



The **MARKSMAN**

Midrand



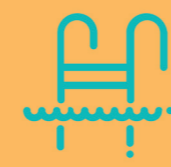
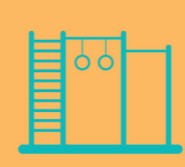
THE PURSUIT OF PRECISION

Embrace a life of perfection with meticulously crafted modern apartments at The Marksman.

The MARKSMAN

The space to start or invest

Bordering the highly sought-after suburbs of Halfway Gardens and Vorna Valley, The Marksman's 1 and 2 bedroom apartments exude excellence and convenience, all within a highly secure estate on the doorstep of the best Midrand has to offer. All of which makes The Marksman the ideal space for individuals seeking a starter home and investors looking for excellent returns in one of Johannesburg's most sought after location.



Artist Impression



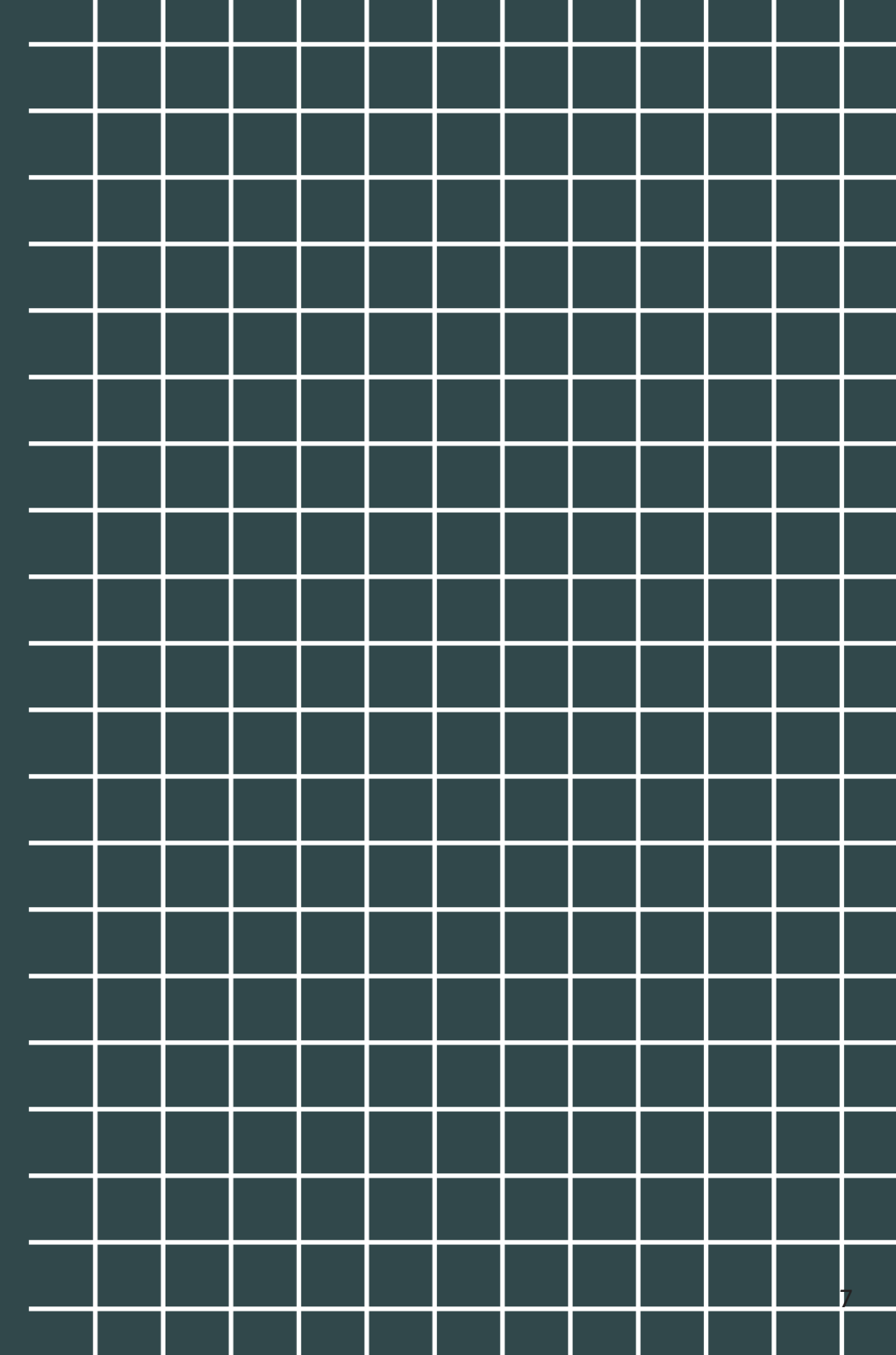
The pursuit of luxury

Apartments overview

- Third floor 1 bed, 1 bath apartments starting from R 770 000
- First and second floor 2 bed, 2 bath apartments starting from R1 170 000
- Ground floor 2 bed, 2 bath apartments starting from R1 280 000

Estate overview

- Electric fencing around entire perimeter
- Gatehouse with 24-hour security
- Security cameras with off-site monitoring
- Controlled pedestrian and vehicle access
- 2 clubhouses, with communal braai areas
- 2 swimming pools
- Walkways
