



GEMGROVE

Crystal Park | Benoni

**YOUR
NEW
LIVING
SPACE**

FROM

R849 900

**BOND & TRANSFER
COST INCLUDED**



STOCK CAPITAL



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CONTENT

PROUDLY BROUGHT TO YOU BY STOCK CAPITAL

INTRODUCTION	2
SPECIAL FEATURES	3
SITE DEVELOPMENT PLAN	4
NEARBY AMENITIES	5
UNIT TYPES	6-14
BASIC SPECIFICATIONS	15-18
PURCHASING PROCESS	19

ANOTHER DEVELOPMENT PROUDLY BROUGHT TO YOU BY STOCK CAPITAL

Gemgrove in Benoni is a family-friendly neighbourhood in the suburb of Crystal Park, Benoni. This centrally located area is neat and clean and attracts people from many different cultural backgrounds.

Residents are well-serviced by taxis and buses, with the N12, R23, R29 and the R51 freeways all connecting Benoni to other business districts, such as Springs, Kempton Park, Germiston and Heidleberg.



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SPECIAL FEATURES



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INTERIOR



FLOOR
TILES



SPLASH BACK
TILING ABOVE
KITCHEN
CUBOARDS



OPEN PLAN
LIVING SPACE

EXTERIOR



ALUMINIUM
WINDOW
FRAMES WITH
BURGLAR
PROOFING



SOLAR
GEYSER

SITE DEVELOPMENT PLAN



**CRYSTAL
PARK
EXTENSION 64**



**ACUDEO
COLLEGE
CRYSTAL PARK**



NEARBY AMENITIES



EASY TRAVEL

You have a choice of commuting options. The Springs Johannesburg Metro Rail Line and the Dunswart–Daveyton Metro Rail Line runs through Benoni. Residents are well-serviced by taxis and buses.



EDUCATIONAL OPPORTUNITIES

Enroll at Prestige College, a Private School, situated in Crystal Park. Furthermore, Your closest schooling options, within a 5km radius, are: Nashville Christian College, Crystal Park High, Unity Secondary School, Chief Luthuli Park Secondary and Primary schools, Crystal Park Primary School and Ashbury Preparatory School. Major tertiary institutions in the area include: The University of Johannesburg East Rand Campus, Ekurhuleni East College, St. Dunstan’s College and Ayanda Tullock School of Arts.



MEDICAL CARE

World-class medical assistance is a short journey from your Crystal Park home. The closest private healthcare facilities with 24-hour emergency services are the Netcare Linmed Hospital and Life’s Glynnwood Hospital. Crystal Park Clinic, Daveyton Clinic and Emaphupheni Clinic provide public healthcare.



SHOPPING AND SOCIAL LIFE

If you enjoy shopping, you will never get bored living in Crystal Park. Some of the best shopping malls in South Africa are close by. These include: the East Rand Mall, Lakeside Mall, Daveyton Mall, Carnival Mall and Northmead Mall.



