



GRAANENDAL LIFESTYLE ESTATE (BAVIAANSZICHT)
Durbanville, Western Cape



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Erf Number	House Number	Erf Size (m²)	Unit Type	Gross Area (m²)	Selling price (including 3%commission) *	Estimated occupation date
19302	25	264,60	6	198,66	3 766 800,00	Oct-24
19303	24	283,92	1	191,73	3 855 500,00	Oct-24
19304	23	296,78	4B	168,91	3 408 500,00	Oct-24
19305	22	294,69	4B	165,64	3 141 500,00	Built - on transfer
19306	21	294,69	1	191,73	3 553 500,00	Built - on transfer
19307	20	302,58	2B	181,83	3 464 400,00	Oct-24
19308	19	283,50	2D	168,56	3 408 500,00	Oct-24
19309	18	283,50	2D	168,56	3 408 500,00	Oct-24
19310	17	301,50	2B	171,72	3 193 000,00	Built - on transfer
19311	16	268,25	1	191,73	3 855 500,00	Oct-24
19312	15	268,25	1	191,73	3 855 500,00	Oct-24
19313	14	268,25	4B	155,13	3 408 500,00	Oct-24
19314	13	259,00	4B	160,05	3 408 500,00	Oct-24
19315	12	305,25	1	191,73	3 855 500,00	Oct-24
19316	11	339,96	6	196,24	3 720 900,00	Oct-24
19326	1	281,98	3B	206,42	3 914 000,00	Built - on transfer
19327	30	326,43	4A	174,75	3 244 500,00	Built - on transfer

* Price includes VAT, there is no transfer duty

* Price to increase in June 2024

* The developer reserves the right to adjust house plans and prices

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Durbanville, Western Cape



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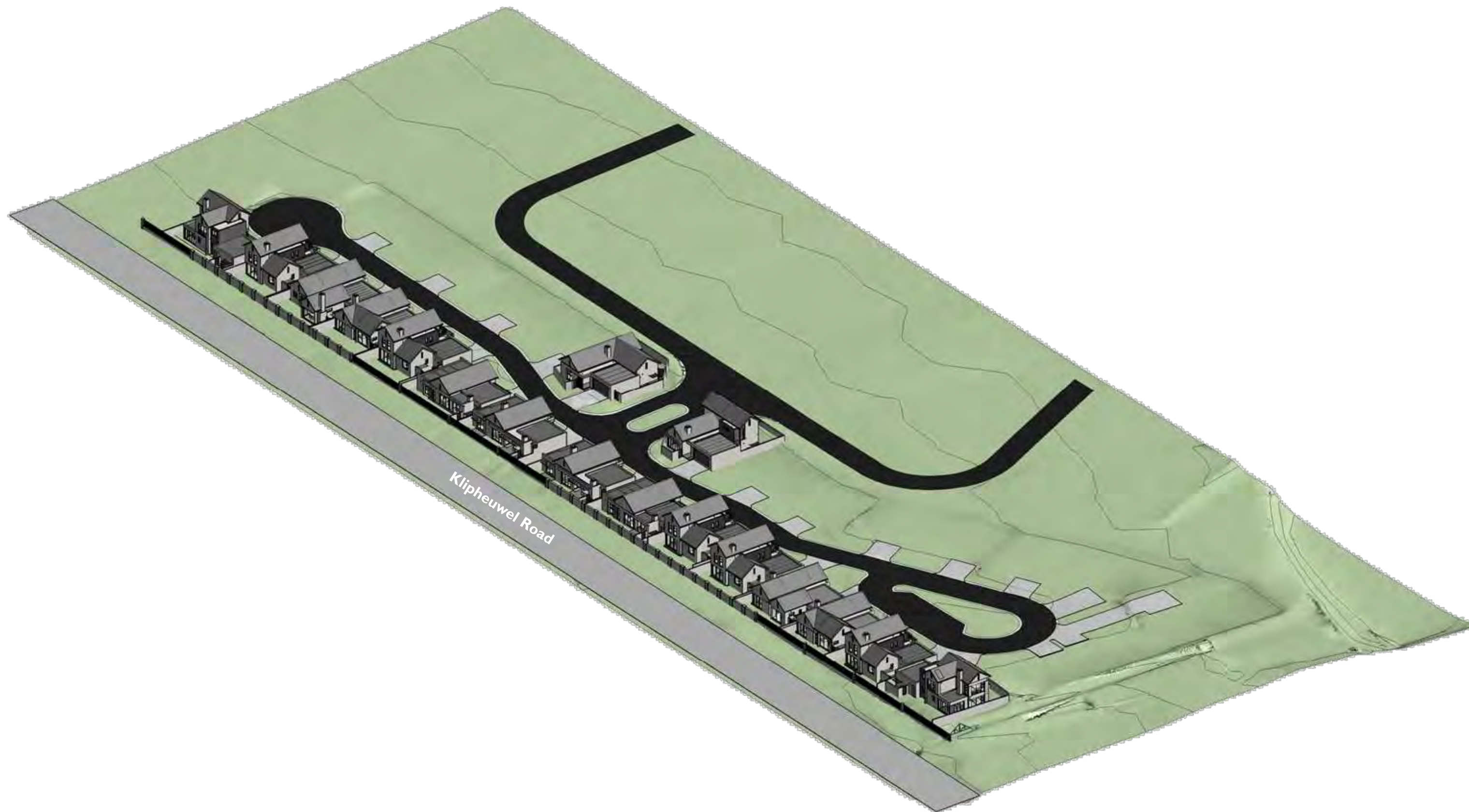
Site Plan

GRAANENDAL LIFESTYLE ESTATE (BAVIAANSZICHT)
Durbanville, Western Cape



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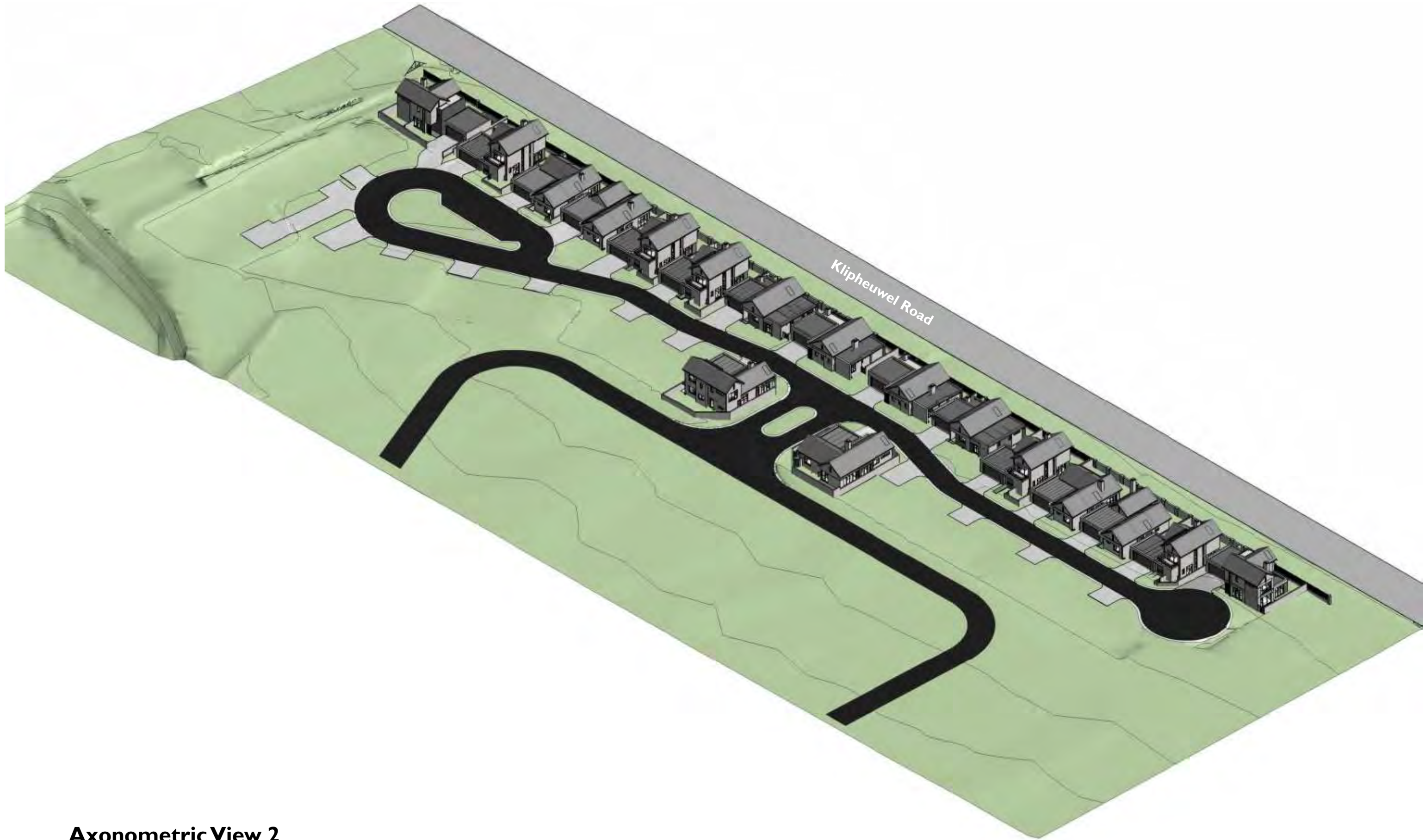
Axonometric View I

GRAANENDAL LIFESTYLE ESTATE (BAVIAANSZICHT)
 Durbanville, Western Cape



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Axonometric View 2

GRAANENDAL LIFESTYLE ESTATE (BAVIAANSZICHT)
 Durbanville, Western Cape



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GRAANENDAL LIFESTYLE ESTATE (BAVIAANSZICHT)
Durbanville, Western Cape



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Durbanville, Western Cape



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Area Schedule	
Name	Area
Ground floor (without patio)	115.31 m²
Covered Patio	15.98 m²
First Floor (without stairs)	64.88 m²
Covered Entrance	2.44 m²
Grand total	198.62 m²



Ground Floor Plan





Area Schedule	
Name	Area
Ground floor (without patio)	115.31 m ²
Covered Patio	15.98 m ²
First Floor (without stairs)	64.88 m ²
Covered Entrance	2.44 m ²
Grand total	198.62 m ²



