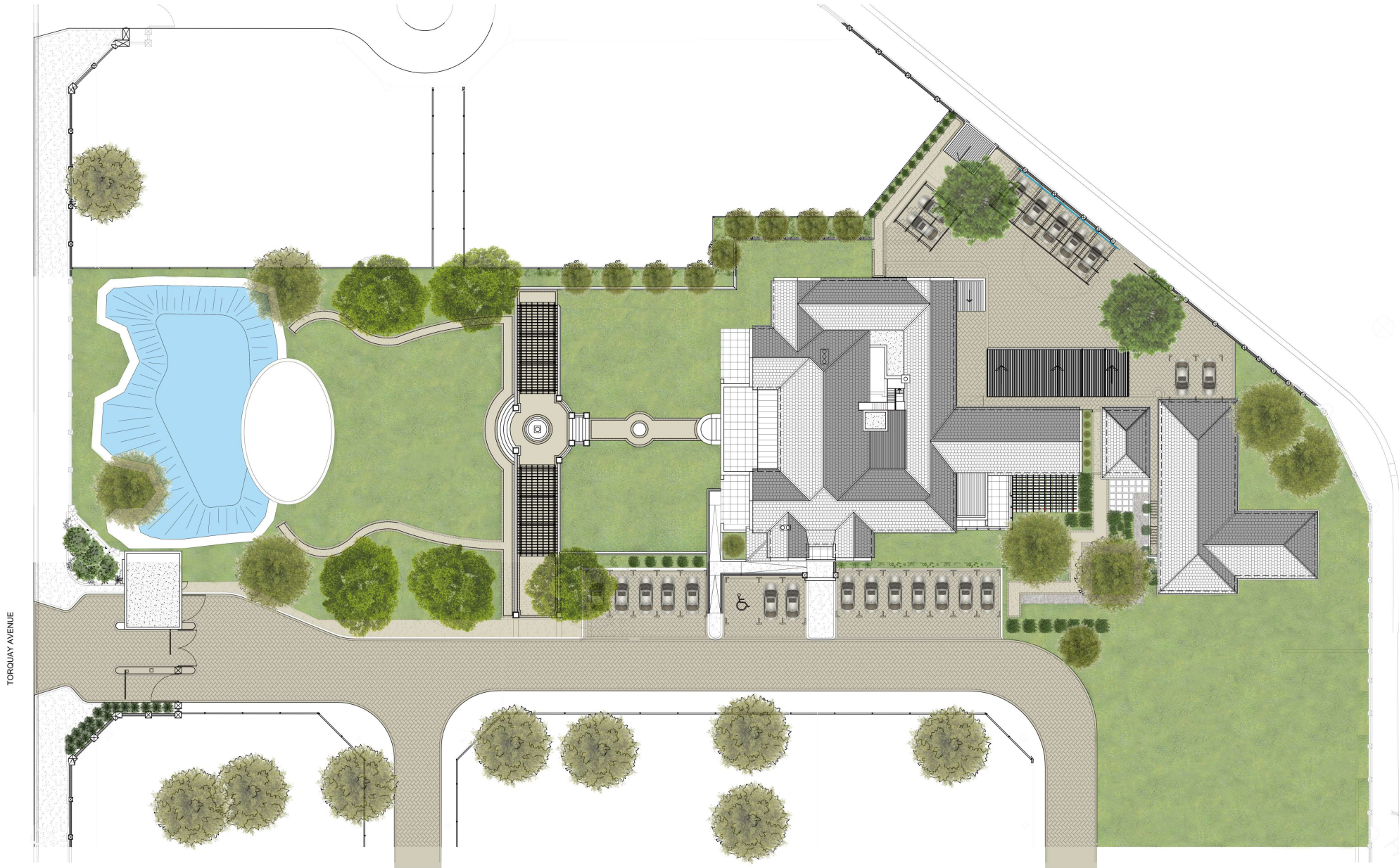










MANOR HOUSE APARTMENTS

PRICING

Door Number	Unit Name	Section No	Location	Beds	Baths	Section m ²	Excl use area	EUA m ²	Parking	Price incl Vat	Direction facing	Additional comments	Est HOA Levy	Est Apt Levy	Parking Levy	Est Total Levy	Est Potential Monthly Rental
1	Rose	1	Ground floor	1 Bed	1 bath (s)	49			P11	R3 495 000,00	North & East		R458,16	R2 048,75	R100,00	R2 606,91	R13 500,00 - R14 500,00
2	Protea	2	Ground floor	1 Bed	1 bath (s&b)	63			P8	R4 495 000,00	East & South	Free standing bath	R589,06	R2 634,11	R100,00	R3 323,17	R16 000,00 - R17 000,00
	Rose/Protea	1&2	Ground floor	2 Bed	2 bath (s)	112			P8&11	R7 150 000,00	North & East		R1 047,22	R4 682,86	R200,00	R5 930,08	R22 000,00 - R25 000,00
3	Bay Laurel	3	Ground floor	2 Bed	2 bath (s)	106	Terrace	31	P1,P3	R6 999 000,00	West	Balau pergola	R991,11	R4 431,99	R200,00	R5 623,10	R22 000,00 - R25 000,00
4	Redwood	4	Ground floor	Studio	1 bath (s)	40			P14	R2 950 000,00	West	Teak parquet flooring	R374,01	R1 672,45	R100,00	R2 146,46	R11 500,00 - R12 500,00
5	Clivia	21	1st floor	1 Bed	1 bath (s&b)	70	Terrace	7	P6	R5 450 000,00	North	Free standing bath	R654,51	R2 926,79	R100,00	R3 681,30	R18 000,00 - R19 000,00
6	Streletzia	13	1st floor	1 Bed	1 Bath (s&b)	67	Terrace	59	P5	R5 750 000,00	North	Free standing bath & double vanity	R626,46	R2 801,35	R100,00	R3 527,81	R18 000,00 - R19 000,00
7	Magnolia	14	1st floor	1 Bed	1 Bath (s)	59			P7	R4 195 000,00	North		R551,66	R2 466,86	R100,00	R3 118,52	R16 500,00 - R17 500,00