2

1

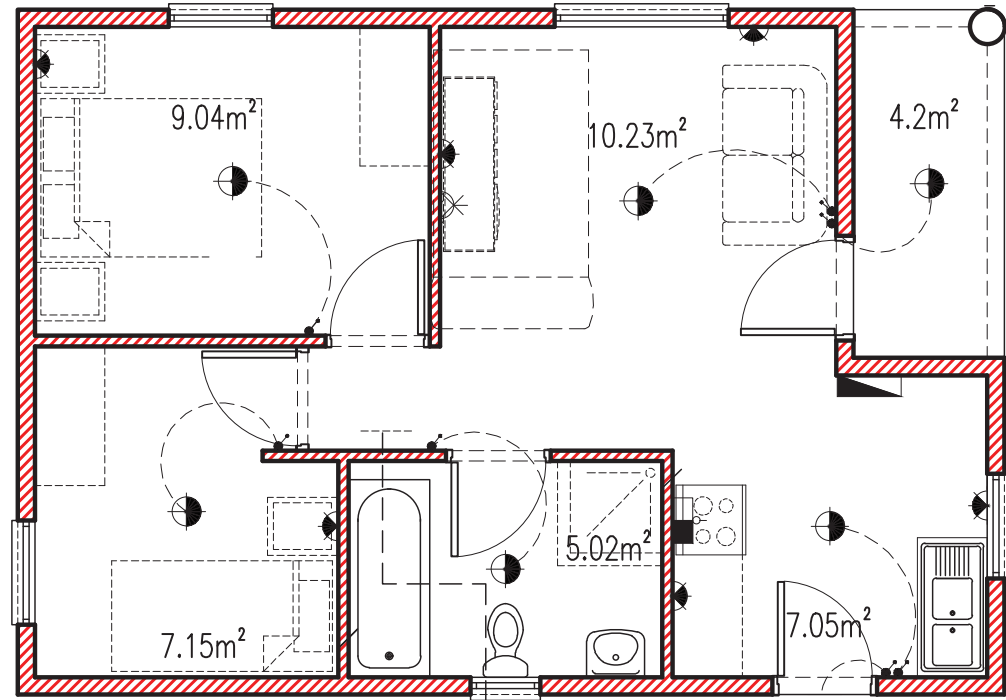
**UNIT TYPE
B-50**

50m²

from R849 900



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3

1

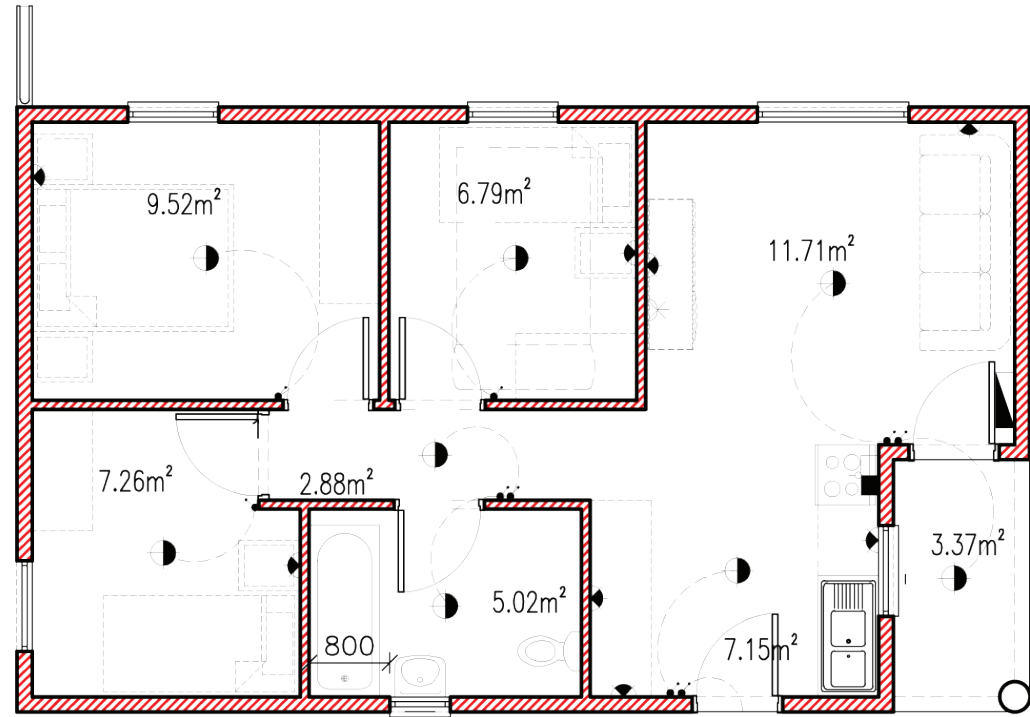
UNIT TYPE
C-60

60m²

from R899 900



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3

1

