



# Eagle View

GLENEAGLE ESTATE

**START FROM  
R 1,525,000**

[WWW.EAGLEVIEWGLENEAGLE.COM](http://WWW.EAGLEVIEWGLENEAGLE.COM)



# LIVE-INVEST IN GLENEAGLE ESTATE

Riverfields - In the heart of the Ekurhuleni Aerotropolis

Eagle View in GlenEagle Estate is an astute investment option for everyone looking to live in Riverfields or seeking to expand their property portfolio in an area that has historically delivered excellent returns

selling from  
**R 1 525 000**



# About

Located in Riverfields, GlenEagle Lifestyle Estate is located within walking and cycling distance of exciting new developments, including Harvest Place shopping centre and established cycling track. Upcoming developments nearby include a regional mall, medical suites, retirement village, Maranatha School and a mixed sports centre.

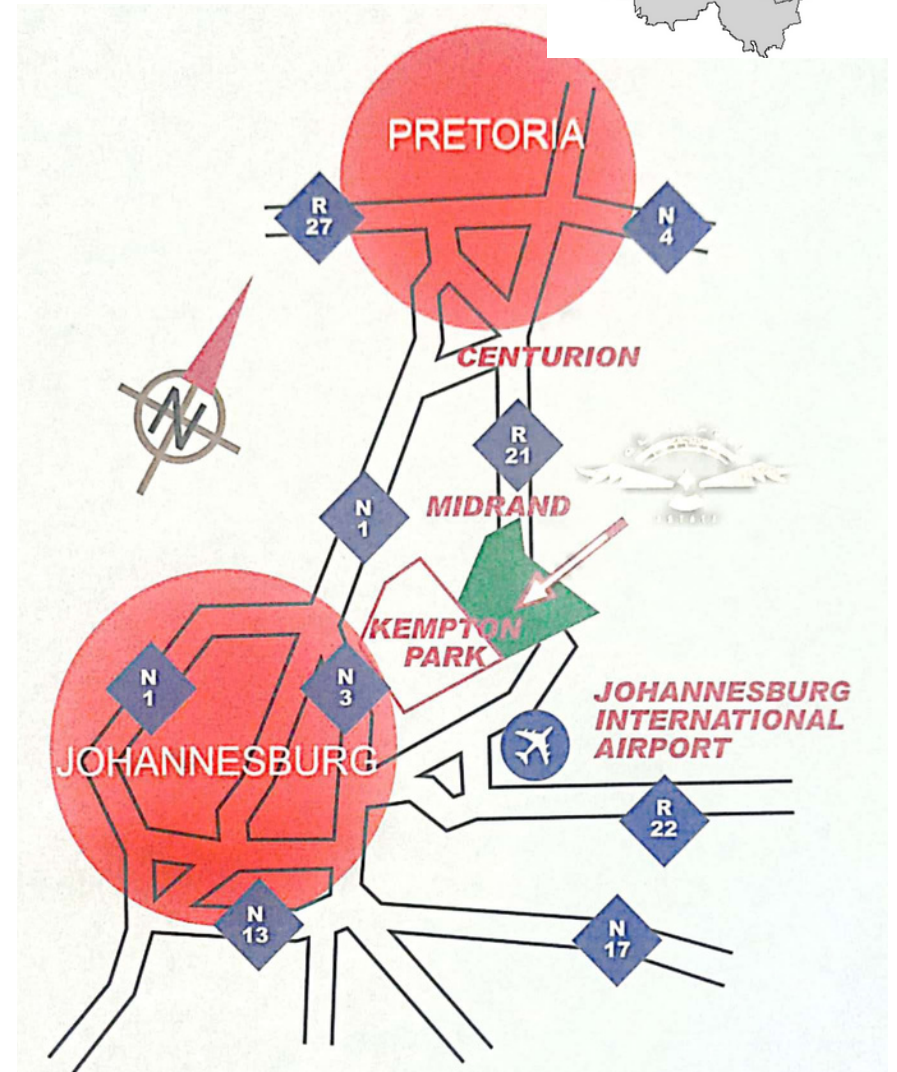
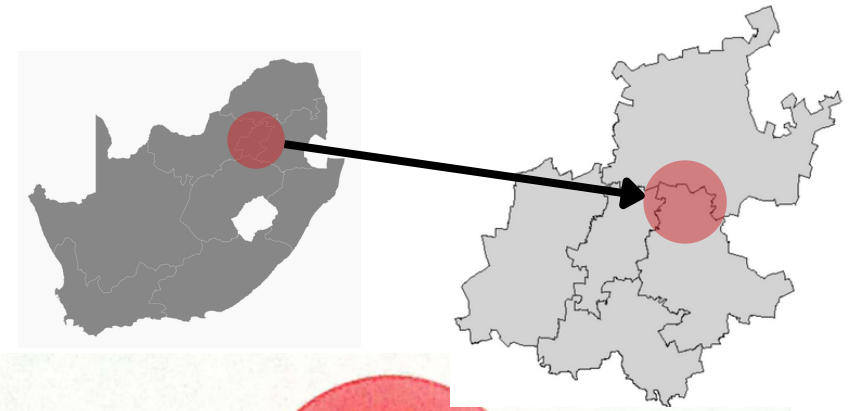
The estate offers full access control, 24-hour security, a secure perimeter wall with electric fencing and cameras, extensive play and activity parks, with a clubhouse, tennis-and-squash courts for exclusive use of the residents.

