

EXCLUSIVE DESIGNER HOMES

- 3-5 bedroom homes
now selling from
R2 589 900

• NO TRANSFER DUTY • R25 000 SECURING DEPOSIT • BUY DIRECT FROM THE DEVELOPER • UP TO 100% MORTGAGE BONDS

willowbrook-estate.co.za

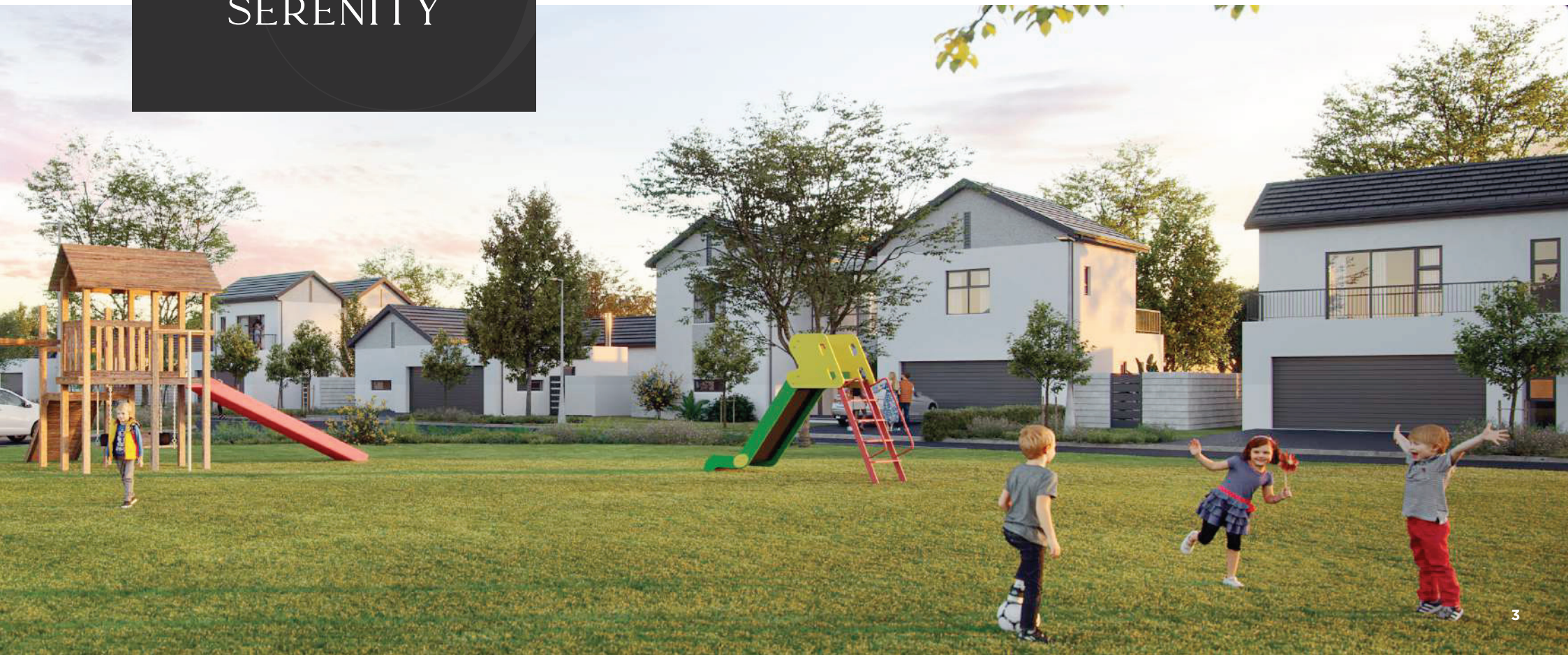
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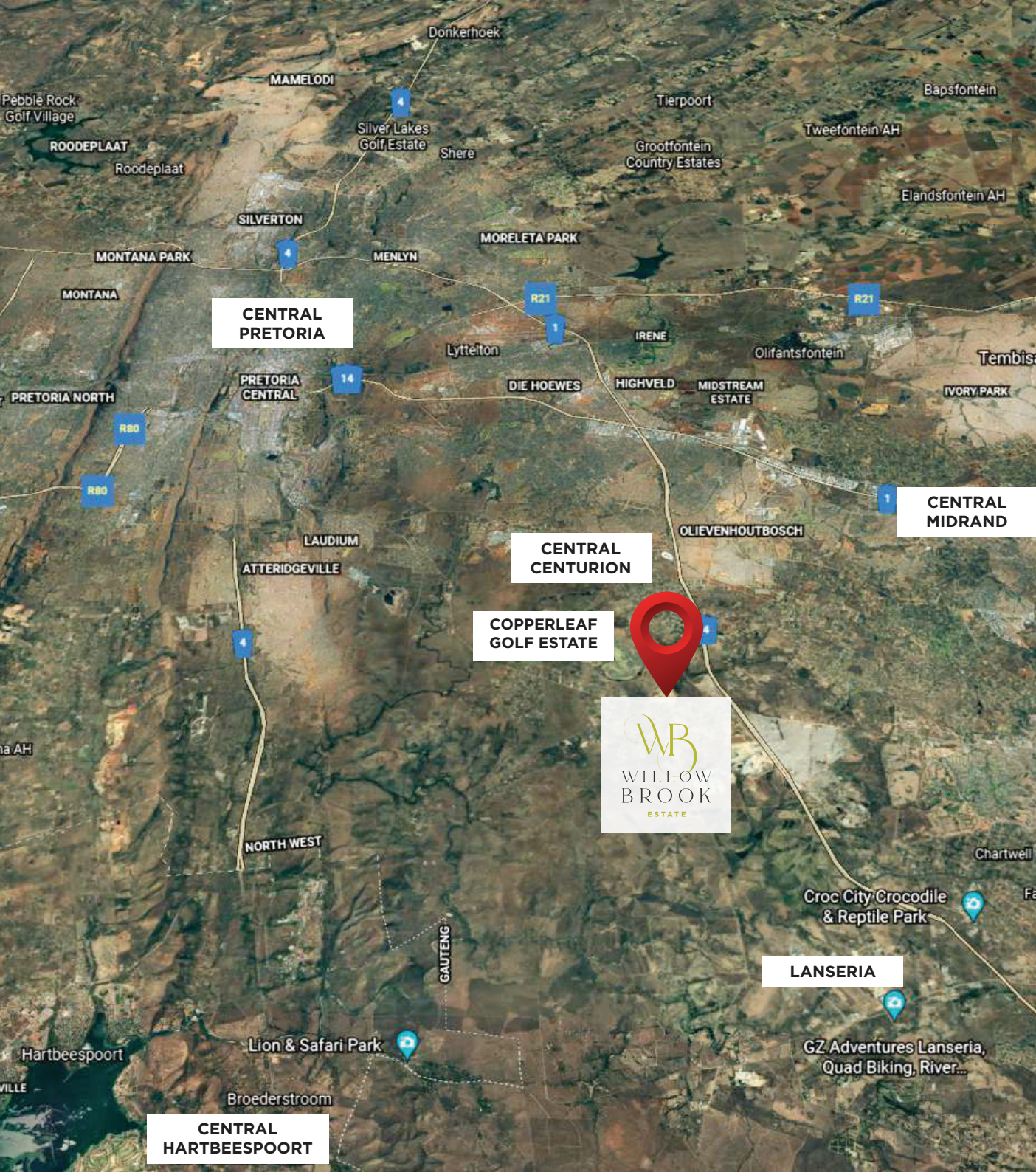
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WELCOME TO EXCLUSIVE SERENITY

For those seeking exclusive serenity, Willowbrook Estate offers an exceptional solution. Nestled close to Lanseria, between Centurion West and Krugersdorp, Willowbrook presents an entirely new world of sophisticated suburbia where family, nature, and well-being set the tone for life within this exceptional estate. Residents can delight in various outdoor amenities, including a 3.5-hectare green belt, two natural dams, and unsurpassed views.





