

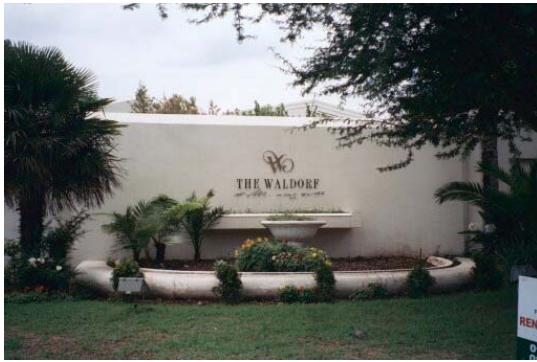
WELCOME TO OUR SHOW HOUSE

# David Flaum Property

Cell 082-794-1187 o/f (011) 786-1117

*Sole agents of choice*

PRESENTING: 8a The Waldorf 1  
MORNINGSIDE, RIVONIA ROAD



**SPECTACULAR!! SPECTACULAR!!**

**PRESTIGE, POSSITION, SPACE, SECURITY AND PEACE OF MIND! !**

**OPPORTUNITY ONLY KNOCKS ONCE,**

**Accommodation features:**

**Asking R 525 000**

**Offers from R 495 000**

The most fantastic one bedroom unit in the most sought after complex in Morningside. This sun-drenched north facing, spacious unit consists of one bedroom (king-size), one bathroom extra large lounge/dining room. Granite, gourmet kitchen. Lounge leads to the spectacular under cover patio area.

One covered carports, one open, ample additional parking.

Gorgeous sparkling pool and clubhouse facility.

Around the clock security.

This unit comes fully furnished, equipped and applianced with everything you could need, just bring your clothes that's all you need to do

**Area features:**

Schools, shuls, shopping centers, hi-way access, clubs and recreation, and basically close every thing you could possibly need.

**Property cost estimate:**

Purchase price	R 500 000.00
Bond @ 100%	R 500 000.00

**Estimated cash requirements:**

Transfer Costs	R 30 000.00
Bond costs	R 5 000.00
Inspection fees	<u>R 1 000.00</u>
	<u>R 36 000.00</u>

**General estimates:**

Income (family) to qualify for bond	R 17 000.00
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**Bond repayments per month: +-**

over 20 yrs@ 10%	R 4 800.00
over 20 yrs@ 11%	R 5 100.00
Levy +-	R 700.00
Unit size +-	55msq

**Transfer Procedure:**

- 1.Offer to purchase completed and signed by buyer and seller.
- 2.Bond application applied for where applicable.
- 3.Instruction sent to transferring attorney.
- 4.Cancellation of sellers bond. (If applicable)
- 5.Clearance certificate obtained from the local authorities / body corporate.  
(No transfer may be lodged with the deeds office without said clearances)
- 6.Transfer duty receipt applied for by transferring attorney to SARS.
- 7.Lodgement of various deeds in the deeds office.

Occupation, and occupational rent negotiable.

Please Note: 1.Levies include; rates & taxes, maintenance of complex, security, insurance & refuse Removal.

2.Whilst David Flaum Property has endeavored to quote correct facts & figures, they indemnify themselves of any discrepancies, which may arise from misinformation.



**EXECUTIVE LIVING JUST FOR YOU**

OUR BUSINESS GROWS THROUGH YOUR REFERRALS  
THANK YOU FOR VISITING OUR SHOW DAY