

PRIME INVESTMENT IN CAPE TOWN'S PROPERTY MARKET



2-BEDROOM APARTMENTS

PHASE 1 & 2
NOW SELLING FROM R1 474 900

ALL COSTS INCLUDED



BONSAIDEVELOPMENT.CO.ZA



PAY LESS LEVIES WITH BONSAI ESTATE

Phase 1 and Phase 2 are now available and we're celebrating with our
LEVY SPECIAL!

The first 30 apartments* sold in Phase 2 will

PAY NO LEVIES FOR 24 MONTHS

allowing you to save up to R32 000 on levies!

Secure your new Phase 2 apartment at Bonsai Estate today!

*This special only applies to Blocks E-J and does not apply to ground floor units.

WHY BUY A BONSAI ESTATE APARTMENT?

- Apartments priced from only R1 474 900 or R9 808 per month*
- Excellent investment purchase with gross yields of 8%
- 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

* Calculated at prime rate over 30 years



INDEX

EXPLORE BONSAI ESTATE	4
LOCATION	5
SITE DEVELOPMENT PLAN	6
ESTATE ARTIST IMPRESSIONS	7-8
INTERIOR MOOD OPTIONS	9-5
UNIT LAYOUTS	11-16
BASIC SPECIFICATIONS	17-19
PRICELIST	20-21
CONTACT	22

1. EXPLORE BONSAI ESTATE



**NATURALLY
INSPIRED**

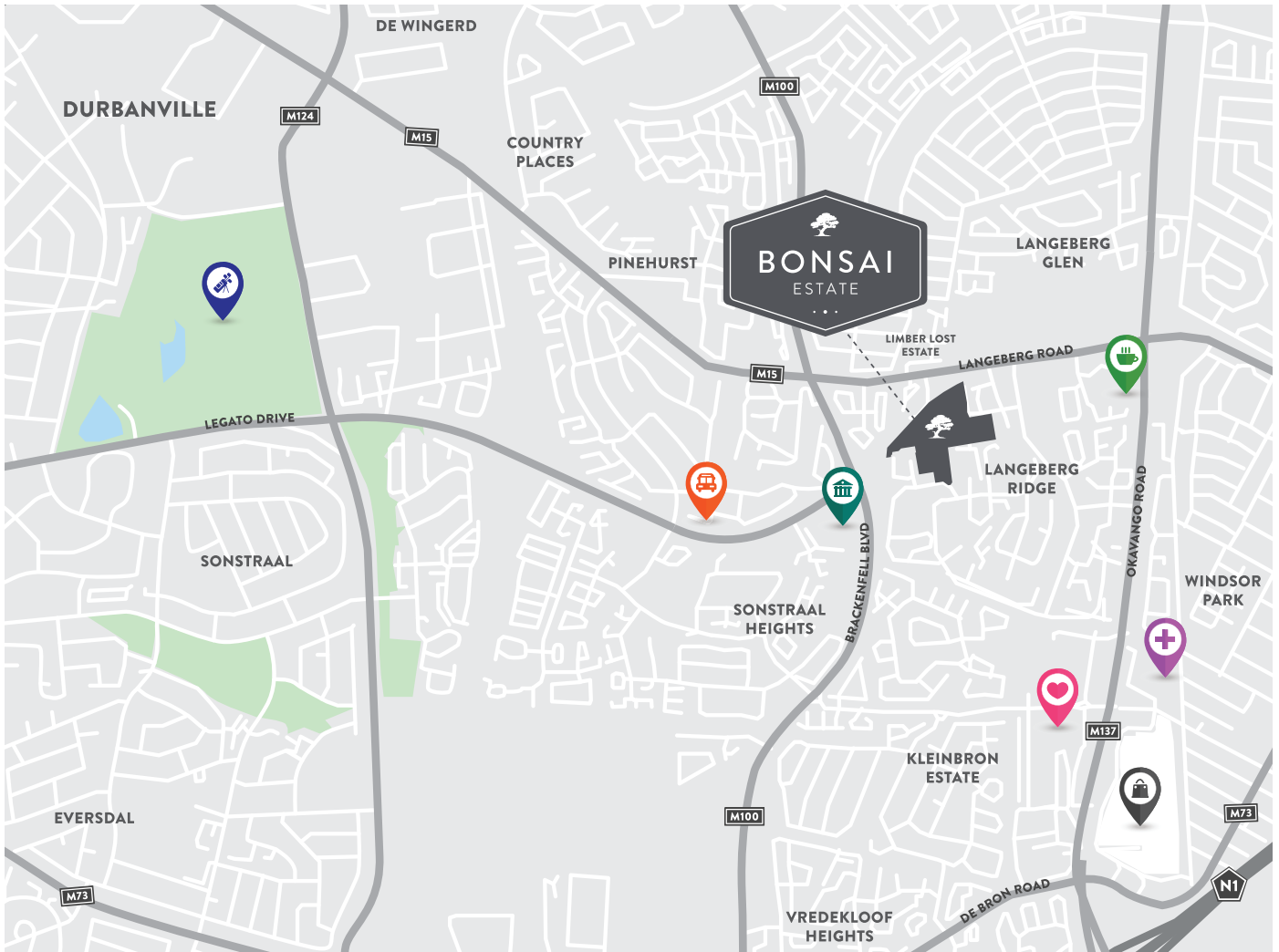
Set within the tranquil beauty of Langeberg Ridge in Cape Town's Northern Suburbs, Bonsai Estate welcomes you to exceptional estate living that is as affordable as it is luxurious.

