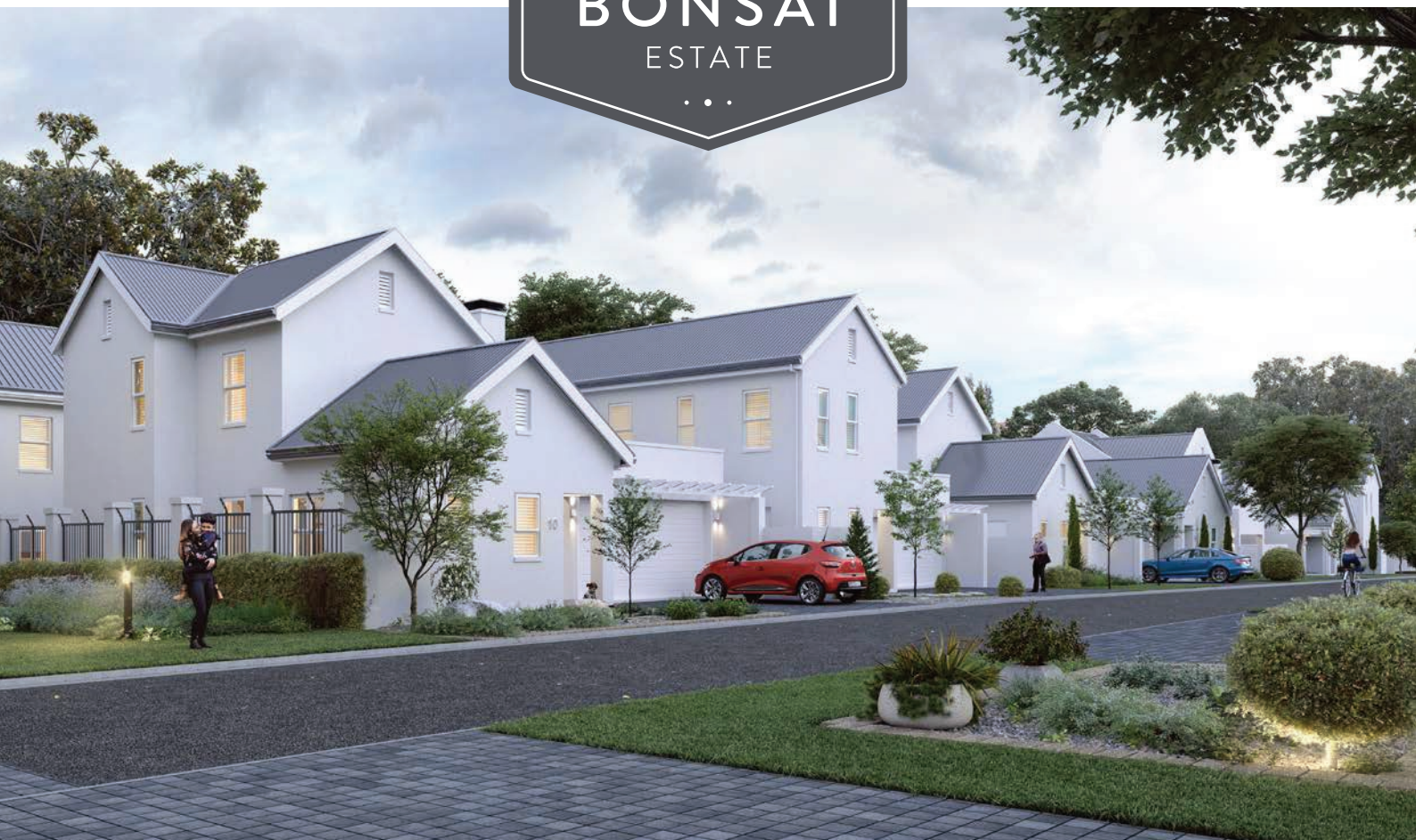


**SECURE YOUR FAMILY HOME IN THE NORTHERN SUBURBS'
MOST EXCITING NEW LIFESTYLE ESTATE**



**3-BEDROOM
FAMILY HOMES**

NOW SELLING FROM R2 599 900

ALL COSTS INCLUDED



BONSAIDEVELOPMENT.CO.ZA

WHY INVEST IN BONSAI ESTATE



- Low securing deposit of only R25 000
- Pre-approved with 100% mortgage bonds available
- Prime location in a well-established Cape Town suburb
- 24-Hour security with perimeter fencing and access controlled gatehouse
- Luxurious finishes developed by BSense Interiors
- Quality appliances by Bosch
- Premium sanitary ware by Hansgrohe and Smeg
- Impressive optional extras, including 90cm Smeg oven, hardwood floors, and a fitted air conditioner in the living room





