



WP WATERKLOOF
PARK

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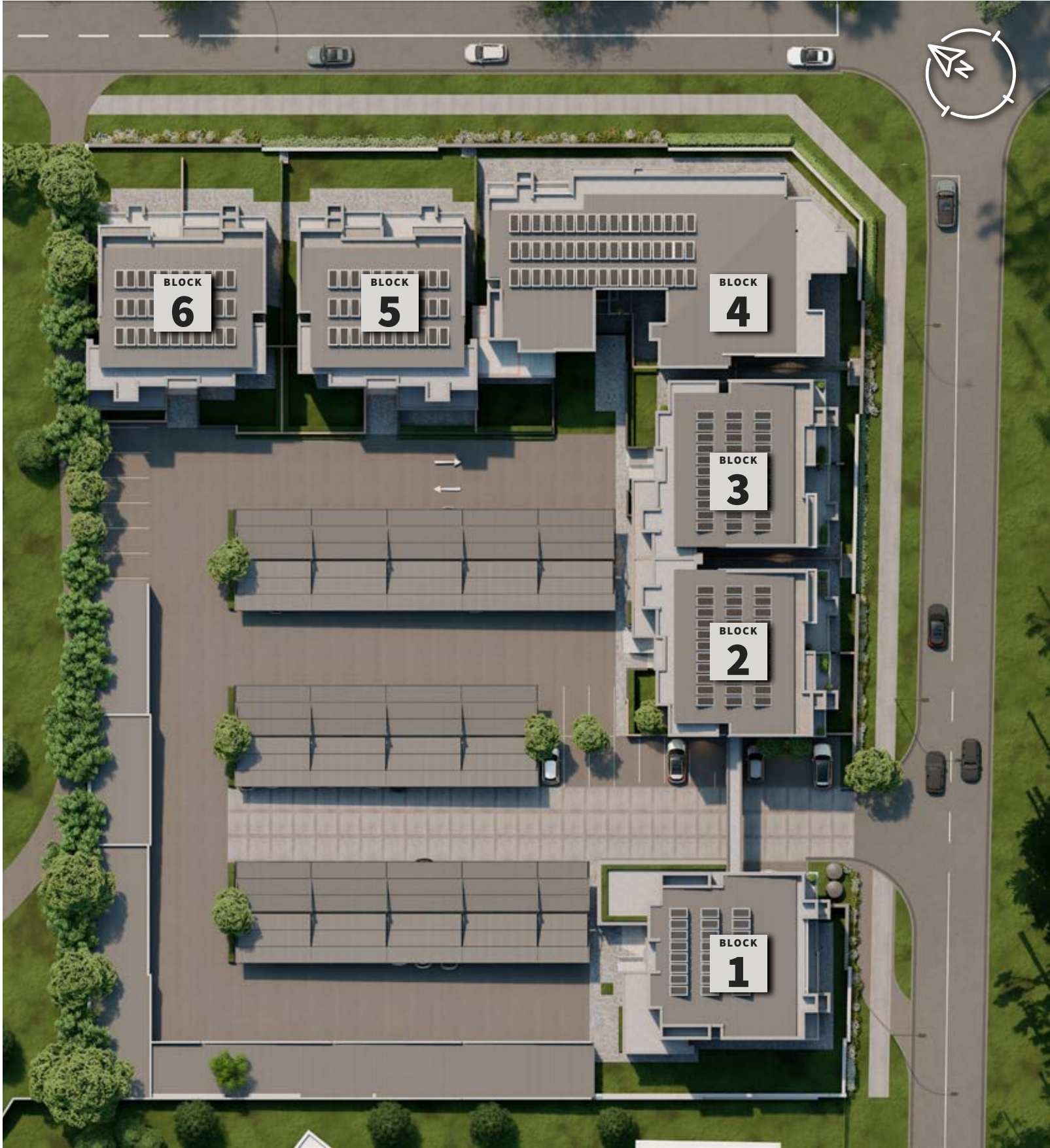
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Frequently asked questions

