

Transcend your way of living
and unlock a new world

CIRCA

L Y N N W O O D

FIRST-OF-ITS-KIND
development in Lynnwood, Pretoria



PHASE 1 SOLD OUT
CONSTRUCTION NOW COMPLETE

PHASE 2 NOW OPEN
STUDIO, 1 & 2 BED APARTMENTS
FROM R595 000

*LAST CHANCE - LIMITED AVAILABILITY

BOND & TRANSFER COSTS INCL

PHASE 2 NOW SELLING

STUDIO, 1 & 2 BED
APARTMENTS.

BOND & TRANSFER COSTS INCL

PARTNERS:



254
RESIDENTIAL
UNITS



ABOUT

Transcend your way of living and unlock a world within where unrivalled facilities compliment your day and centre your being. All apartments have access to the variety of on-site amenities to offer all residents the utmost convenience in today's fast paced lifestyle.

Development: Circa Lynnwood

Developer: International Housing Solutions (IHS)

Product use: Residential

Building contractor: Supa Cubed

Design consultants and professional team:

Project Architect: Theunissen Jankowitz Architects
Pretoria

Landscape Consultant: LEAP

Project Management: Anton Hartmann Consulting

Civil Engineer: E.D.S Engineering Design Services

Traffic Engineer: E.D.S Engineering Design Services

Electrical Engineer: E.L.R

Mechanical Engineer: Polygon Consulting

Structural Engineer: M.V.W Engineers

Land Surveyors: Absolute Geo

Quantity Surveyors: Ferrir Hayim

3D scanning: Absolute Geo

Sales: Circa Sales Team

Conveyancers: J Nortje Attorneys Incorporated

LOCATION

Circa Lynnwood is a prime location, just off Lynnwood Road, where everything you need is 15-minutes from your home within a 3km radius. Situated within a top performing school district and with access to office parks and shops, you can give yourself the head start you need for a high-functioning lifestyle.

ACCESS NODES

- Lynnwood Road (200m)
- N1 (1.6km)
- N4 (5.3km)
- Atterbury Road (3.3km)
- Solomon Mahlangu (8.6km)

SHOPPING CENTRES

- Glenfair (1.4km)
- Lynnridge Mall (1.2km)
- Gift Acres (1.3km)
- The Grove (4.1km)
- Menlyn (3.6km)

OFFICE PARKS

- Sannlynn Office Park (1.1km)
- Eastwood Office Park (1.5km)
- Lynnwood Bridge Office Park (1.6km)
- Menlyn Maine (3.6km)
- CSIR (3.4km)
- Persequor Park (4.8km)