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1. EXPLORE BONSAI ESTATE



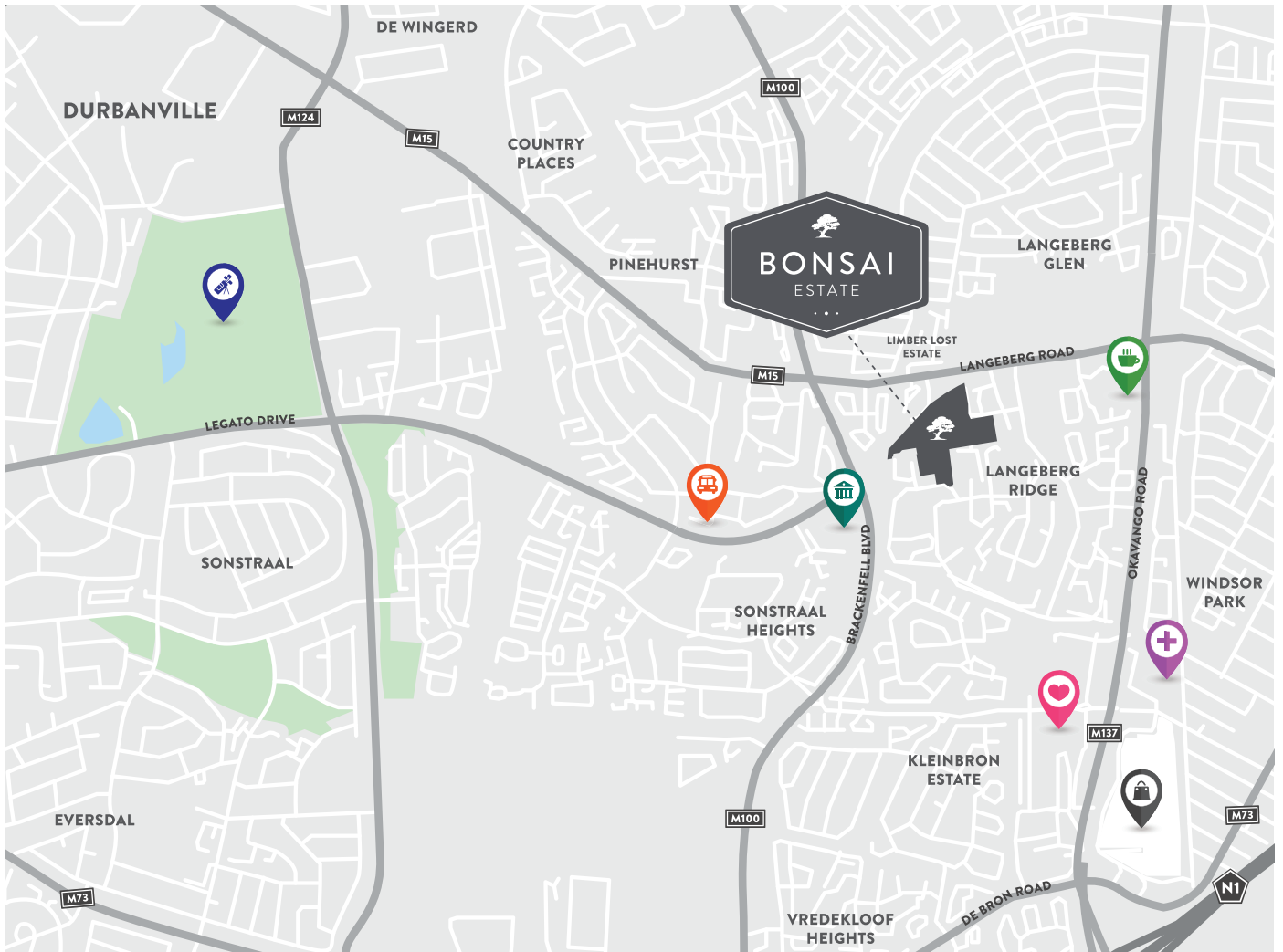
NATURALLY INSPIRED

Set within the tranquil beauty of Langeberg Ridge in Cape Town's Northern Suburbs, Bonsai Estate welcomes you to exceptional estate living that is as affordable as it is luxurious.

Surrounded by an abundance of trees and premium estate features, each home in Bonsai Estate boasts contemporary architecture with stylish interiors that encourage simplified, modern living inspired by nature.



2. LOCATION



■ LANGEBERG RIDGE, Northern Suburbs, Western Cape

Situated within a green escape in Langeberg Ridge, Bonsai Estate is conveniently located near a number of amenities for everyday living, including a shopping centre, gym, quality schooling and healthcare.

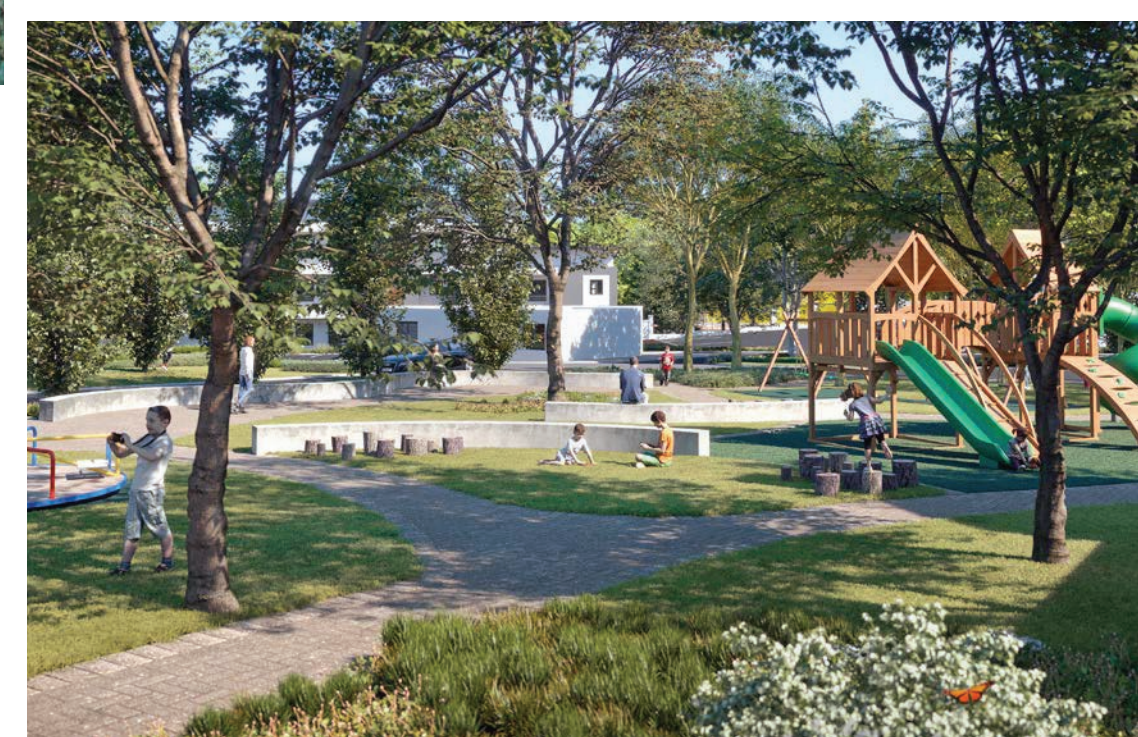
LEGEND

-  Okavango Crossing..... 600m
(Woolworths Food, Checkers, Virgin Active RED)
-  Curro Durbanville (Grade 0-12)..... 1,2km
-  Medi-Clinic..... 1,7km
-  Cape Gate Shopping Centre..... 1,98km
-  Virgin Active..... 2km
-  Curro Castle Durbanville (3 Months - 5 Years)..... 2.2km
-  Durbanville Golf Club..... 4.6km

3. | SITE DEVELOPMENT PLAN



4. ESTATE ARTIST IMPRESSIONS



Be captivated by the beauty of an abundance of greenery and trees, with some up to 9m tall, throughout the estate. Enjoy picturesque wide open spaces, and experience naturally-inspired family living where children can have fun playing in the various parks.

5. INTERIOR MOOD OPTIONS



COLLECTED NORDIC LOUNGE PERSPECTIVE

COLLECTED NORDIC

This interior mood embodies a sense of minimalism with contemporary elements. It combines a comfortable warmth with clean-lined simplicity – uniting in a way that is practical, unfussy and timeless.

 **BOSCH**
hansgrohe



COLLECTED NORDIC KITCHEN PERSPECTIVE

5. INTERIOR MOOD OPTIONS



■ NATURAL NORDIC LOUNGE PERSPECTIVE

NATURAL NORDIC

This interior mood incorporates warm, functional and minimal features, while still providing a sense of cosiness and comfort. Its earthy tones are highlighted by natural textures.

