

Property Point Holdings

Azure

South Beach Road

KZN North Coast well located between Umhlanga and Ballito



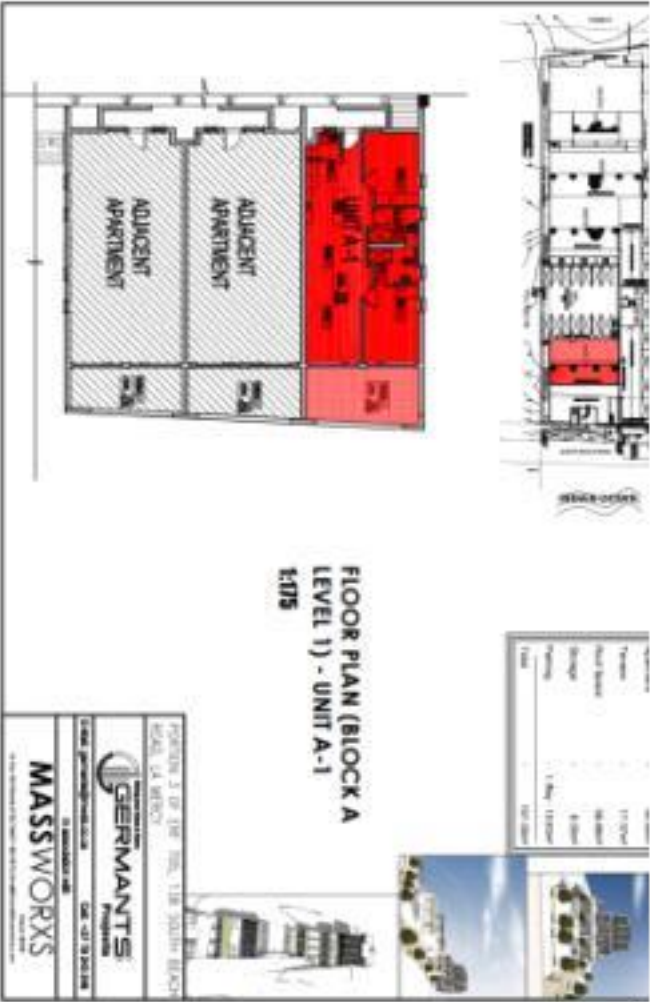
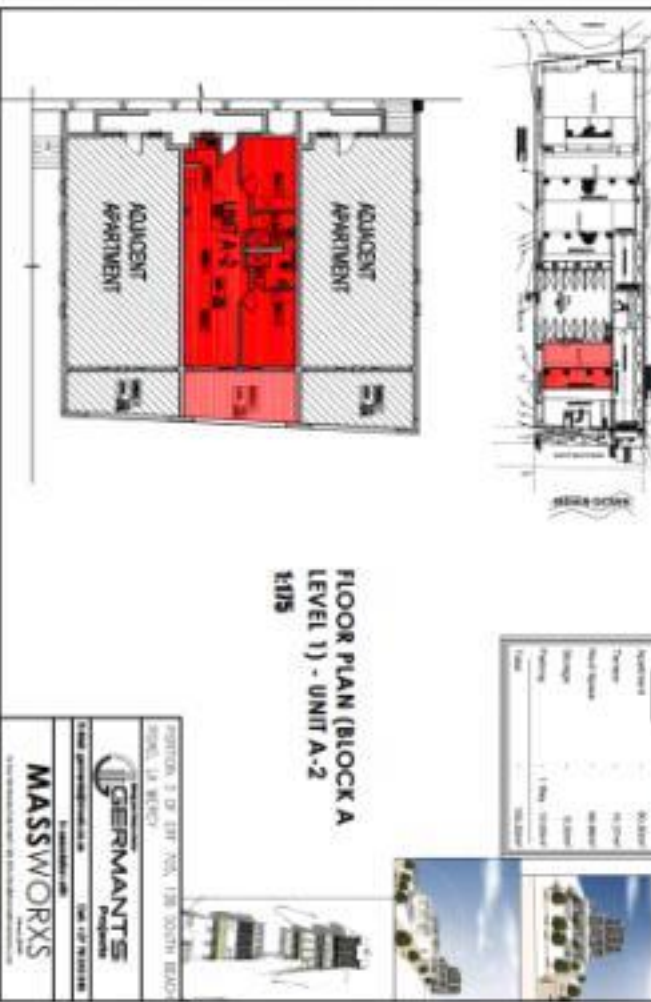

