



WB
WILLOW
BROOK
ESTATE

NEW PLOT & PLAN DESIGNER HOMES

now selling from
R2 299 900 to R3 899 900

- NO TRANSFER DUTY • R25 000 SECURING DEPOSIT
- BUY DIRECT FROM THE DEVELOPER

willowbrook-estate.co.za

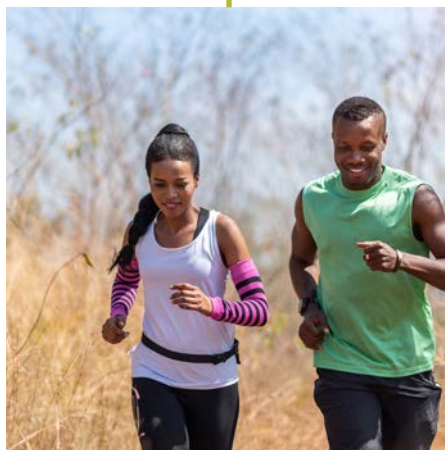
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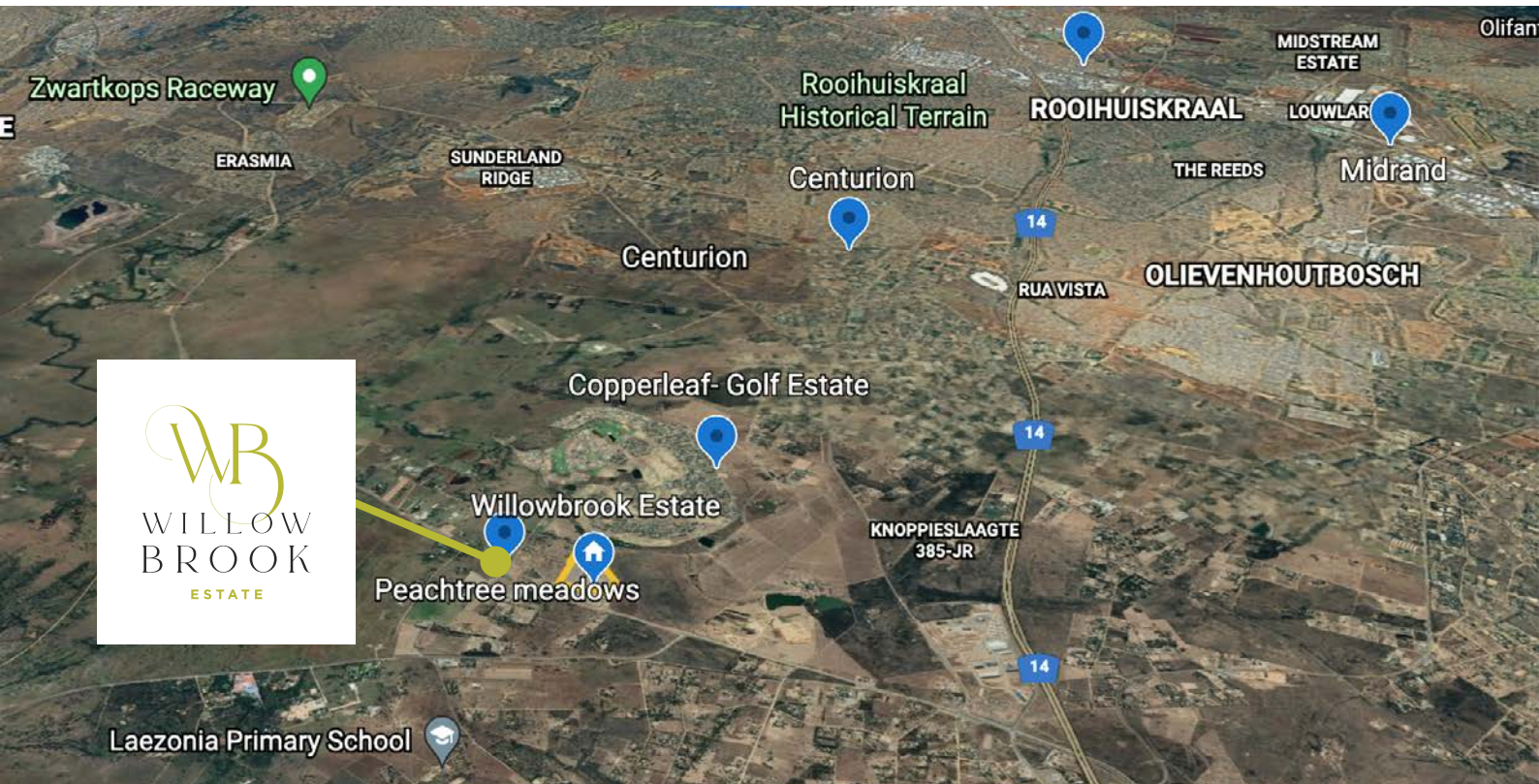