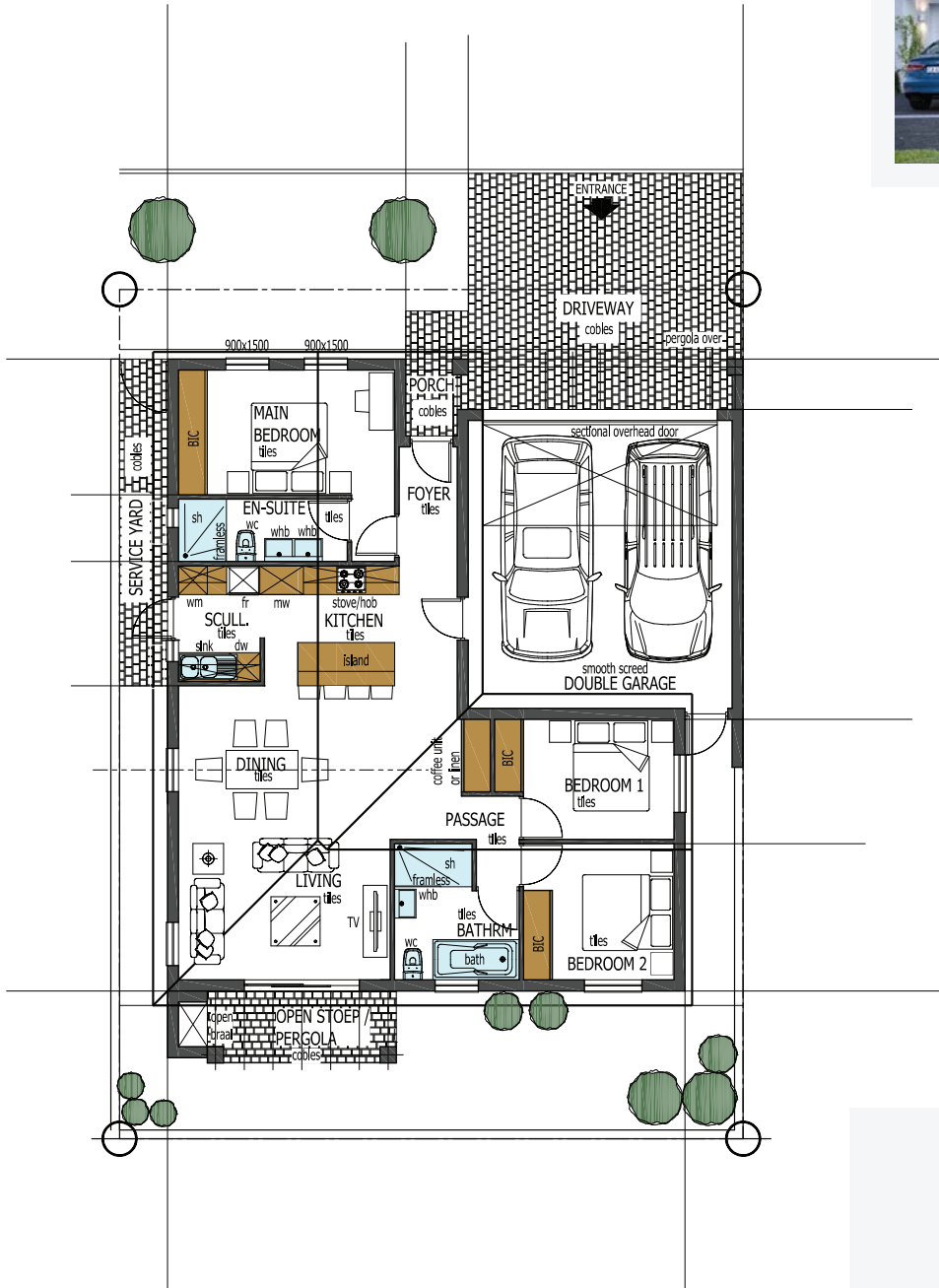
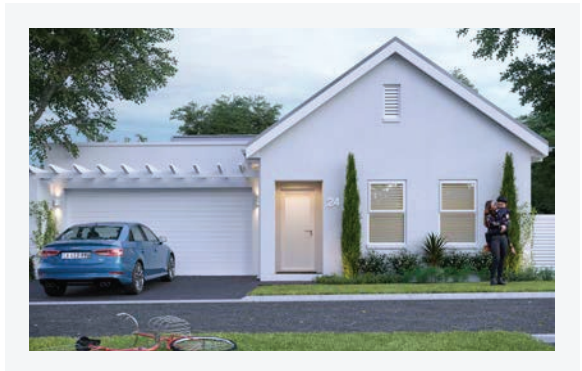
 **BOSCH**
hansgrohe



■ NATURAL NORDIC KITCHEN PERSPECTIVE

Please note that wooden floors shown in the impressions of the homes are an optional upgrade and does not come standard with your purchase.

6. UNIT TYPES



3 BEDROOMS

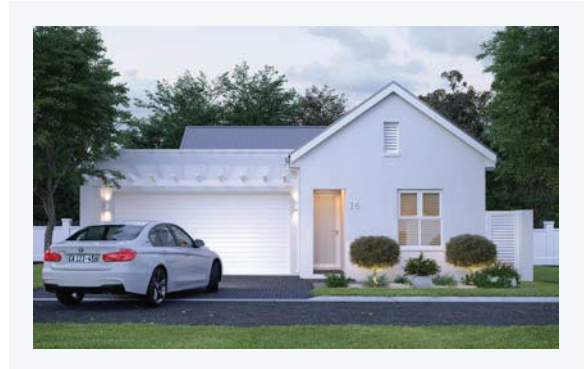
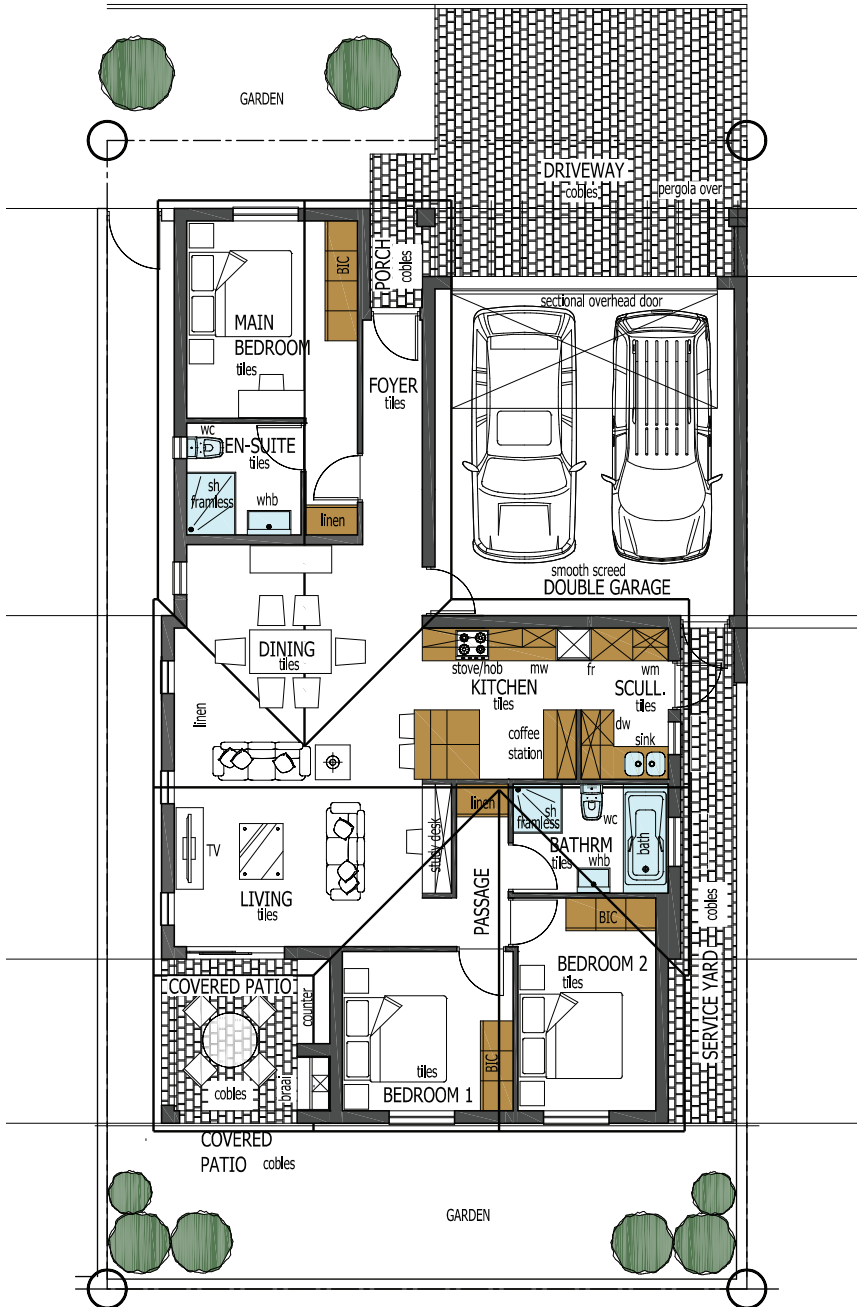
2 BATHROOMS