YOUR EXCLUSIVE LOCATION

11.6km to Central Centurion

22.7km to Central Midrand

19.9km to Lanseria

27.9km to Central Hartbeespoort

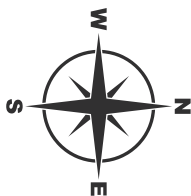
30.4km to Central Pretoria

A photograph of a man and a young girl outdoors. The man is wearing a light grey t-shirt and blue jeans, smiling broadly. The girl is sitting on his shoulders, wearing a white sleeveless top, and also smiling. They are holding hands in a circular gesture. The background is a soft-focus view of green trees and foliage under bright, natural light.

WHY SHOULD YOU INVEST?

1. Purchase directly from the developer.
2. Transfer duty and transfer cost included.
3. Low securing deposit of only R25 000.
4. Pre-approved with up to 100% mortgage bonds available.
5. Nestled close to Lanseria, between Centurion West and Krugersdorp.
6. 24-Hour security with perimeter fencing and access controlled gatehouse.
7. Quality appliances by Bosch/Defy.
8. Premium sanitary ware by Hansgrohe and Smeg.
9. Impressive optional extras, including a 90cm Smeg oven, soft closing hinges for the kitchen, a fitted air conditioner in the living room and bedroom, solar and inverter options as well as a swimming pool.

SITE DEVELOPMENT PLAN



KEY

1. Kids Play Park
2. Recreational Dam
3. Wetland Area With Walkways
4. Wastewater Plant
5. Willowbrook Mews (Future Phase)
6. Willowbrook Estate (Future Phase)



TYPE A1

Single Storey

LEGEND

2 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE

Dwelling: 102m²

Garage: 39m²

Porch: 2m²

Patio: 18m²

GRAND TOTAL: 161m²

PRICE: R2 299 900 *



SOLD OUT

*Optional extras may affect purchase price.

TYPE A2

Double Storey

LEGEND

3 BEDROOMS • 2 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 56m²

First Floor: 61m²

Garage: 37m²

Porch: 2m²

Patio: 8m²

GRAND TOTAL: 164m²

PRICE: R2 299 900 *



SOLD OUT

*Optional extras may affect purchase price.

TYPE A3

Double Storey

LEGEND

3 BEDROOMS • 2 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 56m²

First Floor: 61m²

Garage: 37m²

Porch: 2m²

Patio: 8m²

GRAND TOTAL: 164m²

PRICE: R2 299 900 *



SOLD OUT

Single Storey

3 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE

Garage: 39m²

Porch: 2m^2

Patio: 18m²

GRAND TOTAL: 180m²

PRICE: R2 559 900 *



SOLD OUT

***Optional extras may affect purchase price.**

TYPE C

Single Storey

LEGEND

3 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE

Dwelling: 123m²

Garage: 39m²

Porch: 2m²

Patio: 18m²

GRAND TOTAL: 182m²

PRICE: R 2 799 900 *



GROUND FLOOR PLAN
SCALE 1:100

*Optional extras may affect purchase price.

TYPE D

Double Storey

LEGEND

3 BEDROOMS • 2 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 59m²

First Floor: 82m²

Garage: 39m²

Porch: 2m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 210m²

PRICE: R2 969 900 *



*Optional extras may affect purchase price.

TYPE E

Double Storey

LEGEND

3 BEDROOMS • 2 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 63m²

First Floor: 78m²

Garage: 39m²

Porch: 2m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 210m²

PRICE: R2 969 900 *



GROUND FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100

*Optional extras may affect purchase price.