NATURAL FAMILY LIVING IN A PERFECTLY DESIGNED HOME

An effortless blend of serene country living with subtle city living awaits at Willowbrook Estate. Perfectly nestled between Johannesburg and Pretoria, Willowbrook Estate presents an entirely new world of country suburbia where family, nature and well-being set the tone for life within Willowbrook Estate. Residents can delight in various outdoor amenities, including a 3.5 hectare green belt, two natural dams and unsurpassed views.



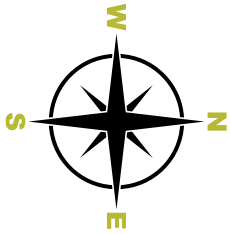
LOCATION



WHY INVEST IN WILLOWBROOK

- Purchase directly form the developer
- Transfer duty and transfer cost included
- Low securing deposit of only R25 000
- Pre-approved with 100% mortgage bonds available
- Centrally located between Johannesburg and Pretoria
- 24-Hour security with perimeter fencing and access controlled gatehouse
- Quality appliances by Bosch
- Premium sanitary ware by Hansgrohe and Smeg
- Impressive optional extras, including 90cm Smeg oven, hardwood floors, and a fitted air conditioner in the living room

SITE DEVELOPMENT PLAN



KEY

- 1. Kids Play Park
- 2. Recreational Dam
- 3. Wetland Area With Walkways
- 4. Wastewater Plant
- 5. Willowbrook Mews (Future Phase)
- 6. Willowbrook Estate (Future Phase)