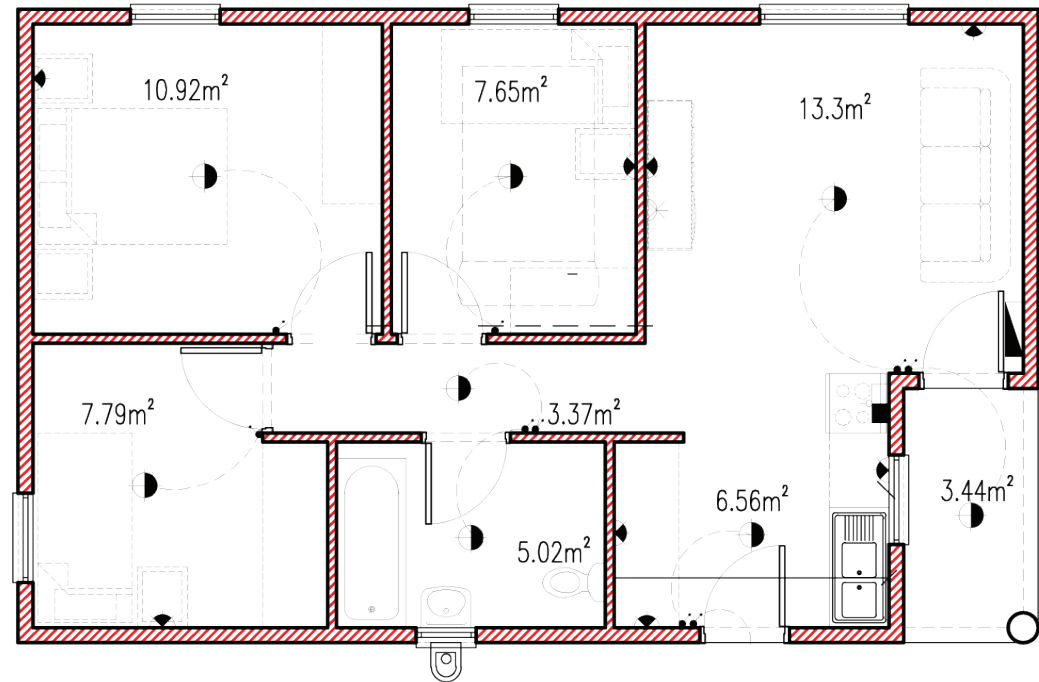
UNIT TYPE
D-65

65m²

from R959 900



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3

2

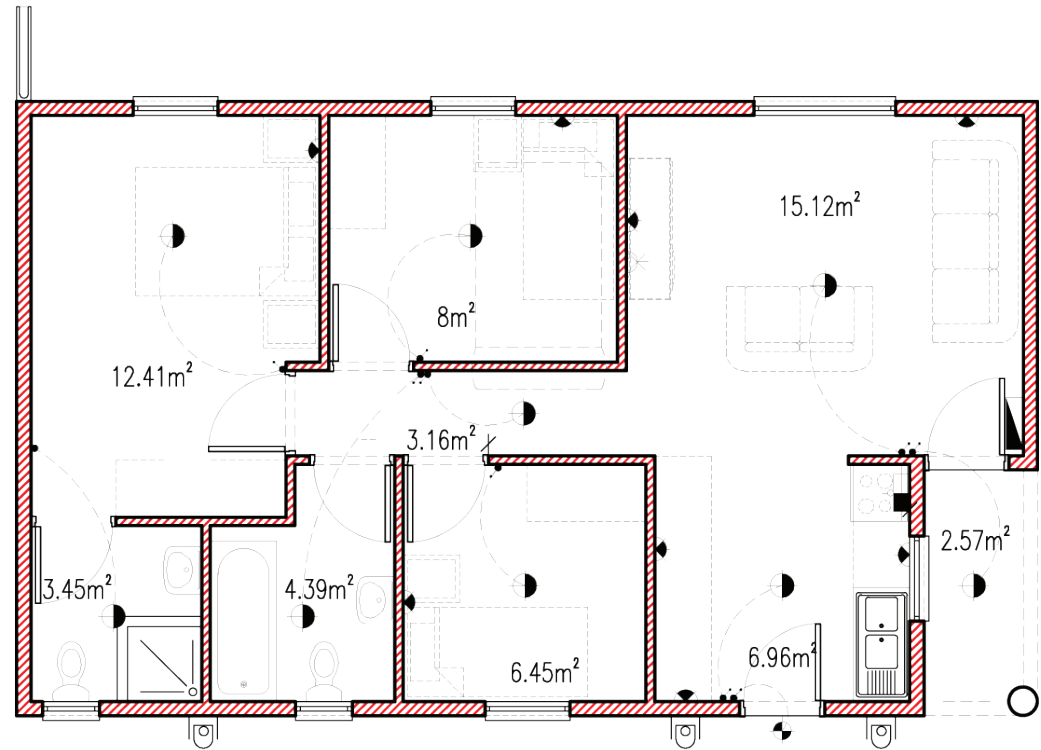
UNIT TYPE
E-70

70m²

from R989 900



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3



2

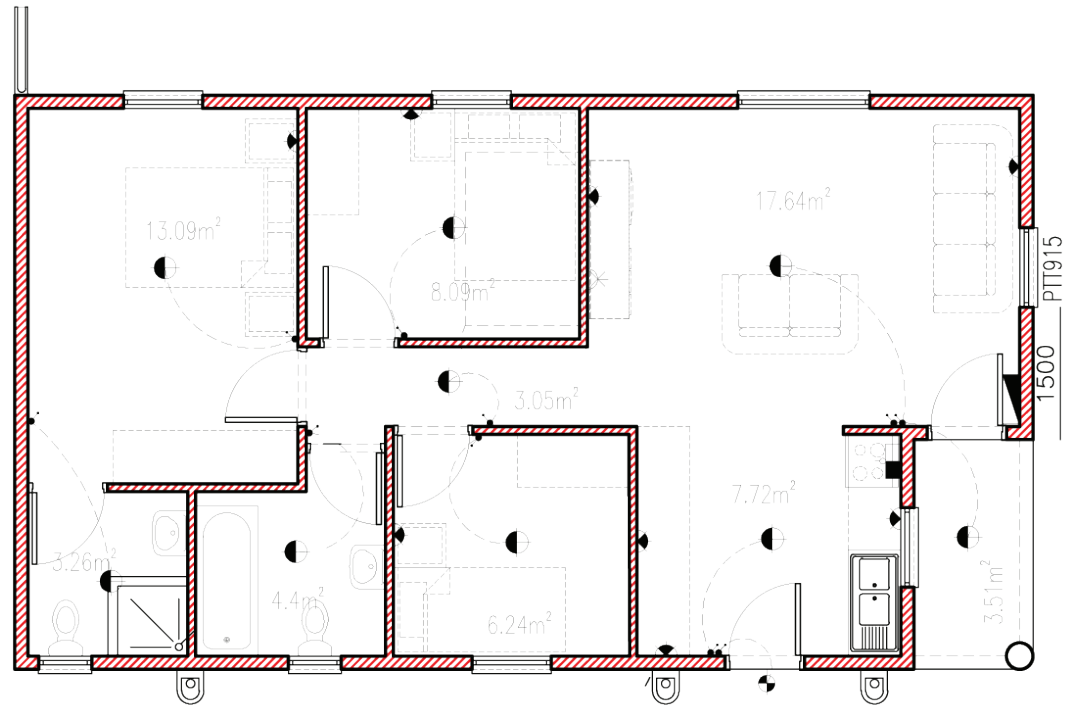
