

PRICE LIST JANUARY 2023

ALL PRICES INCLUDE

PLAN FEES, PROF SIGN BOARD / SHADE CLOTH, LAND SURVEYOR, PLANS, CONNECTIONS, PLATFORM, TAR DRIVEWAY AS PER PLAN, FENCING – POST & RAIL, LANDSCAPING, GRASSING (INSTANT LAWN 2M AROUND HOUSE AND RUNNERS REST OF SITE) , SOAKPIT / SEPTIC TANK, EVAPO-TRANSPARATION, CONTINGENCY, WATER CONNECT 20MM, ELECTRICAL CONNECTION, PROF FEES, NHBRC, COMMISSIONS, STOVE , ALL FINISHES AS PER SCHEDULES , DOUBLE GARAGE AUTOMATION, HEAT PUMP & INSULATION , ALL REQUIREMENTS SET OUT BY THE SANS REGULATION, VAT

PRICES EXCLUDE : POOLS, ALTERATIONS TO BUILDINGS, EXTRA EARTHWORKS & UPGRADES TO STANDARD SPECIFICATIONS, ATTORNEYS REGISTRATION FEES, BOND COSTS

SAVINGS : NO TRANSFER DUTIES

LEVIES : R 2, 836.68 monthly + Once off Stabilisation Fund Levy R 11,346.72 plus once off Security Levy R3,500

BUILDING PRICES

(excludes land price)

		<u>Storey</u>	<u>Bed</u>	<u>Bath</u>	<u>Living</u>	<u>Study</u>	<u>Guest Loo</u>	<u>Garage</u>	<u>Total m2</u>
Apalis	R 2,345,000	Single	3	2	1	-	-	2	196,04 m2
Barbet	R 2,475,000	Single	3	2	2	-	-	2	220,87 m2
Coucal	R 2,685,000	Single	4	2	2	-	-	2	244,13 m2
Drongo	R 2,415,000	Double	3	2	1	-	1	2	209,30 m2
Egret	R 2,675,000	Double	3	2	2	1	1	2	243,01 m2
Flycatcher	R 3,745,000	Double	3	2	3	1	1	2	386,60 m2

GARAGE UPGRADES Staff Toilet / Shower / Basin **R 75,000** / Full Staff Quarters **R 150,000**

******* PLAN VARIATIONS / CUSTOMISED PLANS** Priced on application / Due to current global conditions market prices are extremely volatile. The knock-on effect has created massive challenges for our pricing structure. Therefore, prices could be subject to changes. However, once a contract is signed between the parties, the price will be fixed and no escalation will take place

LAND PRICES AVAILABLE /SPECS

Site No	Size m2	Price
Current available land		
2932	2050	R 975,000
2933	3047	R 950,000
2939	2093	R 1,050,000
2941	2578	R 1,150,000
2094	2405	R 1,200,000
2115	2602	R 1,225,000
2116	2007	R 1,200,000
2188	2066	R 1 175 000
2189	2015	R 1,150,000
2943	1810	R 1,175,000
2944	2375	R 1,225,000
2945	2296	R 1,200,000
2085	2180	R 1,225,000
2086	1882	R 1,200,000
2087	2222	R 1,250,000
2088	2000	R 1,225,000
2089 reserved	1845	R 1,175,000

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Web Sitewww.101acuttsestate.co.za / Facebook Sites www.facebook.com / 101acutts www.facebook.com/TheGridGroup
(All prices are subject to change without notice)