



**ALLESVERLOREN VILLAGE**

**PHASE 1A**

01 October 2022

ESTIMATED OCCUPATION: June 2024 (Phase 1A)

PLEASE NOTE LEVIES WILL BE INCREASED BY 8% ANNUALLY.

All values include VAT

AVAILABILITY IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.

SELLING PRICES ARE VALID FOR 12 MONTHS - 01 October 2022 TO 01 October 2023



REV 02 2022/09/29 2022/10/01

SECTIONAL TITLE AREA (m2)															EXCLUSIVE USE AREA		ALL AMOUNTS ARE IN SOUTH AFRICAN RANDS (ZAR)									
Unit Number (Sectional Title Units Only)	Erf Number (Full Title Erfs Only)	Erf Size (Full Title Erfs Only)	Door Number	Unit Type	Unit Description	Floor	Beds	Baths	Building	Covered Patio	Garage	Total Area From PQ Tab	Garden & Driveway Area	Patio	Selling Price August 2022 - August 2023 (Incl VAT)	Availability	Estimated PQ	Estimated Property Levy (PQ)	Estimated Services Levy:	Estimated Medical Care Levy	Estimated Compulsory Food & Beverage Contribution	Estimated Monthly Levy 2024 Excl Food Contribution	Estimated Monthly Levy 2025 8% Increase Excl Food Contribution	Estimated Monthly Levy 2026 8% Increase Excl Food Contribution		
<b>GARDEN COTTAGES PHASE 1A</b>																										
001	N/A	N/A	001	B1a	1 Bed	GF	1	1	51	27	21	99	15	0	R1 975 000	RESERVED	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
002	N/A	N/A	002	B1b	1 Bed	GF	1	1	51	27	21	99	15	0	R1 975 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
003	N/A	N/A	003	B2a	1 Bed	FF	1	1	58	0	0	58	0	20	R1 595 000	RESERVED	0.601597	R 1 535.12	R 2 595.97	R 837.52	R 1 500.00	R 4 968.61	R 5 366.10	R 5 795.38		
004	N/A	N/A	004	B2b	1 Bed	FF	1	1	58	0	0	58	0	20	R1 595 000	Available	0.601597	R 1 535.12	R 2 595.97	R 837.52	R 1 500.00	R 4 968.61	R 5 366.10	R 5 795.38		
005	N/A	N/A	005	B1a	1 Bed	GF	1	1	51	27	21	99	15	0	R1 975 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
006	N/A	N/A	006	B1b	1 Bed	GF	1	1	51	27	21	99	15	0	R1 975 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
007	N/A	N/A	007	B2a	1 Bed	FF	1	1	58	0	0	58	0	20	R1 595 000	Available	0.601597	R 1 535.12	R 2 595.97	R 837.52	R 1 500.00	R 4 968.61	R 5 366.10	R 5 795.38		
008	N/A	N/A	008	B2b	1 Bed	FF	1	1	58	0	0	58	0	20	R1 595 000	RESERVED	0.601597	R 1 535.12	R 2 595.97	R 837.52	R 1 500.00	R 4 968.61	R 5 366.10	R 5 795.38		
009	N/A	N/A	009	B1a	1 Bed	GF	1	1	51	27	21	99	15	0	R1 975 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
010	N/A	N/A	010	B1b	1 Bed	GF	1	1	51	27	21	99	15	0	R1 975 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
011	N/A	N/A	011	B2a	1 Bed	FF	1	1	58	0	0	58	0	20	R1 595 000	Available	0.601597	R 1 535.12	R 2 595.97	R 837.52	R 1 500.00	R 4 968.61	R 5 366.10	R 5 795.38		
