

Rietvalleirand | Pretoria



YOUR *Ultimate*
LIVING SPACE

| **33@**
VIEW



Stunning

OWN-TITLE HOMES

3-Bed, 2-bath, with
double garage homes
FROM R2,180,000

 Rietvalleirand | Pretoria

At 33@View, every home has been thoughtfully crafted to offer modern comfort, contemporary style, and functional living—designed to complement the lifestyle you deserve. Each full-title, free-standing home provides the privacy and independence of owning your entire property, combined with the peace of mind of a secure, beautifully maintained estate.

With very low levies and a family- and pet-friendly environment, 33@View is more than just a place to live—it's a place to settle, grow, and truly thrive. Make the move to the life you've always envisioned.



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Your Dream
HOME AWAITS

- Brilliantly located development with fabulous features
- Completion **Mid 2026**



Development **HIGHLIGHTS**

- 3-bedroom options
- Single and double garage options
- Security estate with 24 hour monitoring
- Guardhouse facilities and access controlled entrance gate
- Electrified perimeter fencing
- Fibre-ready
- Prepaid water and electricity meters
- Communal garden with children's playground and outdoor gym

HOME FEATURES AND *Perks*

- Tiled throughout
- Aluminum windows for longevity
- Modern fittings and finishes
- Hans Grohe tapware
- Glass cooker hob and built-in electrical oven with extractor fan
- Built-in-cupboards to all bedrooms and kitchen including top cupboards
- Curtain rails provided
- Washing lines provided
- Basic landscaping provided (excluding irrigation)
- Pet-friendly
- Built-in-braai
- Fiber ready and prepaid electricity metering





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Exceptionally **SITUATED**

The estate is ideally located close to several golf courses and country clubs in the surrounding areas, as well as green belts offering hiking and biking. There are good schools in the area, and it is within easy driving distance of Pretoria's top tertiary institutions.

In addition to several small- to medium-sized shopping malls and local markets in the neighbourhood, Rietvalleirand is close to many bigger malls like Menlyn Park, Menlyn Maine, Castle Gate, Irene Village Mall, Woodlands Boulevard, and Centurion Mall. This allows residents to enjoy a wide variety of entertainment and shopping opportunities.

Local AMENITIES

• Travel:

- OR Tambo International Airport – 37,6 km
- Pretoria CBD – 15,4 km
- R21 – 4,1 km
- N1 – 8,2 km
- Centurion Gautrain Station
11.6km

• Recreation & Shopping:

- 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
- Moreletta Park Nature Reserve – 6.4km

• Education:

- 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:

