

willowbrook-estate.co.za



## EXCLUSIVE DESIGNER HOMES selling from only R 1 999 900

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

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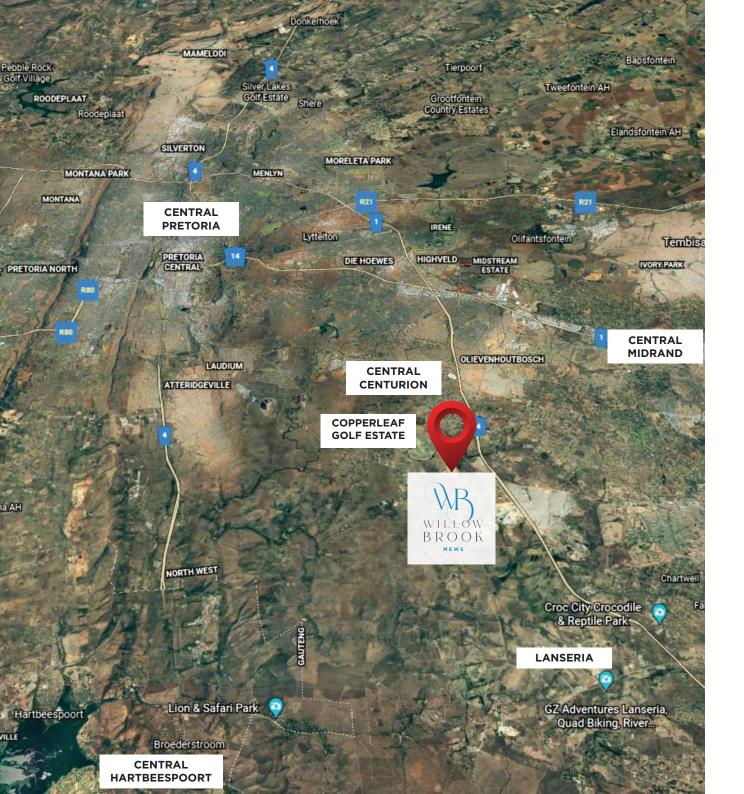




For those seeking exlusive serenity, Willowbrook Mews is perfectly cocooned within the greater Willowbrook Estate (phase 1 nearly sold out). therefore offering residents more security, and more peace of mind, in addition to the 24-hour gate security

& electric fencing surrounding the estate. Families can enjoy easy access to various outdoor amenities, including a 3.5 hectar green belt, two natural dams & unsurpassed views for a tranquil family environment





### YOUR EXLUSIVE LOCATION

Perfectly situated within the greater Willowbrook Estate, Willowbrook Mews is nestled close to Lanseria, between Centurion West & Krugersdorp for effortless convenience.

11.6km to Central Centurion

22.7km to Central Midrand

19.9km to Lanseria

27.9km to Central Hartebeespoort

30.4km to Central Pretoria





- 1. Purchase directly from the developer
- 2. Transfer duty & transfer cost included.
- 3. Low securing deposit of only R25 000
- 4. Pre-approved with up to 100% mortgage bonds available.
- 5. Centrally located between Centurion West and Krugersdorp
- 6. Full Title development situated within the greater Willowbrook Estate, offering more security, in addition to 24-hour security, perimeter fencing.
- 7. Quality appliances by Bosch/Defy.
- 8. Premium sanitary ware by Hansgrohe.
- 9. Impressive optional extras, including a gas hob, soft closing hinges for the kitchen, a fitted air conditioner in the living room & bedroom. Solar & Inverter options. Single garage with single carport or double garage.