First Floor Plan





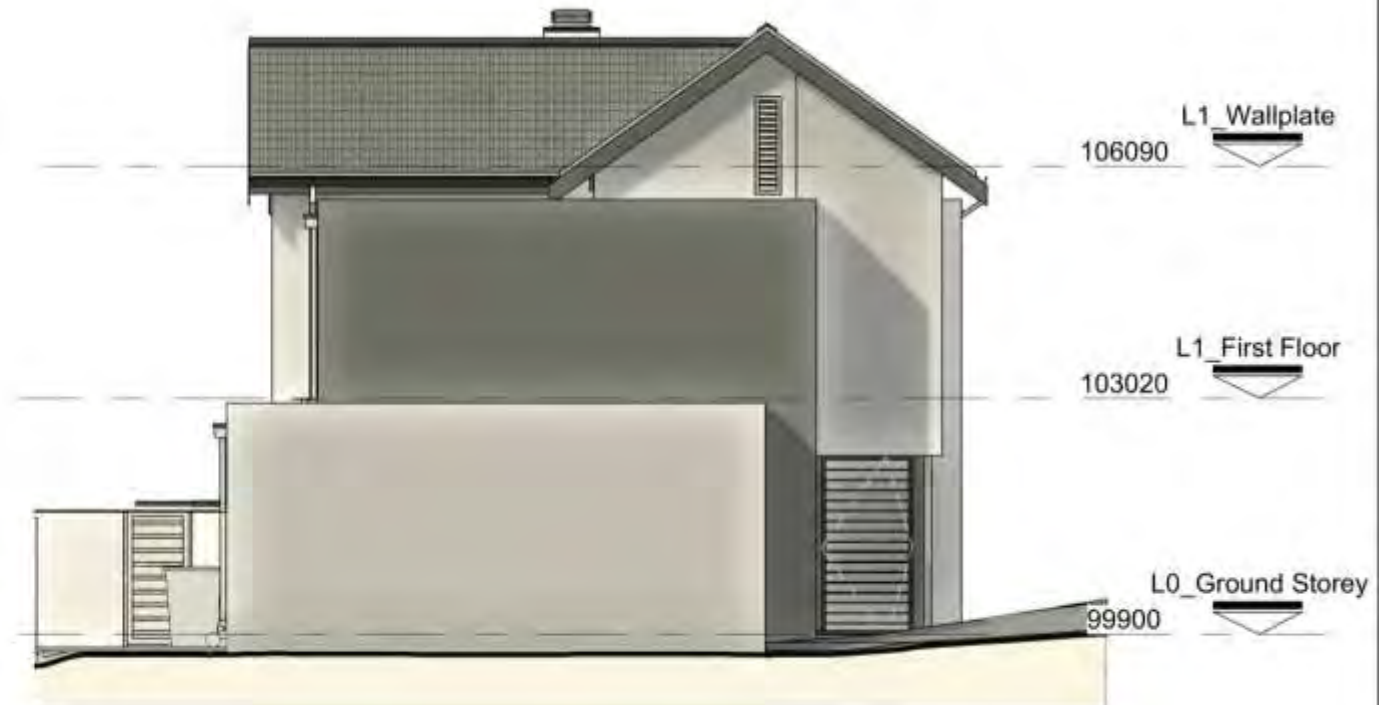
North Elevation



East Elevation



South Elevation

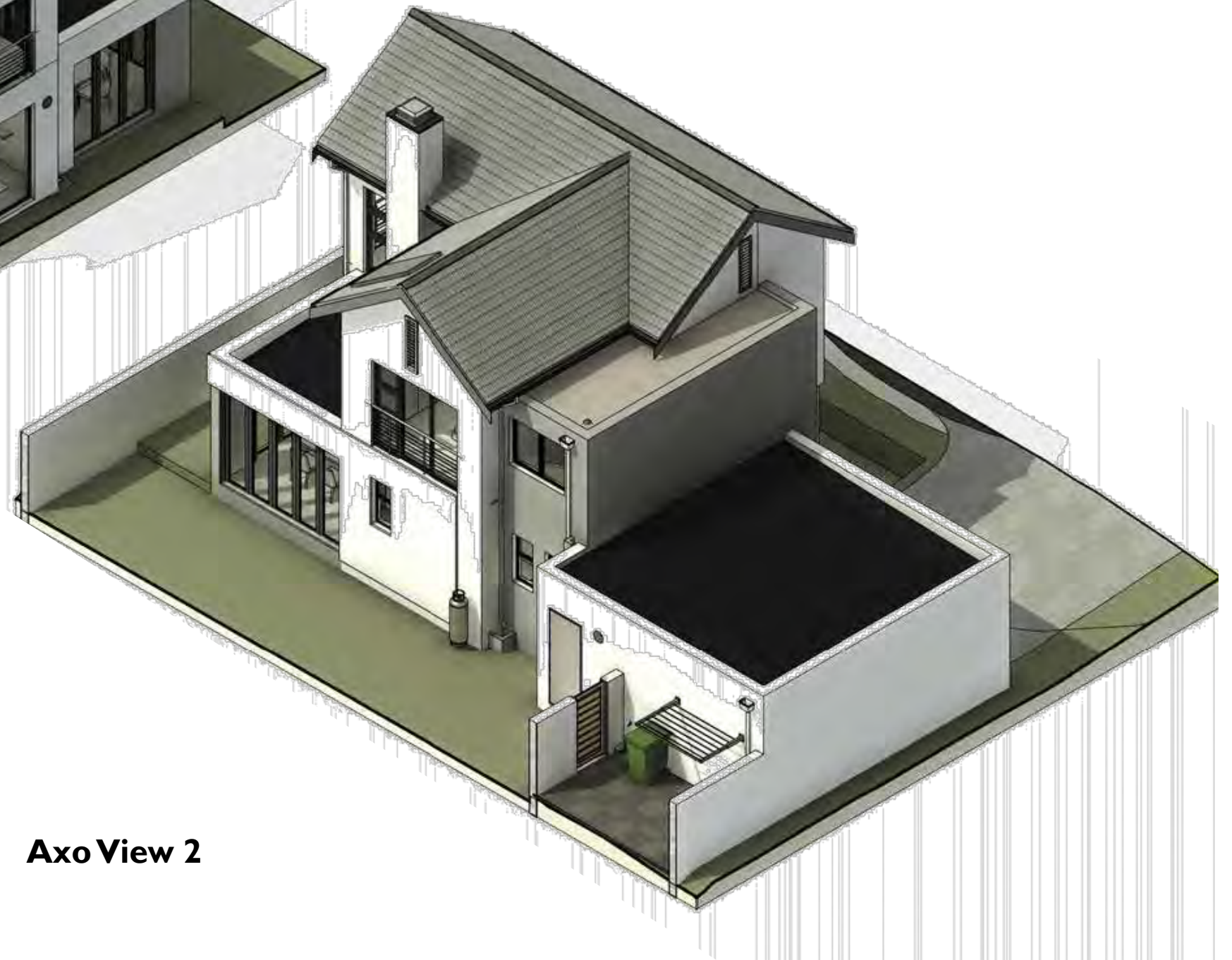


West Elevation

Axo View 1



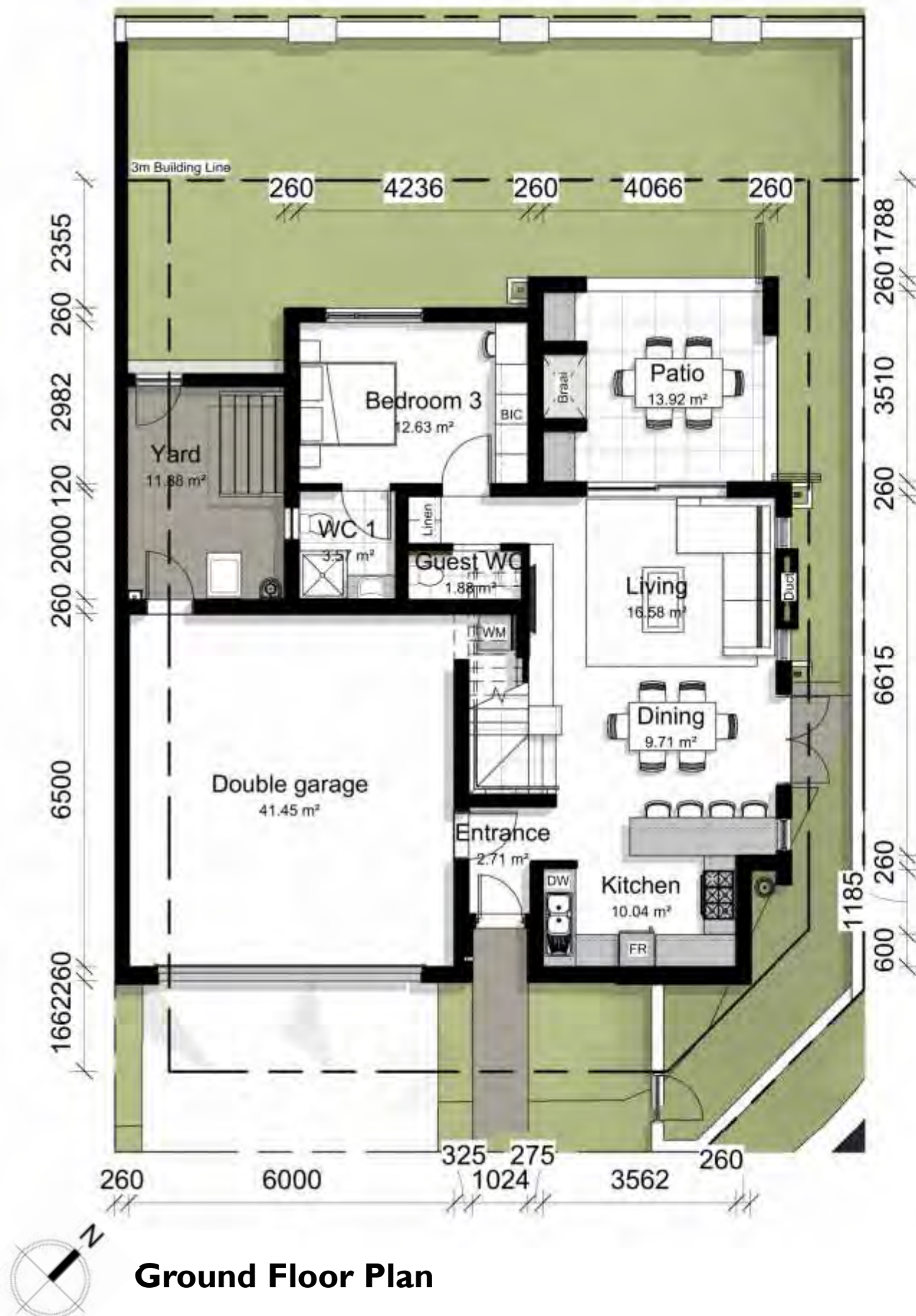
Axo View 2

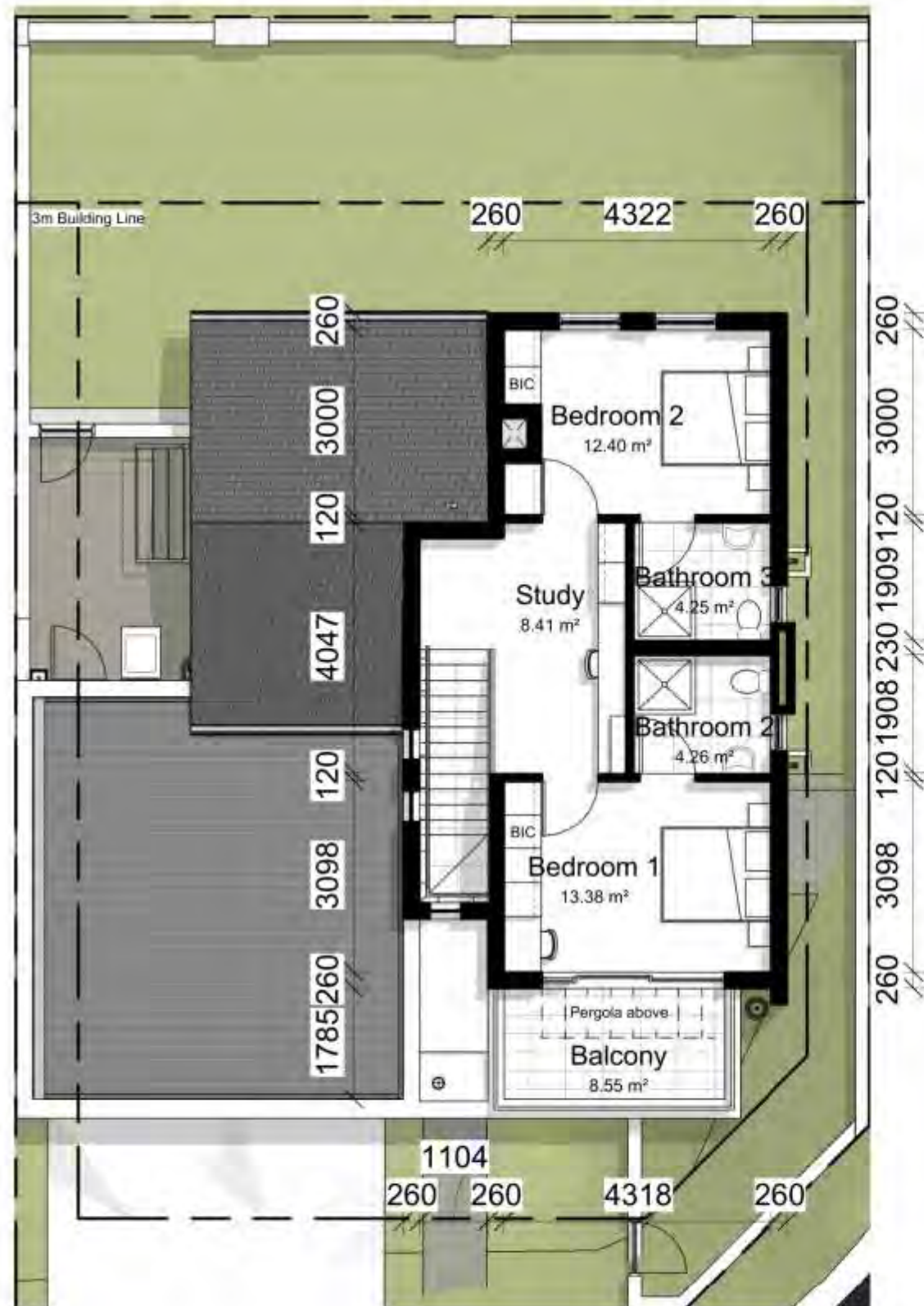




Area Schedule

Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²





First Floor Plan



Area Schedule

Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²





North Elevation



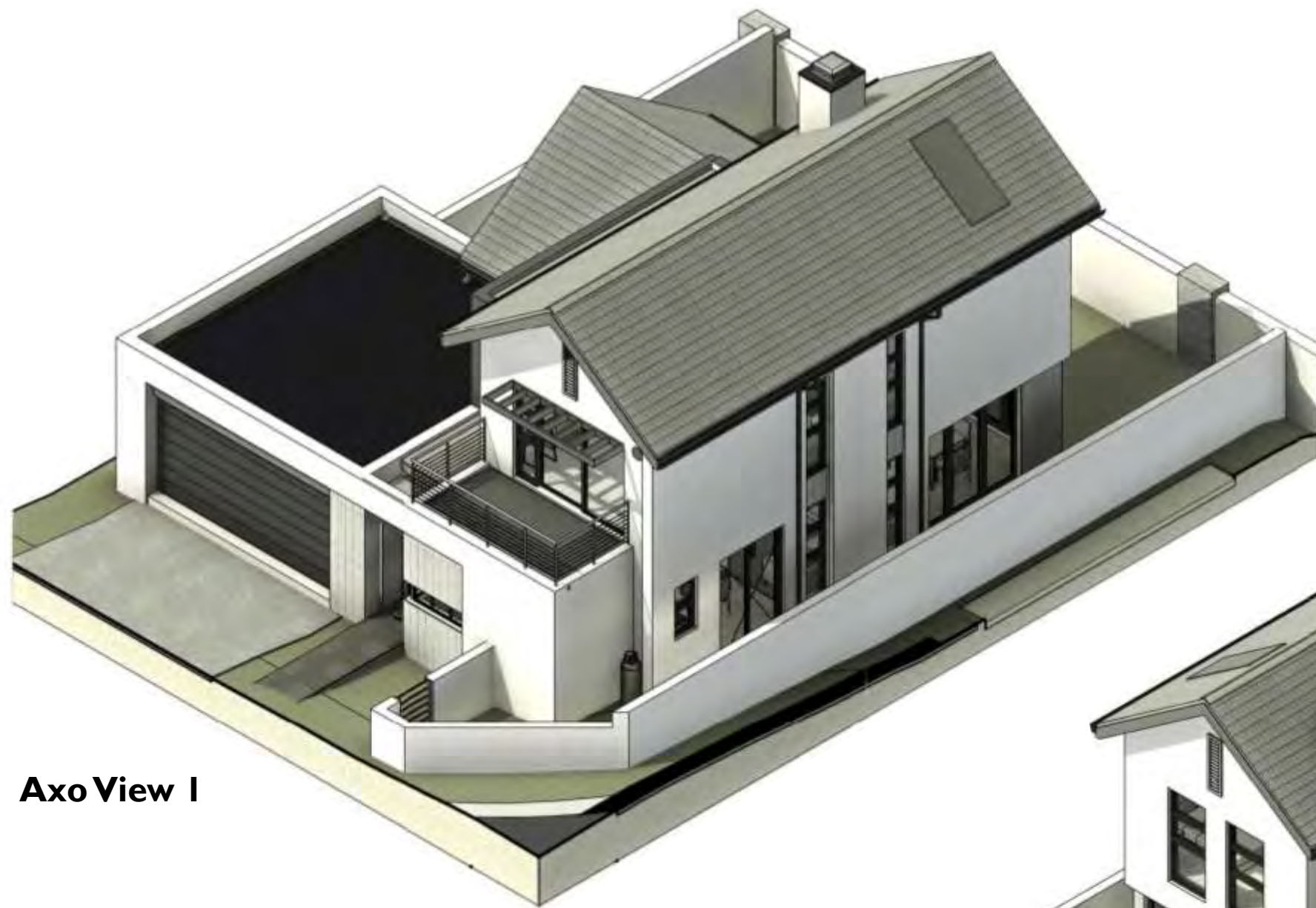
East Elevation



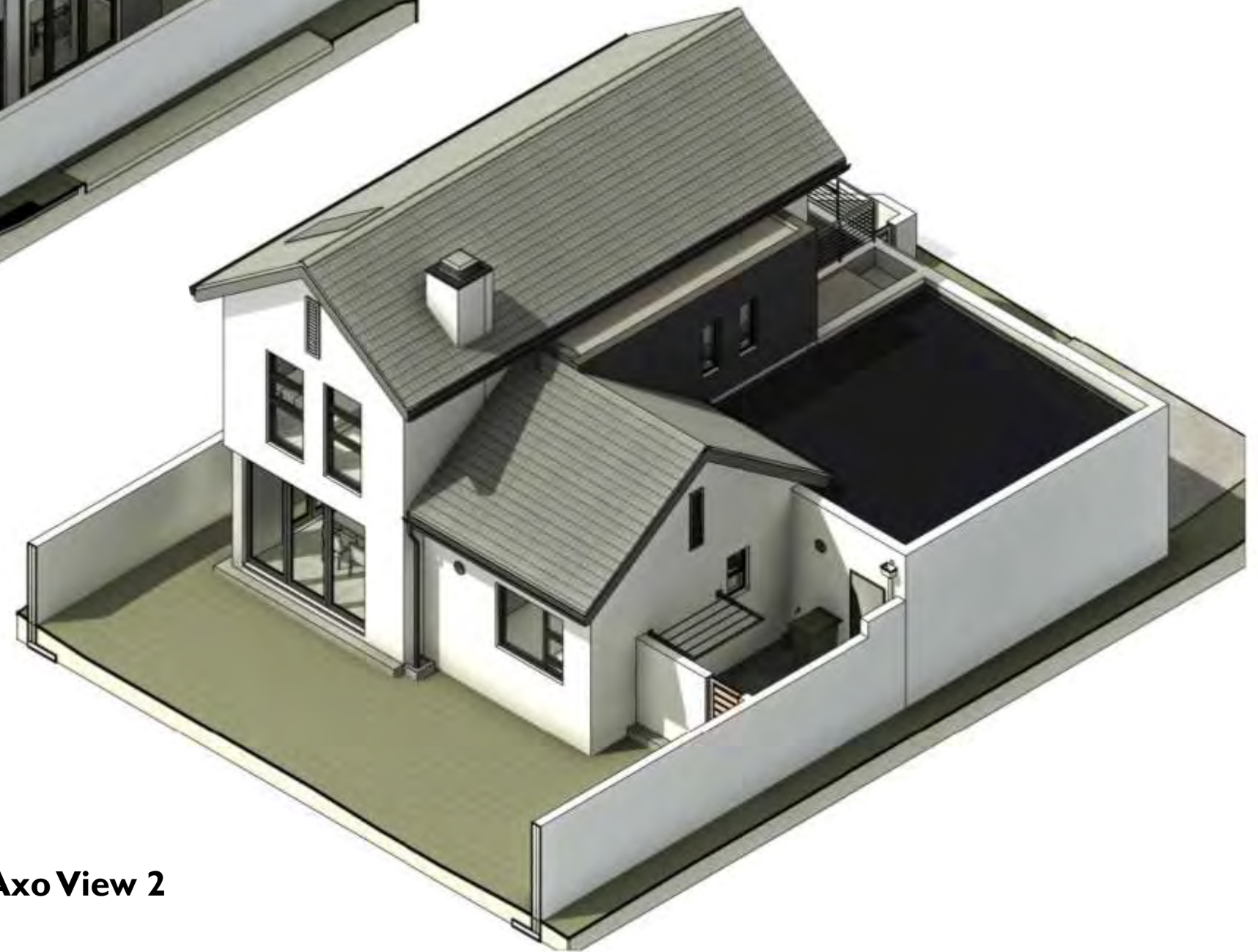
South Elevation



West Elevation



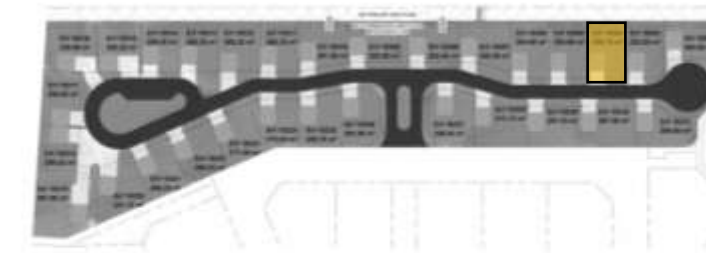
Axo View 1



Axo View 2



Ground Floor Plan



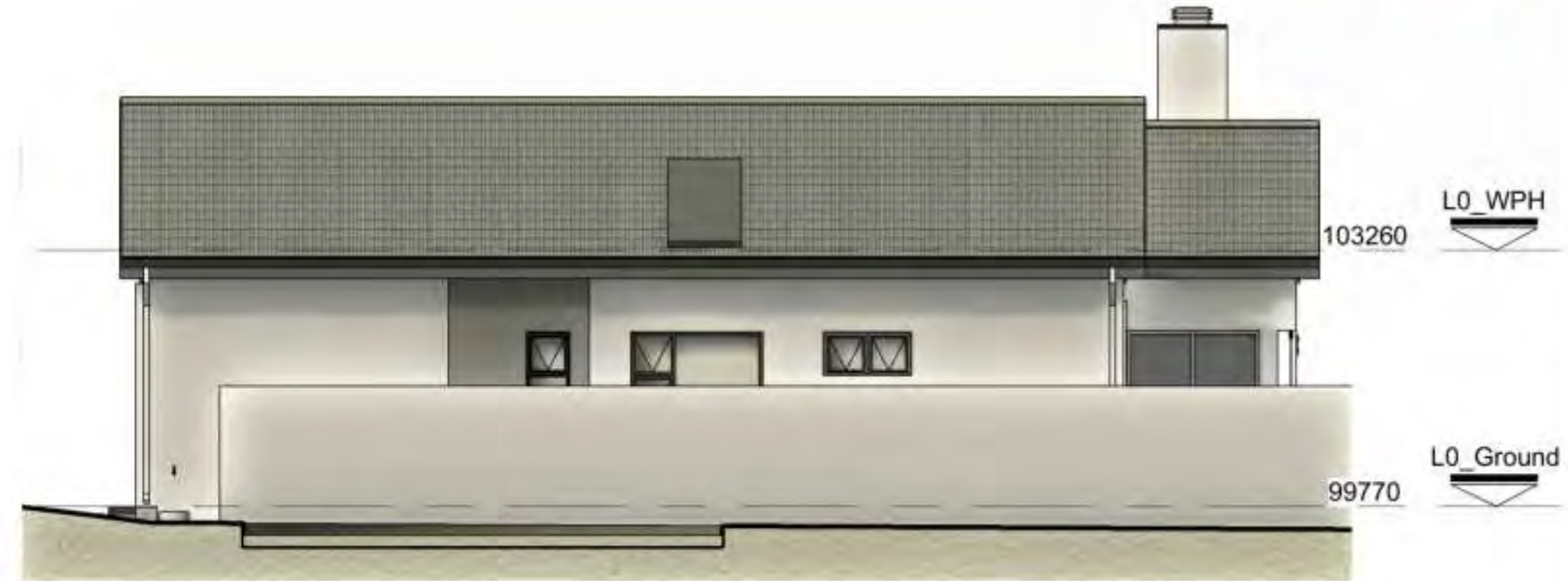
Area Schedule ((01-21) GCA)

Name	Area
Covered Entrance	5.00 m ²
Garage	44.55 m ²
Ground Floor	119.37 m ²
Grand total	168.91 m ²





North Elevation



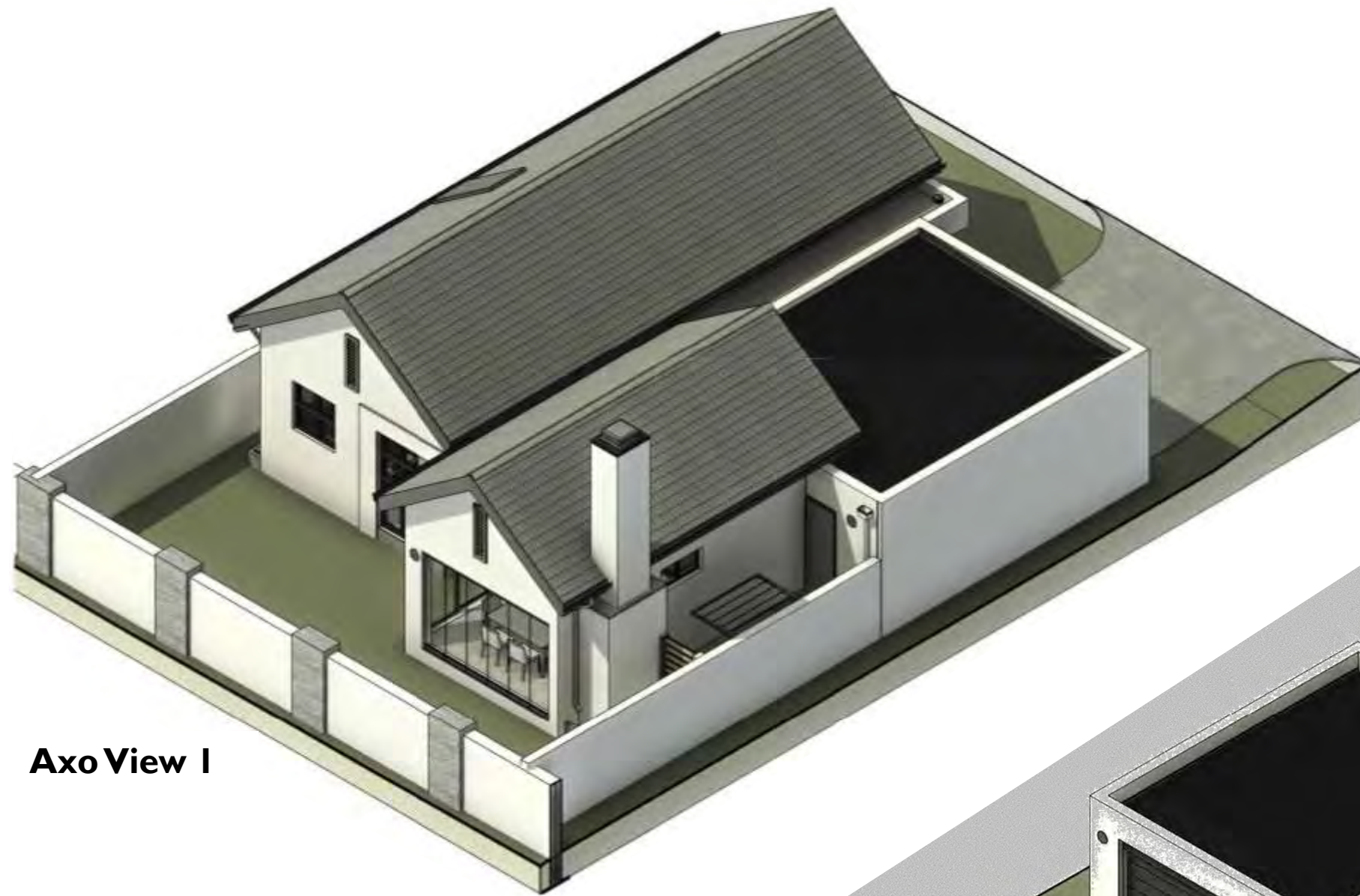
East Elevation



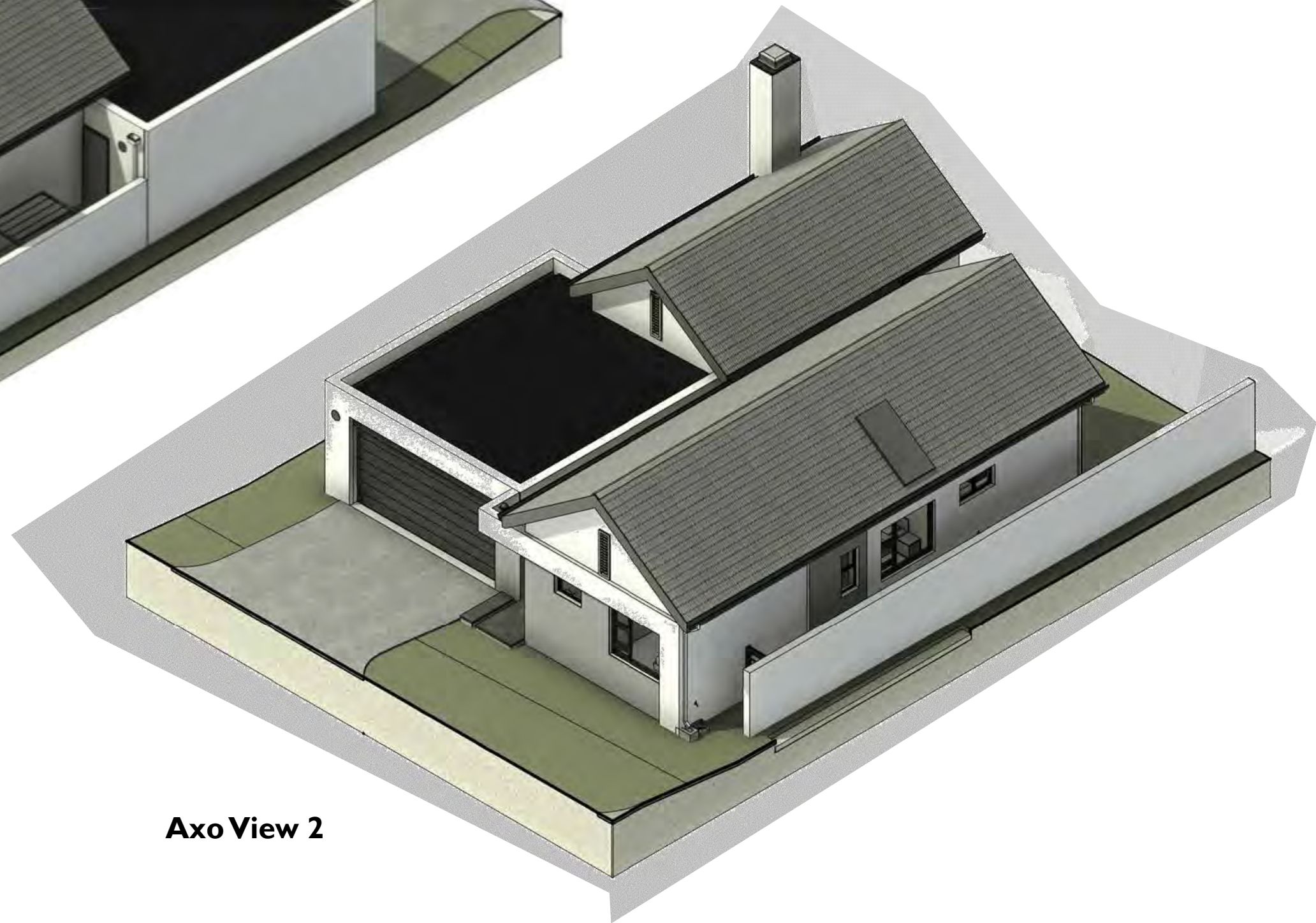
South Elevation



West Elevation



Axo View 1



Axo View 2

Erf I 9305 – Type 4B

Built - on transfer



Area Schedule

Name	Area
Ground Floor (Without Patio)	149.26 m ²
Covered Patio	12.33 m ²
Covered Entrance	4.05 m ²
Total Floor Area	165.64 m²



