

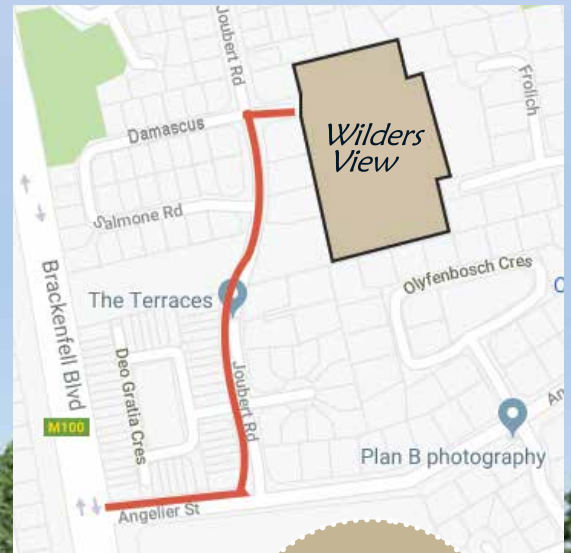
Wilders View

LUXURY ESTATE

FROM R2 335 000

INCLUDING TRANSFER FEES

PROTEA HEIGHTS BRACKENFELL



**ONLY
18 LUXURY
HOMES**



ARTISTS IMPRESSION



ARTISTS IMPRESSION



- GATED SECURITY
- CCTV & ELECTRIC FENCING
- CLOSE TO SCHOOLS
- CLOSE TO SHOPPING CENTRES
- 3 MINUTES TO THE R300
- FIBRE LINKED HIGH SPEED INTERNET
- MAGNIFICENT VIEWS
- LOW LEVIES

SECURE LUXURY LIVING WITH A PERSONAL TOUCH

Wilders View luxury estate is perfectly situated in the fully established suburb of Protea Heights. Perched up on a hillside, it provides stunning views and secure living for all 18 exclusive homes. And with a choice of 10 plans and a comprehensive list of fittings you are sure to get the home of your dreams within your budget! Get your share of luxury living today - contact us now!



GERHARD HUGO
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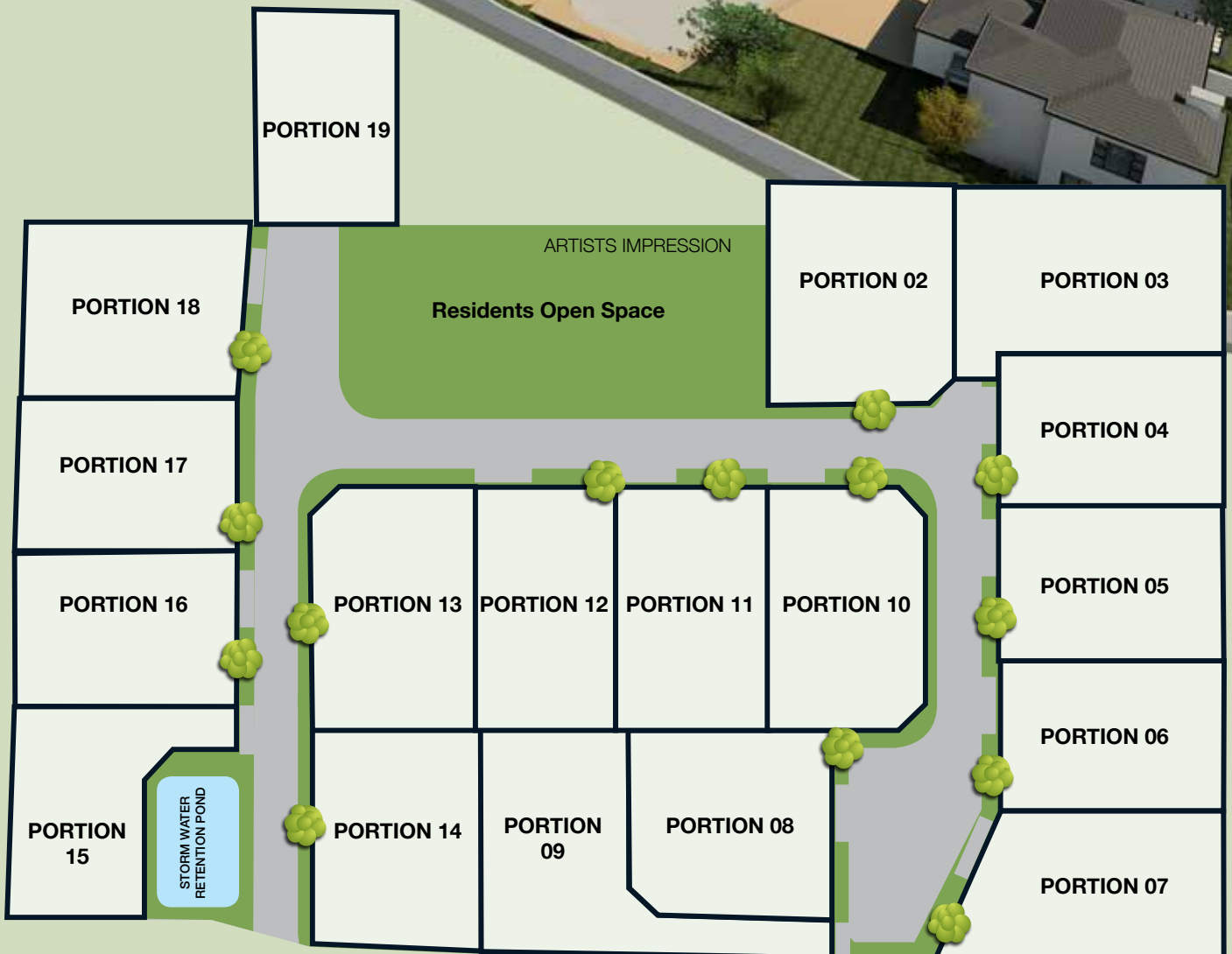


