



Palm Beach Villas





***YOUR NEW HOME AWAITS***

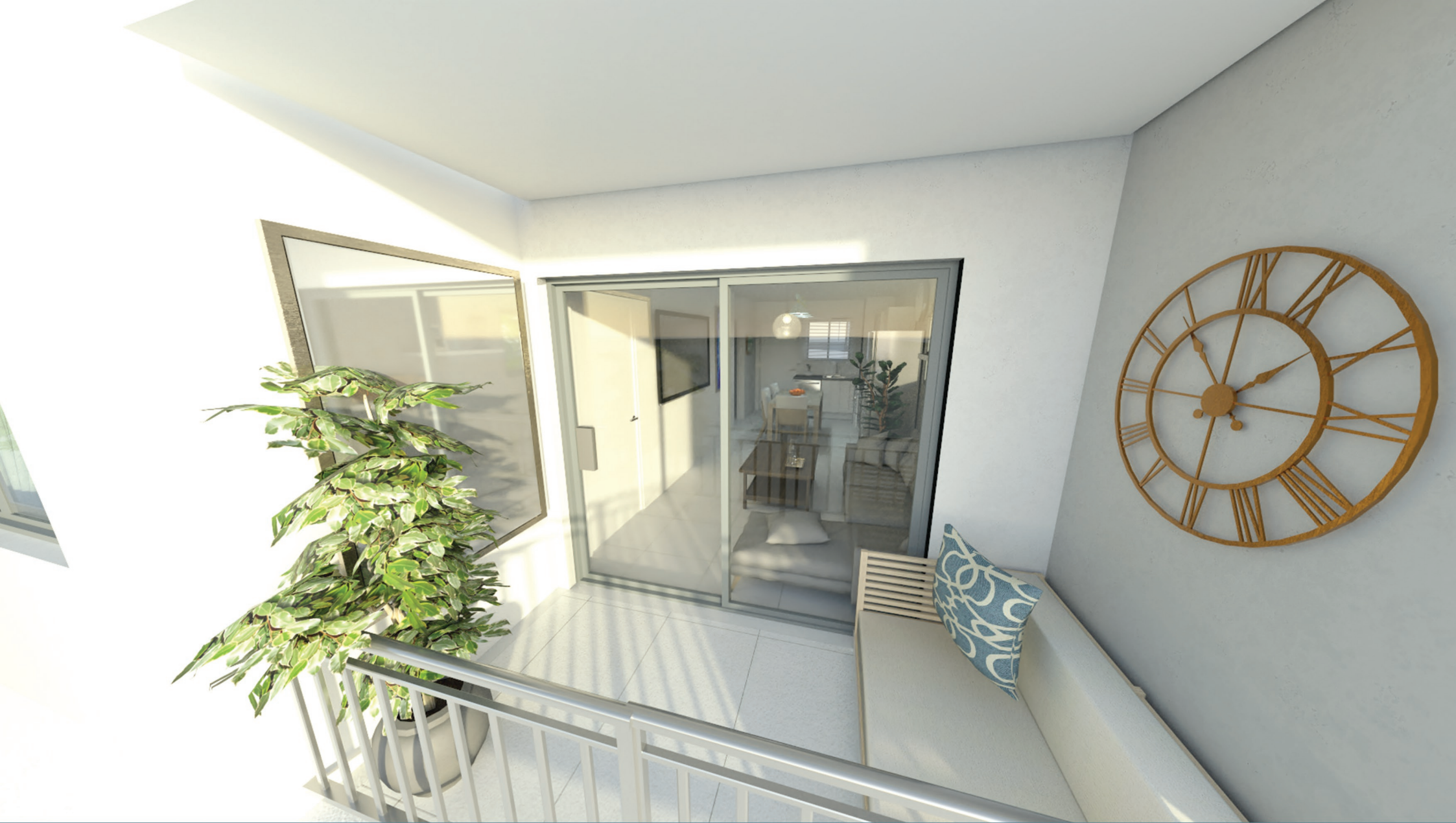




# NEW YORK STYLE WITH MODERN FINISHES







**Palm Beach Villas has a wifi centre, entertainment area and communal braais with leafy garden spaces.**

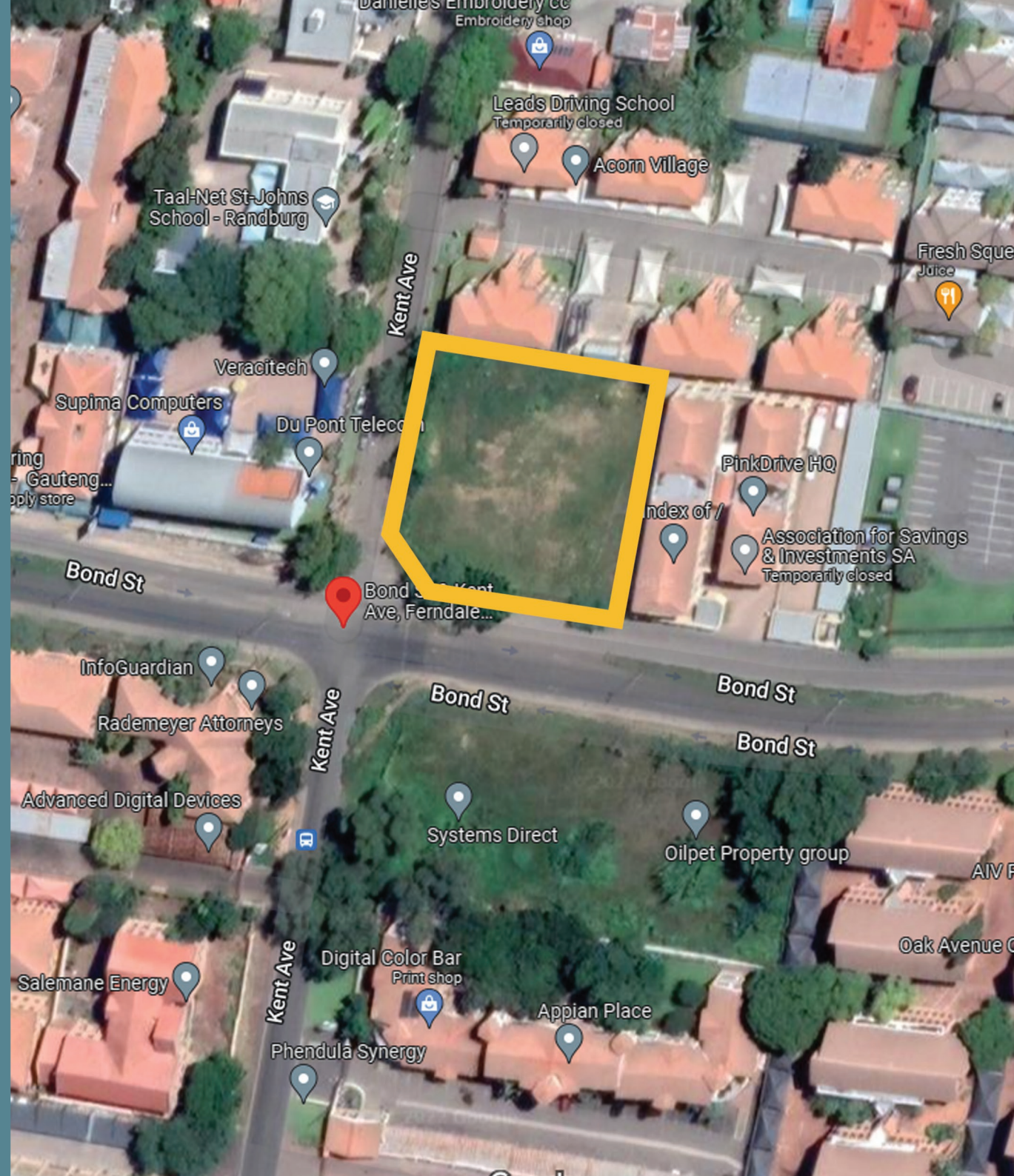


# LOCATION

Situated in Ferndale, the apartments are well located to many amenities around Johannesburg.

2 bedroom 2 bathroom apartments with style awaits you here.

The apartments are well located to Bryanston and Sandton, providing easy access to surrounding areas.





# FEATURES

- Modern kitchens
- Pre-fitted electric stove and oven
- Built in cupboards throughout
- Facebrick "New York Inspired" accent walls in every room
- Fibre installed and ready to connect to each unit
- Smart electric meters readings every 30 minutes.
- Access to wifi center and recreation room, with communal braai area.
- Balcony / patio in every unit
- Quiet tree lined neighbourhood
- Back-up water tanks for toileits up to 2 days.









