



CANDLEWOOD CRESCENT

FOR SALE

**2 BEDROOM
APARTMENTS**

**Bond Registration &
Transfer Costs Included**



www.candlewoodcrescent.co.za



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Partners:



Spacious and affordable 2 bedroom apartments in Boksburg

*“When minutes matter,
Live where you work and play”*

Candlewood Crescent comprises of 188 two bedroom apartments situated in Ravenswood, Boksburg. The complex is a certified EDGE green building that guarantees its occupant a 20% minimum saving on water and electricity consumption.





Affordable living at CANDLEWOOD CRESCENT ESTATE

Candlewood Crescent is situated in Ravenswood, Boksburg, ideally located with easy access to major transport routes, namely N17, N3, N12 & R21 highways. The area offers value for money and continues to attract young executives and families.

For commuters, the extensive and efficient transport routes have the biggest appeal, just a stone's throw away from the East Rand Mall and public transport, 2km away from Virgin Active and close to K90 Centre. You also enjoy access to a variety of medical and educational facilities in the immediate area.

THE ESTATE

The estate is popular with the whole family, featuring 24 hour security, a beautiful pool, clubhouse and a secure kid's play area. The apartments all have Edge certified Green accreditation. This guarantees its occupant a minimum saving of 20% on water and electricity consumption.

Modern spacious 2 bedroom apartments with full bathrooms on offer with a solar geyser and prepaid electricity. All apartments have quality high-end finishes such as built-in cupboards and a fully tiled living area flowing to the open plan kitchen with granite tops, built-in stove, space for a fridge and one under counter appliance.

The first floor apartments all have a balcony, and ground apartments come with a patio. Each apartment also includes DSTV & Fibre internet points, a covered parking and ample visitor's parking for guests.

ESTATE OFFERS LOW-RISK AND HIGH RETURN INVESTMENT

Candlewood Crescent is coming to the market with 188 apartments, split across ground, 1st & 2nd floor options. Price vary depending on the apartment of choice and pricing starts from R680 000 to R700 000. The prices include Bond & Transfer costs adding to the appeal.

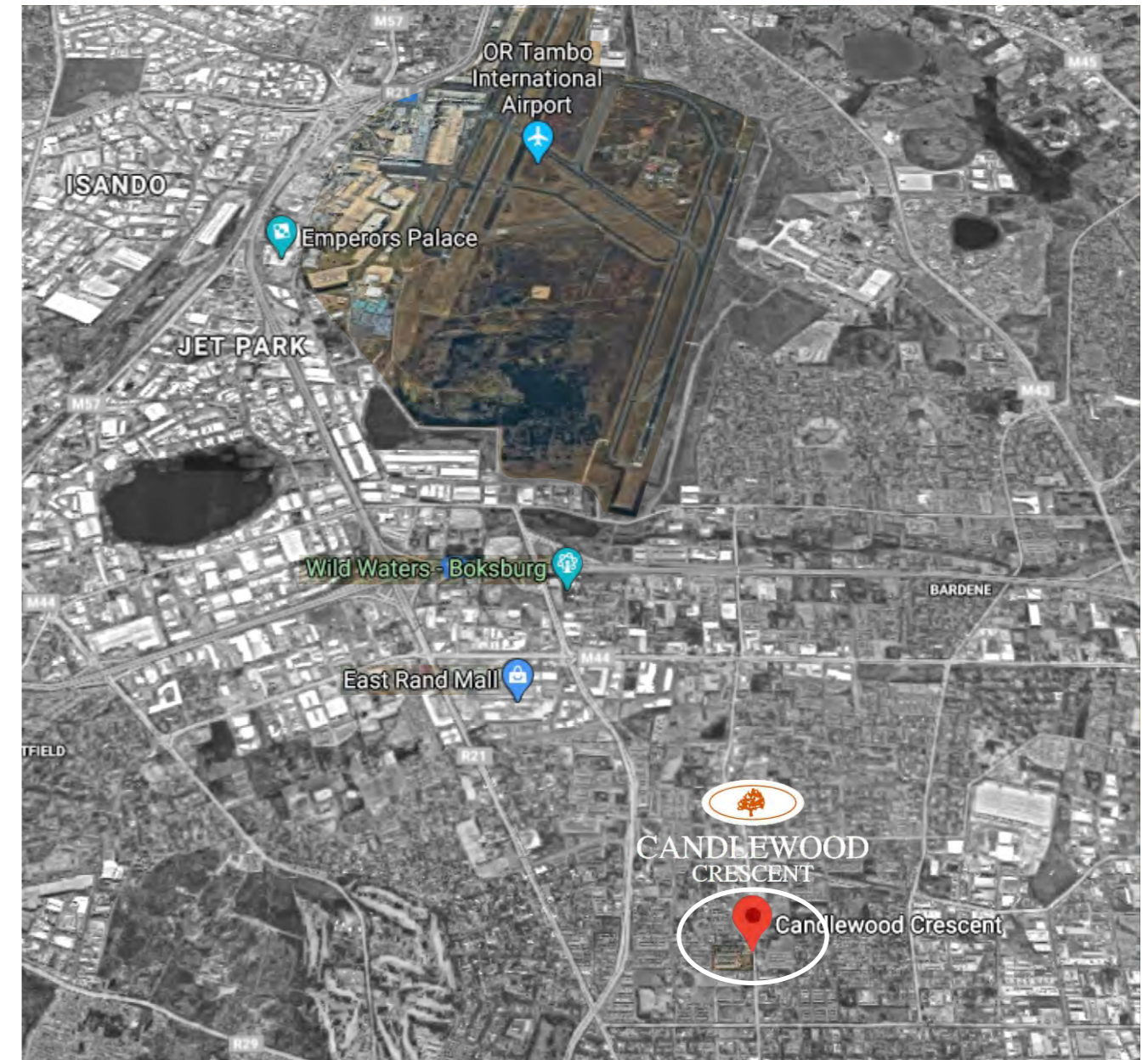
Whether you are looking for a home to live in or to rent out, Candlewood offers excellent quality for price and long-term investment prospects. It is the ideal property investment for both first time homeowners, as well as investors wanting to expand their rental portfolio.

