

**Forbes**  
*Estate*



## **BOLD BY DESIGN /** *BOUTIQUE BY NATURE*

*Refined estate living for those who  
value style, exclusivity, and centrality*

With just 10 architect-designed homes, Forbes Estate offers bold design, effortless simplicity, and secure exclusivity in Hillcrest's most connected and convenient neighbourhood.



Scan to visit  
[www.forbesestate.co.za](http://www.forbesestate.co.za)



## TAKE A TOUR

Scan to take a video tour of the estate





## EXCLUSIVE COMMUNITY LIVING

*Boutique. Connected.  
Architect-Designed.*

Forbes Estate is a bold expression of modern, boutique estate living in the heart of Hillcrest.

With only 10 newly built, architect-designed homes, it offers an exclusive opportunity to live with intention. Clean lines, high-end finishes, and double-volume spaces combine with the ease of a low-maintenance lifestyle. Set within a secure, pet-friendly community, each home balances privacy, simplicity, and style without the burden of high levies or upkeep. Enjoy the convenience of central

Hillcrest, just minutes from top schools, shops, and the M13, while appreciating the peace of an elevated, tree-lined setting.

With no transfer duty, private gardens, and a lock-up-and-go design tailored for busy professionals and modern families, Forbes Estate delivers exceptional value and long-term appeal.

This is where security meets sophistication, exclusivity meets simplicity, and smart design meets centrality. It is estate living reimagined. Bold by design. Boutique by nature.

## CENTRAL HILLCREST CONVENIENCE

*Where Tranquillity Meets  
Accessibility*



Peacefully set in a serene, tree-lined neighbourhood just minutes from Hillcrest Central, Forbes Estate offers the perfect balance of calm and convenience. Enjoy effortless access to top schools, shopping hubs, and the M13 freeway, while coming home to an elevated, private setting that delivers both daily ease and long-term value.



## SECURE LOCK-UP-AND-GO SIMPLICITY

*Effortless Living with  
Peace of Mind*

The estate is designed for professionals and families seeking secure, low-maintenance living. Smart access control, electrified perimeter fencing, and elevated positioning provide built-in peace of mind. With a secure layout and facilities for optional 24-hour security, it offers true lock-up-and-go convenience without compromising lifestyle or comfort.





## **BOLD, ARCHITECT-LED AESTHETIC**

*Design That Makes a  
Statement*

Forbes Estate is a celebration of contemporary architecture and expressive living. Each of the 10 homes features striking industrial-inspired design, clean lines, curated finishes, and double-volume interior spaces. Architecture that balances visual impact with elevated everyday living.

## REFINED FAMILY-READY COMFORT

*Built for Easy, Modern Living*

Thoughtfully designed to meet the real-life needs of modern families, these newly built homes are ready for occupation on transfer and offer a choice of spacious 3- and 4-bedroom layouts, ranging from 220 to 264 square meters under roof.



Inside, aluminium doors and windows ensure a maintenance-free environment, while the light-filled, open-plan design creates a natural flow between the kitchen, dining, and living areas.

The kitchen is the heart of the home, featuring a large island, five-burner gas stove, under-counter oven, quartz countertops, and ample storage. The space flows effortlessly from the living room and out through stack doors to a private patio and garden, ideal for entertaining or relaxing in a tranquil, tree-lined setting. Upstairs, an architect-designed staircase leads to a double-volume landing that is perfect for a reading nook or homework station. All bedrooms offer built-in cupboards, large windows, and exposed beams. The main bedrooms include ensuite bathrooms and private balconies.

Bathrooms are finished with high-end contemporary fittings, while double automated garages and visitor parking provide added convenience. There is plenty of space for pets and children to enjoy the outdoors, all within a secure, peaceful, and centrally located estate.



