

MZURI FREE-STANDING HOMES - PHASE 1B PRICE LIST INCL. VAT
AS AT 01 AUGUST 2022

Unit Number	LG Erf Number	Erf Size m ²	Erf Price Incl. VAT	House Description	Unit Type	Garage Type	Number of Bedrooms	Covered Area m ²	Building Price Incl. VAT	Home Price Incl. VAT	Property Owners Association Levy	Expected Rental Range = Return of 5% to 7%		Expected Rates & Taxes per Month
39	21198	383	R1 527 200,00	House Single Storey	B2	Double	3	184	R2 829 312,23	R4 357 000,00	R2 000,00	R18 154	R25 416	R2 186
			R1 527 200,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 265 200,00	+/- R2 000,00	R17 772	R24 880	R2 136
			R1 527 200,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R4 186 200,00	+/- R2 000,00	R17 443	R24 420	R2 094
			R1 527 200,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R4 159 200,00	+/- R2 000,00	R17 330	R24 262	R2 079
41	21196	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 829 312,23	R4 133 000,00	R2 000,00	R17 221	R24 109	R2 065
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
42	21195	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 829 312,23	R4 133 000,00	R2 000,00	R17 221	R24 109	R2 065
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
43	21194	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 829 312,23	R4 133 000,00	R2 000,00	R17 221	R24 109	R2 065
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959

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44	21193	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 829 312,23	R4 133 000,00	R2 000,00	R17 221	R24 109	R2 065
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
45	21192	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 829 312,23	R4 133 000,00	R2 000,00	R17 221	R24 109	R2 065
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
46	21191	306	R1 235 100,00	House Single Storey	H	Double	2	164	R2 521 034,03	R3 756 000,00	R1 800,00	R15 650	R21 910	R1 862
47	21190	386	R1 558 250,00	House Single Storey	G1	Double	2	150	R2 306 713,13	R3 865 000,00	R1 700,00	R16 104	R22 546	R1 921
48	21189	315	R1 271 900,00	House Single Storey	B1	Double	3	185	R2 765 899,50	R4 038 000,00	R2 000,00	R16 825	R23 555	R2 014
			R1 271 900,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 930 900,00	+/- R2 000,00	R16 379	R22 930	R1 956
			R1 271 900,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 903 900,00	+/- R2 000,00	R16 266	R22 773	R1 942

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49	21188	323	R1 304 100,00	House Single Storey	B1	Double	3	185	R2 765 899,50	R4 070 000,00	R2 000,00	R16 958	R23 742	R2 031
			R1 304 100,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
50	21187	323	R1 304 100,00	House Single Storey	B1	Double	3	185	R2 765 899,50	R4 070 000,00	R2 000,00	R16 958	R23 742	R2 031
			R1 304 100,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
51	21186	323	R1 304 100,00	House Single Storey	B1	Double	3	185	R2 765 899,50	R4 070 000,00	R2 000,00	R16 958	R23 742	R2 031
			R1 304 100,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
52	21185	323	R1 288 000,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 043 000,00	R2 000,00	R16 846	R23 584	R2 017
			R1 288 000,00	House Single Storey	A4	Double	3	174	R2 659 000,00	R3 947 000,00	+/- R2 000,00	R16 446	R23 024	R1 965
			R1 288 000,00	House Single Storey	A3	Double	3	176	R2 632 000,00	R3 920 000,00	+/- R2 000,00	R16 333	R22 867	R1 950
53	21199	254	R1 012 000,00	House Single Storey	F2	Double	2	146	R2 186 886,00	R3 199 000,00	R1 600,00	R13 329	R18 661	R1 562

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54	21200	329	R1 311 000,00	House Single Storey	A1	Double	3	181	R2 706 249,00	R4 017 000,00	R2 000,00	R16 738	R23 433	R2 003
			R1 311 000,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 970 000,00	+/- R2 000,00	R16 542	R23 158	R1 977
			R1 311 000,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 943 000,00	+/- R2 000,00	R16 429	R23 001	R1 963
55	21201	244	R997 050,00	House Single Storey	M	Double	2	158	R2 369 276,00	R3 366 000,00	R1 800,00	R14 025	R19 635	R1 652
56	21202	245	R989 000,00	House Single Storey	J	Single	2	102	R1 524 003,00	R2 513 000,00	R1 300,00	R10 471	R14 659	R1 192
57	21218	254	R1 012 000,00	House Single Storey	G2	Double	2	150	R2 246 237,50	R3 258 000,00	R1 700,00	R13 575	R19 005	R1 594
58	21219	276	R1 100 550,00	House Single Storey	G1	Double	2	150	R2 246 237,50	R3 347 000,00	R1 700,00	R13 946	R19 524	R1 642
59	21213	318	R1 283 400,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 039 000,00	R2 000,00	R16 829	R23 561	R2 014
			R1 283 400,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 021 400,00	+/- R2 000,00	R16 756	R23 458	R2 005
			R1 283 400,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 942 400,00	+/- R2 000,00	R16 427	R22 997	R1 962
			R1 283 400,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 915 400,00	+/- R2 000,00	R16 314	R22 840	R1 948
60	21214	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 059 000,00	R2 000,00	R16 913	R23 678	R2 025
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959

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61	21215	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 059 000,00	R2 000,00	R16 913	R23 678	R2 025
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
62	21216	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 059 000,00	R2 000,00	R16 913	R23 678	R2 025
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
60	21214	323	R1 304 100,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 059 000,00	R2 000,00	R16 913	R23 678	R2 025
			R1 304 100,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 042 100,00	+/- R2 000,00	R16 842	R23 579	R2 016
			R1 304 100,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959
63	21217	318	R1 283 400,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 039 000,00	R2 000,00	R16 829	R23 561	R2 014
			R1 283 400,00	House Single Storey	A2	Double	3	181	R2 738 000,00	R4 021 400,00	+/- R2 000,00	R16 756	R23 458	R2 005
			R1 283 400,00	House Single Storey	A3	Double	3	176	R2 659 000,00	R3 942 400,00	+/- R2 000,00	R16 427	R22 997	R1 962
			R1 283 400,00	House Single Storey	A4	Double	3	174	R2 632 000,00	R3 915 400,00	+/- R2 000,00	R16 314	R22 840	R1 948

