

33@ VIEW





LIVE or INVEST in @ 33@view

BEST LOCATION - BEST ACCESS - BEAUTIFUL SETTING

Rietvalleirand is a booming, upmarket, residential neighbourhood located along the south-eastern border of Centurion, Pretoria. Property in this suburb is not only in high rental demand, because of its beautiful countryside setting close to the Rietvlei Dam Nature reserve, but also offers superb access to Gauteng's major highways.

Houses selling from

R 1 395 000

Cash Selling Price - First 3 Cash Purchasers

R 1 213 043

ABOUT

33@View in Rietvalleirand is located on Pretoria East's border with Centurion, with access to the best educational, medical, shopping and recreational facilities the area has to offer.

As one of Pretoria's newer suburbs, properties generally boast modern contemporary designs and architecture, open-plan living spaces and high-end finishes, with beautiful views over the scenic countryside. Parents of school-going children have a large selection of good primary and high schools in the surrounding areas.

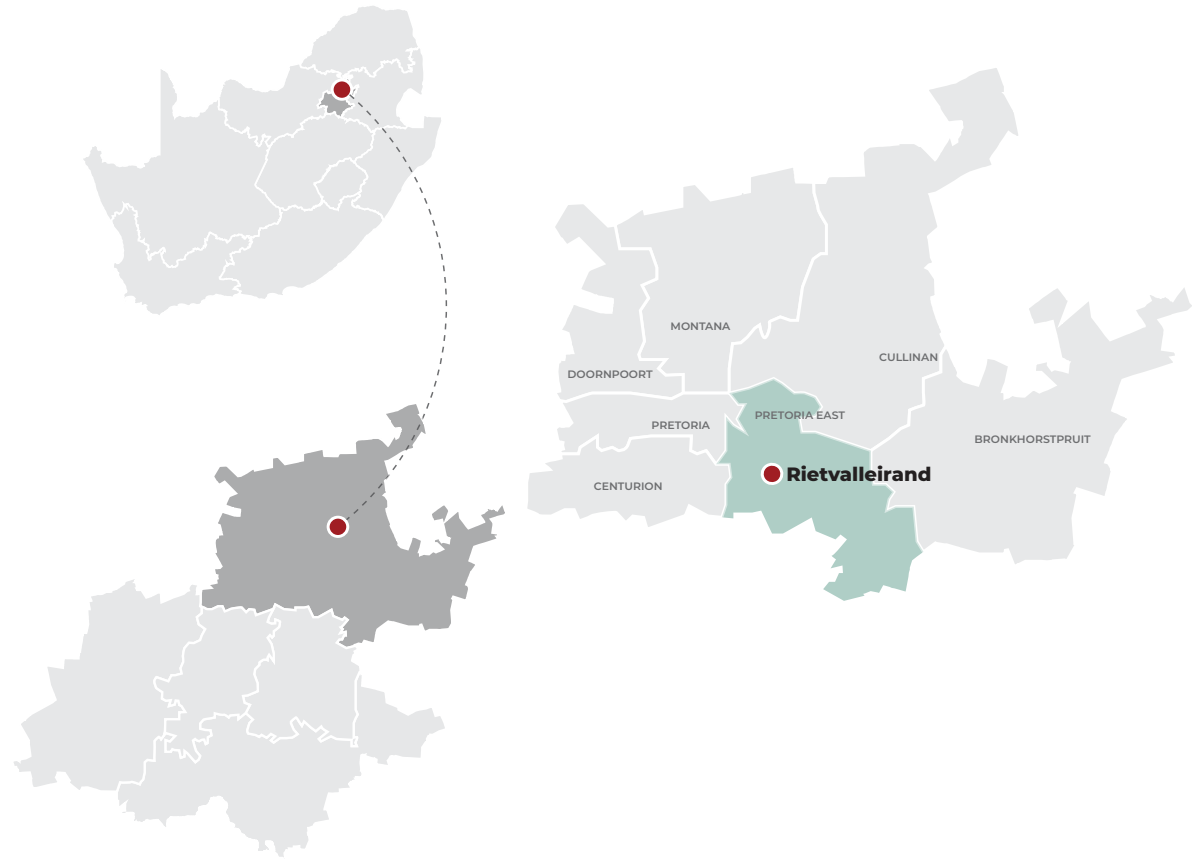
33@View is located only a few minutes' drive from the Rietvlei Dam Nature Reserve. This reserve comprises 3,800 hectares of open grassland, wetlands, the Rietvlei Dam, as well as indigenous tree species. It offers outdoor activities which include freshwater fishing, hiking, horse trails, camping, game viewing or bird watching. However, if you would prefer to site back, relax, and enjoy an array of delicious eats and drinks, you can visit the Rietvlei Coffee Shop housed in the old farmhouse in the reserve.