- Recreational spaces with kids play areas
- Ample visitor's parking
- On-site caretaker





A profitable pursuit for investors

Investing in The Marksman provides the perfect opportunity for long- or short-term stays which has the potential to generate a considerable return on investment.

The MARKSMAN

		SELL	BOND	EXPENSES	RENT	NET MONTHLY RETURN	YIELD	YIELD + CAP GROWTH
2B2B	Long Term Stay	R1 250 000	R12 455	R1 821	R9 500	R7 679	7.4%	10.37%
72 m²	Short Term Stay	R1 250 000	R12 455	R2 583	R10 500	R7 917	7.6%	10.60%
1B1B	Long Term Stay	R840 000	R8 369	R882	R6 750	R5 868	8.38%	11.38%
34 m²	Short Term Stay	R840 000	R8 369	R3 042	R8 175	R6 133	8.76%	11.76%

Net investment position at 5 years

Annual gross asset appreciation value of 3%*

Long term stays – Estimated return of R150 000 in the 5th year*
(Taking into account the current real estate market in the 3rd quarter of 2024.)

– Estimated return of R200 000 in the 5th year*
(Taking into account the current real estate market in the 3rd quarter of 2024.)

		GROSS ASSET VALUE	EST. BOND OUTSTANDING	EST. NET ASSET VALUE IN 5-YEARS
2B2B	Long Term Stay	R1 449 093	(R1 214 115)	R234 978
72 m²	Short Term Stay	R1 449 093	(R1 214 115)	R234 978
1B1B	Long Term Stay	R973 790	(R815 885)	R157 905
35 m²	Short Term Stay	R973 790	(R815 885)	R157 905