Ground Floor Plan

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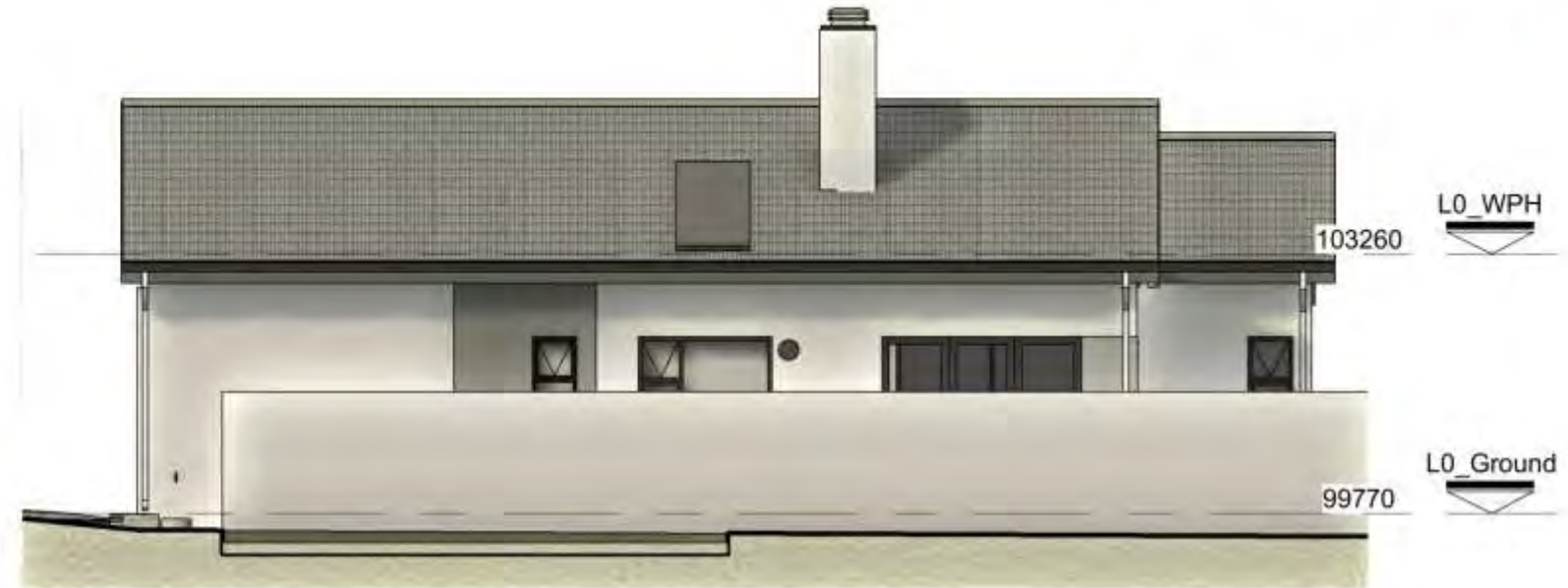
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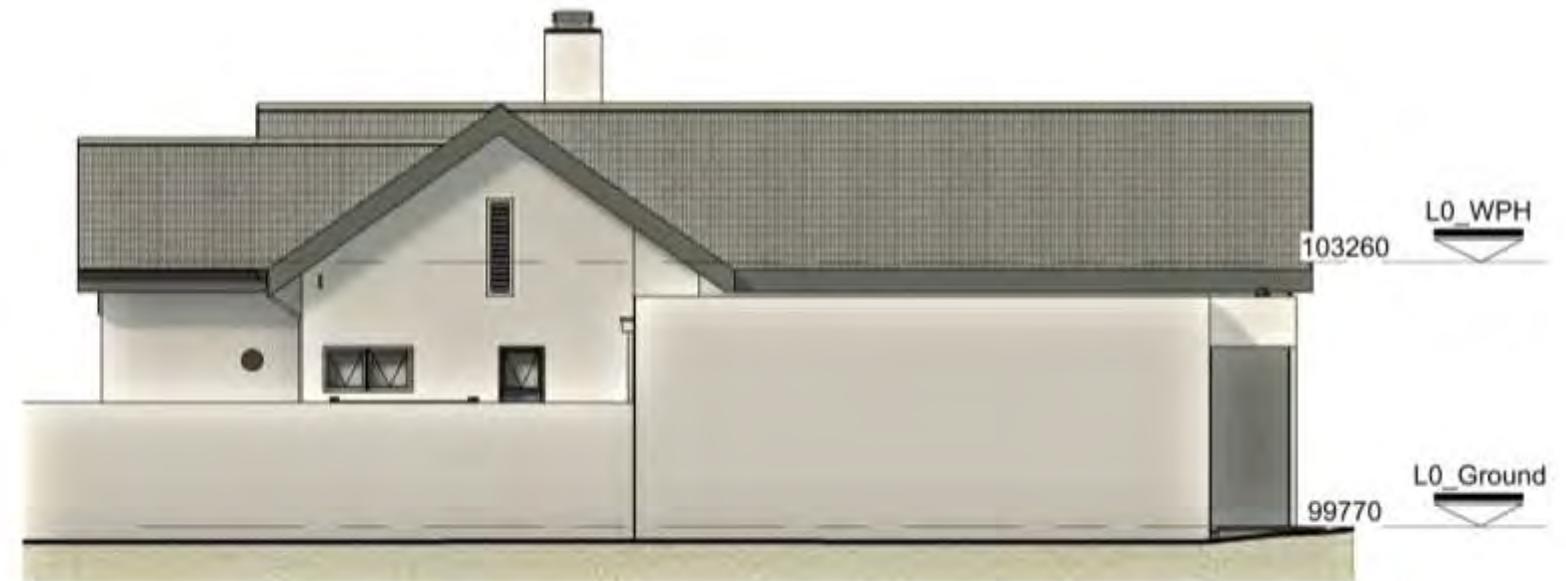
North Elevation



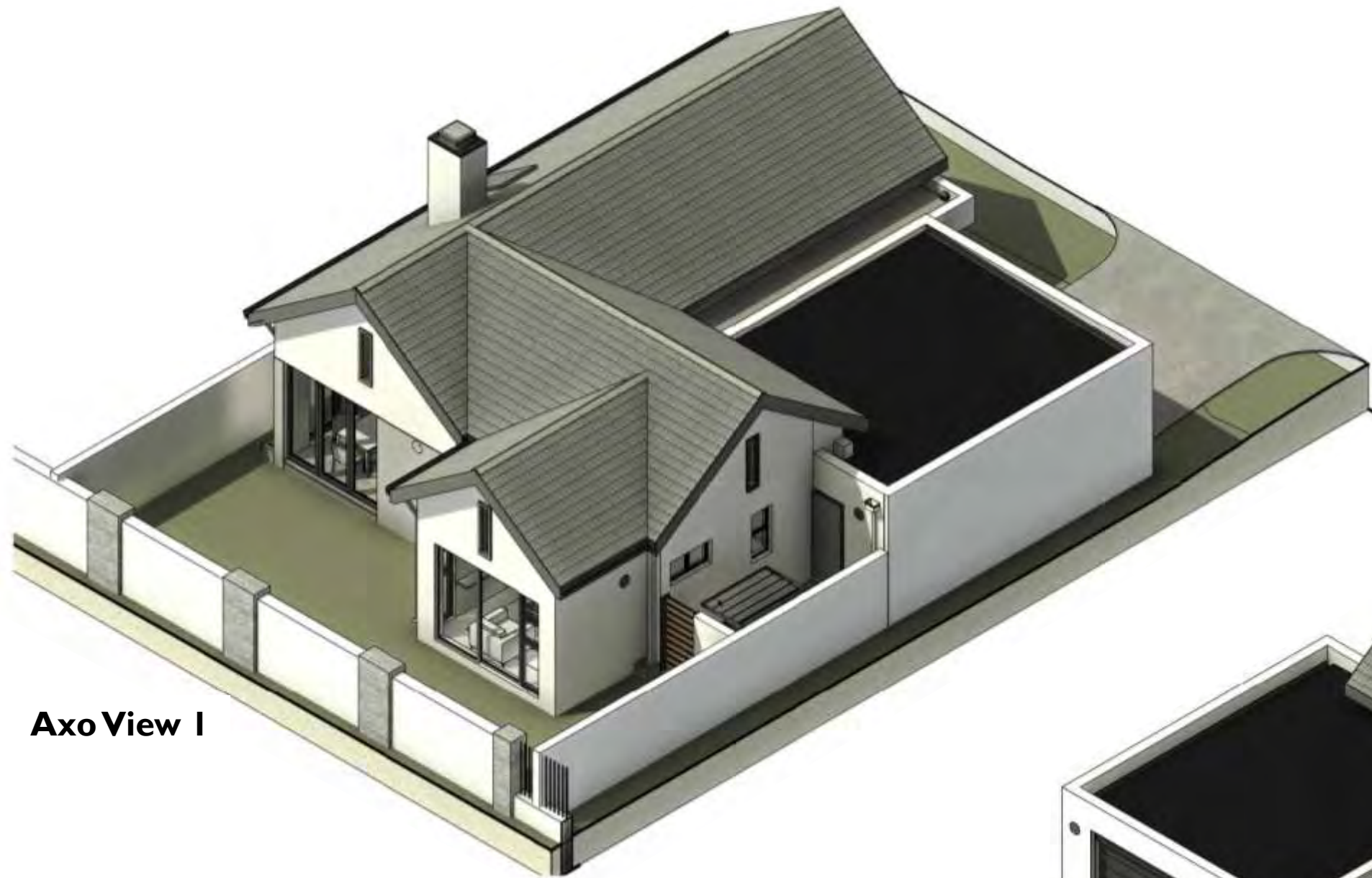
East Elevation



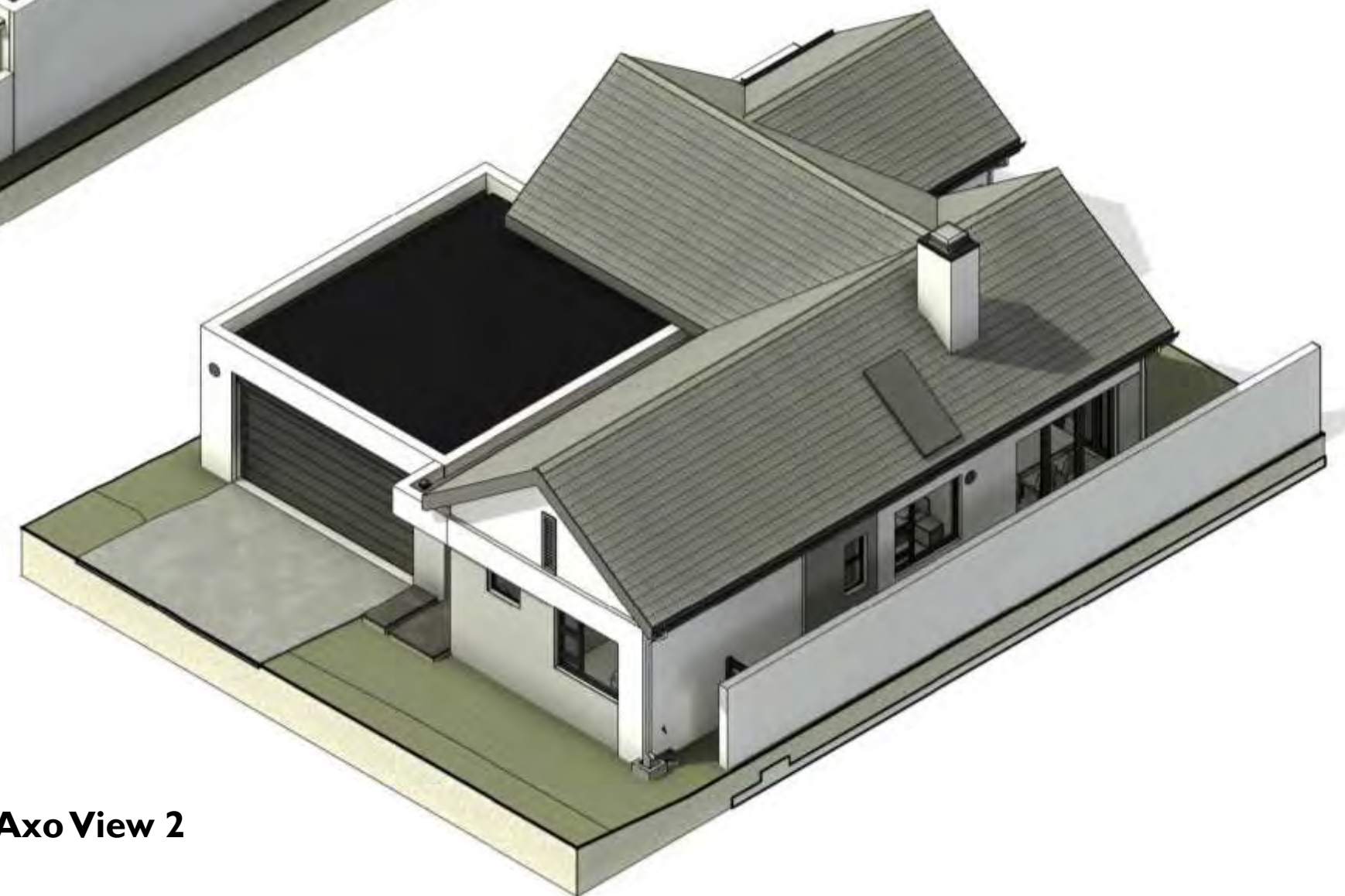
South Elevation



West Elevation



Axo View 1



Axo View 2

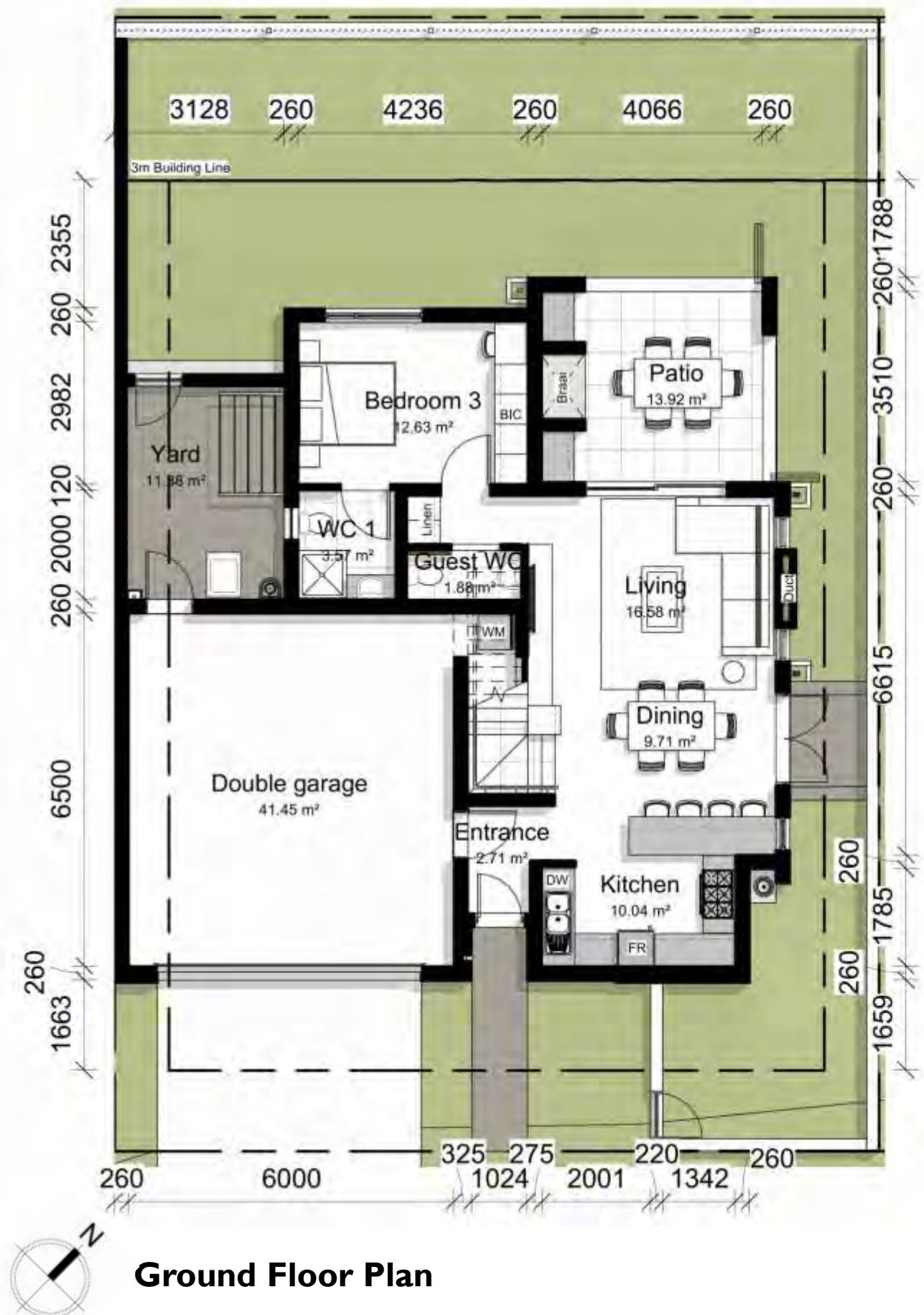
Erf 19306 – Type I

Built - on transfer



Area Schedule	
Name	Area

Ground Floor (Without Patio)	119.29 m²
First Floor (Without Staircase)	57.17 m²
Covered Patio	15.27 m²
Grand total	191.73 m²



Ground Floor Plan



Built - on transfer



Area Schedule	
Name	Area
Ground Floor (Without Patio)	119.29 m²
First Floor (Without Staircase)	57.17 m²
Covered Patio	15.27 m²
Grand total	191.73 m²



First Floor Plan



North Elevation



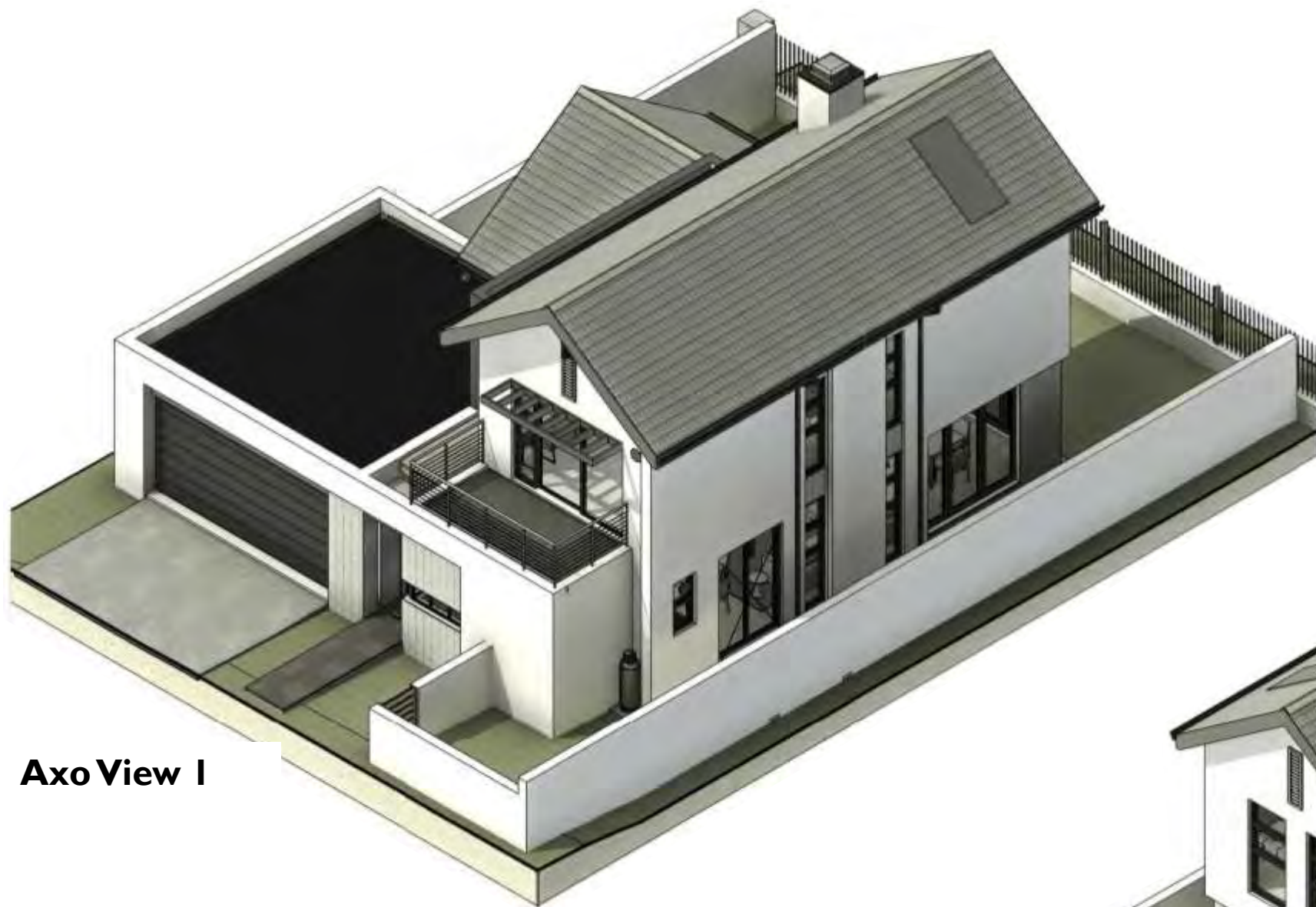
East Elevation



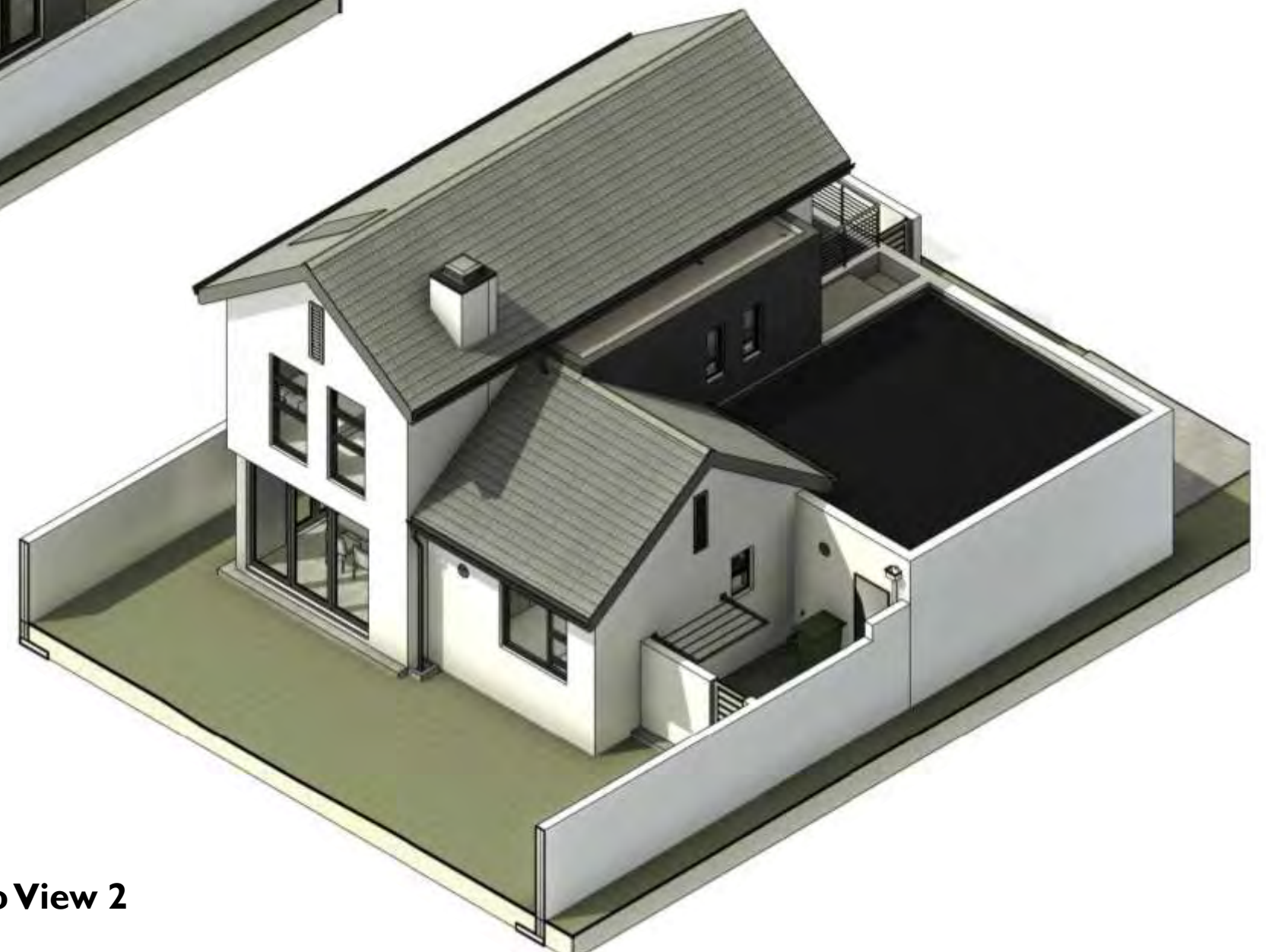
South Elevation



West Elevation



Axo View 1



Axo View 2

Erf 19307 – Type 2B



Area Schedule

Name	Area
Pergola	6.06 m ²
Groundfloor (incl. garage)	160.16 m ²
Covered Patio	12.29 m ²
Covered Entrance	3.33 m ²
Grand total	181.83 m ²

