



iThemba

The Perfect Mix

HOPE • FAITH • HOME



1 Silver Close, Albertsdal, Alberton

Starting from only
R760 000

DREAM BIG

Our latest development in Albertsdal is the lovely iThemba residential estate.

iThemba offers home owners 96 simplex homes nestled within a security complex with:

- 2 Bed, 1 Bath simplex homes from R760 000
- 3 Bed, 2 Bath simplex homes from R867 000

All homes boast pet friendly, walled gardens, shadeports. Enjoy access to a large and secure children's play area.

The homes are fully tiled with A-grade ceramic tiles and are fitted with architecturally designed kitchens which are further complimented by engineered quartz worktops.

A number of energy saving features have been incorporated in the homes to help you budget for your monthly energy expenses.

Whether this is your first purchase or your second, these homes will offer you everything you need to make new memories with your family.

Occupation date is 1 December 2024.

Albertsdal is perfectly located with easy access to the R59 Sybrand van Niekerk freeway as well as being just a short 5 minute drive from the Alberton CBD.

As the homes are purchased off plan and directly from the developer, bond and attorney fees are included in the purchase price (conditions apply).



WHY iTHEMBA?



Pet friendly with walled gardens



Modern simplex homes



Energy saving features



Fibre & satellite ready



Prepaid electricity



Secure environment with a
big children's play area



Quick access to the R59 Sybrand van
Niekerk freeway



24 Hour security with access control

A place where your family can laugh and play

We understand the importance of providing a safe and comfortable haven for families to flourish. That's why our expert team of architects and builders has created an exceptional living space with modern amenities that are designed to cater to your every need.

From spacious living areas with state-of-the-art appliances and fittings, we have taken every detail into account to ensure that our homes meet your needs and exceed your expectations.

Furthermore, our development provides a sense of community, with a communal park and recreational area, where you can unwind, relax, and make lasting connections with your neighbours.

The right fit for any size family

Families come in all shapes and sizes, and we've designed our homes to accommodate any family dynamic. Whether you're a young couple starting your journey or a family with children of all ages, we have a range of homes that cater to your unique needs.

We've also designed our homes with functionality in mind. Every inch of space has been utilised to create a home that is practical, comfortable, and stylish. From the open plan living areas that are perfect for family bonding time to the generous storage spaces that provide ample room for all your belongings, our homes are perfect for families of any size.