Wilders View

LUXURY ESTATE

Secure luxury living with a personal touch

PROTEA HEIGHTS BRACKENFELL



Wilders View

LUXURY ESTATE

Secure luxury living with a personal touch

PROTEA HEIGHTS BRACKENFELL



NORTH STREET ELEVATION



NORTH STREET SECTION



SOUTH STREET ELEVATION



SOUTH STREET SECTION



ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE A

150m²

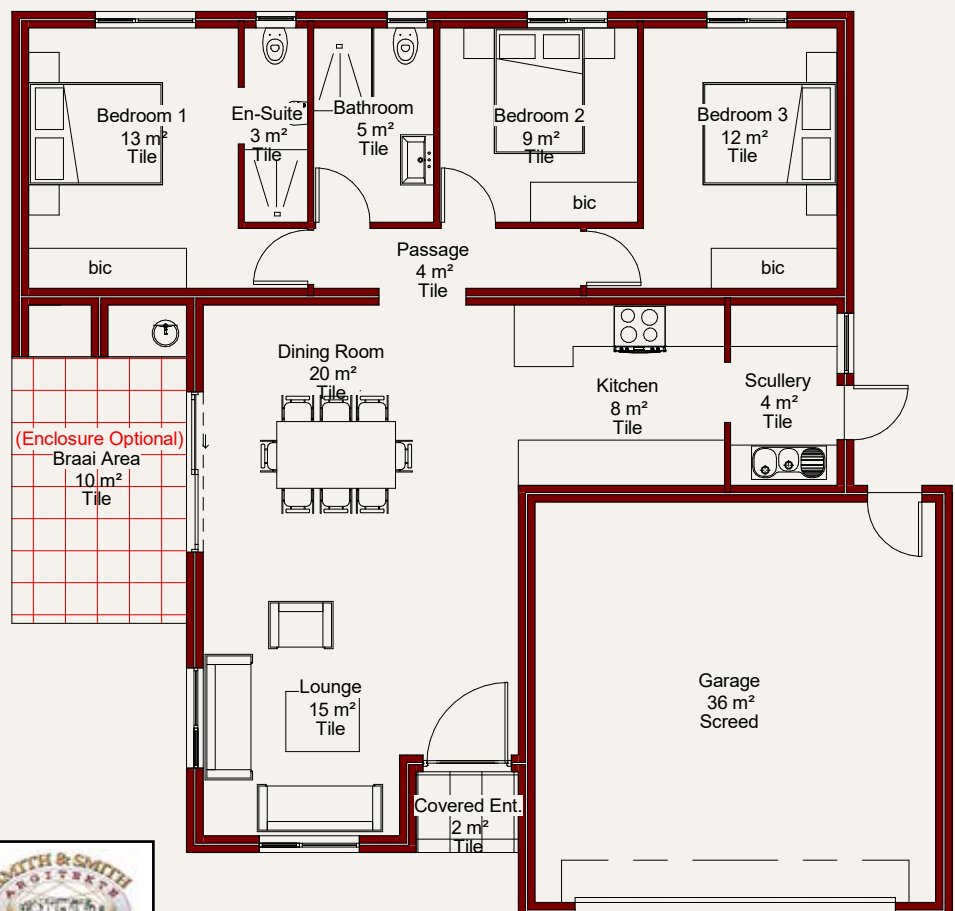
Type A

Ground Floor 108 m²
 Garage 42 m²
Total: 150 m²

Optional Area
 Enclosed Braai Area 10 m²
Grand Total: 160 m²

WILDERS VIEW

LUXURY ESTATE



RICHPROP
 DEVELOPMENTS





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE A1

198m²

WILDERS VIEW

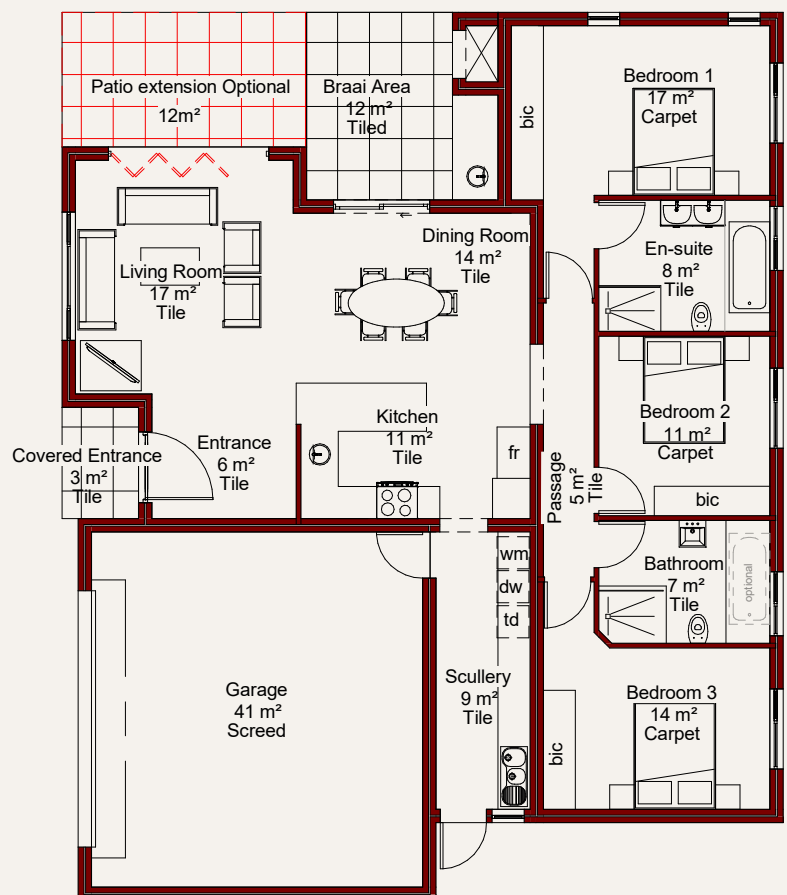
LUXURY ESTATE

Type A1

House	138 m ²
Garage	45 m ²
Braai Area	12 m ²
Covered Entrance	3 m ²
Total:	198 m²