012	N/A	N/A	012	B2b	1 Bed	FF	1	1	58	0	0	58	0	20	R1 595 000	Available	0.601597	R 1 535.12	R 2 595.97	R 837.52	R 1 500.00	R 4 968.61	R 5 366.10	R 5 795.38		
013	N/A	N/A	013	B3	1 Bed	GF	1	1	55	18	0	73	73	0	R2 100 000	RESERVED	0.757183	R 1 709.60	R 2 667.81	R 837.52	R 1 500.00	R 5 214.93	R 5 632.13	R 6 082.70		
014	N/A	N/A	014	B4	1 Bed	GF	1	1	55	21	24	100	52	0	R2 350 000	Available	1.037237	R 2 023.68	R 2 797.12	R 837.52	R 1 500.00	R 5 658.32	R 6 110.98	R 6 599.86		
015	N/A	N/A	015	C1a	2 Bed	GF	2	1	73	24	24	121	54	0	R3 050 000	Available	1.255057	R 2 267.96	R 2 897.69	R 837.52	R 1 500.00	R 6 003.17	R 6 483.42	R 7 002.10		
016	N/A	N/A	016	C2b	2 Bed	GF	2	1	73	17	23	113	30	0	R2 950 000	Available	1.172078	R 2 174.90	R 2 859.38	R 837.52	R 1 500.00	R 5 871.80	R 6 341.54	R 6 848.86		
017	N/A	N/A	017	B4	1 Bed	GF	1	1	55	21	24	100	52	0	R2 350 000	RESERVED	1.037237	R 2 023.68	R 2 797.12	R 837.52	R 1 500.00	R 5 658.32	R 6 110.98	R 6 599.86		
018	N/A	N/A	018	B3	1 Bed	GF	1	1	55	18	0	73	73	0	R2 100 000	Available	0.757183	R 1 709.60	R 2 667.81	R 837.52	R 1 500.00	R 5 214.93	R 5 632.13	R 6 082.70		
019	N/A	N/A	019	C1b	2 Bed	GF	2	1	73	24	24	121	54	0	R3 050 000	Available	1.255057	R 2 267.96	R 2 897.69	R 837.52	R 1 500.00	R 6 003.17	R 6 483.42	R 7 002.10		
020	N/A	N/A	020	C2a	2 Bed	GF	2	1	73	17	23	113	30	0	R2 950 000	Available	1.172078	R 2 174.90	R 2 859.38	R 837.52	R 1 500.00	R 5 871.80	R 6 341.54	R 6 848.86		
021	N/A	N/A	021	C4a	2 Bed	GF	2	1	76	22	24	122	49	0	R2 950 000	Available	1.265429	R 2 279.59	R 2 902.48	R 837.52	R 1 500.00	R 6 019.59	R 6 501.16	R 7 021.25		
022	N/A	N/A	022	C3a	2 Bed	GF	2	1	76	23	0	99	69	0	R2 750 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
023	N/A	N/A	023	B5b	1 Bed	FF	1	1	75	0	0	75	0	21	R2 100 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
024	N/A	N/A	024	B6a	1 Bed	FF	1	1	75	0	0	75	0	22	R2 100 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
025	N/A	N/A	025	C3b	2 Bed	GF	2	1	76	23	0	99	69	0	R2 750 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
026	N/A	N/A	026	C3a	2 Bed	GF	2	1	76	23	0	99	69	0	R2 750 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
027	N/A	N/A	027	B6b	1 Bed	FF	1	1	75	0	0	75	0	22	R1 895 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
028	N/A	N/A	028	B6a	1 Bed	FF	1	1	75	0	0	75	0	22	R1 895 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
029	N/A	N/A	029	C4a	2 Bed	GF	2	1	76	22	24	122	49	0	R2 950 000	Available	1.265429	R 2 279.59	R 2 902.48	R 837.52	R 1 500.00	R 6 019.59	R 6 501.16	R 7 021.25		
030	N/A	N/A	030	C3a	2 Bed	GF	2	1	76	23	0	99	69	0	R2 750 000	Available	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