UNIT TYPE
F-75

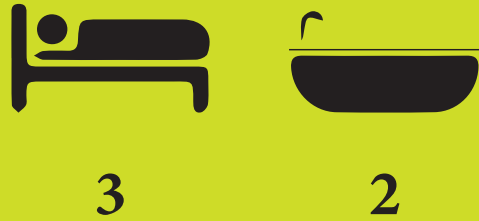
75m²

from R1 029 900



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3

2

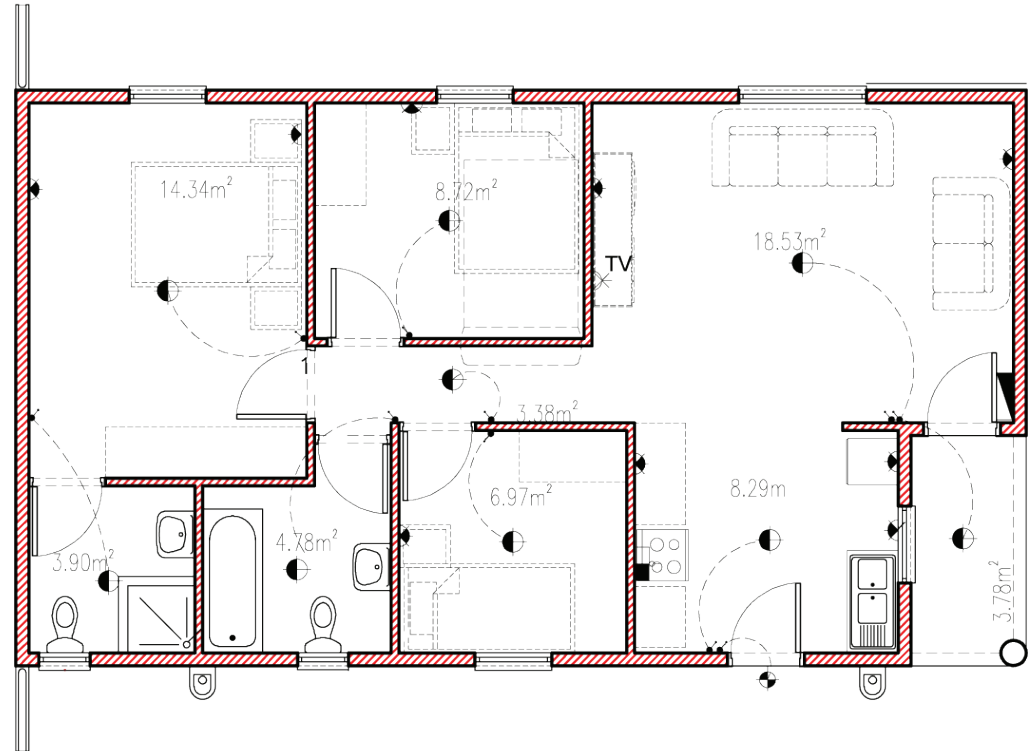
**UNIT TYPE
G-80**

80m²

from R1 059 900



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2