Optional Area	
Extended Patio	12 m ²

Grand Total: 210 m²



RICHPROP
DEVELOPMENTS





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE B

176m²

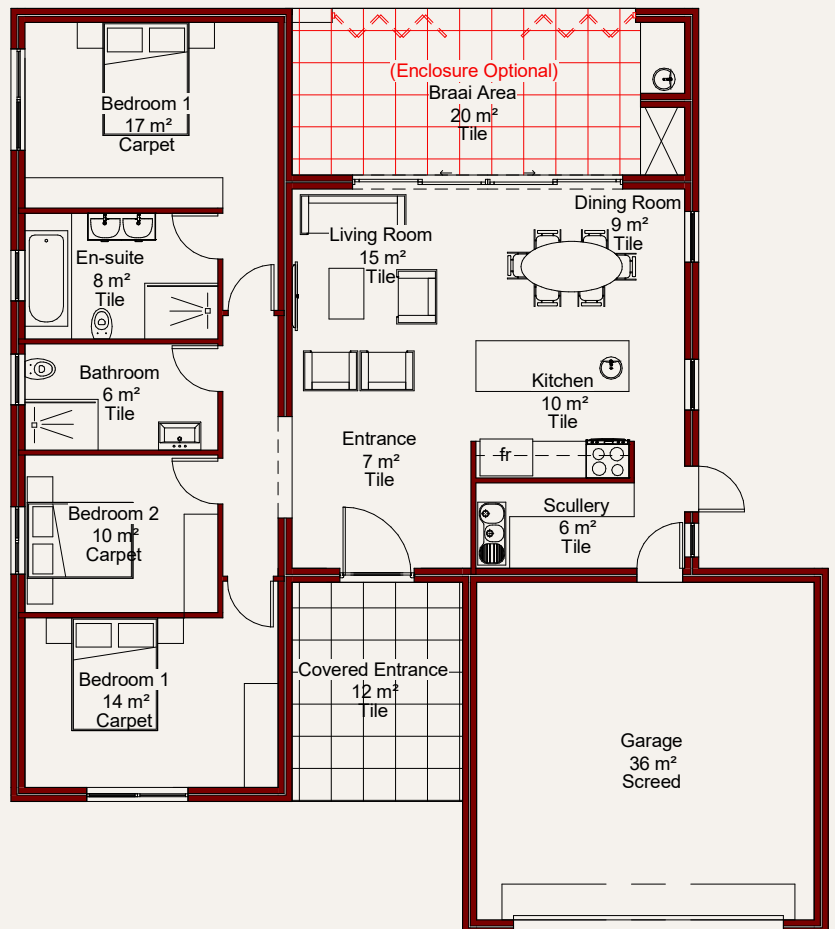
WILDERS VIEW

LUXURY ESTATE

Type B

House	123 m ²
Garage	41 m ²
Covered Entrance	12 m ²
Total:	176 m²

Optional Area	
Covered Enclosure	20 m ²
Grand Total:	196 m²





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE B1

186m²

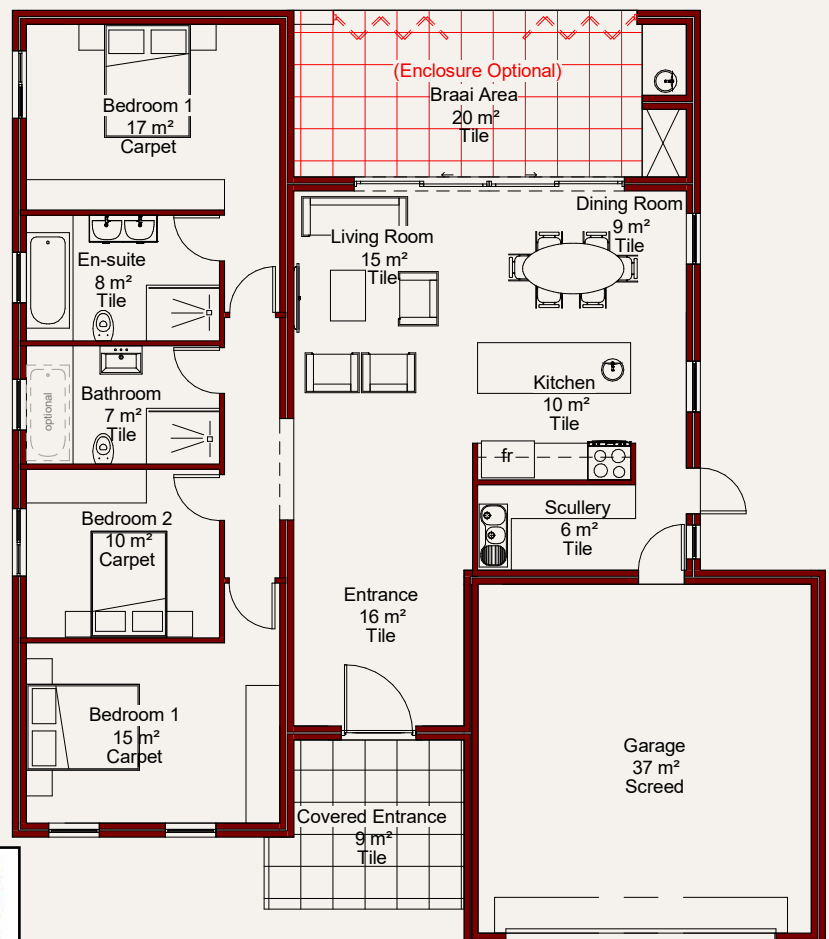
WILDERS VIEW

LUXURY ESTATE

Type B1

House	136 m ²
Garage	42 m ²
Covered Entrance	9 m ²