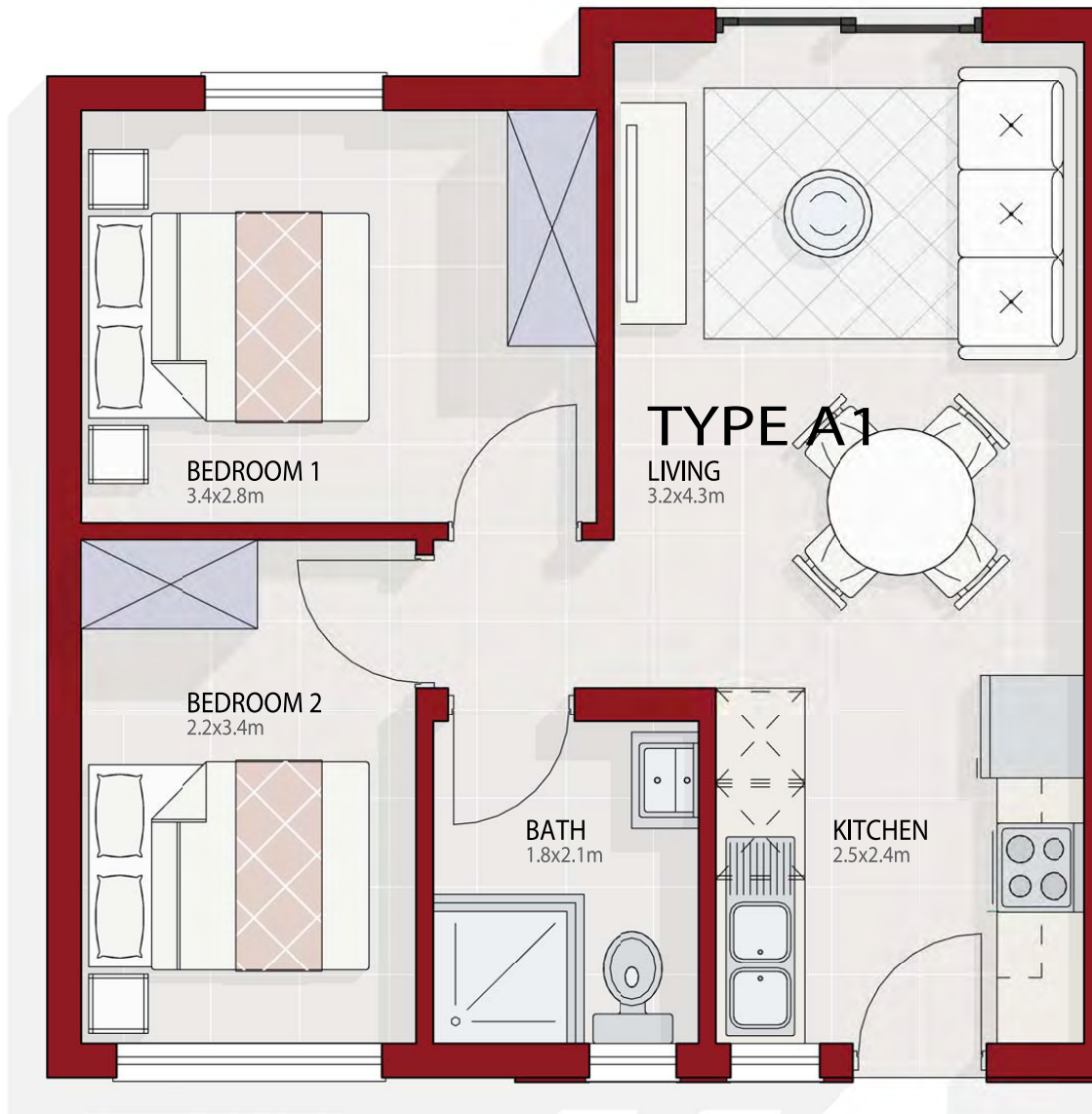
ARTIST IMPRESSIONS



SITE PLAN



TYPE A1



Unit Type A1

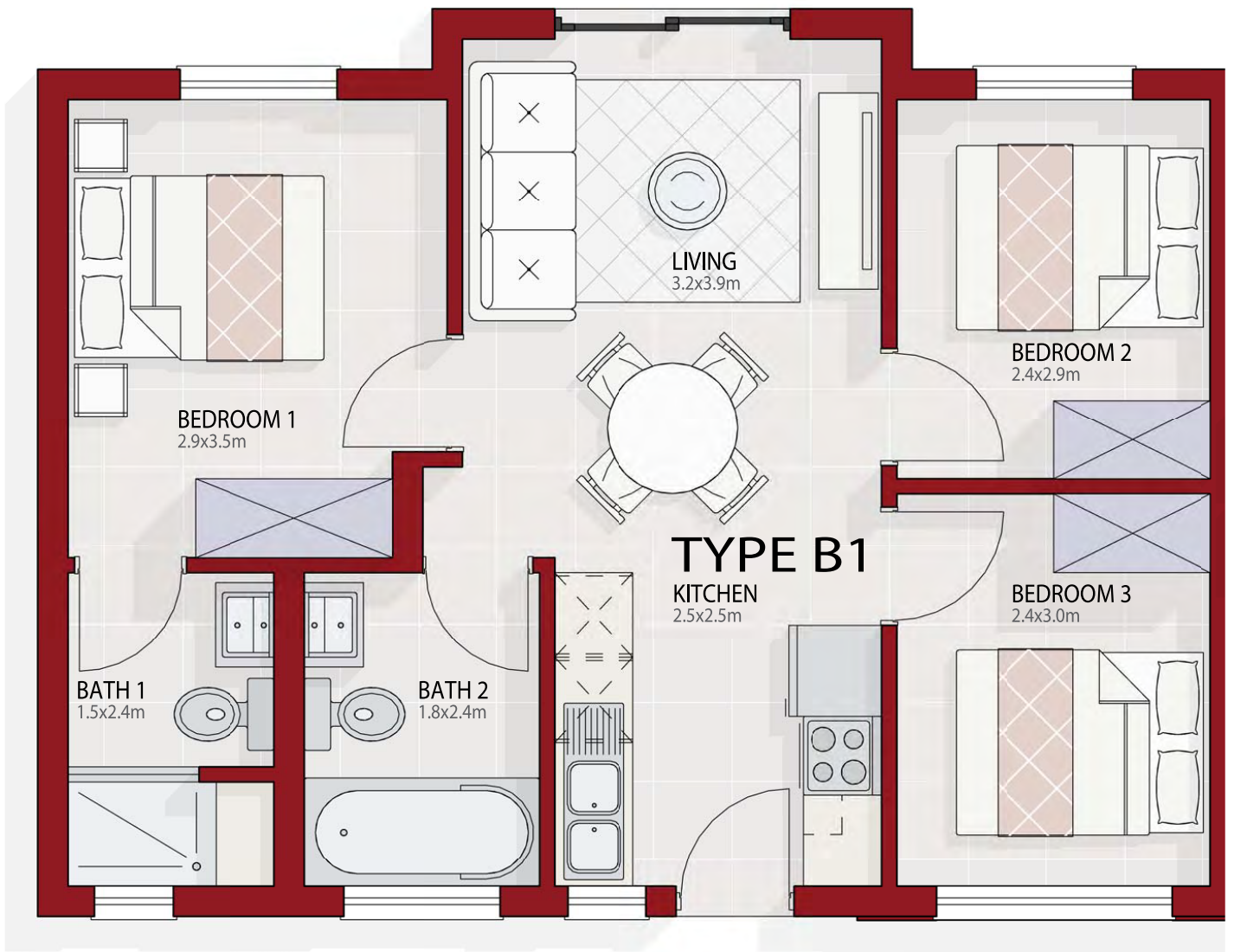
2 Bed 1 Bath 50,18m²

Shadeport 15,00m²

TOTAL 65,18m²

NOTE: ALL CABINETRY IS SUBJECT TO FINAL DESIGN

TYPE B1



Unit Type B1

3 Bed 2 Bath

60,44m²

Shadeport

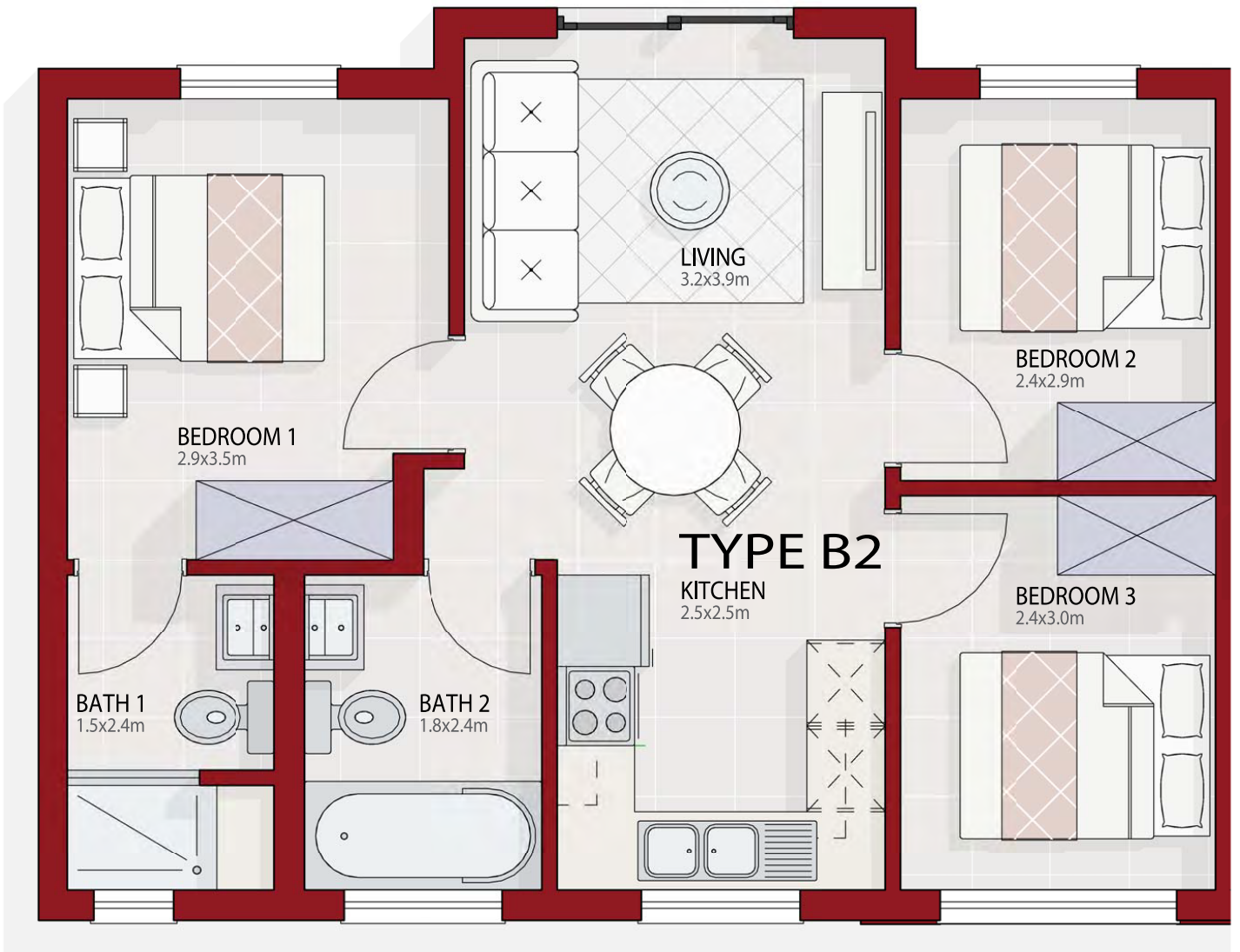
15,00m²

TOTAL

75,44m²

NOTE: ALL CABINETRY IS SUBJECT TO FINAL DESIGN

TYPE B2



Unit Type B2

3 Bed 2 Bath

60,44m²

Shadeport

15,00m²

TOTAL

75,44m²

NOTE: ALL CABINETRY IS SUBJECT TO FINAL DESIGN

PRICE LIST

Unit	Unit Type	Description	Unit Size (m ²)	Price
1	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
2	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
3	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R873 000
4	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R873 000
5	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
6	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
7	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R899 000
8	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R899 000
9	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R920 000
10	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R920 000
11	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R920 000
12	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R920 000
13	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
14	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
15	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
16	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
17	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
18	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
19	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
20	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
21	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
22	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
23	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
24	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
25	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
26	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R873 000
27	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
28	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
29	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
30	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
31	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
32	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
33	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
34	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
35	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
36	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
37	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
38	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
39	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
40	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
41	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R912 000
42	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R886 000
43	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
44	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
45	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
46	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
47	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
48	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000