Location


The suburb is also centrally located to several golf courses and country clubs in the surrounding areas, all situated within a radius of approximately 12km from Rietvalleirand.


In addition to several small- to medium-sized shopping malls in and around the neighbourhood, Rietvalleirand is also within close proximity to many bigger malls like Menlyn Park, Menlyn Maine, Castle Gate, Irene Village Mall, Woodlands Boulevard and Centurion Mall. This allows residents to choose among a wide variety of entertainment and shopping amenities.





 TRAVEL	DISTANCE
OR Tambo International Airport	37,6 km
Pretoria CBD	15.4 km
R21	4,1 km
N1	8,2 km

 EDUCATION	DISTANCE
University of Pretoria	12,5 km
Rietvlei Akademie	0,7 km
University of South Africa (Unisa)	13,2 km
Cornwall Hill College	6,6 km

 MEDICAL	DISTANCE
Netcare Pretoria East	3,3 km
Life Groenkloof Hospital	11 km
Kloof Mediclinic	5,1 km
Clicks Pharmacy - Cornwall View	1,3 km

 SHOPPING CENTRES	DISTANCE
Cornwall View Shopping Centre	1,2 km
Irene Village Mall	5 km
Wolwespruit MTB Park	5,2 km
Woodlands Boulevard Shopping Centre	7,1 km



Why live-invest in 33@view

RAPID GROWTH NODE

33@View is providing the perfect location servicing the Route 21 Office Park with its more than 300 businesses and over 8 000 employees. Both Route 21 Office Park and the 54 000 m2 Irene Mall is within 5km from 33@View.

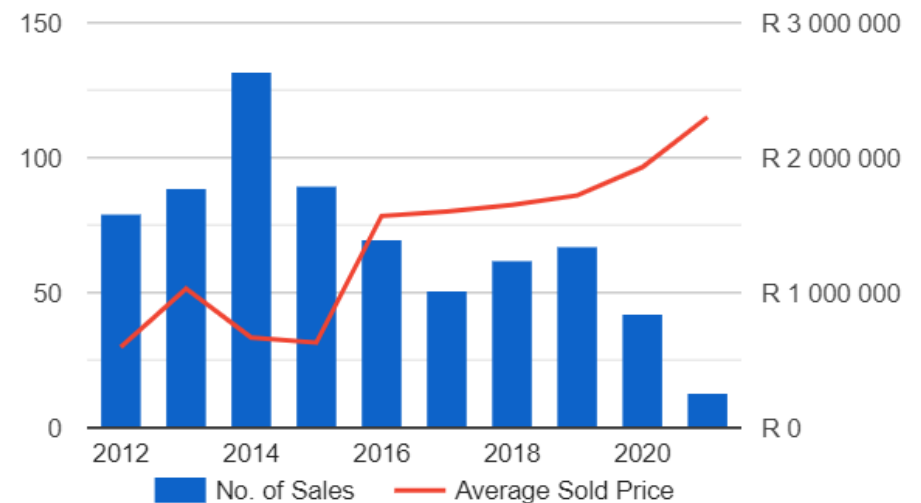
33@View will provide much needed, well-priced housing for the rapid expanding commercial and industrial nodes along the R21 between Tswane and OR Tambo International Airport.

As the Property24 Price Index illustrates, erven land in Rietvalleirand has been significantly appreciating. Over the last nine years, the price of erven land has increased by 253% and now sells at an average price of R2 300 000.