Total:	186 m²

Optional Area	
Enclosed Braai Area	20 m ²
Total:	206 m²





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE C

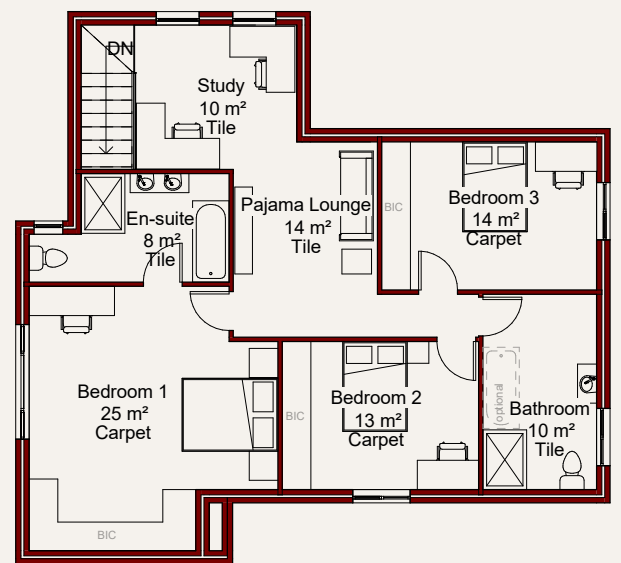
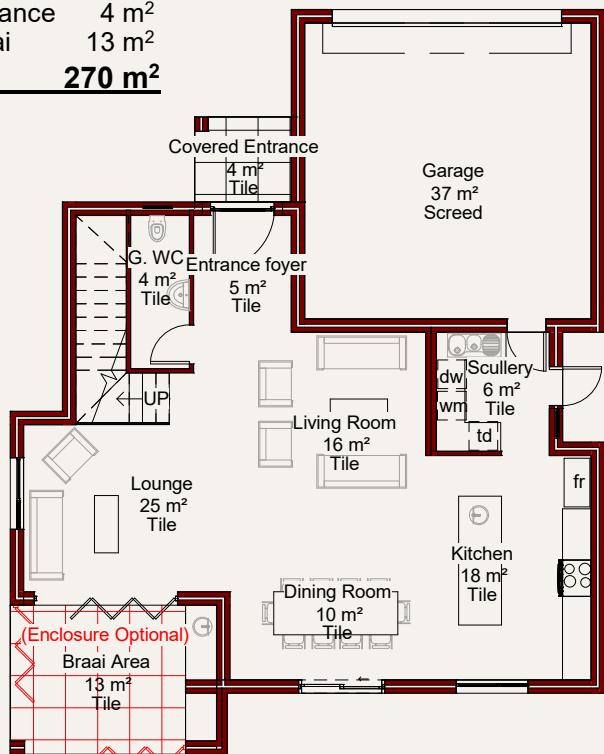
270m²

Type C

Ground Floor	98 m ²
First Floor	113 m ²
Garage	42 m ²
Covered Entrance	4 m ²
Covered Braai	13 m ²
Total:	270 m²

WILDERS VIEW

LUXURY ESTATE



First Floor Plan



RICHPROP
DEVELOPMENTS





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

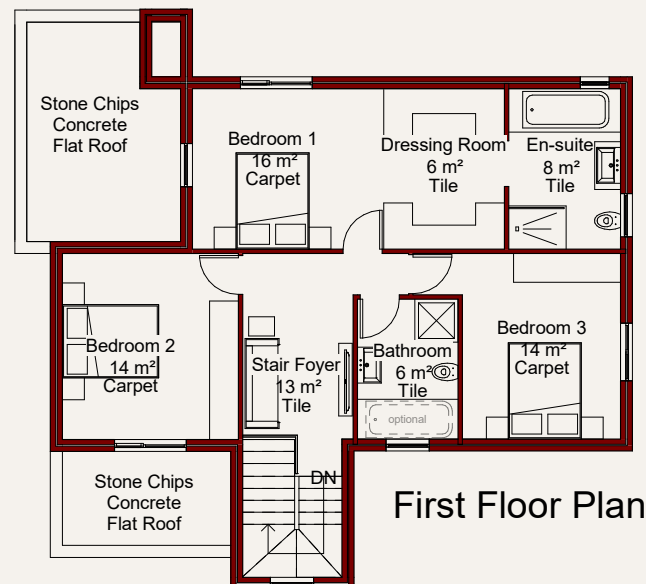
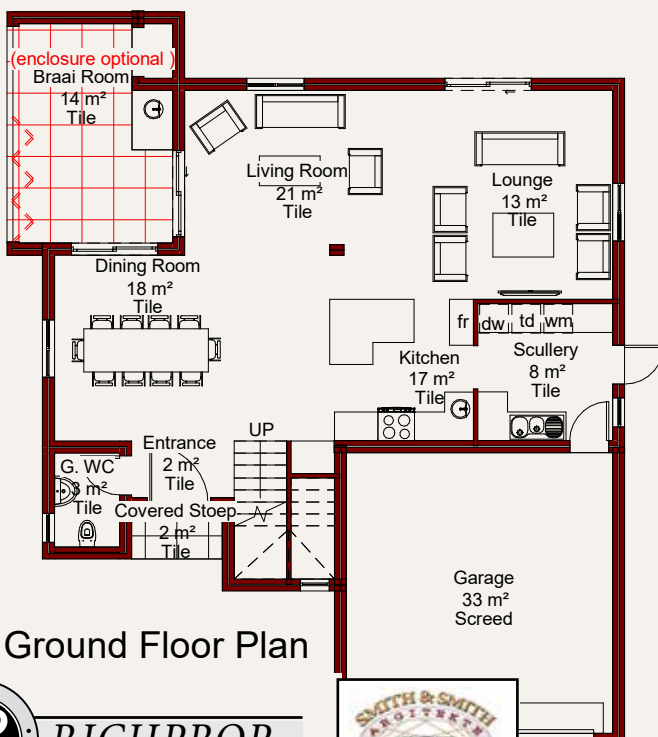
TYPE D

