

2025 PRICE / AVAILABILITY SCHEDULE

UNIT NO	TYPE	SQM	BEDS	BATHS	GAR	LEVY	RATES	OCC. DATE	OCC. RENT	PRICE	PRICE/SQM	TRANSFER DUTY	T/FEE	STATUS
1	Duplex	220	3	2.5	2	1,840	2,849	On Registration	29,167	<b>3,500,000</b>	<b>15,909</b>	Not Applicable. You save: <b>R162,356</b>	62,799	Available
2	Duplex	220	3	2.5	2	1,840	2,849	On Registration	29,167	<b>3,500,000</b>	<b>15,909</b>	Not Applicable. You save: <b>R162,356</b>	62,799	Available
3	Duplex	250	4	3.5	2	2,092	3,217	On Registration	32,917	<b>3,950,000</b>	<b>15,800</b>	Not Applicable. You save: <b>R211,856</b>	67,365	Available
4	Duplex	220	3	2.5	2	1,840	2,849	On Registration	29,167	<b>3,500,000</b>	<b>15,909</b>	Not Applicable. You save: <b>R162,356</b>	62,799	Available
5	Duplex	220	3	2.5	2	1,840	2,849	On Registration	29,167	<b>3,500,000</b>	<b>15,909</b>	Not Applicable. You save: <b>R162,356</b>	62,799	Available
6	Triplex	232	3	3.5	2	1,941	2,971	On Registration	30,417	<b>3,650,000</b>	<b>15,733</b>	Not Applicable. You save: <b>R178,856</b>	65,082	Available
7	Triplex	264	3	3.5	2	2,210	3,217	On Registration	32,917	<b>3,950,000</b>	<b>14,962</b>	Not Applicable. You save: <b>R211,856</b>	67,365	Available
8	Duplex	220	3	2.5	2	1,840	2,849	On Registration	29,167	<b>3,500,000</b>	<b>15,909</b>	Not Applicable. You save: <b>R162,356</b>	62,799	Available
9	Duplex	250	4	3.5	2	2,092	3,419	On Registration	35,000	<b>4,200,000</b>	<b>16,800</b>	Not Applicable. You save: <b>R239,356</b>	70,104	Available

**Levy Includes:** 24-hour Armed Response of the Common Property; Common Property Maintenance, Water, Electricity, and Refuse costs; Exterior Building Maintenance (Private and Common); Building Insurance (Private and Common); Body Corporate Management Fees; Audit Fees; CSOS Levy; and a provision for Reserves.

**Levy Excludes:** Electricity; Water; DSTv; Internet Access; and Telephone.

**Rates:** These are approximate estimates based on the sales price. Actual eThekweni rates depend on the municipal valuation. These estimates exclude rebates.

**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 Levies and Rates. **Excludes:** eThekweni Refuse, Electricity, 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 R160,000 - R230,000** in transfer duty.

**Transfer Fee:** This is the estimated once-off fee charged by the transferring attorney, John Hudson & Company Attorneys, 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).