*Ts&Cs apply

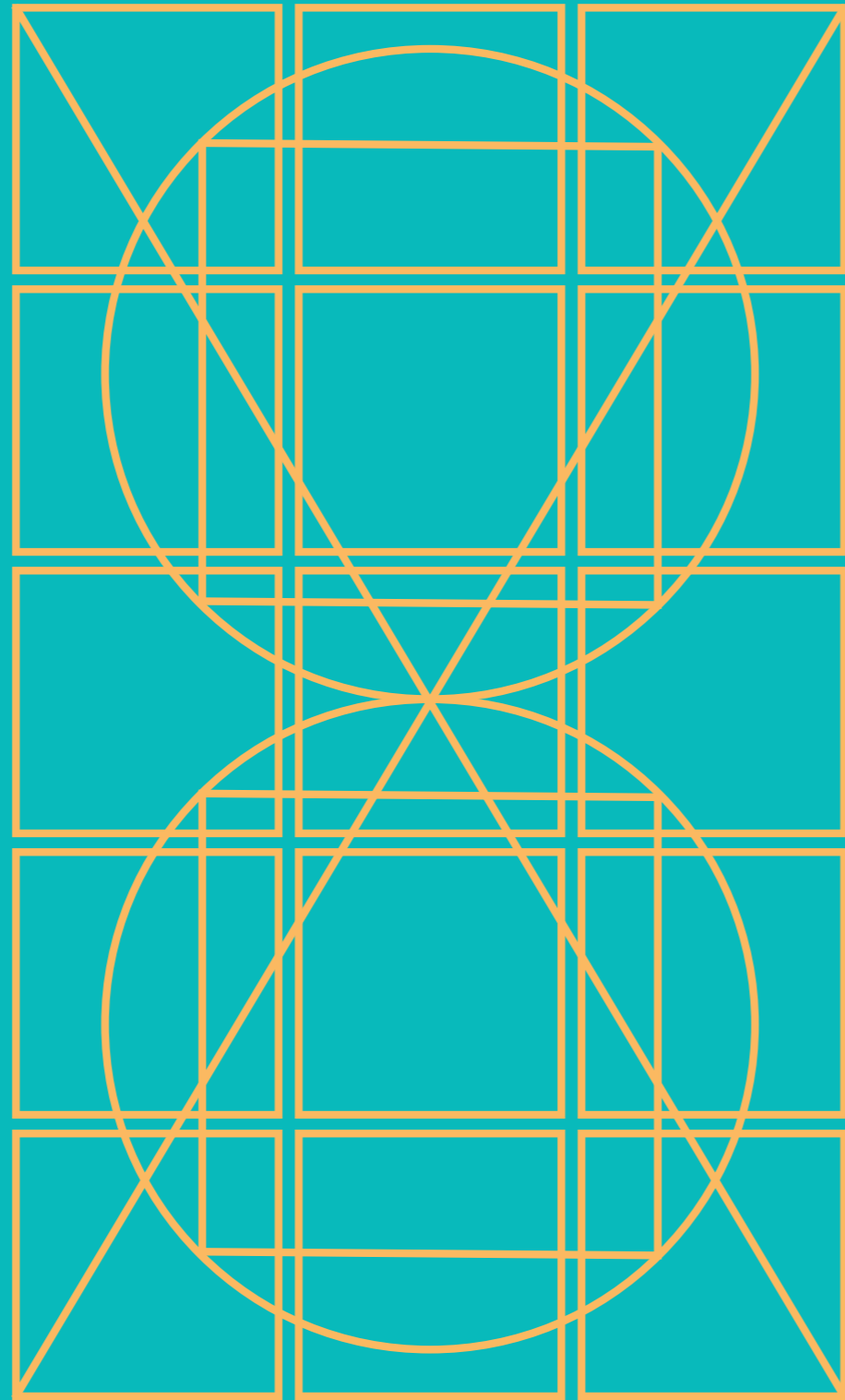
The pursuit of convenience

Bordering the highly sought-after suburbs of Halfway Gardens and Vorna Valley, The Marksman is the epitome of convenience with magnificent malls, schools, recreational activities, hospitals, office parks, and a whole lot more around every corner.

Amenities in close proximity:

- Waterfall Ridge Shopping Centre – 1.5km
- Mall of Africa – 1.9km
- Varsity College – 1.8km
- Curro Halfway Gardens – 2.9km
- Netcare Waterfall City Hospital – 3km
- Gautrain Midrand Station – 4km
- Kyalami Corner – 7.1km