# SITE DEVELOPMENT PLAN





Recreational Dam



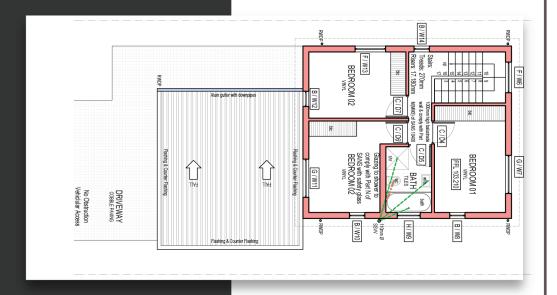
2 Kids Play Park

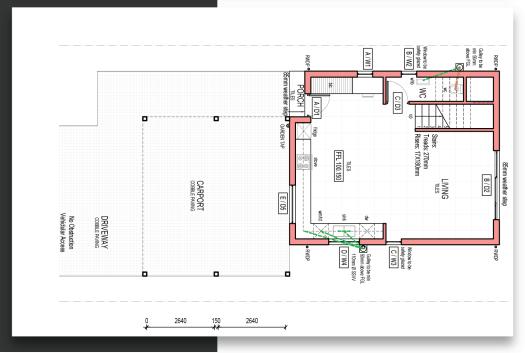


3 Willowbrook Mews (Now Selling)



### UNIT TYPE MA(C)







PRICED FROM

R 1999 900

3 BEDROOM **1.5 BATH DOUBLE CARPORT** 

**GROUND FLOOR:** 54m<sup>2</sup>

FIRST FLOOR: 51m<sup>2</sup>

PORCH: 1m<sup>2</sup>

CARPORT: 35m<sup>2</sup>

**GRAND TOTAL: 105m<sup>2</sup>** 



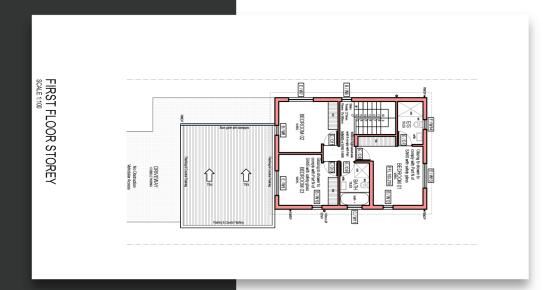


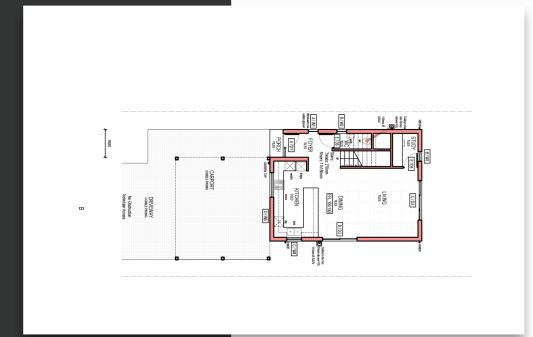


\* Optional extras may affect purchase price



### UNIT TYPE MB(C)





PRICED FROM

R 2 319 900

3 BEDROOM 2 BATH DOUBLE CARPORT

GROUND FLOOR: 61m<sup>2</sup> FIRST FLOOR: 58m<sup>2</sup>

PORCH: 1m<sup>2</sup>

CARPORT: 35m<sup>2</sup>

**GRAND TOTAL: 119m<sup>2</sup>** 







\* Optional extras may affect purchase price



### UNIT TYPE MC(C)





C

PRICED FROM

R 2 299 900

3 BEDROOM 2 BATH DOUBLE CARPORT

**GROUND FLOOR: 57m²** 

FIRST FLOOR: 61m<sup>2</sup>

PORCH: 2m<sup>2</sup>

COVERED PATIO:8m<sup>2</sup>

CARPORT: 35m<sup>2</sup>

**GRAND TOTAL: 118m<sup>2</sup>** 



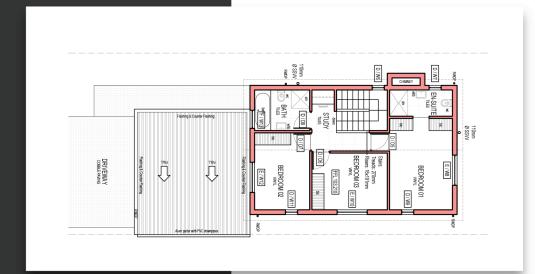


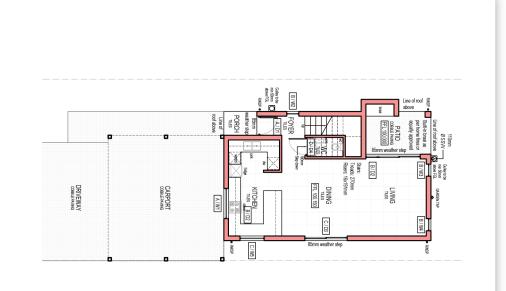


\*Optional extras may affect purchase price



### UNIT TYPE MD(C)





PRICED FROM

R 2 279 900

3 BEDROOM 2 BATH DOUBLE CARPORT

**GROUND FLOOR:** 56m<sup>2</sup>

FIRST FLOOR: 61m<sup>2</sup>

PORCH: 2m<sup>2</sup>

CARPORT: 35m<sup>2</sup>

**GRAND TOTAL: 117m<sup>2</sup>** 







\* Optional extras may affect purchase price





### 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 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 or as

per developer's choice.