8	Camelia	15	1st floor	1 Bed	1 Bath (s)	56			P9	R4 195 000,00	North & East		R523,61	R2 341,43	R100,00	R2 965,04	R15 000,00 - R16 500,00
9	Iris	16	1st floor	1 Bed	1 Bath (s)	49			P10	R3 695 000,00	East & South		R458,16	R2 048,75	R100,00	R2 606,91	R14 000,00 - R15 000,00
10	Silvertree	17	1st floor	Studio	1 Bath (s)	37			P15	R2 599 000,00	South		R345,95	R1 547,02	R100,00	R1 992,97	R11 500,00 - R12 000,00
	Iris/Silvertree	16&17	1st floor	2 Bed	2 bath (s)	86			P10&15	R5 400 000,00	East&South		R804,11	R3 595,77	R200,00	R4 599,88	R22 000,00 - R25 000,00
11	Arum Lily	18	1st floor	1 Bed	1 Bath (s&b)	70	Terrace	16	P4	R5 495 000,00	East & West	Free standing bath	R654,51	R2 926,79	R100,00	R3 681,30	R18 000,00 - R19 000,00
12	Margarita	19	1st floor	1 Bed	1 Bath (s)	47	Terrace	4	P12	R3 550 000,00	West		R439,46	R1 965,13	R100,00	R2 504,59	R13 000,00 - R14 000,00
	Arum Lily/ Margarit	18&19	1st floor	2 Bed	2 Bath (s)	117	Terraces	20	P4&P12	R7 950 000,00	East & West	Free standing bath	R1 093,97	R4 891,92	R200,00	R6 185,89	R22 000,00 - R25 000,00
13	Aloe	20	1st floor	Studio	1 Bath (s)	44			P13	R3 395 000,00	West		R411,41	R1 839,69	R100,00	R2 351,10	R12 500,00 - R13 500,00

Available for purchase:

Store Number	Section No	Location	EUA m ²	Price incl Vat	Est levy
1	5	Ground floor	5	R90 000,00	R255,81
2	6	Ground floor	5	R90 000,00	R255,81
3	7	Ground floor	4	R72 000,00	R204,65
4	22	1st floor	3	R54 000,00	R153,48
5	23	1st floor	3	R54 000,00	R153,48
6	24	1st floor	2	R36 000,00	R102,32