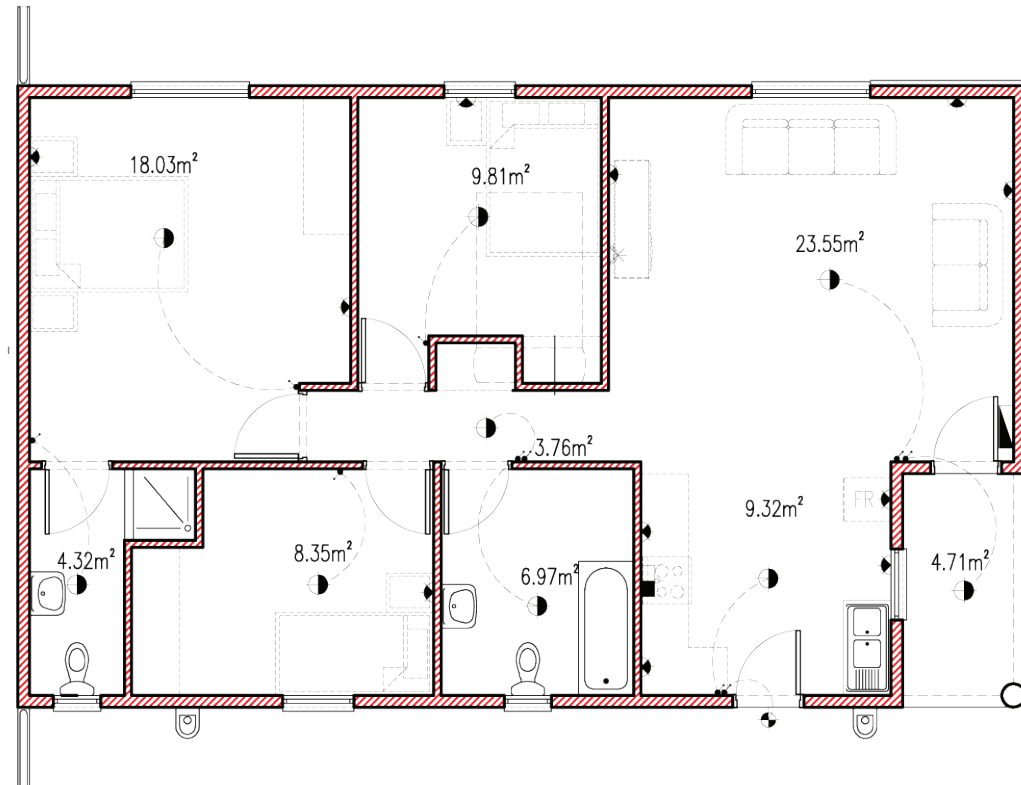
**UNIT TYPE
H-100**

100m²

from R1 229 900



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2

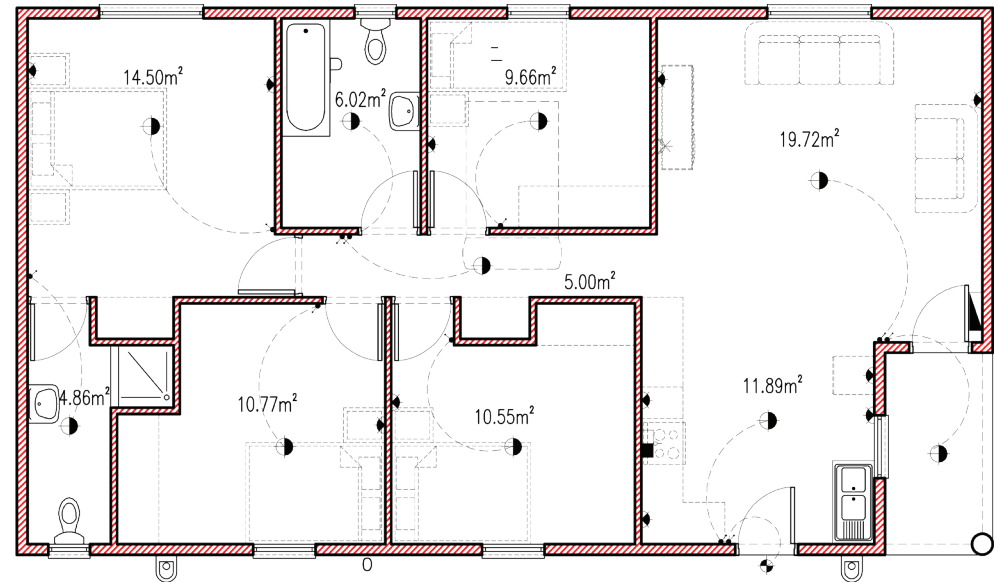
**UNIT TYPE
I-110**

110m²

from R1 299 900



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2