Garage Doors: Charcoal Zincalum 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.

Carport: Charcoal steel carport with charcoal cliplock sheets

and gutter.

6. FLOOR COVERING

Full house excluding garage:

Floor tile will be as per Developer/Contractor's

sample board.

Showers Floor: Grey mosaic tile with Dove Grey grout.

Shower Walls 600x300 white glazed tile laid in stretcher bond

Patios: Ceramic tiles as per developers choice.

#### 7. BUILT IN CUPBOARDS

Kitchen Cupboards: Neutral Nordic Mood:

16mm Iceberg White Melamine (Pean 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 (Pean Finish) and Jefferson Board (Linear Finish) with high impact edging and Brushed Aluminium Lip Handle.

Kitchen top: Rustenberg Granite:

Bedroom cupboards: 16mm Iceberg White Melamine with high impact edging.

Bathroom Vanity: White vanity with molded basin.



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 ensuite and family bathrooms. Guest

bathrooms receive a basin with pedestal only.

Shower doors: Aluminum and glass.

Toilet and cistern: Close coupled dual flush toilet as per developers

choice.

Bath: White bath as per developer's choice.

Kitchen sink: Stainless steel double bowl sink as per developer's choice.

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

Hot water cylinder: 1x 200 Litre Solar geyser as per developer's choice.

Rainwater goods: Charcoal 125mm Seamless gutters with 75mm uPVC

downpipes painted as per house colour.

Garden taps: One garden taps to be provided to the back of the house.

Washing machine and

Tumble Dryer points: One double plug and one water point to be provided in the garage.

Dishwasher point: One dishwasher point to be provided in the scullery.

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 Livingroom 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): Ceiling mounted LED White lights to be installed (OEA)

Garage: LED tube lights to be installed

Patios: LED Bulkhead

All lights are as per developer's choice.

12. CEILINGS

Internal: "Rhinoboard" with white 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: No ceilings

Garage: Applicable to Optional Extra choice.

13. SOFFITS

Internal: Concrete with sealed joints, cornices and one

(1) coat scraper coat and painted with two (2)

coats acrylic.

13. WALL TILING

Kitchen: 600mm between top and bottom kitchen cupboards:

300x600mm Bianco Gloss Tile with white grout.

Shower: 600x300mm Matt White Tile up to ceiling height.

Vanities: White Metro Tile (OEA), no bevel

14. 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)

15. 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.

16. 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 paper developers choice

#### 17. 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. Houses facing the POS and park areas will have a beta-fence permeable fence with a gate for access to the area.

#### 18. HOUSE NUMBER

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

#### 19. 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.

#### 20. 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.

#### 21. 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.

#### 22. 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

and painted white.



### 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

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









Floor Units

---- Jefferson Board

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



60x60cm soho grey matt with grey grout to match.



60cm Ceramic Electric Hob





Bosch / Defy









60cm built-in oven

### 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

- Jefferson Board using wood on the top

cabinets provide a subtle focal line.

Aluminium Lip Handle

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

---- 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



**Rustenberg Granite Top** 



Floor Units

-- Folkstone Grey

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

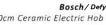
Floor Finish 60x60cm soho white matt.

Extractor Hood

Sanware stainless steel double bowl sink

integrated.

60cm Ceramic Electric Hob

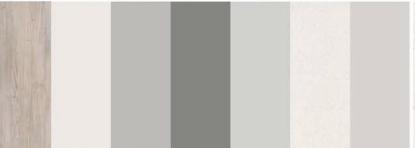




Bosch / Defy 60cm built-in oven







Handles

Splashback





### WILLOWBROOK MEWS PRICELIST

Erf	Erf Size (m²)	Unit Type	Sales Status	Comment	Unit Size (m²)	Erf Price	Building cost	Selling Price	Selling rate (R/m²)	
				Mews						
1/1836	195	MB (C)		Can Fit MB (S), MB (D)	119	R650 000	R1 669 900	R2 319 9 🐣	R 19 495	
2/1836	170	MA (C)		Can Fit MA (S), MA (D)	105	R650 000	R1 349 900	R1 999 900	R 19 047	
3/1836	157	MB (C)		Can Fit MB (S), MB (D)	119	R650 000	R1 669 900	R2 319 900	R 19 495	
4/1836	170	MA (C)		Can Fit MA (S), MA (D)	105	R650 000	R1 349 900	R1 999 900	R 19 047	
5/1836	184	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
6/1836	172	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
7/1836	283	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
8/1836	381	MA (C)		Can Fit MA (S), MA (D)	105	R650 000	R1 349 900	R1 999 900	R 19 047	
9/1836	274	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
10/1836	261	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
11/1836	261	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
12/1836	254	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
13/1836	197	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
14/1836	190	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
15/1836	202	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
16/1836	190	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
17/1836	202	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
18/1836	190	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
19/1836	202	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
20/1836	224	MC (C)		Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R 19 491	
21/1836	425	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
22/1836	211	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
23/1836	221	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
24/1836	259	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
25/1836	303	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	
26/1836	289	MD (C)		Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R 19 486	