SITE DEVELOPMENT PLAN



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GATED ESTATE LIVING

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UNIT TYPES

1-BEDROOM, 1-BATHROOM

STARTING FROM R1 125 000 PER UNIT TYPE

TYPE A

UNIT	37m ²
PATIO	6m ²
SELLABLE AREA	43m ²



- KEY
- 1. KITCHEN
 - 2. LIVING ROOM
 - 3. PATIO/BALCONY
 - 4. BEDROOM 1
 - 5. EN-SUITE 1

UNIT TYPES

1-BEDROOM, 1-BATHROOM

STARTING FROM R1 125 000 PER UNIT TYPE

TYPE B

UNIT	38m ²
PATIO	12m ²
SELLABLE AREA	50m ²



- KEY
- 1. KITCHEN
 - 2. LIVING ROOM
 - 3. PATIO/BALCONY
 - 4. BEDROOM 1
 - 5. BATHROOM 1

UNIT TYPES

2-BEDROOM, 1-BATHROOM

STARTING FROM R1 821 900 PER UNIT TYPE

UNIT	62m ²
PATIO	8m ²
SELLABLE AREA	70m ²



- KEY
- 1. KITCHEN/DINING ROOM
 - 2. LIVING ROOM
 - 3. PATIO/BALCONY
 - 4. BEDROOM 1
 - 5. BATHROOM 1
 - 6. BEDROOM 2

UNIT TYPES

2-BEDROOM, 2-BATHROOM

STARTING FROM R1 979 900 PER UNIT TYPE

UNIT	68m ²
PATIO	8m ²
SELLABLE AREA	76m ²



- KEY
- 1. KITCHEN/DINING ROOM
 - 2. LIVING ROOM
 - 3. PATIO/BALCONY
 - 4. EN-SUITE 1
 - 5. MAIN BEDROOM 1
 - 6. BATHROOM 2
 - 7. BEDROOM 2

UNIT TYPES

3-BEDROOM, 2-BATHROOM

STARTING FROM R2 708 900 PER UNIT TYPE

TYPE C

UNIT	102m ²
PATIO	8m ²
SELLABLE AREA	110m ²



- KEY
- 1. ENTRANCE FOYER
 - 2. DINING ROOM
 - 3. LIVING ROOM
 - 4. PATIO/BALCONY
 - 5. EN-SUITE 1
 - 6. MAIN BEDROOM 1
 - 7. KITCHEN
 - 8. BATHROOM 2
 - 9. BEDROOM 2
 - 10. BEDROOM 3
 - 11. STUDY NOOK

UNIT TYPES

3-BEDROOM, 2-BATHROOM

STARTING FROM R2 806 900 PER UNIT TYPE

TYPE B

UNIT	112m ²
PATIO	8m ²
SELLABLE AREA	120m ²



- KEY
- 1. ENTRANCE FOYER
 - 2. DINING ROOM
 - 3. LIVING ROOM
 - 4. PATIO/BALCONY
 - 5. KITCHEN
 - 6. BATHROOM 1
 - 7. BEDROOM 1
 - 8. MAIN BEDROOM 2
 - 9. EN-SUITE
 - 10. BEDROOM 3
 - 11. STUDY NOOK

UNIT TYPES

3-BEDROOM, 2-BATHROOM

STARTING FROM R3 473 900 PER UNIT TYPE

TYPE A

UNIT	157m ²
PATIO	2m ² + 9m ²
SELLABLE AREA	168m ²



- KEY
- 1. ENTRANCE FOYER
 - 2. KITCHEN
 - 3. DINING ROOM
 - 4. PATIO/BALCONY
 - 5. LIVING ROOM
 - 6. BEDROOM 1
 - 7. BEDROOM 2
 - 8. MAIN BEDROOM 3
 - 9. EN-SUITE
 - 10. BATHROOM 2
 - 11. STUDY NOOK

UNIT TYPES

3-BEDROOM, 2-BATHROOM

STARTING FROM R2 806 900 PER UNIT TYPE

TYPE D

UNIT	111m ²
PATIO	9m ²
SELLABLE AREA	120m ²



- KEY
- 1. ENTRANCE FOYER
 - 2. DINING ROOM
 - 3. LIVING ROOM
 - 4. PATIO/BALCONY
 - 5. KITCHEN
 - 6. BEDROOM 1
 - 7. BATHROOM 1
 - 8. MAIN BEDROOM 2
 - 9. EN-SUITE 2
 - 10. BEDROOM 3
 - 11. STUDY NOOK



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WORK FROM HOME WITH EASE

PRICING AND LEGAL

Please request the latest pricing and availability schedule at Waterkloof Park Sales Office or online at www.waterkloofpark.co.za

Payment Terms

The development's designated conveyancers are Heunis, Straeuli & Mkhwanazi.