ENTERTAINMENT

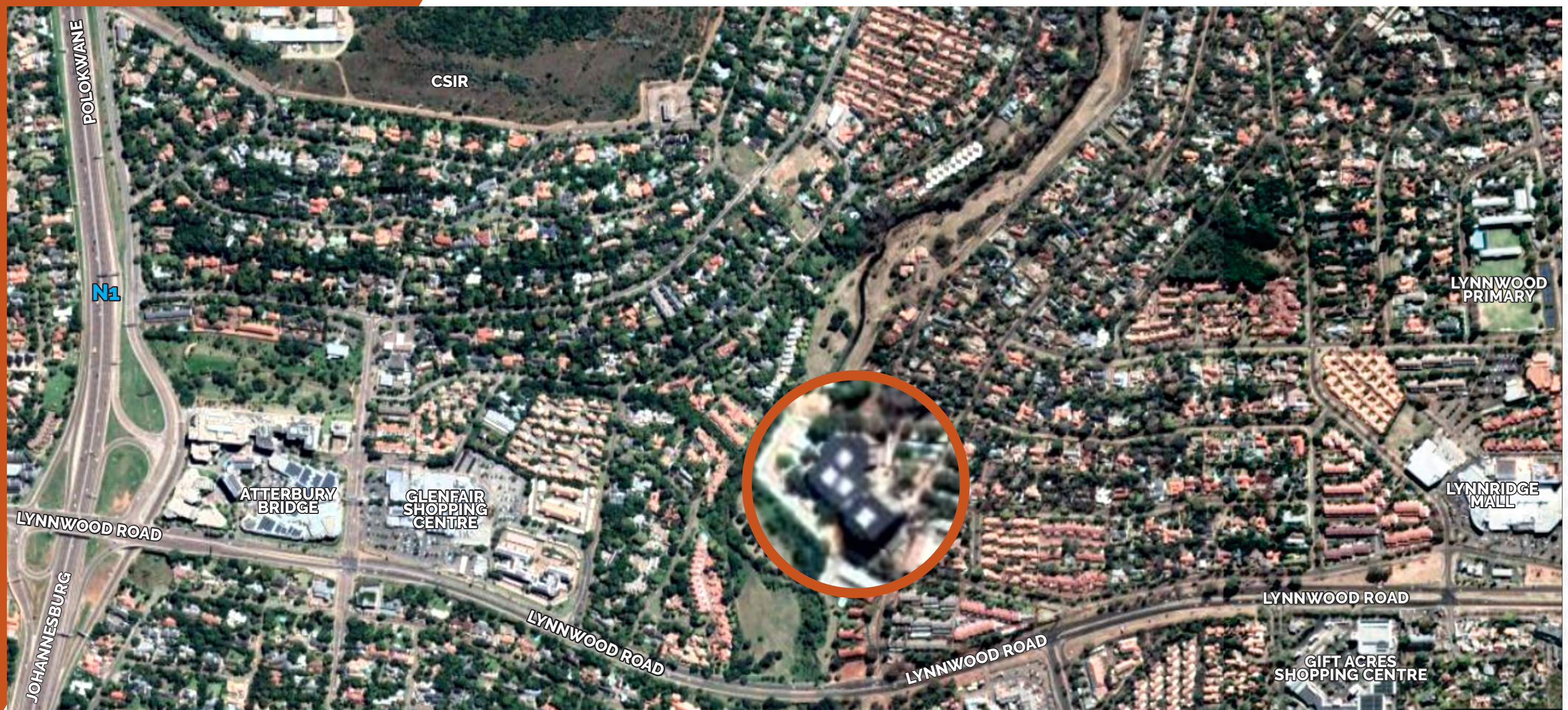
- Lynnwood Bridge (1.6km)
- La Madeliene (next door)
- Hillside Tavern (3km)
- Pachas (5.3km)
- Moreleta Spruit Conservation (next-door)
- Faerie Glen Nature Reserve (1km)
- Time Square Casino (3.5km)
- Atterbury Theatre (1.3km)
- Wolwespruit bike & trail park (8.9km)

EDUCATION

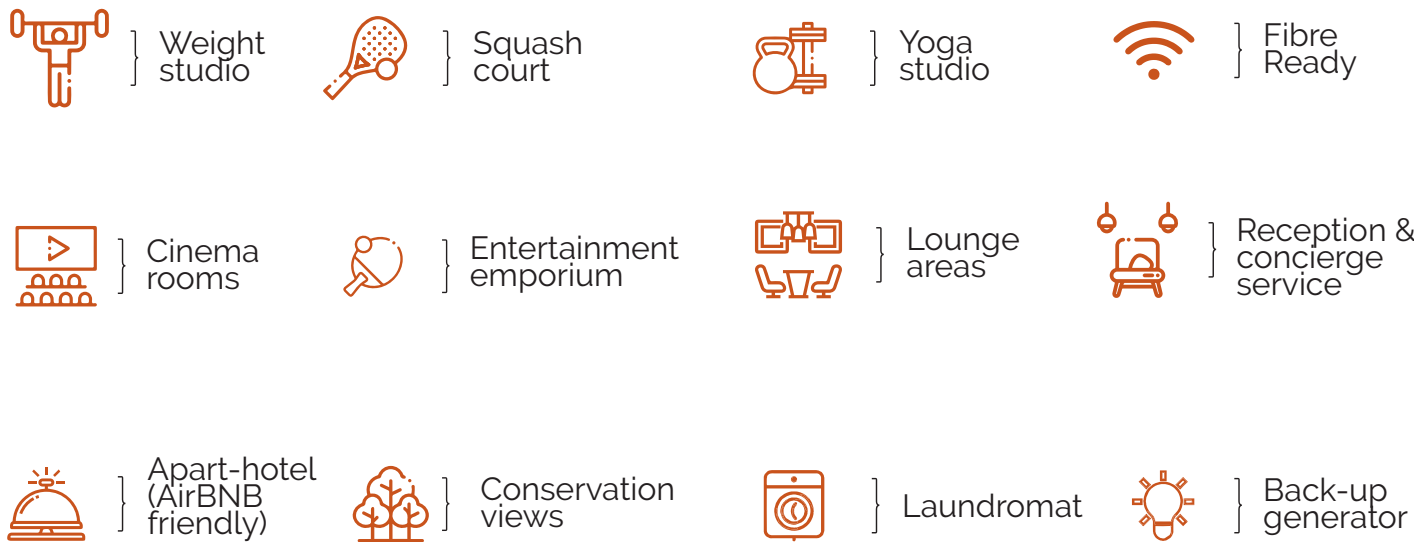
- Varsity College (2.5km)
- University of Pretoria (6.9km)
- Lynnwood Primary (1km)
- Willowridge High School (2km)
- St Albans College (2.3km)
- Laerskool Lynnwood (1.5km)
- Hoërskool Die Wilgers (1.8km)
- Hoërskool Menlopark (3.9km)
- Hoërskool Waterkloof (9km)