241m²

Type D

Ground Floor	96 m ²
First Floor	93 m ²
Garage	36 m ²
Braai	14 m ²
Covered Entrance	2 m ²
Total:	241 m²

WILDERS VIEW LUXURY ESTATE





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE E

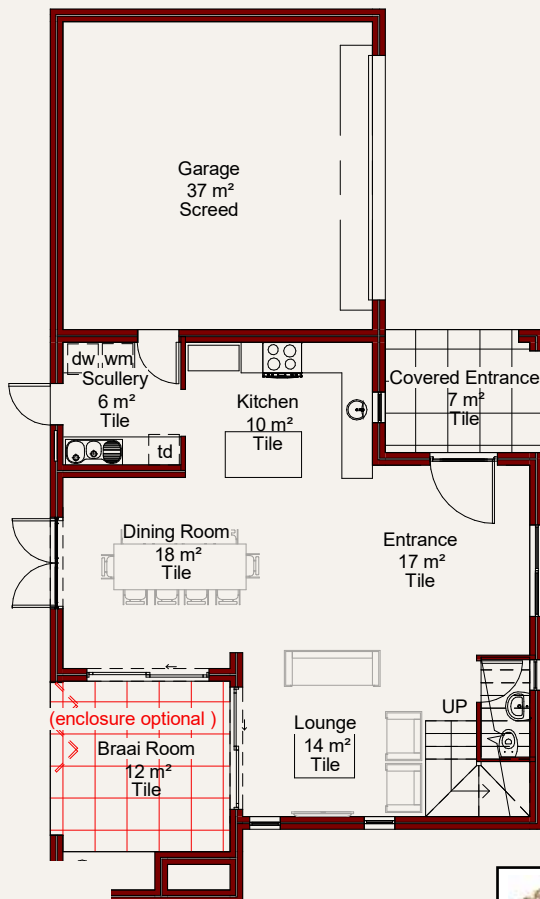
232m²

Type E

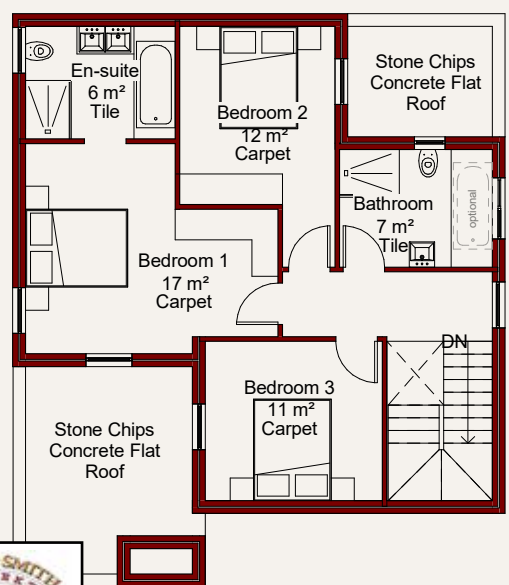
Ground Floor	76 m ²
First Floor	77 m ²
Garage	42 m ²
Balcony	14 m ²
Braai	16 m ²
Covered Entrance	7 m ²
Total:	232 m²

