



# BUYER PACK

FROM

R689 000



FOR MORE INFO CONTACT: CALL CENTER - 010 594 0353 / CYNTHIA - 082 894 4743 OR SMS "CREST" TO 33286  
AND WE'LL CALL YOU (SMS COSTS R1.50) OR VISIT OUR WEBSITE AT [WWW.REMAX-KAIROS.CO.ZA](http://WWW.REMAX-KAIROS.CO.ZA)



## TYPE A UNIT



Ground Floor Plan  
Floor Area = 70.00 m<sup>2</sup>  
Patio = 5.60 m<sup>2</sup>



First Floor Plan  
Floor Area = 70.00 m<sup>2</sup>  
Patio = 5.60 m<sup>2</sup>

## TYPE B UNIT



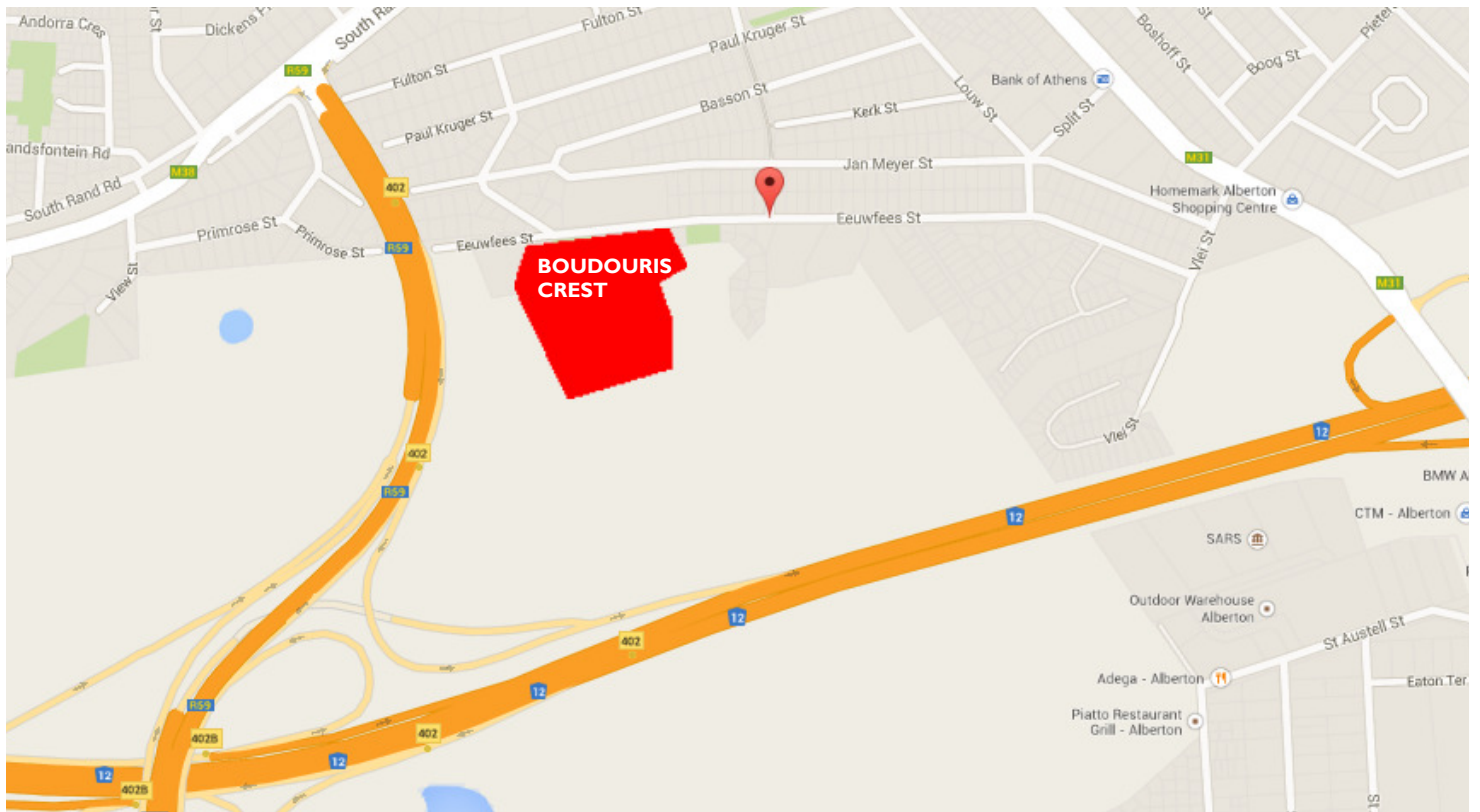
Ground Floor Plan  
Floor Area = 70.00 m<sup>2</sup>  
Patio = 5.60 m<sup>2</sup>