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



**EXPLORE THE
NORTHERN SUBURBS'
BEST KEPT
SECRET**

2. LOCATION



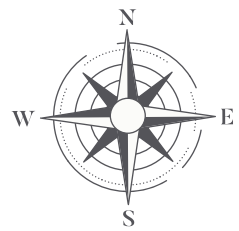
■ LANGEBERG RIDGE, Northern Suburbs, Western Cape

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



LEGEND

-  PHASE 1
-  PHASE 2

4. ESTATE ARTIST IMPRESSIONS



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



ENLIGHTENED MOOD

This interior mood provides a softer tone with its warm neutral palette. The metallic light fittings enhance the contrast between finishes, which are all inspired by nature.



THE BIG REVEAL MOOD

This interior mood uses darker shades of colours to create a moody, sophisticated space for a simple yet effective look.

5. INTERIOR MOOD OPTIONS



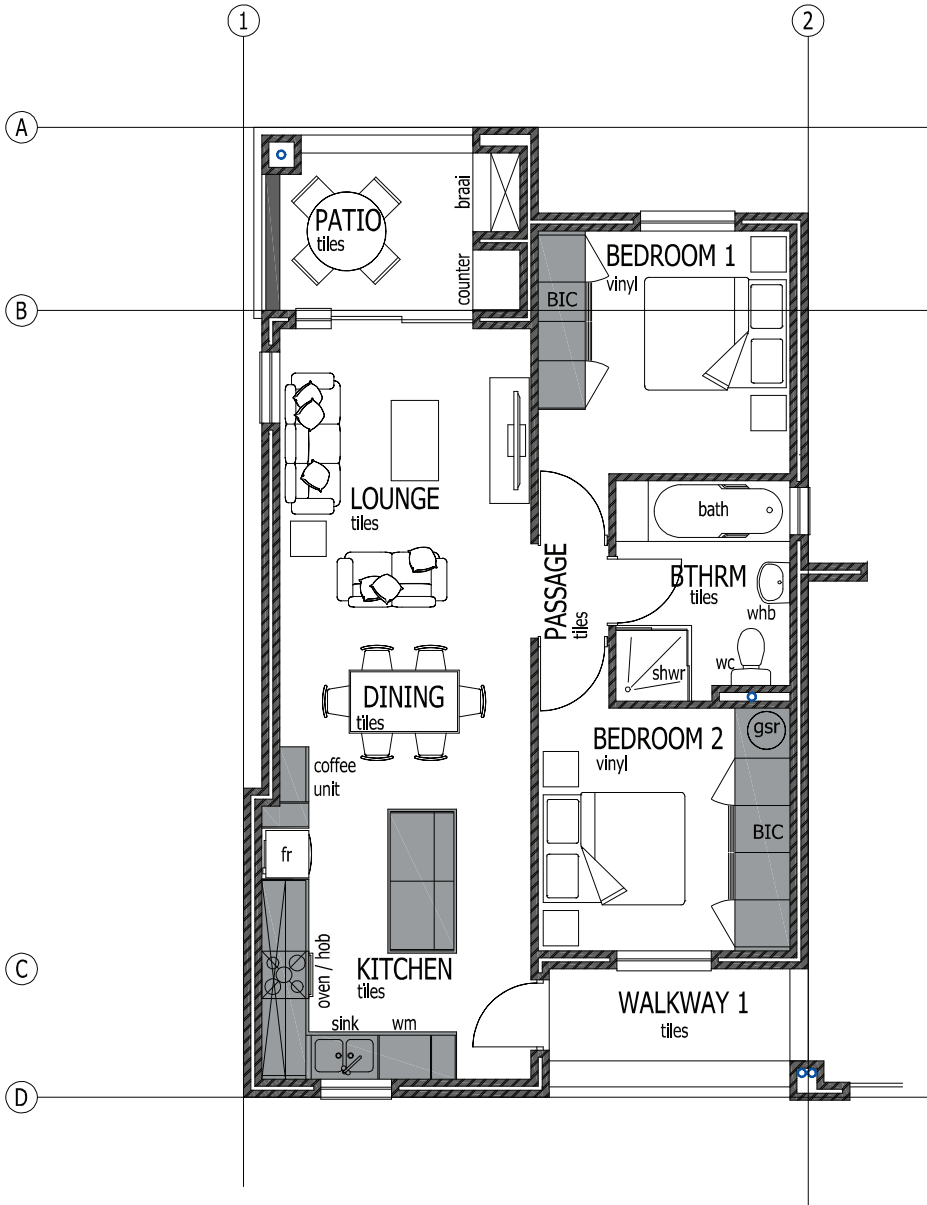
ENLIGHTENED MOOD



THE BIG REVEAL MOOD

 **BOSCH**
hansgrohe

