

Eco-friendly energy saving homes
with private garden and garage/carport.

Part of the 55+ Homeowners Association with membership to the Care Centre.

For
Sale



5
LAST HOMES AVAILABLE



Wolverdiend

Situated in

de Land
ESTATE
Potchefstroom

Carefree quality lifestyle, relaxed family environment, pet friendly,
high-security, restaurant, walkways, fruit orchard - Peace and Quiet!

Exclusive Finishes | Air conditioned main bedrooms | Automated garage doors | PV solar ready

IMMEDIATE OCCUPATION
ON SHOW: Sun 15:00 - 17:00

WIN a
RAV4



Each buyer stands an equal chance to win a
TOYOTA RAV4 2.0 VX CVT - T&C's Apply

3 Bed 2 Bath

simplex lock-up and go homes
selling from

R2 950 000

All prices incl transfer & bond costs | R25 000 deposit secures | Terms & conditions apply



BEATRICE 071 674 5673

beatrice.joubert@engelvoelkers.com

www.renico.co.za

ENGEL & VÖLKERS

Potchefstroom

083 291 0434

DEVELOPED BY:

RENICO
CONSTRUCTION
(PTY) LTD
(011) 794-1177

FIND US ON:



Show Unit



Site Layout

Phase 1



Phase 2



- TYPE A
- TYPE B
- TYPE B1
- TYPE C
- TYPE C1
- TYPE D
- TYPE E
- TYPE E1

- LEGEND
- 1 UNIT NUMBER
 - 1 PARKING NO.