Wine Storage	Price incl Vat	Est levy
1	R45 000,00	R51,16
2	R45 000,00	R51,16
3	R45 000,00	R51,16
4	R45 000,00	R51,16
5	R45 000,00	R51,16

Parking Bay	Price incl Vat	Est levy
P2	R150 000,00	R100,00

*All information contained in this document is subject to change e&oe

COMMON AREAS

- Fully furnished lounge with a newly installed fireplace, providing the perfect atmosphere to meet and entertain family, friends, and business associates.
- Wood panelled library with a newly installed fireplace offering a cosy and inviting place to relax and read your favourite literature.
- Dining area with bar facilities, doubling up as an indoor recreation room for playing bridge or similar activities
- Large catering kitchen fully equipped with an oven, hob and fridge. Ideal for hosting small functions and impressing your guests with your culinary skills.
- 5 unique personalized wine storage facilities available for purchase, making sure that your wine collection is stored in style and with care.
- Passenger lift providing easy access to the first-floor apartments, adding convenience to your daily routine.
- Recreation room adjoining the Manor House, offering endless possibilities for leisure activities such as gym workouts or relaxation.
- Laundry facilities with washing machine and tumble dryer, making laundry day a breeze.
- Visitors parking in front of the main entrance to the Manor House, access controlled for added security and convenience.

APARTMENT FEATURES

- Each apartment boasts a unique blend of original wooden floors and/or water-resistant vinyl flooring, creating a warm and inviting atmosphere while also being practical and easy to maintain.
- The historic ceilings have been lovingly restored to their former glory, complete with ornamental cornices and perfectly skimmed plasterboard. You'll feel like you're living in a piece of history while still enjoying all the modern comforts.
- Each kitchen comes with traditionally styled shaker doors and sleek Easi Quartz countertops. The built-in electric hobs, ovens, and extractors are top-of-the-line and sure to impress even the most discerning home cook.
- Each apartment has been completely rewired with energy-efficient LED lighting, helping you save money on your electricity bill while also doing your part for the environment. Plus, with an inverter and battery backup for all apartments, you'll never have to worry about being without power. And, with pre-paid meters linked to the Power Measurement Payment Platform, you'll always know exactly how much electricity you're using and be able to easily top up your account.

SECURITY FEATURES

- A hands-free intercom system with facial recognition technology is available for added convenience and safety.
- Direct intercom calling connection to security is available between all apartments for immediate assistance.
- Number plate recognition technology is available at the entrance of the estate to monitor who enters and exits the property.
- Perimeter electrical fencing and video surveillance are linked to security to provide an extra layer of protection.
- Video surveillance systems are in place around the Manor House to ensure that everything is monitored and secure.
- The Verifier System on the UCSA platform provides external monitoring of all security measures, ensuring that everything is actively monitored and maintained.
- Technological Features:
 - Pre-wired high-speed Octotel fibre cabling is available in each apartment, providing fast internet speeds plus the owner has the flexibility to choose their own fibre service provider for added convenience.
 - The fibre SATV distribution system is available, ensuring that you'll have access to all your favourite shows without any hassle.
 - Compatibility with the new generation Multichoice decoders with SatCR connections is available for easy and hassle-free entertainment. (DSTV contracts are for owners' accounts).

FLOOR FINISHES

Common Areas

- Existing timber floors
- Zimbo's Engineered flooring

Apartments

- Existing timber floors
- Vinyl water-resistant flooring

CEILINGS

- Original restored historic ceilings
- Skimmed plasterboard
- Ornamental cornices

KITCHENS

- Traditional style with shaker doors
- Easi-quartz counter tops
- Electric hobs, ovens and extractors

ELECTRICAL

- Completely rewired
- All lighting LED
- Solar PV to the common areas
- Inverter with battery back up to the apartments
- Electrical pre-payment meters linked to the Power Measurement payment platform

ELECTRONIC SERVICES

Access Control

- Handsfree video intercom with facial recognition
- Intercom calling to Security and between all apartments
- Number plate recognition at security

Internet

- Pre-wired with high speed Octotel fibre cabling
- Purchasers have the flexibility to choose their own ISP within the Octotel stable