# Location

*Quintessential living in the perfect location*

Eagle View in GlenEagle Security Estate forms part of the already impressive investment and lifestyle node of Riverfields, located in the heart of Ekurhuleni's Aerotropolis.

Centrally located in Riverfields, with the prestigious Swallow Hills Estate as a neighbour, offering easy access to the R23 and R 21 Albertina Sisulu provincial routes.





Travel	Distance
OR Thambo International Airport	10 km
Pretoria CBD	34 km
R21	4,1 km
N1	8,2 km

Medical	Distance
Netcare Linmed	12 km
Arwyp Medical Centre and Hospital	4,9 km
Medicross Medical Centre	2,4 km
Clicks Harvest Place	700 m

Recreation and Shopping	Distance
Harvest Place	700 m
Emperor's Palace	9,4 km
Irene Village Mall	23 km
Riverfields MTB Park	800 m

Education	Distance
Laerskool Kruinsig	1,2 km
Curro Serengeti	3,9 km
Hoerskool Kempton Park	3,2 km
Shangri- La Academy	1,3 km





  
GLENEAGLE  
*Estate*



# Why live and invest in Eagle View- GlenEagle Estate

## RAPID GROWTH NODE

Eagle View in GlenEagle Estate will provide much needed well priced houses for the rapid expanding commercial and industrial nodes around the OR Tambo International Airport and along the R21 towards Tswane.

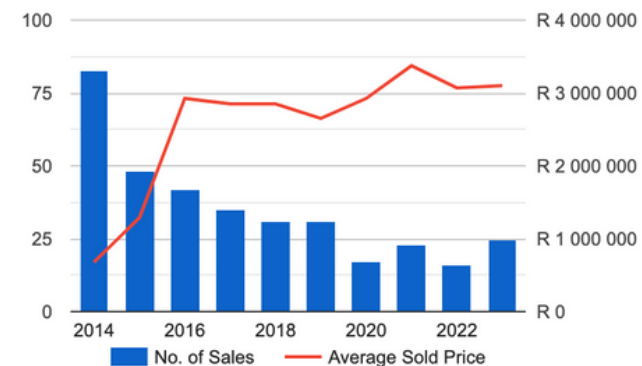
With multinational companies like DHL, DB Schenker, Caterpillar, Boch and others only minutes away, Eagles Nest will be the perfect capital growth investment.

The latest Property 24 growth statistics show the average property in GlenEagle Estate is now selling for R 3 300 000.