6. UNIT TYPES




2 BEDROOMS


1 BATHROOM

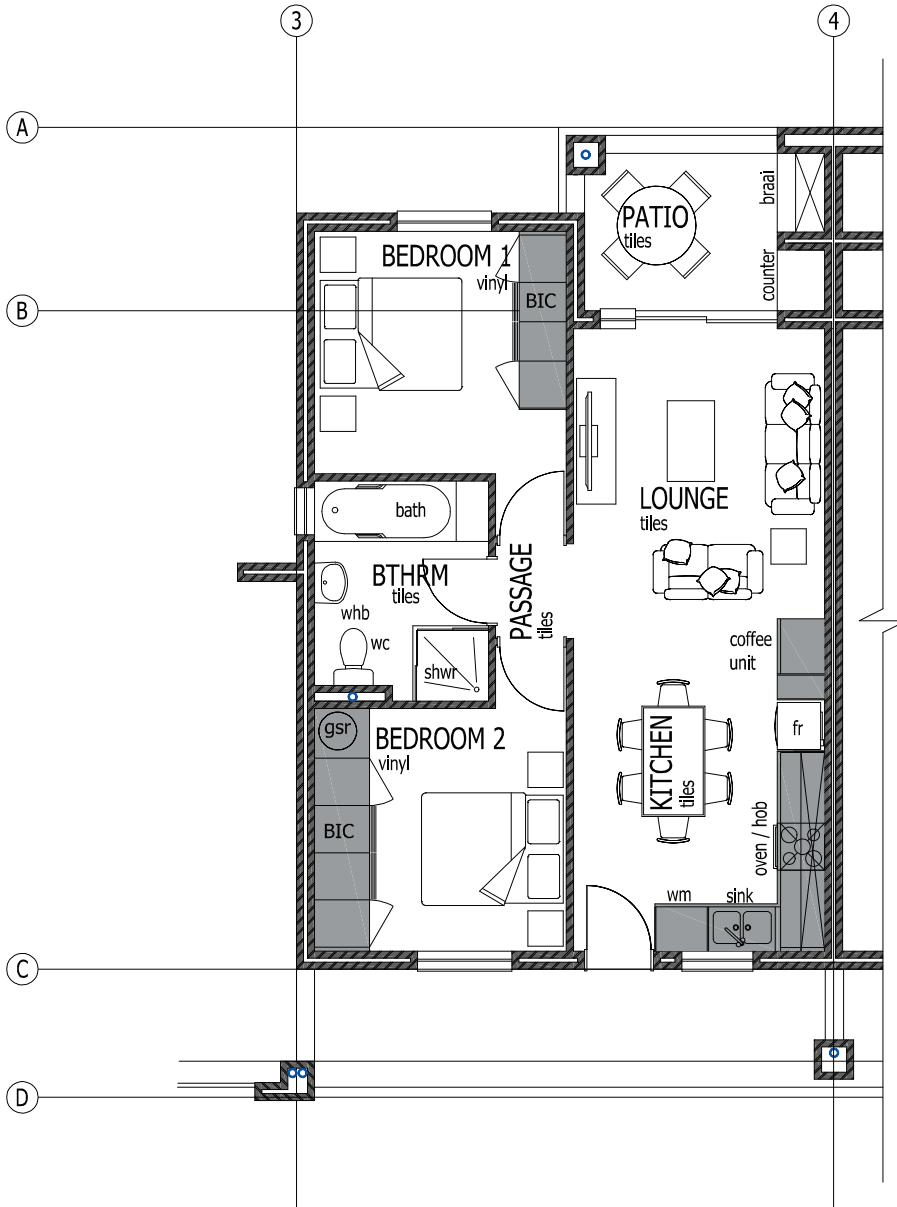

1 COVERED PARKING


1 PARKING

TYPE A LOCATION | GROUND FLOOR

Sectional Title Area:	69.48 m ²
Typical Patio:	8.13 m ²
TOTAL:	77.6 m²

6. UNIT TYPES




2 BEDROOMS


1 BATHROOM

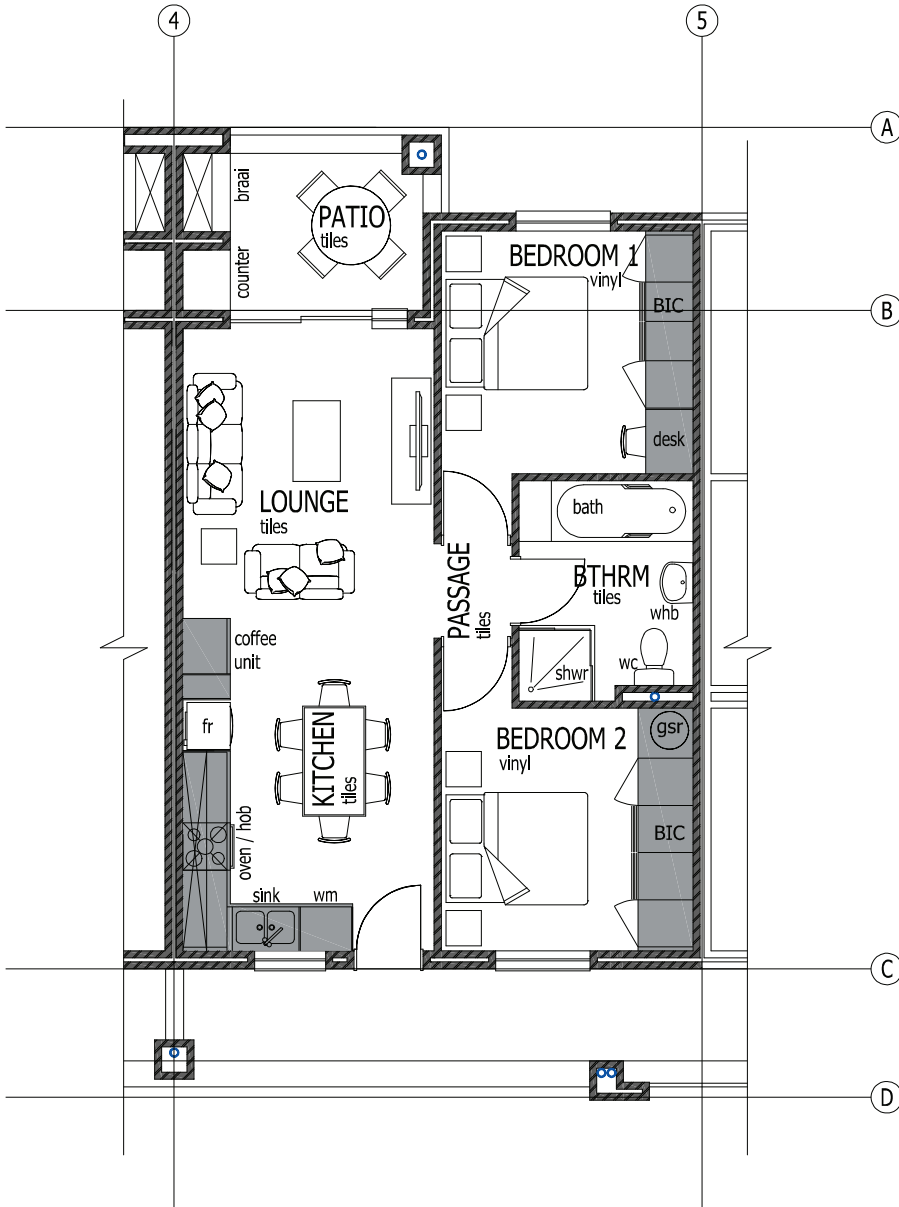

1 COVERED PARKING


1 PARKING

TYPE B LOCATION | GROUND FLOOR

Sectional Title Area:	61.67 m ²
Typical Patio:	7.73 m ²