First Floor Plan  
Floor Area = 70.00 m<sup>2</sup>  
Patio = 5.60 m<sup>2</sup>

# BOUDOURIS CREST

## MAP & DIRECTIONS



### From Johannesburg

1. Head southwest on Johannes Rd toward Willie St
2. Slight left to stay on Johannes Rd
3. Turn right onto 8th St
4. Turn left onto Long Rd
5. Turn right onto Gordon Rd
6. Turn left onto the ramp to Bloemfontein/N1
7. Merge onto N1 Western Bypass
8. Take exit 67 for Rand Show Road/Randskouweg toward M12/Johannesburg
9. Keep right at the fork, follow signs for N12/N1/Bloemfontein/Kimberley/Witbank and merge onto N12/N12 Southern Bypass
10. Take exit 404 for Voortrekker Road/Voortrekkerweg toward Alberton/R103
11. Turn right onto Voortrekker Rd/M31
12. Take the 1st left onto Vlei St
13. Take the 2nd right onto Eeuwfees St

### N1 Western Bypass from Randburg

1. Head south on N1 Western Bypass
2. Take exit 67 for Rand Show Road/Randskouweg toward M12/Johannesburg
3. Keep right, follow signs for N12/N1/Bloemfontein/Kimberley/Witbank
4. Continue onto N12/N12 Southern Bypass
5. Take exit 404 for Voortrekker Road/Voortrekkerweg toward Alberton/R103
6. Keep right at the fork to continue toward Voortrekker Rd/M31
7. Turn right onto Voortrekker Rd/M31
8. Take the 1st left onto Vlei St
9. Take the 2nd right onto Eeuwfees St

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### **N3 From Morningside:**

Get on N3 from S Rd and Marlboro Dr

1. Head west on Woodburn Rd toward Summit Rd
2. Turn left onto Summit Rd
3. Turn right onto Rivonia Rd
4. Turn left onto S Rd
5. Turn left onto Marlboro Dr
6. Take the ramp onto N3
7. Merge onto N3
8. Keep right at the fork to continue on N12
9. Take exit 404 for Voortrekker Road toward Alberton/R103
10. Keep right at the fork, follow signs for M31/Johannesburg
11. Turn right onto Voortrekker Rd/M31
12. Take the 2nd left onto Vlei St
13. Take the 2nd right onto Eeuwfees St

### **N12 from Benoni**

Take N12 to Voortrekker Rd/M31 in Alberton. Take exit 404 from N12

1. Head east on N12
2. Take exit 440 for Snake Road toward Benoni/M45/Brakpan
3. Turn right onto Snake Rd
4. Turn right to merge onto N12 toward Johannesburg
5. Take exit 113 for N3 S/N12 toward M2/Kimberley/Germiston/Durban
6. Merge onto N12/N3
7. Keep right at the fork to continue on N12
8. Take exit 404 for Voortrekker Road toward Alberton/R103
9. Keep right at the fork, follow signs for M31/Johannesburg
10. Turn right onto Voortrekker Rd/M31
11. Take the 2nd left onto Vlei St
12. Take the 2nd right onto Eeuwfees St

# BOUDOURIS CREST

# SITE MAP



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<b>SOUTH CREST SECTIONAL TITLE DEVELOPMENT</b>
<b>SPECIFICATION AND SCHEDULE OF FINISHES</b>
<b>1. FOUNDATIONS</b>
*Foundations will be concrete and strengthened with steel as per Engineer's details.
<b>2. WALLS AND FINISHES</b>
*SABS approved semi face bricks on all units
*SABS approved semi face brick on the perimeter wall enclosing the Estate
*Brick force will be used every 4th level.
<b>3. PAINT</b>
*Internal doors and frames to be varnished and internal walls to be painted
<b>4. ROOFS</b>
*Pitched roof with concrete roof tiles.
<b>5. FLOOR FINISHES</b>
*All floor areas, including the staircase, patios, balconies will be tiled.
*Bedrooms to be tiled and carpets as optional extra
*Tiled skirting's throughout.
*One tile type throughout the unit.
<b>6. WALL TILING</b>
*Bathroom and kitchen will be tiled to 1.2m high
<b>7. CEILING</b>
*Rhino board and painted ceilings on first floor.
*Cornices on first floor.
*Mortar ceiling on ground floor.
<b>8. DOORS AND WINDOWS</b>
*All window frames will be aluminium.
*sliding door to be aluminium
*Inside doors: hollow core
*External doors semi solid
*Sliding doors: Aluminium doors with safety glass.
* All inside doors: 2 lever locks
*All outside doors: 3 lever locks
<b>9. PATIO</b>
*Covered patio tiled
<b>10. CURTAIN TRACKS</b>
*Single curtain tracks in all bathrooms, and kitchen.
*Double curtain tracks in all bedrooms, lounge and dining room.
<b>11. STAIRCASE</b>
*Face brick external staircase.
<b>12. KITCHEN</b>
*As per kitchen layout plans.
*Granite tops in all Kitchens and colour cupboards.
*All taps and mixers will be of the SPLASHWORKS range.
<b>13. STOVE</b>
*600 Under counter oven with hob.
*Extractor Fan will be optional extra
<b>14. PLUMBING, SANITARYWARE AND TAPS</b>
*One 150lt. solar geyser or 40l magnetic geyser
*One external hose bib tap to ground floor units
*One cold water inlet and outlet for washing machine