At Eagle View you can purchase a sectional title unit with a garden, garage and parking from R 1 525 000, making this the perfect priced property to live-invest in.

## SOLD ERVEN -SOLD OUT

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



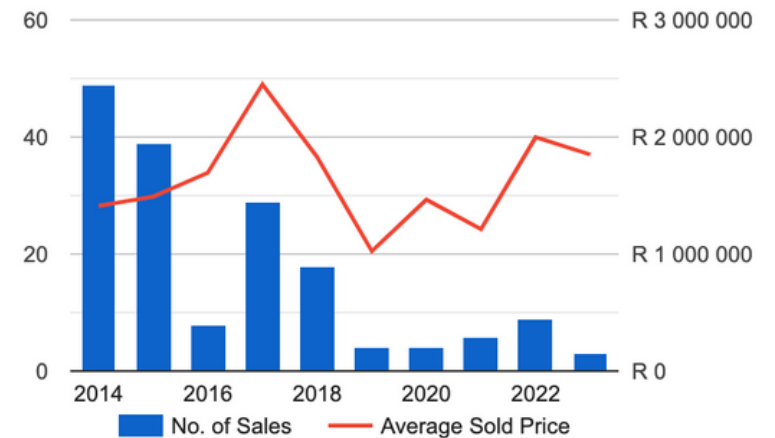


# Investment Benefits

- Transfer and bond fees included\*
- Up to 100% bond financing available assisted by Mortgage Max Homeloans.
- Occupation from June 2024
- Fibre-to-home
- Secure complex- 24-hour security and access control
- One parking bay and garage per unit.
- Exclusive usage of garden per unit.
- Communal spaces and landscaped parks with children's playgrounds.
- Tennis-and-squash court
- Clubhouse
- Pet friendly\*

## Sold Sectional Scheme Units

This graph shows the annual number of sold sectional scheme units and average sold price in Glen Eagle Estate, as registered in the South African Deeds office.



## COMPREHENSIVE END-TO-END RENTAL MANAGEMENT

- Erasmus Boulevard Properties offer in-house rental management
- Tenant vetting and placement
- Rental collection
- Ingoing and outgoing inspections
- Maintenance service available