WILDERS VIEW

LUXURY ESTATE



Ground Floor Plan



First Floor Plan





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE F

189m²

Type F

Ground Floor 150 m²
Garage 39 m²

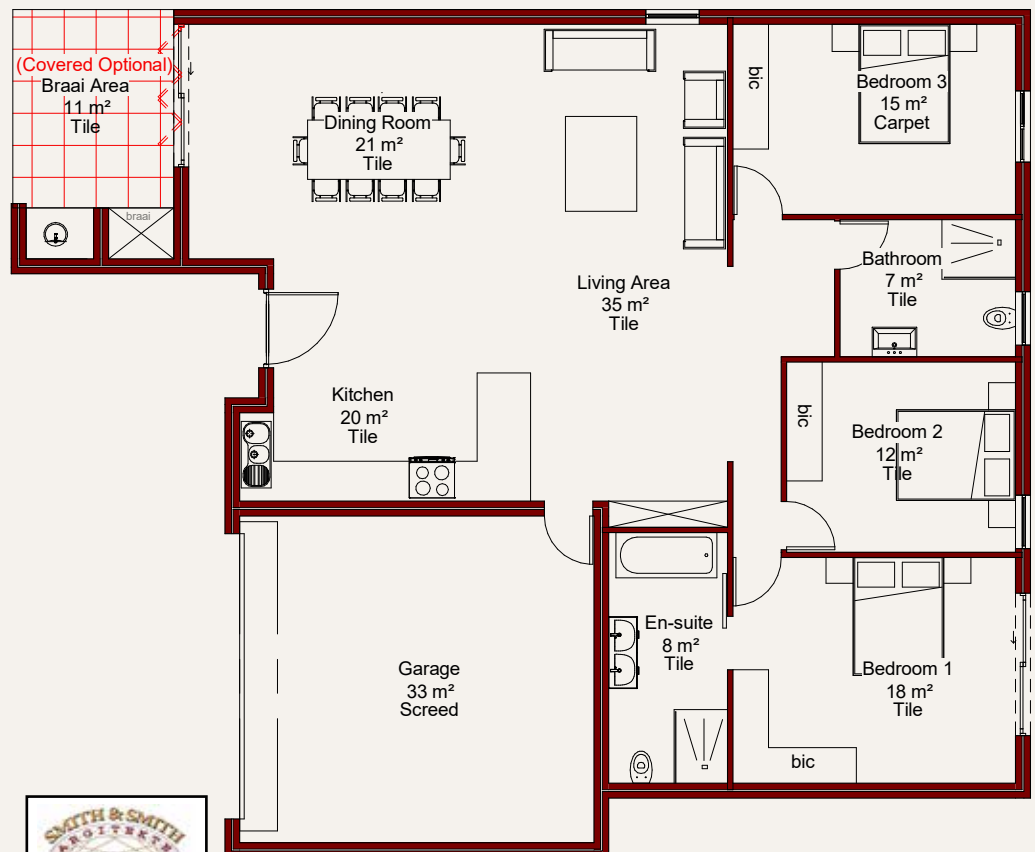
Total: 189 m²

Optional Area
Covered Braai Area 11 m²

Grand Total: 200 m²

WILDERS VIEW

LUXURY ESTATE



RICHPROP
DEVELOPMENTS





ARTISTS IMPRESSION

Wilders View

LUXURY ESTATE

TYPE H

240m²

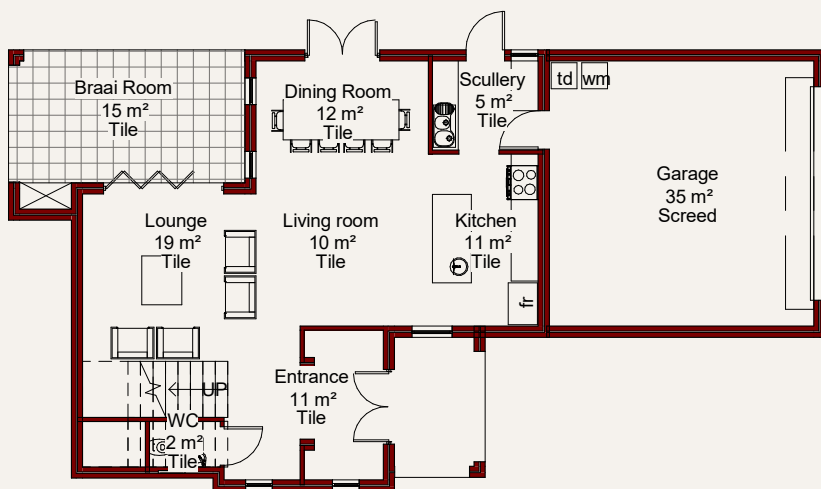
WILDERS VIEW

LUXURY ESTATE

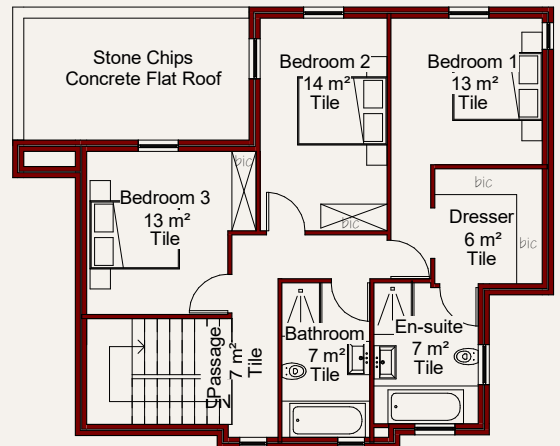
Type H

Ground Floor	99 m ²
First Floor	97 m ²
Garage	40 m ²
Covered Entrance	4 m ²

Total: 240 m²



Ground Floor Plan



First Floor Plan



PRICE LIST

SOLD

ERF NO	CONFIG	ERF M ²	ERF PRICE	TYPE	HOUSE M ²	BUILD COST	TOTAL PRICE
2	SS	460	R 965 000	A1	198	R 1 821 600	R 2 786 600
3	DS	450	R 965 000	C	270	R 2 484 000	R 3 449 000
				D	241	R 2 217 200	R 3 182 200
				E	232	R 2 134 400	R 3 099 400
4	DS	413	R 955 000	C	270	R 2 484 000	R 3 439 000
				D	241	R 2 217 200	R 3 172 200
				E	232	R 2 134 400	R 3 089 400
5	DS	413	R 945 000	C	270	R 2 484 000	R 3 429 000
				D	241	R 2 217 200	R 3 162 200
				E	232	R 2 134 400	R 3 079 400
6	DS	413	R 935 000	C	270	R 2 484 000	R 3 419 000
				D	241	R 2 217 200	R 3 152 200
				E	232	R 2 134 400	R 3 069 400
7	DS	440	R 965 000	C	270	R 2 484 000	R 3 449 000
				D	241	R 2 217 200	R 3 182 200
				E	232	R 2 134 400	R 3 099 400
8	SS	416	R 940 000	A	150	R 1 425 000	R 2 365 000
				A1	198	R 1 821 600	R 2 761 600
				B	176	R 1 619 200	R 2 559 200
				B1	186	R 1 711 200	R 2 651 200
9	SS	453	R 930 000	F	189	R 1 738 800	R 2 668 800
10	SS	425	R 945 000	A	150	R 1 425 000	R 2 370 000
				A1	198	R 1 821 600	R 2 766 600
				B	176	R 1 619 200	R 2 564 200
				B1	186	R 1 711 200	R 2 656 200
11	SS	400	R 935 000	A	150	R 1 425 000	R 2 360 000
				A1	198	R 1 821 600	R 2 756 600
				B	176	R 1 619 200	R 2 554 200
				B1	186	R 1 711 200	R 2 646 200
12	SS	400	R 935 000	A	150	R 1 425 000	R 2 360 000
				A1	198	R 1 821 600	R 2 756 600
				B	176	R 1 619 200	R 2 554 200
				B1	186	R 1 711 200	R 2 646 200
13	SS	429	R 945 000	A	150	R 1 425 000	R 2 370 000
				A1	198	R 1 821 600	R 2 766 600
				B	176	R 1 619 200	R 2 564 200
				B1	186	R 1 711 200	R 2 656 200
14	SS	409	R 910 000	A	150	R 1 425 000	R 2 335 000
				A1	198	R 1 821 600	R 2 731 600
				B	176	R 1 619 200	R 2 529 200
				B1	186	R 1 711 200	R 2 621 200
15	SS	369	R 910 000	A	150	R 1 425 000	R 2 335 000
16	DS	402	R 935 000	C	270	R 2 484 000	R 3 419 000
				D	241	R 2 217 200	R 3 152 200
				E	232	R 2 134 400	R 3 069 400
17	DS	400	R 955 000	C	270	R 2 484 000	R 3 439 000
				D	241	R 2 217 200	R 3 172 200
				E	232	R 2 134 400	R 3 089 400
18	DS	400	R 950 000	G	255	R 2 200 000	R 3 150 000
19	SS	400	950 000	F	240	R 2 208 000	R 3 158 000

SOLD

SOLD

FINISHING SCHEDULE

WALLS:	<i>Maxi bricks, plaster and painted according accent colour guide</i>												