## TAKE A TOUR

Scan to take a virtual tour of our show unit



Virtual Tour



Video Tour



## PET-FRIENDLY COMMUNITY

*Furry Friends  
Welcome*

Forbes Estate is a place where pets are part of the family. With body corporate approval, residents are welcome to have up to two small dogs or cats. The secure gardens and peaceful surroundings make this a perfect place for wagging tails and gentle purrs. Because home isn't complete without them.



## NO TRANSFER DUTY, LOW MONTHLY LEVIES

*Smart Savings. Less Hassle.  
More Living.*

Designed for those who seek simplicity and real value in the Hillcrest market, this boutique development offers you up to R240,000 in upfront savings. With no transfer duty payable when you buy directly from the developer, your dream home is even more within reach.

With no large gardens, pools, or high-maintenance communal spaces, the estate keeps the monthly levies low and offers just effortless lock-and-go living.

**1** R3,500,000

3 BED | 2.5 BATH | 220 M<sup>2</sup>

**2** R3,500,000

3 BED | 2.5 BATH | 220 M<sup>2</sup>

**3** R3,950,000

4 BED | 3.5 BATH | 250 M<sup>2</sup>

**4** R3,500,000

3 BED | 2.5 BATH | 220 M<sup>2</sup>

**5** R3,500,000

3 BED | 2.5 BATH | 220 M<sup>2</sup>



## SITE PLAN

Scan to take flight and explore  
Forbes Estate from above



R3,650,000

**6**

3 BED | 3.5 BATH | 232 M<sup>2</sup>

R3,950,000

**7**

3 BED | 3.5 BATH | 264 M<sup>2</sup>

R3,500,000

**8**

3 BED | 2.5 BATH | 220 M<sup>2</sup>

R4,200,000

**9**

4 BED | 3.5 BATH | 250 M<sup>2</sup>

TBC

**10**

UNBUILT

## FREQUENTLY ASKED QUESTIONS

### **What Type of Homeownership Is Being Sold?**

Forbes Estate is a sectional title scheme. This means you will own a specific unit within the development as well as an undivided share of the common property.

### **Is Transfer Duty Payable When Purchasing from the Developer?**

No. When buying directly from the developer, transfer duty is not applicable because the purchase price includes VAT.

### **Does the Sectional Title Unit Have an NHBRC Certificate?**

Yes. The developer is registered with the NHBRC. Each unit will receive an NHBRC certificate, ensuring inspections during construction and warranty protection against major structural defects.

### **What Appliances Come Included with the Purchase?**

Each unit includes an Elba five-burner gas stove and an under-counter oven.

### **Can I Install Air Conditioning?**

Yes. Air conditioning may be installed with prior written consent from the Body Corporate. Restrictions on placement, colour, and installation method may apply.

### **Are There Any Additional Once-Off Purchase Costs?**

Yes. Bond registration and conveyancing fees will apply. Speak to your agent for a tailored estimate based on your purchase.

### **Is Property Finance Available for Purchasers?**

Yes. Subject to your credit profile and income, you may qualify for up to 100% finance. A GetGo Home Loan advisor can assist with the application process.

### **What Monthly Costs Should I Expect?**

Monthly costs include your bond repayment (if applicable), Body Corporate levy, municipal rates, refuse removal, and water usage.

### **What Does the Body Corporate Levy Cover?**

The levy covers building insurance for all units, armed response for the common property, general maintenance and utilities, CSOS fees, reserve fund contributions, audit costs, and estate management.

### **How is the Estate Managed?**

The estate is managed by a Board of Trustees elected by unit owners and overseen by a professional Managing Agent.

### **Can I Occupy My Unit Early?**

Yes. Once the purchase price is secured and construction is complete, early occupation can be arranged via an addendum to your sale agreement.

### **Is Forbes Estate Pet-Friendly?**

Yes. Residents may keep up to two small dogs or cats with Body Corporate approval, in line with estate rules and regulations.



