



Luxury Town Houses



- Opposite Phakalane, along A1 Highway
- Freehold Land Gated Estate,
- 24x7 Security CCTV Camera at Entrance,
- Central Park Swimming Pool,
- Club House & Gym
- Pool & Table Tennis Room
- Basket Ball & mini Football Court
- Kids Jungle gym

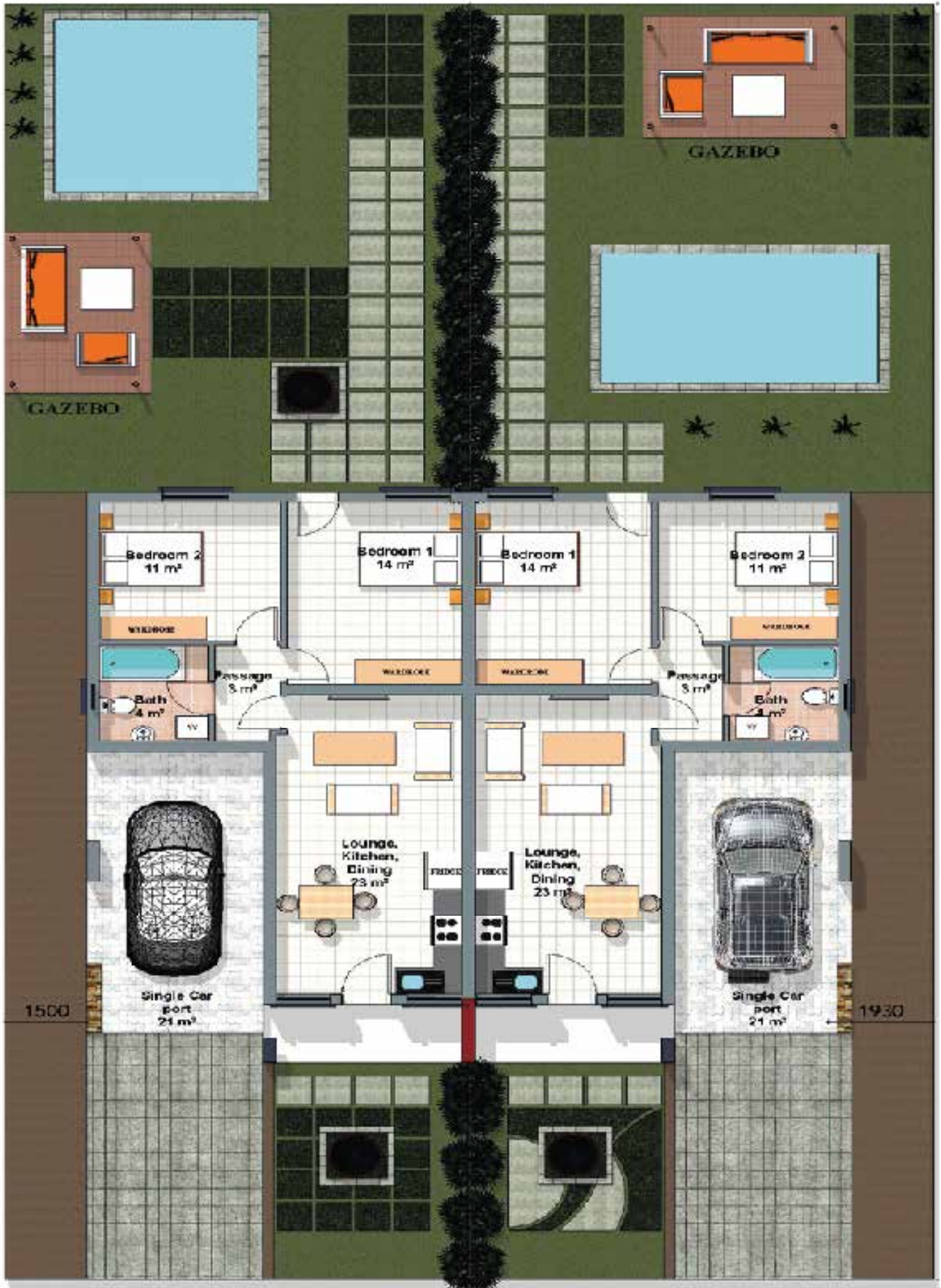
2 Bedroom Luxury Townhouse from
P699,000
(250 sq meter plot and 90 sq meter built up)

