

# DRYSDALE HEIGHTS

An architectural rendering of a modern, two-story residential building with a light blue facade and white accents. The building has multiple balconies with black railings. Several people are visible on the balconies, and cars are parked in a lot in the foreground. The image is partially obscured by a large red and black diagonal graphic on the left side.

## DEVELOPMENT OVERVIEW PACK

**PROPOSED NEW SECTIONAL  
TITLE RESIDENTIAL UNITS**

FOR

**DRYSDALE HEIGHTS**

**PROJECT DEVELOPER:**

Kellaprince Africa (Pty) Ltd

**ARCHITECT:**

CC-Designs – Clive Rodseth

**CIVIL/STRUCTURAL ENGINEER:**

Inhlakanipho Consultants

**FINANCIAL AND MARKETING MANAGEMENT:**

Kellaprince Properties (Pty) Ltd

**PROJECT MANAGER:**

Siyakha

**QUANTITY SURVEYOR:**

Siyakha Quantity Surveyors

**ELECTRICAL ENGINEER:**

CPP Marepo

**FIRE CONSULTANT:**

CFS Consulting Engineers



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# ABOUT DRYSDALE HEIGHTS

Kellaprince Africa intends to construct an appealing apartment complex in the serene neighborhood of Nelspruit, situated on the lower side of Drysdale Street. Positioned in close proximity to the bustling business and office district, the development offers convenient access to nearby shopping facilities. The architectural design features an "L" shaped multi-level building encompassing a total of 40 flats.

The configuration includes

- 28 x Two-Bedroom, One-Bathroom units,
- 8 x One-Bedroom, One-Bathroom units, and
- 4 x Bachelor units.

Ample covered and secure parking spaces will be provided on the ground floor. These units will be available for purchase as Sectional Title properties, offering competitive prices to potential buyers.

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## OUR MISSION

Our mission is to meet the needs of individuals seeking residences in the central Central Business District (CBD) in proximity to their workplaces, particularly within the more budget-friendly range below R1 million. This locale also provides convenient access to shopping amenities and schools. Additionally, our development is tailored to accommodate "first-time investors" who have the opportunity to purchase properties under Sectional Title arrangements.

# INVESTMENT RISK APPRAISAL

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A careful assessment of this residential property market in South Africa has been done. Consultations were had with local residential agents in Nelspruit, as well as national property surveys and trends, example; Rode and Associates.

- These have revealed that smaller lower priced residential units are the best performing sector in the residential market, particularly in the “buy to let” investment sector. Bank finance is readily available for this sector of the property market.
- Nelspruit’s municipal costs (Rates and Taxes) are well priced in comparison with other major centers in South Africa, which assists in the viability of such investments.
- Nelspruit is one of the developing “Hot Spots” in South Africa, and as the central hub of major services in Mpumalanga, is set to remain so with excellent prospects for the future.
- Kellaprince Properties will be the managing agents of this development during and after construction with some 30 years of experience in this field.



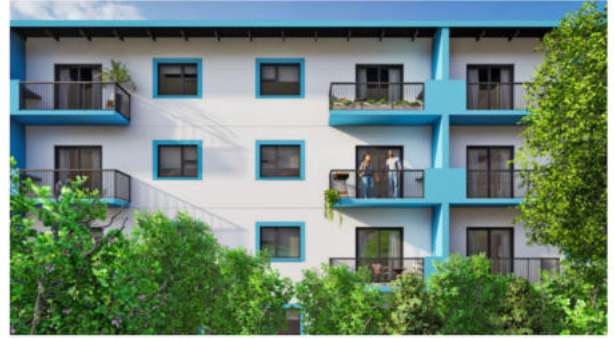


# FINANCIAL INVESTOR INFORMATION

- A Sectional Title registered entity will be created for this development.
- Project start March 2024 - Project Completion November 2024.
- Pre-sale of some 50% of the units off plan will have to be achieved to secure bank finance.
- Financial Gearing: 50% Shareholder Equity / 50% Bank Finance.
- Two bedroomed units will sell for R995,000 Inclusive of VAT.
- One bedroomed units will sell for R796,500 inclusive of VAT.
- Bachelor units will sell at R685,000 inclusive of VAT.



