



**TRICOLT™**

INVESTOR SHOWCASE



# Tree Tops

HOUGHTON

## TREE TOPS HOUGHTON

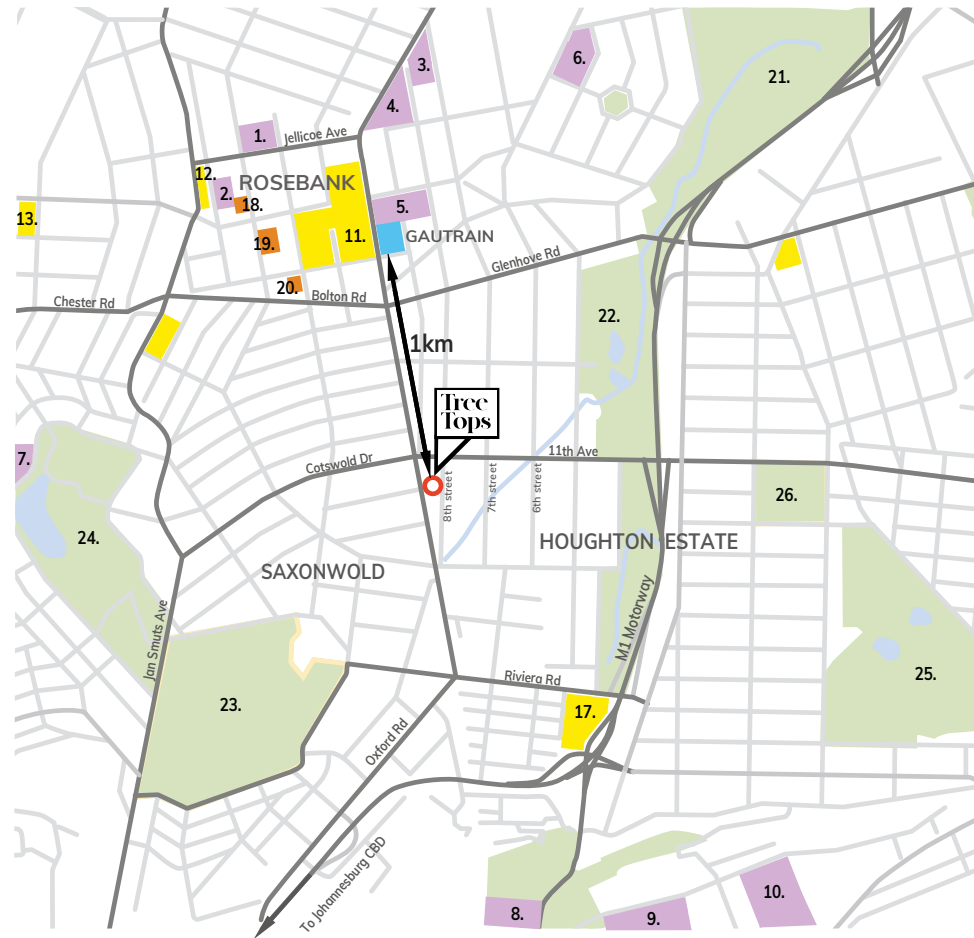
Nestled perfectly between Houghton and Rosebank, Tree Tops sits on an elevation that overlooks the lush canopy of Johannesburg, providing a haven from urban life while remaining a mere 10-minute walk away from Rosebank's collection of trendy restaurants, boutique stores and entertainment offerings.

- 131 Luxury Apartments
- Private Clubhouse, Restaurant
- Trifit Gym
- Skydeck Entertainment Area
- Gross Sales Value - R359 Million





## Micro Context



### EDUCATION

1. Rosebank Primary
2. St. Teresa's School
3. Pridwin Preparatory School
4. St. Vincent School
5. Kingsmead College
6. Bellavista School
7. Jan Celliers Laerskool
8. Roedebeek School
9. St. Johns College
10. King Edward VII School

### RETAIL

11. Rosebank Mall & The Zone
12. Keyes Art Mile
13. Parktown Corner
14. Dunkeld Shopping Centre
15. Illovo Junction
16. Melrose Arch Mall
17. Killarney Mall

### SPORTS & RECREATION

18. James & Ethel Gray Park
19. Killarney Country Club
20. Johannesburg Zoo
21. Zoo Lake
22. Houghton Golf Club

### MEDICAL & CIVIC

23. Rosebank Police Station
24. Rosebank Netcare Hospital
25. Rosebank Fire Station
26. Old Eds
27. Wanderers Golf Club

TREE TOPS HOUGHTON

## Site Map & Locality

Discover the new standard in contemporary living at Tree Tops, offering the convenience of a modern apartment lifestyle in a welcoming and eclectic neighbourhood.

