

COUNTRY GARDENS ESTATE

Nooitgedacht, Mogale City, Gauteng



BY
MAXXLIVING 



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WHERE PROSPERITY IS CREATED

We build your dream

You own your property

We simplify your life with innovative solutions

You enjoy the luxury of convenience

We create safe surroundings

You live a prosperous life!





ABOUT COUNTRY GARDENS

Country Gardens Estate, a safe place where you own your home and your property, not just a house.

With our innovative design methodology we have made property much more affordable and luxurious. We believe that everyone should be able to have a home and live in prosperity, in freedom and be able to have a quality life.

We also believe in the convenience of having stores and services within the estate to avoid regular long distance travelling and to create local jobs.

Children should be able to grow up in a safe environment. Country Gardens Estate is a secured compound where it is safe for them to play outside.

VERY WELL LOCATED

Country Gardens Estate is situated in the Nooitgedacht area, just north of Krugersdorp, within Mogale City Local Municipality (MCLM).

The estate is strategically placed, close to Krugersdorp, Roodepoort, Midrand, Johannesburg, Pretoria and the Sandton CBD, yet far enough for it to become a mixed conversion creating its own equilibrium between human settlements, economic growth, and social activities, such as schools, sports and work.

Coming from the Lanseria exit on the Malibongwe drive, it is only a 5 minute drive.

The area is centrally located;

