



GENERAL:

- **Address:** 14 Shamroc Avenue, Vorna Valley, Midrand, 1686
- 300 Apartments consists of 15 blocks of only 20 units each
- Third floor 1 bed, 1 bathroom apartments starting from R 770 000
- First and second floor 2 bedroom 2 bathroom apartments starting from R1 170 000
- Ground floor 2 bedroom 2 bathroom apartments starting from R1 240 000
- Estimate levies from R648
- **Show day times:** Saturdays and Sundays from 12pm to 5pm, weekdays by appointment
- **Transferring and bond attorneys:** Dykes van Heerden
- **Transfer costs included** - terms and conditions apply
- 24-Months free WIFI - terms and conditions apply

SECURITY FEATURES:

- Gatehouse with 24-hour security
- Controlled pedestrian and vehicle access
- Security cameras with off-site monitoring capabilities
- Electric fence along perimeter

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UNIT FEATURES:

- Ground floor units include patio & small garden
- First, second & third floor units include balconies
- Two en-suite bathrooms in 2 bedroom apartments
- One bathroom in 1 bedroom apartments
- Gas hob standard (4 plate in 2 bedroom and 2 plate in 1 bedroom)
- Electrical oven (2 bedroom apartments only)
- Space for 2 additional appliances in 2 bedroom apartments and 1 appliance in 1 bedroom apartment
- Prepaid electricity
- Fibre ready
- Back-up electricity provided on essential plugs and lighting
- Back-up water system
- 2 bedroom ground floor apartments are pet friendly - terms and conditions apply
- Schedule of finishes available

DEVELOPMENT FEATURES:

- 2 Clubhouses with communal braai area
- Swimming pools
- Walkways and green areas
- Recreational spaces and kids play areas
- Visitors parking
- On-site caretaker

UNIT SIZES:

- Total of 300 apartments

Ground floor	
2 bedroom 2 bathroom apartment	71.6m ² - 71.8m ²
First and second floor	
2 bedroom 2 bathroom apartment	71.6m ² - 71.8m ²
Third floor	
1 bedroom 1 bathroom apartment	36.4m ² - 37.9m ²

AMENITIES WITHIN THE AREA

- | | | | |
|-----------------------------------|--------|---------------------------------------|--------|
| • Vorna Valley animal hospital | 0.4 km | • Midrand high school | 3.1km |
| • Waterfall Ridge shopping centre | 1.5km | • Waterfall corner shopping centre | 4km |
| • Varsity college | 1.8km | • Gautrain Midrand station | 4km |
| • Mall of Africa | 1.9km | • Virgin active gym Waterfall | 4.1km |
| • Superspar Vorna Valley | 2.3km | • Polofields crossing shopping centre | 4.4km |
| • Planet fitness signature | 2.3km | • Kyalami grand prix circuit | 5.1 km |
| • Halfway house primary | 2.4km | • Kyalami Park | 6.1 km |
| • Curro halfway gardens | 2.9km | • Kyalami Corner | 7.1km |
| • Curro Waterfall | 3km | • Kyalami country club | 9.9km |
| • Netcare Waterfall city hospital | 3km | | |

CONSTRUCTION PROGRAM

- Construction commenced
- Occupation from 1st quarter 2025