



fleurhof

# FLEURHOF SECTIONAL TITLE DEVELOPMENT

## Standard Spec

### 1st Phase Sales Price

## PRICING SCHEDULE

### (SORTED BY AREA SIZE)

	- Open plan living and kitchen area - Bathroom - 2 Bedrooms	- Open plan living and kitchen area - Bathroom - 2 Bedrooms
<b>TYPE SPECIFICATION</b>	<b>STANDARD</b>	<b>STANDARD</b>
<b>TOTAL FLOOR SIZE</b> m <sup>2</sup>	<b>40</b>	<b>43</b>
<b>AVERAGE SELLING PRICE</b>		
Basic Unit Price - Ground Floor <b>Note 1</b>	<b>R 285 000</b>	<b>R 298 000</b>
Basic Unit Price - First Floor	<b>R 283 000</b>	<b>R 296 000</b>
Basic Unit Price - Second Floor	<b>R 281 000</b>	<b>R 294 000</b>
Basic Unit Price - Third Floor	<b>R 279 000</b>	<b>R 292 000</b>
Estimated net monthly income required @ Prime 9.0%	<b>R -2 537.23</b>	<b>R -2 651.19</b>
Gross monthly income required @ Prime 9.0%	<b>R -7 688.57</b>	<b>R -8 043.00</b>
<b>Included Finishes</b>		
Ceramic Floor tiles	Not Included	Not Included
Free standing stove	Not Included	Not Included
Built in Cupboards in each Bedroom	Not Included	Not Included
Security Gate to Front Door	Not Included	Not Included
Kitchen sink unit	900mm Steel Unit Included	900mm Steel Unit Included
<b>Optional Extra Upgrade @ R31 000</b>		
4 Plate Oven and Stove	Included	Included
Two door melamine cupboard to each bedroom	Included	Included
Double bowl sink and melamine kitchen unit as per attached plan, including Rustenberg granite top to kitchen	Included	Included
Double rail curtain rails to each bedroom and living room	Included	Included
Security door to each front door	Included	Included
Ceramic tiles to complete unit's floor surface	Included	Included
Sink mixer tap in kitchen.	Included	Included
<b>PROJECTED BODY CORPORATE LEVY/UNIT SIZE/MONTH</b>	<b>R 560</b>	<b>R 595</b>

**Note 1:**

**BASIC UNIT PRICE** includes:

- VAT, Transfer and Bond Registration Costs (Provided that an Attorney of the developer's choice is nominated to register the bond. Bank fees are excluded.)
- Cost of standard plans & plan submission fees
- N.H.B.R.C levy
- All council water and electricity connection fees (Excluding any deposits required)
- Estimated Nett Monthly income requirement assumes a 20 year bond, at current prevailing prime lending rate. Each individual transaction may differ from this and the above rate is for purposes of explanation only.

