

Villa Bianco



Rooihuiskraal North ext.42 – Phase 6



CALIBER
PROPERTIES
THE NEXT LEVEL

CSI Sales
Rentals
Property Management

Let Us Take Care Of Your Investment

NOTE:
ALL AREAS OF PRIVATE GARDENS
SUBJECT TO FINAL MEASURE AFTER
CONSTRUCTION



ERF 4804
1.0675 HA
PARK

ERF 4803
9493 SQM

Meet the Sales Team

CSi Property Group offer clients comprehensive Property solutions. All your property needs are met within the Group's various subsidiaries, which include Sales, Rentals and Property Management. Our client relationships are forged by providing the professional service and excellence our clients deserve.

Our core principles of Ownership, Integrity, Team Work and Efficiency guarantees success and cemented our position as a market leader.

We are registered with the necessary authorities such as the Estate Agency Affairs Board, the Debt Collectors Council of South Africa and with the National Association of Managing Agents of South Africa and are already operational in various areas within Gauteng, Limpopo and Mpumalanga.

LET US TAKE CARE OF YOUR **INVESTMENT**

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LOCALITY

The suburb of Rooihuiskraal which is situated to the south of Centurion is one of the more established areas of Centurion.

Today Centurion features modern shopping malls (Centurion Mall, Mall@Reds, Forest Hill City Mall), several entertainment spots, a theater, golf courses and a driving range.

Several hotels including Irene Country Lodge as well as a plethora of smaller guest houses.

The UNITAS hospital is the largest private hospital on the African continent (including a helipad) and is part of the Netcare group.

Technology companies like Aerosud, Accenture, Denel Dynamics, Siemens, SAAB Grintek Technologies, Telkom and others are located in Centurion.

LOCA



LITY



Services

Emergency Services

Police SAPS - Rooihuiskraal 2.37

Wierda Square - Netcare 3.27

Wierdapark Day Hospital 3.31

Nutri Doc 3.61

Schools

Kiddies Corner Pre Primary School

1.02

Tjokkies Kleuter en Baba Akademie

1.17

Cococline's Early Childhood Center

1.31

Pre-School 1.35

Shops/Entertainment

SPAR 0.82

Alpha Pharm - Rooihuiskraal 0.82

The Reeds Apteek 0.83

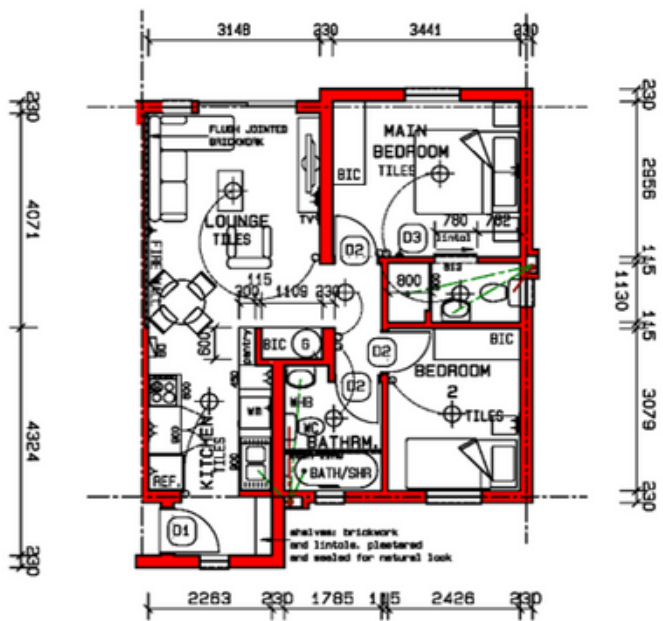
Engen Quick Shop 0.84

AREAS

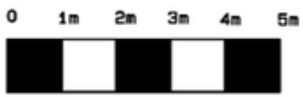
TYPICAL UNIT:
 FLOORPLAN: 59 SQM
 SHADEPORT: 12.5 SQM
 TOTAL : 71.5 SQM

NOTE: PLAN INDICATING GROUND FLOOR UNITS
 PRESENTATION DRAWING ONLY NOT FOR CONSTRUCTION
 GENERAL SPECIFICATION OVERRIDES SKETCHPLANS