TYPE A

Single Storey



GROUND FLOOR PLAN
SCALE 1:100

LEGEND

3 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE

Dwelling: 102m²

Garage: 39m²

Porch: 2m²

Patio: 18m²

GRAND TOTAL: 161m²



TYPE B

Single Storey



LEGEND

3 BEDROOMS • 1.5 BATHROOMS
• DOUBLE GARAGE

Dwelling: 121m²

Garage: 39m²

Porch: 2m²

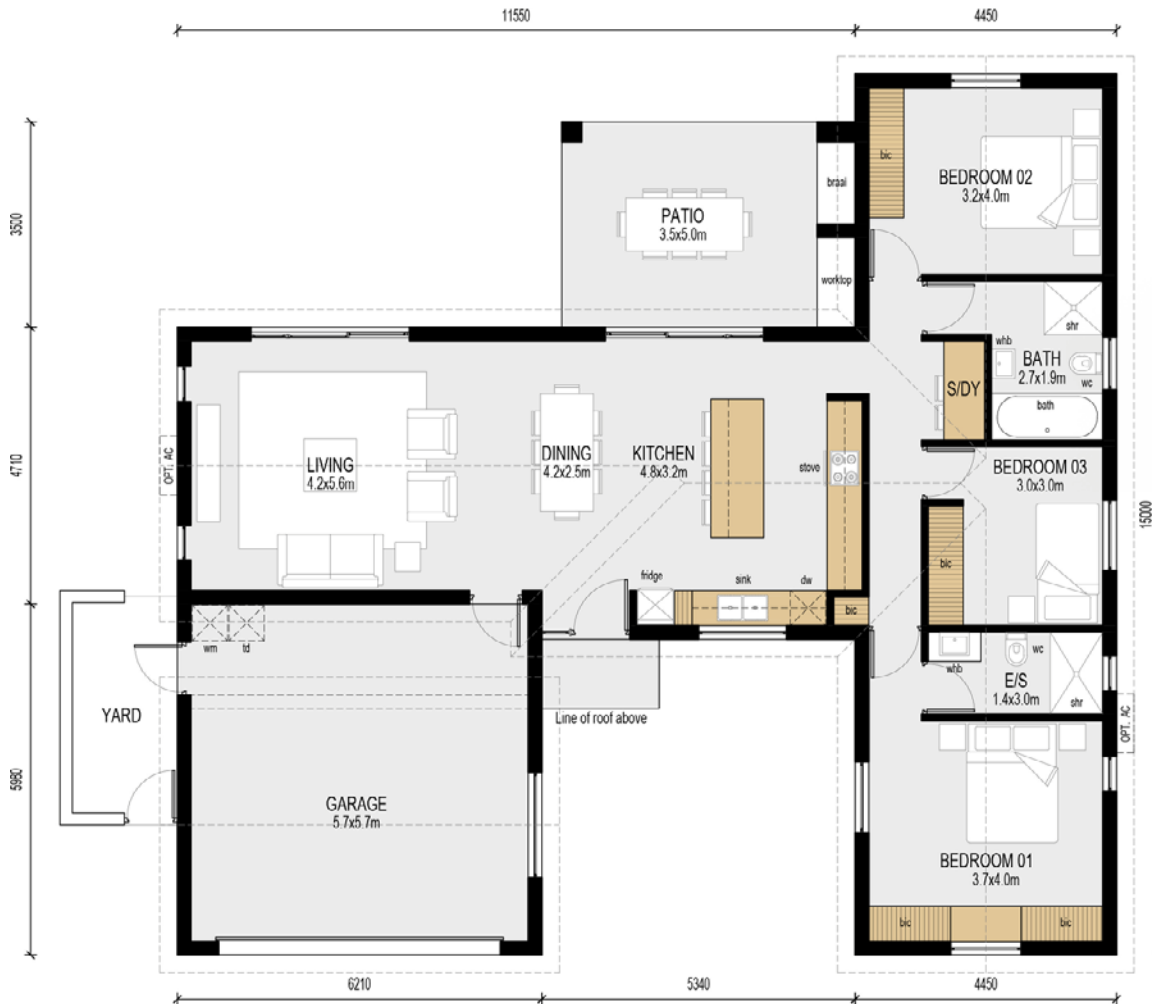
Patio: 18m²

GRAND TOTAL: 180m²



TYPE C

Single Storey



GROUND FLOOR PLAN
SCALE 1:100

LEGEND

3 BEDROOMS • 1.5 BATHROOMS
• DOUBLE GARAGE

Dwelling: 123m²
Garage: 39m²
Porch: 2m²
Patio: 18m²

GRAND TOTAL: 182m²



TYPE D

Double Storey



LEGEND

3 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE

Ground Floor: 59m²

First Floor: 82m²

Garage: 39m²

Porch: 2m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 210m²



TYPE E

Double Storey



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

LEGEND

3 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE

Ground Floor: 63m²

First Floor: 78m²

Garage: 39m²

Porch: 2m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 210m²

TYPE F

Double Storey



LEGEND

4 BEDROOMS • 2.5 BATHROOMS
• DOUBLE GARAGE

Ground Floor: 73m²

First Floor: 90m²

Garage: 39m²

Porch: 3m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 233m²



TYPE G

Double Storey



LEGEND

5 BEDROOMS • 3 BATHROOMS
• DOUBLE GARAGE

Ground Floor: 92m²

First Floor: 90m²

Garage: 39m²

Porch: 3m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 252m²



TYPE H

Double Storey



LEGEND

5 BEDROOMS • 3 BATHROOMS
• DOUBLE GARAGE

Ground Floor: 98m²

First Floor: 104m²

Garage: 41m²

Porch: 3m²

Patio: 17m²

Balcony: 20m²

GRAND TOTAL: 283m²



TYPE I

Double Storey



LEGEND

5 BEDROOMS • 3 BATHROOMS
• DOUBLE GARAGE

Ground Floor: 102m²

First Floor: 116m²

Garage: 41m²

Porch: 3m²

Patio: 17m²

Balcony: 11m²

GRAND TOTAL: 290m²



BASIC SPECIFICATION

1. BRICKWORK

Exterior Walls:	Cement Imperial bricks to be used and finished in one coat scratch plaster, with one (1) coat undercoat and two (2) coats exterior acrylic paint to walls. Windowsills, and other trim will be charcoal aluminium.
Interior Walls:	Cement imperial bricks and finished in one coat smooth plaster, with one (1) scraper coat and two (2) coats pure acrylic paint.
Garages will only be bagged and painted.	

2. WINDOWSILLS

Exterior:	Plastered and painted.
Interior:	Plastered and painted.

3. WINDOWS