Address: 4 Shamroc Avenue, Vorna Valley, Midrand, 1686

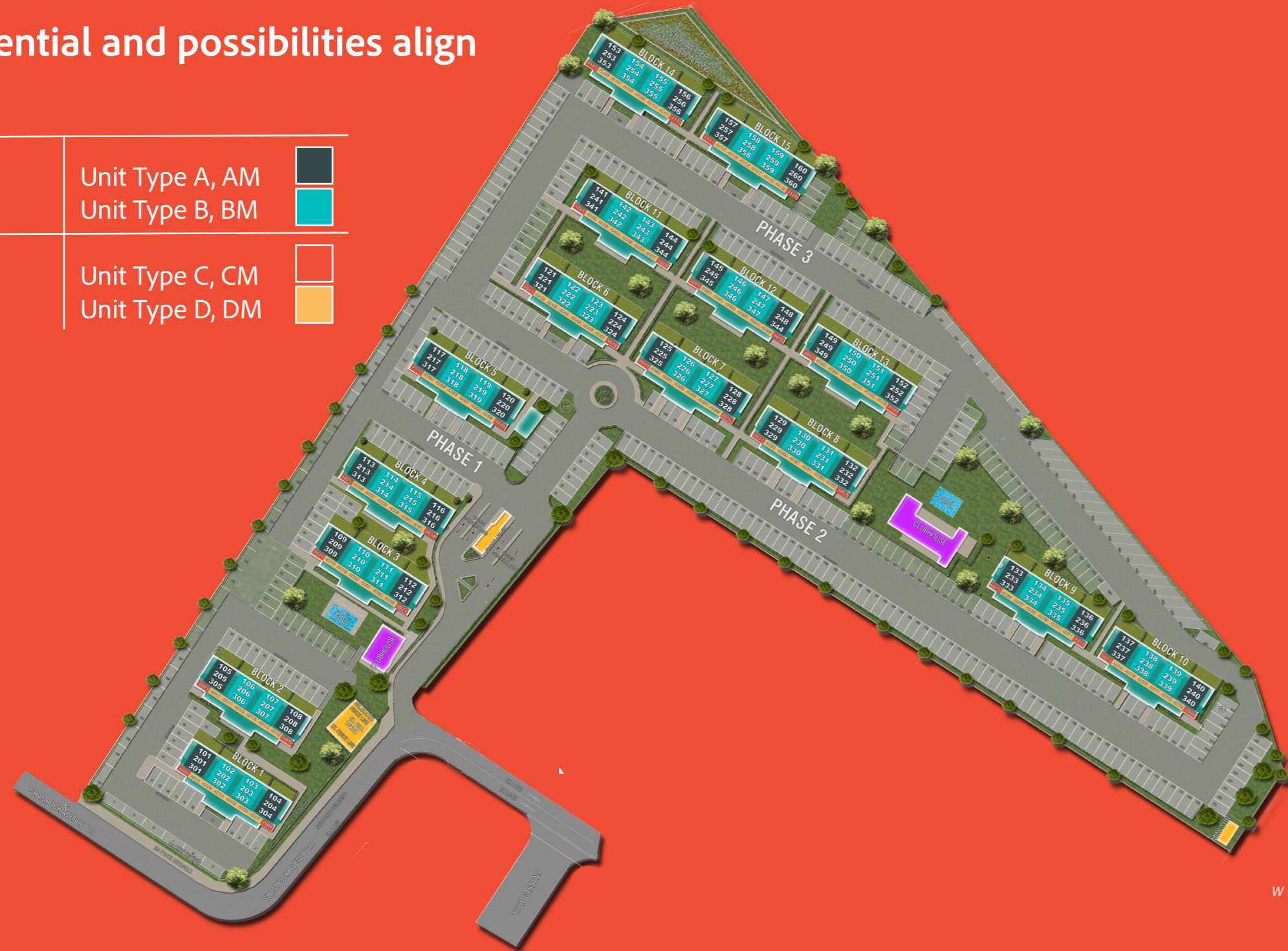




Where potential and possibilities align

LEGEND

Ground Floor 1 st & 2 nd Floor	Unit Type A, AM Unit Type B, BM	 
3 rd Floor	Unit Type C, CM Unit Type D, DM	 