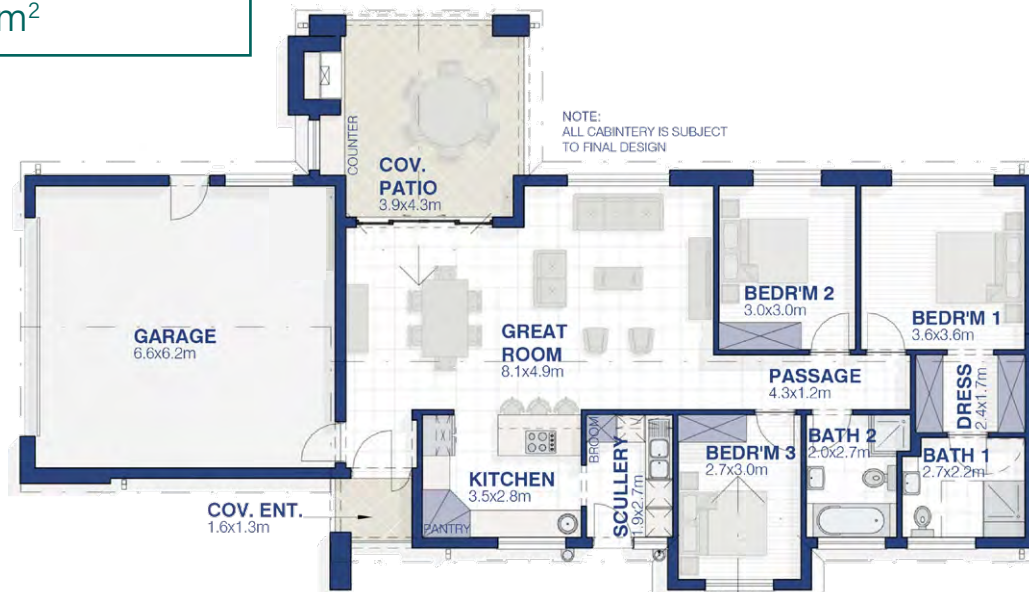


Werverdiend

Unit Layout

UNIT TYPE **A**

3 Bed 2 Bath
193.87m²



UNIT TYPE **D**

2 Bed 2 Bath
167.57m²

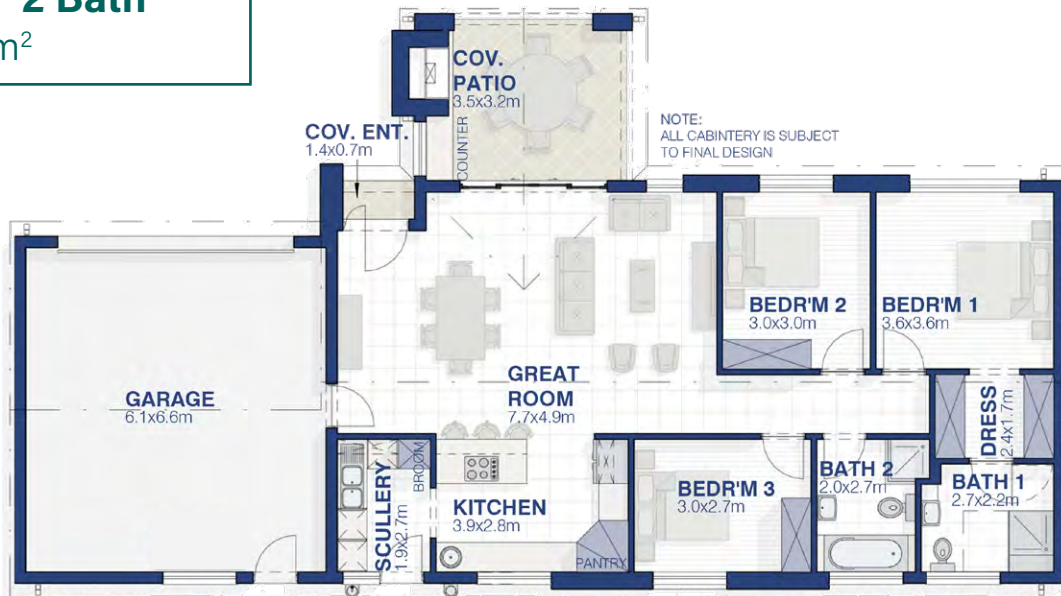


Unit Layout

UNIT TYPE **B**

3 Bed 2 Bath

185.13m²



UNIT TYPE **B1**

3 Bed 2 Bath

192.72m²

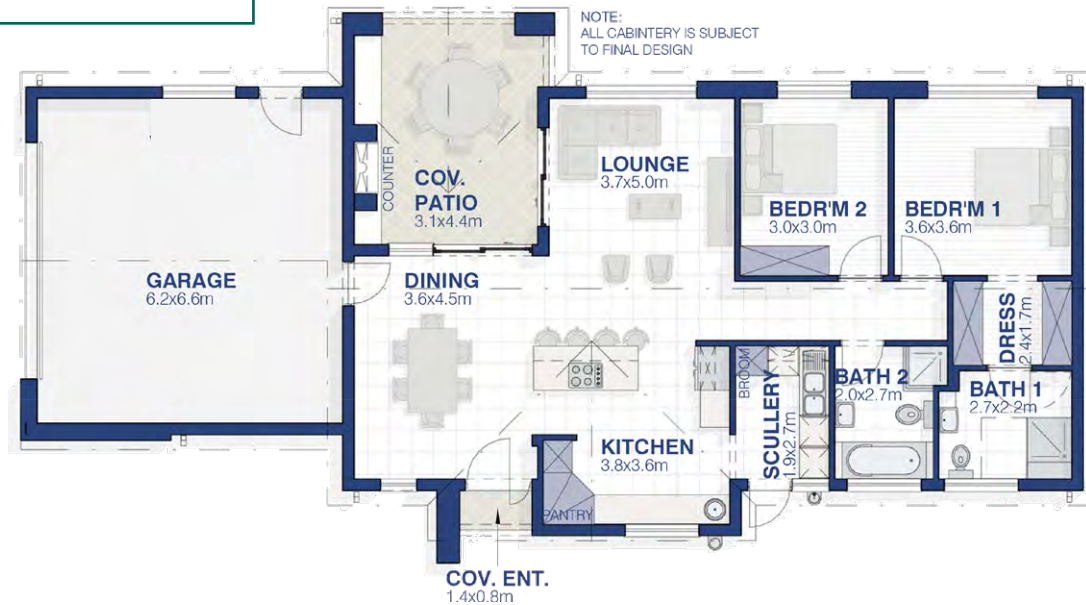


Unit Layout

UNIT TYPE **C**

2 Bed 2 Bath

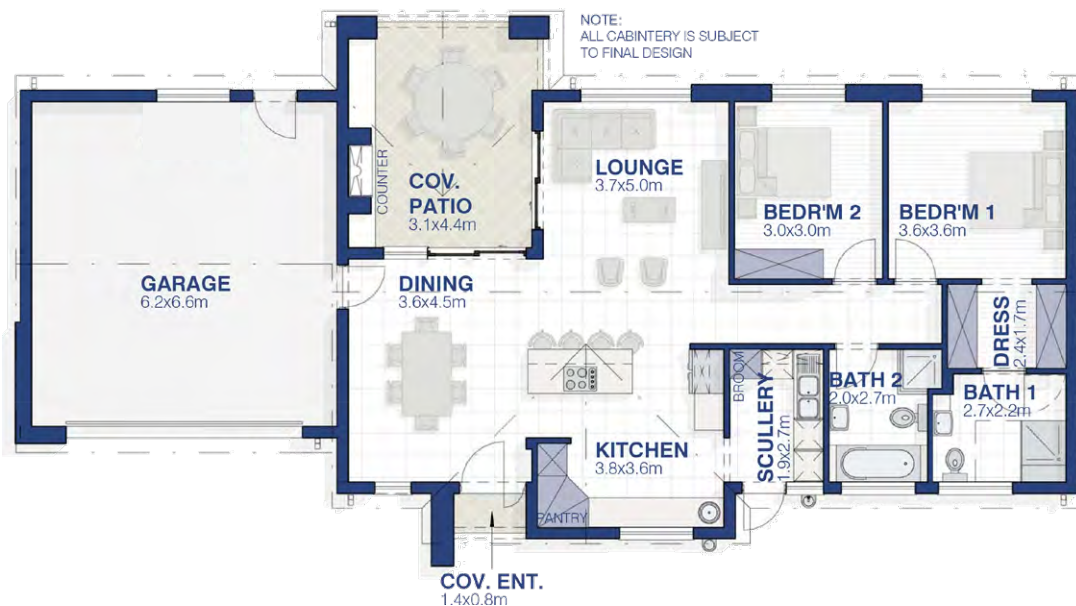
182.60m²



UNIT TYPE **C1**

2 Bed 2 Bath

182.51m²

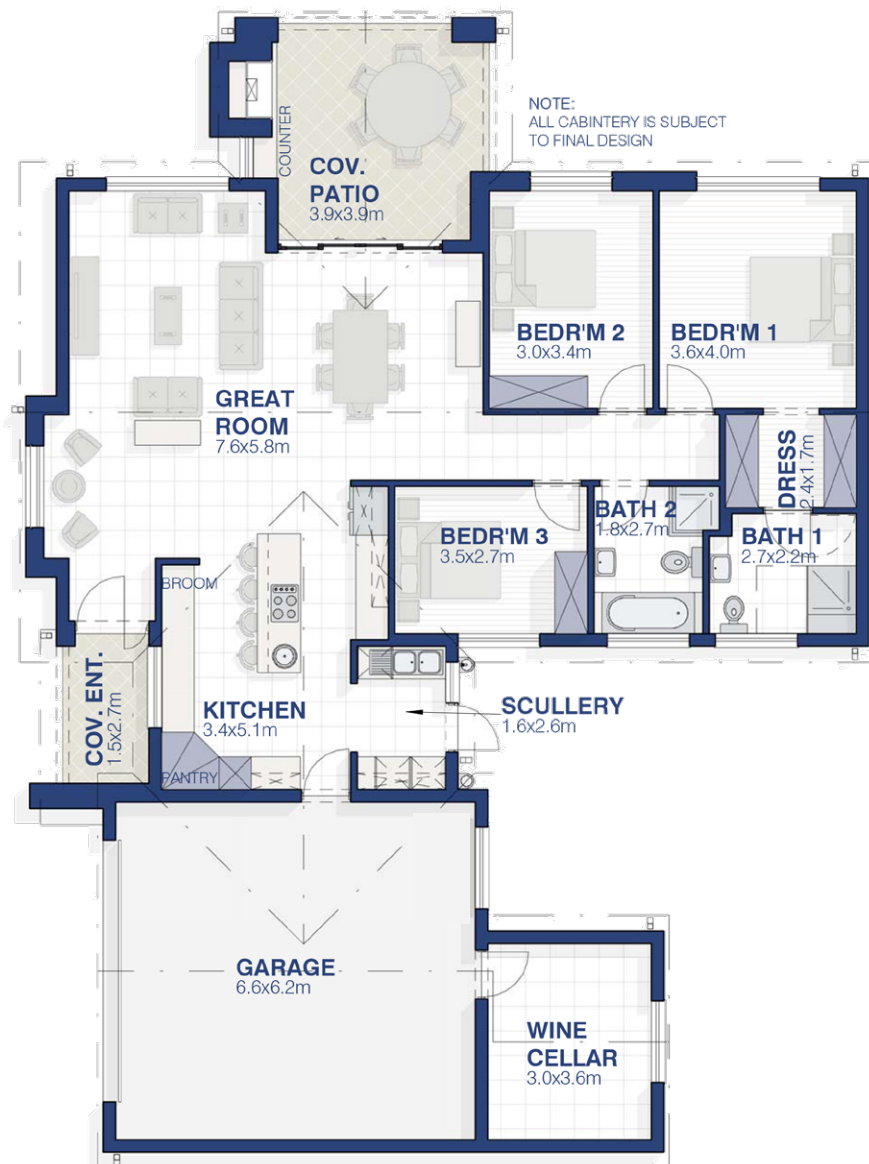


Unit Layout

UNIT TYPE **E**

3 Bed 2 Bath

225.39m²

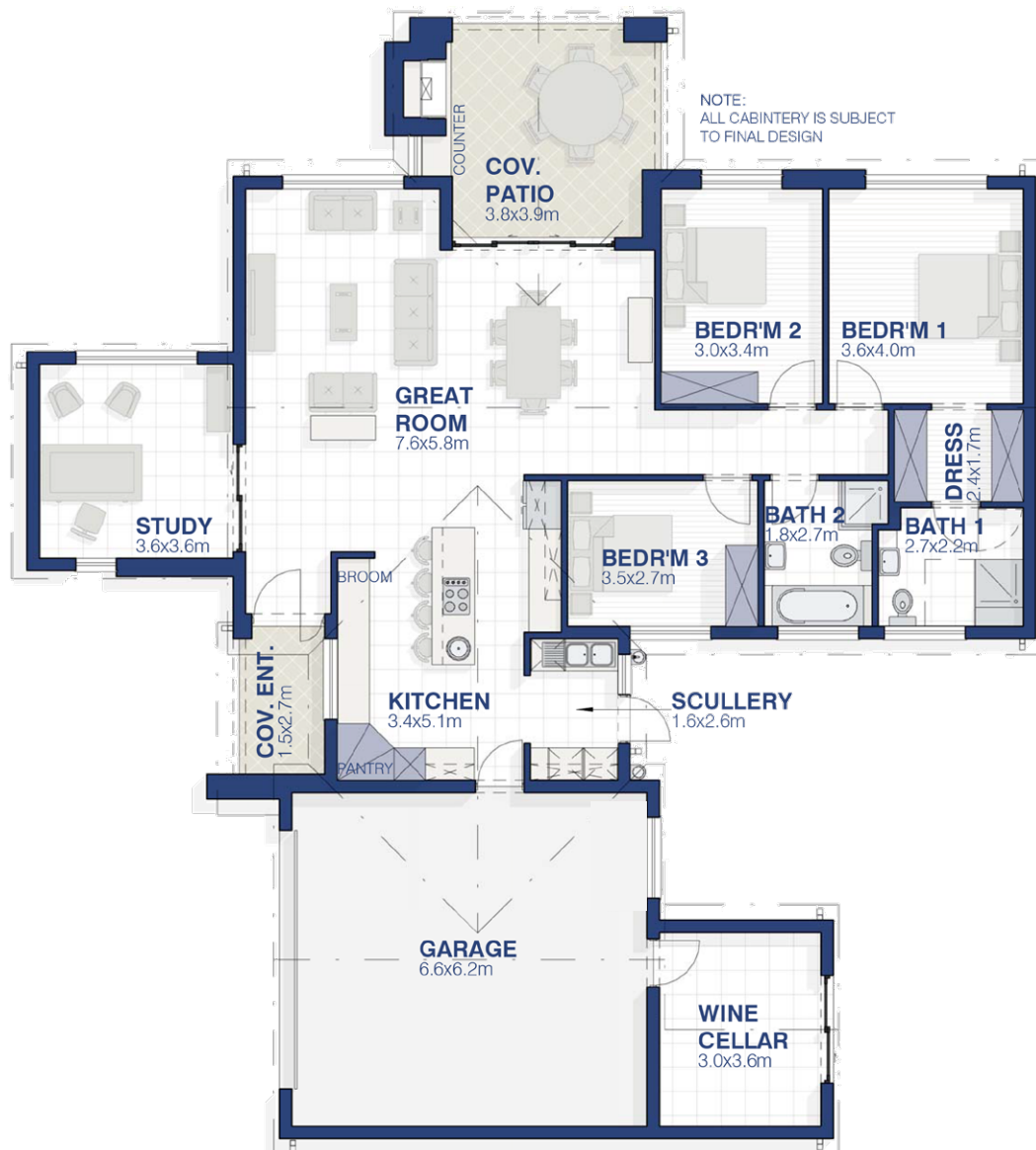


Unit Layout

UNIT TYPE E1

3 Bed 2 Bath

239.28m²



Price List

Unit No	Plan	Unit size (m ²)	Garage Size (m ²)	Total Size (m ²)	Description	Price
Phase 1 - Completed						