# Site Development Plan



# Unit types



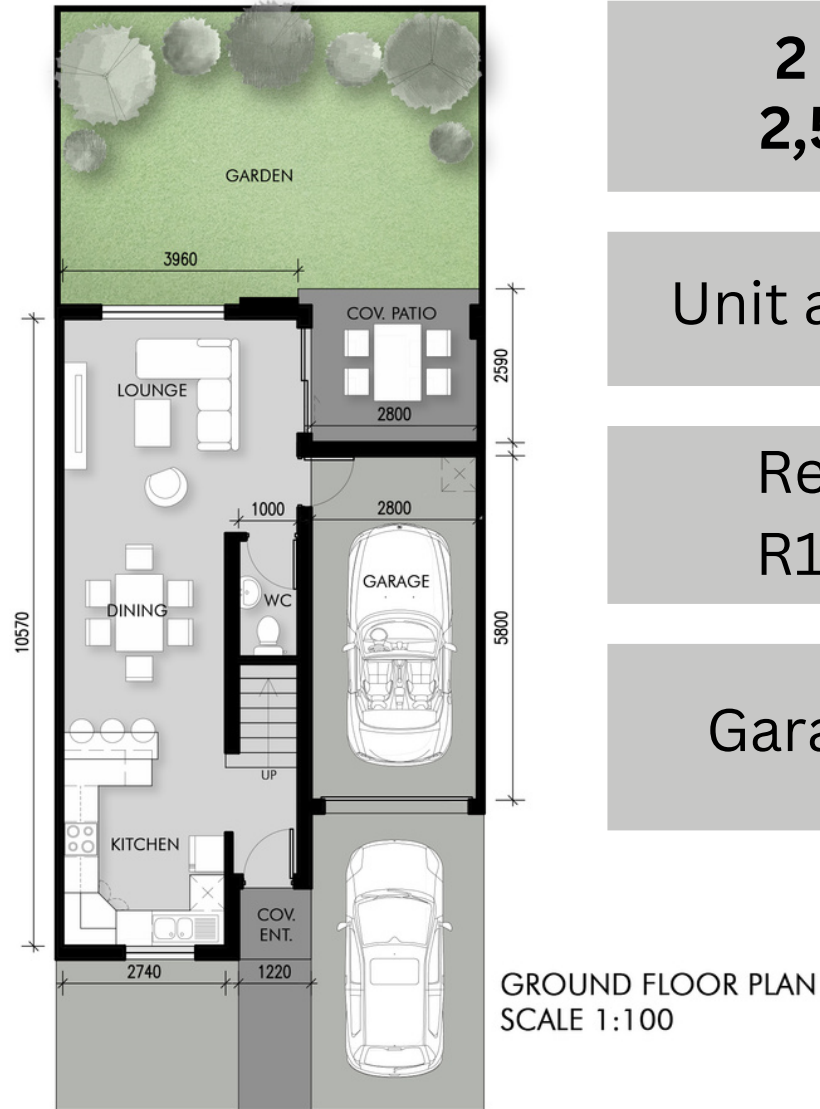
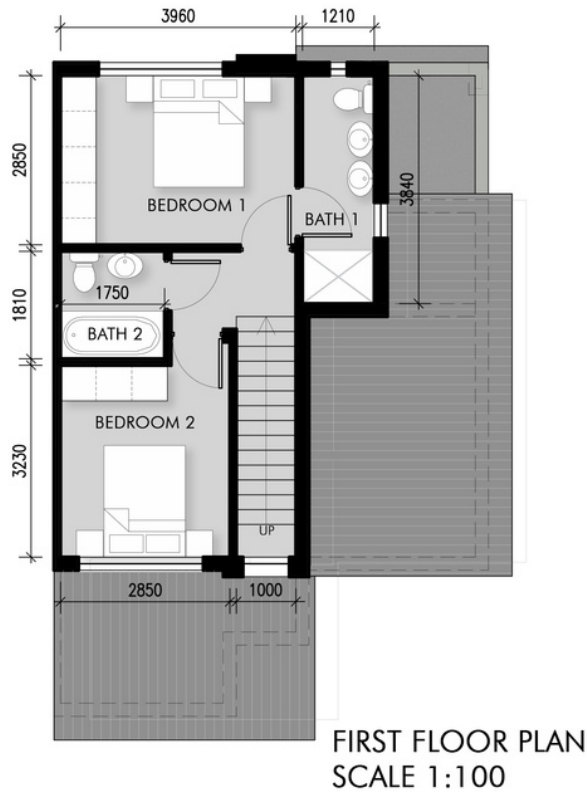
# Unit types

**R 1 525 000**

## 2 BEDROOM UNIT

AREAS:

GROUND FLOOR (incl. GARAGE)	64 m <sup>2</sup>
FIRST FLOOR	38 m <sup>2</sup>
COV. PATIO & COV. ENT.	9 m <sup>2</sup>
<b>TOTAL</b>	<b>111 m<sup>2</sup></b>