27/1836	270	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
28/1836	209	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
29/1836	209	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
30/1836	209	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
31/1836	209	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
32/1836	209	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
33/1836	197	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
34/1836	176	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
35/1836	176	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
36/1836	174	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R2 319 900	R2 279 900	R	19 486
37/1836	190	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
38/1836	218	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R2 319 900	R2 279 900	R	19 486
39/1836	218	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
40/1836	218	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
41/1836	209	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
42/1836	223	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
43/1836	212	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
44/1836	212	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
45/1836	212	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
46/1836	211	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
47/1836	159	MC (C)	Can Fit MC (S), MC (D)	118	R650 000	R1 649 900	R2 299 900	R	19 491
48/1836	174	MD (C)	Can Fit MD (S), MD (D)	117	R650 000	R1 629 900	R2 279 900	R	19 486
49/1836	175	MA (C)	Can Fit MA (S), MA (D)	105	R650 000	R1 349 900	R1 999 900	R	19 047
50/1836	175	MA (C)	Can Fit MA (S), MA (D)	105	R650 000	R1 349 900	R1 999 900	R	19 047

<sup>\*</sup>Optional extras may affect purchase price



#### WILLOWBROOK MEWS

#### UPGRADE TO SPECIFICATIONS AND ADDITIONAL COSTS March 2024

Please sellect: Natural Nordic

**Neutral Nordic** Item Optional Extras Price VAT **Total Price** Amount Total Initial 1 Major Changes Enclosed Patio \*\* (Only applicable To Mews C and D type Units) Existing sliding door to be moved external envelope of the house, and the patio will be 78 000 R 11 700 R 89 700 raised to living room floor level. To be confirmed with Architect. Build single garage with charcoal Zincalum sectional overhead garage door with single 1,2 motor and single charcoal steel carport with charcoal cliplock sheet and gutter. 147 826 R 22 174 R **170 000** Build double garage with charcoal Zincalum sectional overhead garage door with single R 28 696 R 220 000 1,3 motor and gutter. R 191 304 18 975 1,4 Architectural Design & Admin Fee 16 500 2 475 R 18 975 R Initial if applicable Sub Total (1) R 2 Minor Changes 2.1 600mm Gas Hob 7 200 R 1 080 R 8 280 R 2 760 2,2 Add additional plug points 2 400 360 R R Kitchen Soft closing hinges and / runners 2 880 R 22 080 19 200 Air-conditioning unit in main bedroom (Split unit) - 9 000btu 25 000 R 3 750 R 28 750 Price includes electrical connections and installation cost Air-conditioning unit in living room (Split unit) - 18 000btu 34 800 5 220 R 40 020 Price includes electrical connections and installation cost 2,6 Engineered Stone tops to kitchen and scullery R 18 000 R 2 700 R 20 700 2.6 Frameless shower doors (per shower) R 8 400 R 1 260 R 9 660 92 160 R 13 824 R 105 984 2,7 5kW Backup System (5kW Inverter, x1 5.1kWh Lithuim Battery) 159 840 23 976 183 816 2,8 5kW Solar System (5kW Inverter, x1 5.1kWh Lithuim Battery, x5 Solar Panels) R 288 000 43 200 R 331 200 10kW Solar System (x2 5kW Inverters, x2 5.1kWh Lithuim Batteries, x10 Solar Panels) 2.1 Architectural Design & Admin Fee R 8 250 R 1 238 R 9 488 R 9 488 Sub Total (2) Total Cost of all Optional Extras (1+2) R Note Architectural Design Fee compulsory if extras are selected. Larger of the two fees is applicable if extras are selected form the Minor and Major Changes 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 to 1 December 2024. New prices will be provided after this date. Optional extras can only be chosen on signiture of the sales contract and cannot be added at a later stage. 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). NO other client appointed contractor may work on the house/ erf prior to final handover to the client.

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.



Initial if applicable



**GET IN TOUCH TO BOOK A VIEWING** 

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PROUDLY SOLD BY