DOUBLE GARAGE

TYPE A

Dwelling:	104.70 m ²
Double Garage:	38.50 m ²
Covered Entrance:	1.95 m ²
TOTAL:	145.2 m²

6. UNIT TYPES

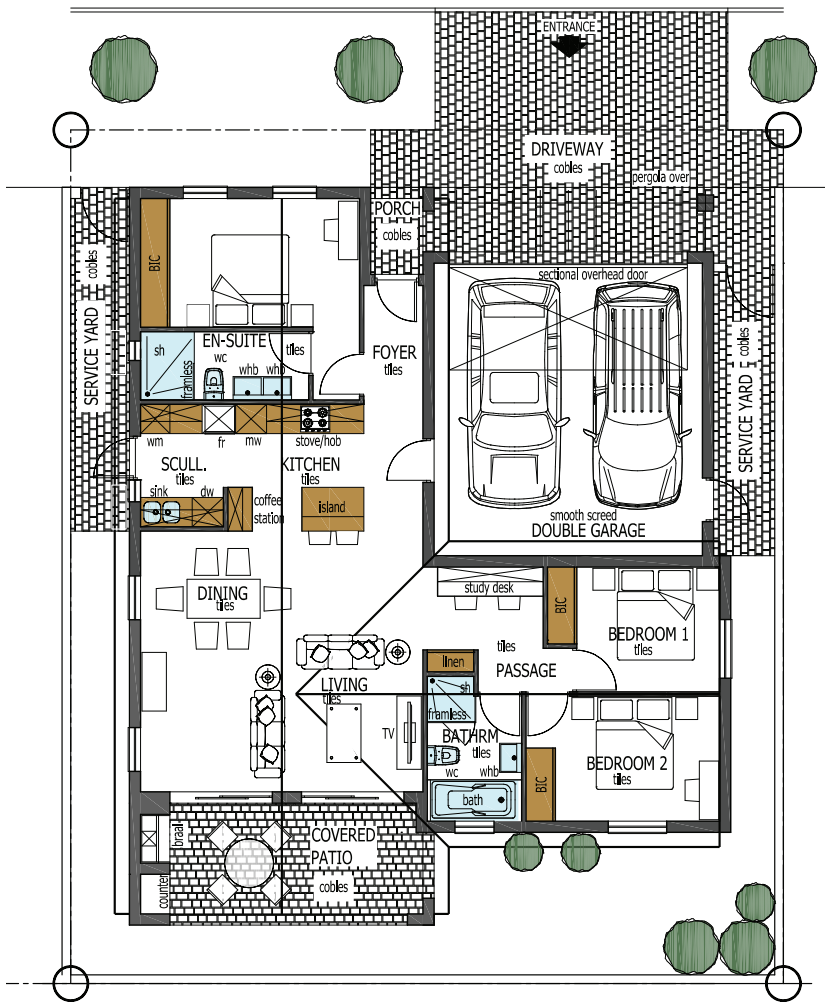


-  3 BEDROOMS
-  2 BATHROOMS
-  DOUBLE GARAGE

TYPE B

Dwelling:	110.73 m ²
Double Garage:	38.50 m ²
Covered Entrance:	2.03 m ²
Covered Patio:	9.31 m ²
TOTAL:	160.6 m²

6. UNIT TYPES

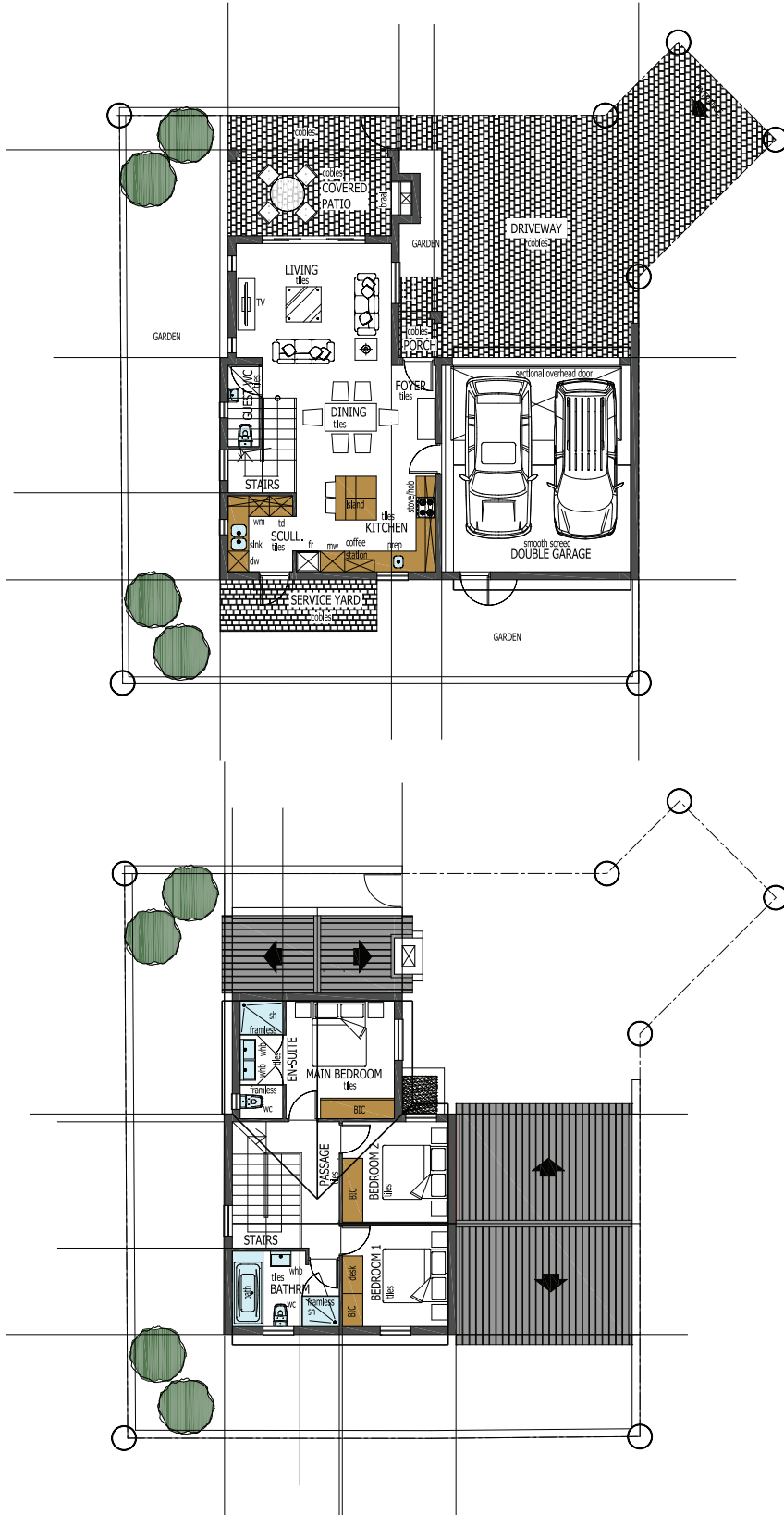


-  3 BEDROOMS
-  2 BATHROOMS
-  DOUBLE GARAGE

TYPE C

Dwelling:	108.57 m ²
Double Garage:	38.50 m ²
Covered Entrance:	2.21 m ²
Covered Patio:	15.40 m ²
TOTAL:	164.7 m²