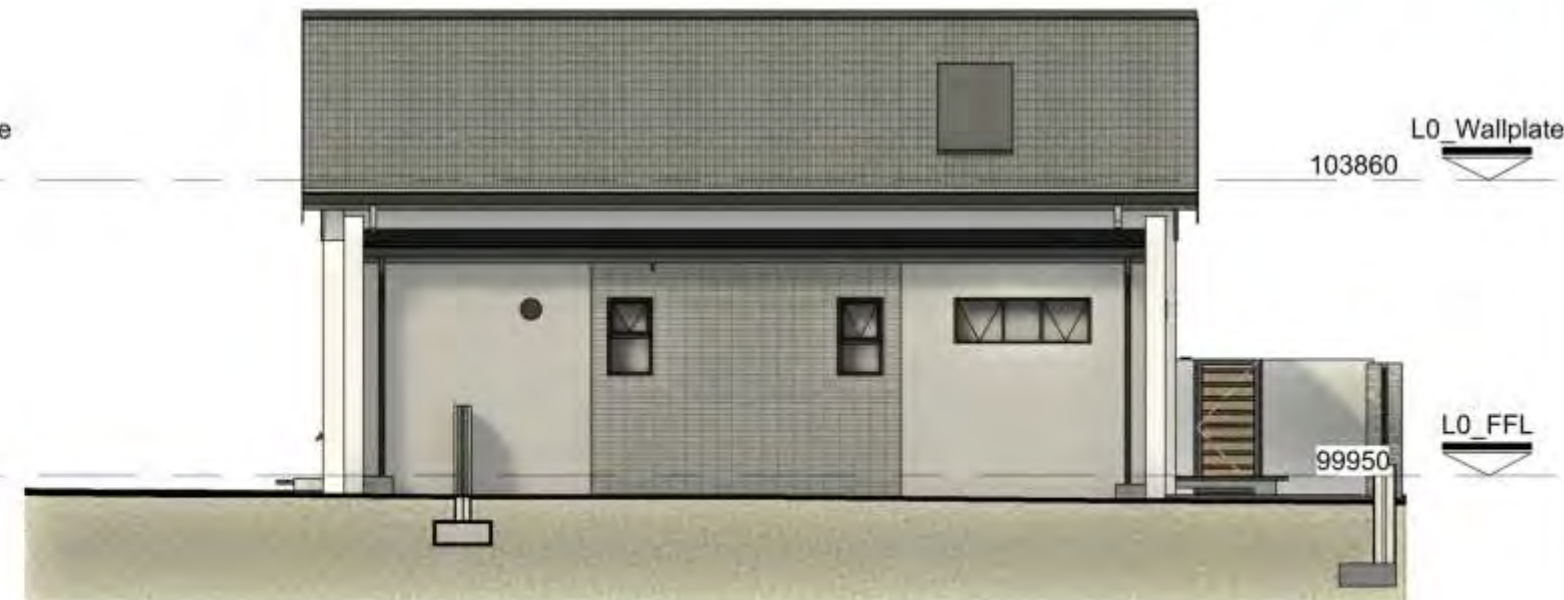


Ground Floor Plan





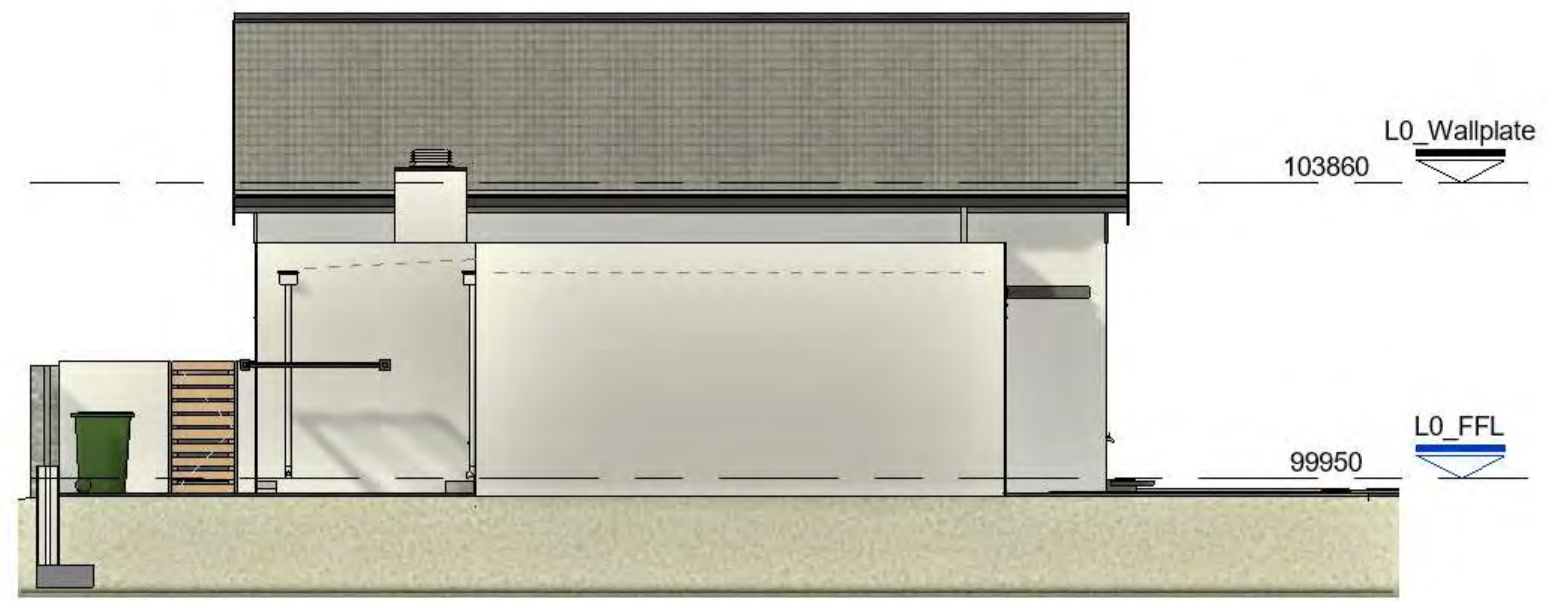
North Elevation



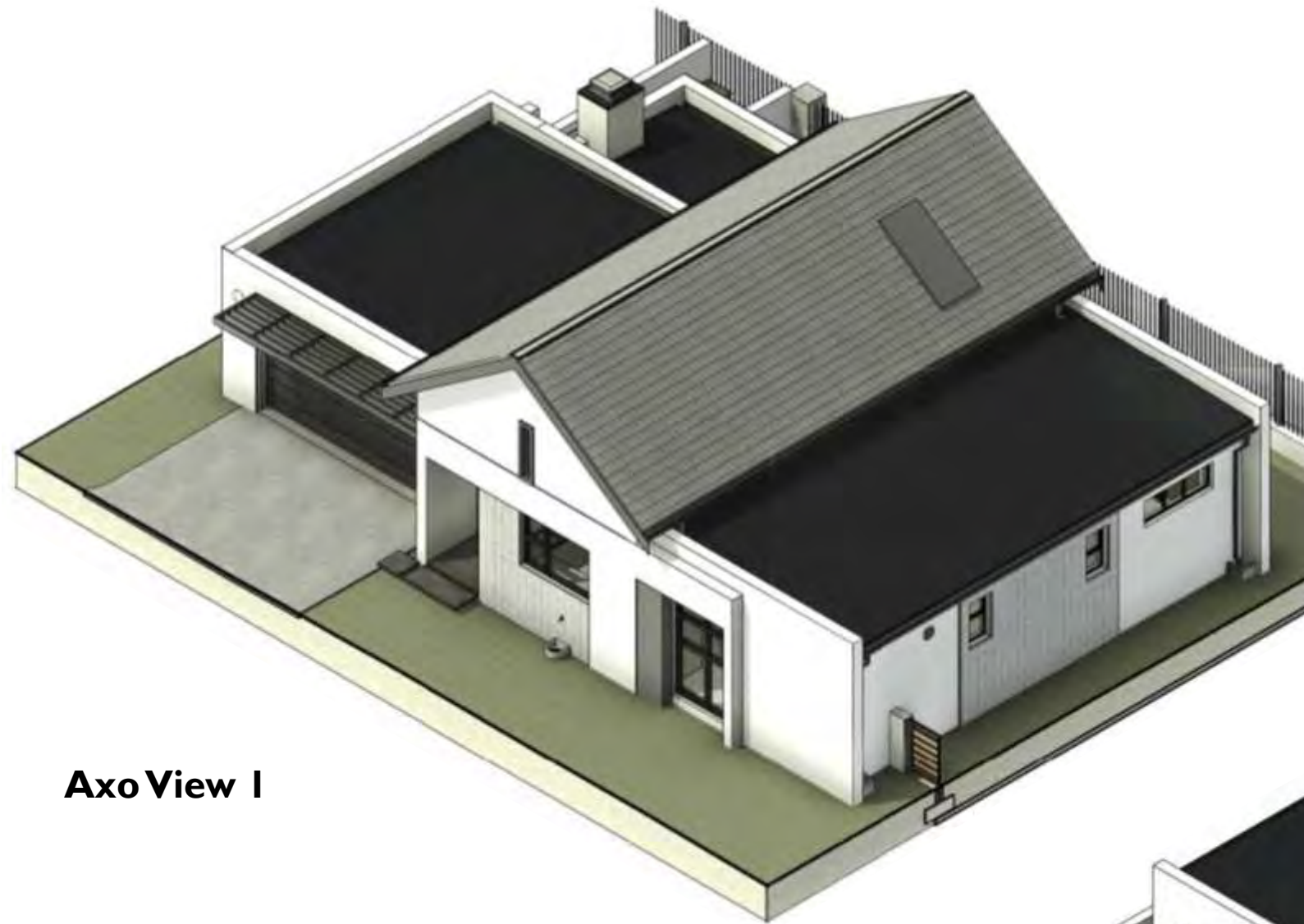
East Elevation



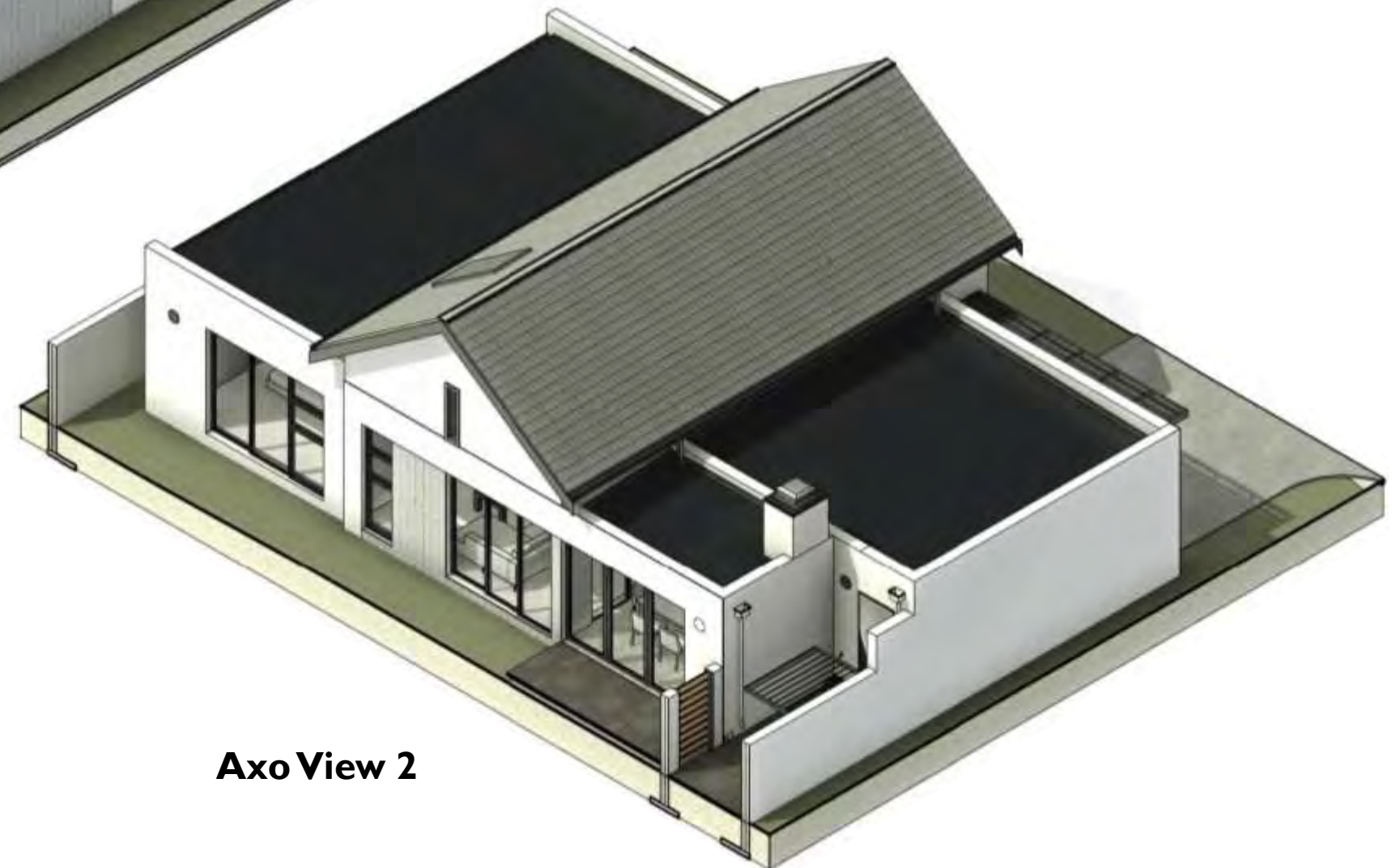
South Elevation



West Elevation



Axo View 1



Axo View 2



Area Schedule	
Name	Area
Groundfloor (without patio)	155.19 m²
Covered Patio	13.38 m²
Grand total	168.56 m²



Ground Floor Plan





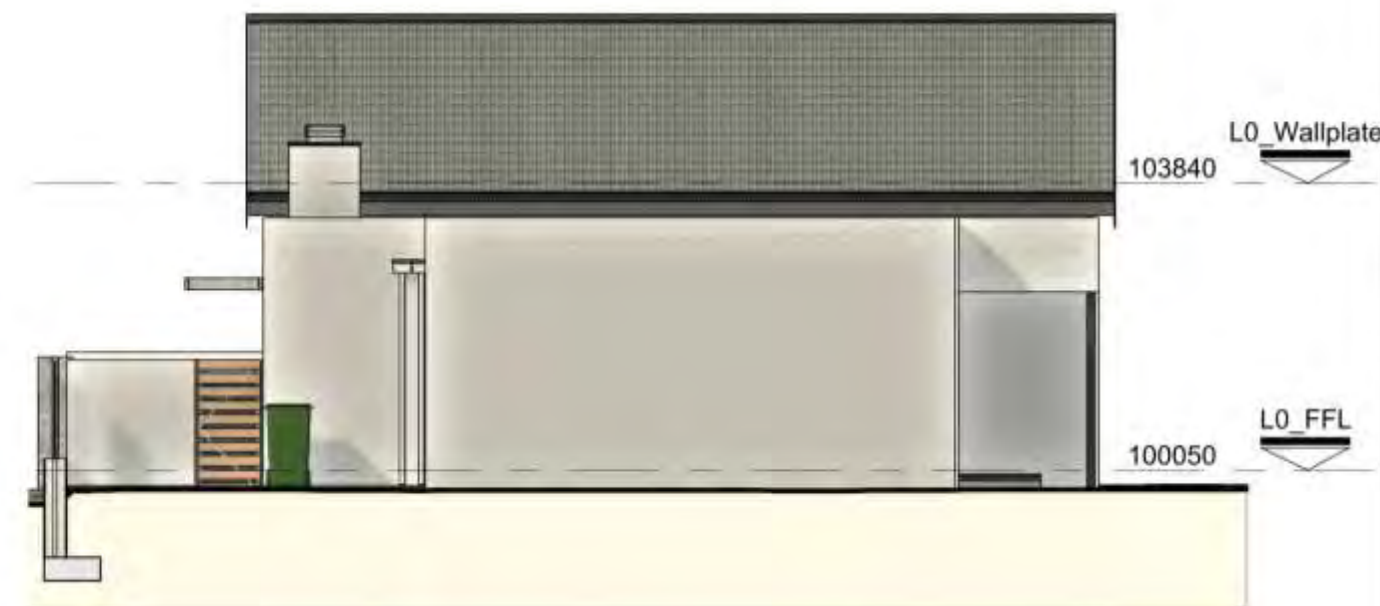
North Elevation



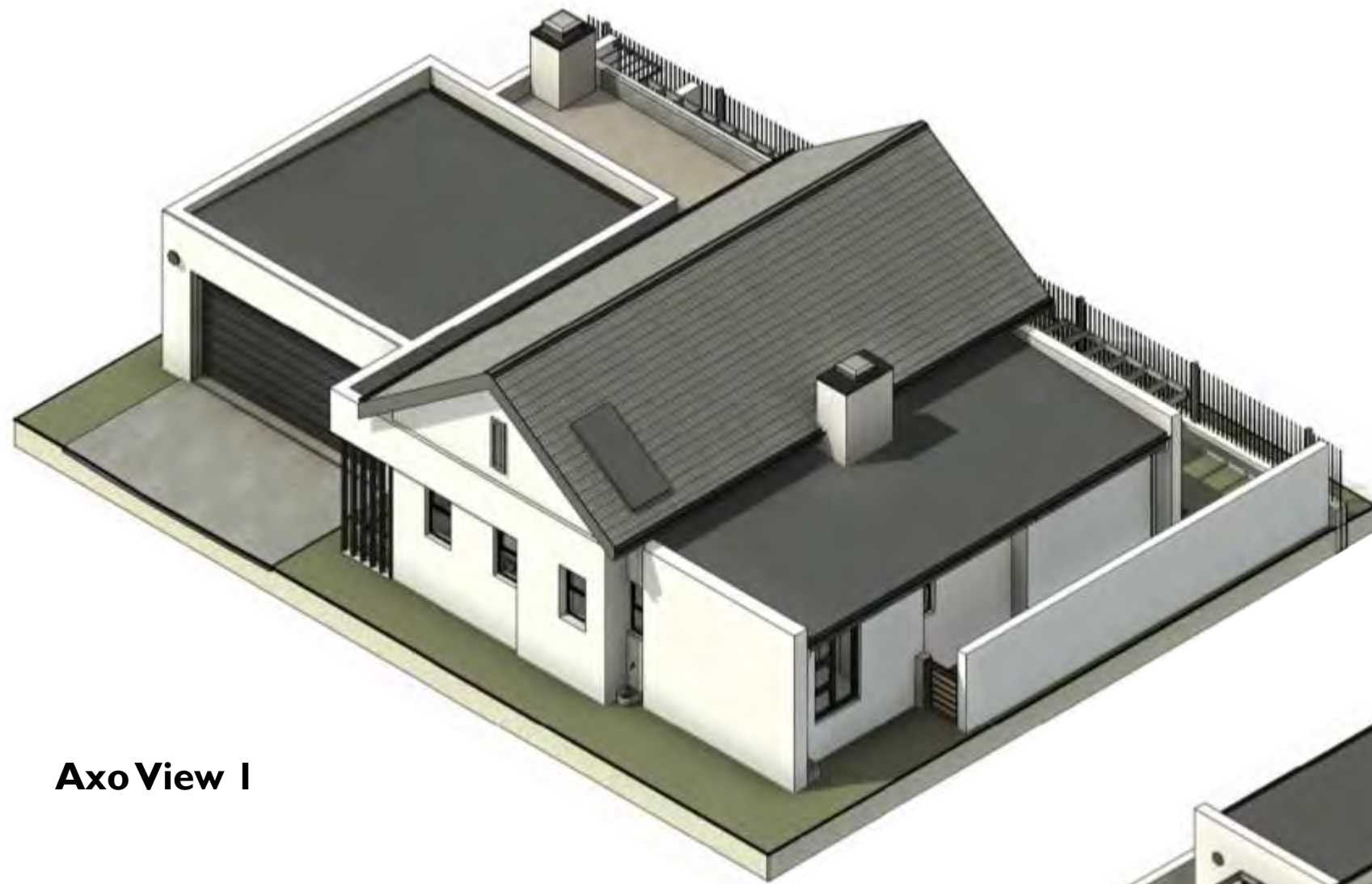
East Elevation



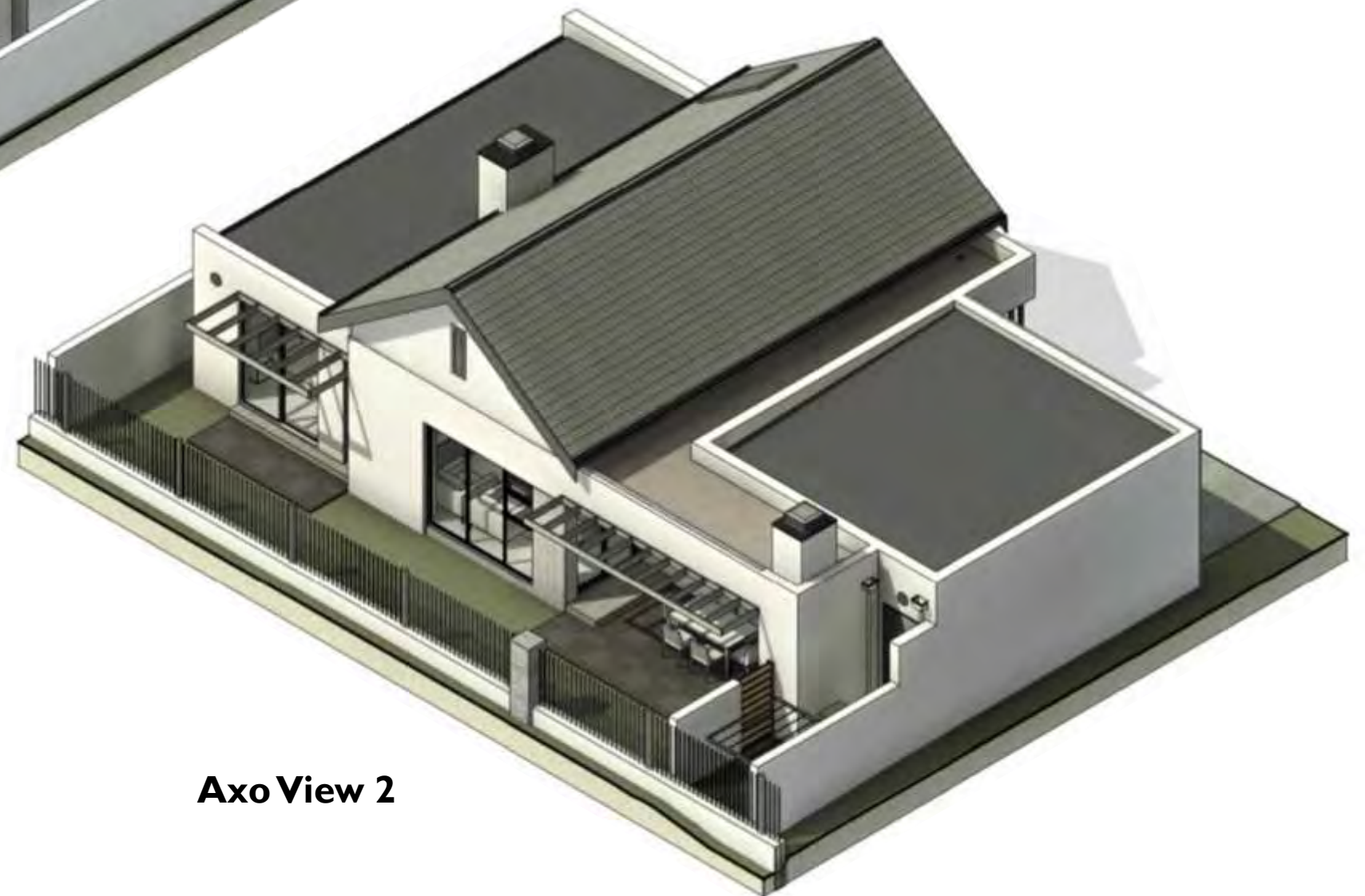
South Elevation



West Elevation



Axo View 1



Axo View 2



Ground Floor Plan



Area Schedule	
Name	Area
Groundfloor (without patio)	155.19 m²
Covered Patio	13.38 m²
Grand total	168.56 m²