031	N/A	N/A	031	B5b	1 Bed	FF	1	1	75	0	0	75	0	21	R2 100 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
032	N/A	N/A	032	B6a	1 Bed	FF	1	1	75	0	0	75	0	22	R2 100 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
033	N/A	N/A	033	C3b	2 Bed	GF	2	1	76	23	0	99	69	0	R2 750 000	RESERVED	1.026864	R 2 012.05	R 2 792.33	R 837.52	R 1 500.00	R 5 641.89	R 6 093.25	R 6 580.70		
034	N/A	N/A	034	C4a	2 Bed	GF	2	1	76	22	24	122	49	0	R2 950 000	RESERVED	1.265429	R 2 279.59	R 2 902.48	R 837.52	R 1 500.00	R 6 019.59	R 6 501.16	R 7 021.25		
035	N/A	N/A	035	B6b	1 Bed	FF	1	1	75	0	0	75	0	22	R1 895 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
036	N/A	N/A	036	B5a	1 Bed	FF	1	1	75	0	0	75	0	21	R1 895 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
037	N/A	N/A	037	C9	2 Bed	GF	2	1	73	26	26	125	74	0	R3 050 000	Available	1.296546	R 2 314.49	R 2 916.85	R 837.52	R 1 500.00	R 6 068.86	R 6 554.36	R 7 078.71		
038	N/A	N/A	038	C10a	2 Bed	GF	2	1	73	27	33	133	78	0	R3 250 000	Available	1.379525	R 2 407.54	R 2 955.16	R 837.52	R 1 500.00	R 6 200.23	R 6 696.25	R 7 231.95		
039	N/A	N/A	039	C5b	2 Bed	GF	2	1	76	22	24	122	42	0	R2 950 000	Available	1.265429	R 2 279.59	R 2 902.48	R 837.52	R 1 500.00	R 6 019.59	R 6 501.16	R 7 021.25		
040	N/A	N/A	040	C5a	2 Bed	GF	2	1	76	22	24	122	42	0	R2 950 000	Available	1.265429	R 2 279.59	R 2 902.48	R 837.52	R 1 500.00	R 6 019.59	R 6 501.16	R 7 021.25		
041	N/A	N/A	041	B5b	1 Bed	FF	1	1	75	0	0	75	0	21	R2 100 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
042	N/A	N/A	042	B5a	1 Bed	FF	1	1	75	0	0	75	0	21	R2 100 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
043	N/A	N/A	043	C11b	2 Bed	GF	2	1	70	22	23	115	42	0	R2 950 000	Available	1.192822	R 2 198.16	R 2 868.96	R 837.52	R 1 500.00	R 5 904.64	R 6 377.01	R 6 887.17		
044	N/A	N/A	044	C11a	2 Bed	GF	2	1	70	22	23	115	42	0	R2 950 000	RESERVED	1.192822	R 2 198.16	R 2 868.96	R 837.52	R 1 500.00	R 5 904.64	R 6 377.01	R 6 887.17		
045	N/A	N/A	045	C6a	2 Bed	GF	2	1	76	22	38	136	42	0	R3 250 000	Available	1.410642	R 2 442.44	R 2 969.53	R 837.52	R 1 500.00	R 6 249.49	R 6 749.45	R 7 289.41		
046	N/A	N/A	046	C7b	2 Bed	GF	2	1	75	27	23	125	52	0	R2 950 000	Available	1.296546	R 2 314.49	R 2 916.85	R 837.52	R 1 500.00	R 6 068.86	R 6 554.36	R 7 078.71		
047	N/A	N/A	047	B5a	1 Bed	FF	1	1	75	0	0	75	0	21	R2 100 000	Available	0.777928	R 1 732.87	R 2 677.39	R 837.52	R 1 500.00	R 5 247.77	R 5 667.60	R 6 121.00		
048	N/A	N/A	048	B7b	1 Bed	FF	1	1	74	0	0	74	0	26	R2 100 000	Available	0.767555	R 1 721.24	R 2 672.60	R 837.52	R 1 500.00	R 5 231.35	R 5 649.86</			