PRICE LIST

Unit	Unit Type	Rooms	Unit Size (m ²)	Price
49	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
50	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
51	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
52	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
53	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R880 000
54	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R880 000
55	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
56	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
57	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
58	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
59	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R880 000
60	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R880 000
61	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
62	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
63	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
64	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
65	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R886 000
66	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R912 000
67	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R912 000
68	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
69	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
70	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
71	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
72	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
73	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
74	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
75	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
76	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
77	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
78	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
79	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R867 000
80	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
81	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
82	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
83	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R873 000
84	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
85	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
86	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
87	B2	3 BED, 2 BATH, PVT GARDEN	60,44	R905 000
88	B2m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
89	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
90	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
91	B1	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
92	B1m	3 BED, 2 BATH, PVT GARDEN	60,44	R927 000
93	A1m	2 BED. 2 BATH, PVT GARDEN	50,18	R760 000
94	A1	2 BED. 2 BATH, PVT GARDEN	50,18	R760 000
95	A1m	2 BED. 2 BATH, PVT GARDEN	50,18	R760 000
96	A1	2 BED. 2 BATH, PVT GARDEN	50,18	R760 000

REPAYMENT SCHEDULE

Monthly Repayments					Minimum Income Required		
Purchase Price	Term	Interest 11.75%	Interest 12.25%	Interest 12.50%	Interest 11.75%	Interest 12.25%	Interest 12.50%
R 760 000	20 Years	R 7 900	R 8 156	R 8 285	R 26 330	R 27 180	R 27 610
	30 Years	R 7 313	R 7 597	R 7 740	R 24 370	R 25 320	R 25 800
R 867 000	20 Years	R 9 013	R 9 305	R 9 452	R 30 040	R 31 010	R 31 500
	30 Years	R 8 343	R 8 667	R 8 830	R 27 800	R 28 880	R 29 430
R 873 000	20 Years	R 9 075	R 9 369	R 9 517	R 30 240	R 31 230	R 31 720
	30 Years	R 8 400	R 8 727	R 8 891	R 28 000	R 29 080	R 29 630
R 880 000	20 Years	R 9 148	R 9 444	R 9 594	R 30 490	R 31 480	R 31 970
	30 Years	R 8 468	R 8 797	R 8 962	R 28 220	R 29 320	R 29 870
R 886 000	20 Years	R 9 210	R 9 509	R 9 659	R 30 700	R 31 690	R 32 190
	30 Years	R 8 525	R 8 857	R 9 023	R 28 410	R 29 520	R 30 070
R 899 000	20 Years	R 9 345	R 9 648	R 9 801	R 31 150	R 32 160	R 32 660
	30 Years	R 8 651	R 8 987	R 9 156	R 28 830	R 29 950	R 30 510
R 905 000	20 Years	R 9 408	R 9 712	R 9 866	R 31 350	R 32 370	R 32 880
	30 Years	R 8 708	R 9 047	R 9 217	R 29 020	R 30 150	R 30 720
R 912 000	20 Years	R 9 480	R 9 788	R 9 942	R 31 600	R 32 620	R 33 140
	30 Years	R 8 776	R 9 117	R 9 288	R 29 250	R 30 380	R 30 960
R 920 000	20 Years	R 9 563	R 9 873	R 10 030	R 31 870	R 32 910	R 33 430
	30 Years	R 8 853	R 9 197	R 9 370	R 29 500	R 30 650	R 31 230
R 927 000	20 Years	R 9 636	R 9 949	R 10 106	R 32 120	R 33 160	R 33 680
	30 Years	R 8 920	R 9 266	R 9 441	R 29 730	R 30 880	R 31 460

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.