At 33@View you can now purchase a house for only R 1 395 000, making this the perfect priced property to live-invest in.

Sold Erven

This graph shows the annual number of sold erven and average sold price in Rietvalleirand, as registered in the South African Deeds office.





Investment Benefits

- ✓ Transfer and bond fees included*
- ✓ Up to 100% bond financing available assisted by IGrow Homeloans
- ✓ Transfer June 2022 - Occupation November 2022
- ✓ Prepaid water & electricity meters
- ✓ Fibre-to-home
- ✓ Secure complex – 24hr security & access control
- ✓ Communal spaces and landscaped parks and children's playgrounds
- ✓ Outdoor gym

COMPREHENSIVE END -TO-END RENTAL MANAGEMENT

- ✓ IGrow Rentals - our in-house rental managers
- ✓ Tenant vetting & placement
- ✓ Rental collection
- ✓ Ingoing & outgoing inspections
- ✓ Maintenance service available

Projected yearly income from:

R126 000

Houses selling for from:

R 1 395 000*

Gross ROI up to:

9,03%

Cash selling price

R1 213 043

R181 597 in discount

For first 3 cash purchasers



Site Development Plan

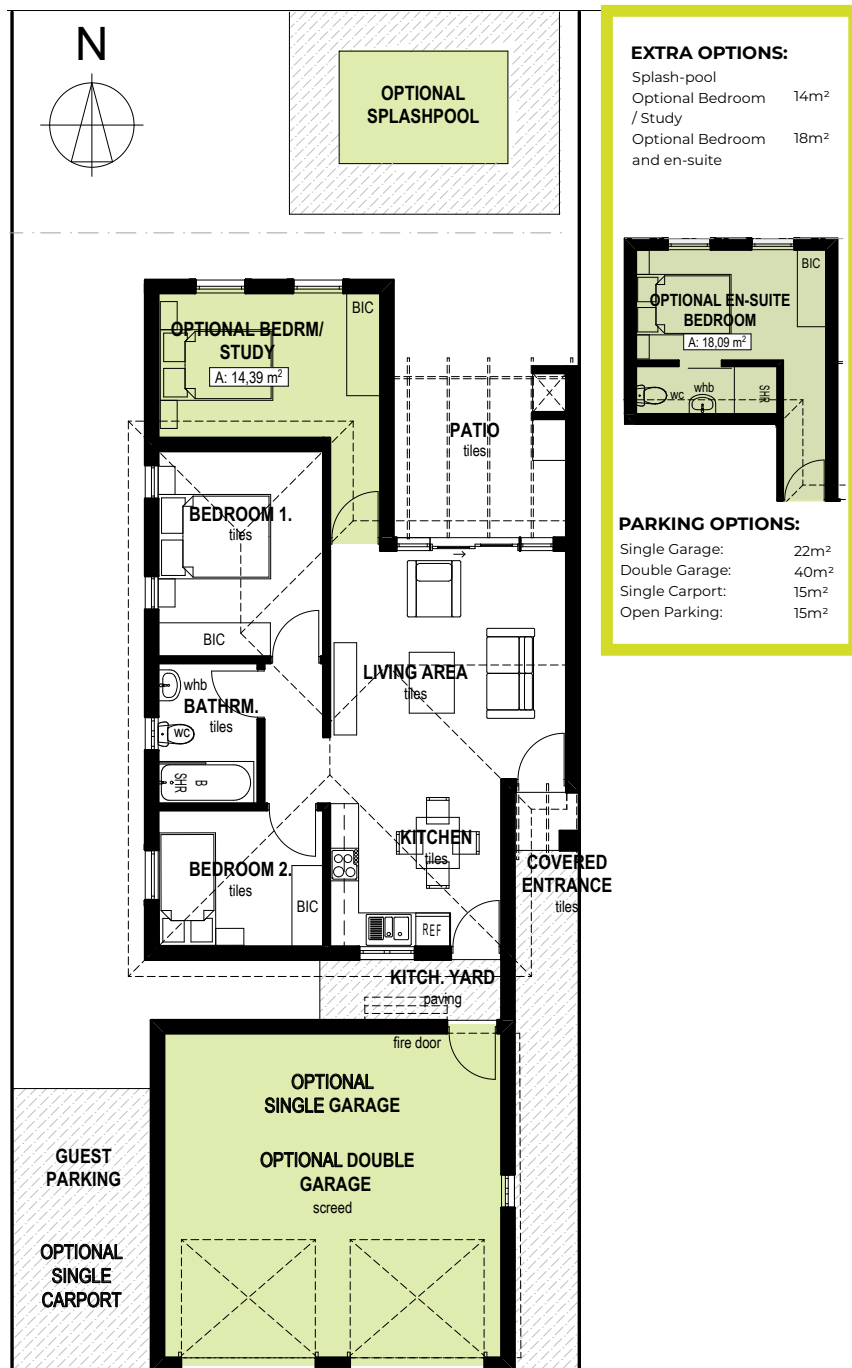


Type C unit - with optional single garage and swimming pool extension



Type C unit - with optional double garage, study room and swimming pool extension





Unit type A

R1 395 000

2 bedrooms, 1 bathroom

Unit area - 61m²

Covered patio - 10m²

Optional bedroom / study: 14m²

Optional bedroom and en-suite: 18m²

Units 3 - 24

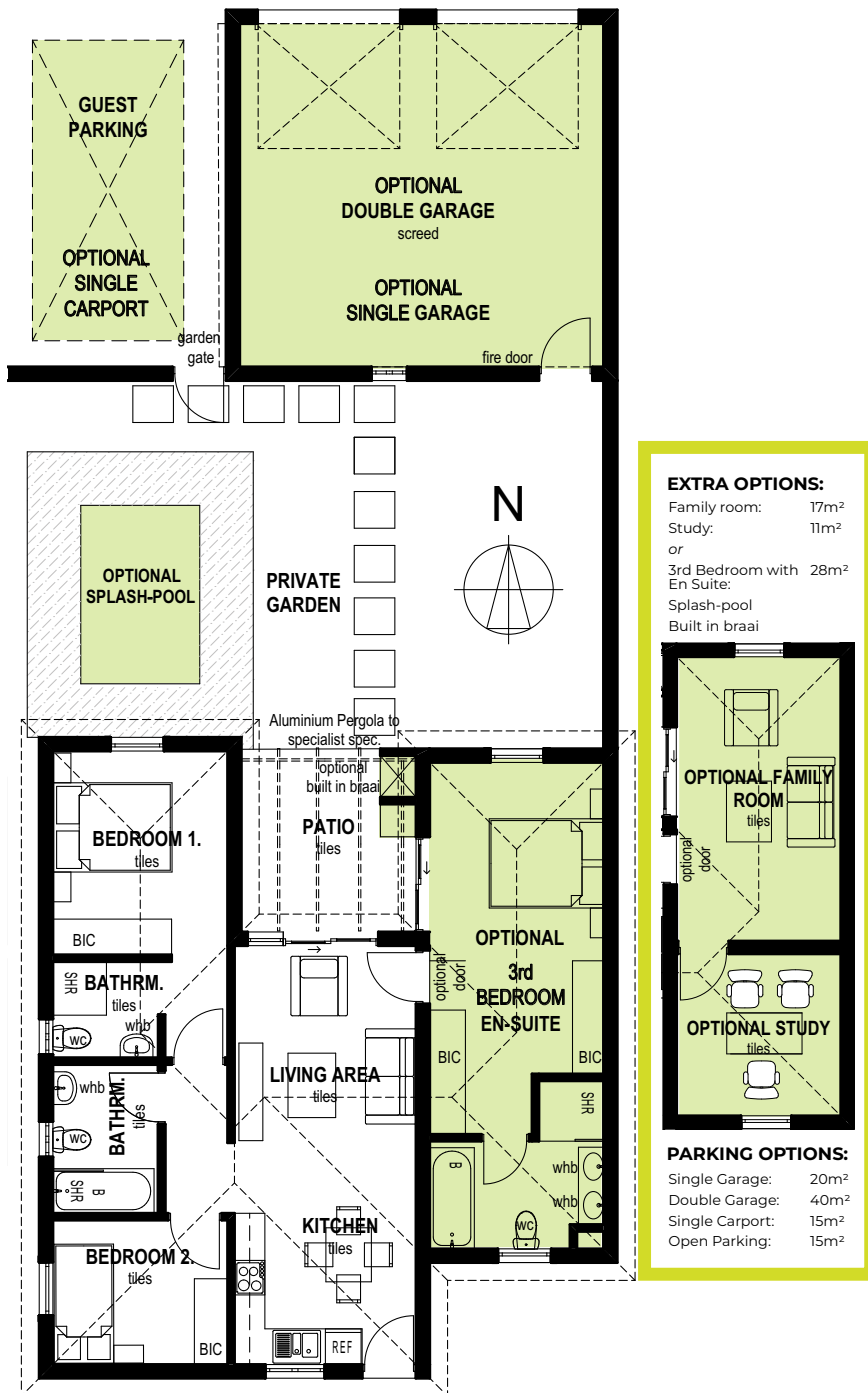
Parking Options:

Single Garage: 22m²

Double Garage: 40m²

Single Carport: 15m²

Open Parking: 15m²



Unit type B

R1 395 000

2 bedrooms, 2 bathrooms

Unit area - 63m²

Covered patio - 9m²

Units 61 - 72

Optional family room: 17m²

Optional study: 11m²

or 3rd Bedroom with en-suite: 28m²

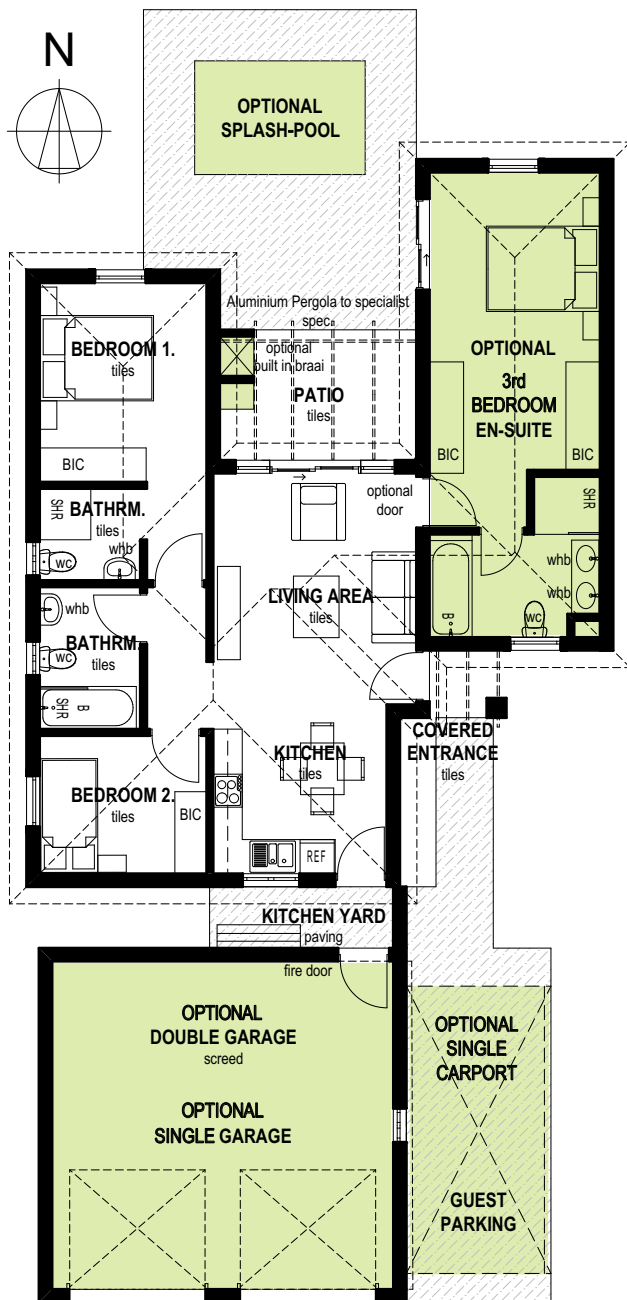
Parking Options:

Single Garage: 20m²

Double Garage: 40m²

Single Carport: 15m²

Open Parking: 15m²



EXTRA OPTIONS:

Family room: 18m²
 Study: 11m²
 or
 3rd Bedroom with En Suite: 29m²
 Splash-pool
 Built in braai

OPTIONAL FAMILY ROOM (green area)

OPTIONAL STUDY (green area)

PARKING OPTIONS:

Single Garage: 22m²
 Double Garage: 40m²
 Single Carport: 15m²
 Open Parking: 15m²

Unit type C

R1 455 000

2 bedrooms, 2 bathrooms

Unit area - 63m²
 Covered patio - 8m²

Units 50 - 60

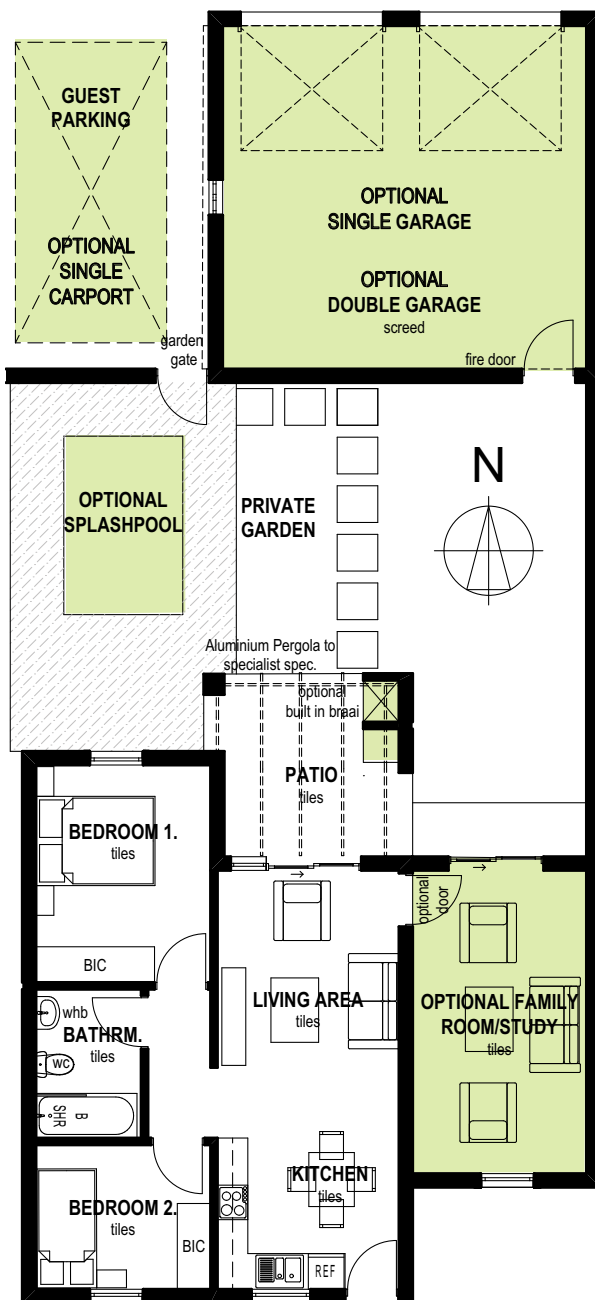
Optional family room: 17m²

Optional study: 11m²

or 3rd Bedroom with en-suite: 28m²

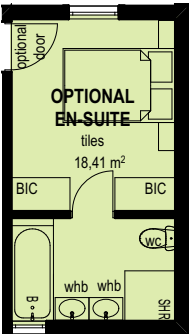
Parking Options:

Single Garage: 22m²
 Double Garage: 40m²
 Single Carport: 15m²
 Open Parking: 15m²



EXTRA OPTIONS:

- Family room / 18m²
- Study:
- or
- 3rd Bedroom with 18m²
- En Suite:
- Splash-pool
- Built in braai



OPTIONAL EN-SUITE
tiles
18,41 m²

PARKING OPTIONS:

- Single Garage: 20m²
- Double Garage: 40m²
- Single Carport: 15m²
- Open Parking: 15m²