Pin-point accuracy in design and style

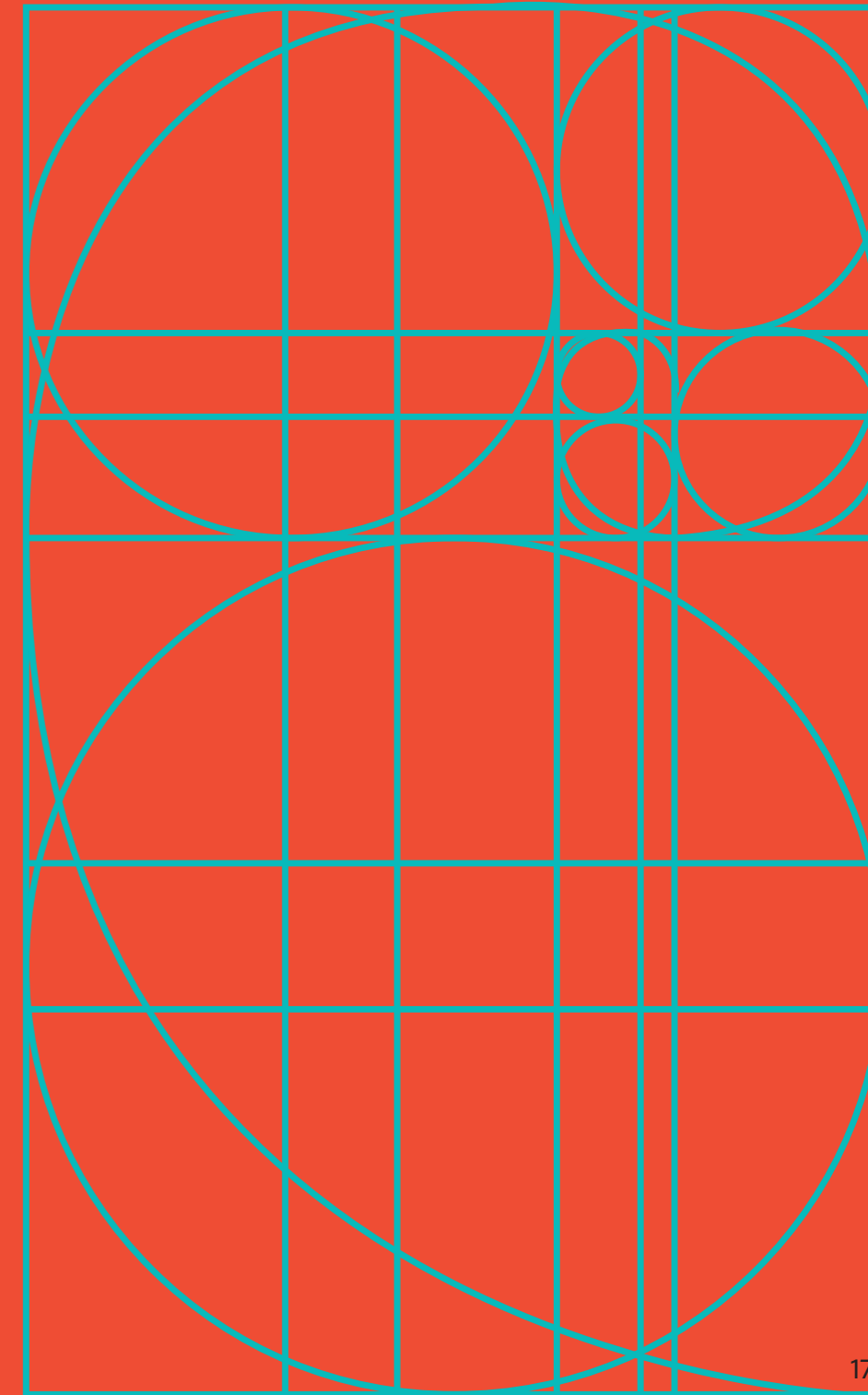
Whether you are a first-time buyer or an investor seeking to grow your property portfolio, The Marksman caters to both, through competitively priced and impeccably crafted apartments.

Standard Apartment Features:

- 1 bedroom, 1 bathroom apartments
- 2 bedroom, 2 bathroom apartments
- Ground floor units include patio & garden
- First, second and third floor apartments with balconies
- 2 bedroom apartments boast two en-suite bathrooms
- All units include gas stoves
- Pre-paid electricity
- Fibre ready
- Back-up electricity provided on essential plugs and lighting
- Back-up water system in place
- Pet-friendly (ground floor apartments only)
- 2 years free WiFi (Ts & Cs apply)
- Schedule of finishes available on request

Unit Sizes:

- Ground floor: 2 bed, 2 bath - 71.6m² - 71.8m²
- First & second floor: 2 bed, 2 bath - 71.6m² - 71.8m²
- Third floor: 1 bed, 1 bath - 36.4m² - 37.9m²



