

HARBOUR BAY VILLAGE PHASE 1
PRICING AND AVAILABILITY.

16 July 2020

PLEASE NOTE LEVIES WILL BE INCREASED BY 8% ANNUALLY.

All values include VAT

AVAILABILITY IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.

REV 10
16 July 2020

SECTIONAL TITLE AREA (m2)											EXCLUSIVE USE AREA				ALL AMOUNTS ARE IN SOUTH AFRICAN RANDS (ZAR)						
Unit Number	Door Number	Unit Type	Bedrooms	Bathrooms	Building	Patio	Balcony	Laundry	Garage	Total	Store Room	Garden Area	Covered Parking	Parking Basement	Selling Price (Inclusive VAT)	New Selling price (incl vat)	Discount value	Estimated Monthly Levy 2020 Excl Food Contribution	Estimated Monthly Levy 2021 8 % Increase Excl Food Contribution	Estimated Monthly Levy 2022 8 % Increase Excl Food Contribution	
GROUND FLOOR	SEA FACING	MARINER																			
FIRST FLOOR	SEA FACING																				
013	M103	C2S	2	2	94	0	19	0	0	113	0	0	N/A	PB013A/PB013B	R 3 995 000.00	R 3 795 000.00	R 200 000.00	R 6 011.43	R 6 492.34	R 7 011.73	
SECOND FLOOR	SEA FACING																				
016	M206	D4	3	2	113	0	36	0	0	149	7	0	N/A	PB022A/PB022B	R 4 850 000.00	R 4 650 000.00	R 200 000.00	R 7 003.16	R 7 563.42	R 8 168.49	
					2492	192	466			3150	98									R 0.00	
SECTIONAL TITLE AREA (m2)											EXCLUSIVE USE AREA				ALL AMOUNTS ARE IN SOUTH AFRICAN RANDS (ZAR)						
Unit Number	Door Number	Unit Type	Bedrooms	Bathrooms	Building	Patio	Balcony	Laundry	Garage	Total	Store Room	Garden Area	Covered Parking	Parking Basement	Selling Price 2018 (Inclusive VAT)			Estimated Monthly Levy 2020 Excl Food Contribution	Estimated Monthly Levy 2021 8 % Increase Excl Food Contribution	Estimated Monthly Levy 2022 8 % Increase Excl Food Contribution	
GROUND FLOOR	NORTH FACING	ADMIRAL																			
FIRST FLOOR	NORTH FACING																				
027	A101	C6	2	1.5	75	0	4	0	0	79	0	0	N/A	PB027A/PB027B	R 3 175 000.00	R 2 875 000.00	R 300 000.00	R 5 074.79	R 5 480.78	R 5 919.24	
028	A102	F1	1.5	1.5	73	0	5	0	0	78	0	0	N/A	PB028	R 3 150 000.00	R 2 795 000.00	R 355 000.00	R 5 047.25	R 5 451.02	R 5 887.11	
029	A103	F2	1.5	1.5	73	0	5	0	0	78	0	0	N/A	PB029	R 3 150 000.00	R 2 795 000.00	R 355 000.00	R 5 047.25	R 5 451.02	R 5 887.11	
035	A109	F5S	1.5	1	76	0	17	0	0	93	0	0	N/A	PB035	R 3 395 000.00	R 2 950 000.00	R 445 000.00	R 5 460.47	R 5 897.30	R 6 369.09	
FIRST FLOOR	SEA FACING																				
041	A115	B6	1	1	51	21	0	0	0	72	0	0	N/A	PB041	R 2 600 000.00	R 2 400 000.00	R 200 000.00	R 4 881.96	R 5 272.51	R 5 694.31	
SECOND FLOOR	NORTH FACING																				
046	A202	F1	1.5	1.5	73	0	5	0	0	78	0	0	N/A	PB046	R 2 995 000.00	R 2 795 000.00	R 200 000.00	R 5 047.25	R 5 451.02	R 5 887.11	
047	A203	F2	1.5	1.5	73	0	5	0	0	78	0	0	N/A	PB047	R 2 995 000.00	R 2 795 000.00	R 200 000.00	R 5 047.25	R 5 451.02	R 5 887.11	
049	A205	A8	Studio		37	0	3	0	0	40	0	0	N/A	PB049	R 1 695 000.00	R 1 500 000.00	R 195 000.00	R 4 000.42	R 4 320.45	R 4 666.08	
052	A208	B3	1	1	50	0	4	0	0	54	0	0	N/A	PB052	R 2 200 000.00	R 2 025 000.00	R 175 000.00	R 4 386.09	R 4 736.98	R 5 115.93	
053	A209	B4	1	1	52	0	4	0	0	56	0	0	N/A	PB053	R 2 300 000.00	R 2 100 000.00	R 200 000.00	R 4 441.19	R 4 796.48	R 5 180.20	
SECOND FLOOR	SEA FACING																				
061	A217	F9	1.5	1.5	78	0	4	0	0	82	0	0	N/A	PB061	R 3 150 000.00	R 2 925 000.00	R 225 000.00	R 5 157.44	R 5 570.03	R 6 015.64	
062	A218	F10	1.5	1.5	78	0	4	0	0	82	0	0	N/A	PB062	R 3 150 000.00	R 2 925 000.00	R 225 000.00	R 5 157.44	R 5 570.03	R 6 015.64	
063	A219	B3	1	1	51	0	4	0	0	55	0	0	N/A	PB063	R 2 500 000.00	R 2 250 000.00	R 250 000.00	R 4 413.64	R 4 766.73	R 5 148.07	
064	A220	B4	1	1	51	0	4	0	0	55	0	0	N/A	PB064	R 2 500 000.00	R 2 250 000.00	R 250 000.00	R 4 413.64	R 4 766.73	R 5 148.07	
THIRD FLOOR	NORTH FACING																				
066	A301	G2	3	2.5	138	0	20	0	0	158	0	0	N/A	PB066A/PB066B	R 6 750 000.00	R 5 500 000.00	R 1 250 000.00	R 7 251.10	R 7 831.18	R 8 457.68	
THIRD FLOOR	SEA FACING																				
073	A308	C8	2	2.5	96	0	23	0	0	119	0	0	N/A	PB073A/PB073B	R 4 850 000.00	R 4 550 000.00	R 300 000.00	R 6 176.72	R 6 670.86	R 7 204.53	
					3482	146	346			3974					R 73 134 000.00	R 67 170 000.00	R 5 964 000.00				

