

Klein D'aria
PRIVATE ESTATE

PHASE 2

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This document is for marketing purposes only and does not purport to replace the Deed of Sale, Building Contract or other legal documents.



LIVE | EXPLORE | LUXURY



Klein D'aria
PRIVATE ESTATE

*Artist's Impression

BOUTIQUE ESTATE LIVING



*Artist's Impression

Klein D'aria
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PRIME LOCATION

Klein D'aria
PRIVATE ESTATE





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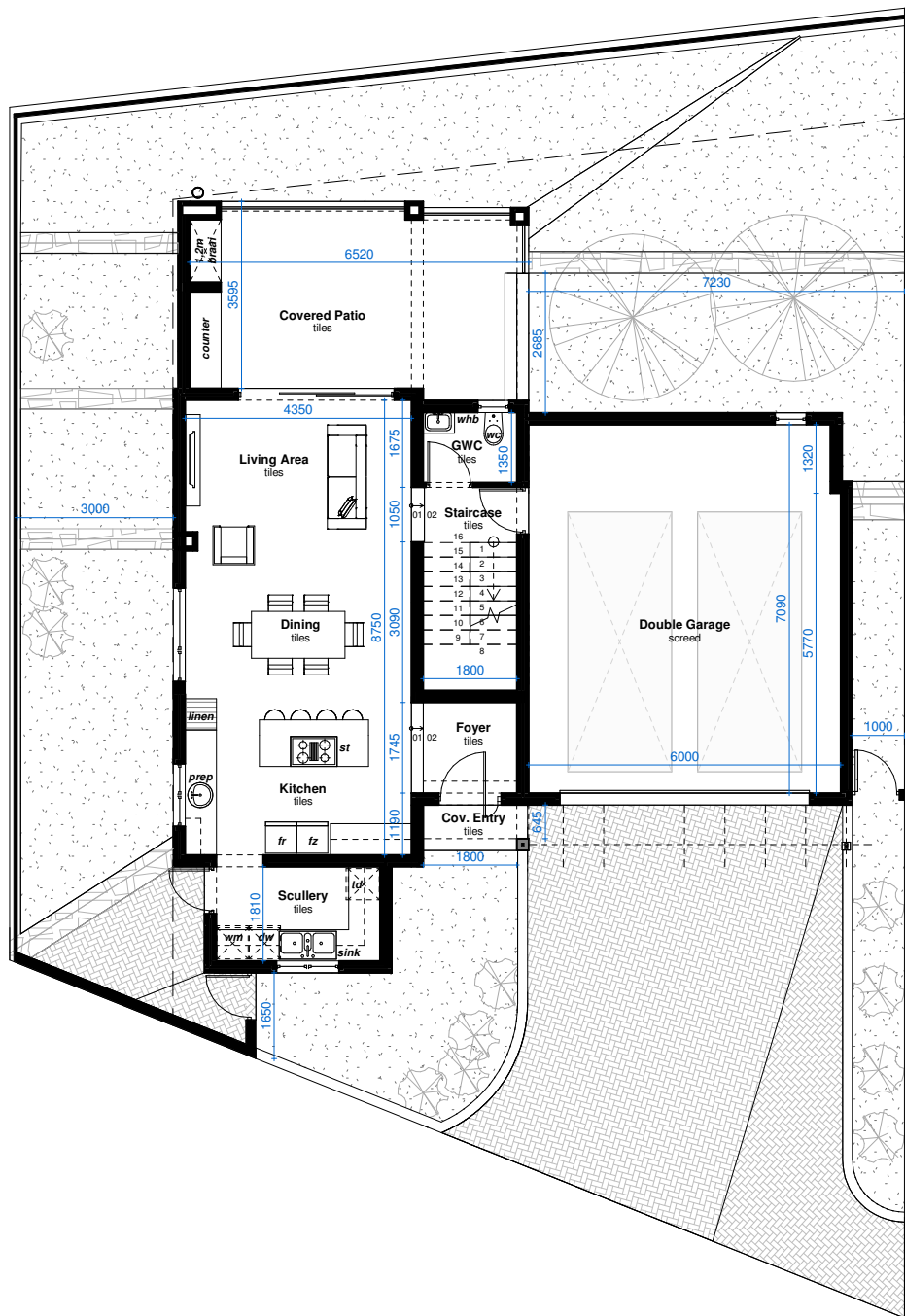


