

**Diaz Estate Selling Price - 2026/04**

<b>PLOT AND PLAN HOUSES (FULL TITLE)</b>	<b>TYPE 1</b>	<b>TYPE 2</b>	<b>TYPE 4A</b>	<b>TYPE 4B</b>	<b>TYPE 4C</b>
DESCRIPTION	2B2B+1G	3B2B+1S+1G	3B2B+1G	3B2B+1G	3B2B+1G
ERF SIZE (APPROX)	160m <sup>2</sup>	320m <sup>2</sup>	320m <sup>2</sup>	320m <sup>2</sup>	320m <sup>2</sup>
UNIT AREA INCL 1X GARAGE	117m <sup>2</sup>	178m <sup>2</sup>	144m <sup>2</sup>	147m <sup>2</sup>	147m <sup>2</sup>
ERF PRICE	900 000	990 000	990 000	990 000	990 000
BUILD PRICE	2 090 000	2 910 000	2 760 000	2 760 000	2 760 000
<b>TOTAL SELLING PRICE</b>	<b>2 990 000</b>	<b>3 900 000</b>	<b>3 750 000</b>	<b>3 750 000</b>	<b>3 750 000</b>
<b>OPTIONAL EXTRAS:</b>					
Plus: 2nd Garage	n/a	24,0 192 000	24,0 192 000	24,0 192 000	24,0 192 000
OR: Add paving to parking Area	n/a	24,0 13 920	24,0 13 920	24,0 13 920	24,0 13 920
OR: Add Pergola to 2nd parking (Paving)	n/a	22,0 88 000	20,0 80 000	20,0 80 000	20,0 80 000
OR: Add U/C Pergola to 2nd Parking (Paving)	n/a	22,0 121 000	20,0 110 000	20,0 110 000	20,0 110 000
Plus: Add Pergola to Braai Patio Area(Paving)	13,0 45 500	14,0 49 000	16,0 56 000	15,0 52 500	11,0 38 500
OR: Add U/C Pergola to Braai Patio Area (Paving)	13,0 61 750	14,0 66 500	16,0 76 000	15,0 71 250	11,0 52 250
OR: Add U/C Pergola to Braai Patio Area (Tiles)	13,0 88 400	14,0 95 200	16,0 108 000	15,0 102 000	11,0 74 800
Plus: 5kVa PV Solar System (6x panels)	80 000	80 000	80 000	80 000	80 000

<b>APARTMENTS (SECTIONAL TITLE)</b>	<b>2B1B (LUXURY)</b>	<b>2B2B APARTMENT</b>	<b>2B2B (LOFT)</b>
UNIT AREA m <sup>2</sup>	52,5m <sup>2</sup>	77m <sup>2</sup>	110m <sup>2</sup>
<b>SELLING PRICE</b>	<b>1 840 000</b>	<b>2 250 000</b>	<b>2 950 000</b>
<b>OPTIONAL EXTRAS:</b>			
Plus: U/C Parking Bay 15m <sup>2</sup>	71 250	71 250	71 250
Plus: Battery Back-Up System	35 000	35 000	35 000
Plus: Store Room 2m <sup>2</sup>	32 000	32 000	32 000