8	A	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
9	E	178,77	46,62	225,39	3 BED, 2 BATH, WINE CELLAR, GARAGE	SOLD
10	D	120,75	46,62	167,37	2 BED, 2 BATH, DOUBLE GARAGE	SOLD
11	D	120,75	46,62	167,37	2 BED, 2 BATH, DOUBLE GARAGE	SOLD
12	C1	135,91	46,60	182,51	2 BED, 2 BATH, DOUBLE GARAGE	SOLD
13	B1	146,84	45,73	192,57	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
14	B1	146,84	45,73	192,57	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
Phase 2 - Immediate Occupation						
1	Bm	139,48	45,73	185,21	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
2	B	139,48	45,73	185,21	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
3	B	139,48	45,73	185,21	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
4	E1	192,65	46,62	239,27	3 BED, 2 BATH, STUDY, WINE CELLAR, GARAGE	SOLD
5	A	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
6	A	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
7	A	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
15	A	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
16	Am	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	SOLD
17	A	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	R 2 950 000
18	Am	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	R 2 950 000
19	A	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	R 2 950 000
20	Am	147,18	46,70	193,88	3 BED, 2 BATH, DOUBLE GARAGE	R 2 950 000
21	C	135,82	46,80	182,62	2 BED, 2 BATH, DOUBLE GARAGE	SOLD
22	Cm	135,82	46,80	182,62	2 BED, 2 BATH, DOUBLE GARAGE	R 2 750 000

Repayment Schedule

Monthly Repayments					Minimum Income Required		
Purchase Price	Deposit Term	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate
		11.75%	12.25%	12.50%	11.75%	12.25%	12.50%
R 2 926 000	20 Years	R 31 402	R 32 398	R 32 901	R 104 670	R 107 990	R 109 660
	30 Years	R 29 249	R 30 352	R 30 906	R 97 490	R 101 170	R 103 020
R 2 940 000	20 Years	R 31 552	R 32 553	R 33 058	R 105 170	R 108 510	R 110 190
	30 Years	R 29 389	R 30 497	R 31 054	R 97 960	R 101 650	R 103 510
R 2 965 000	20 Years	R 31 820	R 32 830	R 33 339	R 106 060	R 109 430	R 111 130
	30 Years	R 29 639	R 30 756	R 31 318	R 98 790	R 102 520	R 104 390
R 3 105 000	20 Years	R 33 323	R 34 380	R 34 913	R 111 070	R 114 600	R 116 370
	30 Years	R 31 038	R 32 208	R 32 797	R 103 460	R 107 360	R 109 320

All Banks require certain information in order for their Credit division to approve a Home Loan application. These differ between Banks but fundamentally they all require.