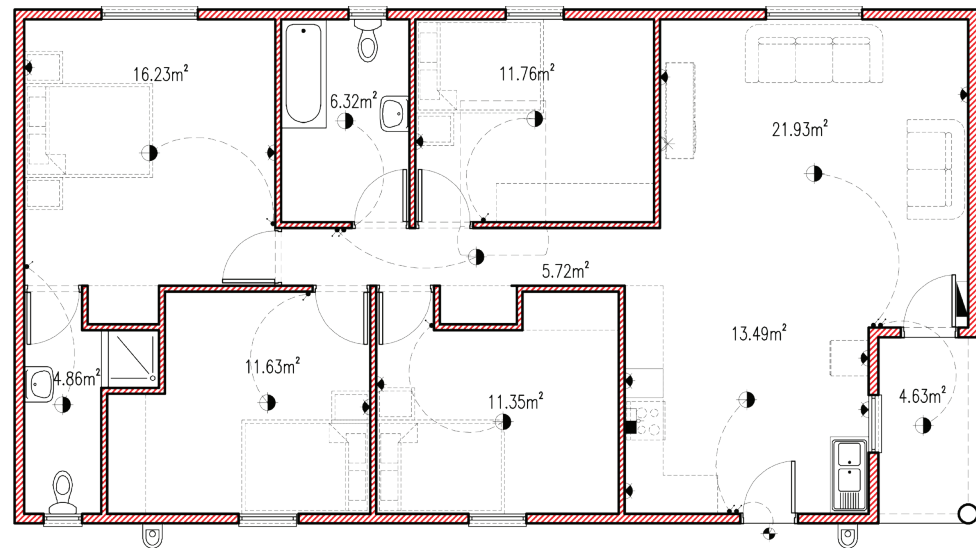
**UNIT TYPE
J-120**

120m²

from R1 379 900



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BASIC SPECIFICATIONS

1. BRICKWORK & PLASTER

1.1) Exterior Walls: All exterior walls will be of SABS approved cement Maxi bricks – plastered and painted