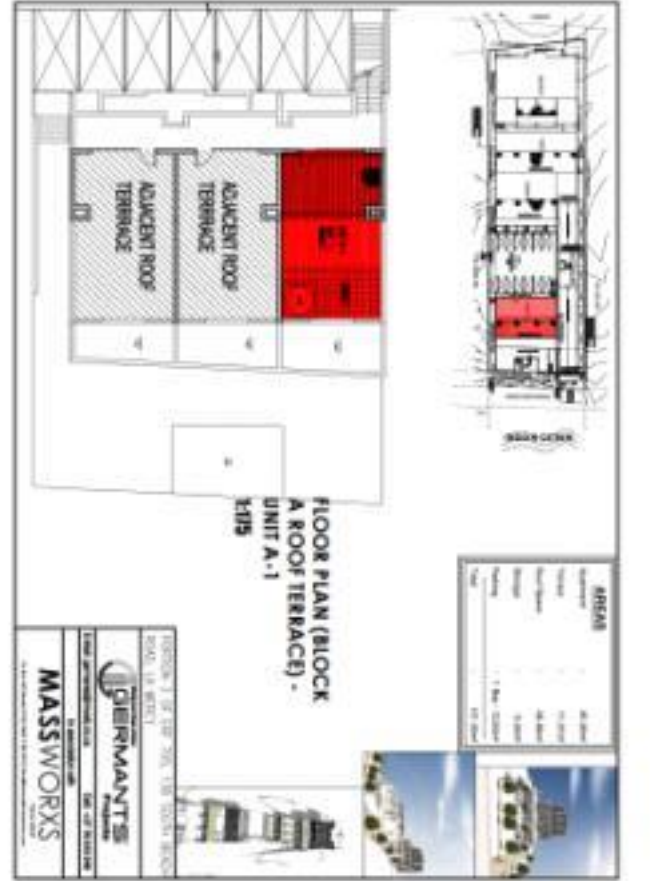


3x 2 bedroom simplexes with roof top gardens with Pergola roofs, Braai area and Jacuzzi, storeroom and shaded parking 3 x2 bedroom apartments with storeroom and shaded parking

19 x 2bedroom apartments with store room and under cover parking

2 x 3bedroom apartment with large outdoor living area, storeroom and 2 under cover parking's

4 x 3bedroom penthouse apartments with large patio 'sand roof top gardens with Pergola roof, Braai area and Jacuzzi, store room and 2 x undercover parking Pergola roofs

Phase 1

Unit A1	Unit A2	Unit A3
 <p>FLOOR PLAN (BLOCK A LEVEL 1) - UNIT A-1 1:175</p> <p>GERMANTS MASSWORX</p>	 <p>FLOOR PLAN (BLOCK A LEVEL 1) - UNIT A-2 1:175</p> <p>GERMANTS MASSWORX</p>	 <p>FLOOR PLAN (BLOCK A LEVEL 1) - UNIT A-1 1:175</p> <p>GERMANTS MASSWORX</p>
 <p>FLOOR PLAN (BLOCK A ROOF TERRACE) - UNIT A-1 1:175</p> <p>GERMANTS MASSWORX</p>	 <p>FLOOR PLAN (BLOCK A ROOF TERRACE) - UNIT A-2 1:175</p> <p>GERMANTS MASSWORX</p>	 <p>FLOOR PLAN (BLOCK A ROOF TERRACE) - UNIT A-3 1:175</p> <p>GERMANTS MASSWORX</p>
R2 100 000 Incl VAT	R2 100 000 Incl VAT	R2 100 000 incl VAT
No Transfer Duty	No Transfer Duty	No Transfer Duty
10%Deposit Secures	10%Deposit Secures	10%Deposit Secures