Investors will have with the option to purchase tenanted apartments that have been vetted through a thorough credit screening process, ensuring a sound investment.



LOCATION

589 TRICHARDT ROAD, RAVENSWOOD, BOKSBURG



ENTERTAINMENT

- ERPM Golf Club (3.5km)
- Eastrand Flea Market (3.4km)
- Wild Waters Boksburg (3.7km)
- Homestead Lake (5.9km)
- Carnival City Casino (12.8km)
- Modderfontein Reserve (27km)
- Klipriviersberg hike (34km)
- Benoni Lake Golf Course (5.5k)
- Emperors Palace Casino (5.8km)

MEDICAL & FITNESS

- East Rand Day Hospital (2.7km)
- Thambo Memorial Hospital (3.1km)
- The Glynnwood hospital (7.4km)
- Life Roseacres Hospital (12.3km)
- Beyers Park Pharmacy (1.7km)
- Boksburg North Surgery (2.2km)
- Virgin Active Gym (2km)
- The Gym Company (3.5km)

SHOPPING

- East Rand Mall (3.9km)
- K90 Centre (2.6km)
- The Carnival Mall (16.6km)
- Lakeside Mall (5.2km)
- East Point Shopping Centre (3.5km)
- East Rand Value Mall (4.0km)
- Leroy Merlin (1.0km)
- Builders Warehouse (2.2km)

ACCESS

- OR Tambo International Airport 11km
- Easy access to N17, N3, N12 & R21 highways
- Beyers Park Bus Stop (2km)
- OR Tambo Gautrain station (10.4km)
- Sandton (34.9km)
- Midrand (25.4km)
- Kempton Park (16.6km)
- JHB CBD (24.4km)


EDUCATION


- Little Willows Nursery school (900m)
- Bambi Nursery school (1.1km)
- Martin Primary School (1km)
- Laerskool Goudrand (1.4km)
- Hoerskool Voortrekker (2.8km)
- Hoerskool Dr. EG Jansen (3km)
- Excelsior Academic College (1km)
- St Dominic High College (3.8km)
- Reunert College (6km)


Candlewood is an **EDGE** certified Green development.