3 km from primary school Nooitgedacht

8 km from Lanseria Int. Airport

17 km from Roodepoort

25 km from Krugersdorp

25 km from Krugersdorp hospital

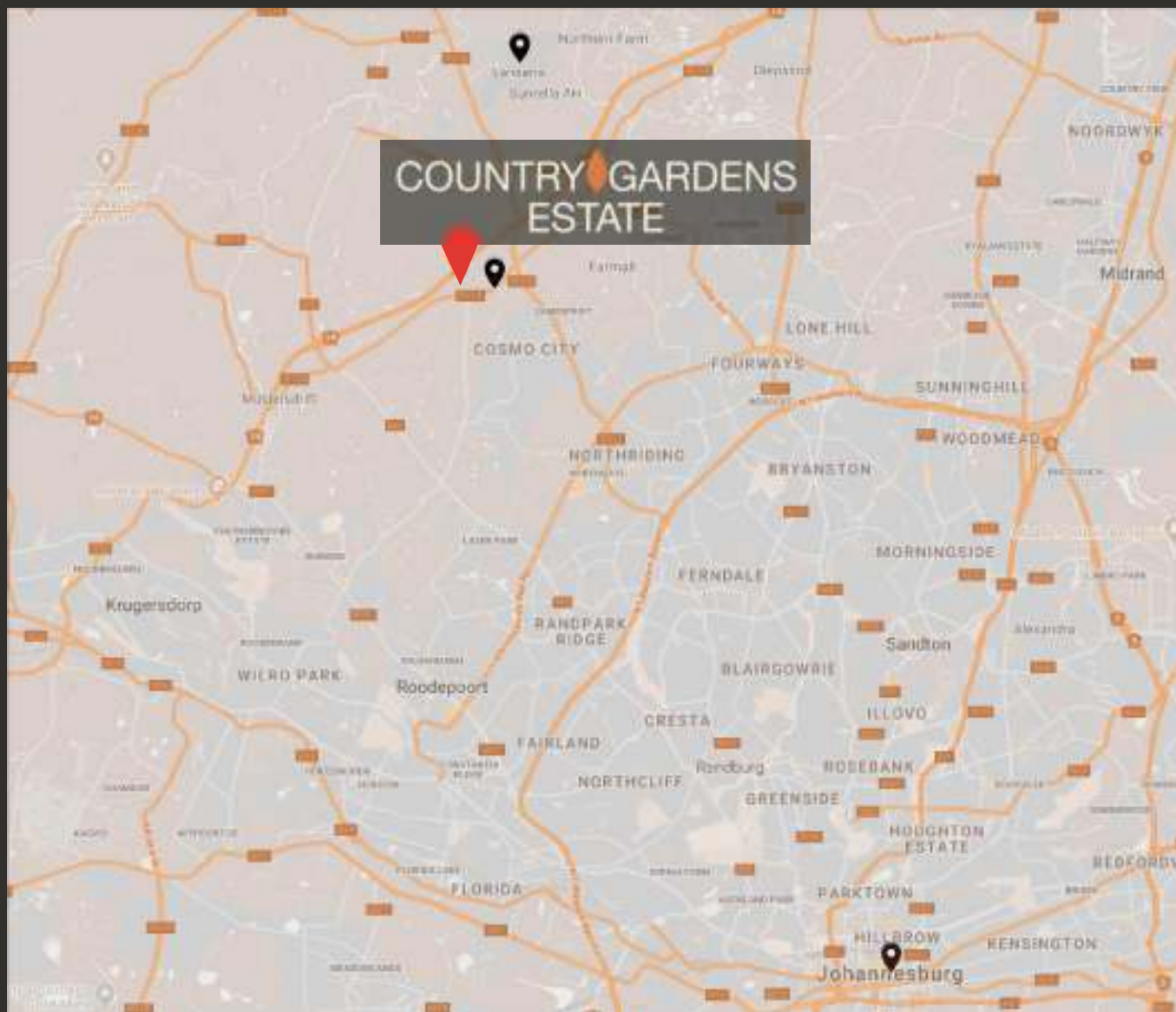
32 km from Midrand

40 km from Johannesburg

50 km from Pretoria

53 km from O.R. Tambo Int. Airport





GPS co-ordinates -26°00'08.9"S 27°55'12.3"E

THE DEVELOPMENT

Country Gardens Estate is one of Gauteng Department of Human Settlements' appointed areas for economic growth. The development of the estate is set-up in several phases. In this brochure we focus on the first development phase.

The site plan of Country Gardens Estate has been laid out to use the natural gradient of the land to maximise the views of the beautiful valley and its sun sets. Each neighbourhood consists of 50 to 75 homes, having its own main and sub roads, which are named after garden plants, trees and flowers. The homes are all facing the valley with their maximum transparent front facades.

The estate can be reached from the south 24/7 secured gate. The roads and streets are planned around each neighbourhood to prevent these from busy traffic. This way it is safe for children to play outside.

The central green park is where everybody can get together and enjoy recreation and sports.



ESTATE PLAN PHASE 1





COUNTRY GARDENS
ESTATE

The first phase of the development project is focussed on the south site of the estate, next to the south gate. The stands and front facades of the homes are facing the valley, side by side, following the slope of the terrain. The streets of each neighbourhood can only be used by the inhabitants. This way traffic is minimized. There are separate walkways along the roads for pedestrians. A special walkway takes you through the neighbourhoods into the leisure areas. The stands in phase 1 are for M, L and XL type homes. On each stand there is room for at least one vehicle, with a carport or garage if desired.

REMARKABLE DESIGN

MAXXLIVING homes provide comfort, durability, energy efficiency and safety. The homes are insulated against heat, cold and noise according to the latest standards to ensure a healthy indoor climate and lower energy costs.

The double volume living room has a glass front that reaches all the way to the top facade which gives a very spacious feel.

The first floor divides the living area in two levels to optimise the surface of the home.

All homes are standard delivered with a fully fitted kitchen and bathroom(s). This includes kitchen and bathroom appliances!

It's a matter of turning the key and live!





CONFIGURE YOUR HOME

MAXXLIVING homes come in standard sizes. These are made of a standard number of segments. It is possible to add more segments; this way you are able to change the length and size of your home, depending on your personal situation.

We named the models M, L and XL, which refers to the interior width of the homes. The exterior as well as the interior can be personalised. There is a variety of exterior materials and colours available to adjust the outside look of your home to match your taste.

A variety of interior styles with different colour schemes and finishings are available to choose from. Each style has its' own unique look and feel.

Additionally there are different ways to extend your home with extra convenience and luxury. We have many options to choose from, including carports, chimneys, deck extensions, air-conditioning, central heating, double glass, and more. Add more value to your home and to your life!

In the MAXXLIVING Home Configuration Guide you can discover more details on interior styles and options.