TYPE F

Double Storey

LEGEND

4 BEDROOMS • 2 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 73m²

First Floor: 90m²

Garage: 39m²

Porch: 3m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 233m²

PRICE: R3 269 900 *



*Optional extras may affect purchase price.

TYPE G

Double Storey

LEGEND

5 BEDROOMS • 3 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 92m²

First Floor: 90m²

Garage: 39m²

Porch: 3m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 252m²

PRICE: R3 499 900 *



*Optional extras may affect purchase price.

TYPE H

Double Storey

LEGEND

5 BEDROOMS • 3 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 98m²

First Floor: 104m²

Garage: 41m²

Porch: 3m²

Patio: 17m²

Balcony: 20m²

GRAND TOTAL: 283m²

PRICE: R3 899 900 *



*Optional extras may affect purchase price.

TYPE I

Double Storey

LEGEND

5 BEDROOMS • 3 BATHROOMS
• GUEST TOILET • DOUBLE GARAGE

Ground Floor: 102m²

First Floor: 116m²

Garage: 41m²

Porch: 3m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 290m²

PRICE: R3 969 900 *



*Optional extras may affect purchase price.

TYPE J

Single Storey

LEGEND

3 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE

Dwelling: 121m²

Garage: 39m²

Porch: 2m²

Patio: 18m²

GRAND TOTAL: 180m²

PRICE: R2 639 900 *



*Optional extras may affect purchase price.

BASIC SPECIFICATIONS

1. BRICKWORK

Exterior Walls:	Cement Imperial bricks to be used and finished in one coat scratch 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 imperial bricks and finished in one coat smooth plaster, with one (1) scraper coat and two (2) coats pure acrylic paint.
Garages will only be bagged and painted.	

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 charcoal 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:	Standard charcoal aluminium glass sliding doors in standard aluminium frame. Specification SD 2121 as per developer's choice.
Garage Door(s):	Charcoal Zinalum sectional overhead garage door with single motor.

5. ROOF TRUSSES AND COVERING

Roof trusses:	Prefabricated wooden roof trusses.
Roof covering:	Charcoal cement tile coloured 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:	Neutral Nordic Mood - Oak Vinyl. Natural Nordic Mood - Oak Vinyl.
Bathrooms:	Neutral Nordic Mood - 60x60cm Soho Grey Matt Tile with tile skirting. Natural Nordic Mood - 60x60cm Soho White Matt Tile with tile skirting.
Showers:	Grey mosaic tile with Dove Grey grout.
Patios:	Ceramic tiles as per developers choice.
Balcony:	Ceramic tiles as per developers choice

7. BUILT-IN CUPBOARDS

Kitchen Cupboards:	Neutral Nordic Mood - 16mm Iceberg White Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Black Lip Handle. Provision is made for a +- 950mm wide and 1800mm high fridge opening (Double Door Fridge). Natural Nordic Mood - 16mm Folkstone Grey Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Brushed Aluminium Lip Handle. Water point to be supplied to the fridge in the kitchen.
Kitchen top:	Quality Engineered Stone: Neutral Nordic Mood - Nixie Legacy Quartz (OEA) Natural Nordic Mood - Stealth Legacy Quartz (OEA)
Bedroom cupboards:	Neutral 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
Bathroom Vanity:	16mm Jefferson Board (Linear Finish) with high impact edging and Aluminium Lip Handle as per developers choice.
Dresser and Study Area tops:	Saxon Oak posts form tops.

8. SANITARY WARE

Type and colour selected by the Developer/Contractor.

Basin: Bathroom vanity as per developers choice.

Note: Vanities will only be fitted to en-suite and family bathrooms. Guest and staff quarter bathrooms to receive wall hung basin only.

Shower doors: Frameless glass to main house , Framed shower doors to staff quarters as per developers choice.

Toilet and cistern: Close coupled dual flush toilet with soft closing seat as per developers' choice.

Bath: Free standing white bath as per developer's choice.

Kitchen sink: Stainless steel double bowl underslung sinks as per developers' choice.