Occupants are guaranteed a saving of **20%** on water and electricity consumption.
 Existing tenants are saving as much as **R5 000 p.a** on their utility bills.




-  ■ Built in Cupboards & fitted stove
- Spacious tiled lounge
- Space for fridge and 1 under counter appliance
- Open plan kitchen with lounge area

-  24 Hours security & patrolling guards

-  DSTV & Fibre Internet ready - plug & play

-  Swimming pool, lapa area & braai facilities

-  Kids playground

- Each apartment comes standard with the following green interventions:**
- ENERGY MEASURES:**
- Reduced window to wall ratio
 - Insulation of the roof
 - Smart Meter
 - Solar hot water collectors
- WATER MEASURES:**
- Low flow showerheads
 - Low flow faucets for kitchen sinks
 - Low flow faucets for washbasins
 - Dual flush for water closets
- CONSTRUCTION MATERIALS:**
- Internal Walls: Solid concrete
 - Floor slabs: Hollow core precast slab
 - Roof: Steel (Zinc or Galvanized Iron) sheets on timber rafters



UNITS

Bedrooms: 2
Bathrooms: 1

**from
R680 000**



SECOND FLOOR

Bedrooms: 2
Bathrooms: 1

**from
R690 000**



FIRST FLOOR

Bedrooms: 2
Bathrooms: 1

**from
R700 000**



GROUND FLOOR

FLOOR PLANS



FINANCES

Unit Type	Purchase Price	Indicative Rental	Bond Repayment @ 11.75%	How much must I earn to qualify?	Gross Rental Yield	Bond & Transfer Fee Savings
Second	R 680,000	R 6,250	R 7,369	R 24,564	11.03%	R 48,547
First	R 690,000	R 6,350	R 7,477	R 24,925	11.04%	R 48,547
Ground	R 700,000	R 6,450	R 7,585	R 25,286	11.06%	R 48,547

Figures above serves only as a standard guideline.

* Final bond approval will vary from person to person.

* Individual credit scores are taken into account when bond applications are submitted.

* Figures based on a base interest rate of 11.75%, over 240 months with R0 deposit.

*Includes Bond registration and transfer costs
Saving over R50 000 per unit



We have an in-house finance team to assist with bond applications & pre-approvals!

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, all homeowners who reside within Candlewood Crescent have full access to the facilities.

WILL THERE BE AIR-CONDITIONING IN THE UNITS, OR WILL I BE ABLE TO INSTALL MY OWN?

There is no air-conditioning provided, however owners will be able to install their own and adhere to the design installation rules.

WHERE CAN MY GUESTS PARK?

Visitors will have a designated parking bay.

HOW MANY PARKING BAYS DO I GET?

Each unit has been designated 1 parking bay.

HOW DO I GET INTERNET CONNECTION?

You can apply through any Fibre supplier who will connect you to the existing Fibre point in the apartment.

WHO TAKES CARE OF THE MAINTENANCE OF THE BUILDING?