SITE PLAN

ERF 41383

**3 Bedroom, 2 Bathroom, TV Lounge,
1 Guest WC, Pajama Lounge
& Double Garage**

HOUSE	182.9m ²
GARAGE	47.7m ²
COVERED ENTRANCE	1.8m ²
COVERED PATIO	24.6m ²
COVERED BALCONIES	3.7m ²
TOTAL	260.7m²
COVERAGE	34.27 %
ERF SIZE	410.0m ²



GROUND FLOOR

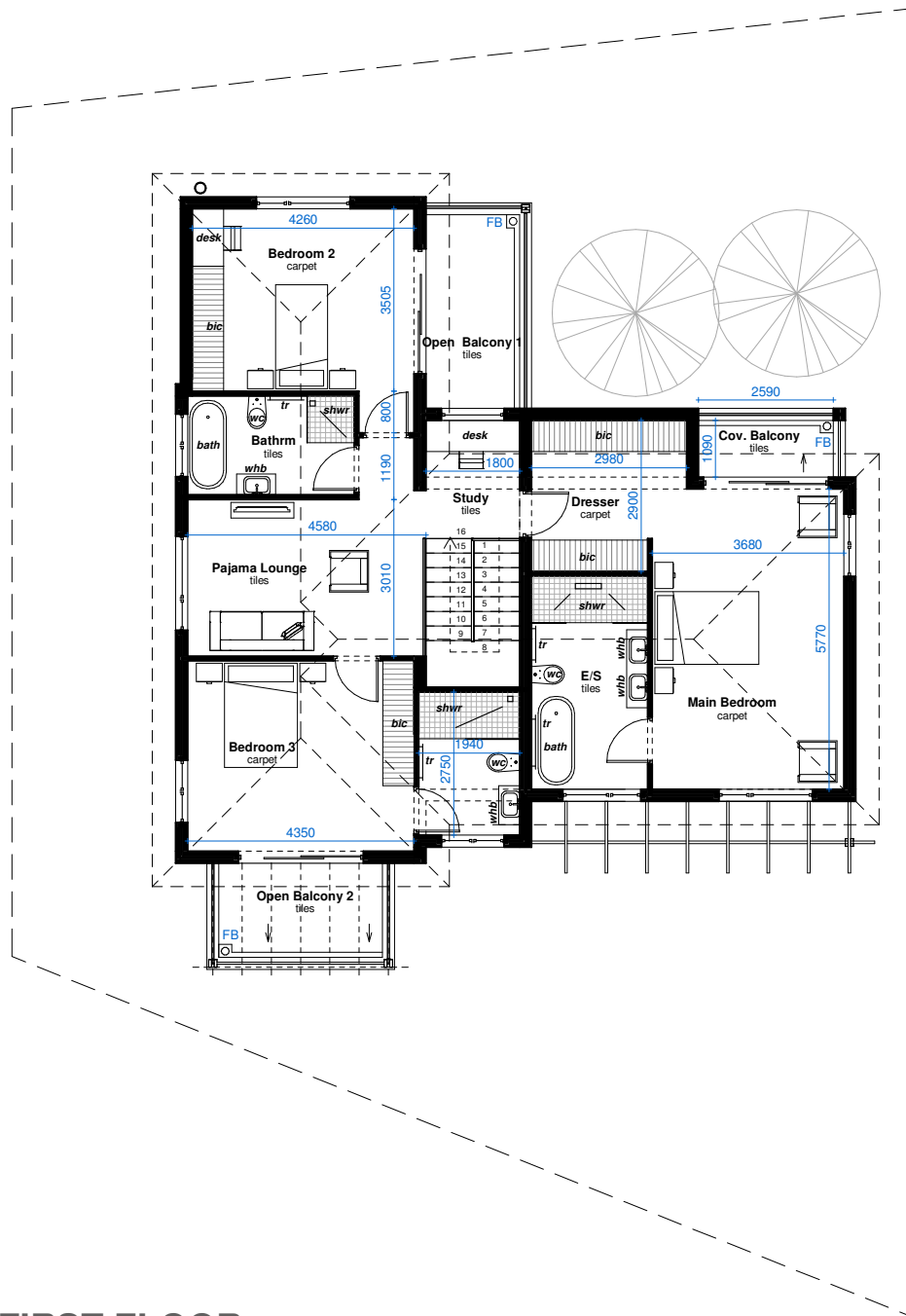


STREET ELEVATION

ERF 41383

**3 Bedroom, 2 Bathroom, TV Lounge,
1 Guest WC, Pajama Lounge
& Double Garage**