Taps: Hansgrohe taps OEA as per developer's choice.

Hot water cylinder: Units A to F – 1x 200 Litre Solar geyser (3 PV panels with control panel per Geyser) as per developer's choice.

Units G to I – 2x 200 Litre Solar geyser (6 PV panels with control Panel per Geyser) as per developer's choice.

Rainwater goods: Charcoal 125mm Seamless gutters with 75mm uPVC downpipes painted as per house colour.

Garden taps: Two garden taps to be provided.

Washing machine: One point to be provided in the garage. (Units A to D)
One point to be provided in the scullery. (Unit E to I)

Dishwasher: One dishwasher point to be provided in the kitchen (Units A to D)
One dishwasher point to be provided in the scullery (Unit E to I).

9. ELECTRICAL INSTALLATION

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

10. TV ANTENNA

No TV antenna/ satellite dish supplied. Only one conduit and draw box will be fitted to living room and main bedroom.

11. LIGHT FITTINGS

Skimmed ceilings: LED down lights to be installed as per approved lighting plan.

Concrete soffits (double storey ground floors): LED White track lights to be installed

Garage: LED tube lights to be installed

Patios: LED down lights

All lights are as per developer's choice.

Pendants: Only to be installed above kitchen island and staircase (where applicable)

Neutral Nordic Mood – Bronze Glass Pendant

Natural Nordic Mood – Smokey Glass Pendant

12. CEILINGS

Internal: Skimmed "Rhinoboard" with white Z profile cornices, painted with two (2) coats acrylic. 125mm thick 'Ecotherm' or similar approved insulation on all horizontal gypsum board ceilings where applicable. Insulation thickness may vary, pending SANS 10400 -XA calculations.

Patios: Skimmed ceilings.

Garage: No ceilings.

13. SOFFITS

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

14. WALL TILING

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

Scullery: Only 15cm stand-up splashback to match countertop

Shower: 60x30cm Matt White Tile up to ceiling height

Vanities: 150x75cm White Metro Tile (OEA), no bevel

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 all bathrooms (not in guest toilet)

16. KITCHEN FIXTURES

Oven & Hob:	Stainless steel Bosch/Defy 60cm ceramic electric hob with built in oven under counter as per developer's choice.
Extractor:	Stainless steel chimney 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
External Doors:	To be fitted with standard cylinder lock sets as per developers' 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/POS facing garden/boundary wall built out of 140 mm cement maxi brick, scratch 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. One (1) garden gate will be supplied as per developers choice. House facing the gree belt will have a beta-fence permeable fence with a gate for access to the area.

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 10400 XA regulations.

24. GENERAL

Barge/Fascia boards:	Fibre cement painted with one (1) coat primer- and two (2) coats acrylic paint.
Skirtings:	Skirting selected by the Developer/Contractor.



NEUTRAL NORDIC MOOD



NEUTRAL NORDIC MOOD

NEUTRAL NORDIC MOOD



Scandinavian Inspiration

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

Wall Cabinets
with LED Detail

Iceberg White Melamine
elegant, timeless.



Black Lip Handle

pops of colour can be even more impactful next to white cabinetry because of the sharp contrast, so a colour palette can be easily understood.

30x60 Bianco Gloss Tile

a glossy finish will help bounce light around, and can give the illusion of a larger space.

Counter Top

White Track Lights
modern lines



20mm Legacy Quartz Nixie
light multitoneal fleck or grain counter tops give the surface a subtle natural richness.



Bronze Pendant

softly flecked or grainy counter tops work well paired with brass accents, such as a bronze contemporary light.

Floor Units

Jefferson Board

infusing some approachable character to ensure for a more 'homey' feel.

Floor Tile

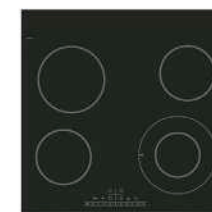
60x60cm soho grey matt with grey grout to match.