1. **Signed and Completed Application and consent forms**
2. **Clear Copy of Identity Document of the Purchaser/s**
3. **Proof of Income of the Purchaser/s**
 - If only basic salary earned (no overtime or commission) - latest 3 payslip and latest 3 months non internet bank statements needed
 - If overtime or commission is earned, then latest 6 months payslips and bank statements needed
 - If self employed, latest 2 years audited financials and letter of earnings as well as latest 2 year's ITA34's plus latest 6 month's personal and business bank statements will be required together with signed assets and liabilities



Welverdiend

Levy Budget

Levy per unit includes: CSOS, Welverdiend Expenditure Budget & deLand HOA.

Unit No	Total Levy
1	R1,326.95
2	R1,326.95
3	R1,326.95
4	R1,714.27
5	R1,389.07
6	R1,389.07
7	R1,389.07
8	R1,389.07
9	R1,614.82
10	R1,199.13
11	R1,199.13

Unit No	Total Levy
12	R1,307.61
13	R1,379.68
14	R1,379.68
15	R1,389.07
16	R1,389.07
17	R1,389.07
18	R1,389.07
19	R1,389.07
20	R1,389.07
21	R1,308.39
22	R1,308.39



Wolverdiend

Specification List

NO OTHER CHANGES/UPGRADES WILL BE PERMITTED, THAT ARE NOT ON THE APPROVED SPECIFICATION OR UPGRADE LIST

External brickwork	Semi-face brick Brick options: Navada
External finish	1 Coat plaster Primer and 2 coats paint
Stone cladding	Local stone cladding
Internal brickwork	Clay bricks
Internal finish	1 Coat plaster Primer and 2 coats paint
External windows	Aluminium frame Glazing: <ul style="list-style-type: none">• Living/bedroom: 4mm clear glass• Bathroom: 4mm obscured glass
External door	Frame: Wooden frame Door: 1200mm Pivot door Lock: Roller catch lock Handle: Kinglet 400mm pull handle back to back
Internal door	Frame: Wooden door frame with varnish Door: Commercial veneer MD door with varnish Lock: 3 lever lockset Handles: Tsessebe Lever Handle Door stop
Sliding door	Aluminium Glazing: Standard Lock
Ceilings	Plaster ceilings, painted with 2 coats PVA (Colour: white) Bulkhead in Kitchen H-Strip ceilings in garage
Cornice	Shadow line

continue



Welverdiend

Specification List

Sanitary ware

Bath

Type	Tammrin 1700 mm, white bath with CP waste
Mixer and spout	Onex with Nikki spout
Soap dish	Sonata
Towel rail/towel ring	Sonata, Single, 600mm long

Basin

Type	Kiara with CP waste
Mixer	Onex
Mirror	Bevel edged
Vanity	Single or double as applicable
Towel ring	Sonata

Shower

Door	Main en-suite with fixed panel Guest bathroom with pivot door
Shower head	Evox water saving
Shower arm	Molinari
Soap dish	Sonata
Towel rail	Sonata, single, 600mm long
Mixer	Onex
Shower trap	

Water Closet

Type	Close couple Bettalux top flush with solid plastic seat
Toilet roll holder	Sonata

Water meter

1 per unit

Geyser

200 litre & Heatpump

Heatpump

5kw

Washing machine

Cold water point with drain

Dishwasher

Cold water point with drain

Floor coverings

Bedrooms	Laminated floor covering / Carpets optional extra based on quote (Quote to be done on carpets once construction commenced)
Bathroom	600x600mm Ceramic tiles
Shower	Mosaics as per samples
Lounge	600x600mm Ceramic tiles
Kitchen	600x600mm Ceramic tiles
Garage	Power floated floor