TOTAL:	69.4 m²

6. UNIT TYPES




2 BEDROOMS


1 BATHROOM

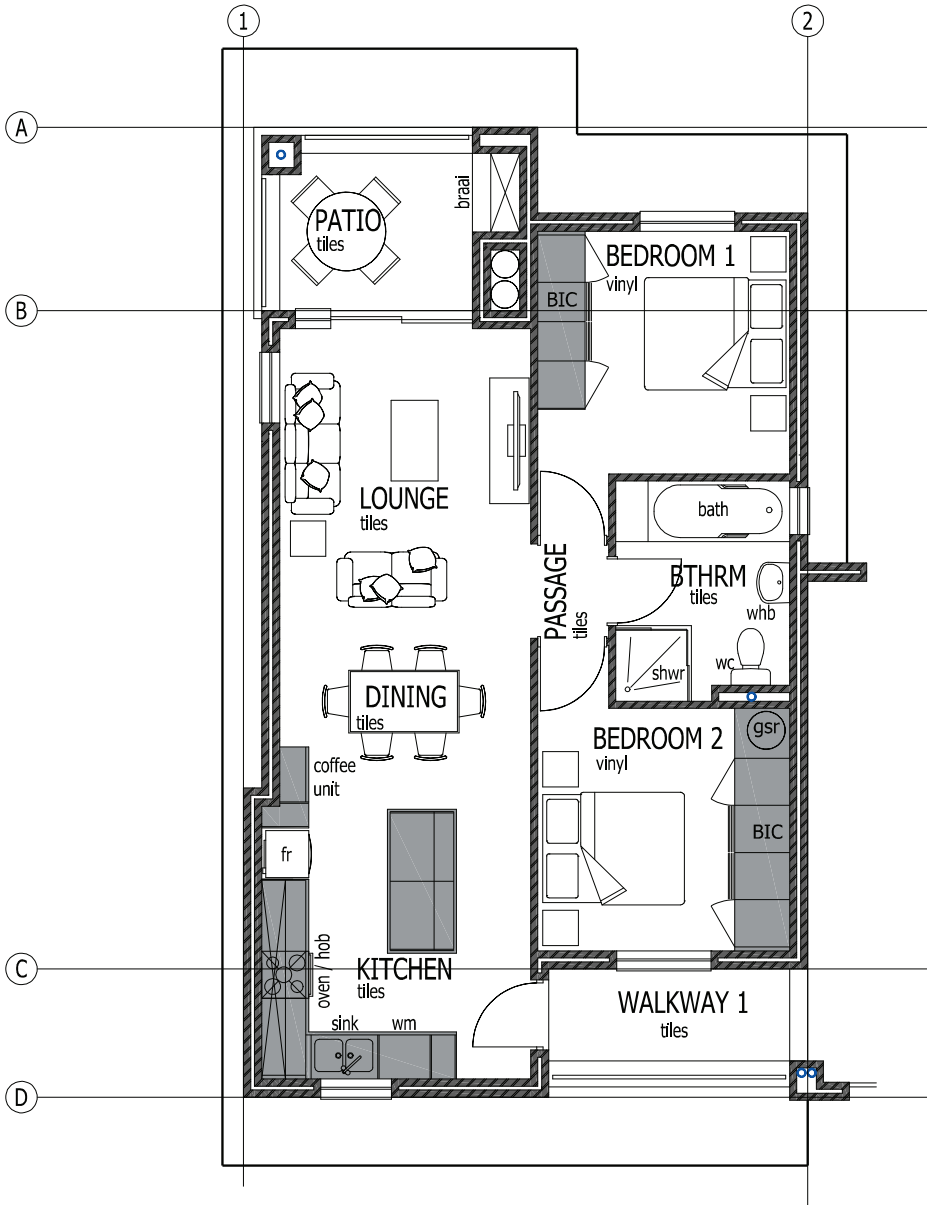

1 COVERED PARKING


1 PARKING

TYPE C LOCATION | GROUND FLOOR

Sectional Title Area:	60.56 m ²
Typical Patio:	7.73 m ²
TOTAL:	68.3 m²

6. UNIT TYPES




2 BEDROOMS


1 BATHROOM


1 COVERED PARKING


1 PARKING

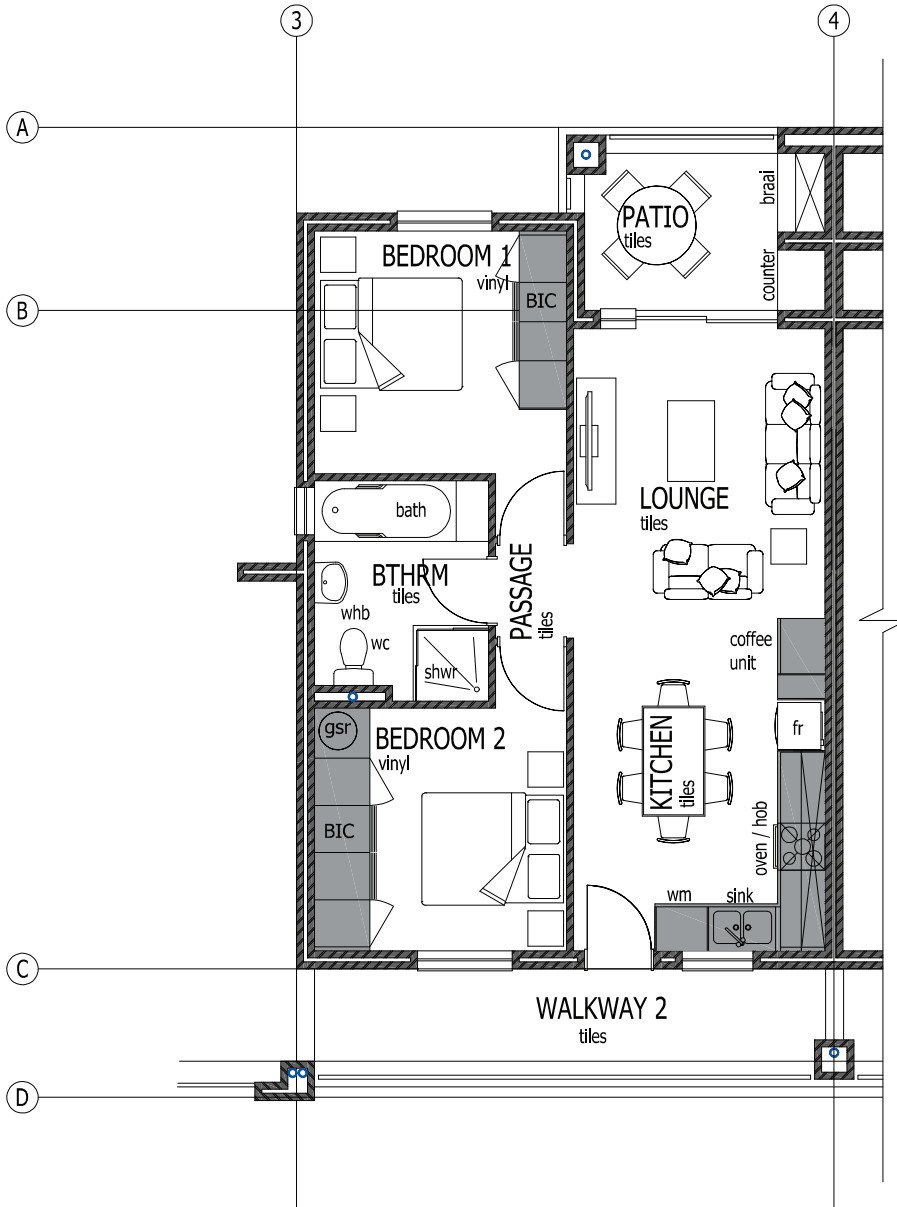
TYPE D LOCATION | FIRST FLOOR

Sectional Title Area: 69.48 m²

