



ROSEDON PLACE

phase 2 now selling from R484 000!

Only R20 000 to secure..



Dear
Rosedon
Prospective Client

- Thank you for enquiring regarding phase 2 of this sectional title development, Rosedon Place, now face-lifting Rondebosch East at the corner of Rosedon and St Alma Roads. We are extremely proud to announce that we have successfully concluded the marketing of phase 1 of this development comprising 45 apartments and this award-winning developer has now decided to proceed with the second (last phase) as we are inundated with prospective buyers considering to snatch one or more of these quality apartments as availability in this sought-after neighborhood, is basically non-existent. Should you be one of the many clients, preferring the Southern Suburbs, we strongly suggest that you book your unit now to avoid any disappointment.
- Phase 2 is offering you 29 opportunities (25, 2beds and 4, 1beds). Block D (2 levels – 6 apartments) , Block E (3 levels – 15 apartments and Block F (2 levels – 8 apartments). All apartments will offer beautiful kitchens with ample cupboards (light or darker shade to select from), granite top, double sunken sink and built-in oven, plates, extractor fan, fridge and washing machine!! Clients will also have a choice of two types of tiles to choose from. All 2 bed apartments measure 55m² while one beds measures 34m². Please peruse our attached pricing to familiar yourself with various pricing options (R484 000 – R699 000).
- Sellesa Developers is a reputable developmental and building company renowned for exceptional quality with a fantastic track-record. We invite you to view all our achievements, awards, accreditations, testimonials and previous developments at www.sellesa.co.za. Furthermore you could view and download relevant documentation regarding Rosedon Place enabling you making a well-informed decision. Our website is also offering you a handy bond repayment calculator as well as a currency converter for your convenience and you could log your contact detail requesting us to contact you.

- Please do visit us at C1, Rosedon Place (first phase) where we will introduce you to a completed apartment. Our show apartment is located on the ground floor of Block C (facing the entrance) and viewing will be strictly by appointment (**preferably on Saturday afternoons from 12:00 – 16:00**) as we have to consider privacy of first phase owners. Should you be interested in buying one or more of these apartments, we strongly suggest that you inform us accordingly enabling us to allocate a time slot to you on a Saturday afternoon ensuring that we could address all your questions and queries.
- Please bear in mind that our sales team will assist you from A to Z. Our service includes a free non-obligated financial service assisting you in obtaining finance if required. We, at Sellesa have negotiated excellent loan packages with most major financial institutions ensuring best rates and costs to our clients. Sellesa's agreement of sale stipulates that our bond consultant will attend to all our clients' financial needs to streamline the transfer process. Furthermore, please note that a R20 000.00 deposit will secure and would be payable within 7 days once your loan has been approved or else within 7 days from date of agreement of sale should you not apply for loan funding.
- Our preferred legal team (Karin Hanekom Attorneys) will be responsible for transferring the apartments on the names of the clients as well as the registration of the bonds onto the clients' name. All transfer costs are included in our selling prices, except the bond registration fee which will be round about R15000 (including the bank's initiation fee to the amount of R5700.00). Your preferred financial institution will most of the time, offer you the option to debit this valuation fee to your initial loan, resulting in remaining bond registration costs not exceeding R9500.00. This latter amount will be payable at request to the transfer attorneys, a few weeks prior to expected registration.
- GOOD NEWS!! Participating Banks are now willing to consider 100% loans. A "clean" credit record would in most cases, be a prerequisite when we apply for your loan and furthermore we have to proof to the financial institution that you can afford the monthly repayment. This means that our bond consultant (Arrie Laing Cell: 082 304 2621) will consult with you in person (in private) and will apply on your behalf at the bank of your choice. We kindly request you to cooperate with the consultant by submitting all relevant documentation (hereby attached) enabling him to finalize your loan application successfully and in a prompt manner. Monthly repayment on a loan of R679 000 amounts to R5463.39 at the current interest rate of 9% over 30 years and over a 20 year term, it will cost you R6109.14 per month. You have to earn a gross salary (single or joint income) of round about R20 400 and R18 250 to qualify for 30 year and 20 year repayments, respectively. To qualify for a one bed apartment priced at R484 000 you have to earn R14 520.00 per month should you prefer as 20 year term or else a monthly income to the amount of R12 990 will be sufficient for repayment over 30 years. Monthly repayments for one bed apartments will amount to R4354.67 and R3894.37 respectively depending on the term you select. Please note that
- Rosedon Place is a sectional title development whereby each buyer will become part of the Rosedon Place Body Corporate once the unit is registered on the name of the buyer. The developer is entitled to appoint a Managing Agent to manage the development on behalf of the new owners for the first year, starting from the date of first inaugural meeting of the Body Corporate. The Appointed Managing Agent is Haaron Daya Properties, chaired by Michael Garvin and Haaron Daya. Estimated monthly levies amount to R742.00 and R475.00 for two and one beds respectively and are payable by purchasers from date of registration of the unit, monthly in advance. Please note that these figures are preliminary and could well be amended by appointed trustees and acting Managing Agent. Monthly levies include structural insurance, maintenance of building (exterior) as well as security, refuse removal, sewerage, water and garden services and electricity for communal use. Each owner will be liable for property rates and will be billed by City Cape individually. We suggest you incorporate an additional R160 – R180 in your monthly budget to provide for this expenditure. Always remember that you have to maintain your apartment's inside at your own expense. We also advice you to insure your interior. You would be able to secure your individual apartment but certain specifications will apply to ensure uniformity and will be conveyed to you on request.

Have a super day.

Susan van Wyk

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