All windows will be charcoal aluminium as per developer's choice. All glazing specifications to be confirmed pending SANS 204 calculations. Window sizes on marketing drawings may need to be adjusted pending SANS 204 calculations.

4. DOORS AND DOOR FRAMES

Front door:	Standard charcoal aluminium door with glass in standard aluminium frame as per developer's choice.
Internal doors:	Hollow core door in timber frame as per developer's choice.
Sliding doors:	Standard charcoal aluminium glass sliding doors in standard aluminium frame. Specification SD 2121 as per developer's choice.
Sliding doors:	Charcoal Zinalum sectional overhead garage door with single motor.

5. ROOF TRUSSES AND COVERING

Roof trusses:	Prefabricated wooden roof trusses.
Roof covering:	Charcoal cement tile coloured or equal approved (OEA) and insulation as per developer's choice.

6. FLOOR COVERING

Kitchen, Lounge, entrance hall and passage:	Floor tile will be as per Developer/Contractor's sample board.
Bedrooms:	Neutral Nordic Mood - Oak Vinyl. Natural Nordic Mood - Oak Vinyl.
Bathrooms:	Neutral Nordic Mood - 60x60cm Soho Grey Matt Tile with tile skirting. Natural Nordic Mood - 60x60cm Soho White Matt Tile with tile skirting.
Showers:	Grey mosaic tile with Dove Grey grout.
Patios:	Cobble paving as per developers' choice.
Balcony:	Ceramic tiles

7. BUILT-IN CUPBOARDS

Kitchen Cupboards:	16mm Iceberg White Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Black Lip Handle. Natural Nordic Mood - 16mm Folkstone Grey Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Brushed Aluminium Lip Handle. Water point to be supplied to the fridge in the kitchen.
Kitchen top:	Quality Engineered Stone: Neutral Nordic Mood - Nixie Legacy Quartz (OEA) Natural Nordic Mood - Stealth Legacy Quartz (OEA)

BASIC SPECIFICATION

Bedroom cupboards:	Neutral Nordic Mood : 16mm Iceberg White Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle.
	Natural Nordic Mood 16mm Folkstone Grey Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle.
Bathroom Vanity:	16mm Jefferson Board (Linear Finish) with high impact edging and Aluminium Lip Handle as per developers' choice.

8. SANITARY WARE

Type and colour selected by the Developer/Contractor.

Basin: Bathroom vanity as per developers' choice.

Note: Vanities will only be fitted to en-suite and family bathrooms. Guest and staff quarter bathrooms to receive wall hung basin only.