3 Bedroom Luxury Townhouse from
P849,000
(250 sq meter and 108.5 sq meter built up)
Pricing excludes 12% VAT and other addons



An Excellent Investment Opportunity / A Gated Luxury Community Lifestyle

Contact on
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TYPE A
 UNIT SIZE: 90 SQM
 PLOT SIZE: 250 SQM

TYPE B
 UNIT SIZE: 90 SQM
 PLOT SIZE: 250 SQM



TYPE A
 UNIT SIZE: 108.5 SQM
 PLOT SIZE: 250 SQM

TYPE B
 UNIT SIZE: 108.5 SQM
 PLOT SIZE: 250 SQM



Louie Ville

Terms and Conditions

1. P15,000 non-refundable deposit secures the plot and client sign a development agreement.
2. Client to secure bank funding with a Letter of Undertaking within 6 weeks after signing OR pay cash as per stage completions.
3. Stage Completion Payments (% of Purchase Price):
 1. 30% payment towards the cost of the Plot due within 6 weeks of securing the unit.
 2. 30% payment on completion of the Foundation and Floor Slab.
 3. 30% payment on the completion of the Shell and Roof.
 4. 10% payment on final completion of the development.
4. Property Valuation reports at P3,500 per unit.
5. Conveyancing, Bonding and Sectional title as per actuals, payable to the attorneys.
6. A monthly levy will be charged by the Home Owners Association for the maintenance of the club house, pool, security, gardens etc.
7. Client to pay for connection/meter fee for Water/Sewer from WUC and Electricity from BPC.
8. The purchase price excludes 12% Vat. No Transfer Duty.
9. The price excludes swimming pool, lapa, furniture, electrical appliances, landscaping, individual boundary walls, paving etc. and any other items not mentioned in the Building Specifications.
10. Additional terms and conditions are as per the development agreement.

PLOTS AVAILABLE FROM P1250 INDIVIDUAL HOUSES FROM P1.295m

MODEL	SIZES: SQMTS	PRICE (Exc Vat)	LAND SIZE SQMTS
LV Palace - 5 Bedroom	275 Sqmts	BWP 2,250,000	700
LV Castle - 5 Bedroom	250 Sqmts	BWP 2,050,000	700
LV Chateau - 5 Bedroom	225 Sqmts	BWP 1,900,000	600
LV Mansion - 4 Bedroom	200 Sqmts	BWP 1,750,000	600
LV Manor - 4 Bedroom	175 Sqmts	BWP 1,550,000	500
LV Crest - 3 Bedroom	150 Sqmts	BWP 1,400,000	500
LV Villa - 3 Bedroom	130 Sqmts	BWP 1,300,000	500
Empty Plots	Mixed	BWP 1,250	Per Sqmts

Add on Options at LouieVille Gabz North:

1. Concrete Boundary Wall with MS Gate
P1495 per meter for the wall and P2,500 for a 1.2m gate
2. Swimming Pool with filters electricals and creepy crawley
P1750 per cubic meter + equipment
4X4 square pool P44,000
6X4 pool P59,000
8X4 pool P74,000
12X6 pool P93,000
3. Lapa with concrete floor
4X4 lapa P29,000
6X4 lapa P37,000
8X4 lapa P43,000
4. Lawn with landscaping
Basic pods lawn P50 per sq meter
Ready lawn P60 per sq meter
Pod lawn with landscaping P75 per sq meter
Ready lawn with landscaping and rock feature P85 per sq meter



All Prices Exclude 12% VAT.