ROOF COVER:	<i>Charcoal flat roof tiles are an alternative to Slate Tiles</i>												
ROOF:	<i>Gang nailed roof trusses covered with ceiling. Exposed gang nailed trusses in garage. Radenshield under tile membrane. 100mm Isotherm isolation in roof space. (Ceiling in garage is an optional extra)</i>												
CEILINGS:	<i>Skimmed Rhino board ceiling and Fancy Cornices. (Bulkheads optional extra)</i>												
GUTTERS:	<i>Seamless Aluminium Gutter- Charcoal matched roof</i>												
WINDOWS:	<i>Aluminium windows according to plan – Charcoal Larger windows are allowed but will come with a penalty and extra cost as per latest bylaws</i>												
DOOR FRAMES:	<i>Exterior - Front door - wood - varnished Exterior - Aluminium sliding Interior - wood - painted</i>												
DOORS:	<i>Front door 1200mm wide solid wood Back - Aluminium/Glass Interior - Semi Solid - wood - painted Fire door - half hour fire door, painted white Exterior – Aluminium sliding doors</i>												
PLUMBING:	<i>Geyser -200L Solar Geyser *ALL OTHER SOLAR REQUIREMENTS ARE EXTRA</i>												
FLOOR & WALL COVERING:	<i>Developers range - Gres Porcelain tiles R140/m2 (incl VAT) Carpet – Bedrooms – 300/m2 (incl VAT)</i>												
CUPBOARDS:	<i>XT Arctic White Gloss with MDF substrates an impact edging (water resistant) Rustenburg Granite tops (see upgrade options)</i>												
LIGHT FITTINGS:	<i>All LED fittings as per plan Pendant in dining LED down lights in Kitchen Double LED tube fitting for scullery Down lights in lounge and living area Single ceiling LED light in bedrooms 1 x Double LED tube garage light</i>												
TELEPHONY / TV / FTTH / DISH AND ELECTRICAL POINTS:	<table><thead><tr><th>Double plugs</th><th>Single plugs</th></tr></thead><tbody><tr><td>3 x lounge</td><td>1 x washing machine</td></tr><tr><td>3 x kitchen</td><td>1 x tumble dryer</td></tr><tr><td>2 x scullery</td><td>1 x dishwasher</td></tr><tr><td>2 x bedrooms</td><td>1 x fridge</td></tr><tr><td>1 x garage</td><td>2 x TV & USB points</td></tr></tbody></table>	Double plugs	Single plugs	3 x lounge	1 x washing machine	3 x kitchen	1 x tumble dryer	2 x scullery	1 x dishwasher	2 x bedrooms	1 x fridge	1 x garage	2 x TV & USB points
Double plugs	Single plugs												
3 x lounge	1 x washing machine												
3 x kitchen	1 x tumble dryer												
2 x scullery	1 x dishwasher												
2 x bedrooms	1 x fridge												
1 x garage	2 x TV & USB points												
BUILT-IN BRAAI:	<i>Standard black Extra Stainless steel</i>												
APPLIANCES:	<i>As per schedule below</i>												
CCTV:	<i>Unified VOIP Telecoms https://www.ubnt.com/unifi-voip/overview</i>												
PERIMETER WALLS:	<i>As per developers specification</i>												
PAVING – DRIVE WAY:	<i>Cobble cement paver – 60m² (extra on request by client)</i>												
LANDSCAPING:	<i>Lawn</i>												
NOT INCLUDED:	<i>Burglar bars, washing lines and external gates</i>												