1.2) Interior Walls: Will be of SABS approved cement Maxi bricks

1.3) Interior Walls: Finished in one coat smooth plaster, with one (1) scraper coat and two (2) coats interior acrylic as per developers choice

2. WINDOW SILLS

2.1) Plastered and painted

2.2) Interior: Will be finished in plaster and painted

3. WINDOWS

3.1) All windows will be aluminium with burglar proofing affixed

4. DOORS AND DOOR FRAMES

4.1) Front door: Standard Solid wood door in standard Solid wood frame, painted as per developers choice

4.2) Back door: Standard Solid wood door in standard Solid wood frame, painted as per developers choice

4.3) Internal doors: hollow core type in standard steel door frame

4.4) Wooden external doors will be fitted with weather strips

5. ROOF TRUSSES AND COVERING

5.1) Roof trusses will be manufactured and erected with pre-fabricated roof trusses

5.2) Roof covering will be of cement tiles of recognized manufacturer

5.3) Colour of roof tiles as per developer's choice

6. FLOOR COVERING

6.1) Ceramic Floor tiles with tile skirting as per developer's choice

7. KITCHEN AND BEDROOM BUILT-IN CUPBOARDS

7.1) Bottom melamine kitchen cupboards with drop in double bowl sink

7.2) Postform Kitchen tops

7.3) No BIC in bedrooms

8. SANITARY AND BATHROOM WARE

Will be of a type and colour selected by the DEVELOPER

8.1) Bath: Will be manufactured of white acrylic material

8.2) Close Couple Toilet: Will be manufactured of white glazed porcelain

8.3) Basin: Will be manufactured of white ceramic material

8.4) Taps: Will be mixers, as per DEVELOPERS choice



BASIC SPECIFICATIONS

- 8.5) Shower: Curtain type rail
- 8.6) Hot water cylinder: Will be solar power enabled
- 8.7) Gutters and downpipes: Will be aluminium or zincalume as per DEVELOPERS choice
- 8.8) Garden taps: One garden tap to be provided on final hand-over
- 8.9) Washing machine outlet point
- 8.10) Towel rail or ring (where applicable)
- 8.11) Toilet roll holder(s)

9. ELECTRICAL INSTALLATION

Positions of the distribution board and econometer, electrical outlets and switches indicated of the PLAN, may for practical reasons, need to be altered/omitted and such alteration will be at the DEVELOPERS discretion. The following installations have been included:

PLUG POINTS:

- Lounge – 2 plug points
- Above working surface height in kitchens – 2 plug points
- Refrigerator/freezer – 1 plug point
- Washing Machine – 1 point

- 10. **TV ANTENNAE** No TV antennae will be supplied.
- 11. **LIGHT FITTINGS** Bedrooms and lounge: As per DEVELOPERS choice

Bathroom and kitchen: As per DEVELOPERS choice

Exterior lights at front, back : As per DEVELOPERS choice
- 12. **CEILINGS** Generally, will be height of ±2400mm above floor level
- 13. **WALL TILING** Splash backs to be tiled, kitchen bath and basin
- 14. **GLAZING** Clear sheet glass generally. Obscure/safety glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position
- 15. **IRONMONGERY**
 - 15.1) Internal doors are to be fitted with standard two lever mortice locksets and chrome plated fittings
 - 15.2) External doors are to be fitted with cylinder locksets with chrome plated fittings to front door and chrome plated fittings to kitchen door