Ground floor - Unit type A



AREA SUMMARY

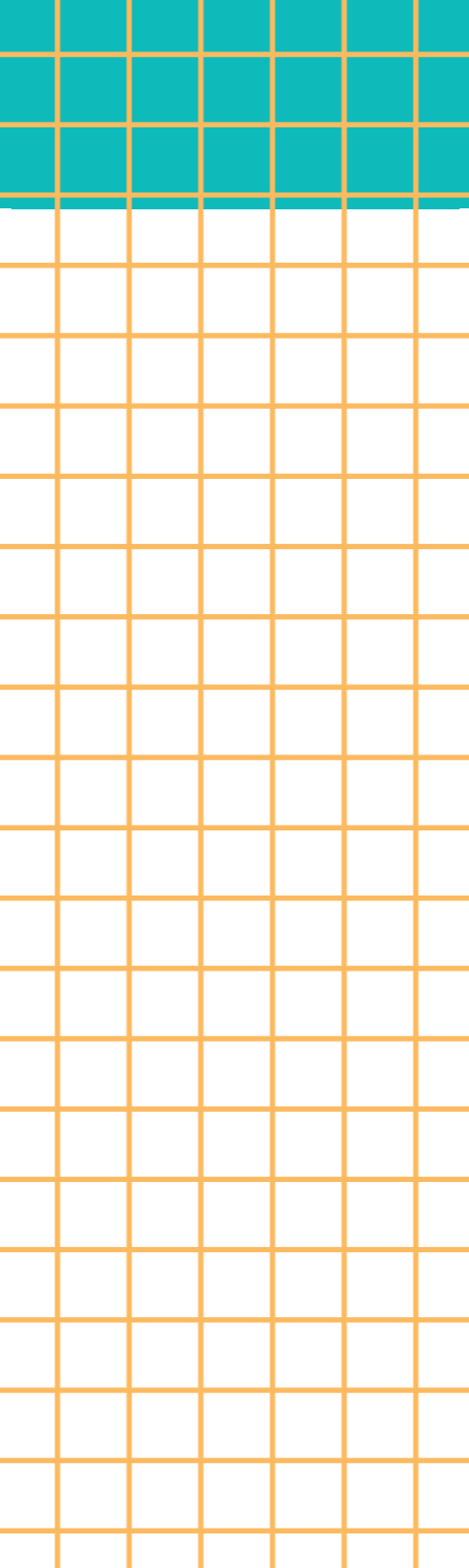
Living & kitchen	22.1 m ²
Main bedroom	9.8 m ²
En-suite	4.3 m ²
Bedroom 2	9.8 m ²
En-suite	2.4 m ²
Patio	5.6 m ²

Ground floor - Unit type B



AREA SUMMARY

Living & kitchen	22.1 m ²
Main bedroom	9.8 m ²
En-suite	4.3 m ²
Bedroom 2	9.8 m ²
En-suite	2.4 m ²
Patio	5.6 m ²



1st & 2nd floor - Unit type C



AREA SUMMARY

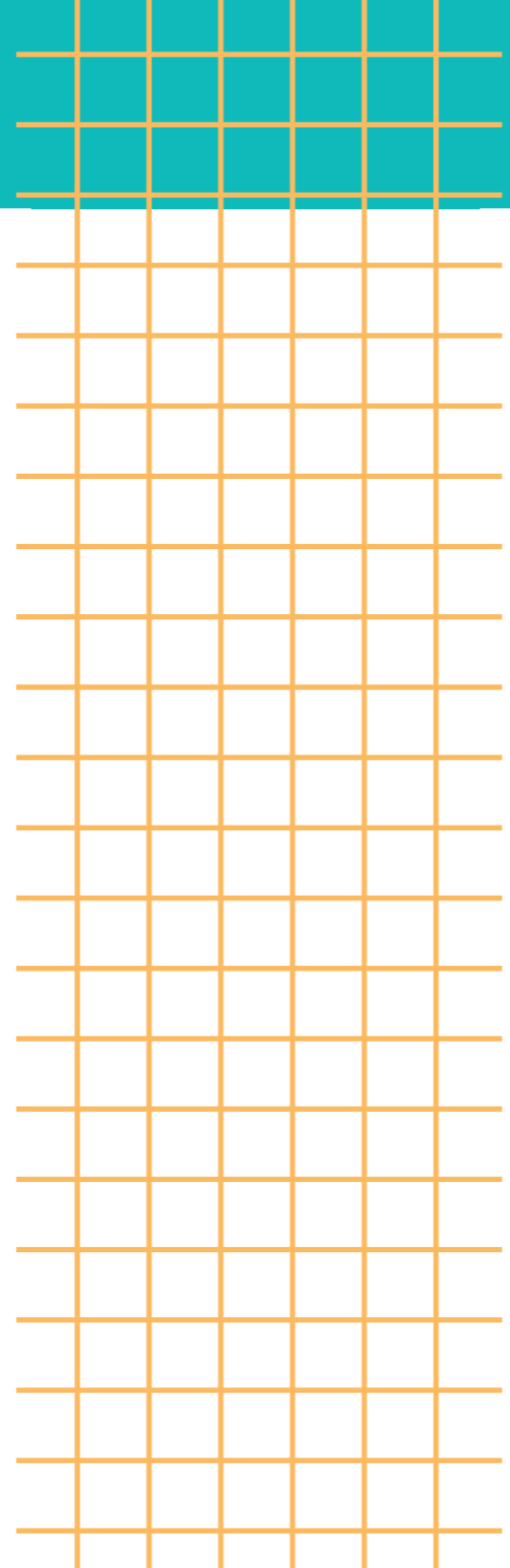
Living & kitchen	22.8 m ²
Main bedroom	9.8 m ²
En-suite	4.3 m ²
Bedroom 2	9.8 m ²
En-suite	2.5 m ²
Balcony	9.1 m ²