North Elevation



East Elevation



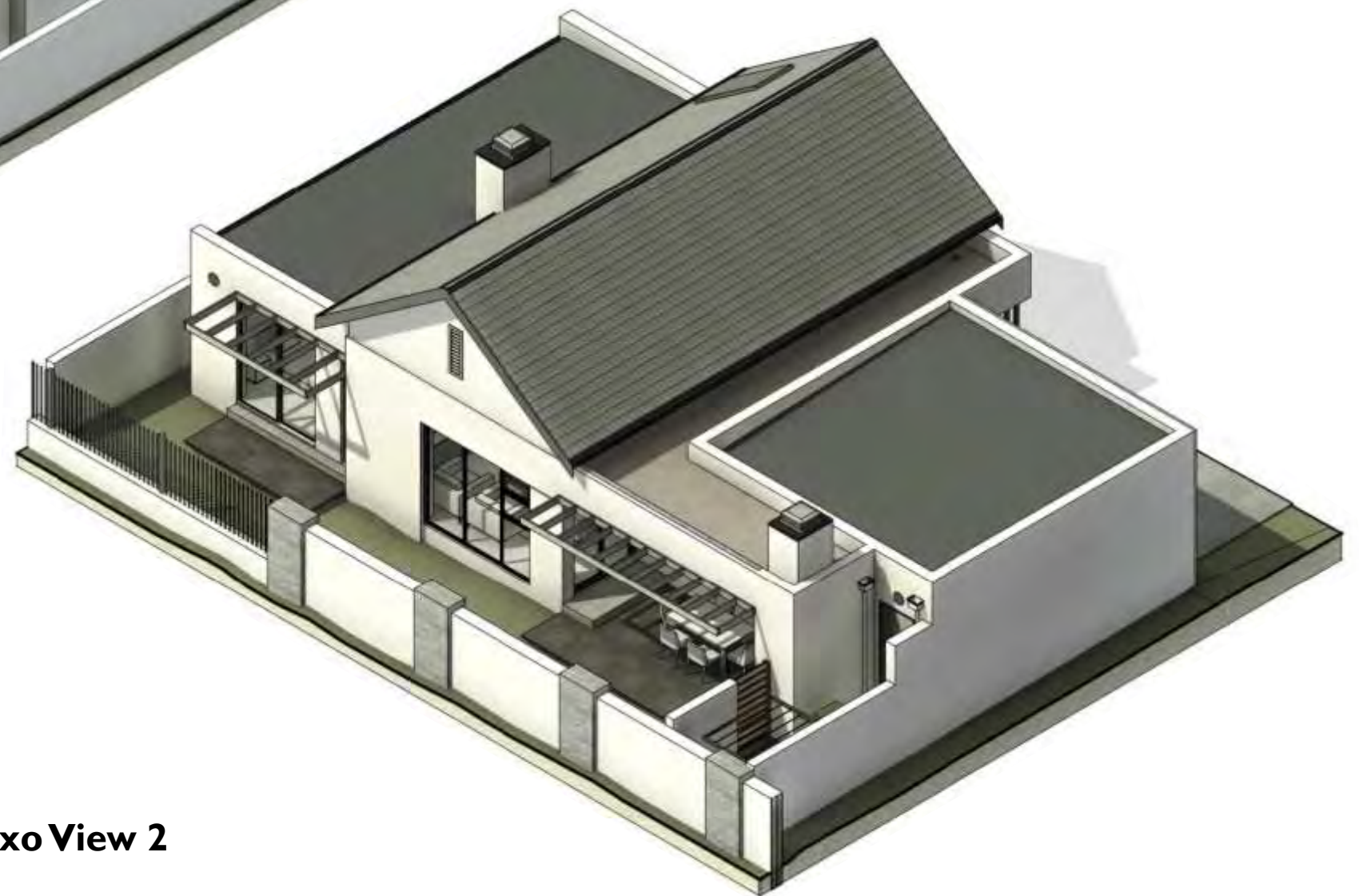
South Elevation



West Elevation



Axo View 1



Axo View 2

Erf 19310 – Type 2B

Built - on transfer



Area Schedule

Name	Area
Pergola	6.06 m ²
Groundfloor (incl. garage)	150.65 m ²
Covered Patio	11.68 m ²
Covered Entrance	3.33 m ²
Grand total	171.72 m ²