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



Fantastic

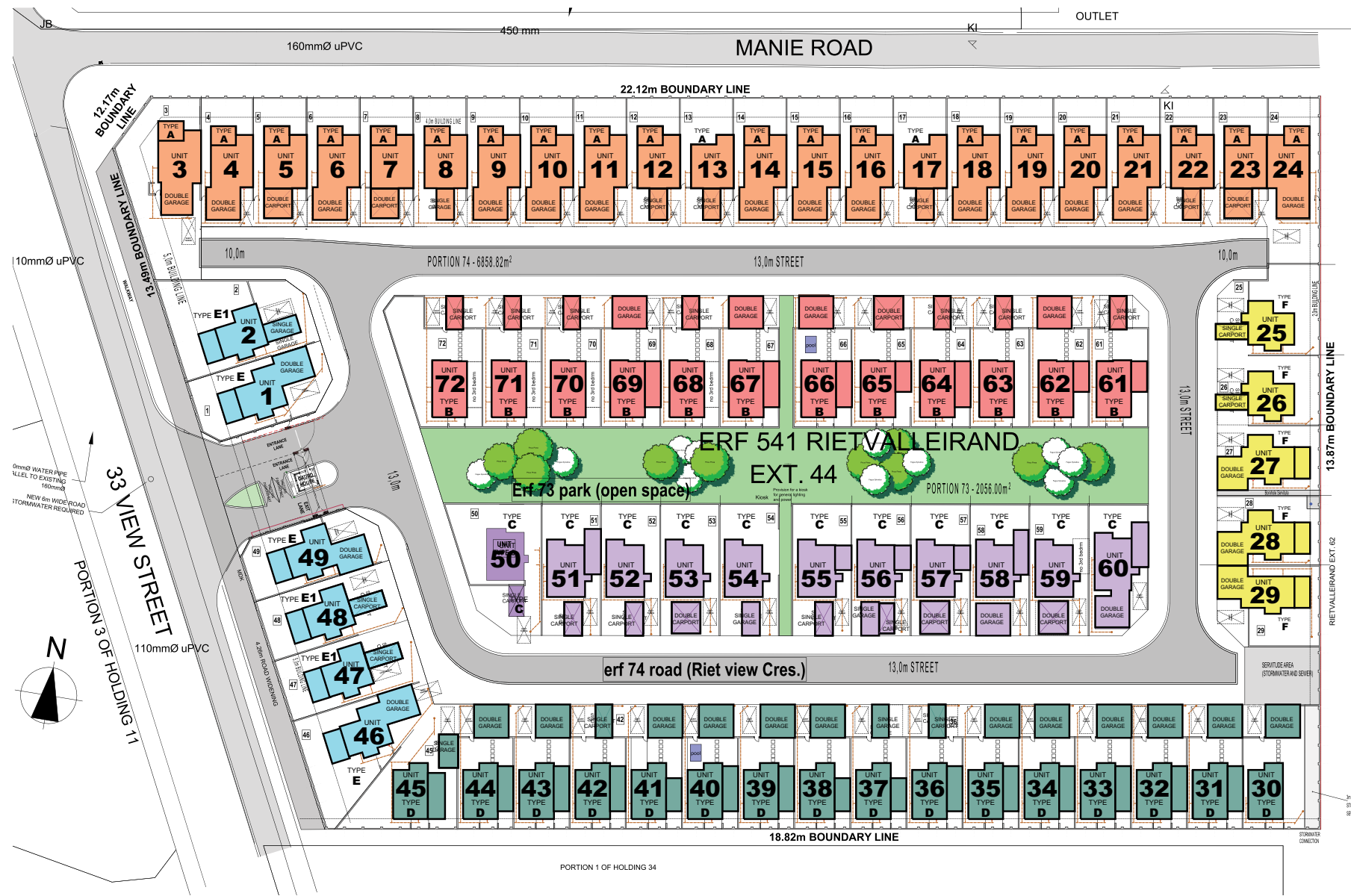
PROPERTY BENEFITS

- Bond and transfer fees included
- Now including interim interest*
- Properties available for long-term rentals & investment
- 100% Bond finance available through IGrow Homeloans
- Low levies – Homeowners' Association
- Occupation mid-2026
- Reputable builder with over 35 years of experience