Shower doors:	Frameless glass to main house, Framed shower doors to staff quarters as per developers' choice.
Toilet and cistern:	Close coupled dual flush toilet with soft closing seat as per developers' choice.
Bath:	Free standing white bath as per developer's choice.
Kitchen sink:	Stainless steel double bowl underslung sinks as per developers' choice.
Taps:	Hansgrohe taps OEA as per developer's choice.
Hot water cylinder:	200 Litre Solar geyser (3 PV panels with control panel per Geyser) as per developers' choice.
Rainwater goods:	Charcoal 125mm Seamless gutters with 75mm uPVC downpipes painted as per house colour.
Garden taps:	Two garden taps to be provided.
Washing machine:	One point to be provided in the garage. (Units A to D) One point to be provided in the scullery. (Unit D to I)
Dishwasher:	One dishwasher point to be provided in the kitchen (Units A to D) One dishwasher point to be provided in the scullery (Unit D to I).

9. ELECTRICAL INSTALLATION

Electrical installation will be as per the approved unit electrical plan.

10. TV ANTENNA

No TV antenna/ satellite dish supplied. Only one conduit and draw box will be fitted to living room and main bedroom.

11. LIGHT FITTINGS

Skimmed ceilings:	LED down lights to be installed as per approved lighting plan.
Concrete soffits (double storey ground floors):	LED White track lights to be installed
Garage:	LED tube lights to be installed
Patios:	LED Bulkhead

All lights are as per developer's choice.

Pendants:	Only to be installed above kitchen island and staircase (where applicable) Neutral Nordic Mood – Bronze Glass Pendant Natural Nordic Mood – Smokey Glass Pendant
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BASIC SPECIFICATION

12. CEILINGS

Internal:	Skimmed "Rhinoboard" with white Z profile cornices, painted with two (2) coats acrylic. 125mm thick 'Ecotherm' or similar approved insulation on all horizontal gypsum board ceilings where applicable. Insulation thickness may vary, pending SANS 10400 -XA calculations.
Garage:	No ceilings.

13. SOFFITS

Internal:	Concrete with sealed joints, moulded cornices and one (1) coat scraper coat and painted with two (2) coats acrylic.
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14. WALL TILING

Kitchen:	6600mm between top and bottom kitchen cupboards: Neutral Nordic Mood - 30x60cm Bianco Gloss Tile with white grout. Natural Nordic Mood - 30x60cm Bianco Gloss Tile with dove grey grout.
Scullery:	Only 15cm stand-up splashback to match. countertop
Shower:	60x30cm Matt White Tile up to ceiling height
Vanities:	150x75cm White Metro Tile (OEA), no bevel

15. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per Developer/Contractor's choice:

- Toilet roll holder
- Towel ring
- Matching towel rail in all bathrooms (not in guest toilet)

16. KITCHEN FIXTURES

Oven & Hob:	Stainless steel Bosch 60cm ceramic electric hob with built in oven under counter as per developer's choice.
Extractor:	Stainless steel integrated extractor as per developer's choice.

17. IRONMONGERY

Internal doors:	To be fitted with standard two lever mortice locksets as per developer's choice.
Door handles:	Brushed stainless steel handles as per developer's choice
External Doors:	To be fitted with standard cylinder lock sets as per developers' choice

18. BRAAI/ PATIO

A built-in braai will be supplied at the patio area where allowed by the unit type with a light inside the braai as per developer's choice.

19. BOUNDARY WALL

Boundary wall will be as per Developer/Contractor's specification and plan. Road/POS facing garden/ boundary wall built out of 140 mm cement maxi brick, scratch plastered and painted with one (1) coat primer- and two (2) coats paint. The side and back walls will be Vibracrete (except where the stand boundary is a development boundary. One (1) garden gate will be supplied as per developers choice.

BASIC SPECIFICATION

20. HOUSE NUMBER

Will be a suitable type as per developer's choice.

21. LANDSCAPING AND GARDENING

Instant lawn (Kikuyu) will be planted to the front and back of the house, with paving as per plan. This may change due to specific ERF requirements.

22. FINISHES

The Purchaser hereby acknowledges and agrees that the choice of finishes limited to the range offered by the Developer/Contractor as per this Basic Specification and shall be subject to availability thereof, or a similar product may be substituted.