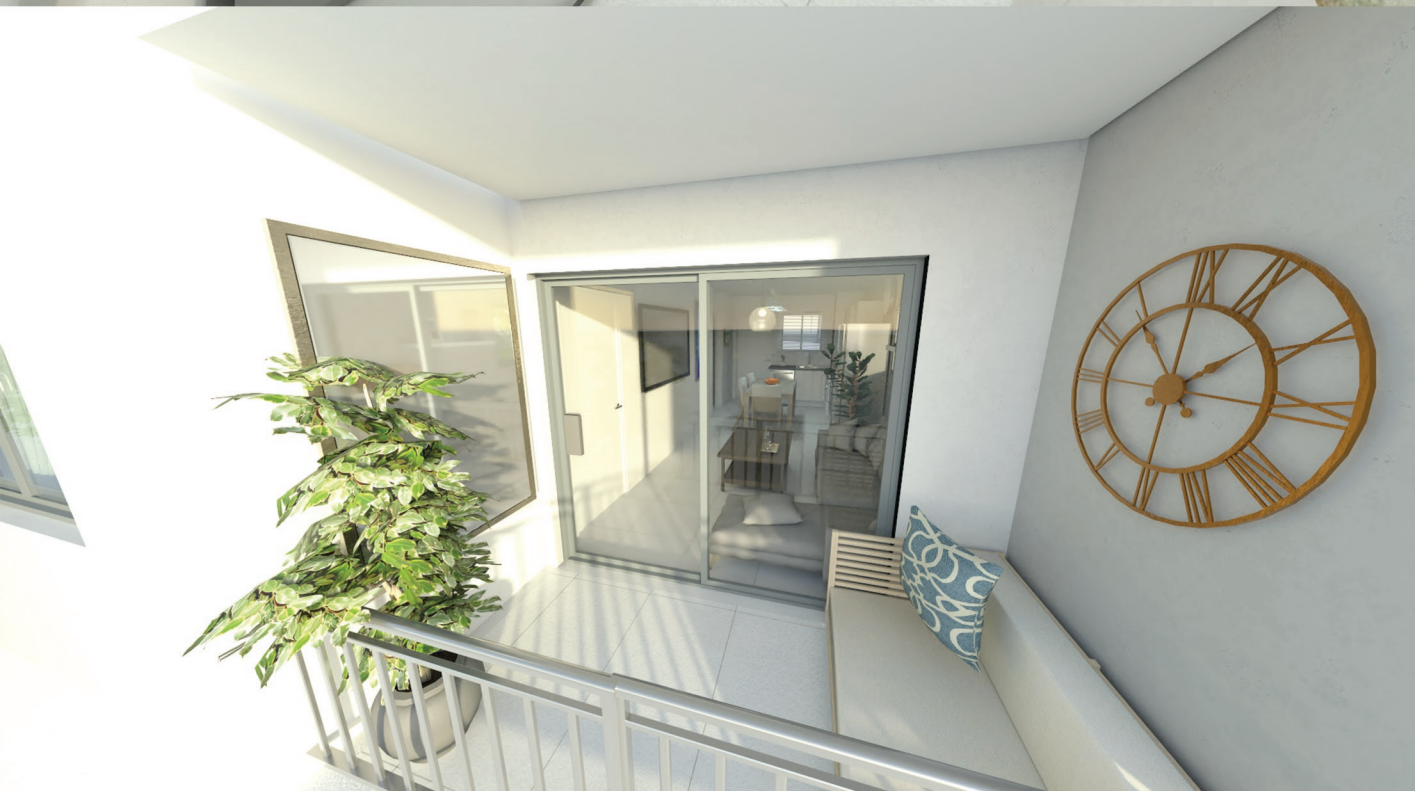


## SO MUCH MORE

With lots of space to get settled in - you'll have no problem winding down and enjoying the leafy views from your balcony.

**OPTIONAL EXTRAS:**  
We are offering the option to purchase your apartment with brand new DEFY fridge, washing machine and dishwasher at an extra cost.

This can be pre-fitted to allow for easy move-in for any first time buyers, those wanting to upgrade or potential investors.





# UNIT 2 BED 2 BATH

## FLOOR AREA

Total (incl balcony)= 66.69m<sup>2</sup>

Floor area = 61.71 m<sup>2</sup>

Covered Balcony = 4.98m<sup>2</sup>

## FLOOR AVAILABILITY

Ground, First, Second

## TOTAL UNITS AVAILABLE

20

## PRICES FROM

R 1.195m - R1.395m

## SHADEPORT PARKING PER UNIT

1

## ESTIMATED LEVIES

R 1070







## THE LAYOUT

We have 3 units available with a larger living space measuring approximately 70 m<sup>2</sup>.

All units have their own balconies or patios for those on the ground floor - with access to the communal garden area.

All parkings, including visitors have shade nets.



## SITE LAYOUT

20 units are available -  
with an easy lock-up and  
go set up.

**BACK UP WATER TANKS:**  
There are water tanks that  
allow for 2 days of water  
for residents to be able to  
flush their toilets in case  
of water outages.







## RECREATION CENTER

On the ground floor is the wifi center, which offers plug points and free wifi - allowing a place to focus and work if needed.



A recreation center is also available for those looking to just relax and enjoy the communal braai area - with a wash area and toilets available.





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FOR MORE INFO

**MATT JV RENSBURG**

**+27 78 362 0624**

**matthew@netwater.co.za**

**MARTHA TSELA**

**+27 60 555 3460**

**rentals@netwater.co.za**

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