Phase 2

Unit B1



Unit B2



Unit B3



R1 675 000 Incl VAT

No Transfer Duty

10%Deposit Secures

R1 675 000 Incl VAT

No Transfer Duty

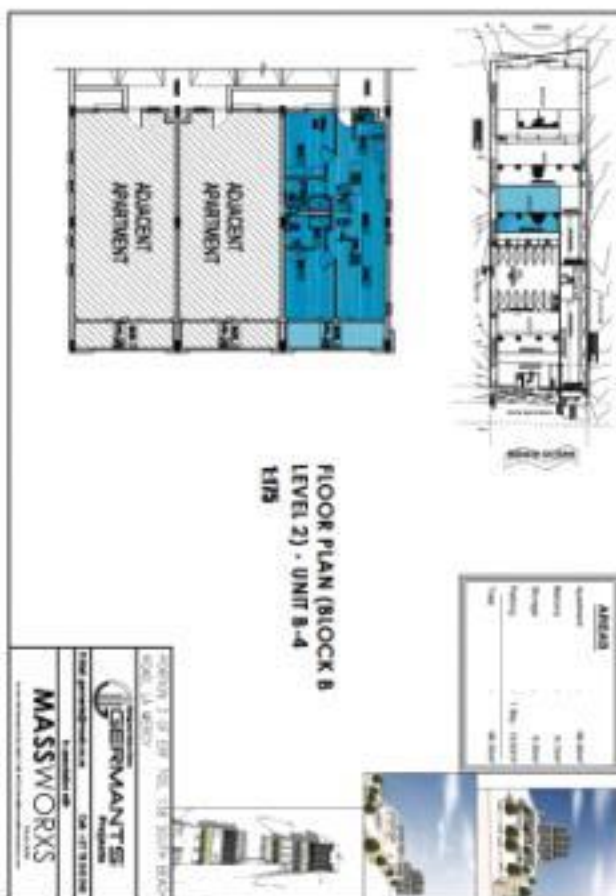
10%Deposit Secures

R1 675 000 Incl VAT

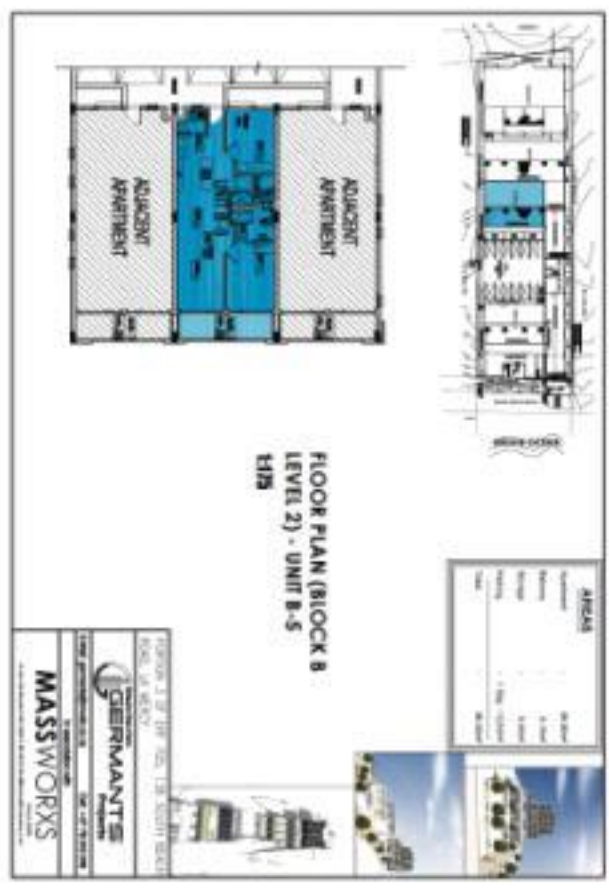
No Transfer Duty

10%Deposit Secures

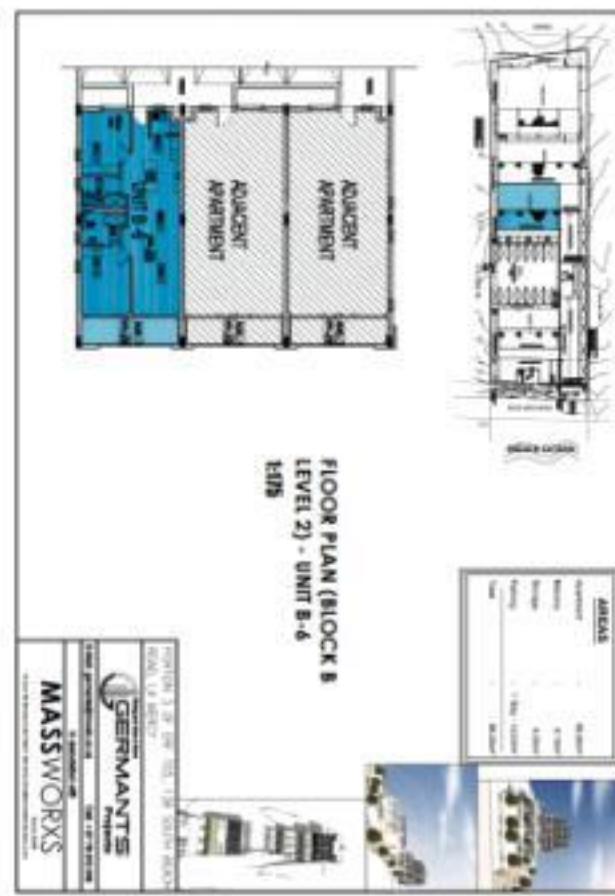
Unit B4



Unit B5



Unit B6



R1 695 000 Incl VAT

No Transfer Duty

10%Deposit Secures

R1 695 000 Incl VAT

No Transfer Duty

10%Deposit Secures

R1 695 000 Incl VAT

No Transfer Duty

10%Deposit Secures



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Development Brief

South Beach Road, La Mercy, KZN North Coast

Well located on the North Coast, between Umhlanga and Ballito 10 Minutes North of Umhlanga, 10 Minutes from King Shaka Airport

Complex

Close to hospitals, shopping malls and golf courses

Guard house at entrance.

24/7 security, electric fencing, perimeter and CCTV cameras.

Complex Swimming pool

Visitors parking's

Public toilets

Dedicated refuse areas.

Holiday letting allowed

Easy access to the Beach

Not pet friendly

The development houses 25 x two bedroom apartments, 2 x three bedroom apartments and 4 x three bedroom penthouse apartments.

Two bedroom apartments - 1 parking bay, either shaded or covered dependant on location.

Three bedroom and penthouse units - 2 undercover parking bays.

Units

High quality finishes

Ducted air-conditioning in all units

Air-conditioning service duct, geyser and heat pumps are concealed in designated alley between the units.

All units have allowances for washing machines and dishwashers.

Energy efficient hot water system to meet regulations and independent heat pumps per unit.

Energy SANS regulations

Gas hob and Electric Oven with extractor

Prepaid electric metres

Lift in block D

All apartments include a store room allocated in block D.

Interior, patio's, Block A's roof top gardens and parking bays all form part of the section

Store rooms and roof top gardens for block C and D all form part of the exclusive use area.

Guardhouse, swimming pool, communal grounds, visitors parking, public toilet and refuse area all form part of the common property.

Purchase a Unit

Required deposit is 10% of purchase price and will be held in trust with Asad Ameen.

Levy stabilization fund for two bedroom units are R7 500 and R15 000 for three bedroom and penthouse units.

Partial occupation certificates will be issued on transfer of units in block A, B and C by the municipality and occupational certificate will be issued on completion of the block D.

The transferring attorneys will attend to all compliance certificates and such certificates will be made available to the purchases on transfer.

The complex will offer 24 hour security no later than date of transfer of the first unit transferred.

Contractors – Yelob construction cc – NHBRC Certificate