Typical Patio: 8.13 m²

TOTAL: 77.6 m²

6. UNIT TYPES

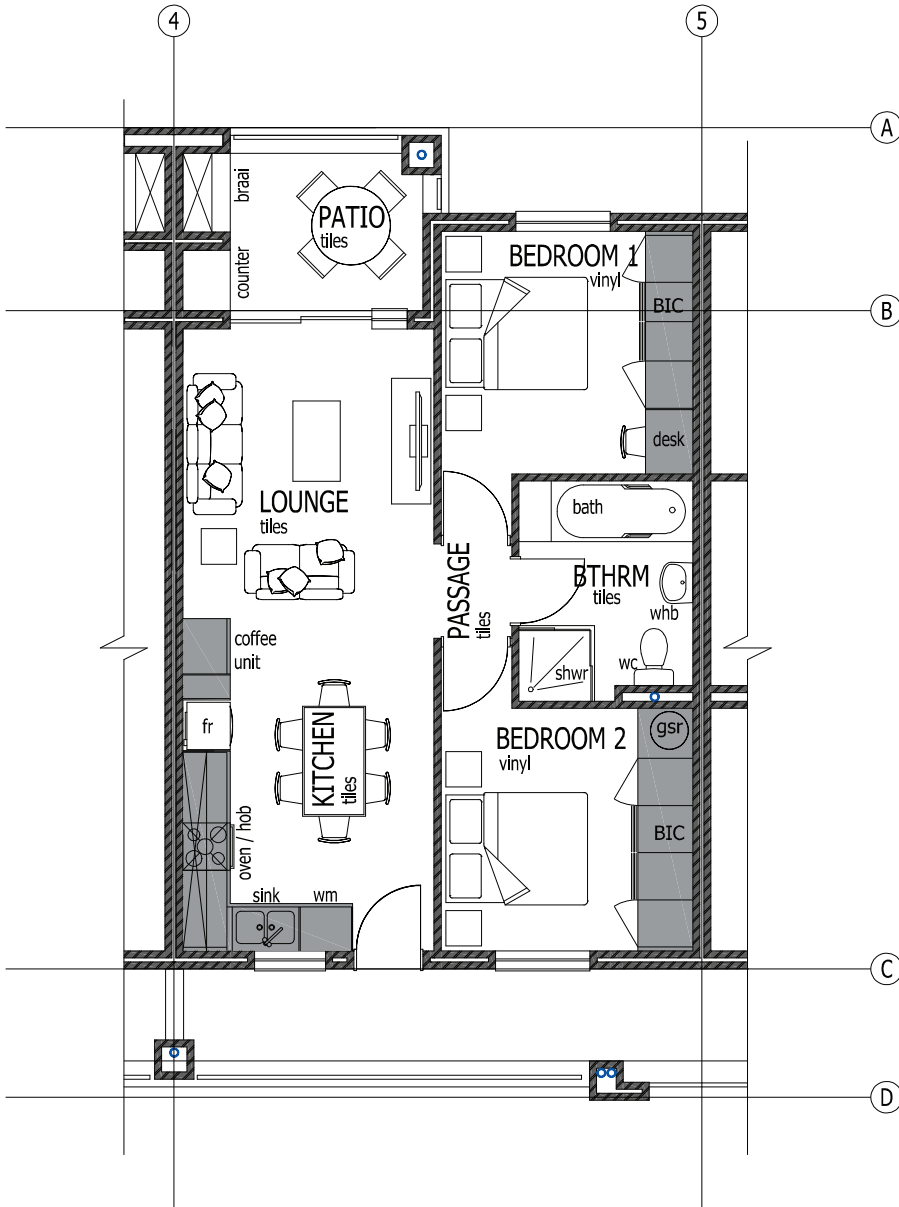


-  2 BEDROOMS
-  1 BATHROOM
-  1 COVERED PARKING
-  1 PARKING

TYPE E LOCATION | FIRST/SECOND FLOOR

Sectional Title Area:	61.67 m ²
Typical Patio:	7.73 m ²
TOTAL:	69.4 m²

6. UNIT TYPES




2 BEDROOMS


1 BATHROOM


1 COVERED PARKING


1 PARKING

TYPE F LOCATION | FIRST/SECOND FLOOR

Sectional Title Area:	60.56 m ²
Typical Patio:	7.73 m ²
TOTAL:	68.3 m²

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 charcoal 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 Charcoal 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 horizontal groove timber door 813 x 2032 (PD652) in standard timber frame, doors painted with three (3) coats varnish. Doors must be fire rated and to required standards with door closers installed (T68) if required by engineer.