⊖	WALL LIGHT 15W FLUORESCENT
⊕	CEILING LIGHT 14W FLUORESCENT
○	15A LIGHT SWITCH 1200 AFFL
⏏	DOUBLE POWER SOCKET 1500 AFFL
⏏	SINGLE POWER SOCKET 1200 AFFL
⏏	STOVE POINT
TV	TV POINT
⏏	DOUBLE POWER SOCKET 350 AFFL
⏏	SINGLE POWER SOCKET 350 AFFL
⊙	GEYSER
DB	DB BOARD



TYPE A



WOA
 Suite F73
 Parkview Mall
 Garstfontein Road
 Pretoria
 RSA
 Tel: 012 998 0305
 Cell: 071 325 8572
 Fax: 088 672 6566
 e-mail: woa@polka.co.za

PROPOSED NEW DEVELOPMENT FOR:
 BLUE MAGNOLIA TRADING.
 673 (PTY) LTD
 ROOIHUISKRAAL NODRO X42
 ERF 4803



SCALE
 SHALL
 AS SHOWN
 DRAWING NO.
 TYPE A





Type F

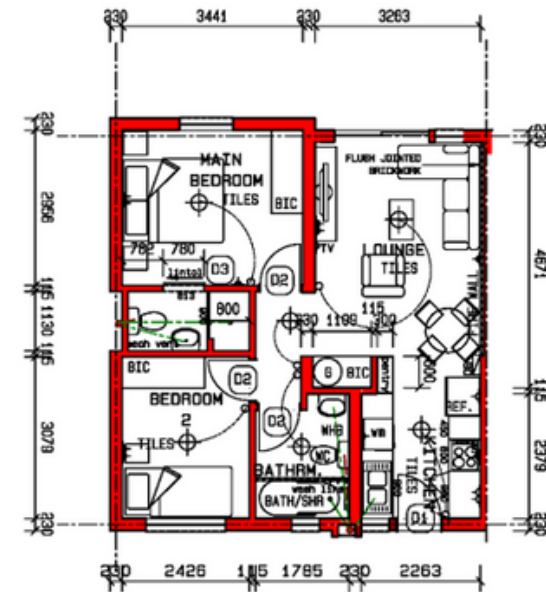
TYPE F



AREAS
TYPICAL UNIT:
FLOORPLAN: 55 SQM
SHADEPORT: 12.5 SQM
TOTAL : 67.5 SQM

NOTE: PLAN INDICATING GROUND FLOOR UNITS
PRESENTATION DRAWING ONLY NOT FOR CONSTRUCTION
GENERAL SPECIFICATION OVERRIDES SKETCHPLANS

⊗	WALL LIGHT 15W FLUORESCENT
⊕	CEILING LIGHT 14W FLUORESCENT
○	15A LIGHT SWITCH 1200 AFFL
⊖	DOUBLE POWER SOCKET 1500 AFFL
⊕	SINGLE POWER SOCKET 1200 AFFL
⊖	STOVE POINT
⊖	TV POINT
⊖	DOUBLE POWER SOCKET 350 AFFL
⊕	SINGLE POWER SOCKET 350 AFFL
⊖	DEYSER
⊖	DB BOARD



PLAN UNIT TYPE F:
2 BEDROOM
2 BATHROOM
SCALE 1:100



WOW
 Suite F73
 Parkview Mall
 Carlsson Road
 Pretoria
 RSA
 Tel: 012 998 0305
 Cell: 071 326 8572
 Fax: 086 672 6566
 e-mail: woa@polka.co.za