HEALTH & WELLNESS

- Intercare Glenfair (1.1km)
- Wilgers Hospital (4.1km)
- Faerie Glen Hospital (2.8km)
- Pretoria East Hospital (7.4km)
- Planet Fitness Lynnwood (1.6km)
- Ignite Fitness Menlyn (4.2km)
- Virgin Active Menlyn Maine (3.6km)



LIFESTYLE & AMENITIES ON SITE



SECURITY



FAQ

FREQUENTLY ASKED QUESTIONS

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

City of Tshwane Municipality

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

Residents have 24-hour security, with strong perimeter fencing, key card access control and a manned gatehouse to enter and exit the premises. There is CCTV in strategic locations as well. As an added bonus, the building is located in a secure gated suburb.

CAN I AIRBNB MY APARTMENT?

Yes, our apartments are ideal for short stay rentals due to all the on-site facilities available including a fully serviced laundromat. You will just have to adhere to body corporate rules.

HOW MUCH IS THE DEPOSIT?

An initial non-refundable deposit of R20 000 is payable to secure the reservation of each unit. In the event that the pre-approval is done through our preferred supplier, a R10 000 deposit can be secured.

All funds must be deposited in to the conveyancers trust account, within 7 days from the request, which shall be invested into an interest-bearing account, with all interest accrued will be to your benefit.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME?

You will be able to move into your home once as soon as the property has transferred onto your name.

ARE PETS ALLOWED?

Unfortunately due to the nature of the complex, only service pets will be allowed.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, owners may elect their own estate agents to manage the rental of their property. All our units are currently occupied, so you have the option of purchasing a tenanted unit & start earning from transfer. you have the option of purchasing a tenanted unit & start earning from transfer.

IF I BUY A TENANTED UNIT, HOW WILL IT WORK?

Should you wish to retain the tenant, we will sign a new agreement between yourself and the tenant.

WILL MY RENTAL BE FULLY MANAGED BY YOU?

We do have a once-off placement option, where you manage the tenant after we have placed the tenant. Alternatively we can place and manage your unit.

WHAT IF THE TENANT MOVES OUT, WILL YOU REPLACE A NEW TENANT?

We will start marketing as soon as your tenants gives notice and inform you.

CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY APARTMENT?

Yes, once you have taken transfer you can change the internal of the apartment only, but with the consent of the Body Corporate.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Residents at Circa Lynnwood will have access to all the facilities. Owners who do not reside within Circa Lynnwood will be free to use the commercial spaces which will be open to the public.

HOW DO I GET INTERNET CONNECTION?

All apartments are Fibre ready. You simply have to sign up for one of the offered packages. All our common areas also has wifi.

IS THERE A GENERATOR?

Yes, there is a back-up generator to keep the power on during load-shedding periods.

HOW DO I PAY MY UTILITIES?

All electricity & water is pre-paid.

IS THERE ADDITIONAL STORAGE AVAILABLE?

Yes, we have a separate self-storage hub as well as office facilities which are available to rent.

ARE THERE ADDITIONAL COSTS INVOLVED WHEN MAKING USE OF THE FACILITIES?

No additional costs except for specific items such as the coffee shop, laundry or when making use a personal trainer at the gym.