6. UNIT TYPES



 3 BEDROOMS

 2.5 BATHROOMS

 DOUBLE GARAGE

TYPE D

GROUND FLOOR

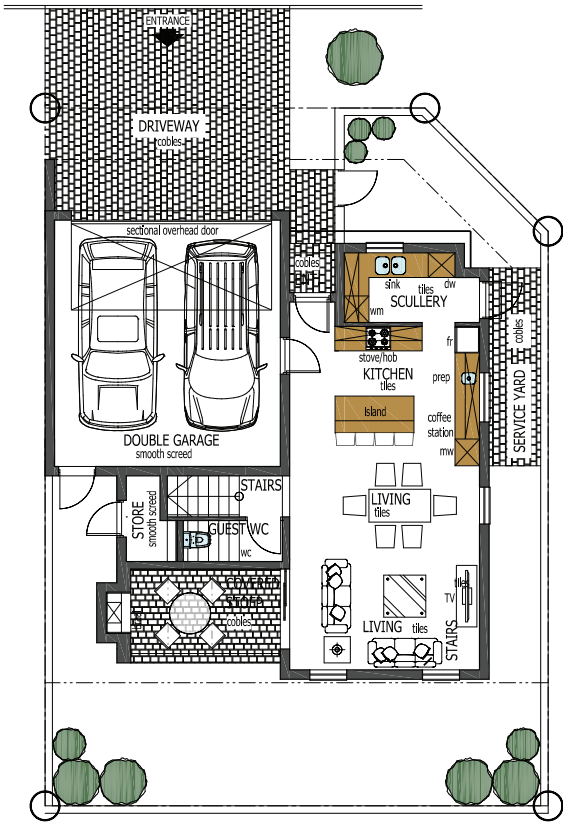
Dwelling:	58.09 m ²
Double Garage:	38.17 m ²
Covered Entrance:	1.50 m ²
Covered Patio:	13.00 m ²

FIRST FLOOR

Dwelling:	61.44 m ²
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TOTAL:	172.2 m²
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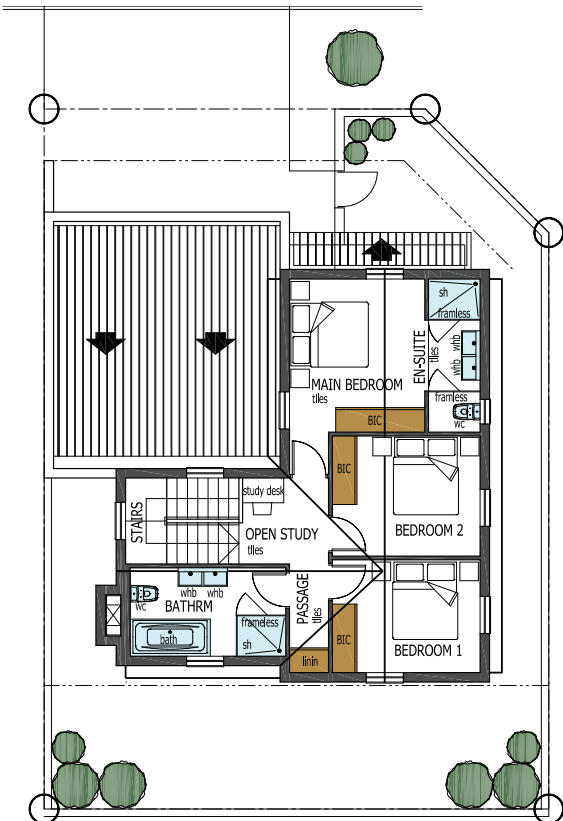
6. UNIT TYPES



 3 BEDROOMS

 2.5 BATHROOMS

 DOUBLE GARAGE



TYPE E

GROUND FLOOR

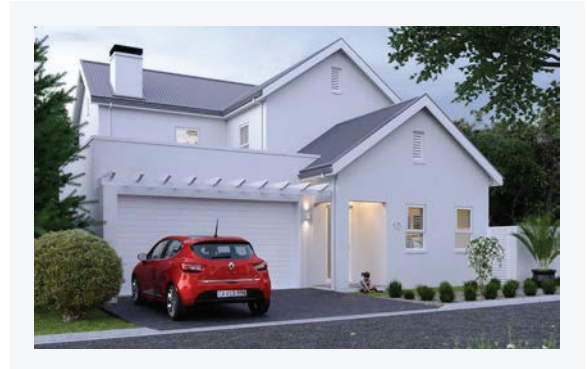
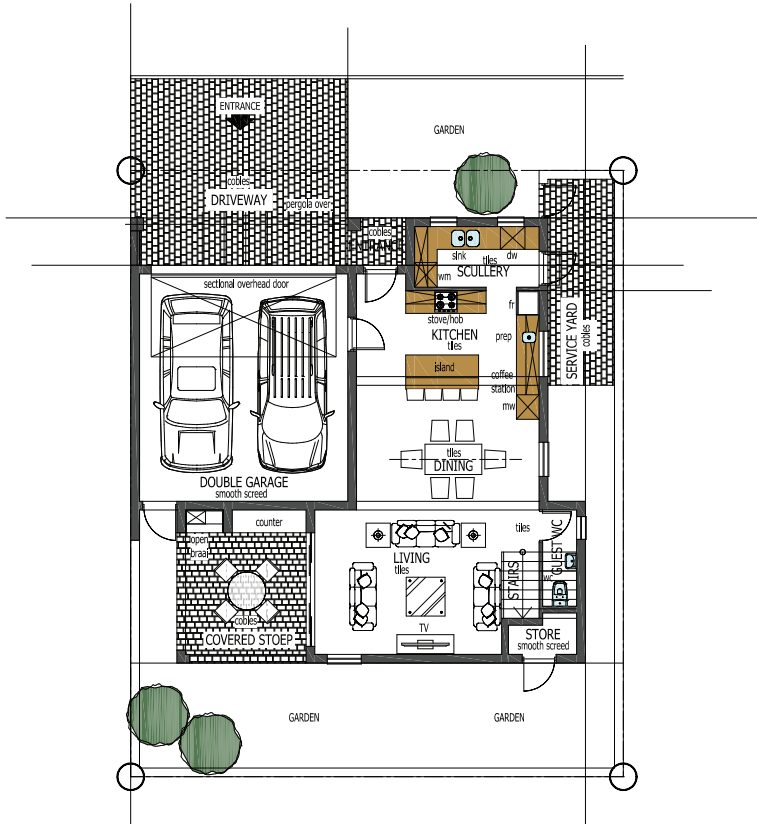
Dwelling:	60.09 m ²
Double Garage:	38.50 m ²
Covered Entrance:	1.32 m ²
Covered Patio:	9.82 m ²