23. BUILDING STANDARDS

All construction procedures, and standards, will be in accordance with the requirements of the NHBRC and in line with the SANS 10400 XA regulations.

24. GENERAL

Barge/Facia boards:	Fibre cement painted with one (1) coat primer- and two (2) coats acrylic paint.
Skirtings:	Skirting selected by the Developer/Contractor and painted white.

MOOD BOARD | NEUTRAL NORDIC

Scandinavian Inspiration

This mood embodies a sense of minimalism and contemporary elements. It combines a comfortable warmth with clean-lined simplicity — uniting in a way that is practical, unfussy, and timeless.

Wall Cabinets with LED Detail

Iceberg White Melamine
elegant, timeless.



Black Lip Handle
pops of colour can be even more impactful next to white cabinetry because of the sharp contrast, so a colour palette can be easily understood.

30x60 Bianco Glass Tile
a glossy finish will help bounce light around, and can give the illusion of a larger space.

Counter Top

White Track Lights
modern lines



20mm Legacy Quartz Nixie
light multitoneal fleck or grain counter tops give the surface a subtle natural richness.



Bronze Pendant

softly flecked or grainy counter tops work well paired with brass accents, such as a bronze contemporary light.



Floor Units

Jefferson Board
infusing some approachable character to ensure for a more 'homey' feel.



Floor Tile

60x60cm soho grey matt
with grey grout to match.



Extractor Hood

integrated.

Sanware

60cm Ceramic Electric Hob smeg underslung sink and hansgrohe mixer.



Bosch Oven
60cm built-in oven



MOOD BOARD | NATURAL NORDIC

Scandinavian Inspiration

This mood incorporates warm, functional and minimalist features whilst still providing a sense of coziness and comfort. Its earthy tones are highlighted by natural textures.



White Track Lights
modern lines



Wall Cabinets
with LED Detail



Jefferson Board
using wood on the top cabinets provide a subtle focal line.

Aluminium Lip Handle
blends in with the grey bottom cabinets for a smooth, sleek finger grip look.

30x60 Bianco Glass Tile
a glossy finish will help bounce light around, and can give the illusion of a larger space.

Counter Top

20mm Legacy Quartz Stealth
light multitoneal fleck or grain counter tops give the surface a subtle natural richness.



Bronze Pendant
softly flecked or grainy counter tops work well paired with brass accents, such as a bronze contemporary light.



Floor Units — **Folkstone Grey**
infusing some approachable character to ensure for a more 'homey' feel.



Extractor Hood
integrated.

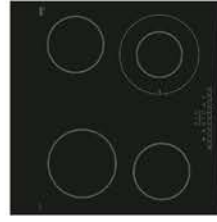
Floor Finish
optional extra showed in artist impression: Oggie floor planks



Sanware
60cm Ceramic Electric Hob smeg underslung sink and hansgrohe mixer.