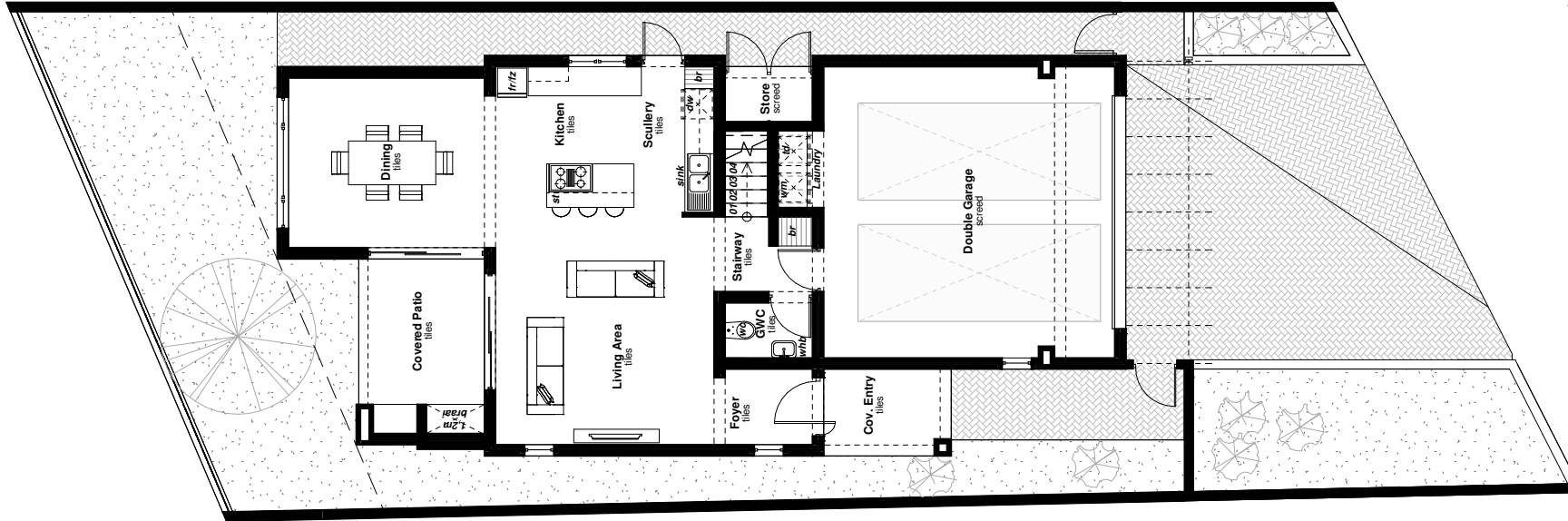
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FIRST FLOOR



STREET ELEVATION

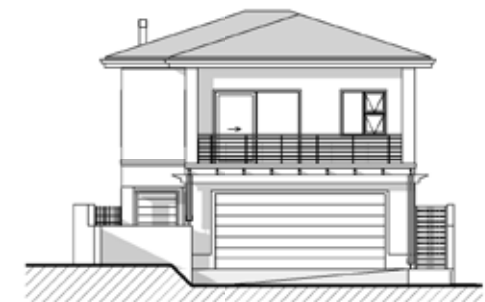


ERF 41385

3 Bedroom, 2 Bathroom, TV Lounge,
1 Guest WC, Pajama Lounge
& Double Garage

HOUSE	172.1m ²
GARAGE	43.5m ²
COVERED ENTRANCE	4.7m ²
COVERED PATIO	10.1m ²
COVERED BALCONIES	17.9m ²
TOTAL	248.3m²
COVERAGE	45.17 %
ERF SIZE	286.0m ²