FIRST FLOOR

Dwelling:	70.75 m ²
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TOTAL:	180.73 m²
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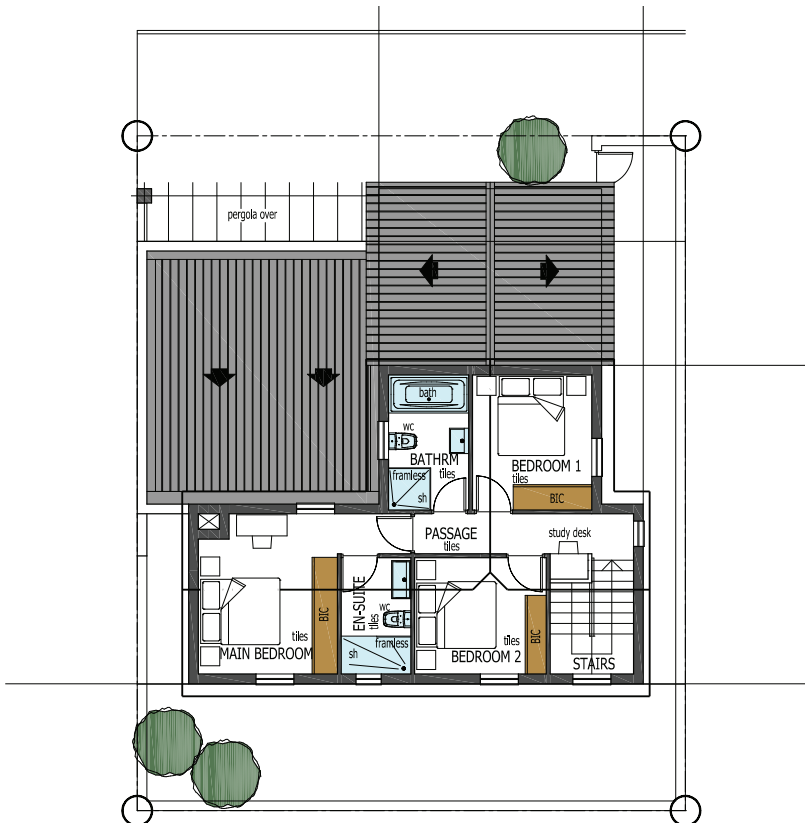
6. UNIT TYPES



 3 BEDROOMS

 2.5 BATHROOMS

 DOUBLE GARAGE



TYPE F

GROUND FLOOR

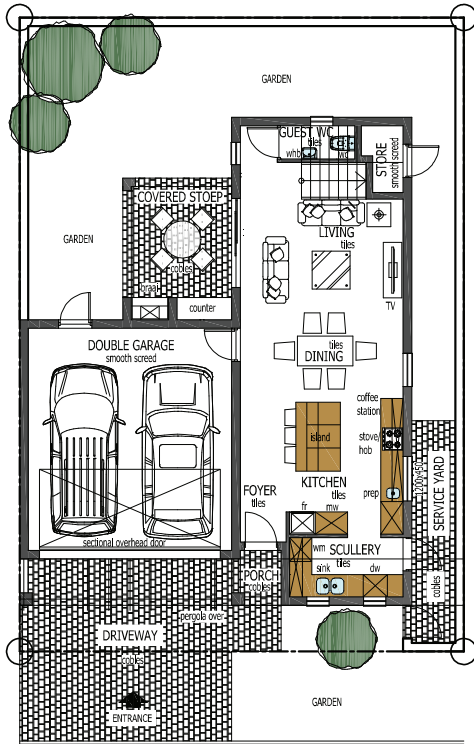
Dwelling:	65.84 m ²
Double Garage:	37.30 m ²
Covered Entrance:	1.91 m ²
Covered Patio:	14.42 m ²

FIRST FLOOR

Dwelling:	63.45 m ²
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TOTAL:	182.9 m²
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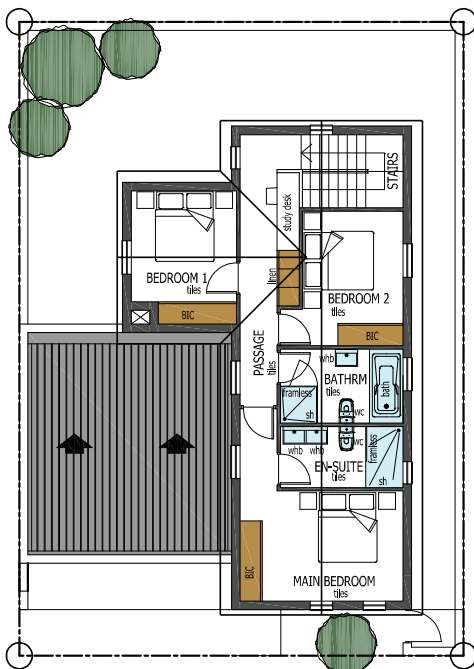
6. UNIT TYPES



 3 BEDROOMS

 2.5 BATHROOMS

 DOUBLE GARAGE



TYPE G

GROUND FLOOR

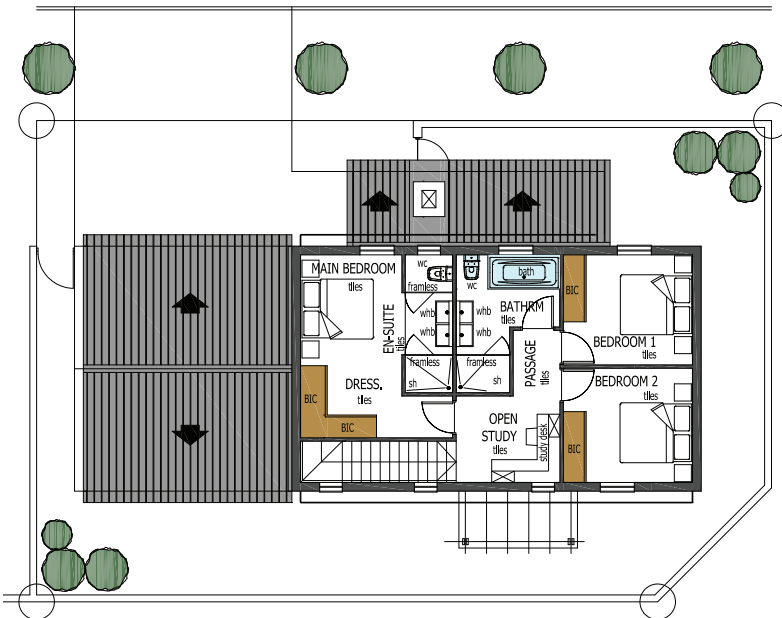
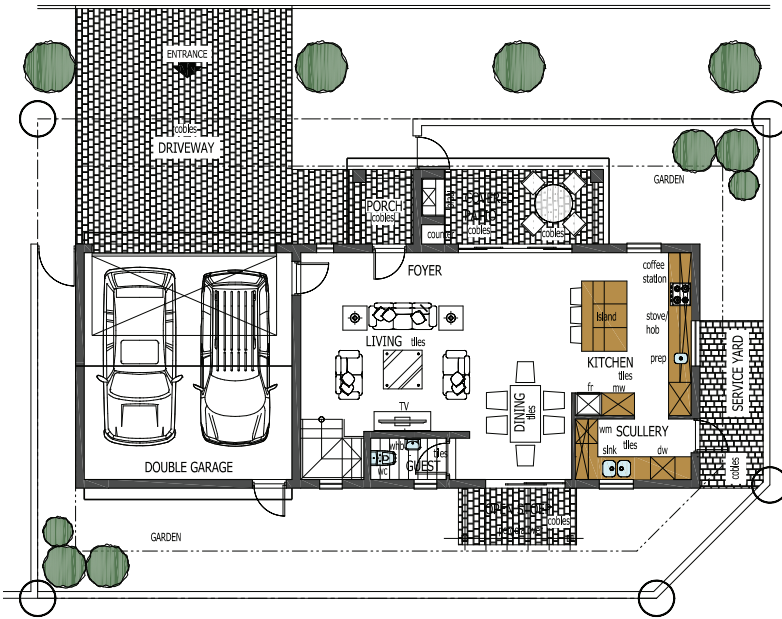
Dwelling:	60.65 m ²
Double Garage:	38.50 m ²
Covered Entrance:	1.91 m ²
Covered Patio:	11.26 m ²