Unit type D

R1 455 000

2 bedrooms, 1 bathroom

Unit area - 55m²

Covered patio - 10m²

Units 30 - 45

Optional family room / study: 17m²

or 3rd Bedroom with en-suite: 18m²

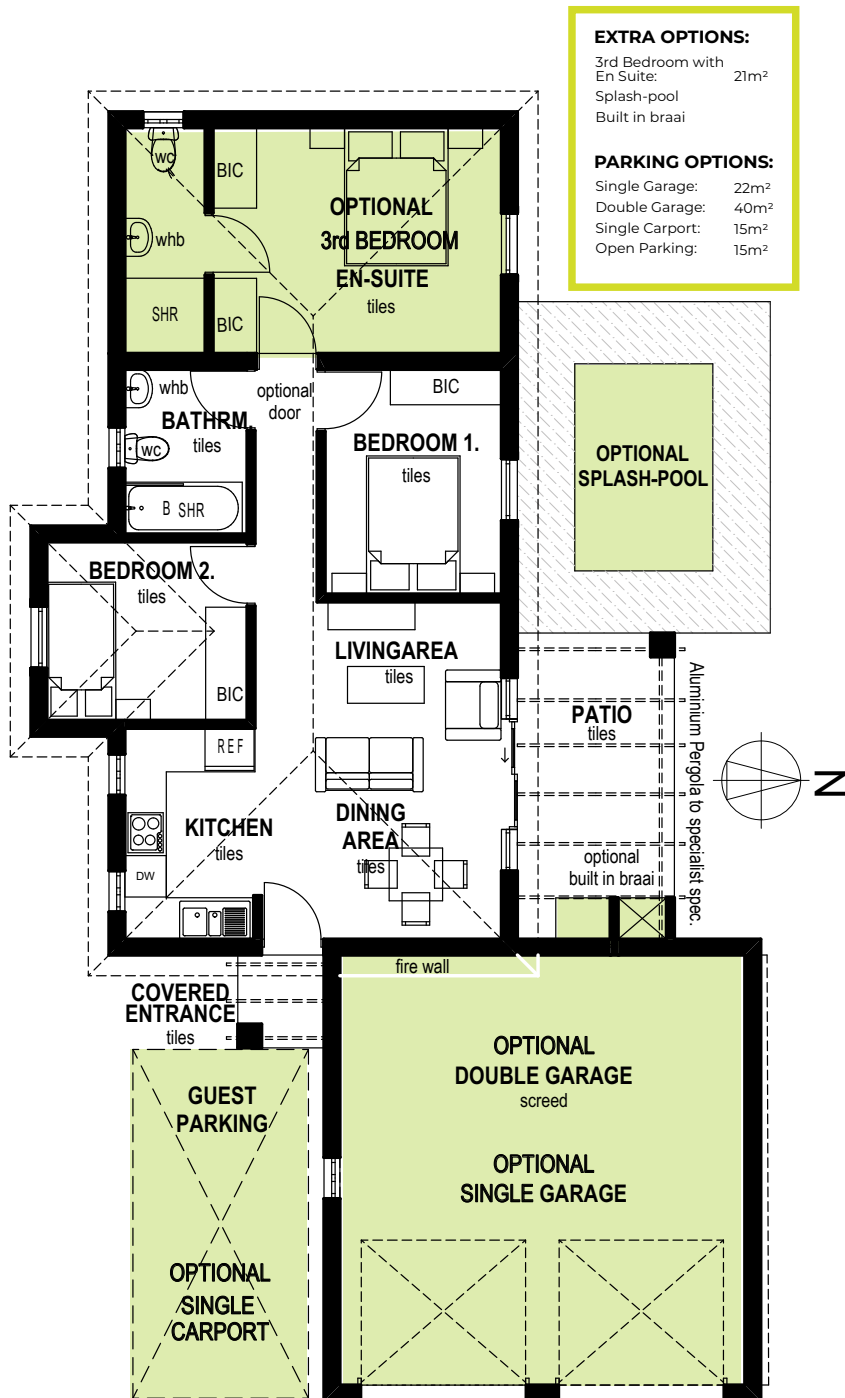
Parking Options:

Single Garage: 20m²

Double Garage: 40m²

Single Carport: 15m²

Open Parking: 15m²



Unit type E

R1 495 000

2 bedrooms, 1 bathroom

Unit area - 55m²
 Covered patio - 10m²

Units 1 -2, 46 - 49

3rd Bedroom with en-suite: 21m²

Parking Options:

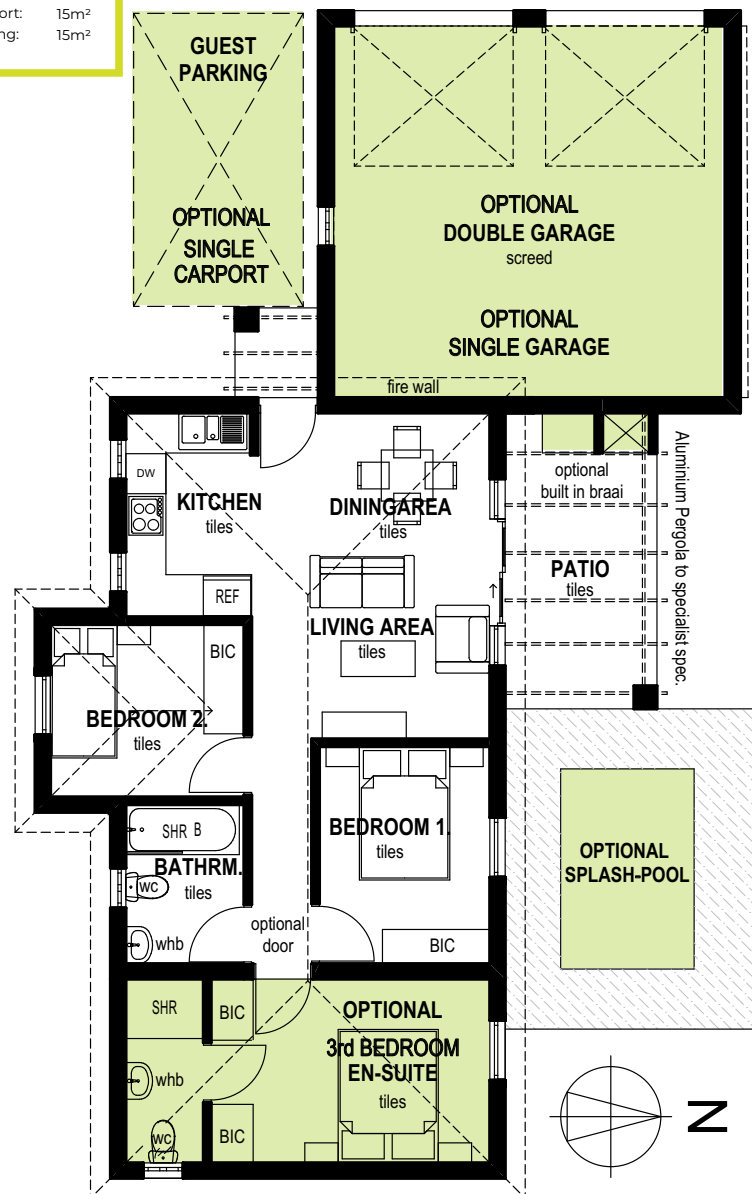
Single Garage: 22m²
 Double Garage: 40m²
 Single Carport: 15m²
 Open Parking: 15m²

EXTRA OPTIONS:

3rd Bedroom with
En Suite: 18m²
Splash-pool
Built in braai

PARKING OPTIONS:

Single Garage: 18m²
Double Garage: 38m²
Single Carport: 15m²
Open Parking: 15m²



Unit type F

R1 395 000

2 bedrooms, 1 bathroom

Unit area - 57m²

Covered patio - 10m²

Units 25 - 29

3rd Bedroom with en-suite: 18m²

Parking Options:

Single Garage: 18m²

Double Garage: 36m²

Single Carport: 15m²

Open Parking: 15m²



For more information:

Call centre: 071 868 8881

www.33atview.co.za

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