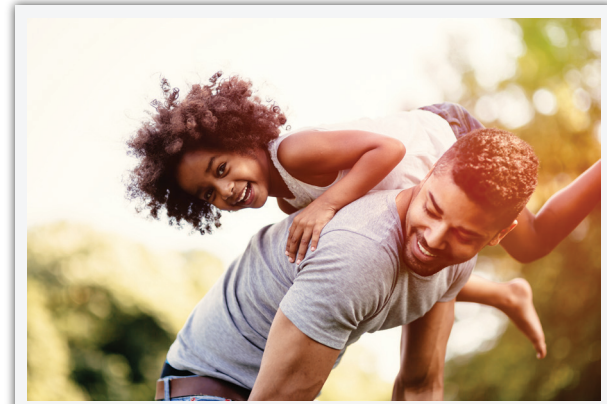


BASIC SPECIFICATIONS

- 16. **HOUSE NUMBER** Will be of suitable type and will be or the DEVELOPERS choice
- 17. **LANDSCAPING AND GARDENING** No landscaping will be provided
- 18. **FINISHES** The EMPLOYER hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the DEVELOPER as per these STANDARD SPECIFICATIONS and shall be subject to availability thereof
- 19. **BUILDING STANDARDS** All construction procedures and standards will be in accordance with the requirements of the NHBC

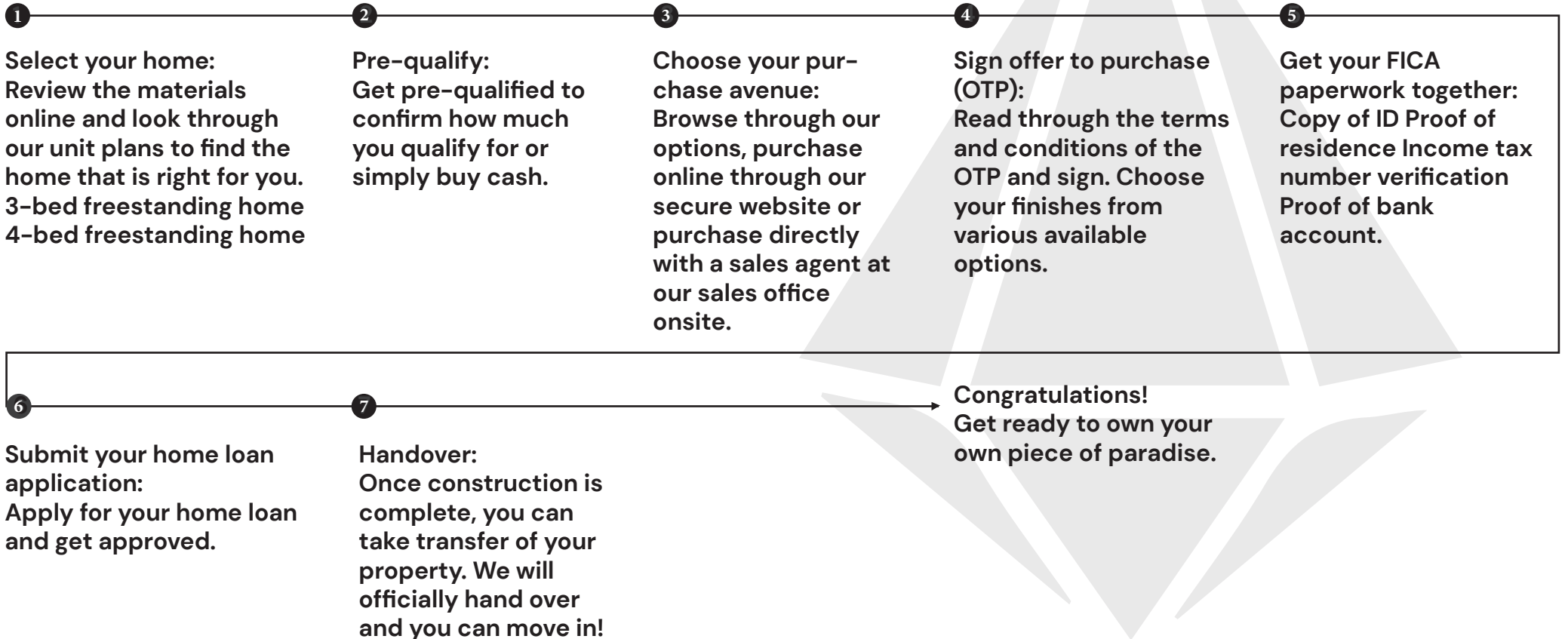


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PURCHASING PROCESS

FOLLOW THESE SIMPLE STEPS TO OWN YOUR OWN PIECE OF PARADISE





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STOCK CAPITAL

www.gemgrove.co.za

 **SPECTRUM**
REALTY.

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