📍 Rietvalleirand | Pretoria



Site DEVELOPMENT PLAN





UNIT TYPE A

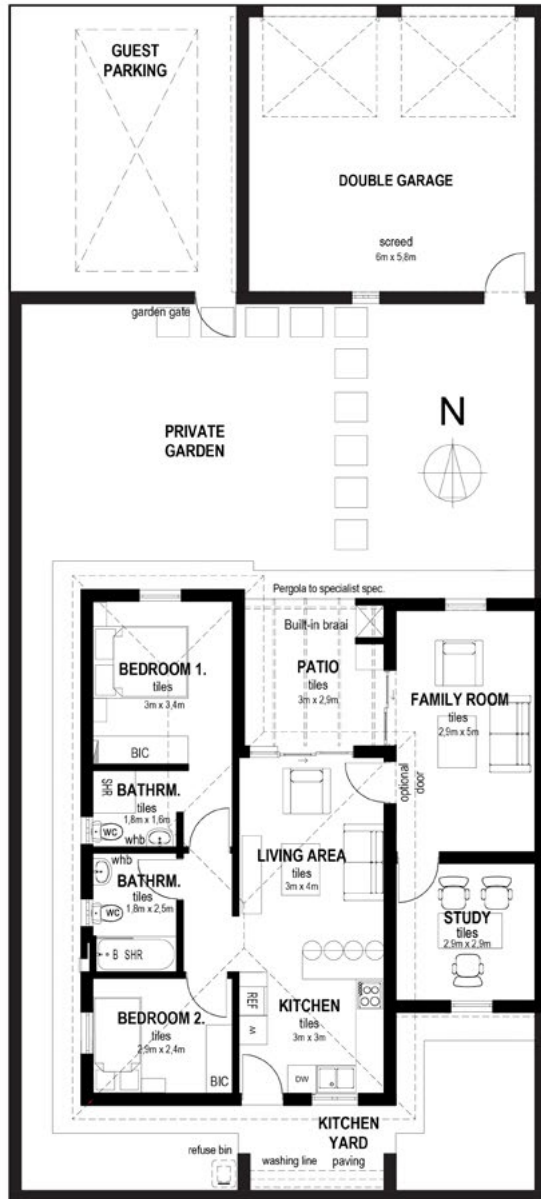
R2,180,000

3 bedrooms, 2 bathroom

Unit area - 83m²
Patio (Pergola) - 10m²

Parking:

Double Garage - 40m²



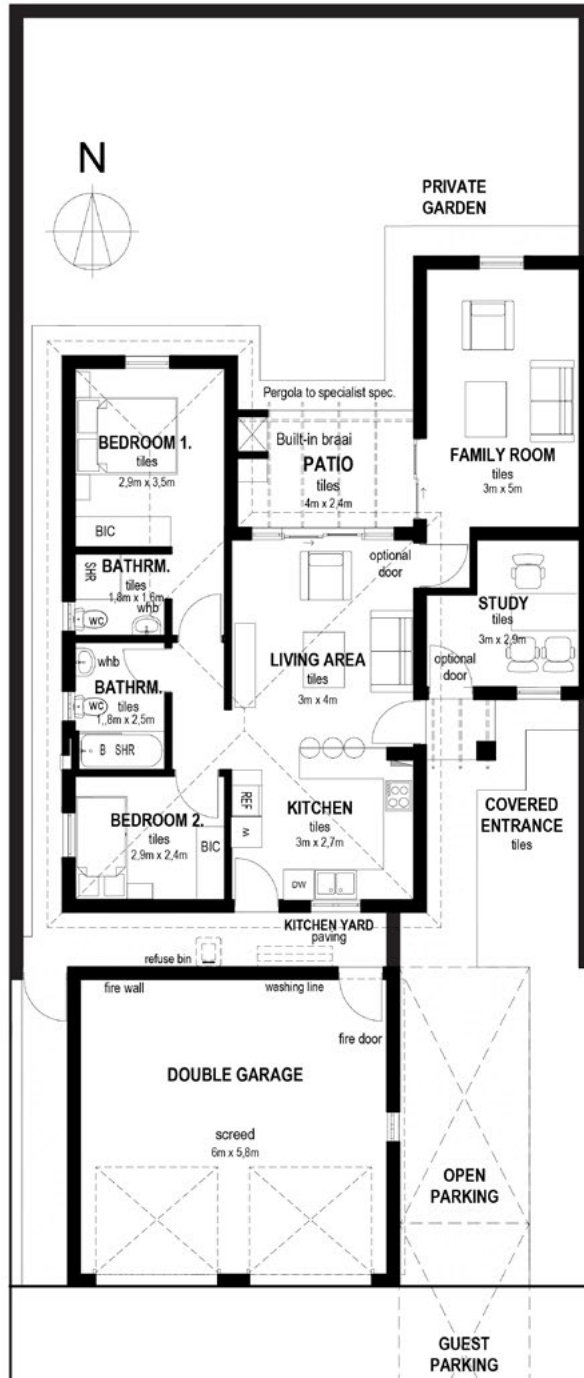
UNIT TYPE B

R2,270,000

3 bedrooms, 2 bathrooms

Unit area - 88m²
Patio (Pergola) - 9m²

Parking:
Double Garage - 40m²



UNIT TYPE C

R2,330,000

3 bedrooms, 2 bathrooms

Unit area - 94m²
Patio (Pergola) - 8m²

Parking:
Double Garage - 40m²



UNIT TYPE D

R2,330,000

3 bedrooms, 2 bathroom

Unit area - 83m²
Patio (Pergola) - 10m²

Parking:

Double Garage - 40m²



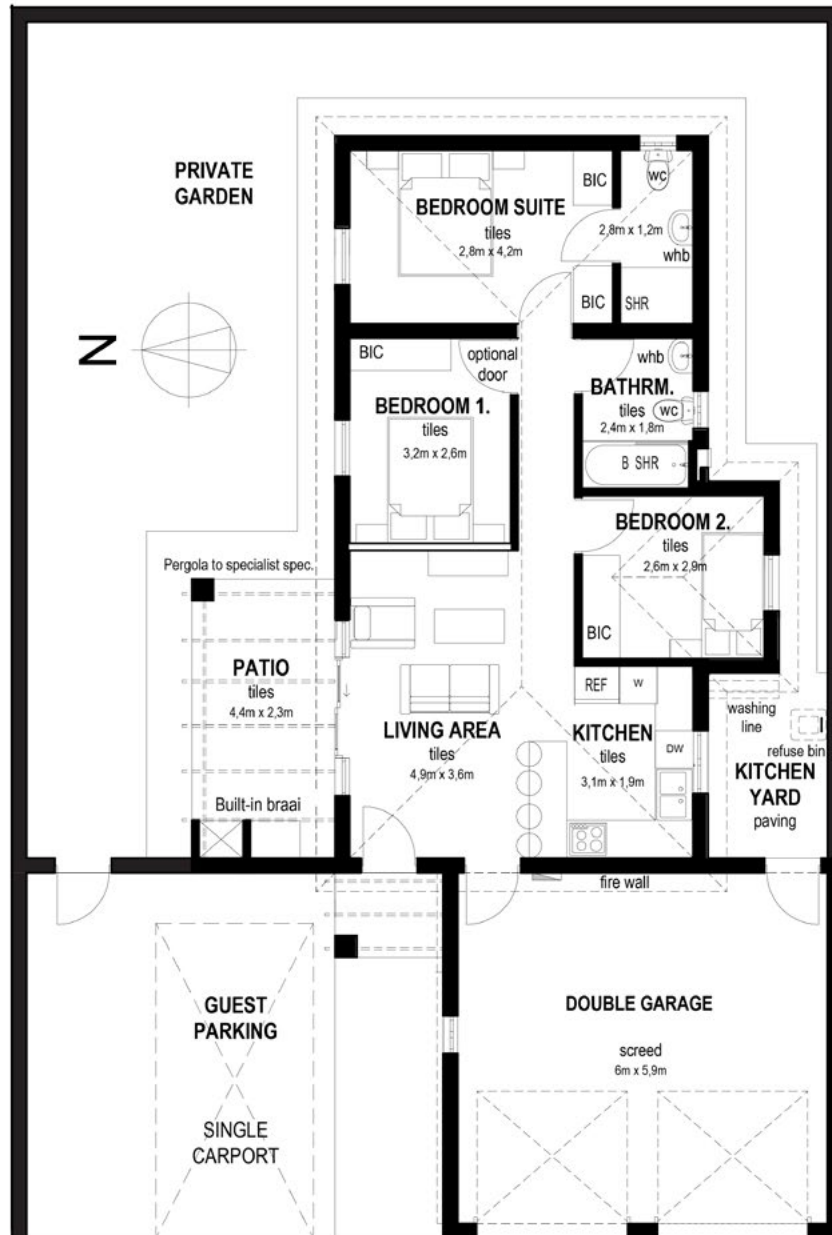
UNIT TYPE E

R2,390,000

3 bedrooms, 2 bathroom

Unit area - 76m²
Patio (Pergola) - 10m²

Parking:
Double Garage - 40m²



UNIT TYPE F

R2,180,000

3 bedrooms, 2 bathroom

Unit area - 72m²
Patio (Pergola) - 10m²

Parking:
Double Garage - 38m²



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Get in touch
WITH US TODAY!

☎ Call centre: 071 868 8881

🌐 www.33atview.co.za

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