# ARTIST'S 3D PERSPECTIVES OF EXTERIORS AND INTERIORS



# ARTIST'S 3D PERSPECTIVES OF EXTERIORS AND INTERIORS

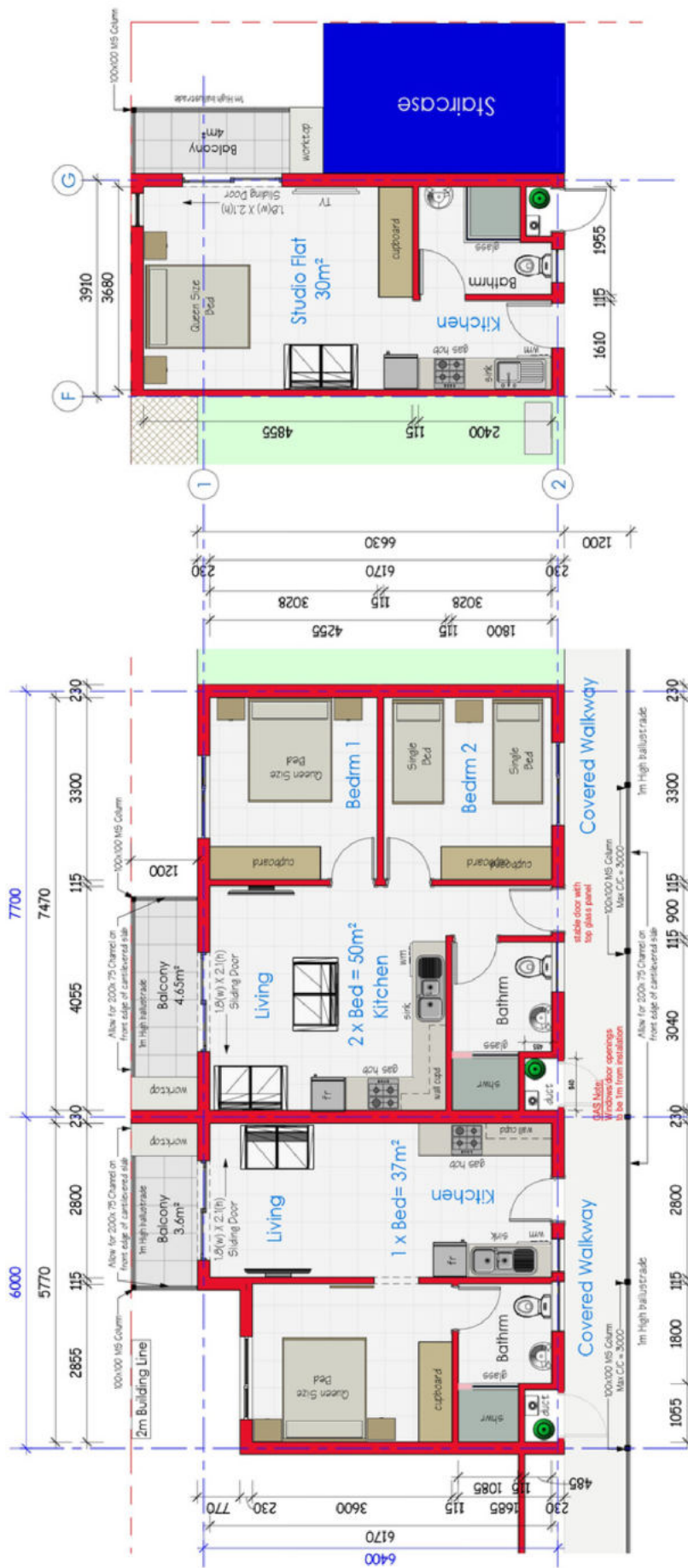


# FLOOR & PARKING LAYOUTS





# FLOOR & PARKING LAYOUTS



2 Typical 1 & 2 Bedroom Unit  
1 : 50

1 Typical Studio Flat  
1 : 50

P.O. Box 12078  
Mpumalanga  
Nelspruit



client:  
**KellaPrince Africa (Pty) Ltd**  
signature

project:  
**New Flat Development**  
project address:  
**Drysdale Street - 511/509**  
**Mbombela Municipality**

revisions:


Flat Layouts	Project #	Drawing #	Rev. #
	2210	SDP 02	G
Date plotted:	23 June 2023	Drawn by:	Clive Rodseth
20/06/2023 11:58:34		SACAP #	ST1051
		1 : 50	Site - J2

C:\00-Drawings\23-Drawings\2210-Drysdale Flat-Drysdale Flat-Jokeeri

# SPECIFICATIONS

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- All walls plaster and paint.
- Floors tiled.
- Gas Geyser Kitchen and Bathroom.
- Stove Gas Hob, Electric Oven.
- Aluminium windows and sliding doors.
- Timber entrance door.





DRYSDALE HEIGHTS

LET'S WORK  
**TOGETHER**

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