UNITS



STUDIO

From
R725 000
27 – 52m²

Limited stock left

*Please note that each apartment is unique in terms of size, location & layout.

Prices may vary as specific units are sold. Please refer to our live stocklist on the website for an up to date price list.



Circa apartments are brand new and ready for occupation, start earning a rental income immediately.



Average apartment price in the area @ R1,3 million. Invest in a first-of-its-kind concept in the area.



Since 2019, Lynnwood has seen a 15% average year-on-year capital appreciation.



1 BEDROOM

From
R595 000
36 – 58m²

Limited stock left

*Please note that each apartment is unique in terms of size, location & layout.

Prices may vary as specific units are sold. Please refer to our live stocklist on the website for an up to date price list.



Project complete - start earning a rental income immediately



Excellent ROI



Only R20 000 deposit
(Only R10 000 if applying through us)



Reputable & trusted residential developer

UNIT TYPE	AVG PURCHASE PRICE	AVG RENTAL INCOME	BOND REPAYMENT @ 11.25%	HOW MUCH MUST I EARN TO QUALIFY?	GROSS RENTAL YIELD	BOND & TRANSFER FEE SAVINGS
STUDIO	R700 000	R6 500	R7 350	R24 500	11.14%	R55 861
1 BED	R 900 000	R 7 500	R 9 443	R 31 500	10.00%	R 65 348
2 BED	R 1 200 000	R 9 500	R 12 600	R 42 000	9.50%	R77 819
3 BED	R 1 450 000	R 13 500	R 15 214	R 51 000	11.17%	R 94 450

The above figures serves only as a guideline, individual interest rates & credit scores can affect the monthly repayment.

*Please note that each apartment is unique in terms of size, location & layout.

Prices may vary from above. Please refer to our live stocklist on the website for the rental returns & pricing of each individual unit.



2 BEDROOM

From
R1 065 000
48 – 87m²

Popular student investment or AirBNB

*Please note that each apartment is unique in terms of size, location & layout.

Prices may vary as specific units are sold. Please refer to our live stocklist on the website for an up to date price list.



Did you know that our in-house finance team have direct channels with all financial institutions? They can assist with **FREE**, no obligation pre-approvals & bond applications!

We take the stress off your hands & present you with the best offer between all the various banks.



SCAN ME

*Benefit from a reduced deposit upon pre-approval through Multinet

THE ROADMAP TO YOUR NEW HOME

1. Choose your unit

2. Transfer attorneys receive signed contract
3. Deed search
4. Open file
5. Control information

IHSPM
FINANCE



6. Bond approval

7. Cancellation figures and title deed requested from bond organisation
8. Request for Municipal clearance certificate for Rates & Taxes
9. Drawing up of transfer documents
10. Arrangement with transfer attorney for collection of occupational interest



11. Parties sign transfer documents and pay fees for municipal clearance certificate and transfer duties
12. Receive cancellation figures and title deed
13. Control stipulations of title and draw up final title deed
14. Request guarantees from bond attorneys
15. Receive guarantees

SIGNING OF OFFER TO PURCHASE



22. Cancellation attorney informs that they are ready to lodge
23. Cancellation attorney organises with bond and transfer attorneys for lodging at Deeds Office
24. Lodge at Deeds Office



20. Pay outstanding Rates & Taxes in order to receive clearance certificate
21. Pay Transfer Duty



16. Send guarantees to cancellation attorneys of the present bond holders
17. Control the balance of the purchase price and make arrangements if necessary
18. Cancellation attorneys receive guarantees and send to financial institution for approval of cancellation
19. Bank signs & returns to cancellation attorneys



25. Deeds Office: Micro / Distribute / Jnr / Snr / Head / Prep / Reg
26. Attorney- Prep Control finances / look for deficiencies / agent's commission, etc.
27. Property Registration



28. Present Guarantees
29. Do settlement accounts for parties



30. Seller vacates property
31. Buyer takes occupation
32. Inform Municipality of new owner
33. Request surplus taxes



34. Wait to receive Title Deed back from Deeds Office
35. Send Title Deed and Bond Acc to relevant parties
36. Finalise rates & taxes acct.
37. Acknowledgment of receipt of documents from the persons involved
38. Close file



**PROUD NEW
HOME OWNER**



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