**2 bedrooms  
2,5 bathroom**

Unit area - 111 m2

Rentals from  
R10 000 p/m

Garage & Parking

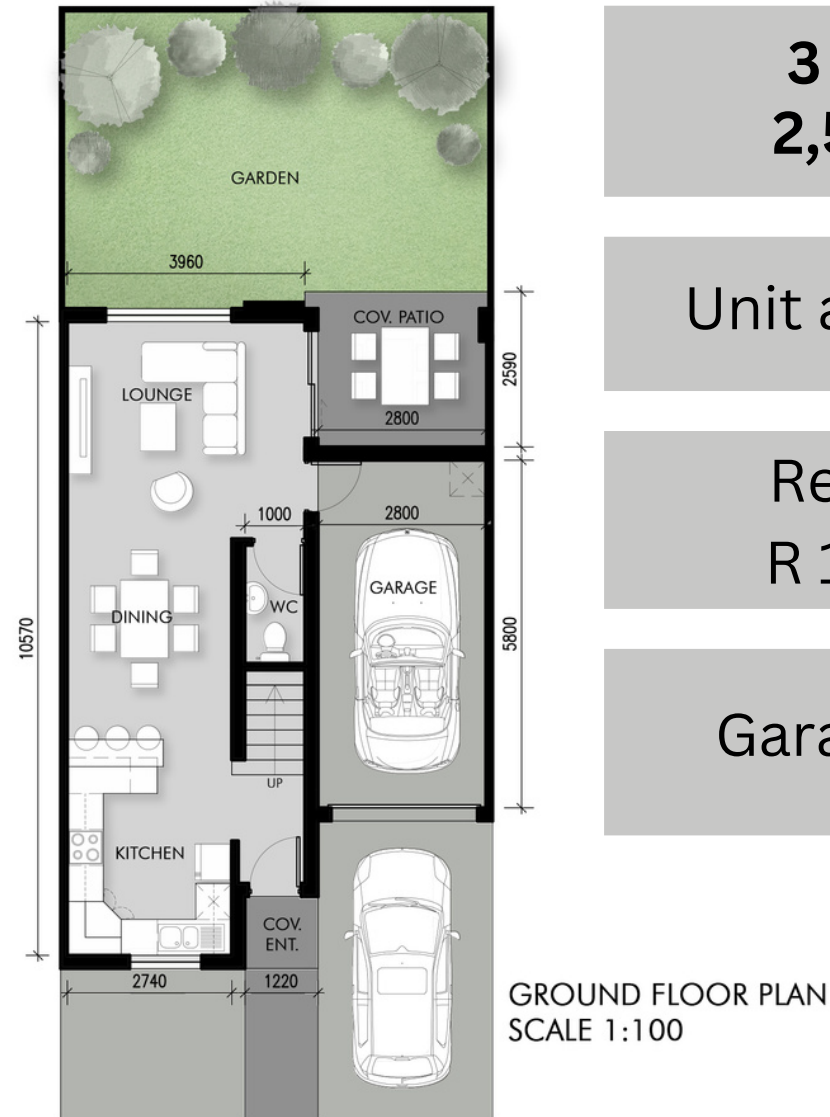
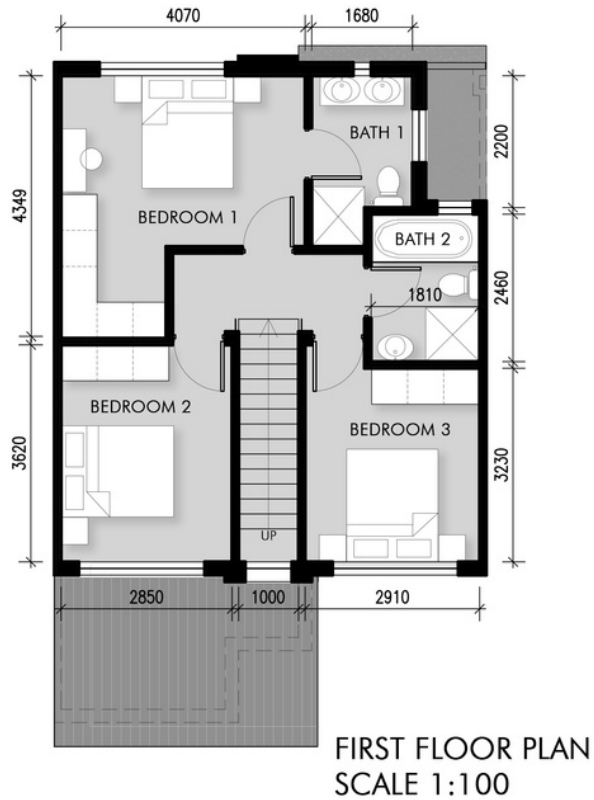
# Unit types