Dstv

- A fibre SATV distribution system has been installed in each apartment including a fibre to SATV converter
- New generation Multichoice decoders with SatCR connections are compatible with this system (Explora 2/3, HD Single view)
- Apartment owners will still need to have their own DSTV contracts

Cctv

- The Greenways Estate is secured with a perimeter electrical fence and video surveillance system linked to the security guardhouse
- Externally monitored Verifeye system on the UCSA platform
- Video surveillance system around the Manor House

LIFT

- Completely re-furbished, and with power back-up

FIREPLACES

- 3 Fully refurbished fireplaces fitted with new Rocal Rc 65 or 70 classic wood burning stoves serving the Library, Lounge and Dining areas

PLUMBING

- Completely re-plumbed
- 150 Liter HWC serving the kitchen and bathroom areas

AIR-CONDITIONING

- New split A/C or cassette units throughout every apartment

FIRE PROTECTION AND EVACUATION SERVICES

- Comprehensive City Council Requirements fully installed

ROOF

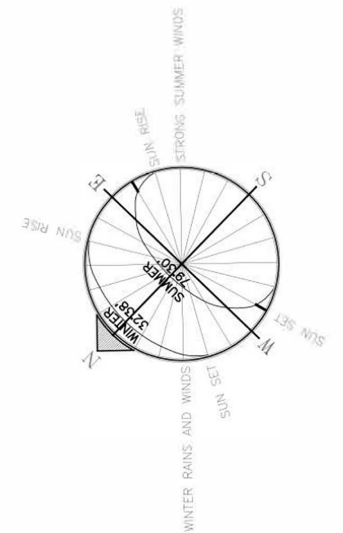
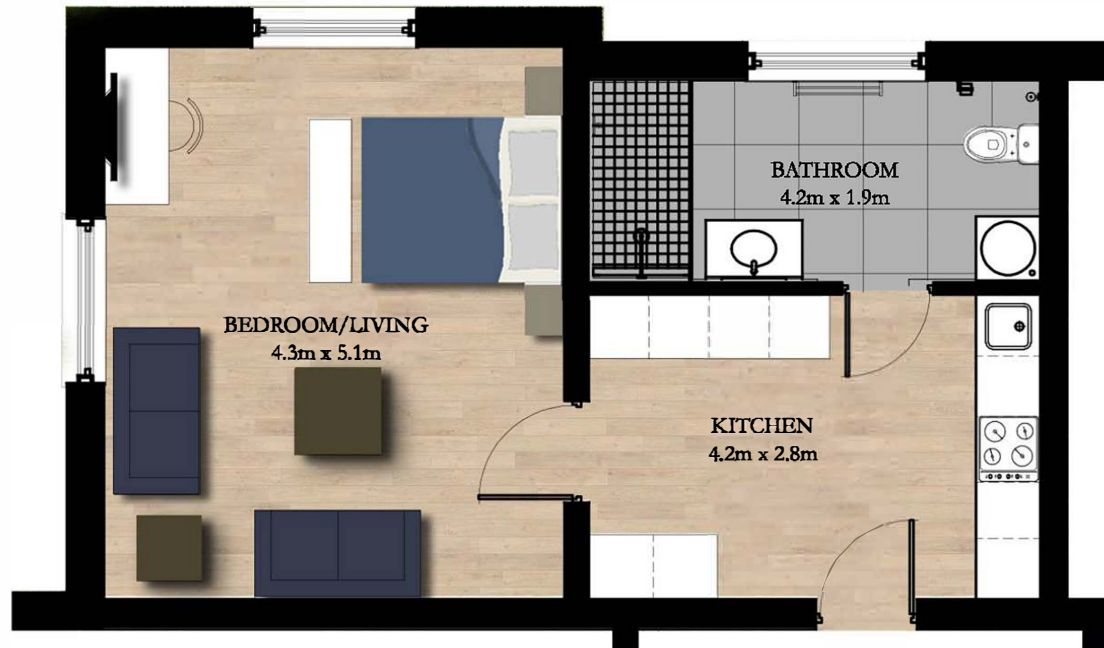
- New Spanish slate roof, and seamless aluminium gutters and downpipes

