

DIAZ ESTATE: PRE-VALUATION SELLING PRICE SCHEDULE

TOWNHOUSE TYPE 2 DESCRIPTION - DOUBLE STOREY	BASE UNIT 3B2B1G+Study	Plus: 2nd Garage	Plus: Carport U/C	Plus: U/C Braai Patio	Plus: PV System	PLOT PRICE	BUILD PRICE
AREA SELLING PRICE (Incl. transfer fee)	170,40 3,859,000	19,00 171,000	19,00 123,500	14,00 85,400	80,000	990,000	2,869,000

TOWNHOUSE TYPE 4 DESCRIPTION - SINGLE STOREY	BASE UNIT 3B2B1G	Plus: 2nd Garage	Plus: Carport U/C	Plus: U/C Braai Patio	Plus: PV System	PLOT PRICE	BUILD PRICE
AREA SELLING PRICE (Incl. transfer fee)	144,00 3,685,000	23,00 207,000	20,00 130,00	16,00 97,600	80,000	990,000	2,695,000

TOWNHOUSE TYPE 1 DESCRIPTION - 160SQM ERF	BASE UNIT 2B2B1G	Plus: Carport U/C	Plus: U/C Braai Patio	Plus: PV System	PLOT PRICE	BUILD PRICE
AREA SELLING PRICE (Incl. transfer fee)	112,40 2,950,000	19,00 123,500	13,00 79,300	80,000	870,000	2,080,000

APARTMENT BLOCK (PHASE 1 AND 2)	SELLABLE UNIT SIZE	BASE PRICE Incl. Trans Fee	Plus: U/C Parking Bay	Plus: Battery Pack	Plus: Store Room
2B2B APARTMENT (Full Spec)	77.0	2,150,000	50,000	33,000	32,000
2B2B + Loft APARTMENT (Full Spec)	110.0	2,750,000	50,000	33,000	32,000
2B1B APARTMENT (Full Spec)	52,5	1,780,000	50,000	33,000	32,000

Diaz Estate Selling Price - 2026/01

PLOT AND PLAN HOUSES (FULL TITLE)	TYPE 1		TYPE 2		TYPE 4A		TYPE 4B		TYPE 4C	
DESCRIPTION	2B2B+1G		3B2B+1S+1G		3B2B+1G		3B2B+1G		3B2B+1G	
ERF SIZE (APPROX)	160m ²		320m ²		320m ²		320m ²		320m ²	
UNIT AREA INCL 1X GARAGE	112,4m ²		170,4m ²		144m ²		147m ²		147m ²	
ERF PRICE	870 000		990 000		990 000		990 000		990 000	
BUILD PRICE	2 080 000		2 869 000		2 695 000		2 695 000		2 695 000	
TOTAL SELLING PRICE	2 950 000		3 859 000		3 685 000		3 685 000		3 685 000	
OPTIONAL EXTRAS:										
Plus: 2nd Garage	n/a		19,0	171 000	23,0	207 000	23,0	207 000	23,0	207 000
OR: U/C Pergola to 2nd Parking	19,0	123 500	19,0	123 500	20,0	130 000	20,0	130 000	20,0	130 000
OR: Pergola to 2nd Parking		104 500		104 500		110 000		110 000		110 000
Plus: U/C Pergola to Braai Patio Area	13,0	79 300	14,0	85 400	16,0	97 600	15,0	91 500	11,0	67 100
OR: Pergola to Braai Pation Area		65 000		70 000		80 000		75 000		55 000
Plus: 5kVa PV Solar System		80 000		80 000		80 000		80 000		80 000

APARTMENTS (SECTIONAL TITLE)	2B1B (LUXURY)	2B2B APARTMENT	2B2B (LOFT)
UNIT AREA m ²	52,5m ²	77m ²	110m ²
SELLING PRICE	1 780 000	2 150 000	2 750 000
OPTIONAL EXTRAS:			
Plus: U/C Parking Bay 12m ²	50 000	50 000	50 000
Plus: Battery Back-Up System	33 000	33 000	33 000
Plus: Store Room 2m ²	32 000	32 000	32 000

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TOWNHOUSE TYPE 2	BASE UNIT	Plus:	Plus:	Plus:	TOTAL PRICE	PLOT PRICE	BUILD PRICE
DESCRIPTION - DOUBLE STOREY	3B2B1G+Study	2nd Garage	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	170,40	19,00	14,00	15,00	218,40		
(Incl. transfer fee)	3,859,000	171,000	85,400	75,000	75,000	990,000	2,869,000

TOWNHOUSE TYPE 3	BASE UNIT	Plus:	Plus:	Plus:	TOTAL PRICE	PLOT PRICE	BUILD PRICE
DESCRIPTION - DOUBLE STOREY	3B2B1G	2nd Garage	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	162,40	19,00	14,00	15,00	215,40		
(Incl. transfer fee)	3,770,000	171,000	85,400	75,000	75,000	990,000	2,780,000

TOWNHOUSE TYPE 4	BASE UNIT	Plus:	Plus:	Plus:	TOTAL PRICE	PLOT PRICE	BUILD PRICE
DESCRIPTION - SINGLE STOREY	3B2B1G	2nd Garage	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	142,40	19,00	19,00	13,00	193,40		
(Incl. transfer fee)	3,685,000	171,000	115,900	65,000	75,000	990,000	2,595,000

TOWNHOUSE TYPE 1	BASE UNIT	Plus:	Plus:	Plus:	TOTAL PRICE	PLOT PRICE	BUILD PRICE
DESCRIPTION - 160SQM ERF	2B2B1G	Carport U/C	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	112,40	19,00	13,00	12,00	156,40		
(Incl. transfer fee)	2,950,000	95,000	79,300	60,000	75,000	870,000	2,020,000

APARTMENT BLOCK	SELLABLE	BASE PRICE	Plus:	Plus:	TOTAL PRICE
(PHASE 1 AND 2)	UNIT SIZE	Incl. Trans Fee	U/C Parking Bay	Battery Back-Up	WITH EXTRA'S
2B2B APARTMENT (Full Spec)	77.0	2,150,000	50,000	33,000	2,233,000
2B2B + Loft APARTMENT (Full Spec)	110.0	2,750,000	50,000	33,000	2,833,000
2B1B APARTMENT (Full Spec)	52,5	1,780,000	50,000	33,000	1,863,000
STORE ROOM	2m ²	32,000			