FIRST FLOOR

Dwelling:	74.39 m ²
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TOTAL:	186.7 m²
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6. UNIT TYPES



 3 BEDROOMS

 2.5 BATHROOMS

 DOUBLE GARAGE

TYPE H

GROUND FLOOR

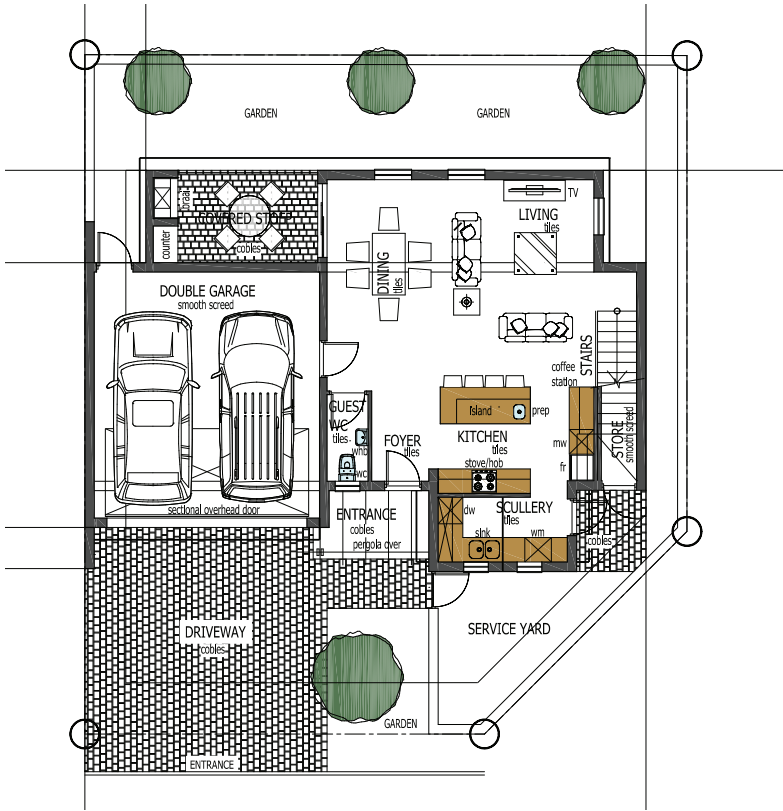
Dwelling:	68.23 m ²
Double Garage:	38.50 m ²
Covered Entrance:	3.13 m ²
Covered Patio:	9.92 m ²

FIRST FLOOR

Dwelling:	69.71 m ²
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TOTAL:	189.5 m²
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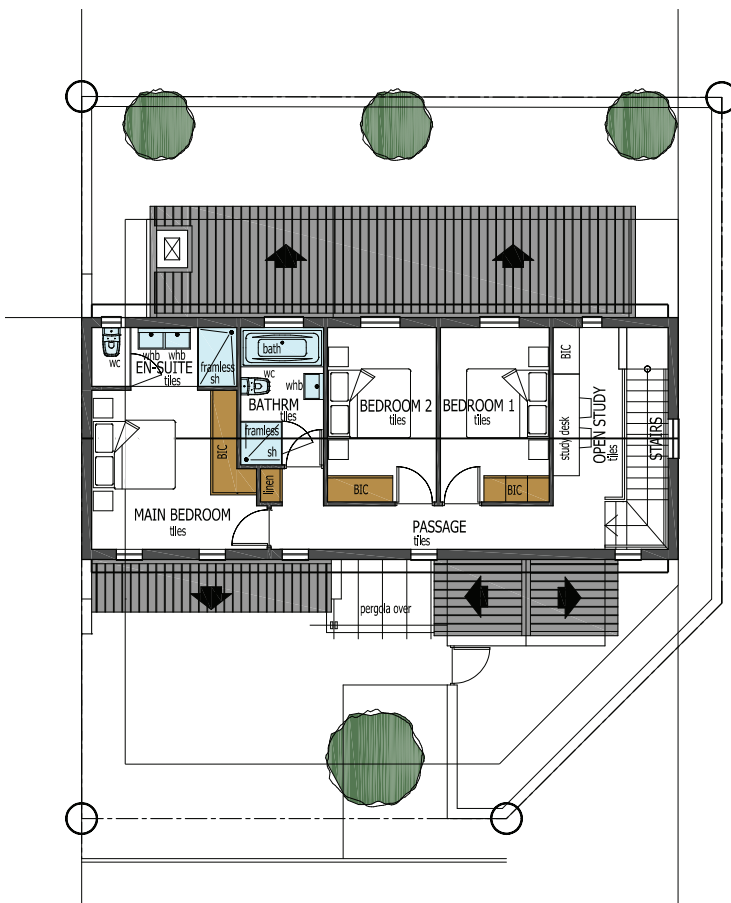
6. UNIT TYPES



 3 BEDROOMS

 2.5 BATHROOMS

 DOUBLE GARAGE



TYPE J

GROUND FLOOR

Dwelling:	65.37 m ²
Double Garage:	38.75 m ²
Open Entrance:	4.20 m ²
Covered Patio:	9.64 m ²

FIRST FLOOR

Dwelling:	75.98 m ²
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TOTAL:	189.74 m²
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7. BASIC SPECIFICATIONS



IMPORTANT: Please note: The materials specified in this schedule are subject to availability. Should the materials not be available at the time required, the Developer/Contractor may select a similar alternative at its sole discretion.

1. BRICKWORK

Exterior Walls:	Cement maxi's to be used and finished in one coat plaster, with one (1) coat undercoat and two (2) coats exterior acrylic paint to walls. Windowsills, and other trim will be White aluminium.
Interior Walls:	Cement maxi's and finished in one coat smooth plaster, with one (1) skim coat and two (2) coats interior acrylic paint.

2. WINDOWSILLS

Exterior:	Plastered and painted.
Interior:	Plastered and painted.

3. WINDOWS

All windows will be White aluminium as per developer's choice. All glazing specifications to be confirmed pending SANS 204 calculations. Window sizes on marketing drawings may need to be adjusted pending SANS 204 calculations.

4. DOORS AND DOOR FRAMES

Front door:	Standard white aluminium door with glass in standard aluminium frame as per developer's choice.
Internal doors:	Hollow core door in timber frame as per developer's choice.
Sliding doors:	'Raincloud' coloured S-profile type sheeting or equal approved (OEA) and insulation as per developer's choice.

5. ROOF TRUSSES AND COVERING

Roof trusses:	Pre-fabricated wooden roof trusses.
Roof covering:	'Raincloud' coloured S-profile type sheeting or equal approved (OEA) and insulation as per developer's choice.

6. FLOOR COVERING

Kitchen, Lounge, entrance hall and passage	Floor tile will be as per Developer/Contractor's sample board.
Bedrooms:	Collected Nordic Mood - 60x60cm Soho Grey Matt Tile Natural Nordic Mood - 60x60cm Soho White Matt Tile
Bathrooms:	Collected Nordic Mood - 60x60cm Soho Grey Matt Tile Natural Nordic Mood - 60x60cm Soho White Matt Tile
Showers:	Grey Mosaic Tile with Dove Grey grout.
Patios:	100x100mm Cobble as per developers choice.