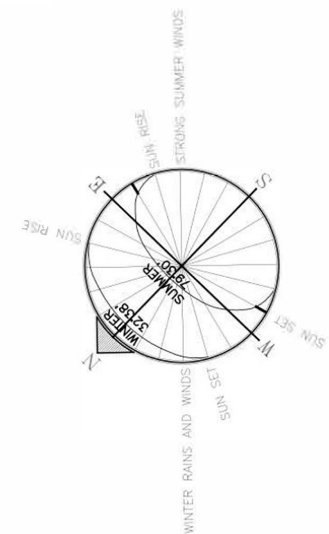


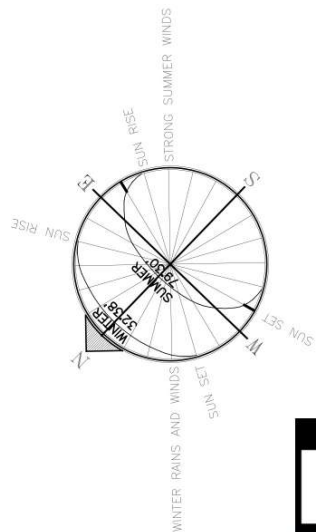
WHAT DOES THE LEVY COVER?

- Pam Golding Property Management fees
- Sundry fees – bank charges, printing / stationery, telephone, etc.
- Electrical meter reading
- Manor House insurance
- Pest control
- Cleaning of all the common areas – Library, lounge, dining, common kitchen/laundry, passage areas – full time cleaner
- Lift maintenance contract
- Fire servicing
- Common area electrical consumption
- Water, refuse, sewerage for the Manor House
- General maintenance allowance
- Reserve fund
- Contribution to the HOA for the running of the Greenways Estate









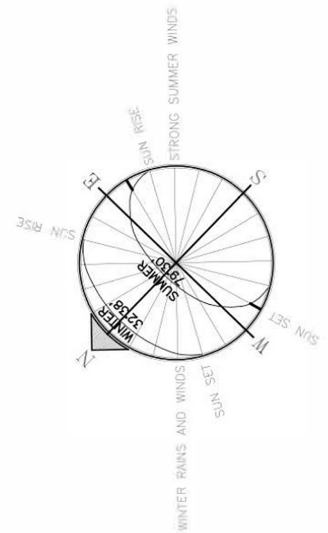


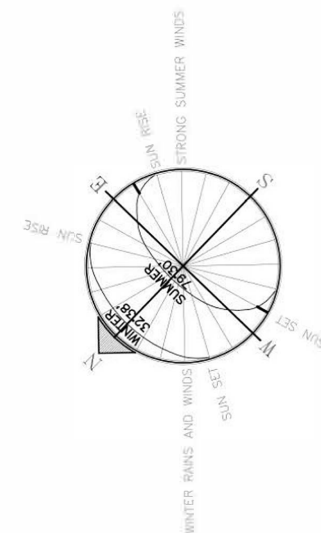
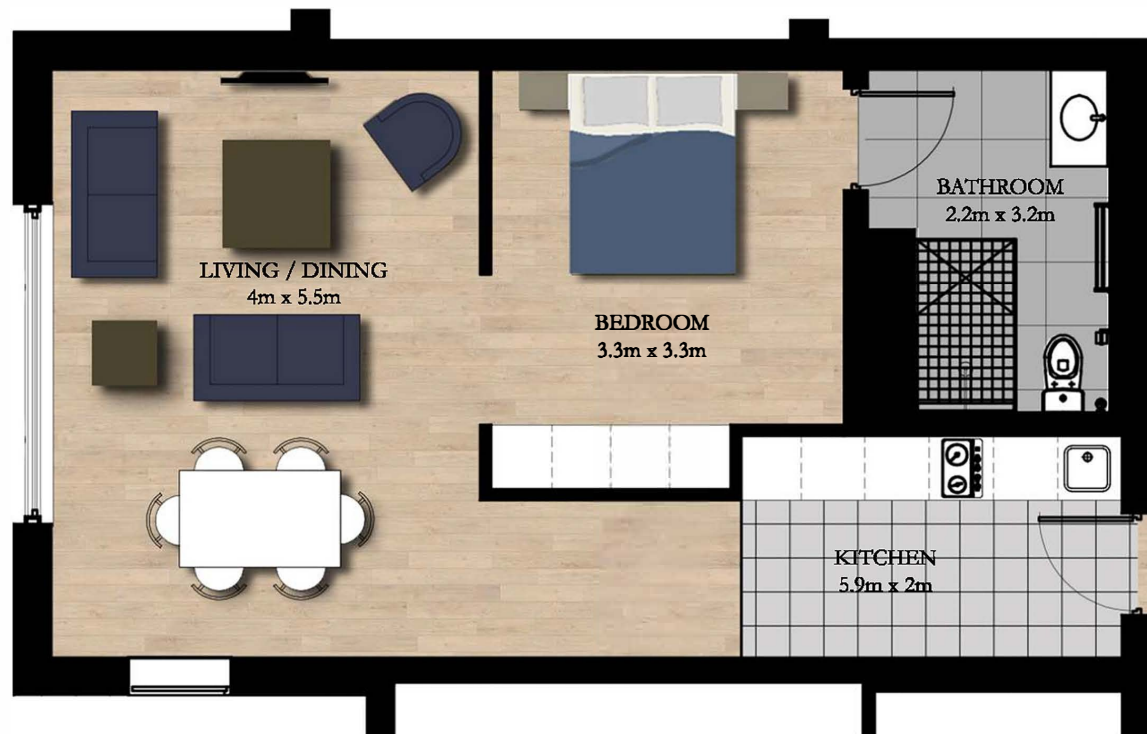
SECTION 4
(REDWOOD)
40m²