All amounts paid are held in the attorney's trust account, pending transfer.

An initial reservation fee of R20 000 (incl. VAT) is payable to secure the reservation of each unit. No deposit required.

The bond amount: In the event of the Purchaser requiring the Loan, the Purchaser obtains the Loan within 40 (forty) Business Days after the Agent shall have delivered the Acceptance Notice to the Purchaser ("the Loan Condition"). The Purchaser shall provide the Conveyancers with one or more guarantees issued by the Mortgagee or such other Bank(s), as the case may be, for payment of the bond amount to the Conveyancers and/or the Seller's nominee subject to the condition that the transfer of the Property into the name of the Purchaser is successfully registered in the relevant Deeds Office and otherwise subject to such conditions as the Conveyancers may reasonably determine, due regard being had to the general or standard practice of the Mortgagee or the Bank(s) concerned in issuing guarantees in regard to a transaction of the nature of that contemplated in this Agreement. The Purchaser shall deliver such guarantee(s) to the Conveyancers within 20 (twenty) Business Days after having been requested to do so by the Conveyancers which request will not be made prior to the fulfilment of the Loan Condition and

receipt of the approved sectional title diagrams.

The balance of the purchase price: The Purchaser shall provide the Conveyancers with one or more irrevocable guarantees issued by a Bank(s) for payment of the Balance of the Purchase Price to the Conveyancers and / or the Seller's nominee subject to the condition that the transfer of the Property into the name of the Purchaser is successfully registered in the relevant Deeds Registry and otherwise subject to such other conditions as the Conveyancers may reasonably determine, due regard being had to the nature of the transaction contemplated in this Agreement. The Purchaser shall deliver such guarantee(s) to the Conveyancers within 14 (fourteen) Business Days after having been requested to do so by the Conveyancers and the Purchaser may, at his election, secure payment of the Balance of the Purchase Price by paying the same to the Conveyancers in cash within [20 (twenty) Business Days] after having been requested to do so by the Conveyancers.

It is advisable that pre-approved finance is confirmed.

Contract of sale

This document is available for download on www.waterkloofpark.co.za for your perusal. Kindly ensure that you have read and fully understand the terms and conditions prior to the launch and subsequent signing hereof.

Sectional Title Properties Act

Waterkloof Park falls under the Sectional Title Properties Act. For further information on the act, kindly go to: www.acts.co.za

NHBRC

Through the National Home Builders Registration Council (NHBRC) enrolment process, homeowners enjoy several benefits, including major structural warranty cover and access to a complaint procedure, which aims to ensure that builders meet their obligations under the Act.

Home Enrolment benefits include:

- Compliance to NHBRC's Home Builders' Manual, which sets minimum quality standards
- NHBRC quality inspections during construction
- Major structural warranty cover for a period of up to five years from date of occupation
- NHBRC mediation between homeowner and builder
- Recourse through complaints, arbitration and remedial processes

Find out more here: www.nhbrc.org.za/

Consumer Protection Act

Waterkloof Park terms are fully compliant with the South African Consumer Protection Act.

To download a copy, kindly go to:
www.labourguide.co.za/consumer-protection-act/



“ THE WAY TO GAIN A
GOOD REPUTATION IS TO
ENDEAVOUR TO BE WHAT
YOU DESIRE TO APPEAR. ”

– SOCRATES

FACT SHEET

DEVELOPMENT:

Waterkloof Park

DEVELOPER:

Feenstra Group and Six 4 Capital

PRODUCT USE:

Residential

BUILDING CONTRACTOR:

TBC

CORE PROFESSIONAL TEAM:**DESIGN CONSULTANTS AND PROFESSIONAL TEAM:**

Project Architect: JK Designs

Landscape consultant: Earth Studio Gardens

Civil Engineer: PVA Consulting Engineers

Traffic Engineer: PVA Consulting Engineers

Electrical Engineer: Ukhozi

Mechanical Engineer: Ingplan Consulting Engineers

Structural Engineer: PVA Consulting Engineers

Land Surveyors: Brian Viljoen Land Surveyors

Town Planners: J Paul van Wyk Urban Economist & Planners

Quantity Surveyors: JN Consulting

Sales: Rikus Basson

Marketing: Rainmaker Marketing

CONVEYANCERS: Heunis, Straeuli & Mkhwanazi

TOTAL NUMBER OF RESIDENTIAL UNITS: 69

AREA AMENITIES:

Checkers Forest Walk

The Village Hazelwood

The Club Precinct

Waterkloof Dog park

Pretoria Country Club

Waterkloof Primary School

Wolwespruit Bike & Trail Park

Menlyn Maine Central Square

Waterkloof High School

Life Groenkloof Hospital

PRICING FOR RESIDENTIAL UNITS:

1-Bed, 1-bath starting from **R1 125 000** per unit type

2-Bed, 1-bath starting from **R1 821 900** per unit type

2-Bed, 2-bath starting from **R1 979 900** per unit type

3-Bed, 2-bath starting from **R2 708 900** per unit type

MONTHLY LEVY:

1-Bed,1-bath: R483

2-Bed,1-bath: R787

2-Bed,2-bath: R854

3-Bed, 2-bath: R1 236

ESTIMATED CONSTRUCTION START:

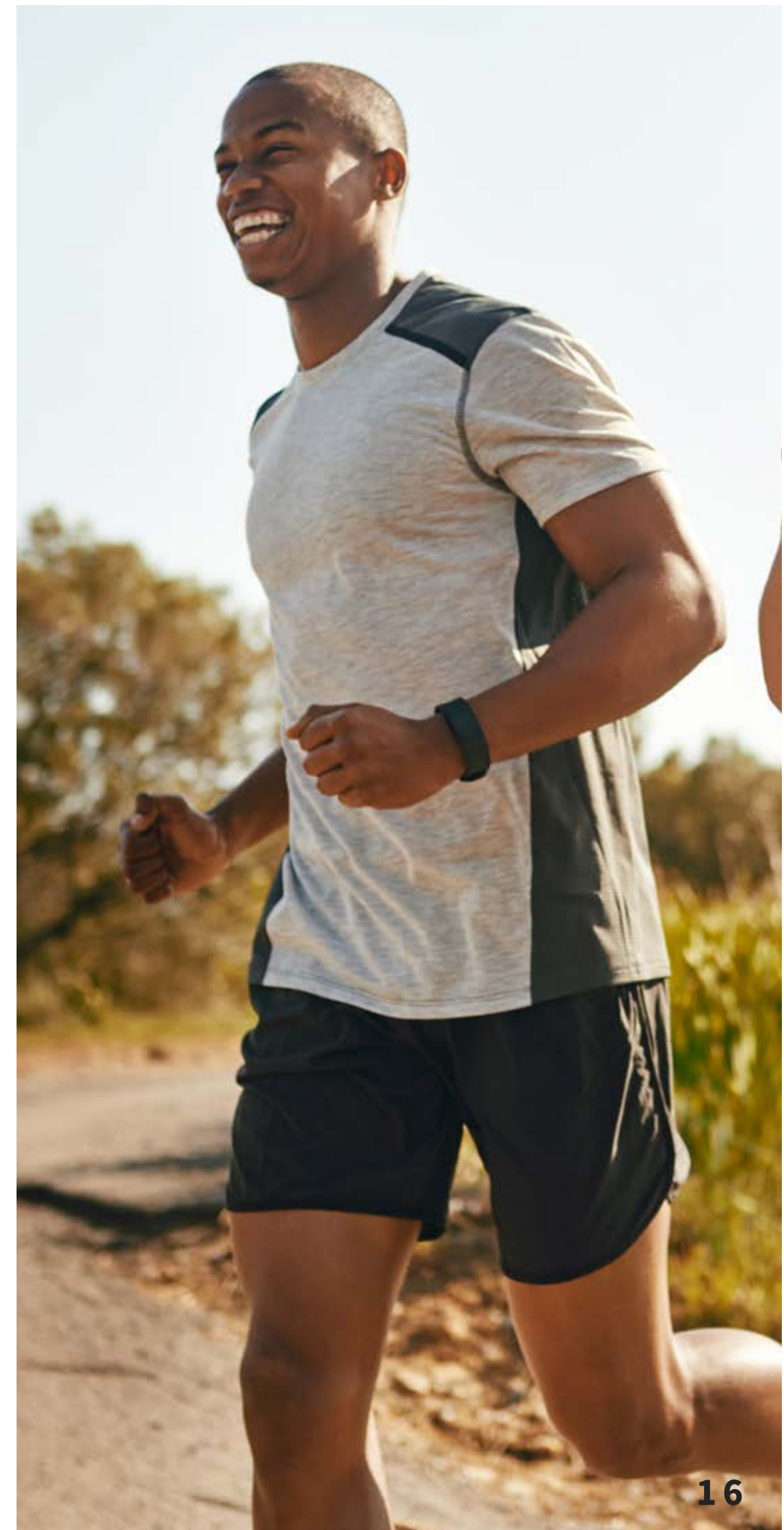
Mid 2023

ESTIMATED COMPLETION:

First quarter 2024

DISCLAIMER:

Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.



“MAKE IT SIMPLE, BUT
SIGNIFICANT.”
– DON DRAPER



DESIGN AND ARCHITECTURE

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

1. FOUNDATIONS AND STRUCTURE

- 1.1 Reinforced concrete foundations to Professional Engineer's design and details.

2. FLOOR SLABS

- 2.1 Reinforced concrete surface beds.

3. WALLS

- 3.1 Brick walls finished in combination of face brick, plaster and paint.

4. EXTERNAL ENVELOPE

- 4.1 External envelope will be a combination of face brick and plaster and paint.
- 4.2 Powder coated aluminium windows.

5. ROOF

- 5.1 Combination of in-situ concrete slabs and metal roofs.
- 5.2 Derbigum or similar torch-on waterproofing system applied by Specialists to manufacturer's full specifications and a 10-year written guarantee to slabs and parapets.
- 5.3 Roofs to house solar panels for geyesers.

6. INTERNAL PLUMBING AND FIRE SERVICES

- 6.1 HDPE drainage pipes with natural vent stacks housed in shafts with the hot and cold water reticulation. Specification on material not yet finalised.
- 6.2 Fire hose reels and hydrants all according to national building regulations and Fire Department's comments and suggestions.

7. BALUSTRADES