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bpas
architects



North Elevation



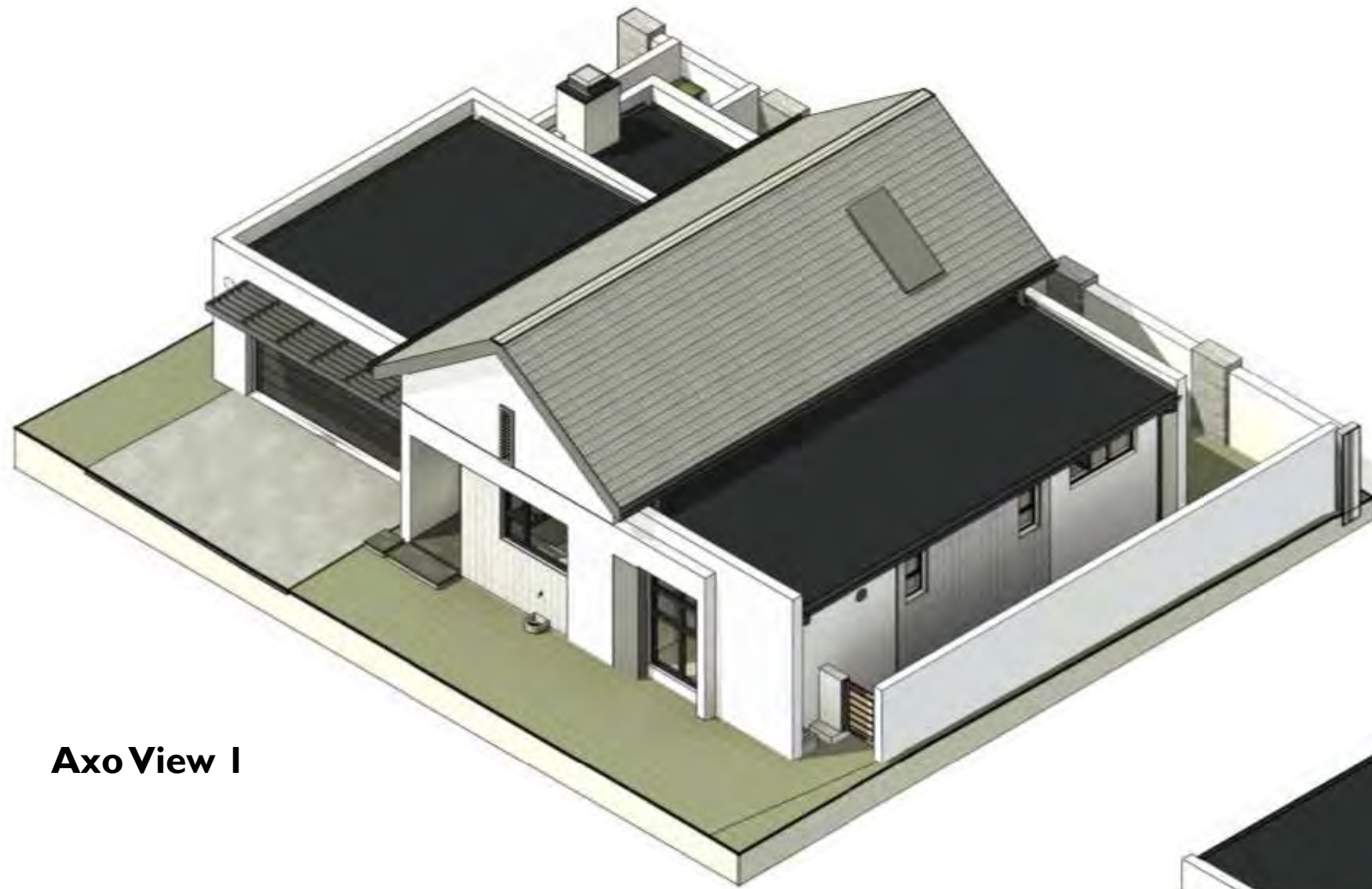
East Elevation



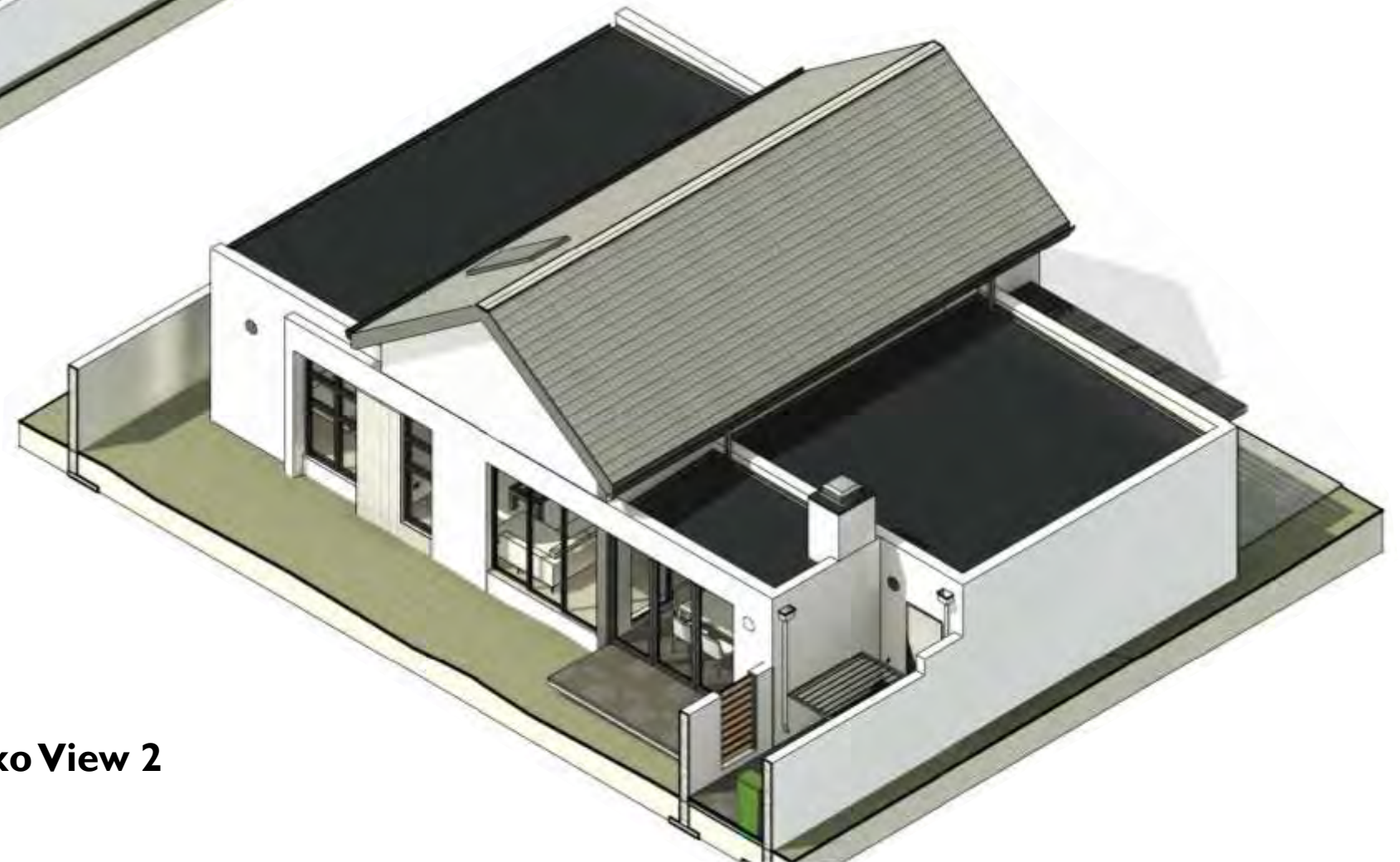
South Elevation



West Elevation



Axo View 1



Axo View 2



Area Schedule	
Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²



Ground Floor Plan





First Floor Plan



Area Schedule

Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²





North Elevation



East Elevation

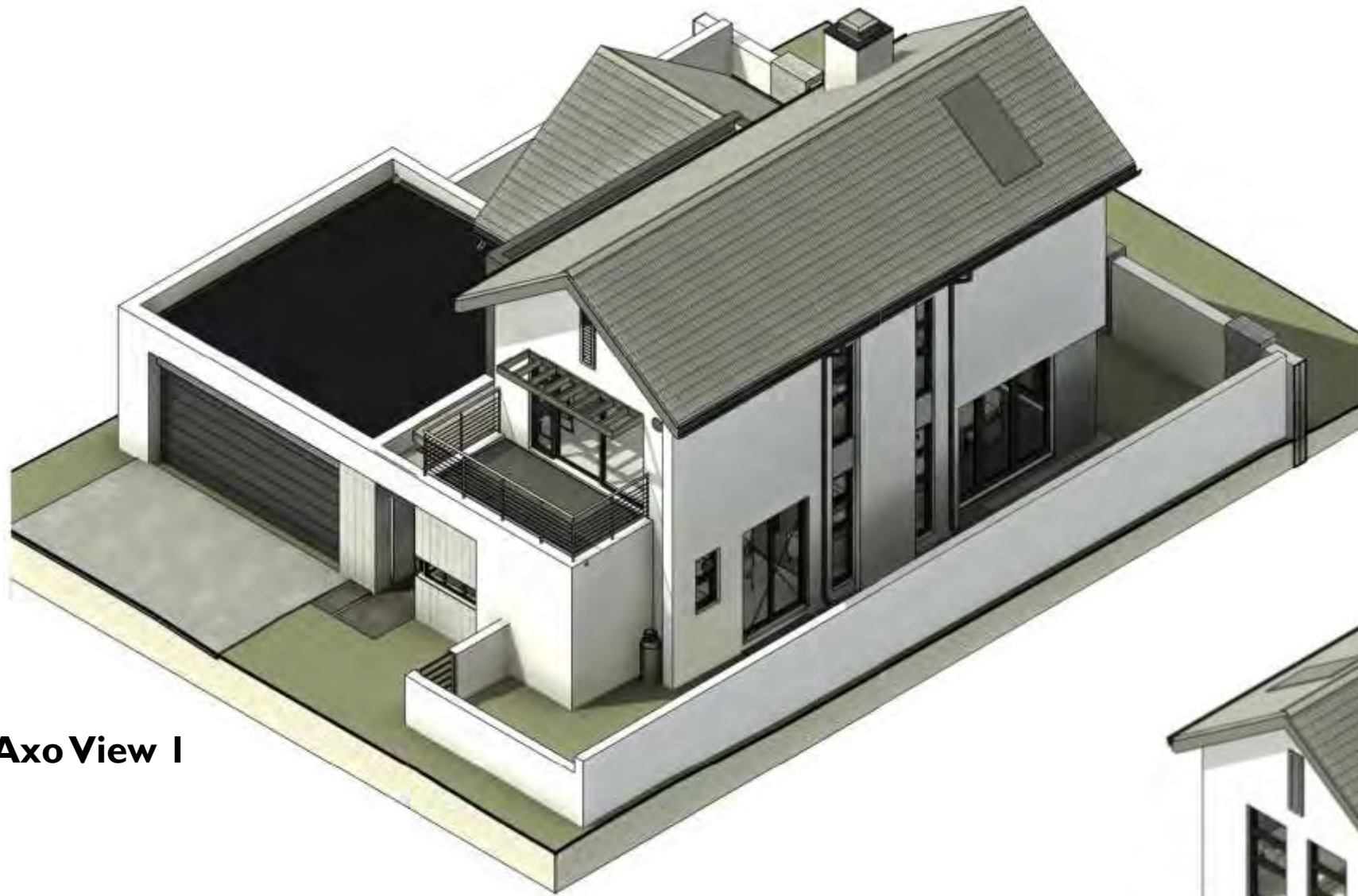


South Elevation

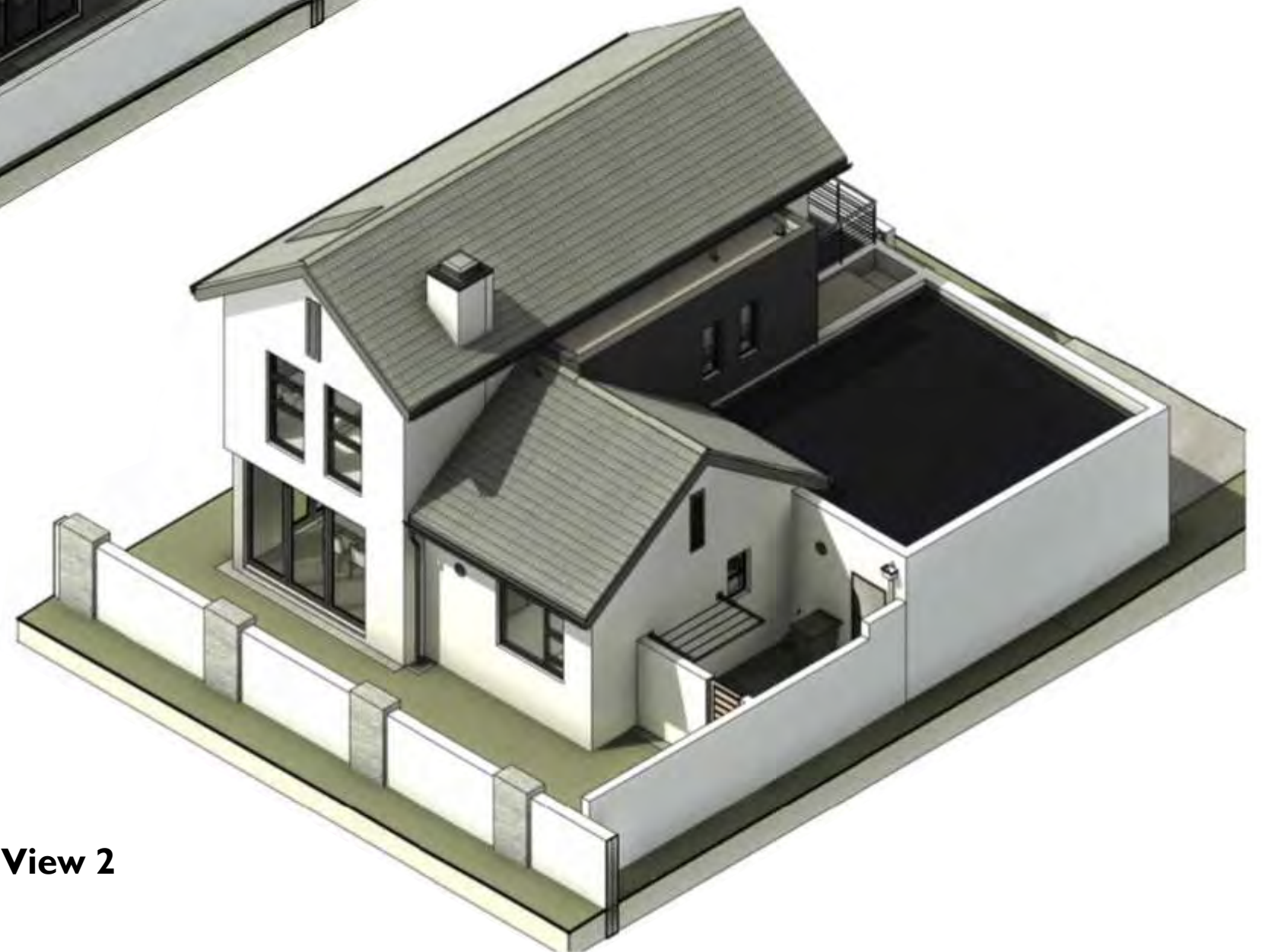


West Elevation

Axo View 1



Axo View 2





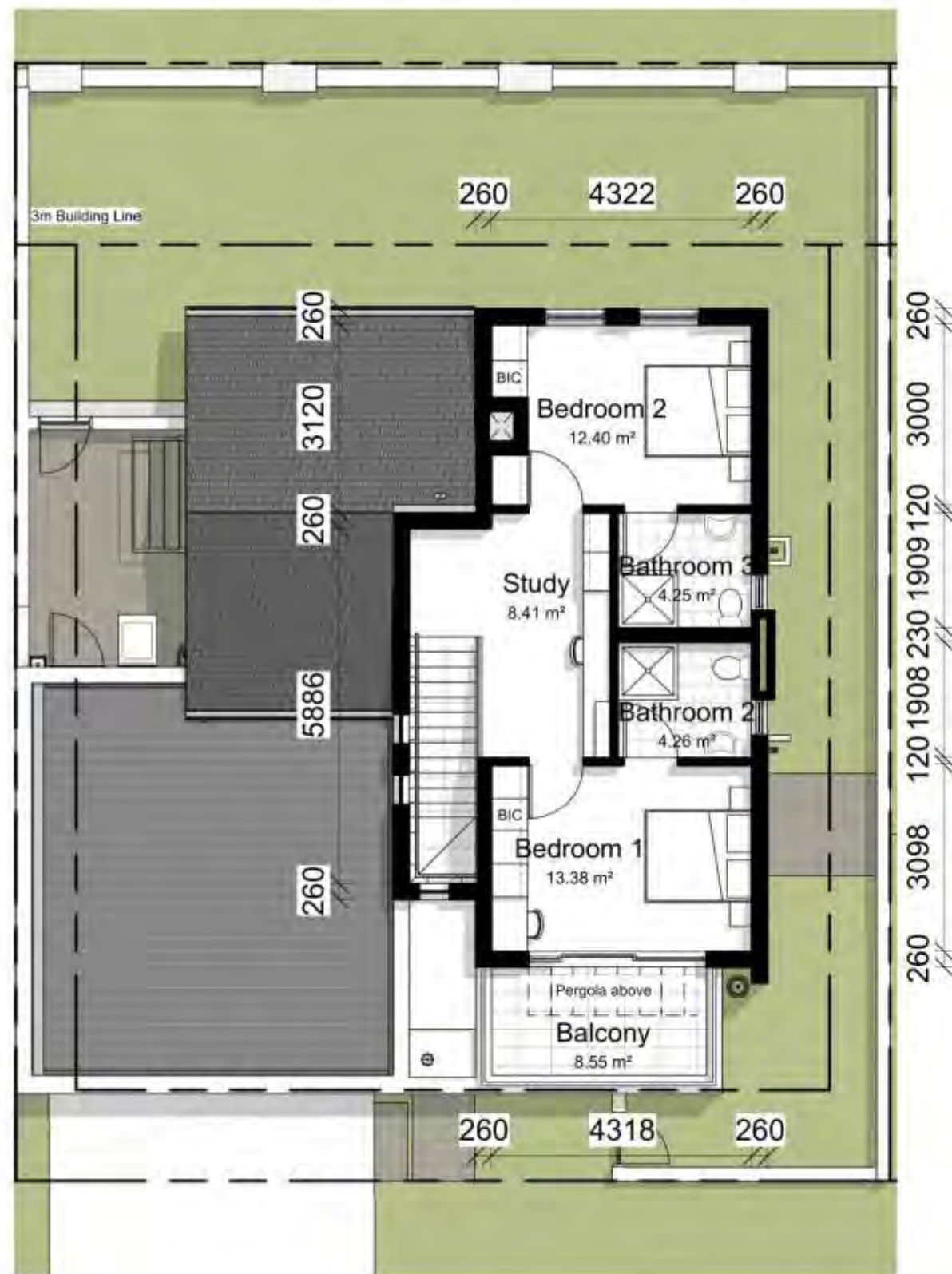
Area Schedule

Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²



Ground Floor Plan





Area Schedule

Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²



First Floor Plan





North Elevation



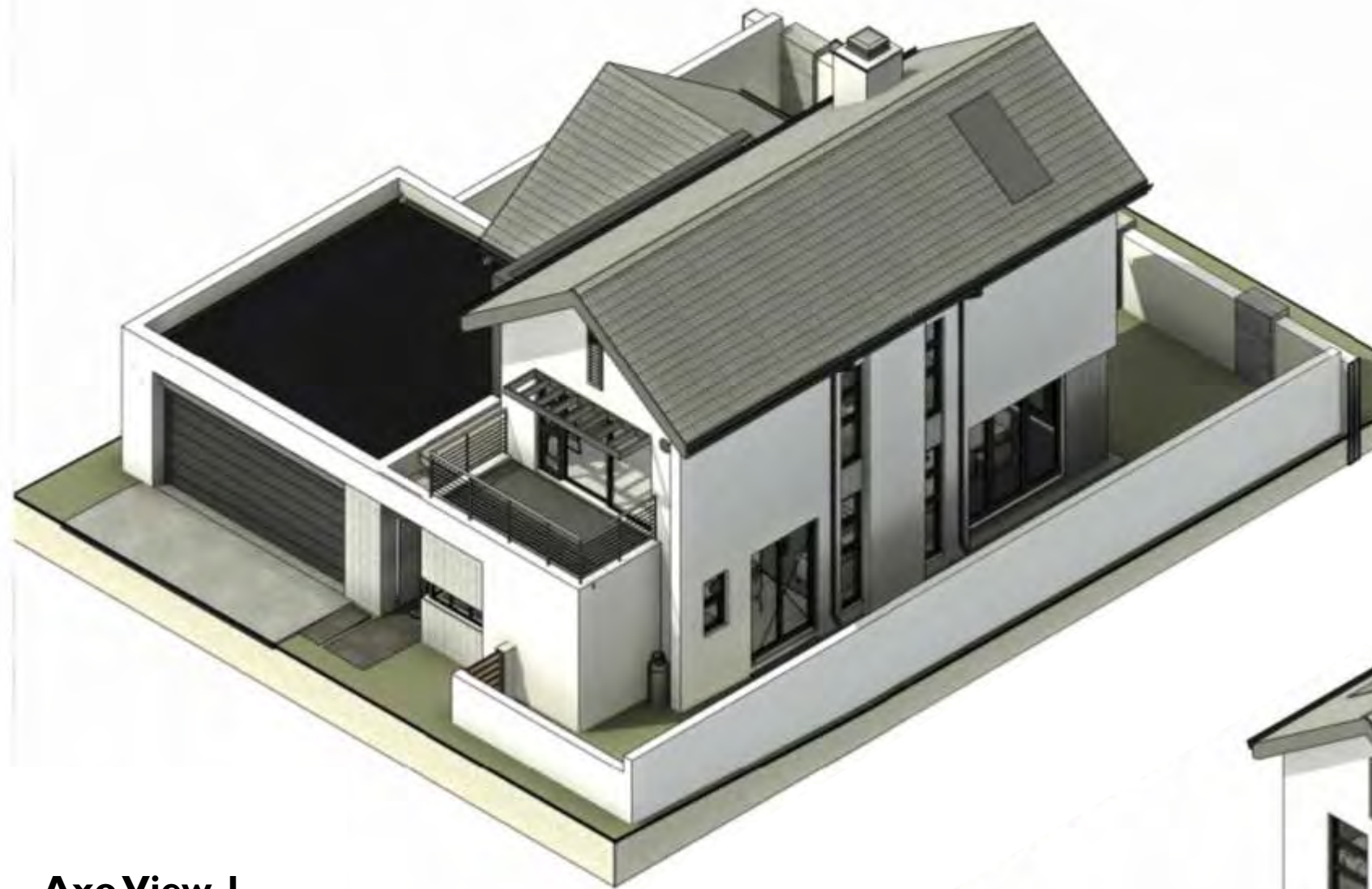
East Elevation



South Elevation



West Elevation



Axo View 1



Axo View 2



Area Schedule	
Name	Area
Ground Floor (Without Patio)	138.75 m ²
Covered Patio	12.33 m ²
Covered Entrance	4.05 m ²
Total Floor Area	155.13 m²



North Elevation



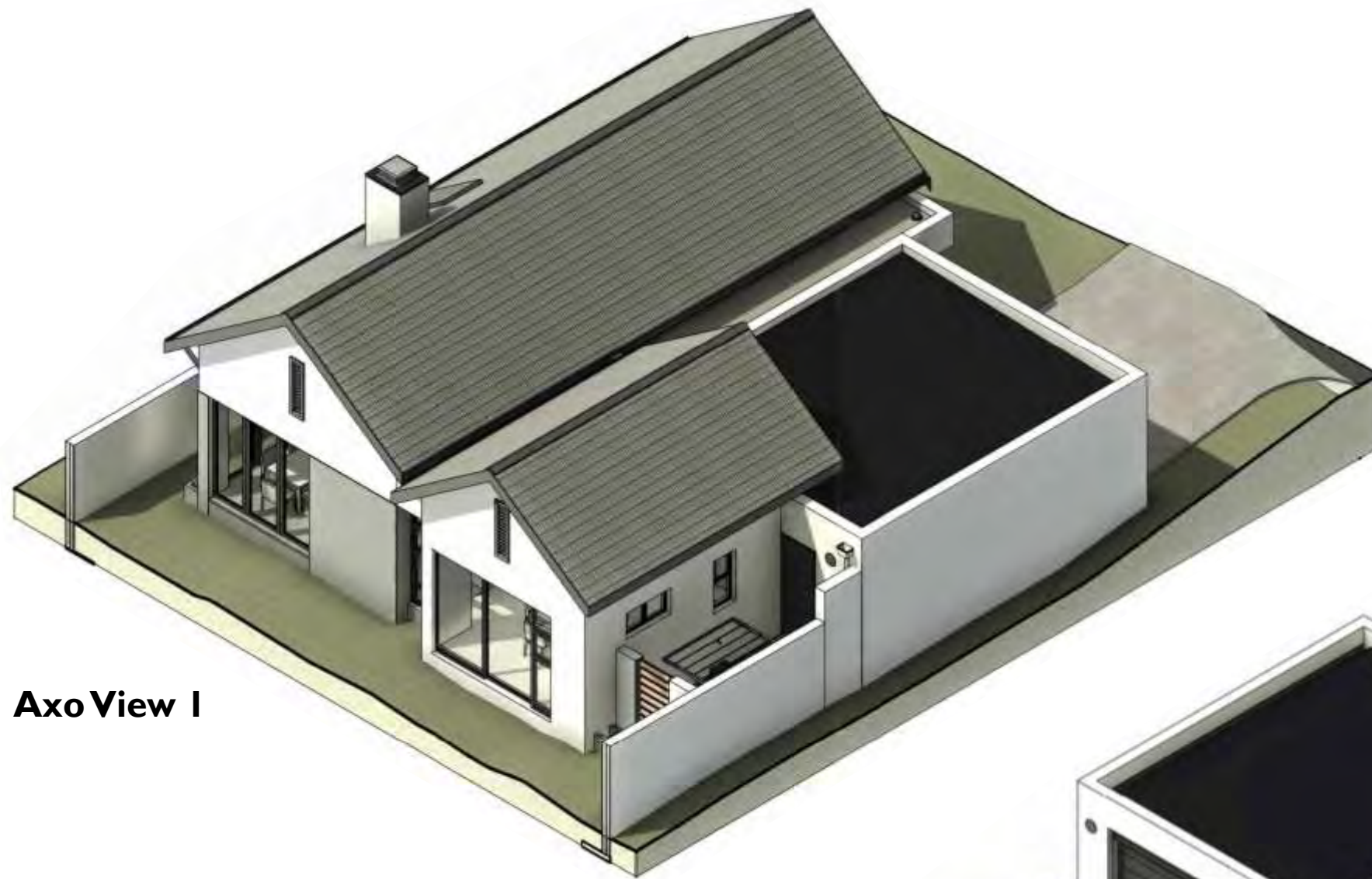
East Elevation



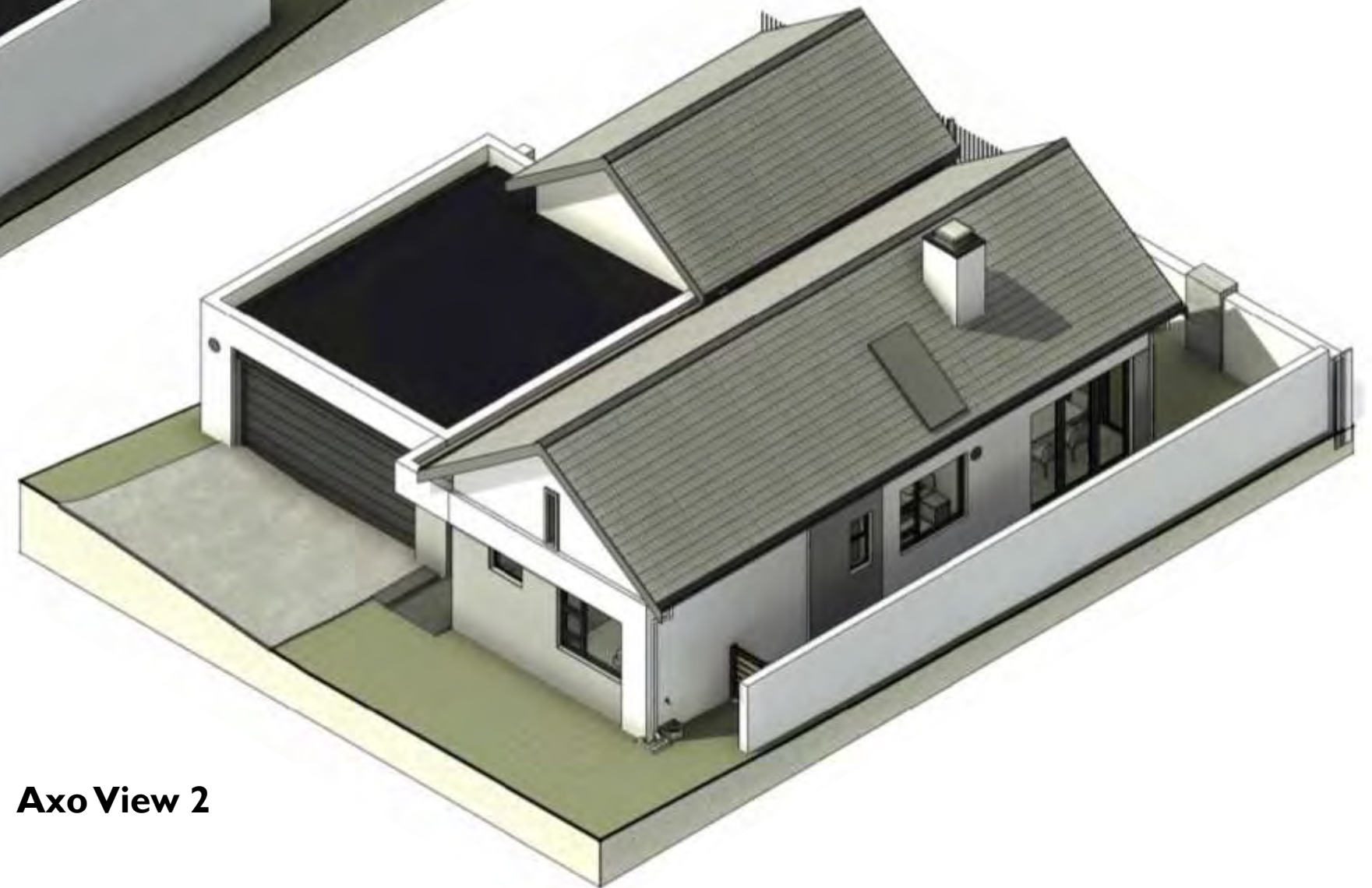
South Elevation



West Elevation



Axo View 1



Axo View 2



Area Schedule

Name	Area
Ground Floor	155.99 m ²
Covered Entrance	4.05 m ²
Total Floor Area	160.05 m ²



Ground Floor Plan

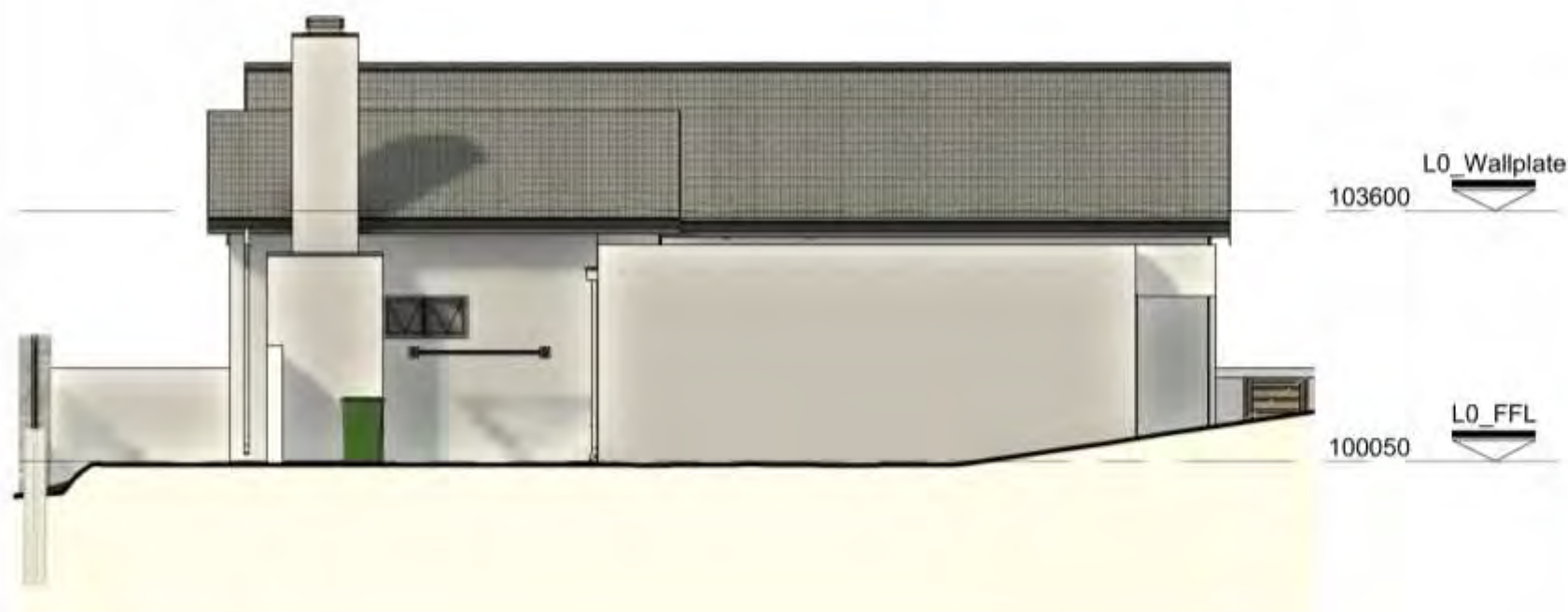




North Elevation



East Elevation



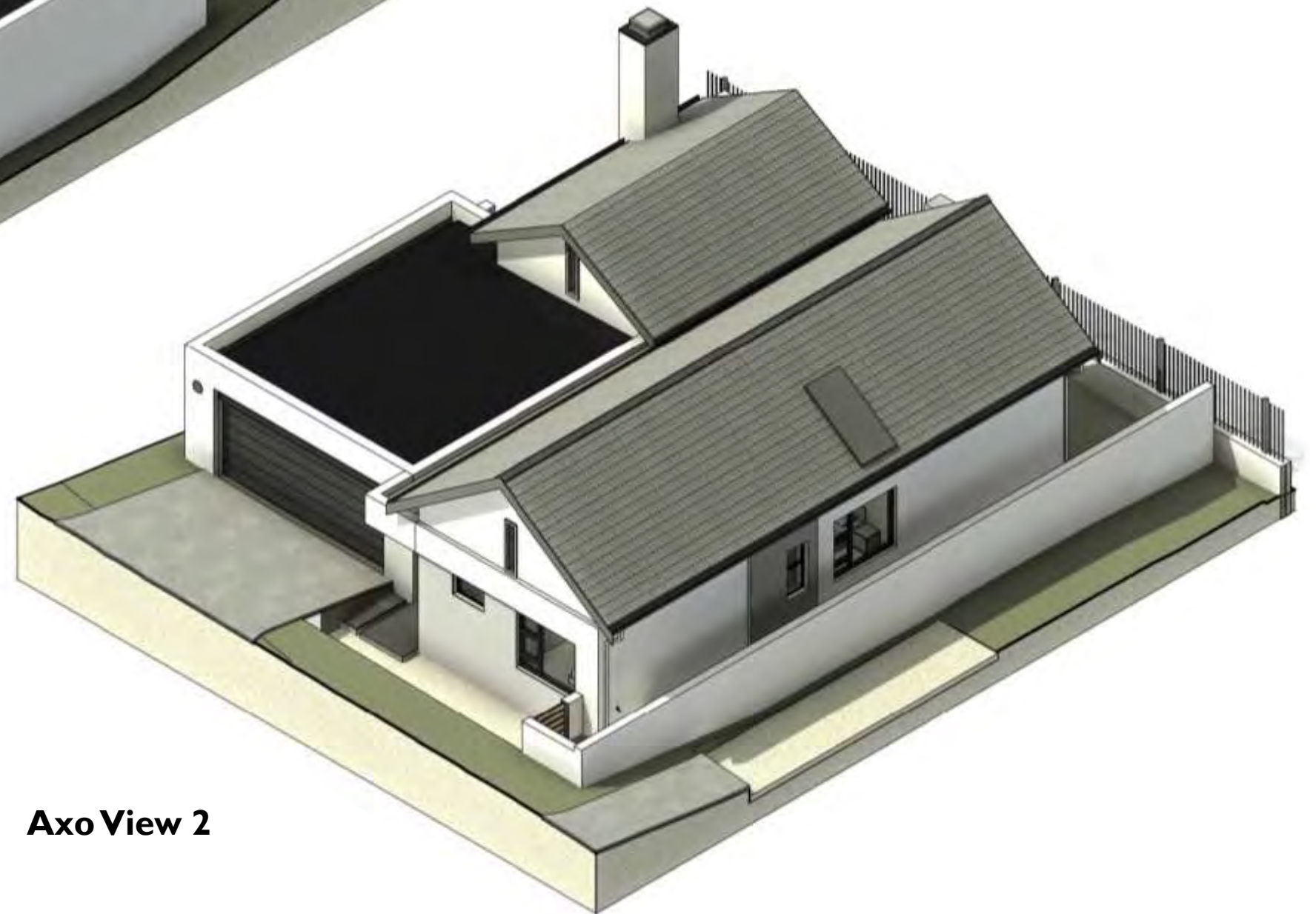
South Elevation



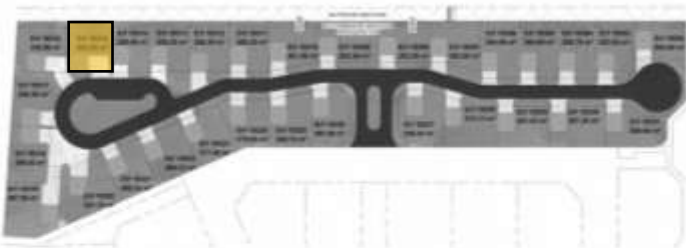
West Elevation



Axo View 1



Axo View 2



Area Schedule	
Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²

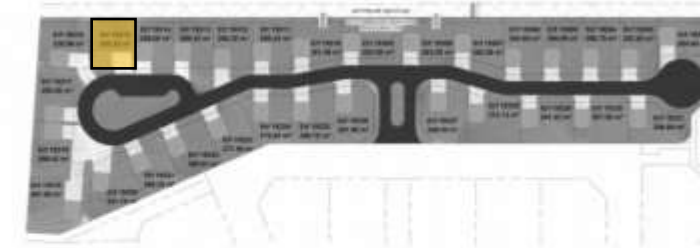


Ground Floor Plan





First Floor Plan



Area Schedule

Name	Area
Ground Floor (Without Patio)	119.29 m ²
First Floor (Without Staircase)	57.17 m ²
Covered Patio	15.27 m ²
Grand total	191.73 m ²





