Diaz Estate Selling Price - 2026/09

PLOT AND PLAN HOUSES (FULL TITLE)	TYPE 1		TYPE 2		TYPE 4A		TYPE 4B		TYPE 4C	
DESCRIPTION	2B2B+1G		3B2B+1S+1G		3B2B+1G		3B2B+1G		3B2B+1G	
ERF SIZE (APPROX)	160m²		320m²		320m²		320m²		320m²	
UNIT AREA INCL 1X GARAGE	117m²		178m²		144m²		147m²		147m²	
ERF PRICE		870 000		990 000		990 000		990 000		990 000
BUILD PRICE		2 120 000		2 910 000		2 760 000		2 760 000		2 760 000
TOTAL SELLING PRICE		**2 990 000**		**3 900 000**		**3 750 000**		**3 750 000**		**3 750 000**
OPTIONAL EXTRAS:										
Plus: 2nd Garage	n/a		24,0	192 000	24,0	192 000	24,0	192 000	24,0	192 000
OR: Add paving to parking Area	n/a		24,0	13 920	24,0	13 920	24,0	13 920	24,0	13 920
OR: Add Pergola to 2nd parking (Paving)	n/a		22,0	88 000	20,0	80 000	20,0	80 000	20,0	80 000
OR:Add U/C Pergola to 2nd Parking (Paving)	n/a		22,0	121 000	20,0	110 000	20,0	110 000	20,0	110 000
Plus: Add Pergola to Braai Patio Area(Paving)	13,0	45 500	14,0	49 000	16,0	56 000	15,0	52 500	11,0	38 500
OR: Add U/C Pergola to Braai Patio Area (Paving)	13,0	61 750	14,0	66 500	16,0	76 000	15,0	71 250	11,0	52 250
OR: Add U/C Pergola to Braai Patio Area (Tiles)	13,0	88 400	14,0	95 200	16,0	108 000	15,0	102 000	11,0	74 800
Plus: 5kVa PV Solar System (6x panels)		80 000		80 000		80 000		80 000		80 000

APARTMENTS (SECTIONAL TITLE)	2B1B (LUXURY)	2B2B APARTMENT	2B2B PENTHOUSE	2B2B PENTHOUSE	3B3B PENTHOUSE
UNIT AREA m²	52,5m²	77m²	92m²	107m²	131m²
SELLING PRICE	**1 932 000**	**FROM: 2 250 000**	**3 284 400**	**3 745 000**	**4 585 000**
OPTIONAL EXTRAS:					
Plus: U/C Parking Bay 15m²	71 250	71 250	71 250	71 250	71 250
Plus: Battery Back-Up System	35 000	35 000	35 000	35 000	35 000
Plus: Store Room 2m²	32 000	32 000	32 000	32 000	32 000

DIAZ ESTATE: PRE-VALUATION SELLING PRICE SCHEDULE

TOWNHOUSE TYPE 2 **DESCRIPTION - DOUBLE STOREY**	**BASE UNIT** **3B2B1G+Study**	**Plus:** 2nd Garage	**Plus:** Carport U/C	**Plus:** U/C Braai Patio	**Plus:** PV System	**PLOT PRICE**	**BUILD PRICE**
AREA SELLING PRICE	170.40	19.00	19.00	14.00			
(Incl. transfer fee)	3,859,000	171,000	123,500	85,400	80,000	990,000	2,869,000

TOWNHOUSE TYPE 4 **DESCRIPTION - SINGLE STOREY**	**BASE UNIT** **3B2B1G**	**Plus:** 2nd Garage	**Plus:** Carport U/C	**Plus:** U/C Braai Patio	**Plus:** PV System	**PLOT PRICE**	**BUILD PRICE**
AREA SELLING PRICE	144.00	23.00	20.00	16.00			
(Incl. transfer fee)	3,685,000	207,000	130,00	97,600	80,000	990,000	2,695,000

TOWNHOUSE TYPE 1 **DESCRIPTION - 160SQM ERF**	**BASE UNIT** **2B2B1G**	**Plus:** Carport U/C	**Plus:** U/C Braai Patio	**Plus:** PV System	**PLOT PRICE**	**BUILD PRICE**
AREA SELLING PRICE	112.40	19.00	13.00			
(Incl. transfer fee)	2,950,000	123,500	79,300	80,000	870,000	2,080,000

APARTMENT BLOCK **(PHASE 1 AND 2)**	**SELLABLE** **UNIT SIZE**	**BASE PRICE** Incl. Trans Fee	**Plus:** U/C Parking Bay	**Plus:** **Battery Pack**	**Plus:** **Store Room**
2B2B APARTMENT (Full Spec)	77.0	2,150,000	71,250	35,000	32,000
2B2B + Loft APARTMENT (Full Spec)	110.0	2,750,000	71,250	35,000	32,000
2B1B APARTMENT (Full Spec)	52.5	1,780,000	71,250	35,000	32,000

DIAZ ESTATE: PRE-VALUATION SELLING PRICE SCHEDULE

TOWNHOUSE TYPE 2	**BASE UNIT**	**Plus:**	**Plus:**	**Plus:**	**TOTAL PRICE**	**PLOT PRICE**	**BUILD PRICE**
DESCRIPTION - DOUBLE STOREY	**3B2B1G+Study**	2nd Garage	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	170.40	19.00	14.00	15.00	218.40		
(Incl. transfer fee)	3,859,000	171.000	85.400	75.000	75.000	990,000	2,869,000

TOWNHOUSE TYPE 3	**BASE UNIT**	**Plus:**	**Plus:**	**Plus:**	**TOTAL PRICE**	**PLOT PRICE**	**BUILD PRICE**
DESCRIPTION - DOUBLE STOREY	**3B2B1G**	2nd Garage	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	162.40	19.00	14.00	15.00	215.40		
(Incl. transfer fee)	3,770,000	171.000	85.400	75.000	75.000	990,000	2,780,000

TOWNHOUSE TYPE 4	**BASE UNIT**	**Plus:**	**Plus:**	**Plus:**	**TOTAL PRICE**	**PLOT PRICE**	**BUILD PRICE**
DESCRIPTION - SINGLE STOREY	**3B2B1G**	2nd Garage	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	142.40	19.00	19.00	13.00	193.40		
(Incl. transfer fee)	3,685,000	171.000	115.900	65.000	75.000	990,000	2,595,000

TOWNHOUSE TYPE 1	**BASE UNIT**	**Plus:**	**Plus:**	**Plus:**	**TOTAL PRICE**	**PLOT PRICE**	**BUILD PRICE**
DESCRIPTION - 160SQM ERF	**2B2B1G**	Carport U/C	U/C Braai Patio	Entrance Pergola	Plus:PV System		
AREA SELLING PRICE	112.40	19.00	13.00	12.00	156.40		
(Incl. transfer fee)	2,950,000	95.000	79.300	60.000	75.000	870,000	2,020,000

APARTMENT BLOCK	**SELLABLE**	**BASE PRICE**	**Plus:**	**Plus:**	**TOTAL PRICE**
(PHASE 1 AND 2)	**UNIT SIZE**	Incl. Trans Fee	U/C Parking Bay	Battery Back-Up	**WITH EXTRA'S**
2B2B APARTMENT (Full Spec)	77.0	2,150,000	50,000	33,000	2,233,000
2B2B + Loft APARTMENT (Full Spec)	110.0	2,750,000	50,000	33,000	2,833,000
2B1B APARTMENT (Full Spec)	52.5	1,780,000	50,000	33,000	1,863,000
STORE ROOM	2m²	32,000			