*Toilet roll holder.
*SPLASHWORKS range mixer taps right through unit.
*Bath ,shower, toilet and basin.
<b>15. ELECTRICAL INSTALATION</b>
*One geyser and one stove connection.
*Single phase supply.
*Light points as per standard lay out.
*Light fittings as per samples and electrical layout.
*One TV point connection in TV room.
<b>16. EXTERNAL WORKS</b>
*All roads and driveways will be paved.
*Two remote control systems per unit.
*Mircom system linked to access gate.
*Landscaped Gardens for common areas.
*1 meter paving around blocks
<b>17. CARPORTS</b>
*One standard undercover parking per unit
<b>18. SECURITY</b>
*Electronic gate at entrance.
*6 Wire electric fencing will be erected around the perimeter boundary of the estate.
<b>19. GENERAL WORKS</b>
*No external contractors shall be allowed on site to do any work without consent from the developer / agent.
*All alterations or additions to the property must be in writing and accepted by the seller.
*The developer cannot be held liable for any delay regarding the functioning of the mircom intercom system due to any actions or non-actions of Telkom or the body corporate.
* NO CLIENT will be allowed on site during construction hours which will be from 7am – 17pm, except when prior arrangements has been made.

# BOUDOURIS CREST

## BOND CALCULATIONS & AFFORDABILITY

Interest Rate: 11%

SELLING PRICE	DEPOSIT	TERM	BOND AMOUNT	APPROX. MONTHLY REPAYMENT	APPROX. REQUIRED INCOME
R689,000.00	R68,900.00	20 Years	R620,100.00	R6,399.43	R21,331.44
	R15,000.00	20 Years	R674,000.00	R6,955.68	R23,185.60
	R15,000.00	25 Years	R674,000.00	R6,605.20	R22,017.34
	R15,000.00	30 Years	R674,000.00	R6,416.48	R21,388.26
R699,000.00	R69,900.00	20 Years	R629,100.00	R6,492.31	R21,641.04
	R15,000.00	20 Years	R684,000.00	R7,058.88	R23,529.60
	R15,000.00	25 Years	R684,000.00	R6,703.20	R22,344.00
	R15,000.00	30 Years	R684,000.00	R6,511.68	R21,705.60
R709,000.00	R70,900.00	20 Years	R638,100.00	R6,585.20	R21,950.64
	R15,000.00	20 Years	R694,000.00	R7,162.08	R23,873.60
	R15,000.00	25 Years	R694,000.00	R6,801.20	R22,670.66
	R15,000.00	30 Years	R694,000.00	R6,606.88	R22,022.93
R719,000.00	R71,900.00	20 Years	R647,100.00	R6,678.07	R22,260.24
	R15,000.00	20 Years	R704,000.00	R7,265.28	R24,217.60
	R15,000.00	25 Years	R704,000.00	R6,899.20	R22,997.33
	R15,000.00	30 Years	R704,000.00	R6,702.08	R22,340.66

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### DEVELOPER

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### SITE MANAGER

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### BOND ORIGINATOR

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### CONVEYANCING ATTORNEYS

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### MARKETING

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### SALES LEADER

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Tel: 010 594 0353  
[cynthia@remax-kairos.co.za](mailto:cynthia@remax-kairos.co.za)

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The purchaser shall, upon date of signature hereof, pay a deposit of R 15,000.00

(FIFTEEN THOUSAND RAND) to LE ROUX VAN NIEKERK ATTORNEYS, the

Seller's Conveyancers;

Le Roux van Niekerk Trust

Standard Bank

Menlyn (012345)

Acc #: 042 538 467

REF: BC – (Surname) – (Unit no.)