North Elevation



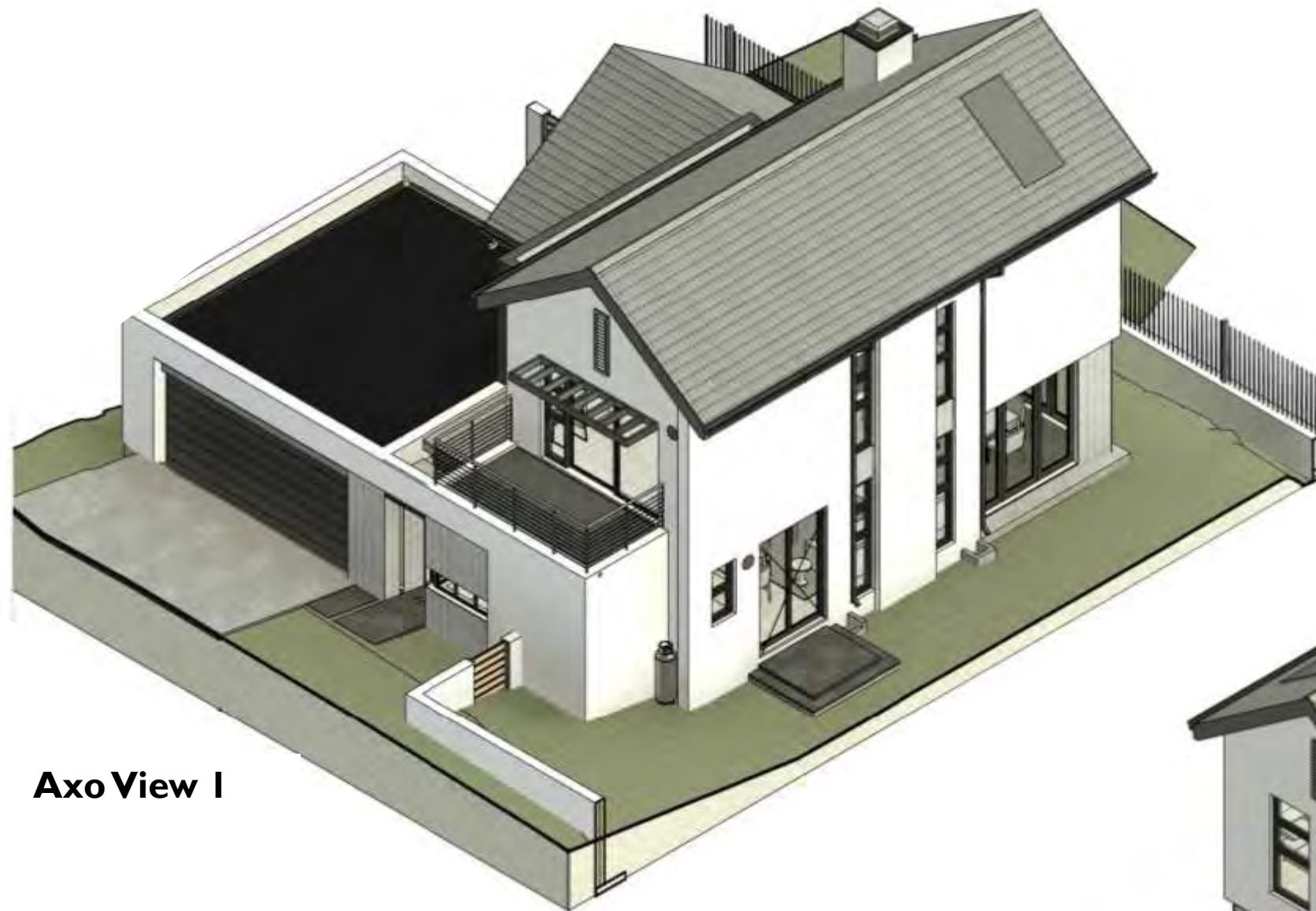
East Elevation



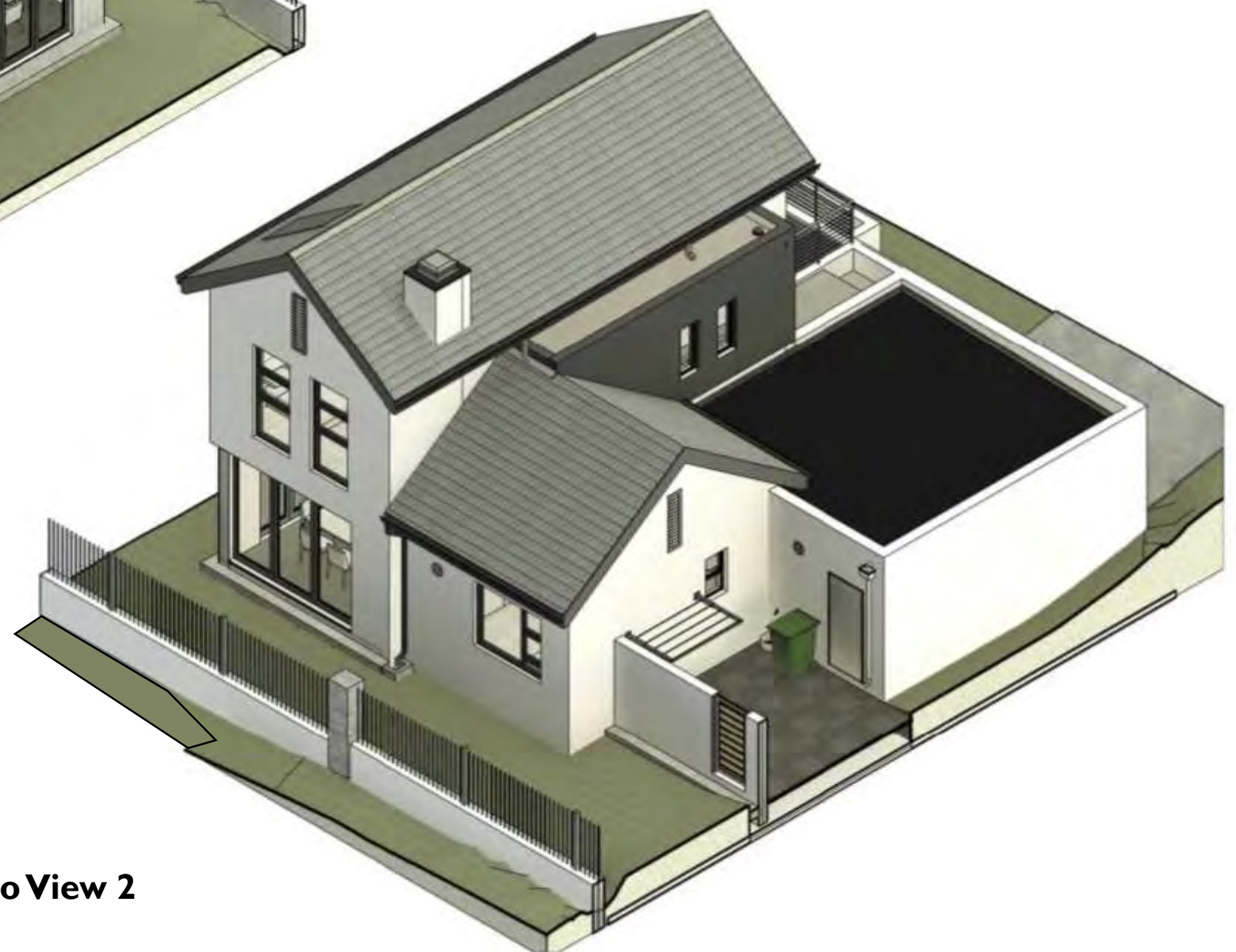
South Elevation



West Elevation



Axo View 1



Axo View 2

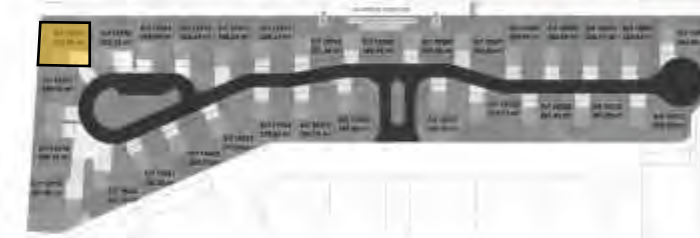


Area Schedule	
Name	Area
Ground floor (without patio)	115.38 m ²
Covered Patio	15.98 m ²
First Floor (without stairs)	64.88 m ²
Grand total	196.24 m ²



Ground Floor Plan





Area Schedule	
Name	Area
Ground floor (without patio)	115.38 m ²
Covered Patio	15.98 m ²
First Floor (without stairs)	64.88 m ²
Grand total	196.24 m ²



First Floor Plan





North Elevation



East Elevation



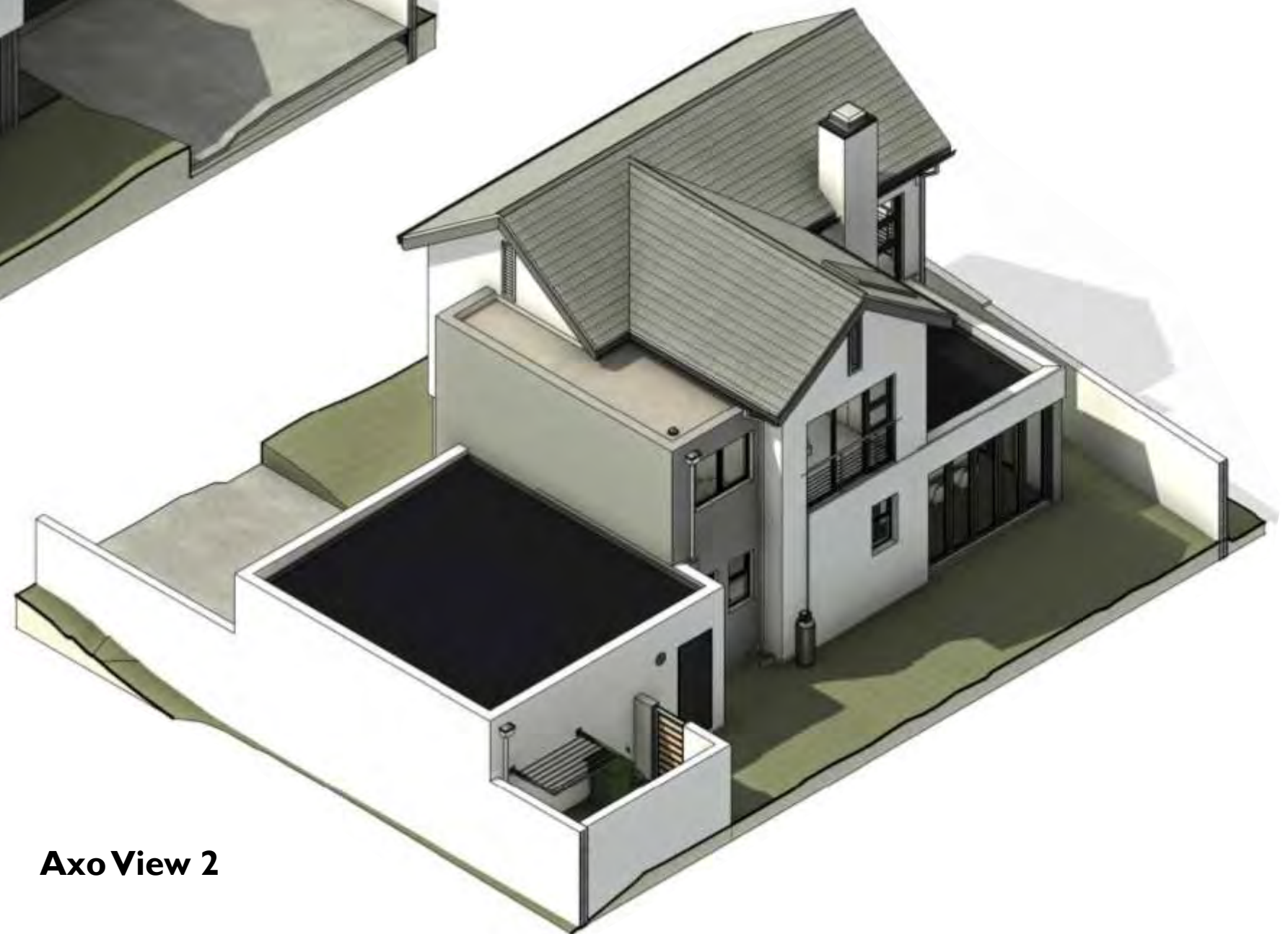
South Elevation



West Elevation



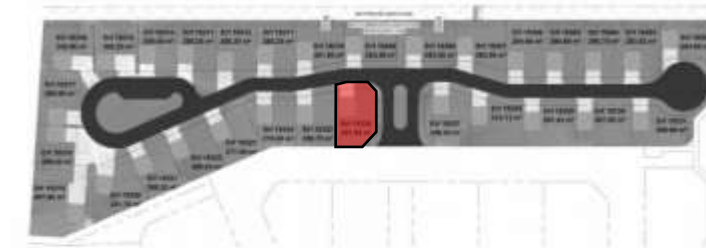
Axo View 1



Axo View 2

Erf I 9326 – Type 3B

Built - on transfer



Area Schedule

Name	Area
Ground Floor (Without Patio)	136.09 m ²
Covered Patio	18.05 m ²
First Floor (Without Staircase)	52.28 m ²
Grand total	206.42 m ²



Ground Floor Plan

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Durbanville, Western Cape

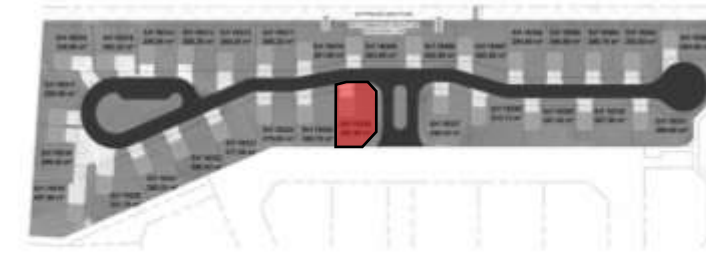


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Erf I 9326 – Type 3B

Built - on transfer



Area Schedule

Name	Area
Ground Floor (Without Patio)	136.09 m ²
Covered Patio	18.05 m ²
First Floor (Without Staircase)	52.28 m ²
Grand total	206.42 m ²