PRICING HOMES INCLUDING STAND



M-type

Home size: 80 - 103 m² (living area)

Home width: 4,8 m (internal)

Home length: 9,6 m (internal)

Optional extensions: +1,2 - 2,4 m

Stand size: 200 m² - 320 m²

Price from R: 795.000



L-type

Home size: 115 - 144 m² (living area)

Home width: 6,0 m (internal)

Home length: 10,8 m (internal)

Optional extensions: +1,2 - 2,4 m

Stand size: 280 m² - 415 m²

Price from R: 1.095.000



XL-type

Home size: 155 - 190 m² (living area)

Home width: 7,2 m (internal)

Home length: 12,0 m (internal)

Optional extensions: +1,2 - 2,4 m

Stand size: 350 m² - 570 m²

Price from R: 1.395.000



M-type standard size 8

ground floor





first floor



M-type standard size 8



L-type standard size 9

ground floor





first floor



L-type standard size 9



XL-type standard size 10

ground floor

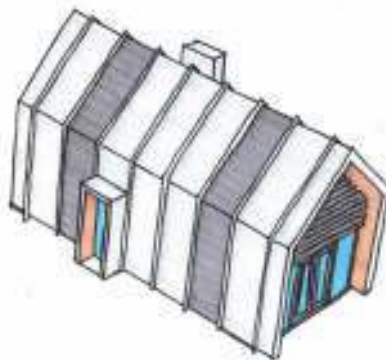
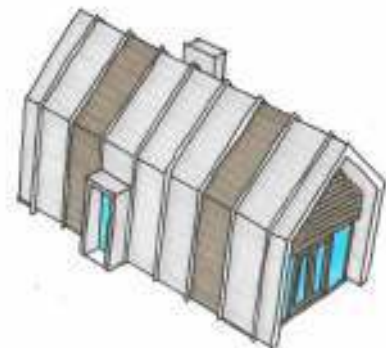
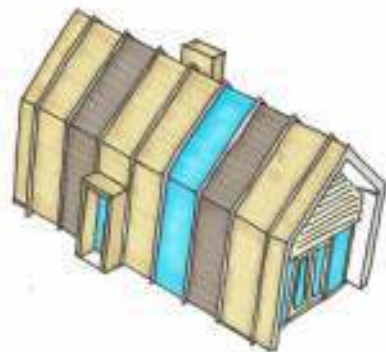
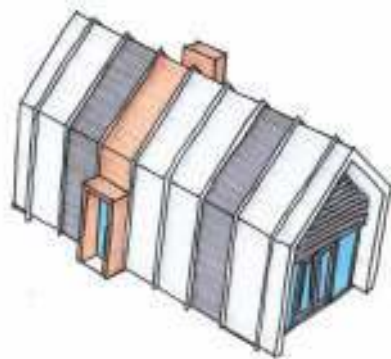




first floor



XL-type standard size 10



PROVEN CONCEPT

MAXXLIVING homes are developed according to a proven Dutch building concept which exceeds the South-African standards. The homes consist of modular wooden segments which makes it easier and faster to build and it has a lower CO2 impact.

The wooden segments are constructed as "sandwich"-elements forming a strong wooden framework which is covered with an outer- and inner surface. This is filled with a thermal insulation product which regulates the in-door climate in a natural way. The segments are fused together into one solid structure. This structure has a foundation of steel and concrete. All the wood is treated against insects and moisture.

Only state of the art electrical- and plumbing installations are used in the designs. The material used for the roof can easily withstand hail.

MAXXLIVING homes are built in a production environment which ensures the highest quality. Assembly and further installations take place on-site.





AFFORDABLE FREEDOM

MAXXLIVING homes are built in a smart way, using environmental friendly solutions and modern features.

These are meant to solve the most common problems, like power outages. The optional solar panels are able to provide electricity for the entire home for the whole day!

This is just one example of the several innovative solutions that can be integrated in your personalised home.

Having an affordable, sustainable home that suits your needs perfectly and matches your taste...

Now that, is freedom!

ORDER YOUR PROPERTY

select your stand and home model



choose exterior finishing materials



decide on the interior style to match your taste



select the options for more luxury and convenience



place your order with the sales representative





BECOME HOMEOWNER

1

make your appointment

2

configure your home

3

offer to purchase

4

bond application and approval
bank

5

property register and key
acceptance

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