- Signed and Completed Application and consent forms
- Clear Copy of Identity Document of the Purchaser/s
- Proof of Income of the Purchaser/s

* If only basic salary earned (no overtime or commission) - latest 3 payslip and latest 3 months noninternet 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

LEVY SCHEDULE

UNIT NO	TOTAL LEVY	UNIT NO	TOTAL LEVY	UNIT NO	TOTAL LEVY
1	R908,51	39	R908,51	77	R908,51
2	R908,51	40	R908,51	78	R908,51
3	R908,51	41	R908,51	79	R908,51
4	R908,51	42	R908,51	80	R908,51
5	R908,51	43	R908,51	81	R908,51
6	R908,51	44	R908,51	82	R908,51
7	R908,51	45	R908,51	83	R908,51
8	R908,51	46	R908,51	84	R908,51
9	R908,51	47	R908,51	85	R908,51
10	R908,51	48	R908,51	86	R908,51
11	R908,51	49	R908,51	87	R908,51
12	R908,51	50	R908,51	88	R908,51
13	R908,51	51	R908,51	89	R908,51
14	R908,51	52	R908,51	90	R908,51
15	R908,51	53	R908,51	91	R908,51
16	R908,51	54	R908,51	92	R908,51
17	R908,51	55	R908,51	93	R798,43
18	R908,51	56	R908,51	94	R798,43
19	R908,51	57	R908,51	95	R798,43
20	R908,51	58	R908,51	96	R798,43
21	R908,51	59	R908,51		
22	R908,51	60	R908,51		
23	R908,51	61	R908,51		
24	R908,51	62	R908,51		
25	R908,51	63	R908,51		
26	R908,51	64	R908,51		
27	R908,51	65	R908,51		
28	R908,51	66	R908,51		
29	R908,51	67	R908,51		
30	R908,51	68	R908,51		
31	R908,51	69	R908,51		
32	R908,51	70	R908,51		
33	R908,51	71	R908,51		
34	R908,51	72	R908,51		
35	R908,51	73	R908,51		
36	R908,51	74	R908,51		
37	R908,51	75	R908,51		
38	R908,51	76	R908,51		

- Budget excludes Security, Water, electricity and common charges & deposits for the Ekurhuleni accounts
- The estimated cost per guard per shift is R12 800
- The Ekurhuleni deposits for the Body Corporate bulk accounts can only be determined once the account is received

SPECIFICATION LIST

No other changes/upgrades will be permitted if it is not on the approved specification or upgrade list.

External brickwork	Dapple light - Plinth walls	
External finish	1 Coat plaster Primer and 2 coats paint	
Internal brickwork	Cement Stock bricks	
Internal finish	1 Coat plaster Primer and 2 coats paint	
External windows	Aluminium Frames Glazing: Living/Bedroom Bathroom	Bronze 4mm clear glass 4mm obscured glass
External door	Frame Door Lock Handles Escutcheon Weather bar	Double rebate steel frame, primed and painted with 2 coats enamel Fully external wooden door with 2 coats varnish 3 lever lock-set SS Lever handle
Internal door	Frame Door Lock Handles Door stop	Double rebated steel frame, primed and painted with 2 coats enamel Semi solid horizontal slated Masonite door, primed and painted with 2 coats enamel 3 lever lock-set SS Lever handle Door stopper white
Patio Door	Aluminium/Wooden door Glazing Lock	Bronze Aluminium door OR Fully external wooden door Standard
Ceilings	6.44 mm Rhino board with "H" strips, painted with 2 coats PVA (Colour: white)	
Cornice	75mm cornice painted white	
Sanitary ware	Bath Basin Shower Toilet	1700 mm, white with CP waste Shower/Bath Mixer Towel rail: single towel rail Floating vanity Mixer: Basin mixer Mirror: 400mm x 600mm bevel edge Towel ring Shower door Shower head Shower arm Towel rail Mixer Topflush toilet Toilet roll holder