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GROUND FLOOR	NORTH FACING	THE SAILS																	
091	S002	C10	2	2	97	8	0	0	23	128	0	0	CP084	G084	R 4 337 000.00				
092	S003	C9	2	2	97	8	0	0	23	128	0	0	CP085	G085	R 4 337 000.00	R 6 424.65	R 6 938.62	R 7 493.71	
FIRST FLOOR	NORTH FACING																		
094	S101	C11	2	2	100	0	8	17	20	145	0	0	CP087	G087	R 4 450 000.00	R 6 892.97	R 7 444.41	R 8 039.96	
095	S102	C12	2	2	98	0	8	17	20	143	0	0	CP088	G088	R 4 350 000.00	R 6 837.87	R 7 384.90	R 7 975.70	
096	S103	C11	2	2	98	0	8	17	20	143	0	0	CP089	G089	R 4 350 000.00	R 6 837.87	R 7 384.90	R 7 975.70	
GROUND FLOOR	SOUTH FACING																		
099	S006	C9	2	2	97	8	0	0	23	128	0	0	CP092	G092	R 4 250 000.00	R 6 424.65	R 6 938.62	R 7 493.71	
100	S007	C10	2	2	97	8	0	0	23	128	0	0	CP093	G093	R 4 250 000.00	R 6 424.65	R 6 938.62	R 7 493.71	
FIRST FLOOR	SOUTH FACING																		
103	S106	C11	2	2	98	0	8	17	20	143	0	0	CP096	G096	R 4 350 000.00	R 6 837.87	R 7 384.90	R 7 975.70	
104	S107	C12	2	2	98	0	8	17	20	143	0	0	CP097	G097	R 4 350 000.00	R 6 837.87	R 7 384.90	R 7 975.70	
105	S108	C11	2	2	108	0	10	17	20	155	0	0	CP098	G098	R 4 574 000.00	R 7 168.45	R 7 741.93	R 8 361.28	
	SEA FACING	THE DECKS																	
'108	'D003	R	2	1.5	101		17	12	23	153	0	0	N/A	G101	R 4 750 000.00	R 7 626.01	R 8 236.09	R 8 894.98	
'109	'D004	R	2	2	118	0	17	12	38	185	0	0	N/A	G102	R 5 750 000.00	R 8 624.10	R 8 925.23	R 9 639.25	
'110	'D005	R	2	1.5	101	0	17	12	23	153			N/A	G103	R 4 850 000.00	R 7 624.10	R 8 236.09	R 8 894.94	
'111	'D006	R	3	2	118	0	17	12	38	185	0	0	N/A	G101	R 5 850 000.00	R 8 624.10	R 8 925.23	R 9 639.25	
'112	'D007	S	3	2.5	257	29	0	0	44	330	0	0	N/A	G103	R 11 935 000.00	R 11 989.38	R 12 948.53	R 13 984.41	
'114	'D009	S	3	2.5	257	29	0	0	44	330	0	0	N/A	G104	R 11 935 000.00	R 11 989.38	R 12 948.53	R 13 984.41	