7. BUILT-IN CUPBOARDS

Kitchen Cupboards:	Collected Nordic Mood - 16mm Iceberg White Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Black Lip Handle. Natural Nordic Mood - 16mm Folkstone Grey Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Brushed Aluminium Lip Handle.
Kitchen top:	50mm Build-up Quality Engineered Stone: Collected Nordic Mood – Nixie Legacy Quartz Natural Nordic Mood – Stealth Legacy Quartz
Bedroom cupboards:	Collected Nordic Mood - 16mm Iceberg White Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle. Natural Nordic Mood - 16mm Folkstone Grey Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle.

7. BASIC SPECIFICATIONS



Bathroom Vanity: 16mm Jefferson Board (Linear Finish) with high impacted edging and Aluminium Lip Handle as per developer's choice.

8. SANITARY WARE

Type and colour selected by the Developer/Contractor.

Basin: Bathroom vanity as per developer's choice.
Shower doors: Frameless glass as per developer's choice.
Toilet and cistern: Concealed cistern with soft closing seat as per developer's choice.
Bath: Built in white acrylic bath as per developer's choice.
Kitchen sink: Smeg Stainless Steel Double Bowl underslung sinks as per developer's choice.
Taps: Hansgrohe taps OEA as per developer's choice.
Hot water cylinder: 200 liters Solar geyser as per developer's choice.
Rainwater goods: 75mm uPVC downpipes.
Garden taps: One garden tap to be provided.
Washing machine: One point to be provided in scullery.
Dishwasher: One dishwashing point to be provided in scullery.

9. ELECTRICAL INSTALLATION

Electrical installation will be as per the approved unit electrical plan.

10. TV ANTENNA

No TV antenna supplied. Only conduit and draw boxes fitted.

11. LIGHT FITTINGS

LED down lights to be installed in skimmed ceilings. LED White track lights to be installed in kitchens, bedrooms and bathrooms where downlights are not applicable. LED tube lights to be installed in garage. All lights are as per developer's choice.

Pendants: **Collected Nordic Mood** – Bronze Glass Pendant
Natural Nordic Mood – Smokey Glass Pendant

12. CEILINGS

Internal: Skimmed "Rhino board" with moulded cornices, painted with two (2) coats acrylic. 100mm thick 'Ecotherm' or similar approved insulation on all horizontal gypsum board ceilings where applicable. Insulation thickness may vary, pending SANS 10400XA calculations.

Garage: No ceilings.

13. SOFFITS

Internal: Concrete with sealed joints, moulded cornices and one (1) scraper coat and painted with two (2) coats acrylic.

14. WALL TILING

Wall tiles: 600mm between top and bottom kitchen cupboards:
Collected Nordic Mood – 30x60cm Bianco Gloss Tile with white grout.
Natural Nordic Mood – 30x60cm Bianco Gloss Tile with dove grey grout.

Shower: 60x30cm Matt White Tile

Bathrooms: Tile Skirting

7. BASIC SPECIFICATIONS



15. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per Developer/Contractor's choice:

- Toilet roll holder
- Towel Ring
- Matching towel rail in main bathroom (not in en-suite and guest toilet)

16. KITCHEN FIXTURES

Oven & Hob:

Stainless Steel Bosch 60cm Ceramic electric hob with built in oven under counter as per developer's choice.

Extractor:

Stainless steel Integrated Extractor as per developer's choice.

17. IRONMONGERY

Internal doors:

To be fitted with standard two lever mortice locksets as per developer's choice.

Door handles:

Brushed Stainless Steel handles as per developer's choice.

18. BRAAI/ PATIO

A built-in braai will be supplied at the patio area where allowed by the unit type with a light inside the braai as per developer's choice.

19. BOUNDARY WALL

Boundary wall will be as per Developer/Contractor's specification and plan. Road facing garden/boundary wall built out of block, plastered and painted with one (1) coat primer- and two (2) coats paint. The side and back walls will be Vibracrete (except where the stand boundary is a development boundary).

20. HOUSE NUMBER

Will be a suitable type as per developer's choice.

21. LANDSCAPING AND GARDENING

Instant lawn (Kikuyu) will be planted to the front and back of the house, with paving as per plan. This may change due to specific ERF requirements.

22. FINISHES

The Purchaser hereby acknowledges and agrees that the choice of finishes limited to the range offered by the Developer/ Contractor as per this Basic Specification and shall be subject to availability thereof, or a similar product may be substituted.

23. BUILDING STANDARDS

All construction procedures, and standards, will be in accordance with the requirements of the NHBRC and in line with the SANS 10400XA regulations.

24. GENERAL

Barge/Facia boards:

Fibre cement painted with one (1) coat primer- and two (2) coats acrylic paint.

Skirtings:

Skirting selected by the Developer/Contractor and painted white.

25. WALLING

Will be constructed as per Plan.

8. UPGRADE TO SPECIFICATIONS AND ADDITIONAL COSTS



Item	Optional Extras	Price	VAT	Total Price	Amount	Total	Initial
	Major Changes						
1	Enclosed Patio ** Existing sliding door to be moved external envelope of the house, and the patio will be raised to living room floor level.	R 65 000	R 9 750	R 74 750			
	Replace Existing sliding door with 5 panel stacker	R 65 000	R 9 750	R 74 750			
2	Architectural Design Plan	R 8 000	R 1 200	R 9 200			
	Minor Changes						
4	900mm Smeg Oven	R 25 500	R 3 825	R 29 325			
5	Hardwood Flooring: All areas except WC's (Type A - C)	R 58 000	R 8 700	R 66 700			
6	Hardwood Flooring: All areas except WC's (Type D - J)	R 65 000	R 9 750	R 74 750			
7	Kitchen Soft closing hinges and / runners	R 16 000	R 2 400	R 18 400			
8	Air-conditioning unit in living room (Split unit) - 18 000btu Price includes electrical connections and installation cost	R 22 000	R 3 300	R 25 300			
9	Air-conditioning unit in main bedroom (Split unit) - 9 000btu Price includes electrical connections and installation cost	R 18 000	R 2 700	R 20 700			
10	Architectural Design Plan	R 5 000	R 750	R 5 750			
	Total Cost of all Optional Extras						

- * Construction will not commence on any building (standard specification or optional extras) without performance on a mortgage bond or paid in full (thus cleared in the account of the Developer in the case of a
- * Optional extras can only be chosen prior to commencement of construction and cannot be added at a later
- * Must be specified at the time of purchase and not after construction has commenced.
- * Prices only valid for 2021
- ** To be confirmed by the Architect

Note: No further opportunities for adding optional extras or structural changes will be allowed hereafter. This document will serve as the final and only platform of request for changes to the building contract.



GET IN TOUCH

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Pretoria | +27 (0)12 943 0201

info@igrow.co.za

DIRECTIONS:

From Cape Town

Take the N1 towards Paarl. Follow the N1 and take exit 29 toward M137/Brackenfell, turn left onto Okavango Road. After about 1.7km, take a left onto Impala Road, then at the T-junction turn right onto Ridge Road. Take the first left onto Steenbok Road, continue straight, then take the fourth right onto Pine Wood Crescent. Bonsai Estate will be on your right.

From Stellenbosch

Take Bird Street to the R304. Follow the R304 until the N1, then take the N1 towards Cape Town. Follow the N1 and take the M15/Brighton Rd/Van Riebeeck Rd exit. Continue on the M15 for about 2.4 km, then turn left onto Ridge Road. Take the second right onto Steenbok Road, continue straight, then take the fourth right onto Pine Wood Crescent. Bonsai Estate will be on your right.



bonsaidevelopment.co.za

DISCLAIMER

The images, perspectives and finishes shown are merely indicative impressions of the proposed development and are therefore subject to change at the developer's discretion. The developer will not be held liable for any changes.