FINISHES

BATHROOMS

STANDARD

UPGRADE



Bijou Opale Wall Hung Soft Closure



Bijou Loire Basin Tap Long Body



Bijou Loire Basin Tap Under Tile Body

FINISHES

BATH & SHOWER

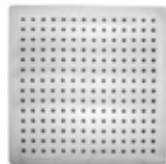
STANDARD



210mm Rose



Glass cubicle
900x900mm



Trap

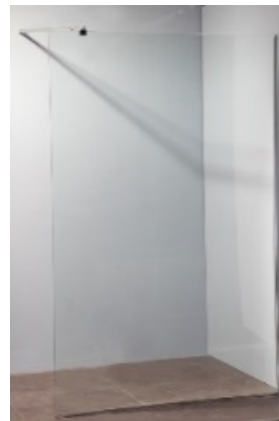
UPGRADE



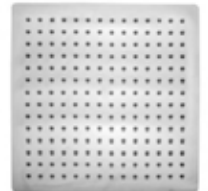
Bijou Chateaux Freestanding Bath
1720x820x600mm



250mm Rose



1000x1200mm
Walk-in Show



Mixer



S/Steel Triumph Shower Channel
300mm L

FINISHES

GUEST LOO

STANDARD



Solo Arctic closed coupled to flush Toilet



Triumph Tanzanite Basin Mixer Short Body



Solo Basin Mystique Counter Top 380mm L 380mm W 125mm H



Trap & Pop-up



UPGRADE



Solo Diplomat Toilet



Bijou Loire Counter Long Body Mixer



Solo Orion Counter Top Basin 440mm



FINISHES

BATHROOM ACCESSORIES

STANDARD

Bijou Monaco Range



UPGRADE

Bijou Rhone Range



Heated Towel Rail

FINISHES

SCULLERY

STANDARD



UPGRADE



FINISHES

KITCHEN

STANDARD



UPGRADE



FINISHES

KITCHEN APPLIANCES

STANDARD

Slim Line Cooker Hood



DHD399 600NCP Ceran Hob Slim Line



DB0461 Slim Line Eye Level Oven



Triumph
Tanzanite
Sink Mixer



Franke Prep Bowl 340 x 139mm

Franke Plumbing Set



UPGRADE

900mm Premium
Island Curved Hood



OR
900mm Glass
Cooker Hood



Bijou Loire
Sink Mixer



Franke Prep Bowl 340 x 139mm

Franke Plumbing Set



FINISHES

BUILT-IN BRAAI

STANDARD



UPGRADE



CCTV



<https://www.ubnt.com/unifi-voip/overview>

FINISHES SWITCHING

STANDARD

STANDARD CE LITE RANGE

CEEB14



CEEB13



CEEB13-10-20



CEEB13-10-40



CEEA-101



CEEA-103



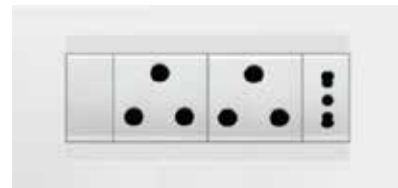
UPGRADE

GEWISS CHORUS GEO

GX10TBG



GX12TBG



GX26TBG



GX02TBG



GX03TBG



FINISHES

LIGHTING

STANDARD



UPGRADE

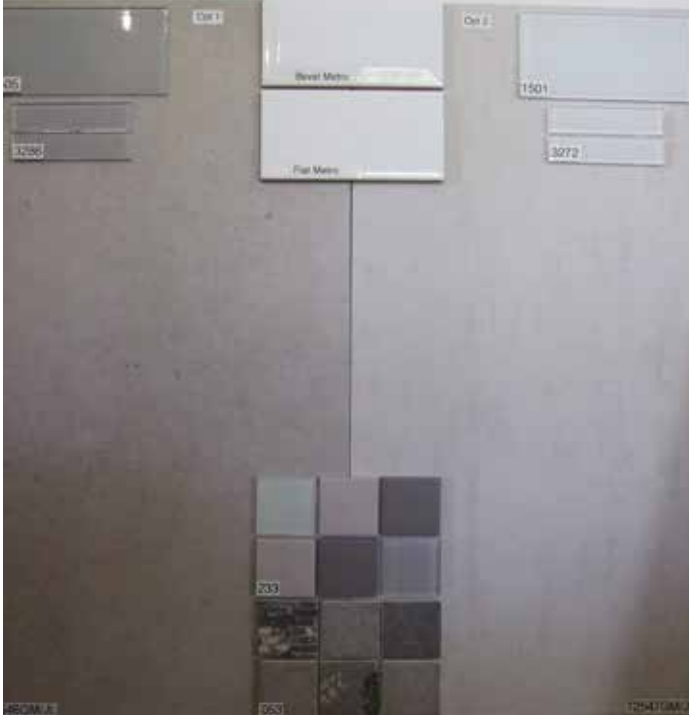


FINISHES

WALL AND FLOOR TILES

STANDARD

Standard Floor Tiles R140m²
Porcelain 600mmx600mm



UPGRADE 1

Upgraded Floor Tiles R220m²



UPGRADE 2



FINISHES

DOORS & IRONMONGERY

STANDARD



76mm 2 lever Sashlock

Dubai Lever Fixed on B/Plate



Entrance door 1.2mm



Internal doors semi solid



Wood door frames

UPGRADE



76mm 2 lever Sashlock

Auries Lever Fixed on B/Plate



Entrance door 1.2mm



Internal doors semi solid



Wood door frames