Internal doors:

Hollow core door in timber frame.

Sliding doors:

Standard aluminum glass sliding doors in standard aluminum frame. Specification SD 2124

5. ROOF TRUSSES AND COVERING

Roof trusses:

Pre-fabricated wooden roof trusses.

Roof covering:

Charcoal coloured "Chromadeck" type sheeting or equal approved (OEA) and insulation.

Rainwater goods:

Seamless Aluminium OEA gutters with 75mm uPVC downpipes as per developer's choice.

6. FLOOR COVERING

Kitchen & Lounge:

'Big Reveal' Mood: 60 x 60cm Soho Grey Matt Tiles as per developer's choice.

'Enlightened' Mood: 3 Fields Vinyl Plank 2mm with 0.3mm wear layer – African Oak (plank size: 228.6 x 1219.2 x 2mm) as per developer's choice.

Bedrooms & Bathrooms:

'Big Reveal' Mood: 60x60cm Soho Grey Matt Tiles throughout as per developer's choice.

'Enlightened' Mood: 3 Fields Vinyl Plank 2mm with 0.3mm wear layer – African Oak (plank size: 228.6 x 1219.2 x 2mm) in bedrooms and 60x60cm Soho Grey Matt Tiles in bathrooms as per developer's choice .

Patio:

60 x 60cm Soho Smoke Anti-slip Tile as per developer's choice.

7. BUILT-IN CUPBOARDS

Kitchen Cupboards:

16mm Iceberg White Melamine (Peen Finish) with high impact edging and Buffalo Grip Handles.

Kitchen top:

Quality Engineered Stone.

'Big Reveal' Mood: Legacy Quartz Stealth (Build up)

'Enlightened' Mood: Legacy Quartz Nixie (Build up)

Bedroom cupboards:

16mm Iceberg White Melamine (Peen Finish) with high impact edging and Modern Square S/S Handle 480mm.

7. BASIC SPECIFICATIONS



8. PLUMBING & SANITARY WARE

Type and colour as per developer's choice:

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:	Drop-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 as per developer's choice.
Hot water cylinder:	200 liter Solar geyser as per developer's choice.
Washing machine:	One point to be provided.

9. ELECTRICAL INSTALLATION

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

10. AUXILIARY SERVICES

Satellite TV:	DSTV connection point to be provided.
Fibre:	Fibre access point to be provided.

11. LIGHT FITTINGS

LED down lights/Spot track lights for living areas, LED strip lights under kitchen wall cabinets, Decorative pendants over kitchen island (where applicable), LED fitting to bedrooms and bathrooms.

12. CEILINGS

Internal:	Skimmed "RhinoBoard" 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 10400 -XA calculations.
------------------	---

13. SOFFITS

Internal:	Skimmed concrete, joints sealed with moulded cornices, painted with two (2) coats acrylic.
------------------	--

14. WALL TILING

Wall tiles:	To kitchen 600mm between top and bottom cupboards: 75x150mm Gloss White Metro Tiles with Dove Grey Grout.
Shower:	60x30cm Matt White Tile
Bathrooms:	Tile Skirting

15. BATHROOM ACCESSORIES

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

- Toilet roll holder
- Towel ring
- Matching towel rail in main bathroom (not in en-suite)

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.

7. BASIC SPECIFICATIONS



17. IRONMONGERY

Internal doors:	To be fitted with standard two lever mortice locksets with brushed aluminium
Door handles:	Brushed Stainless Steel handles as per developer's choice.
Front door:	To be fitted with cylinder lockset as per developer's choice.

18. BRAAI

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

19. APARTMENT NUMBER

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

20. LANDSCAPING AND GARDENING

Instant lawn (Kikuyu) will be planted to the front and back of the apartment where applicable.

21. 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.

22. 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.

23. 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.

NOTE The specification may be changed based on availability of materials without prior notice.



BONSAI VILLAGE

...

GET IN TOUCH

Cape Town | +27 (0)21 979 2501

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.