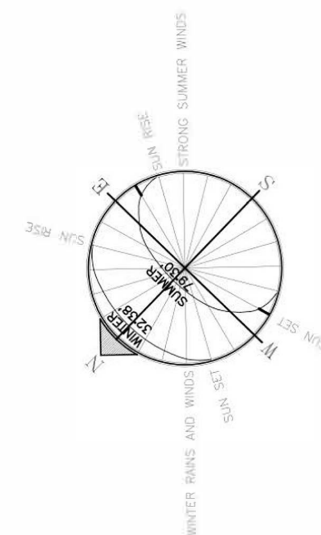
*The m² indicated is the usable floor space from face of wall to face of wall.

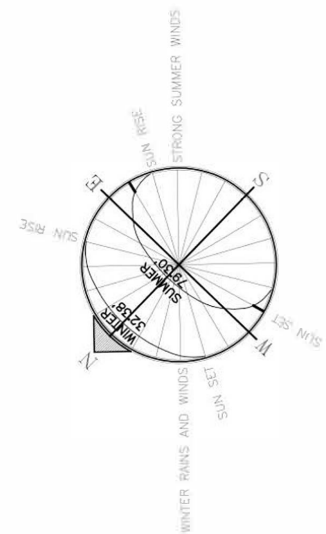
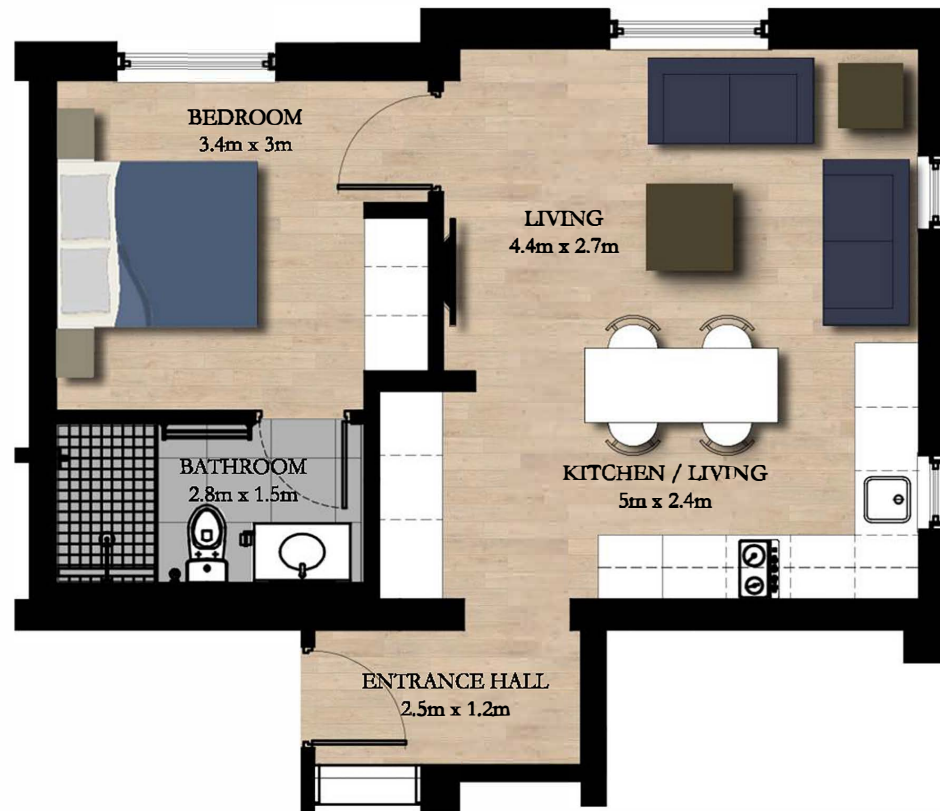
Kevin Gadd Architects CC. CK 1995 / 004905 / 23
Unit 2, First Floor, Amdec House Silverwood Close
Steenberg Office Park, Westlake, 7945
Tel (021) 761-0280. info@kevingadd.co.za