- Rosebank Mall
- Leading Schools
- 1km to M1
- Killarney Mall
- Blue Chip Companies
- 10-min walk from CBD
- Multiple Gyms
- Medical Centres
- Johannesburg Zoo

Tree  
Tops  
HOUGHTON

Site Layout

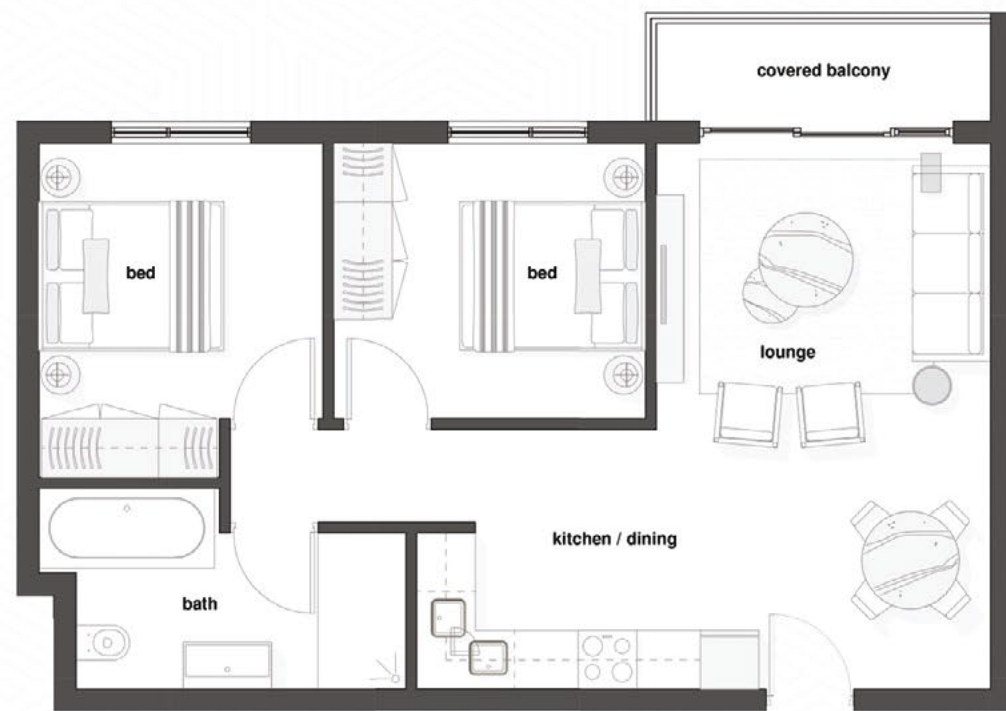








2 BEDROOM (S), 1 BATHROOM



Design and specifications are subject to change during the development process. Furniture not included. The developer and their appointed agents do not guarantee, warrant or represent that the information contained within this advertisement and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. We exclude all inferred or implied terms, conditions and warranties arising out of this document and any liability for the loss or damage arising from them.



INVESTMENT SUMMARY



**Tree  
Tops**  
HOUGHTON

2 BEDROOM (S), 1 BATHROOM

INTERNAL	60 m <sup>2</sup>
COVERED BALCONY	4 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>64 m<sup>2</sup></b>

<b>Apartment Sale Price</b>	<b>R 2 299,000</b>
<b>Rental*</b>	<b>R 15,000</b>
<b>Bond Repayment @ 10.75%</b> (R50,000 deposit)	<b>R 22,741</b>
<b>Gross Yield</b>	<b>7.8%</b>
<b>Net Yield</b> (Levy @ R2 075 & R1052 for rates)	<b>6.1%</b>

\*Option to purchase with a Tricoltt vetted tenant in place.