PROPOSED NEW DEVELOPMENT FOR:
BLUE MAGNOLIA TRADING,
673 (PTY) LTD
ROOIHUISKRAAL NOORD X42
ERF 4803



SCALE
AS SHOWN
DRAWING NO.
TYPE F

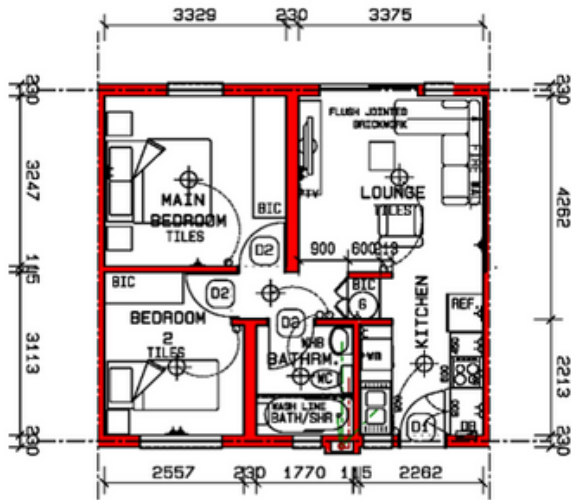
AREAS

TYPICAL UNIT:
FLOORPLAN: 50 SQM

SHADEPORT: 12.5 SQM
TOTAL : 62.5 SQM

NOTE: PLAN INDICATING GROUND FLOOR UNITS
PRESENTATION DRAWING ONLY NOT FOR CONSTRUCTION
GENERAL SPECIFICATION OVERRIDES SKETCHPLANS

⊕	WALL LIGHT 18W FLUORESCENT
⊕	CEILING LIGHT 14W FLUORESCENT
○	1SA LIGHT SWITCH 1200 AFFL
⏏	DOUBLE POWER SOCKET 1500 AFFL
⏏	SINGLE POWER SOCKET 1200 AFFL
⏏	STOVE POINT
⏏	TV POINT
⏏	DOUBLE POWER SOCKET 350 AFFL
⏏	SINGLE POWER SOCKET 350 AFFL
○	DEYBER
DB	DB BOARD



PLAN UNIT TYPE B:
2 BEDROOM
1 BATHROOM
SCALE 1:100



WOW architectural pretoria

Suite F73
Parkview Mall
Gardens Road
Pretoria
RSA

Tel: 012 998 0305
Cel: 071 325 9572
Fax: 086 672 6566
e-mail: woa@polka.co.za

PROPOSED NEW DEVELOPMENT FOR:
BLUE MAGNOLIA TRADING,
673 (PTY) LTD
ROOIHUISKRAAL NODRD X42
ERF 4803



SCALE
SCALE AS SHOWN
DRAWING NO. TDK/2018/11
TYPE B



Type B

TYPE B



on Only



Type D

TYPE D



AREAS

TYPICAL UNIT:
FLOORPLAN: 51 SGM

SHADEPORT: 12.5 SGM
TOTAL : 63.5 SGM

NOTE: PLAN INDICATING GROUND FLOOR UNITS
PRESENTATION DRAWING ONLY NOT FOR CONSTRUCTION
GENERAL SPECIFICATION OVERRIDES SKETCHPLANS

⊖	WALL LIGHT 18W FLUORESCENT
⊕	CEILING LIGHT 14W FLUORESCENT
○	15A LIGHT SWITCH 1200 AFFL
⚡	DOUBLE POWER SOCKET 1500 AFFL
⚡	SINGLE POWER SOCKET 1200 AFFL
⚡	STOVE POINT
TV	TV POINT
⚡	DOUBLE POWER SOCKET 350 AFFL
⚡	SINGLE POWER SOCKET 350 AFFL
⊙	DEYSER
DB	DB BOARD

PLAN UNIT TYPE D:
2 BEDROOM
1 BATHROOM
SCALE 1:100

ESTIMATED

SCALE
DRAWN
AS SHOWN

DRAWING NO.
TODDING N°

TYPE D

ADDRESS

Suite F73
Parkview Mall
Garsfontein Road
Pretoria
RSA

Tel: 012 998 0305
Cell: 071 328 8673
Fax: 086 672 6566
e-mail: woa@polka.co.za

DESCRIPTION

PROPOSED NEW DEVELOPMENT FOR:
BLUE MAGNOLIA TRADING.
673 (PTY) LTD
ROOIHUISKRAAL NOORD X42
ERF 4803

COMPLEX FEATURES

Key Features:

- * Ground floor units: Exclusive garden use, Pet friendly (As per body-corporate rules)
- * Security: Electrified Boundary Walls & guard house
- * Luxury finishes: granite tops, coloured BICs and vanity cupboards
- * Braai facilities
- * Internet connection
- * DSTV connection







Let Us Take Care Of Your Investment



CALIBER
P R O P E R T I E S
THE NEXT LEVEL



Villa Bianco

Rooihuiskraal North ext.42 – Phase 6

PHONE US AT:

OFFICE – 011 805 6316