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64	21208	318	R1 267 300,00	House Single Storey	A1	Double	3	181	R2 706 249,00	R3 974 000,00	R2 000,00	R16 558	R23 182	R1 979
			R1 267 300,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 926 300,00	+/- R2 000,00	R16 360	R22 903	R1 954
			R1 267 300,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 899 300,00	+/- R2 000,00	R16 247	R22 746	R1 939
65	21209	323	R1 288 000,00	House Single Storey	A1	Double	3	181	R2 706 249,00	R3 994 000,00	R2 000,00	R16 642	R23 298	R1 990
			R1 288 000,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 947 000,00	+/- R2 000,00	R16 446	R23 024	R1 965
			R1 288 000,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 920 000,00	+/- R2 000,00	R16 333	R22 867	R1 950
66	21210	323	R1 288 000,00	House Single Storey	A1	Double	3	181	R2 706 249,00	R3 994 000,00	R2 000,00	R16 642	R23 298	R1 990
			R1 288 000,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 947 000,00	+/- R2 000,00	R16 446	R23 024	R1 965
			R1 288 000,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 920 000,00	+/- R2 000,00	R16 333	R22 867	R1 950
67	21211	323	R1 288 000,00	House Single Storey	A1	Double	3	181	R2 706 249,00	R3 994 000,00	R2 000,00	R16 642	R23 298	R1 990
			R1 288 000,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 947 000,00	+/- R2 000,00	R16 446	R23 024	R1 965
			R1 288 000,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 920 000,00	+/- R2 000,00	R16 333	R22 867	R1 950
68	21212	323	R1 304 100,00	House Single Storey	A1	Double	3	181	R2 706 249,00	R4 010 000,00	R2 000,00	R16 708	R23 392	R1 999
			R1 304 100,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 963 100,00	+/- R2 000,00	R16 513	R23 118	R1 974
			R1 304 100,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 936 100,00	+/- R2 000,00	R16 400	R22 961	R1 959

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69	21235	329	R1 328 250,00	House Single Storey	F1	Double	2	146	R2 186 886,00	R3 515 000,00	R1 600,00	R14 646	R20 504	R1 732
70	21234	234	R944 150,00	House Single Storey	F1	Double	2	146	R2 186 886,00	R3 131 000,00	R1 600,00	R13 046	R18 264	R1 525
71	21233	234	R944 150,00	House Single Storey	F1	Double	2	146	R2 186 886,00	R3 131 000,00	R1 600,00	R13 046	R18 264	R1 525
72	21232	234	R944 150,00	House Single Storey	F1	Double	2	146	R2 186 886,00	R3 131 000,00	R1 600,00	R13 046	R18 264	R1 525
73	21231	266	R1 074 100,00	House Single Storey	F1	Double	2	146	R2 186 886,00	R3 261 000,00	R1 600,00	R13 588	R19 023	R1 595
84	21224	206	R831 450,00	House Double Storey	K	Tandem	3	166	R2 488 427,50	R3 320 000,00	R1 800,00	R13 833	R19 367	R1 627
89	21207	200	R807 300,00	House Double Storey	P	Single	2	145	R2 173 879,50	R2 981 000,00	R1 600,00	R12 421	R17 389	R1 444
90	21184	317	R1 296 050,00	House Single Storey	B1	Double	3	185	R2 765 899,50	R4 062 000,00	R2 000,00	R16 925	R23 695	R2 027
			R1 296 050,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 955 050,00	+/- R2 000,00	R16 479	R23 071	R1 969
			R1 296 050,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 928 050,00	+/- R2 000,00	R16 367	R22 914	R1 955
91	21183	317	R1 279 950,00	House Single Storey	B1	Double	3	185	R2 765 899,50	R4 046 000,00	R2 000,00	R16 858	R23 602	R2 018
			R1 279 950,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 938 950,00	+/- R2 000,00	R16 412	R22 977	R1 961
			R1 279 950,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 911 950,00	+/- R2 000,00	R16 300	R22 820	R1 946
92	21182	332	R1 323 650,00	House Single Storey	B2	Double	3	184	R2 755 135,50	R4 079 000,00	R2 000,00	R16 996	R23 794	R2 036
			R1 323 650,00	House Single Storey	A5	Double	3	176	R2 659 000,00	R3 982 650,00	+/- R2 000,00	R16 594	R23 232	R1 984
			R1 323 650,00	House Single Storey	A6	Double	3	174	R2 632 000,00	R3 955 650,00	+/- R2 000,00	R16 482	R23 075	R1 970

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93	21172	223	R888 950,00	House Double Storey	O	Single	2	143	R2 142 335,00	R3 031 000,00	R1 700,00	R12 629	R17 681	R1 471
98	21177	180	R726 800,00	House Single Storey	J	Single	2	102	R1 524 003,00	R2 251 000,00	R1 300,00	R9 379	R13 131	R1 051
101	21180	300	R1 210 950,00	House Single Storey	N	Double	2	149	R2 230 839,00	R3 442 000,00	R1 700,00	R14 342	R20 078	R1 693
102	21181	334	R1 347 800,00	House Single Storey	L	Double	3	177	R2 644 655,00	R3 992 000,00	R1 900,00	R16 633	R23 287	R1 989