## PURCHASE WITH CONFIDENCE



### Snags Policy

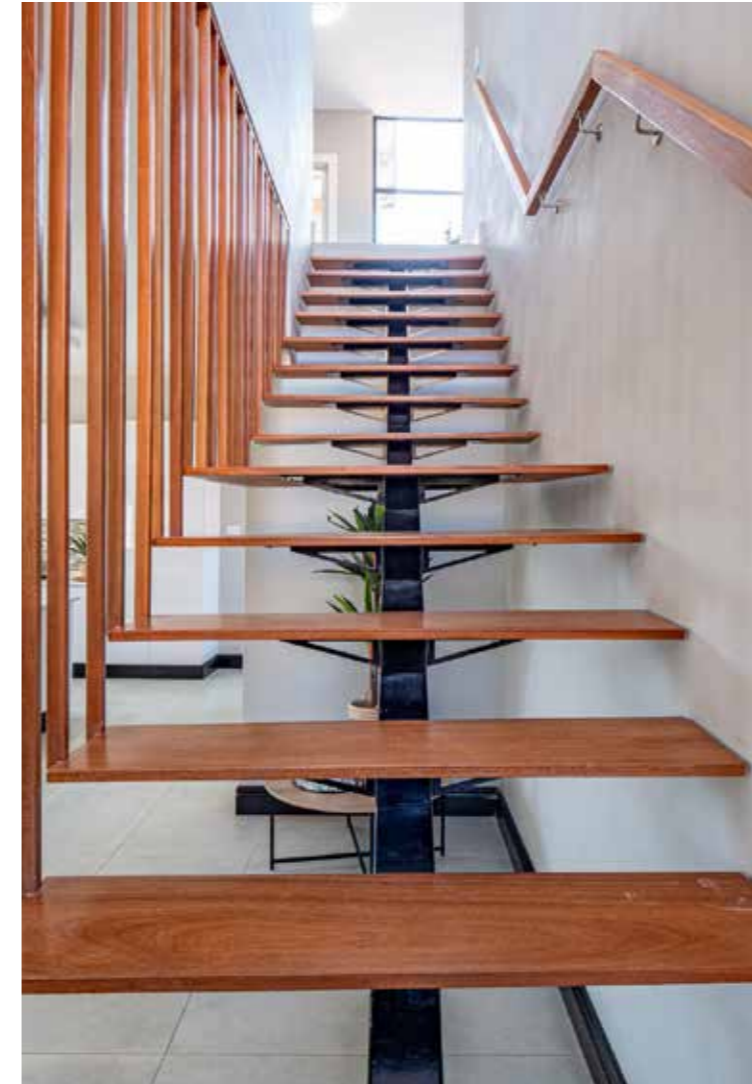
In accordance with the Consumer Protection Act, our Snags Policy allows you to report any defects to your agent within 30 days of occupying your new home. GMR Developments, as the developer and seller, is committed to addressing any valid issues caused by defective materials or workmanship promptly. This policy underscores the developer's dedication to excellence and your complete satisfaction.

### NHBRC Certificate

Every newly built home in Forbes Estate comes with an NHBRC certificate. As a registered and accredited builder, GMR Developments ensures every home is rigorously inspected at various stages of construction. This certificate grants you a warranty, covering minor defects for the first three months, roof leaks for a year, and major structural defects for five years, promising peace of mind in your investment.

### Mandatory Disclosure Form

Every sale agreement at Forbes Estate features a PPRA-mandated, developer-signed disclosure form. This transparent statement details any known issues, from the roof to the foundation, and electrical and plumbing systems, ensuring full clarity and integrity in your investment decision.



**UP TO 100% HOME  
LOANS AVAILABLE  
FOR APPROVED  
PURCHASERS\***

Get Pre-Qualified Today!

Call or WhatsApp  
Celeste Bolstridge on 083 461 6167



\*Terms and conditions apply.



## BRINGING YOU HOME TO FORBES ESTATE

*Expert Guidance,  
Every Step of the Way*

From your first tour to your key handover, our expert sales team is here to guide you home to Forbes Estate.

**Estate tours by appointment only.**



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