- 7.1 Stainless steel balustrades.

8. LOUVERED SCREENS

- 8.1 Louvered screens to service ducts to be finalised.

9. SECURITY SYSTEM

- 9.1 No gatehouse.
- 9.2 Motorised entrance gate.
- 9.3 CCTV cameras that will monitor the boundary wall.
- 9.4 Electric fence on boundary wall.
- 9.5 Ground floor units to have Polycarbonate burglar bars.

10. ELECTRICAL INSTALLATION

- 10.1 Individual electrical meters for all residential units.
- 10.2 Full standby generator for all services except electric geysers. Geysers will have solar PV backup.

11. AIR-CONDITIONING

- 11.1 No air-conditioning will be provided.

12. TELEVISION AND TELEPHONE

- 12. Units will be supplied with a Fibre point. The Fibre point will be used for both Wi-Fi to the unit and to provide DSTV.

13. WATER SYSTEM

- 13.1 Main water supply will feed the building directly.
- 13.2 Individual water meters for all residential units.

14. WASTE WATER TREATMENT SYSTEM

- 14.1 All waste water disposed into municipal waste system.

15. LIGHTNING PROTECTION

- 15.1 Lighting protection system in accordance with SANS 10313.

16. SIGNAGE

- 16.1 Unit and directory signage to Architects' specifications.

17. BOUNDARY AND SCREEN WALLS

- 17.1 Boundary and screen walls including entrance gates to all Architects' designs and specifications.

18. CAR PARKING

- 18.1 Parkings provided will be as follows:
 - 16 Open parking bays
 - 90 Covered parking bays
 - 31 Garages
- 18.2 Parking allocated as follows:
 - 3-bed units – 2 parkings
 - 2-bed, 2-bath units – 2 parkings
 - 2-bed, 1 bath units – 1 parking
 - 1-bed units – 1 parking
- 18.3 Garages will be sold as an optional extra. When you buy a garage, it takes up one of the allocated parkings bays.

19. GENERAL DRAINAGE AND MAINS

- 19.1 Stormwater and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

DESIGN AND ARCHITECTURE

APARTMENT INTERNAL FINISHES

1. FLOORS

- 1.1 Floor tiles to all interior spaces; slip resistant tiles to shower floors.

