



## INFORMATION SHEET

### GENERAL

1. Sandton Gate Terrace
2. Minerva Avenue, Glenadrienne
3. 1st phase out of 3 phases
4. 136 units in total
5. Two levels of basement parking
6. Five levels of apartments (Ground to level 4)
7. Need pre-sales of 75 units before construction starts
8. 12 month construction period required
9. Estimated occupation first quarter 2022 - depending on construction commencement date
10. Cliff Dekker Hofmeyr transferring attorneys
11. Transfer (conveyancer) & Bond Costs are for the purchaser account

### UNITS

1. Two bed one bath units 65 sqm – starting from R1 799 000 (Total of 18)
2. Two bed two bath units 80 sqm – starting from R1 999 000
3. Four penthouse apartments with rooftop gardens – starting from R 6 950 000 (3 bed, 3.5 bath)

### UNIT FEATURES

1. 2 x basement parking bays for Two bed units
2. 3 x basement parking bays for Penthouse units
3. Vertical shade screen on each balcony
4. 3 x kitchen design options – Island and Breakfast Nook available as an optional extra
5. Walk in cupboard in main bedroom
6. Main en suite with full bathroom
7. Appliances included – MIELE electric stove, electric oven & electric extractor
8. Pre-paid electricity meters – Remote Metering Solutions (RMS)
9. DSTV and Fibre ready
10. Downlights throughout unit

### INVESTOR INFORMATION

1. Two bed one bath rental – R13 000 (Estimated ROI 7.5%)
2. Two bed two bath rental – R15 000 (Estimated ROI 7.5%)

### PRECINCT FEATURES

- Restaurant - *011 by the Baron*
- Beauty salon - *SoloTu*
- Gym - *Signature Planet Fitness*
- Woolworths Food
- Food Lover's Eatery
- Checkers
- Dischem

### BUILDING FEATURES

- Swimming pool, sun deck and relaxation area
- Building manager & security desk
- Pets allowed on condition of BC approval
- Biometric pedestrian access
- Electric fencing around perimeter
- 24-hour security
- Three lift cores