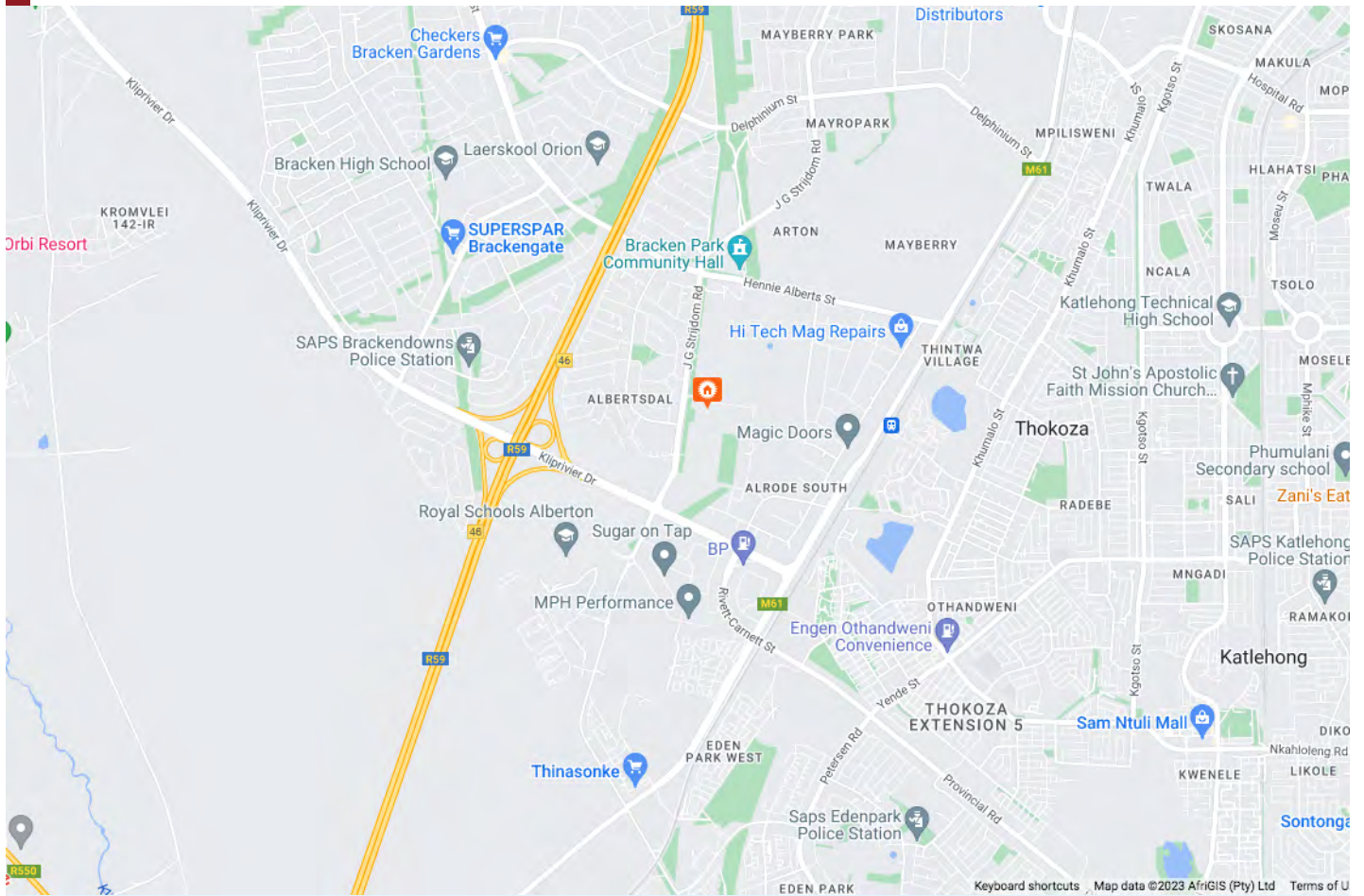
SPECIFICATION LIST

Water meter	1 per unit	
Geyser	150 Litre with energy saving system	
Washing machine	Cold water point sharing with Dishwasher	
Dishwasher	Cold water point with drain sharing with Washing machine	
Floor covering	Bedrooms Bathroom Shower	600mm x 600mm Ceramic tiles 600mm x 600mm Ceramic tiles Ceramic tiles cut to match floor tiles 100 x 100mm blocks
	Lounge Kitchen	600mm x 600mm Ceramic tiles 600mm x 600mm Ceramic tiles
Wall tiles	Bathroom	Tile front of bath - 600mm x 600mm Ceramic tiles Above bath - 600mm x 600mm Ceramic tiles - 2 x tile heights
	Shower	600mm x 600mm Ceramic tiles, ±2100mm high
Handwash basin 1	Back of basin - 600mm x 600mm Ceramic tiles	
Handwash basin 2	Back of basin - 600mm x 600mm Ceramic tiles	
Kitchen	600mm x 600mm Ceramic tiles - (Not behind appliances)	
Skirting	Unit	100mm timber skirting painted white
Built-in-cupboards	Main bedroom Bedroom 2	Lux unit with capping Lux unit with capping
Kitchen	Carcass Top Handles Sink Mixer	Melamine Eezi Quartz Stainless Steel Double bowl Mixer
Stove	Defy Black Slimline 600U oven Defy Black 600 Solid NCP plate Defy Black 600 hood	

SPECIFICATION LIST

Electricity meter	1 Pre-paid meter per unit	
Light fittings	1 x Light fitting per room	
Plug Points	Main bedroom Bedroom 2 Bedroom 3 Lounge Kitchen	1 x Double 1 x Double 1 x Double 2 x Double 3 x Double & 1 x Single
TV Points	Conduit only to lounge (no wiring)	
DSTV installation	1x Point per unit	
Fibre point	1x Open access network point	
Curtain rails	Double rail with 150mm overhang (all windows)	
Roof	Prefabricated timber trusses with cement roof tiles Double Roman standard roof tiles	