Extractor Hood
integrated.



Defy/Bosch Hob

Sanware 60cm Ceramic Electric Hob underslung sink and hansgrohe mixer.



Defy/Bosch Oven
60cm built-in oven





NATURAL NORDIC MOOD

NATURAL NORDIC MOOD



Scandinavian Inspiration

This mood incorporates warm, functional and minimalistic features whilst still providing a sense of coziness and comfort. Its earthy tones are highlighted by natural textures.

Wall Cabinets
with LED Detail

Jefferson Board
using wood on the top
cabinets provide a
subtle focal line.



White Track Lights
modern lines



Handles

Aluminium Lip Handle
blends in with the grey bottom cabinets
for a smooth, sleek finger grip look.

Splashback

30x60 Bianco Gloss Tile
a glossy finish will help bounce light around,
and can give the illusion of a larger space.

Counter Top

20mm Legacy Quartz Stealth
light multitoneal fleck or grain
counter tops give the surface
a subtle natural richness.



Bronze Pendant

softly flecked or grainy counter tops work well paired
with brass accents, such as a bronze contemporary light.

Floor Units

Folkstone Grey
infusing some approachable character to
ensure for a more 'homey' feel.

Floor Finish

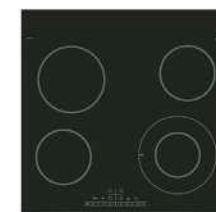
60x60cm soho white matt.

Extractor Hood
integrated.

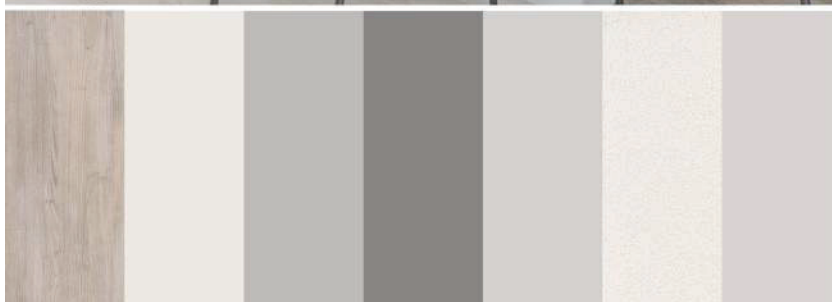


Defy/Bosch Hob

Sanware 60cm Ceramic Electric Hob
underslung sink and hansgrohe mixer.



Defy/Bosch Oven
60cm built-in oven



PRICELIST

ERF	ERF SIZE (M²)	HOUSE TYPE	HOUSE SIZE (M²)	ERF PRICE	BUILDING COST	SELLING PRICE
EXTENSION 15						
1610	508	C (SS)	182	R850 000	R1 949 900	R2 799 900
1611	402	J (SS)	180	R850 000	R1 789 900	R2 639 900
1612	412	G (DS)	252	R850 000	R2 649 900	R3 499 900
1613	404	F (DS)	233	R850 000	R2 419 900	R3 269 900
1614	415	J (SS)	180	R850 000	R1 789 900	R2 639 900
1615	415	J (SS)	180	R850 000	R1 789 900	R2 639 900
1616	402	G (DS)	252	R850 000	R2 649 900	R3 499 900
1618	401	D (DS)	210	R949 900	R2 020 000	R2 969 900
1619	420	F (DS)	233	R949 900	R2 320 000	R3 269 900
1621	406	D (DS)	210	R949 900	R2 020 000	R2 969 900
1622	408	E (DS)	210	R949 900	R2 020 000	R2 969 900
1623	458	D (DS)	210	R949 900	R2 020 000	R2 969 900
1624	495	C (SS)	182	R850 000	R1 739 900	R2 589 900
1631	400	J (SS)	180	R850 000	R1 789 900	R2 639 900
1654	408	J (SS)	180	R850 000	R1 789 900	R2 639 900
1656	414	G (DS)	252	R850 000	R2 649 900	R3 499 900
1658	401	J (SS)	180	R850 000	R1 789 900	R2 639 900
1659	428	J (SS)	180	R850 000	R1 789 900	R2 639 900
1660	401	J (SS)	180	R850 000	R1 789 900	R2 639 900
1661	401	G (DS)	252	R850 000	R2 649 900	R3 499 900
1662	422	I (DS)	290	R850 000	R3 119 900	R3 969 900
1663	410	J (SS)	180	R850 000	R1 789 900	R2 639 900
1665	416	J (SS)	180	R850 000	R1 789 900	R2 639 900
1667	401	J (SS)	180	R850 000	R1 789 900	R2 639 900