continue



Welverdiend

Specification List

Skirting	Unit Patio	100 mm supawood skirting, painted with 2 coats paint 100mm tile skirting
Wall Tiles <i>as per sample boards</i>	Behind bath Shower Hand wash basin Kitchen	1500mm high metro tiles behind bath Ceramic floor tiles, 2500mm high with vertical mosaic strip over mixer No tiles, only Eezi quartz 100mm splash back with mirror Standard white Metro tile, 600mm high above countertop only (Not behind appliances)
Built-in cupboards	Main Bedroom Bedroom 2 Bedroom 3	Lux unit with top filler / Room specific Lux unit with top filler / Room specific Lux unit with top filler / Room specific
Kitchen & Scullery	Carcass Top Hinges Handles Sink Mixer	Melamine Eezi Quartz Soft close Stainless steel Double bowl Onex
Stove	Defy DBO475 Slimline SS oven Defy DHD413 Slimline Ceran Hob DCH296 SS Cooker Hood	
Electricity meter		1 Pre-paid meter per unit
Light fittings	Main bedroom Bedroom 2 Bedroom 3 Lounge Bathroom Passage Kitchen Patio Entrance door	4 x Down lighters (Size dependant) 4 x Down lighters (Size dependant) 4 x Down lighters (Size dependant) 4 x Down lighters (Size dependant) 2 x Down lighters (Size dependant) 1 x Down lighter (Length dependant) 5 x Down lighters (Size dependant) 1 x External light 1 x External light
Plug points	Main bedroom Bedroom 2 Bedroom 3 Lounge Dining room Kitchen	2 x Combination 1 x Combination 1 x Combination 2 x Combination 1 x Combination Qty dependant on kitchen design

continue



Werverdiend

Specification List

TV points	Conduit only to lounge and main bedroom (no wiring)
Fibre point	1x Point per unit
Curtain rails	Double rail with 150mm overhang (all windows)
Roof	Prefabricated timber trusses with Chromadek Klip-lock 700 roof covering
Gutters & downpipes	Zinkalume seamless
Ceiling insulation	100mm Eco insulation
Landscaping & paving	As per Site Development Plan
Unit numbers	As per Site Development Plan
Jetmaster braai	As per Site Development Plan
DSTV installation	1x Point per unit
Air-condition	Main bedroom only
Heaters	Space heaters in all main on-suite & 2nd bathroom
Paraplegic fittings	Optional extra (Quotation to be done once constructions commenced)
Garage door	1 x motor and chroma deck double door
External landscaping	Grass

Note: This specification list has been prepared subject to availability of materials. All quality is guaranteed by the approved and appointed suppliers and is subject to standard supplier guarantees. The developer cannot be held accountable for any colour or texture variations which may occur.



Werverdiend

This presentation has been especially prepared to acquaint you with this specific development. Please retain it for future reference. We appreciate you taking an interest in this document. Should you have any questions, please do not hesitate to contact us.

Developer	Renico Construction (PTY) Ltd. Tel 011 794 1177 Fax 011 794 1159 www.renico.co.za
Marketing	Engel & Völkers Potchefstroom South Africa Helandi Moolman Cell 073 147 4212 helandi.moolman@engelvoelkers.com
Sales Agent	Engel & Völkers Potchefstroom South Africa Beatrice Joubert Cell 071 674 5673 beatrice.joubert@engelvoelkers.com
Architect	A.A Papageorgiou Architects Tel 011 907 2015 aapapa@icon.co.za
Bond Originator	EV Finance • Potchefstroom • South Africa 65 Retief Straat, Potchefstroom Tel : 083 465 6883 Fax : 0866 329 524 Marlucia van den Berg marlucia.vandenberg@evfinance.co.za
Nedbank Direct	Home Loans –Valma Laubscher Second Floor Nedbank Park 2 Campus 6 Press Avenue, Selby, Crown Mines, Johannesburg Tel 011 495 8704 Email valmal@nedbank.co.za Cell 083 302 5827 valmal@nedbank.co.za www.nedbank.co.za/homeloans
Attorney	Fyfer Incorporated Attorneys c/o Liesl Clark Block IV Visiomed Office Park, Cresta 269 Beyers Naude Drive, Northcliff Tel 011 678 2160 liesl@fyferinc.co.za
Trust Account Details	Fyfer Incorporated Attorneys NEDBANK, Blackheath Account number : 158 202 5398 ACB 158 205 Reference : WELVERDIEND – UNIT NUMBER
Managing Agent	Engel & Völkers Potchefstroom South Africa Monique Kruger – Cell: 073 088 5954 monique.kruger@engelvoelkers.com http://www.engelvoelkers.com/za/potchefstroom

The developer, or his agent, accepts no expressed, or implied, liability due to the contents of this report. All facts, specifications, and summaries have been obtained from sources deemed reliable and are believed to be correct. No liability is assumed by its author. Any unauthorised use of this report or any part hereof, without prior written permission of its author, is expressly prohibited.