Bosch Oven
60cm built-in oven



PRICELIST

ERF	UNIT TYPE	UNIT SIZE (M ²)	ERF PRICE	BUILDING COST	SELLING PRICE
EXTENTION 15					
1607	C (SS)	182	R850,000	R1,739,900	R2,589,900
1608	C (SS)	182	R850,000	R1,739,900	R2,589,900
1609	C (SS)	182	R850,000	R1,739,900	R2,589,900
1610	C (SS)	182	R850,000	R1,739,900	R2,589,900
1611	D (DS)	210	R850,000	R2,119,900	R2,969,900
1612	E (DS)	210	R850,000	R2,119,900	R2,969,900
1613	D (DS)	210	R850,000	R2,119,900	R2,969,900
1614	E (DS)	210	R850,000	R2,119,900	R2,969,900
1615	E (DS)	210	R850,000	R2,119,900	R2,969,900
1616	D (DS)	210	R850,000	R2,119,900	R2,969,900
1617	E (DS)	210	R850,000	R2,119,900	R2,969,900
1618	D (DS)	210	R850,000	R2,119,900	R2,969,900
1619	F (DS)	233	R850,000	R2,419,900	R3,269,900
1620	A (SS)	161	R850,000	R1,449,900	R2,299,900
1621	D (DS)	210	R850,000	R2,119,900	R2,969,900
1622	E (DS)	210	R850,000	R2,119,900	R2,969,900
1623	D (DS)	210	R850,000	R2,119,900	R2,969,900
1624	D (DS)	210	R850,000	R2,119,900	R2,969,900
1625	D (DS)	210	R850,000	R2,119,900	R2,969,900
1626	E (DS)	210	R850,000	R2,119,900	R2,969,900
1627	A (SS)	161	R850,000	R1,449,900	R2,299,900
1628	C (SS)	182	R850,000	R1,739,900	R2,589,900
1629	F (DS)	233	R850,000	R2,419,900	R3,269,900
1630	C (SS)	182	R850,000	R1,739,900	R2,589,900
1631	F (DS)	233	R850,000	R2,419,900	R3,269,900
1632	C (SS)	182	R850,000	R1,739,900	R2,589,900
1633	F (DS)	233	R850,000	R2,419,900	R3,269,900
1634	E (DS)	210	R850,000	R2,119,900	R2,969,900
1635	C (SS)	182	R850,000	R1,739,900	R2,589,900
1636	G (DS)	252	R850,000	R2,649,900	R3,499,900
1637	C (SS)	182	R850,000	R1,739,900	R2,589,900
1638	A (SS)	161	R850,000	R1,449,900	R2,299,900
1639	I (DS)	290	R850,000	R3,119,900	R3,969,900
1640	I (DS)	290	R850,000	R3,119,900	R3,969,900
1641	E (DS)	210	R850,000	R2,119,900	R2,969,900
1642	D (DS)	210	R850,000	R2,119,900	R2,969,900
1643	G (DS)	252	R850,000	R2,649,900	R3,499,900
1644	H (DS)	283	R850,000	R3,049,900	R3,899,900

(SS) = Single Storey
(DS) = Double Storey

PRICELIST

ERF	UNIT TYPE	UNIT SIZE (M ²)	ERF PRICE	BUILDING COST	SELLING PRICE
1645	E (DS)	210	R850,000	R2,119,900	R2,969,900
1646	D (DS)	210	R850,000	R2,119,900	R2,969,900
1647	D (DS)	210	R850,000	R2,119,900	R2,969,900
1648	D (DS)	210	R850,000	R2,119,900	R2,969,900
1649	G (DS)	252	R850,000	R2,649,900	R3,499,900
1650	F (DS)	233	R850,000	R2,419,900	R3,269,900
1651	G (DS)	252	R850,000	R2,649,900	R3,499,900
1652	A (SS)	161	R850,000	R1,449,900	R2,299,900
1653	A (SS)	161	R850,000	R1,449,900	R2,299,900
1654	E (DS)	210	R850,000	R2,119,900	R2,969,900
1655	D (DS)	210	R850,000	R2,119,900	R2,969,900
1656	D (DS)	210	R850,000	R2,119,900	R2,969,900
1657	E (DS)	210	R850,000	R2,119,900	R2,969,900
1658	D (DS)	210	R850,000	R2,119,900	R2,969,900
1659	E (DS)	210	R850,000	R2,119,900	R2,969,900
1660	E (DS)	210	R850,000	R2,119,900	R2,969,900
1661	D (DS)	210	R850,000	R2,119,900	R2,969,900
1662	D (DS)	210	R850,000	R2,119,900	R2,969,900
1663	E (DS)	210	R850,000	R2,119,900	R2,969,900
1664	D (DS)	210	R850,000	R2,119,900	R2,969,900
1665	E (DS)	210	R850,000	R2,119,900	R2,969,900
1666	E (DS)	210	R850,000	R2,119,900	R2,969,900
1667	E (DS)	210	R850,000	R2,119,900	R2,969,900

(SS) = Single Storey
 (DS) = Double Storey

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