First Floor Plan





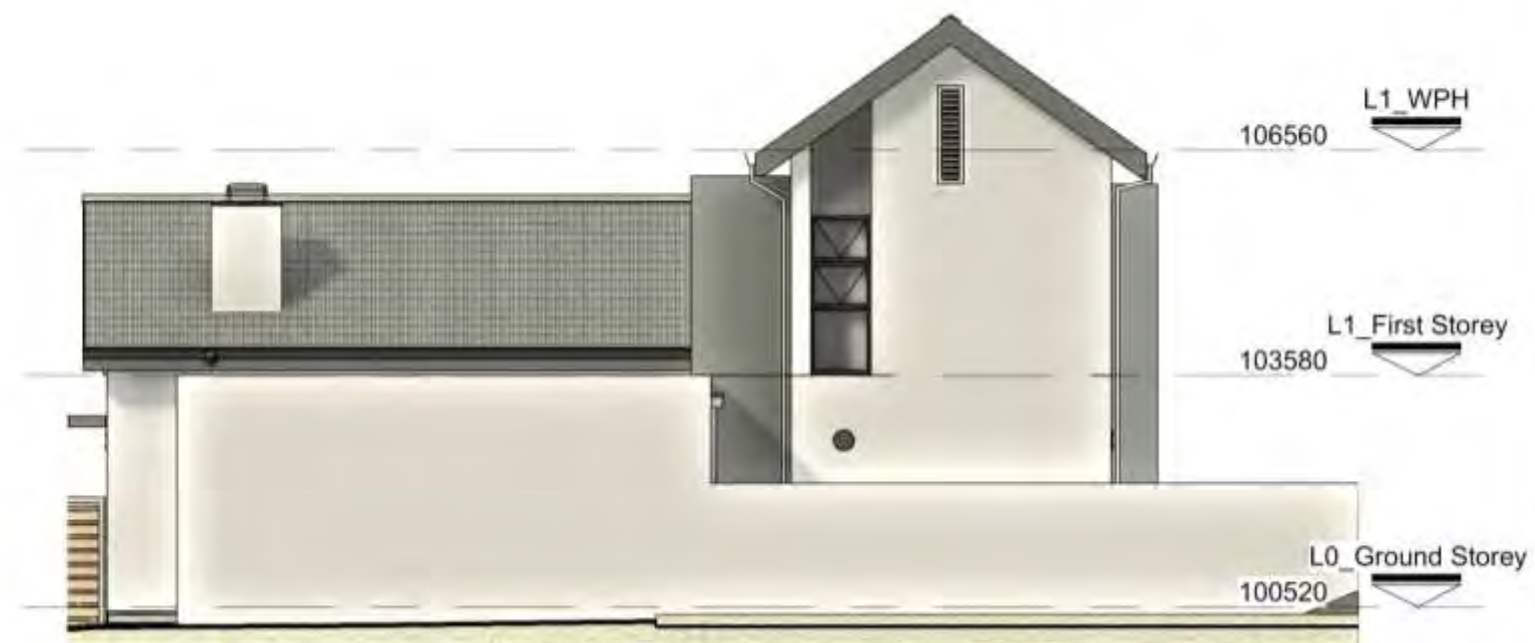
North Elevation



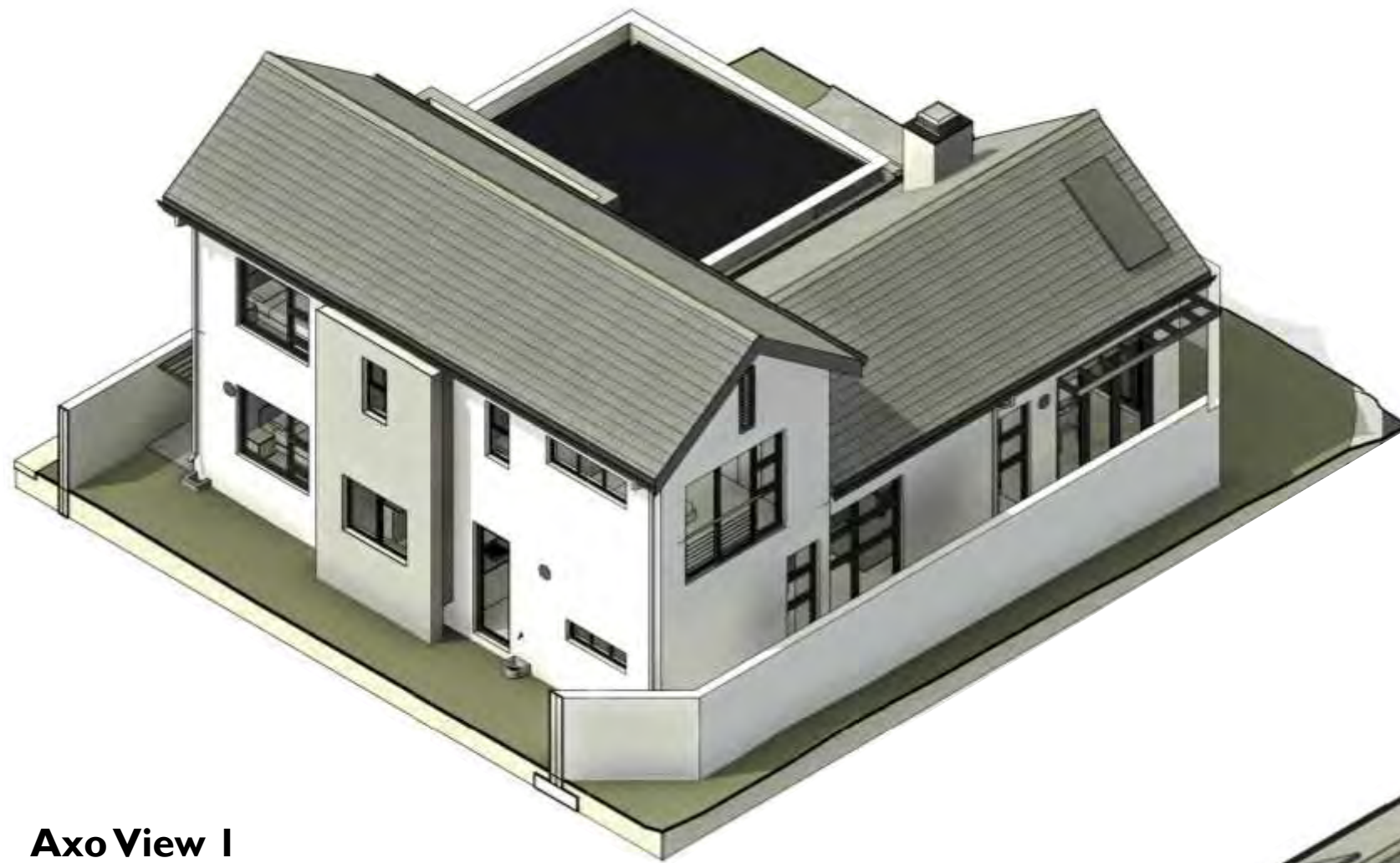
East Elevation



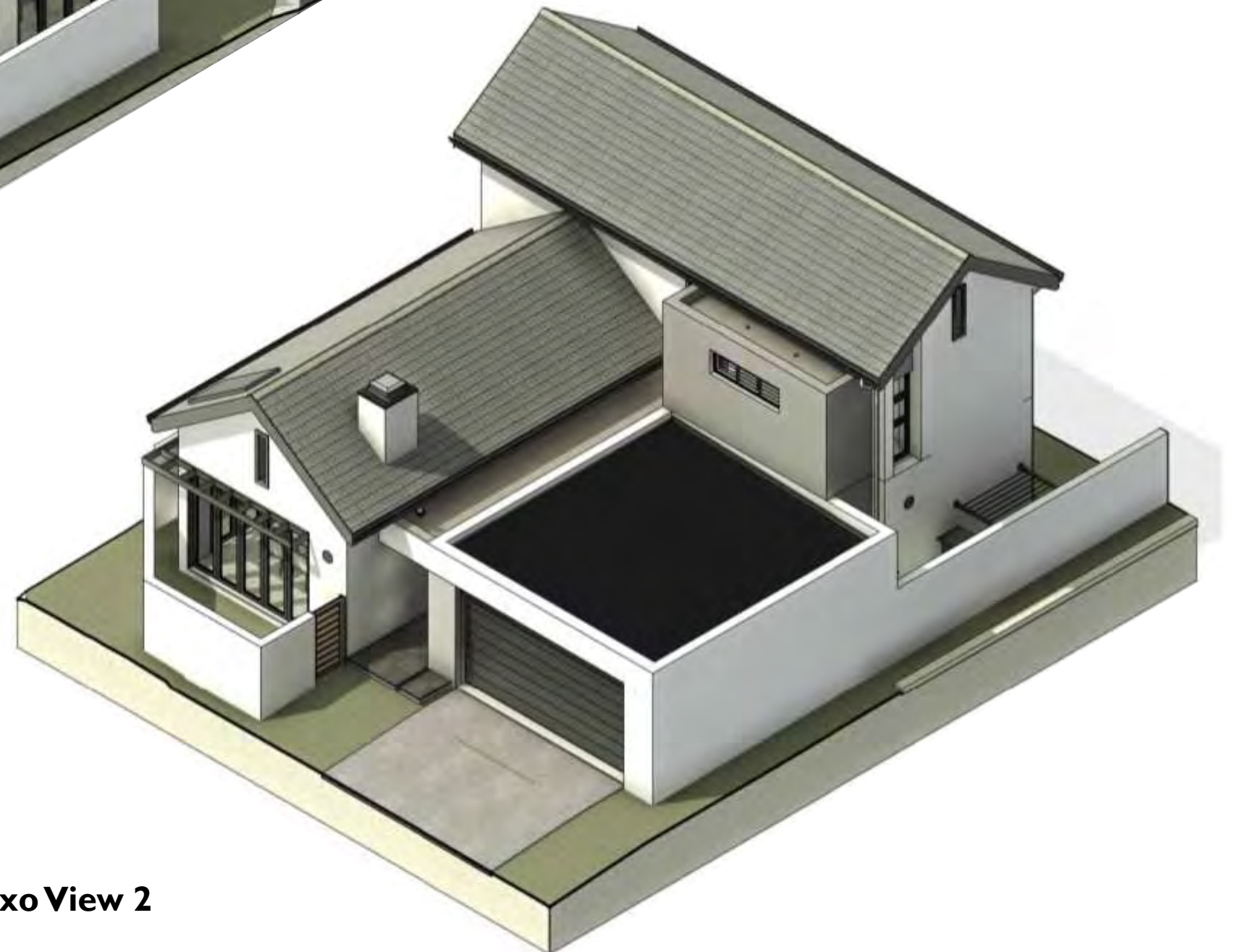
South Elevation



West Elevation



Axo View 1



Axo View 2

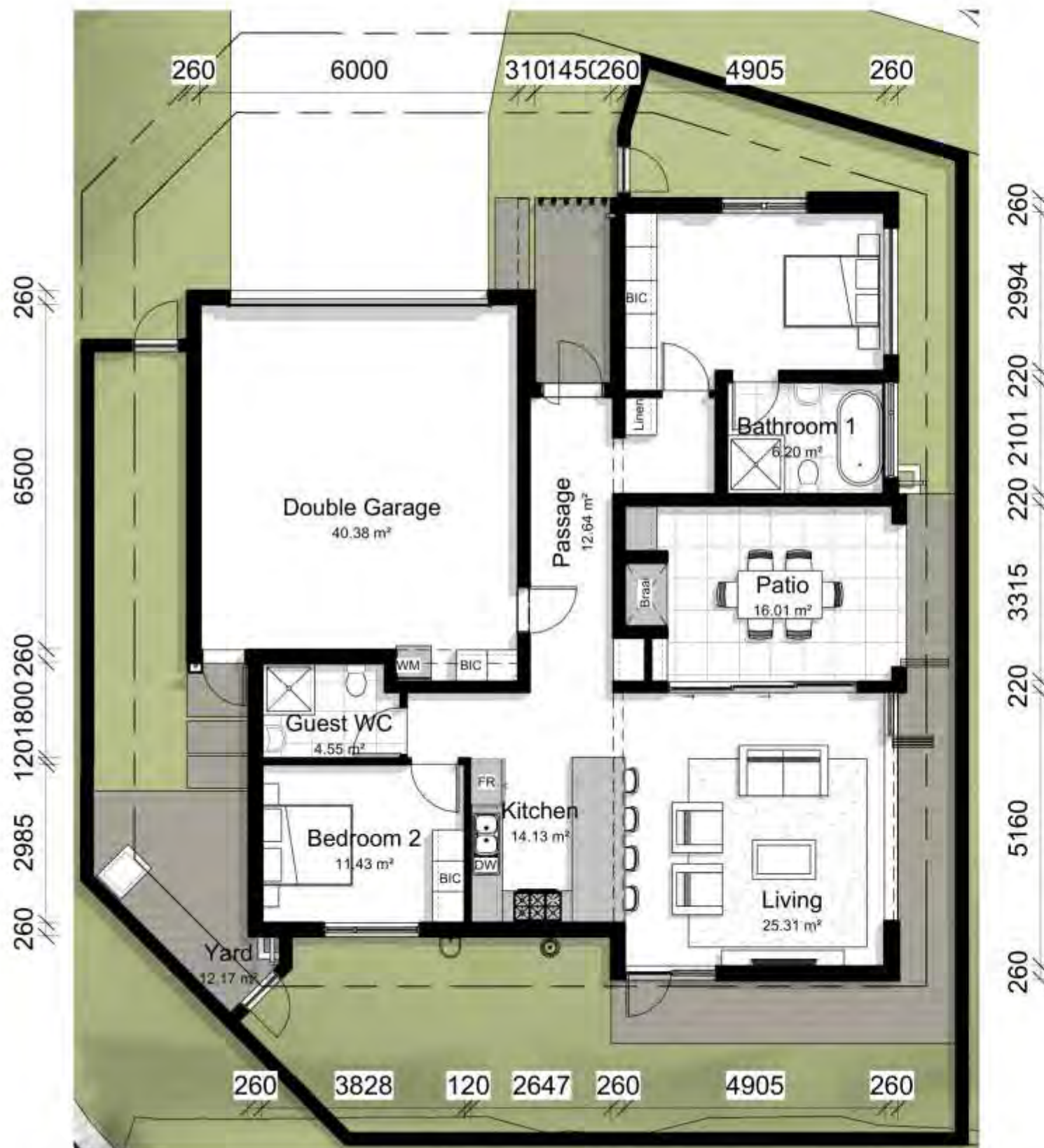
Erf 19327 – Type 4A

Built - on transfer



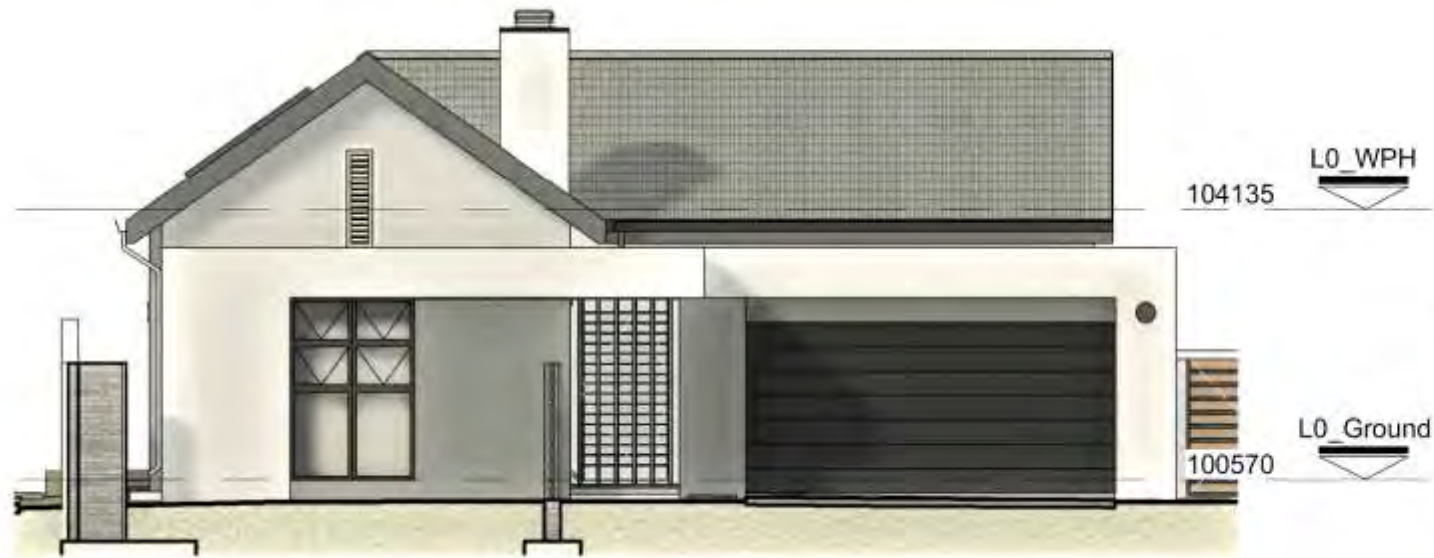
Area Schedule

Name	Area
Ground Floor (Without Patio)	152.17 m ²
Covered Patio	17.53 m ²
Covered Entrance	5.04 m ²
Grand total	174.75 m ²



Ground Floor Plan

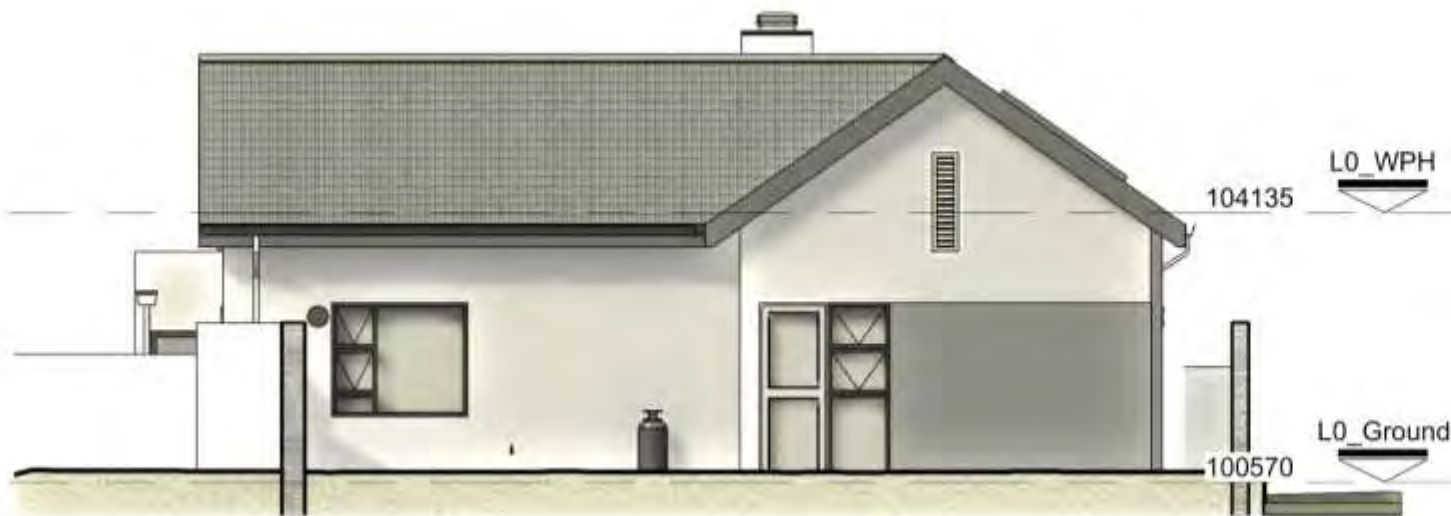




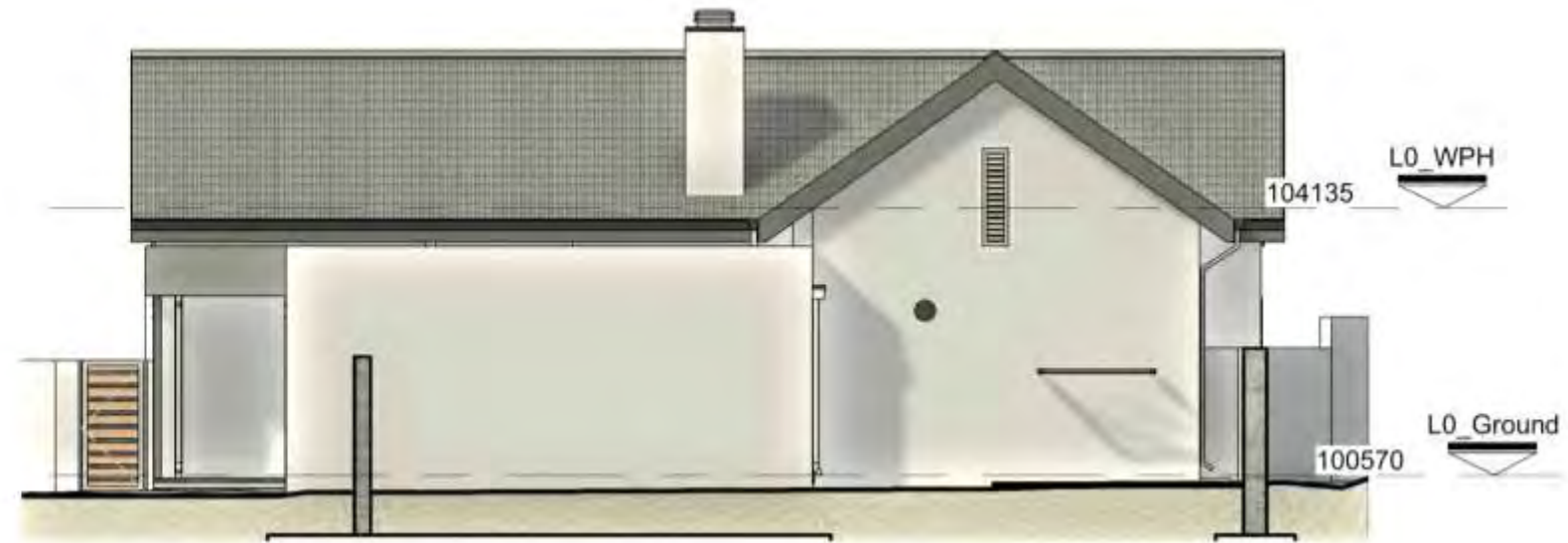
North Elevation



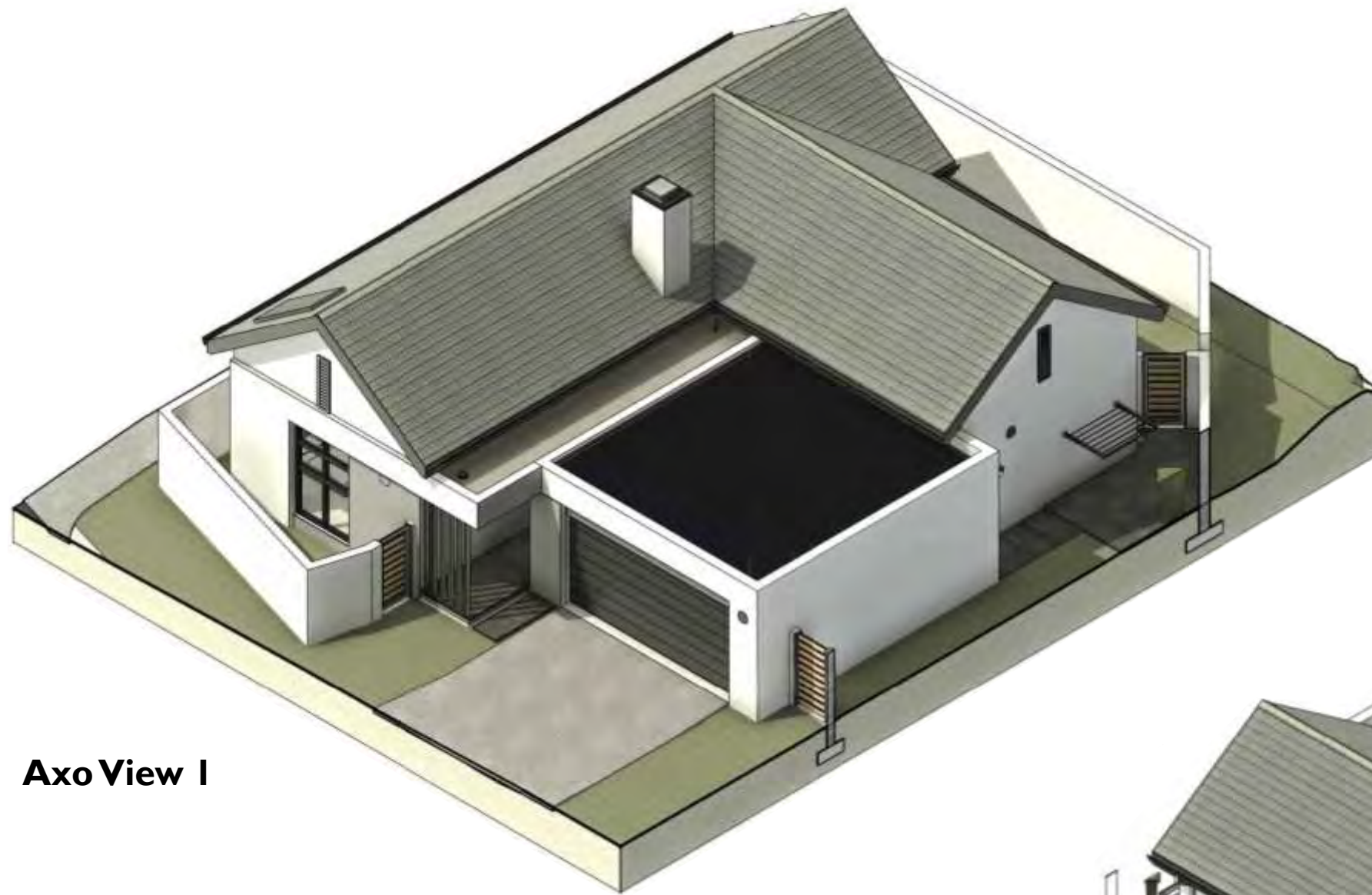
East Elevation



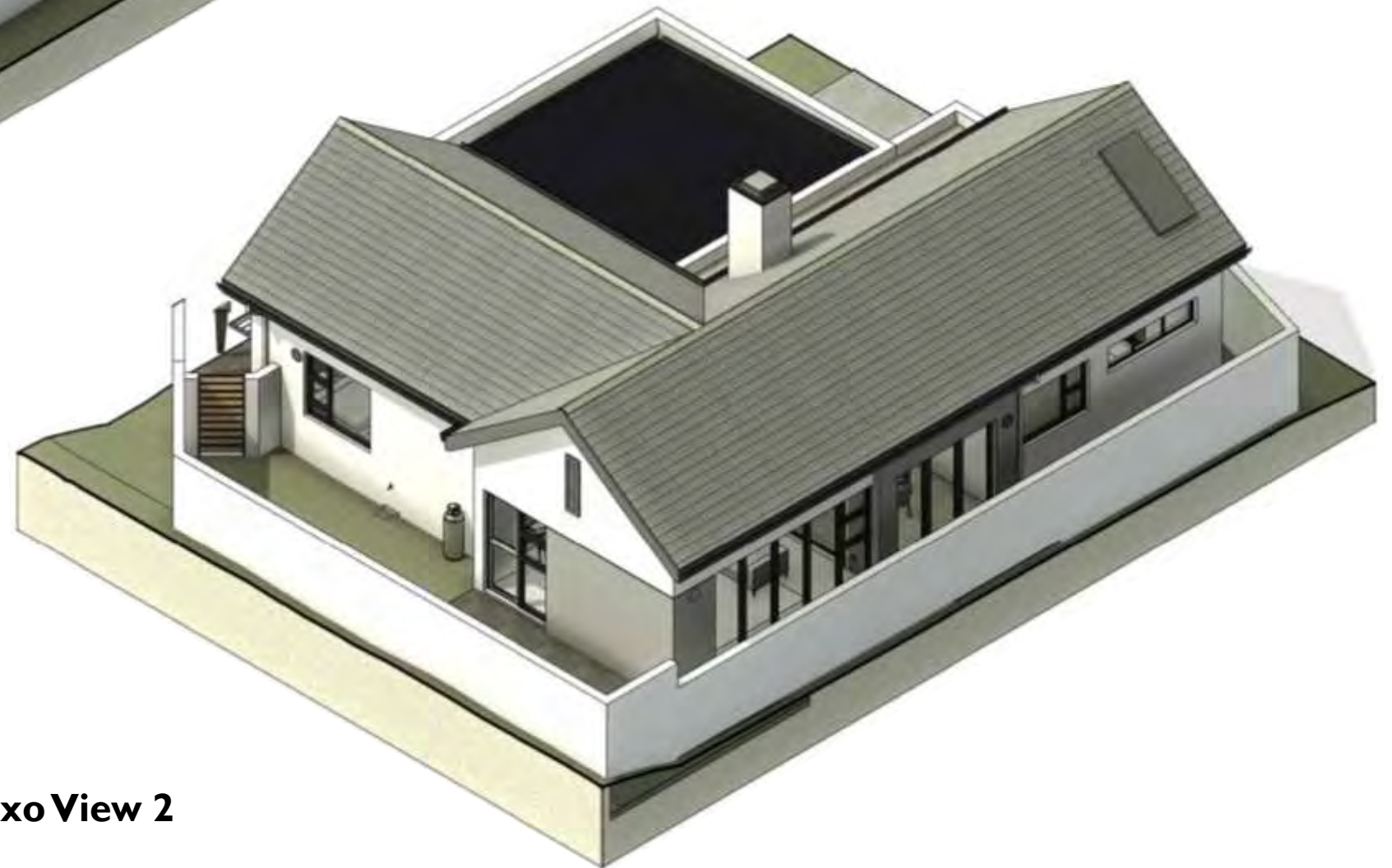
South Elevation



West Elevation



Axo View 1



Axo View 2

PAM GOLDING
PROPERTIES



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marius.uys@pamgolding.co.za

Registered with the PPRA - Candidate FFC

Isabel Swart C: +27 82 784 4378
isabel.swart@pamgolding.co.za

Registered with the PPRA - Full Status FFC

Pam Golding Properties (Pty) Ltd - Durbanville & Surrounds

Registered with the PPRA. Holder of a Business Property Practitioner FFC. Operating a Trust Account.

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