2 BEDROOM (G), 2 BATHROOM



2 BEDROOM 2 BATHROOM

**Tree  
Tops**  
HOUGHTON

2 BEDROOM (G), 2 BATHROOM

INTERNAL	80 m <sup>2</sup>
COVERED BALCONY	10 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>90 m<sup>2</sup></b>

**INVESTMENT SUMMARY**



<b>Apartment Sale Price</b>	<b>R 2 835,000</b>
<b>Rental</b>	<b>R 19,800</b>
<b>Bond Repayment @ 10.75%</b> (R50,000 deposit)	<b>R 28,274</b>
<b>Gross Yield</b>	<b>8.4%</b>
<b>Net Yield</b> (Levy @ R2 858 & R1361 for rates)	<b>6.6%</b>

\*Option to purchase with a Tricoltt vetted tenant in place.

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## PRICING INFORMATION

UNIT TYPE	SIZE (m <sup>2</sup> )	PRICE RANGE	NUMBER OF UNITS	% MIX (131)	Available (with tenant)	Units Available (Vacant)
2 bedroom, 1 Bathroom	64m <sup>2</sup> – 132m <sup>2</sup>	R2,299,000 – R2,340,000	48	37%	1	1
2 bedroom, 2 Bathroom	84m <sup>2</sup> – 106m <sup>2</sup>	R2,745,000 – R2,950,000	66	50%	2	3
3 bedroom, 2 Bathroom	118m <sup>2</sup> – 143m <sup>2</sup>	R3,496,000 – R4,040,000	12	9%	5	0
3 bedroom Deluxe	226m <sup>2</sup> – 280m <sup>2</sup>	R7,382,000 – R7,650,000	5	4%	1	1
			131		9	5

PURCHASE 5 UNITS

RECEIVE A 3% DISCOUNT

PURCHASE 20 UNITS

RECEIVE A 5% DISCOUNT

PURCHASE 10+ UNITS

RECEIVE A 4% DISCOUNT

PURCHASE 40+ UNITS

RECEIVE A 7.5% DISCOUNT

Free Levies for 12 months, if finance is secured within 30 days from the date of signature of the Sales Agreement.





## 2 BEDROOM (S), 1 BATHROOM



Apartment Sale Price	R 2 299,000
Rental	R 15,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 22,741
Gross Yield	7.8%
Net Yield (Levy @ R2 075 & R1052 for rates)	6.1%

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## 2 BEDROOM (G), 2 BATHROOM



Apartment Sale Price	R 2 835,000
Rental	R 19,800
Bond Repayment @ 10.75% (R50,000 deposit)	R 28,274
Gross Yield	8.4%
Net Yield (Levy @ R2 858 & R1361 for rates)	6.6%

\*Option to purchase with a Tricolt vetted tenant in place.

Tree Tops Houghton is proudly developed by Tricolt, the leaders in luxury apartments in South Africa.

We were inspired by Johannesburg, the city in a forest, when we conceived the Tree Tops development. Nestled in the suburb of Houghton, Tree Tops offers urban natural apartment living in a bustling metropolis and is in close proximity to all the amenities that the Rosebank precinct has to offer.

Welcome home to Tree Tops.

- Tricolt™ Group Chairman



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#### PROPERTY DEVELOPER

Tricolt Group is a pioneering property development company that has steadily built upon its initial successes to earn its status as a leader in the dynamic and challenging property industry.

Tricolt's impressive portfolio of prestigious and luxurious developments stands as testimony to the company's unrelenting pursuit of excellence. The Houghton, The Houghton Hotel – a member of the Leading Hotels of the World, Serengeti Estates, The Eye of Africa Golf and Residential Estate, Brookfield at Royal Johannesburg, Tree Tops Houghton and the coveted Ellipse Waterfall City are a few spectacular examples of Tricolt's dedication and commitment to meeting the challenges and opportunities of today's rapidly evolving marketplace.

Combining thoughtful location selection with meticulous attention to detail as well as a knack for knowing what works in the sector, Tim Kloock and his team at Tricolt Group continue to deliver high quality residential developments at a competitive price point.

#### CONTACT INFORMATION

Specialising in luxury residential apartments, commercial and leisure properties across all spectrums.

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# Investor Showcase

LUXURY PROPERTY DEVELOPMENTS







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