GROUND FLOOR



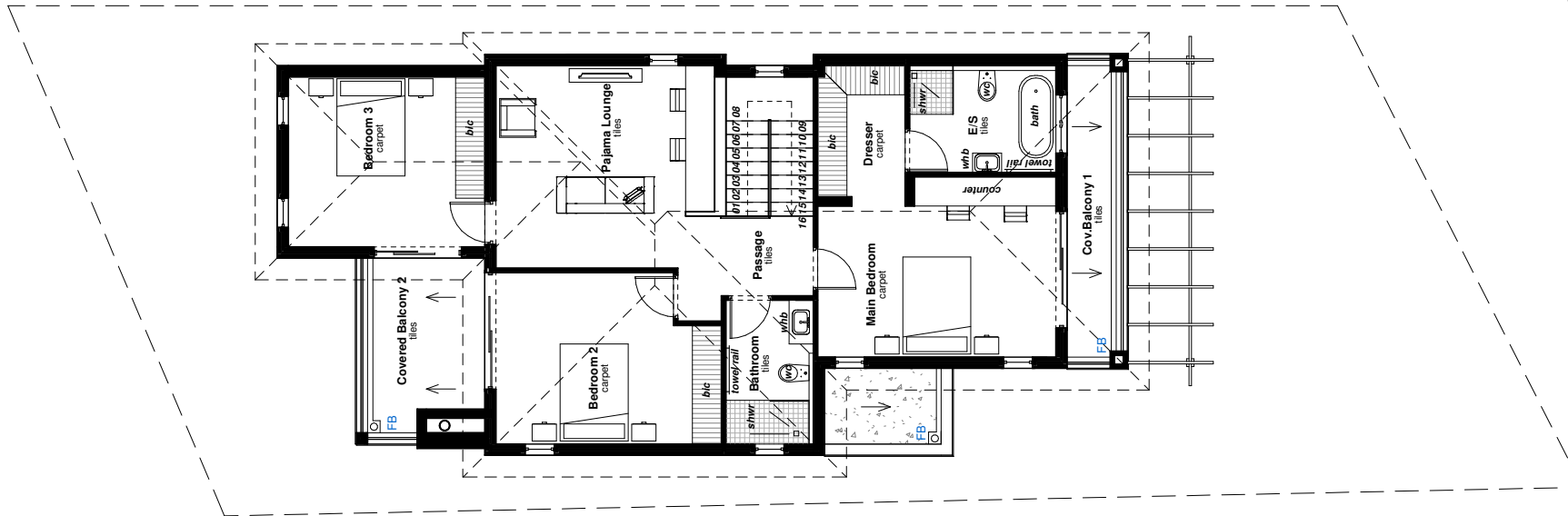
STREET ELEVATION



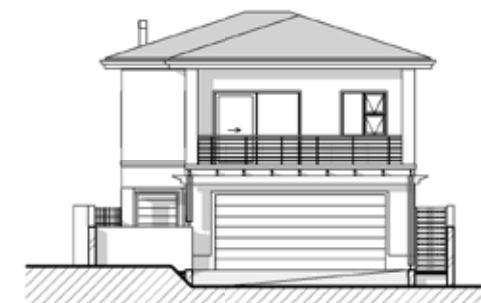
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FIRST FLOOR



STREET ELEVATION

Note: Areas indicated on plans are internal areas only, areas in the summary schedule include external walls | Refer to site plan for accurate orientation of dwelling | Furniture and fittings are for illustrative purposes only and do not form part of the contract. | All bic dimensions may vary due to plaster thickness. | This plan including paving, landscaping and the like is indicative being for marketing purposes only and are subject to final amendments. | Levels are approximate as per site development plan and will be finalised on site by the developer and contractor. These drawings are not to be used for construction purposes and are intended for marketing as part of an offer to purchase. Design / Dwelling size, orientation & glazing are subject to change.

PRICE LIST

Portion	Erf No	Erf Size m ²	House size m ²	Erf Price	House Price	Total Price No transfer duty	*Deposit 48 hrs after acceptance	Balance 10% Deposit 7 days after Deed of Sale	Total Deposit	Balance Purchase Price 21 days after acceptance **Cash or ***Bond
1	41379					SOLD				
2	41380					SOLD				
3	41381					SOLD				
4	41382					SOLD				
5	41383	410,00	260,70	R1 799 985	R4 199 965	R5 999 950	R20 000	R579 995	R599 995	R5 399 955
6	41384					SOLD				
7	41385	286,00	248,30	R1 755 000	R4 095 000	R5 850 000	R20 000	R565 000	R585 000	R5 265 000

*Deposit: Refundable if bond is not secured

**Cash: Guarantee for balance purchase price 21 days after acceptance

**Bond: Final approval for balance purchase price 21 days after acceptance

Estimated 2022 Levy: R2 737.64 (VAT Incl.)

Updated 10/10/2022

2022 LEVY BREAKDOWN

LEVY	WINE LEVY	INTERCOM	DSTV	CSOS LEVY	INSURANCE	TOTAL (Ex VAT)	TOTAL (Incl VAT)
R1 709.82	R145.69	R36.40	R67.60	R24.20	R400*	R2,383.71	R2 737.64

*This is based on an average. Final insurance amount will be dependent on the value and size of specific unit.

Updated 15/04/2022