.za Cell 083 302 5827 valmal@nedbank.co.za www.nedbank.co.za/homeloans
Attorney	Fyfer Incorporated Attorneys c/o Liesl Clark Block IV Visiomed Office Park, Cresta 269 Beyers Naude Drive, Northcliff Tel 011 678 2160 liesl@fyferinc.co.za
Trust Account Details	Fyfer Incorporated Attorneys NEDBANK, Blackheath Account number : 158 202 5398 ACB 158 205 Reference : MOOI LAND – UNIT NUMBER
Managing Agent	Engel & Völkers Potchefstroom South Africa Monique Kruger – Cell: 073 088 5954 monique.kruger@engelvoelkers.com http://www.engelvoelkers.com/za/potchefstroom

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