**R 1 695 000**

## 3 BEDROOM UNIT

### AREAS:

GROUND FLOOR (incl. GARAGE)	64 m <sup>2</sup>
FIRST FLOOR	55 m <sup>2</sup>
COV. PATIO & COV. ENT.	9 m <sup>2</sup>
<b>TOTAL</b>	<b>128 m<sup>2</sup></b>



**3 bedrooms  
2,5 bathroom**

Unit area - 128 m<sup>2</sup>

Rentals from  
R 13 000 p/m

Garage & Parking

# Price list

UNIT	PRICE	SIZE	BEDROOMS	BATHROOMS	GARAGE	PARKING	COMPLETION DATE
1	R1 695 000,00	128	3	2,5	1	1	Feb-24
2	R1 695 000,00	128	3	2,5	1	1	Feb-24
3	R1 695 000,00	128	3	2,5	1	1	Feb-24
4	R1 695 000,00	128	3	2,5	1	1	Feb-24
5	R1 525 000,00	111	2	2,5	1	1	Feb-24
6	R1 695 000,00	128	3	2,5	1	1	Feb-24
7	R1 695 000,00	128	3	2,5	1	1	Feb-24
8	R1 695 000,00	128	3	2,5	1	1	Feb-24
9	R1 695 000,00	128	3	2,5	1	1	Apr-24
10	R1 695 000,00	128	3	2,5	1	1	Apr-24
11	R1 695 000,00	128	3	2,5	1	1	Apr-24
12	R1 695 000,00	128	3	2,5	1	1	Apr-24
13	R1 695 000,00	128	3	2,5	1	1	Apr-24
14	R1 695 000,00	128	3	2,5	1	1	Apr-24
15	R1 695 000,00	128	3	2,5	1	1	Apr-24
16	R1 695 000,00	128	3	2,5	1	1	Apr-24
17	R1 695 000,00	128	3	2,5	1	1	Aug-24
18	R1 695 000,00	128	3	2,5	1	1	Aug-24
19	R1 695 000,00	128	3	2,5	1	1	Aug-24
20	R1 695 000,00	128	3	2,5	1	1	Aug-24
21	R1 695 000,00	128	3	2,5	1	1	Aug-24
22	R1 695 000,00	128	3	2,5	1	1	Aug-24
23	R1 695 000,00	128	3	2,5	1	1	Aug-24
24	R1 695 000,00	128	3	2,5	1	1	Aug-24
25	R1 695 000,00	128	3	2,5	1	1	Aug-24
26	R1 695 000,00	128	3	2,5	1	1	Aug-24
27	R1 695 000,00	128	3	2,5	1	1	Aug-24
28	R1 695 000,00	128	3	2,5	1	1	Aug-24
29	R1 695 000,00	128	3	2,5	1	1	Aug-24
30	R1 695 000,00	128	3	2,5	1	1	Aug-24
31	R1 695 000,00	128	3	2,5	1	1	Aug-24
32	R1 695 000,00	128	3	2,5	1	1	Oct-24
33	R1 695 000,00	128	3	2,5	1	1	Oct-24
35	R1 695 000,00	128	3	2,5	1	1	Oct-24
36	R1 695 000,00	128	3	2,5	1	1	Oct-24
37	R1 525 000,00	111	2	2,5	1	1	Oct-24



For more information



[www.eagleview.com](http://www.eagleview.com)



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# Finishing Schedule

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## CARPENTRY AND JOINERY

### ENTRANCE DOOR

Aluminium power coated horizontal

### PATIO/BALCONY DOOR

o Aluminium powder coated single sliding door

### INTERNAL DOORS

o 800x2100mm hardboard door with wooden frame

### SKIRTINGS

o Tiled skirting, 80mm high using same tile as floor tiles and wooden

### CILLS INTERNAL

o Tiled sills, using same tile as floor tiles

## IRON MONGERY

- Mortice lock to entrance door
- Entrance door handle QS coupe on plate
- 2-lever lock to internal doors
- Internal door handles QS coupe on plate
- Floor mounted stop door
- Push type lock to patio/balcony sliding doors

