



www.kingsgateestate.co.za

NEWSLETTER

July 2019

KINGS GATE ESTATE IS FULL STEAM AHEAD...

We are pleased to announce that due to a phenomenal achievement in sales, in record time, we have reached 200 sales in Kings Gate Estate. Earthworks and services are well under way for all phase of Kings Gate. Work on the perimeter fence and wall is progressing well. Congratulations to the sterling efforts by our Kings Gate sales team and CENTURY 21! Happy buyers make for a very happy team!

Kings Gate Estate is a ground-breaking new development, marketed by CENTURY 21 in the upmarket suburb of Hillcrest. Nestled in the green hills of the 1000 hills valley and surrounded by prestigious gated communities. Kings Gate is the first of its kind, and combines affordable urban living, with countryside living. This new hub will serve the community, providing a quality secure lifestyle, with unrivalled recreational facilities, and a commercial sector to meet all needs.

Situated on 14 hectares, the villages will consist of 560 architecturally designed apartments, duplexes and freestanding homes. The developer has released 250 units, of which a large number fall within the bonded market, affording subsidized buyers the opportunity to enter the property market. A further 130 units will be released to the market shortly, by the developers - Dlamprop Property Group and Morgan Creek Construction under the CHANDOS INVESTMENTS banner. Both companies are highly experienced in developing and building. and are respected for developing reputable and quality projects, the likes of Kirtlington Park, Clifton Hill Estate and retail projects such as Umlazi Mega City.

Continue on page 2

The primary goal of Kings Gate Estate is to empower and uplift people from all Walks of Life by offering the opportunity to own their own home in an affordable, quality estate in an upmarket area.

Other goals include the uplifting of surrounding communities through job creation and skills development both in the short term on site and in the long term through opportunities within the Estate.



Aerial photograph of Kings Gate - photo taken on 30th June 2019

IN THIS ISSUE

- Progress report from Developer
- Update on Sales
- Optional Extras
- Incentives for existing buyers
- Contact Us



Architect render of the community centre and entrance

Mark Johnson, director of Chandos Investments, says: "The concept of Kings Gate was market driven, and caters to the lack of affordable housing in the greater Durban area, from an entry level of R599,000 to R1,499,000. Kings Gate offers so much more than just a housing estate – it is creating a community." He continues: "Due to the phenomenal success of Kings Gate sales, Chandos Investments are currently looking at four additional sites around the country to build similar schemes to address the demand for affordable, quality development."

The development finance for Kings Gate Estate has been facilitated by SA Home Loans through the South African Housing Development Fund ("SAHDF"), a specialist fund managed by SA Home Loans that is aimed at supporting affordable housing developers. The SAHDF was established with a vision of funding transformed developers who aim to provide quality affordable housing to everyday citizens. Kings Gate Estate achieves just that, true integration of the South African society while positively transforming the building industry through the partnership of the Dlamprop Property Group and Morgan Creek.

The development provides residents with excellent amenities within the estate, that will include a crèche, outdoor and indoor gyms, community hall with a basketball court, church, sports fields, pool, tennis court and kids' playgrounds.

The commercial node, which is situated near the gatehouse, is envisioned to comprise of a laundromat, doctors' rooms, general dealer store, coffee shop/internet café and other small retail shops allowing residents to LIVE WORK and PLAY within the estate. Every detail of the estate has been meticulously planned, with one ideal - to provide a quality lifestyle that is affordable and desirable.

We would like all our owners to like our Facebook page @kingsgateestate. We have regular updates on our social media pages. Please feel free to invite family and friends to like our page.





The Kings Gate sales team always hands-on!

UPDATE ON PROGRESS FROM THE DEVELOPER

INFRASTRUCTURE

Civil works including roads and storm-water are progressing very well along with electricity and water reticulation.

BUILDING PLANS

The building plan process with regards to preparation, submission to Ethekwini Municipality and final building plan approval is underway and the anticipated approval date meets the overall planning dates for occupation and final completion of Kings Gate.

LANDSCAPING

Landscaping plans have been approved and the planting of shrubs and small trees has commenced.

COMMUNICATIONS

As part of the state of the art infrastructure at Kings Gate, a high speed fibre optic line is currently being installed to serve each and every household on the Estate. We are pleased to have partnered with Open Fibre Networks who are leading experts in the electronic communication services field and to offer only the very best for your communications, internet, TV and gaming needs. You will be asked to sign up for this service when you come in to choose your finishes and various options are available to you.

SALES TEAM:

DUNCAN 082 448 6356

NELLY 076 831 6162

RYAN 083 657 4430

CENTURY 21
Upper Highway



The Kings Gate sales team celebrates it's 200th sale!

INCENTIVES OFFERED TO EXISTING CLIENTS WHEN INTRODUCING A NEW BUYER



This exciting incentive campaign is our way to thank our loyal clients that have purchased into Kings Gate. All you have to do is introduce a prospective purchaser to one of the Kings Gate sales agents and in the event that the person you have introduced purchases a unit in the estate (T&Cs apply), you will be eligible to choose one of the incentives on offer for your own unit!

Should you introduce more than one prospective client/purchaser (maximum of three clients/ purchasers) and they purchase a unit in Kings Gate then you will be able to choose another option in addition to your initial choice.

Terms & Conditions apply.

OPTION 1 GRANITE COUNTER- TOP UPGRADE

Value ± R3,450 plus VAT
See samples for colour choice

OPTION 2 FREESTANDING GAS BRAAI

Value ± R3,450 plus VAT
See picture or similar

OPTION 3 FRIDGE

Value ± R3,450 plus VAT
See picture or similar



We will soon be calling upon our clients to come in and choose your finishes, any upgrades and/or optional extras.

Please expect a call from our client-coordinator.

OPTIONAL EXTRAS

The development team is currently working on a schedule of "optional extras" which may be of interest to you when you start planning this stage of your Kings Gate Property Purchase.

Below are a number of these extras which will be available to you amongst others:

- Garages
- Covered Parking bays
- Kitchen counter upgrades
- Choice of kitchen colours
- Stove upgrade
- Gas stove upgrade
- Colour choice of your floor finishes
- Upgrade of floor finishes to vinyl, porcelain tiles, and laminated flooring.

Full list of extras and prices to follow.



POST BOXES

The South African Post Offices will install post boxes conveniently situated just outside the gatehouse. You may rent these directly from them at an annual fee.