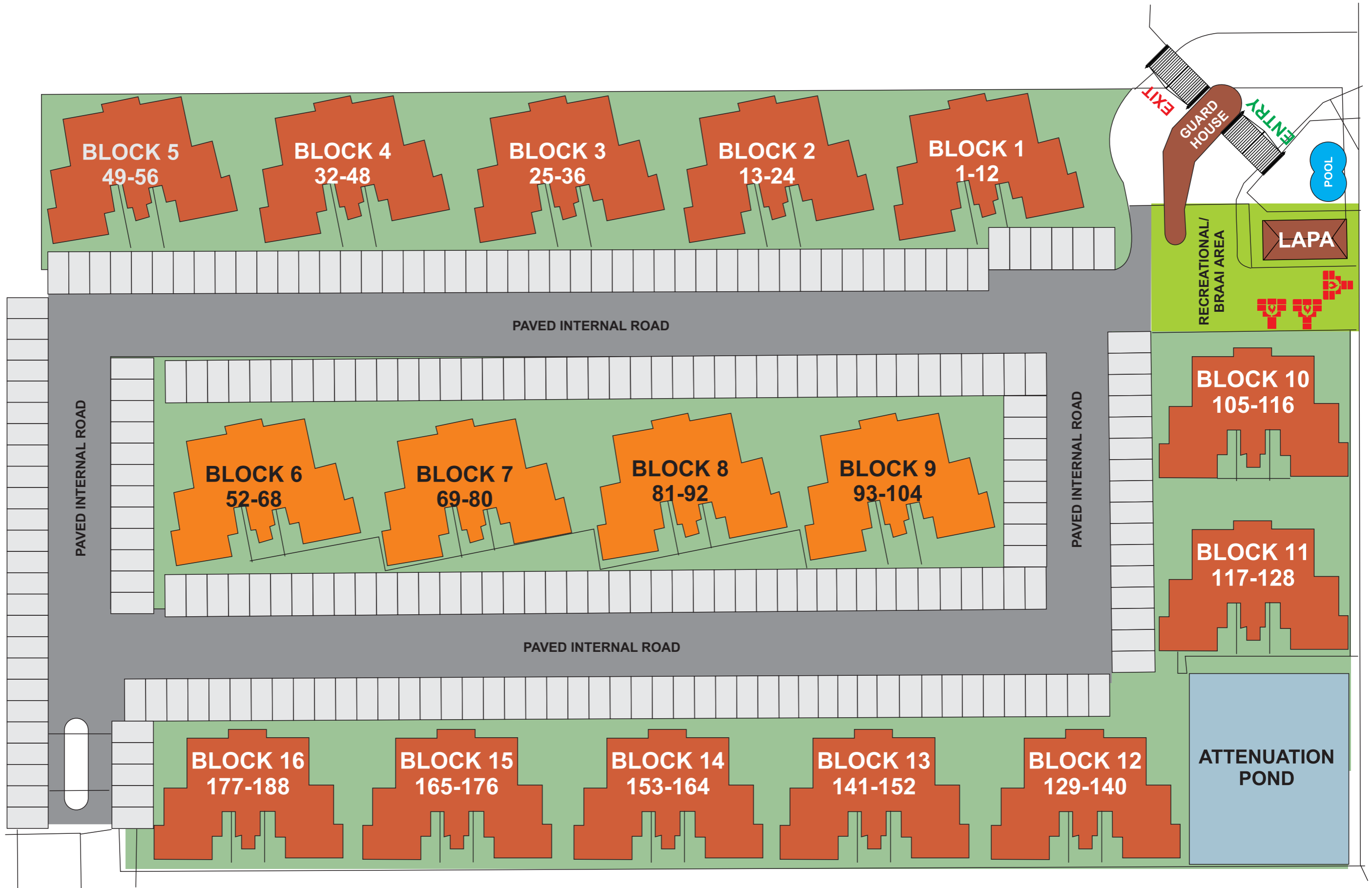
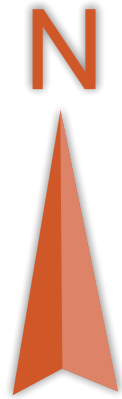
This will be the responsibility of the appointed Body Corporate and managing agent.

WHERE CAN I HANG MY WASHING?

We have a designated drying yards where residents can hang their washing.

FAQ

SITE PLAN



THE ROADMAP TO YOUR NEW HOME



SIGN OFFER
TO PURCHASE



BOND ORIGINATOR
APPLIES FOR YOUR BOND



BOND APPROVED &
ACCEPTED BY BUYER



SELLER TO ...

- OBTAIN RATES CLEARANCE CERTIFICATE / LEVY CLEARANCE CERTIFICATE
- OBTAIN SARS TRANSFER DUTY RECEIPT
- OBTAIN ELECTRICAL COMPLIANCE CERTIFICATE



- TRANSFER COSTS (We carry this cost at all/most developments)
- SELLER TO PAY MUNICIPAL / LEVY CLEARANCE FIGURES



SIGN TRANSFER
DOCUMENTS



TRANSFER ATTORNEY
OBTAINS DOCUMENTS
FROM BUYER & SELLER



LIASE WITH BOND &
CANCELLATION ATTORNEY
(If applicable)



FILE LODGED AT
THE DEEDS OFFICE



PREP (Examination
complete, ready for
registration)



REGISTER

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