## EXTERNAL WINDOWS

- Aluminium powder coated



## **PLASTER WORK**

- Internal – one plaster and rhinolite finishing
- External – combination of sand cement bag plaster and scratch plaster

## **PLUMBING AND DRAINAGE**

### **Sanitary ware**

- Wall mount vanity cabinet
- Bath – acrylic
- o C – close couple toilet

### **Tap ware**

- Wash basin mixer – single lever chrome
- Shower mixer – concealed single lever chrome o Shower head – shower arm and rose style
- Bath mixer – concealed shower mixer chrome

### **Bathroom accessories**

- Toilet roll holder, one per bathroom
- Towel ring, one per bathroom
- Single towel rail, one per bathroom
- Glass soap dish with holder per basin, one per bathroom o Glass tumbler with holder per basin, one per bathroom

### **Shower doors**

- Chrome corner entry shower
- White single slider shower door

### **Hot water system**

- 1x 200l (SABS approved) electric and solar panel geyser with timer

### **Water meter**

- Separate cold water meter with shut-off valve for each apartment

## TILING

- **INTERNAL FLOOR TILES**
  - Ceramic tiles
- **EXTERNAL FLOOR TILES**
  - Ceramic tiles
- **BATHROOM WALL TILES**
  - Ceramic tiles, up to 2m on shower walls
- **KITCHEN WALL TILES**
  - Ceramic tiles
- **SHOWER FLOORS**
  - Ceramic tiles cut in small squares

## P A I N T   W O R K

- **INTERNAL WALLS**
  - One coat plaster primer, two coats of quality low sheen PVA
- **CEILINGS**
  - One coat primer, two coats of low sheen PVA
- **INTERNAL DOORS,**
  - Frames and skirtings
  - One coat wood primer, two coats eggshell enamel
- **STEEL ITEMS**
  - One coat steel primer, two coats eggshell enamel

## CEILINGS

- Cornices – 75mm cove cornices to top floor apartments only
- 6mm gypsum board with steel strips

## ELECTRICAL

- Fibre/data provision in lounge
- Plug and switches CBI range or similar
- Light points as per lighting layout of apartment
- Plugs and switch points as per electrical layout of apartment
- Pre-paid electrical meter to each unit

## KITCHEN

### **Kitchen fittings**

- Double bowl sink
- Sink mixer – single lever chrome
- Kitchen layout as per apartment layout
- Coloured melamine kitchen cupboards (external only), internal white or Black Rustenberg 20mm top
- Stainless steel barrel handles to kitchen cupboards

## BEDROOMS

### **Bedroom cupboards**

- White melamine cupboards internal with Terra nova doors or Stainless steel barrel handles
- As per apartment layout

## **APPLIANCES**

- 600mm gas /electric free standing stove/oven

## **EXTERNAL WORK**

- Garden walls – brick and mortar wall  $\pm 1.8$ m high
- Paving – pre-cast interlocking concrete pavers to engineer's specification
- Street lighting – as per electrical layout of estate
- Grass only to common areas and garden
- Roof coverings – chromadek corrugated roof sheet
- Fire hose reels and extinguishers – as per engineer's fire layout

## **GARDENS – GROUND FLOOR UNITS ONLY**

- Masonry walls  $\pm 1.8$ m high fencing to perimeter of garden

## **NOTES**

- The developer reserves the right to make minor changes to the drawings at its own discretion
- The developer reserves the right to minimally adjust sizes and to substitute or replace any of the above finishes should problems of availability, or for any other reason arise
- In the event of there being any conflict between interpretation of the plans and any of the conditions in this schedule, the conditions in the latter shall prevail