2. SKIRTING

- 2.1 Tiled skirting to match floor tiles.

3. DOORS

- 3.1 Entrance door – timber slatted entrance door with biometric access lock.
- 3.2 Internal doors – hollow core timber doors with timber frames.
- 3.3 Ironmongery to be finalised.

4. CEILINGS

- 4.1 Ceilings will be off shutter concrete with bulkheads in kitchens and living areas.
- 4.2 Painted off shutter concrete in bedrooms and bathrooms.

5. AIR-CONDITIONING

- 5.1 There will be no air-conditioning.

6. BEDROOM CUPBOARDS

- 6.1 Fitted built-in cupboards.

7. BATHROOMS

- 7.1 Vanity with counter mounted basins.
- 7.2 Toughened frameless glass shower screens.
- 7.3 Imported sanitary ware and brassware – Hansgrohe taps, Geberit cisterns.

8. KITCHEN

- 8.1 Designer fitted kitchen.
- 8.2 Engineered Quartz counter tops.

- 8.3 Stainless steel sink and drainer with mixer (mixer to be finalised).

9. WALLS

- 9.1 Masonry walls plaster and painted.
- 9.2 Kitchen and bathrooms splash backs as per Architects' specifications.

10. ELECTRICAL

10.1. BEDROOMS

- 10.1.1 Two normal sockets allowed per bedroom with normal ceiling light.

10.2. COMMUNAL AREAS

- 10.2.1 Communal areas have one normal socket in the living area, one normal socket in the dining area. Kitchen provided with two normal sockets, stove and geyser isolator. LED strip lights in kitchens and track lighting in living rooms. TV outlet provided in the living area.

10.3. GENERAL

- 10.3.1 Open spaces and passages have LED lights normally switched.

NOTE: Finishes/Materials standard natural materials such as stone and timber may be changed to equal other and approved alternatives. Selected natural materials such as stone and timber will have some variations in colour and tone. Finishes subject to change.





EMBRACE SUBURBAN LIVING

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FREQUENTLY ASKED QUESTIONS

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

Tshwane Metropolitan Municipality

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

- Biometric Access
- Boundary Wall CCTV
- Perimeter Boundary Wall with Electric Fence
- CCTV Open Areas

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

Owners will be allowed to move into their purchased unit once beneficial occupation has been approved by local authorities.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS WITHIN THE RESIDENTIAL COMPONENT?

The owner has independent contracts with each of the service providers and will be directly responsible for each.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

Yes, however this will be decided by the Body Corporate once it has been established.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, owners may manage the rental of their property subject to the rules of the association and using prescribed and accredited agents.

ARE PETS ALLOWED?

Yes, provision has been made for a maximum of 2 pets per unit. This can either include dogs of a maximum of

10kgs each or apartment-dwelling cats. This will be subject to the Pet Policy which will form part of the Body Corporate rules.

WILL THERE BE CLEANING SERVICES FOR MY APARTMENT?

There will be no cleaning services available within the development, however you may opt to use your own.

HOW MANY PARKING BAYS WILL I HAVE?

1 Bed – 1 Parking Bay

2 Beds – 2 Parking Bays

3 Beds – 2 Parking Bays

Optional Extras:

19sqm Garages

Storage rooms

WHERE CAN MY GUESTS PARK?

There will be visitors parking available, first-come-first-served parking bays for guests.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed. Each unit will be prewired to allow Fibre to the unit.

WHO TAKES CARE OF THE MAINTENANCE OF THE BUILDING?

This will be the responsibility of the appointed Body Corporate and managing agent.

WHERE CAN I HANG MY WASHING?

There will be designated areas within the development available for residents to use.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, the building will have a NHBRC certificate.

WHAT IS THE BUILDING WARRANTY?

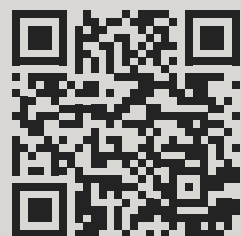
The building warranty is based on the JBCC standard, which is 3 years.

WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation, and fire doors.



SCAN TO VIEW
THE INFORMATION
PORTAL



W WATERKLOOF
PARK

DINE AT HOME

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