



*Bardale Village*

— De Hoop —

*Quality designed homes*  
offering the best of all Worlds



Blue Downs - Northern Suburbs



\*All images are artist impressions and developer has the right to change various aspects



**R615 000**

50m<sup>2</sup> - 2 bed, 1 bath

**Victoria**

Repayments **±R6080pm**  
Household income **±R20,250**



**R645 000**

55.7m<sup>2</sup> - 2 bed, 1 bath (F/S)

**Gnacia**

Repayments **±R6 385pm**  
Household income **±R21,250**



**R665 000**

55.7m<sup>2</sup> - 2 bed, 1 bath (Corner F/S)

**Gnacia FS/C**

Repayments **±R6 585pm**  
Household income **±R21,950**



**R695 000**

65.6m<sup>2</sup> - 3 bed, 1 bath

**Rosalina**

Repayments **±R6 880pm**  
Household income **±R23,000**



**R750 000**

78.5m<sup>2</sup> - 3 bed, 2 bath

**Elinona**

Repayments **±7 425pm**  
Household income **±R24,700**



**R830 000**

100m<sup>2</sup> - 3 bed, 2 1/2 bath

**Juliana**

Repayments **±R8 200pm**  
Household income **±R27,300**

\*F/S = Free Standing

\*Monthly bond repayments calculated on 11% over 30years (Excl levies & rates). Subject to 100% bond approval. All information and prices were correct at time of going to press but may change without notice. All images are artist impressions and developer has the right to change various aspects.



# *Interior options*

Choose from 2 different interior finishes

## **French Style**

Cupboards - American Walnut colour

Tiles - Balsa Light colour

Carpet - Dark beige



## **Italian Style**

Cupboards - Balsa Light colour

Tiles - Pagova beige

Carpet - Dark beige



## *Features and finishes*

Kitchen fitted with oven and hob, single bowl sink, washing machine outlet. Black melamine kitchen counter tops.

Ceramic tiles. Fitted alarm.

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# *You have* ARRIVED



## LOCK-UP & GO

Fencing around the perimeter of the estate.  
Estate will have patrolling guards. Alarm installed only. Burglar bars fitted to all windows.



## CENTRAL

±15min to the Cape Town CBD. Close proximity to Bellville, Somerset West & Stellenbosch. Airport, CPUT, Blue Downs sports stadium are all nearby.



## COMMUNITY

Bardale Village has become an established family friendly estate and continues to develop and become an independent suburb.



## CONVENIENCE

Primary and high schools are adjacent to the estate. Fully operation crèche. Malls nearby. Easy access to all major highways and public transport.



## ECO FRIENDLY

Energy-saving green elements such as solar hot water cylinders and energy efficient lighting are used - saving money and the environment.



## SAVE COSTS

You pay no transfer costs or attorneys fees as you buy directly from the developer. Low levies. Get you the best possible interest rate on your bond.

*Plus*

- Only one entry and exit point to the estate
- Managed by homeowners association
- Future plans for commercial development



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# *What is needed*

## When buying a home?



- Copy of ID
- 3 months recent payslip
- 3 months bank statement  
(6 months if commission earner)
- Proof of current residence (FICA)
- R2000 deposit to secure

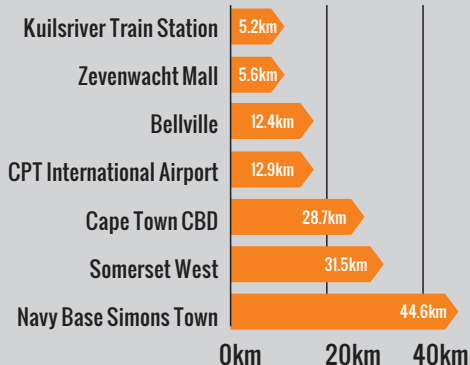




## LOCATION

From N1 (Cape Town): get onto the R300 and take the Stellenbosch Arterial M12 exit and turn left at the traffic lights. Turn right into Nooienfontein Rd. Travel  $\pm 2$ km and turn left into 2nd road, Bardale Rd.

From N2 (Cape Town) Take the R300 to Bellville (Exit 22A) off ramp. Exit M54 Hindle Road and turn right at traffic light crossing over the R300. Travel  $\pm 2.8$ km and turn left at 2nd traffic light into Heidelberg Rd. Take the first exit left at the circle. Past Phase 1 and 2. Take the 2nd road right into Bardale Rd.



**GPS Co-ordinates: -33.97249.18.677406**

**Blue Downs, Northern Suburbs - Western Cape**