1st & 2nd floor - Unit type D



AREA SUMMARY

Living & kitchen	22.8 m ²
Main bedroom	9.8 m ²
En-suite	4.3 m ²
Bedroom 2	9.8 m ²
En-suite	2.5 m ²
Patio	9.1 m ²

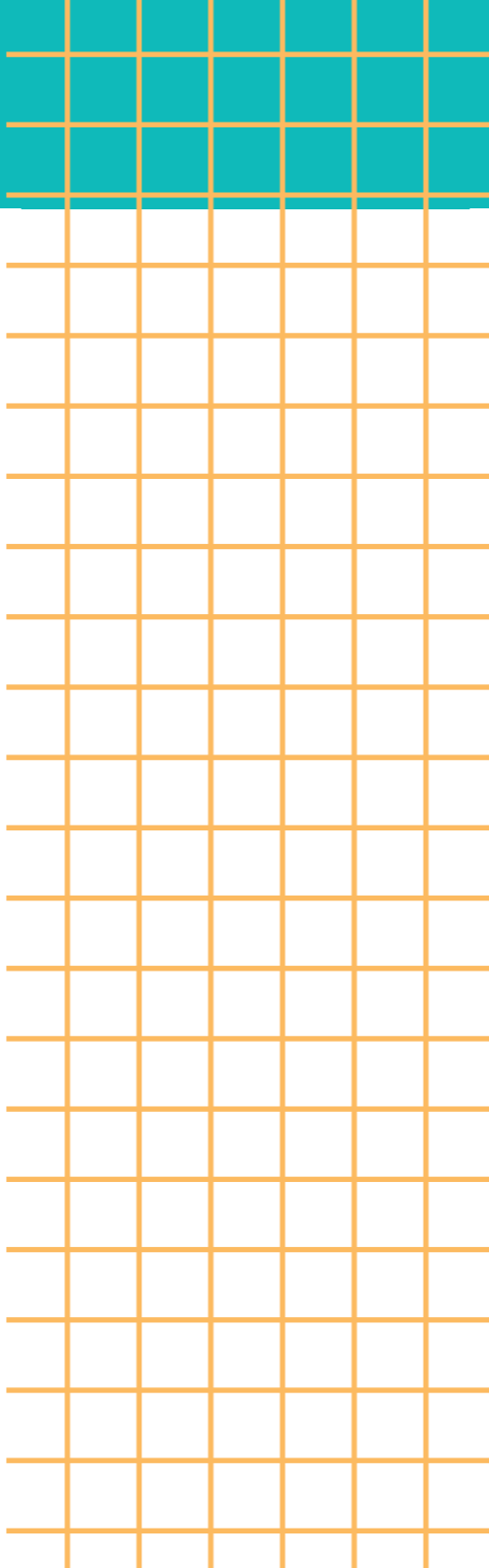


mirano



AREA SUMMARY

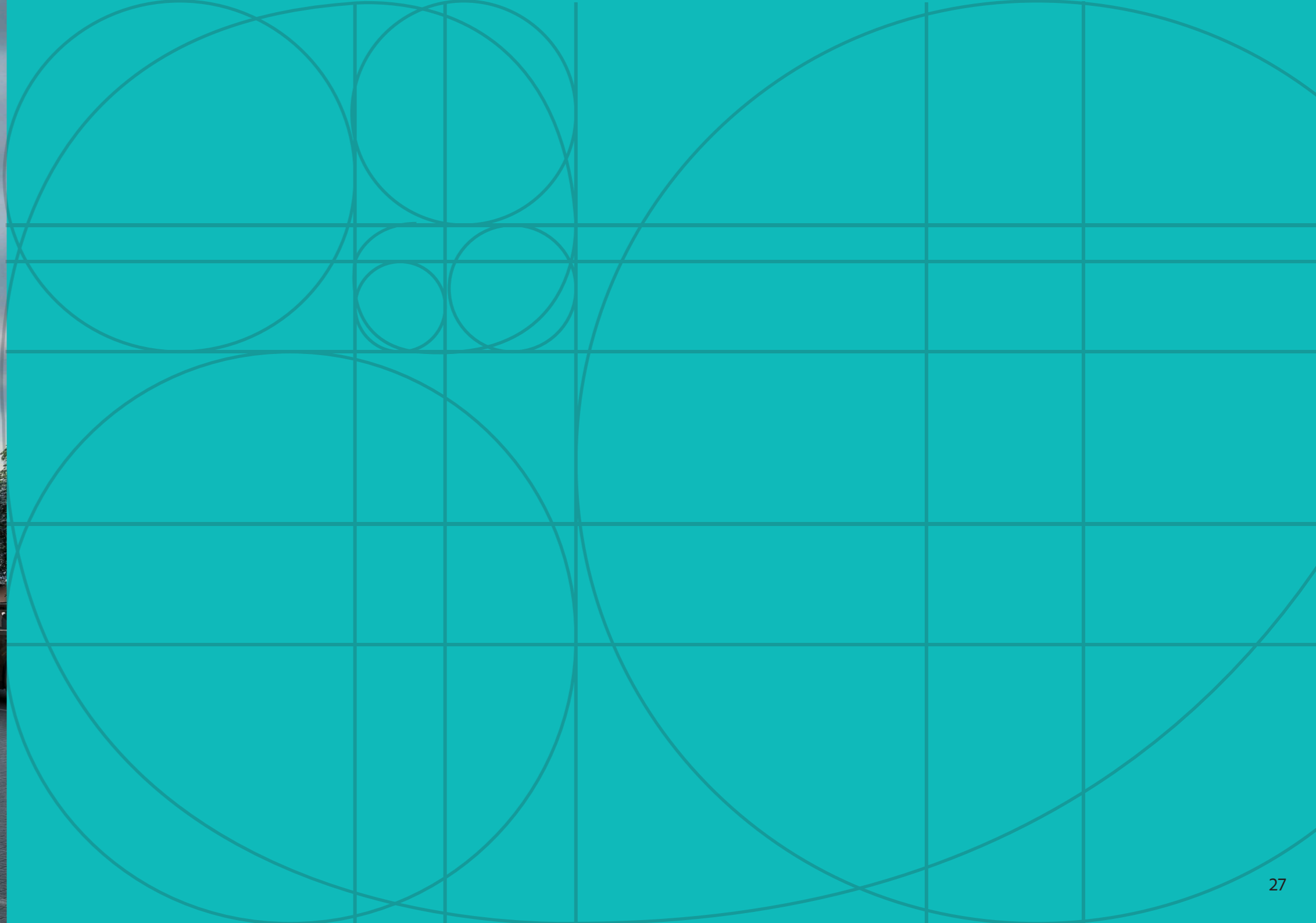
Living & kitchen	13 m ²
Main bedroom	10 m ²
En-suite	3.2 m ²
Balcony	2.3 m ²



AREA SUMMARY

Living & kitchen	13 m ²
Main bedroom	10 m ²
En-suite	3.2 m ²
Balcony	2.3 m ²







Developing homes with craftsmanship and care.

Established in 1993, Craft Homes is a residential developer specialising in quality homes ranging from modern bachelor apartments to luxury, family-sized homes. Our developments span across Gauteng and Mpumalanga, all the way to the banks of the Vaal River. We are committed to creating homes that are not only beautiful but also last for generations to come.

ON SHOW

Saturday & Sunday: 12PM - 5PM
Weekdays by appointment

GET IN TOUCH

Our friendly Craft Homes sales team is ready to take your call or to connect online
info@crafthomes.co.za | crafthomes.co.za | 08600 272 38

CARE CENTRE HOURS

Weekdays: 7AM - 4PM | Weekends: 10AM - 3PM

