

2024 PRICE / AVAILABILITY SCHEDULE
 BUSHWILLOW VALLEY V & CORKWOOD CLOSE



UNIT NO	PHASE	UNIT TYPE	LEVEL	SQM	BEDS	BATHS	STUDY	GAR	C/PORT	LEVY	RATES	OCC. DATE	OCC. RENT	PRICE	PRICE/SQM	T/DUTY	T/FEE	STATUS
112	Bushwillow Valley V	Drongo	Ground	136	3	2	-	1	-	3,009	1,900	Immediate	15,150	1,950,000	14,338	-	48,645	Available
113	Bushwillow Valley V	Drongo	Ground	136	3	2	-	1	-	3,009	1,900	Immediate	15,150	1,950,000	14,338	-	48,645	Available
114	Bushwillow Valley V	Drongo	Upper	136	3	2	-	1	-	3,009	1,900	Immediate	15,150	1,950,000	14,338	-	48,645	Available
115	Bushwillow Valley V	Drongo	Upper	136	3	2	-	1	-	3,009	1,950	Immediate	15,150	1,950,000	14,338	-	48,645	Available
117	Bushwillow Valley V	Drongo	Upper	136	3	2	-	1	-	3,009	1,950	Immediate	15,150	1,950,000	14,338	-	48,645	Available
129	Bushwillow Valley V	Kingfisher	Ground	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Available
131	Bushwillow Valley V	Kingfisher	Upper	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Under Offer
134	Bushwillow Valley V	Kingfisher	Ground	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,750,000	14,706	-	46,477	Available
135	Bushwillow Valley V	Kingfisher	Ground	119	2	2	-	1	-	2,712	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Available
136	Bushwillow Valley V	Kingfisher	Upper	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,750,000	14,706	-	46,477	Available
137	Bushwillow Valley V	Kingfisher	Upper	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Available
140	Bushwillow Valley V	Kingfisher	Ground	119	2	2	-	1	-	2,712	1,750	Immediate	13,336	1,750,000	14,706	-	46,477	Available
141	Bushwillow Valley V	Kingfisher	Ground	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Available
143	Bushwillow Valley V	Kingfisher	Upper	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Available
146	Bushwillow Valley V	Kingfisher	Ground	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,750,000	14,706	-	46,477	Available
147	Bushwillow Valley V	Kingfisher	Ground	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Available
149	Bushwillow Valley V	Kingfisher	Upper	119	2	2	-	1	-	2,732	1,750	Immediate	13,336	1,650,000	13,866	-	46,477	Under Offer
151	Bushwillow Valley V	Trogon	Upper	126	2	2	-	1	-	3,301	1,850	Immediate	14,295	1,850,000	14,683	-	48,645	Available
152	Bushwillow Valley V	Drongo	Ground	136	3	2	-	1	-	3,009	1,950	Immediate	15,150	1,950,000	14,338	-	48,645	Under Offer
157	Corkwood Close	Drongo +	Ground	153	3	2	-	1	1	3,028	2,100	Immediate	12,530	2,000,000	13,072	-	48,645	Available
158	Corkwood Close	Drongo +	Upper	153	3	2	-	1	1	3,028	2,100	Immediate	12,530	2,000,000	13,072	-	48,645	Available
159	Corkwood Close	Drongo +	Upper	153	3	2	-	1	1	3,028	2,100	Immediate	12,530	2,000,000	13,072	-	48,645	Available
160	Corkwood Close	Drongo +	Ground	153	3	2	-	1	1	3,028	2,100	Immediate	12,530	2,000,000	13,072	-	48,645	Available
164	Corkwood Close	Drongo +	Ground	153	3	2	-	1	1	3,009	2,100	Immediate	12,530	2,000,000	13,072	-	48,645	Available
166	Corkwood Close	Drongo +	Upper	153	3	2	-	1	1	3,009	2,100	Immediate	12,530	2,000,000	13,072	-	48,645	Available
171	Corkwood Close	Kite	Ground	171	3	2	-	2	-	3,690	2,275	Immediate	14,430	2,100,000	12,281	-	51,483	Under Offer
173	Corkwood Close	Egret	Ground	219	3	2.5	1	1	1	4,390	2,600	Immediate	15,898	2,350,000	10,731	-	53,576	Available
174	Corkwood Close	Egret	Ground	219	3	2.5	1	1	1	4,390	2,600	Immediate	15,898	2,350,000	10,731	-	53,576	Leased
175	Corkwood Close	Egret	Ground	219	3	2.5	1	1	1	4,507	2,600	Immediate	15,898	2,350,000	10,731	-	53,576	Available

Levy Includes: Care Centre Levy; 24-Hour Security; Common Property Maintenance; Common Property Water, Electricity and Refuse; Exterior Building Maintenance; Garden Maintenance (Private and Common); Building Insurance (Private and Common); Body Corporate and Estate Management Fees; Audit Fees; CSOS Levy and a provision for Reserves.

Levy Excludes: Electricity; Water; DSTV; Internet Access; and Telephone.

Rates: The monthly eThekweni rates are estimated.

Occupation Date: The date of occupation will be upon registration of transfer. However, arrangements for early occupancy of the units can be made through mutual agreement.

Occupational Rent Includes: Monthly Levy and Rates. **Excludes:** eThekweni Refuse, Electricity (Pre-Paid) and Water.

Purchase Price: Includes VAT.

Transfer Duty: This is a once-off government tax on the transfer of a property title. This fee is not applicable as you are purchasing directly from the developer, **saving you R20,000 - R75,000** in transfer duty.

Transfer Fee: This is the estimated once-off fee charged by the transferring attorney, Dykes van Heerden, who has been appointed by the developer to transfer ownership into your name. It also includes Deeds Office Levy, Postage, Petties and other application fees (incl. VAT). Excludes pro rata share of rates and levies (if applicable).

