



LouieVille

# LouieVille *Kgale Hill*



## Get in touch

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Plot 57669, Block 10  
[www.LouieVille.co.za](http://www.LouieVille.co.za)

MODERN LUXURY GATED COMMUNITY

*Disclaimer: Images are Artist impressions only, subject to change*





*Fulfill your Property Investment and Homeownership Dream  
A Quality Affordable Gated Community Lifestyle*

# MODERN HOME FOR SALE

PRICE START FROM

**P1,399,000**



## ABOUT THE **PROPERTY**

Brand New Luxury 3 Bedroom Units at LouieVille Kgale Hill, situated at the foothills of Kgale Hill. The LouieVille Gated Residential Estate holds 200 plus units, a 2-minute drive from Game City Mall. Each unit has a modern spacious design, with a Master Bedroom en-suite with Balcony on the First Floor. Two Bedrooms on the Ground-floor with an Open Plan full Kitchen, Dining Room and Bathroom. Each Unit has a Front-yard with Parking for 2 Cars and a Garden, as well as a Private Backyard.

## **PROPERTY** FEATURES



Park &  
Recreational Areas



Swimming Pool



Sports Areas



Kids Play Area



Gated Estate



24/7 Security



CCTV Surveillance



Access Control  
Entrance

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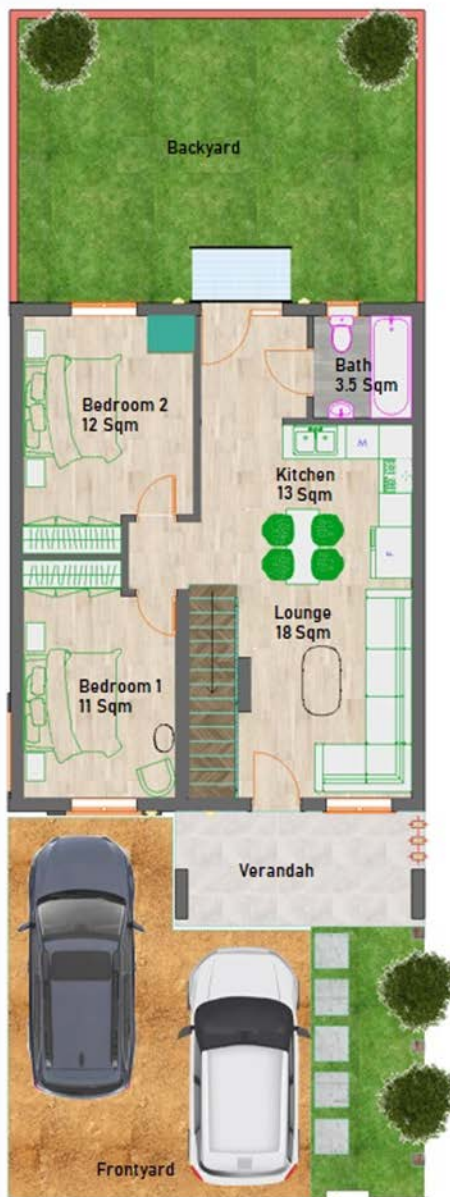




# HOME FOR SALE



**P1,399,000**



Ground Floor Unit Layout



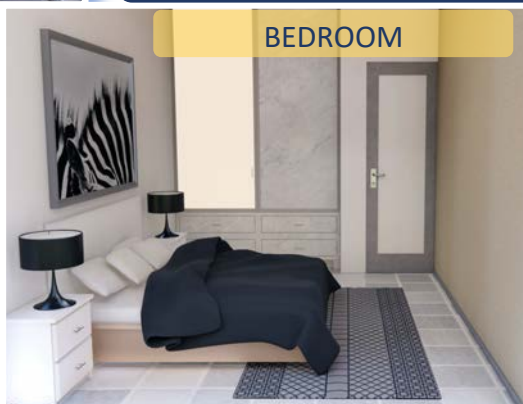
First Floor Unit Layout



LIVING ROOM



KITCHEN



BEDROOM



MASTER BEDROOM

## UNIT SPECIFICATIONS:

### GROUND FLOOR

- Open Plan Living Room
- Dining Room
- Kitchen
- Two bedrooms
- Toilet with bathtub
- Covered front Verandah
- Landscaped Garden
- Open Parking space for 2 Cars
- Private closed Backyard

### FIRST FLOOR

- Master Bedroom
- Attached Balcony
- Toilet with Shower cubicle



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Block Layout- Ground Floor



Block Layout- First Floor

## TERMS AND CONDITIONS

- P15,000 non-refundable deposit secures the plot and client signs both sale and building agreements.
- Client to secure bank funding with a Letter of Undertaking within 30 days after signing agreements OR pay cash as per Stage Completions.
- Letter of Undertaking to pay as per Stage Completions
- Property Valuation reports (Payable to service provider).
- Conveyancing, Bonding and Leasehold as per actuals (payable to the Attorneys).
- A monthly levy will be charged by the Home-Owners Association for the maintenance of the pool, security, gardens, rental fee, rates and taxes and other applicable costs.
- Client to pay for connection/meter fee for Water/Sewer from WUC and Electricity from BPC.
- The purchase price includes 12% Vat. and excludes Transfer Duty (if applicable).
- The price excludes private swimming pool, lapa, furniture, electrical appliances, landscaping, plot paving, private add-ons. and any other items not specifically mentioned in the Agreements.
- Additional terms and conditions apply, as per both Sale and Building Agreements.
- This brochure is for marketing purpose only. All Terms and Conditions to be executed in a formal Sale and Building Agreement.



**P1,399,000**

## Terms and Conditions contd...

- Bank Funded Clients apply for Mortgage Loans (Building Loan or Construction Loan) and the Letter of Undertaking to pay as per the Stage Completion Payments below.
- Cash Clients pay as per the Stages below or upfront, as agreed with the Seller.
- Stage Completion Payments (% of Purchase Price):
  - 20% - Foundation and Floor Slab Completed
  - 20% - Ground Floor Wall Brickwork up to Roof Slab Completed
  - 20% - Roof Slab & Roof Completed
  - 20% - Internal & External Plastering Completed
  - 15% - Final Finishes Completed
  - 5% - Issuance of Occupation Permit
- Estimated timelines for Completion of the Project – Phase 1 of the Project – 14 months (subject to terms and conditions in the Agreement).
- Additional terms and conditions apply, as per both Sale and Building Agreements.
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## LOCATION HIGHLIGHTS

- Opposite Kgale Hill
- 2 mins drive to Game city Mall
- 3 mins drive to Millenium Office Park
- 3 mins drive to Botho University
- 5 mins drive to Commerce Park
- 14 mins drive to CBD
- 4.5 kms to Westwood International School
- 11 kms to Mokolodi Nature Reserve
- 12 kms to Airport Junction
- 15 kms to Notwane Dam



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