Gutters and downpipes	Zinkalume seamless	
Ceiling insulation	100mm Eco insulation	
Landscaping and paving	As per Site Development Plan	
Unit numbers	Vinyl	
Balustrading	Mild steel - If applicable	
Handrails	Mild steel - If applicable	

YOUR PERSONAL GUIDE TO NEARBY ATTRACTIONS



ITHEMBA

1 Silver Close, Albertsdal, Alberton

-  **Mall of the South - 9km**
-  **Sam Ntuli Mall - 6.5km**
-  **Life Brakenview Hospital - 5.5km**
-  **SAPS Brakendowns - 3.8km**
-  **BP Gas Station - 1.9km**
-  **Royal Schools Alberton - 2.1km**
Kliprivier road &, J G Strijdom Rd
-  **Bracken High School - 3.3km**
32 Kamferbos St
-  **Brackenhurst Primary School - 3.4km**
Jasmine Street
-  **Laerskool Orion - 3.1km**
6 Toinette St
-  **Glenbrack High School - 3.2km**
44 Seligna St
-  **Impact Independent High School - 3.7km**
124 De Waal St
-  **Glenview Primary School - 5.1km**
11 Appelgrein St
-  **Benjamin Preparatory School - 2.8km**
27 Benjamin St
-  **Laerskool Jan Meyer - 5.1km**
11 Appelgrein St
-  **Creative Kidz School Alberton Campus - 3.2km**
7 Letaba Street
-  **Little Porcupine and Friends Nursery School - 3km**
136 Hennie Alberts St
-  **Brackenhurst Pre-primary School & Aftercare - 1.9km**
2 Gembok St

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

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TRUST ACCOUNT DETAILS

Victor & Partners Attorneys
NEDBANK
Branch name: Western Gauteng
Branch code: 198 765
Account number: 128 610 2022
Reference: Ithemba Number

MANAGING AGENT

Westrand Management Agent
Phyllis van Rooyen
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