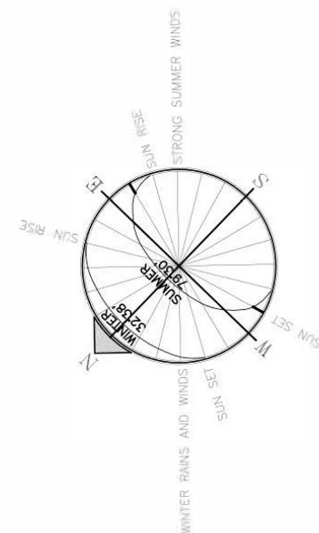
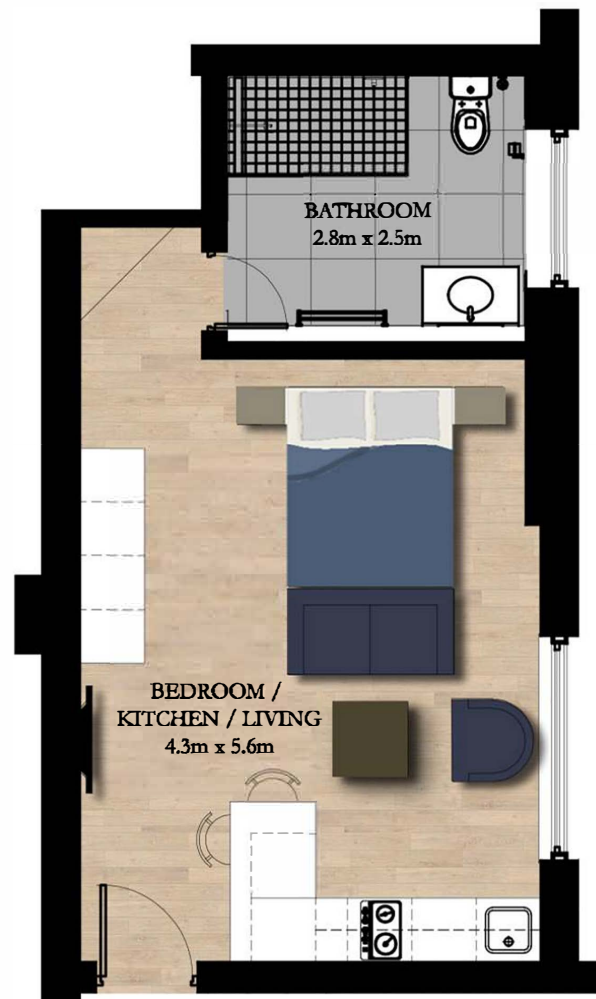
KEVIN
GADD
ARCHITECTS











SECTION 12
(SILVERTREE)
37m²

*The m² indicated is the usable floor space from face of wall to face of wall.