(SS) = Single Storey
(DS) = Double Storey

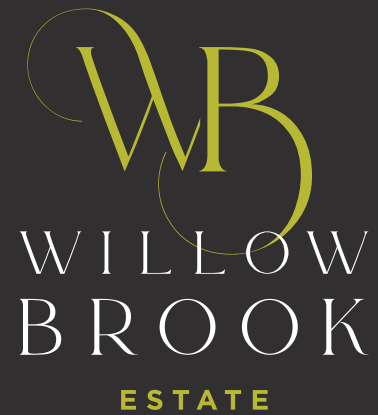
Optional extras may affect purchase price.

OPTIONAL EXTRAS

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. To be confirmed with Architect.	R 65 000	R 9 750	R 74 750			
2	Replace Existing sliding door with 3 panel stacker	R 30 000	R 4 500	R 34 500			
3	Swimmingpool to the back of the erf						
	3.1 Quartz 2,3m x 3,5m (depth 1,1m)	R 100 000	R 15 000	R 115 000			
	3.2 Jasper 3.1m x 6m (depth 1m to 1,5m)	R 130 000	R 19 500	R 149 500			
4	Architectural Design & Admin Fee	R 10 000	R 1 500	R 11 500	R 11 500		
MINOR CHANGES							
1	900mm Free Standing Smeg Gas Hob, Electric Oven	R 25 000	R 3 750	R 28 750			
2	Add additional plug points	R 2 000	R 300	R 2 300			
3	Kitchen Soft closing hinges and / runners	R 16 000	R 2 400	R 18 400			
4	Air-conditioning unit in main bedroom (Split unit) - 9 000btu Price includes electrical connections and installation cost	R 24 000	R 3 600	R 27 600			
5	Air-conditioning unit in living room (Split unit) - 18 000btu Price includes electrical connections and installation cost	R 27 000	R 4 050	R 31 050			
6	5kW Backup System (5kW Inverter, x1 5.1kWh Lithuim Battery)	R 76 800	R 11 520	R 88 320			
7	5kW Solar System (5kW Inverter, x1 5.1kWh Lithuim Battery, x5 Solar Panels)	R 133 200	R 19 980	R 153 180			
8	10kW Solar System (x2 5kW Inverters, x2 5.1kWh Lithuim Batteries, x10 Solar Panels)	R 240 000	R 36 000	R 276 000			
9	Architectural Design & Admin Fee	R 6 000	R900	R 6 900	R 6 900		
	Total Cost of all Optional Extras						

NOTES

1. Architectural Design Fee **compulsory** if extras are selected. Larger of the two fees is applicable if extras are selected from the Minor and Major Changes.
2. 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.
3. Prices only applicable until 31 December 2024. New prices will be provided after this date.
4. **Optional extras can only be chosen on signature of the sales contract and cannot be added at a later stage.**
5. 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 cash transaction).
6. NO other client appointed contractor may work on the house/ erf prior to final monies received from client.
7. Optional Extras must be specified at the time of purchase and will not be accepted after the contract was accepted and signed by the Developer.
8. Swimmingpool subject to fitting on the specific erf. Only the 2 options above are available. Pools will only be allowed in the back garden.



Get in Touch or Book a Viewing

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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.