



INFORMATION PACK

AMALINDA DOWNS

SALES PACK | 2026





CONTENTS

- 1 SITE PLAN
- 2 HOUSE TYPES
- 3 FINISHES LIST

Experience a sense of safety and adventure. The perfect place for you & your family. Choose from our list of house types, and extra's to add to your home.

Amalinda Downs, forms part of an HOA (Home Owners Association), with a monthly levy. HOA Levies and Municipal fees are excluded from selling price.

HOUSE TYPE A - 45m²

Price starts from R810 000

INCLUDES

-  2 Bedrooms
-  1 Bathroom
-  45m²
-  Gas Hob
-  Kitchen Sink & Cupboard
-  Bedroom Cupboards

EXCLUDES

-  Single Garage
-  Car-Port & Paving
-  Drive Way Paving
-  Covered Patio & Braai
-  Top Cupboards in Kitchen
-  Double Bowl Sink

*PRICE INCLUDES BUILDING PRICE & LAND PRICE



*artist impression

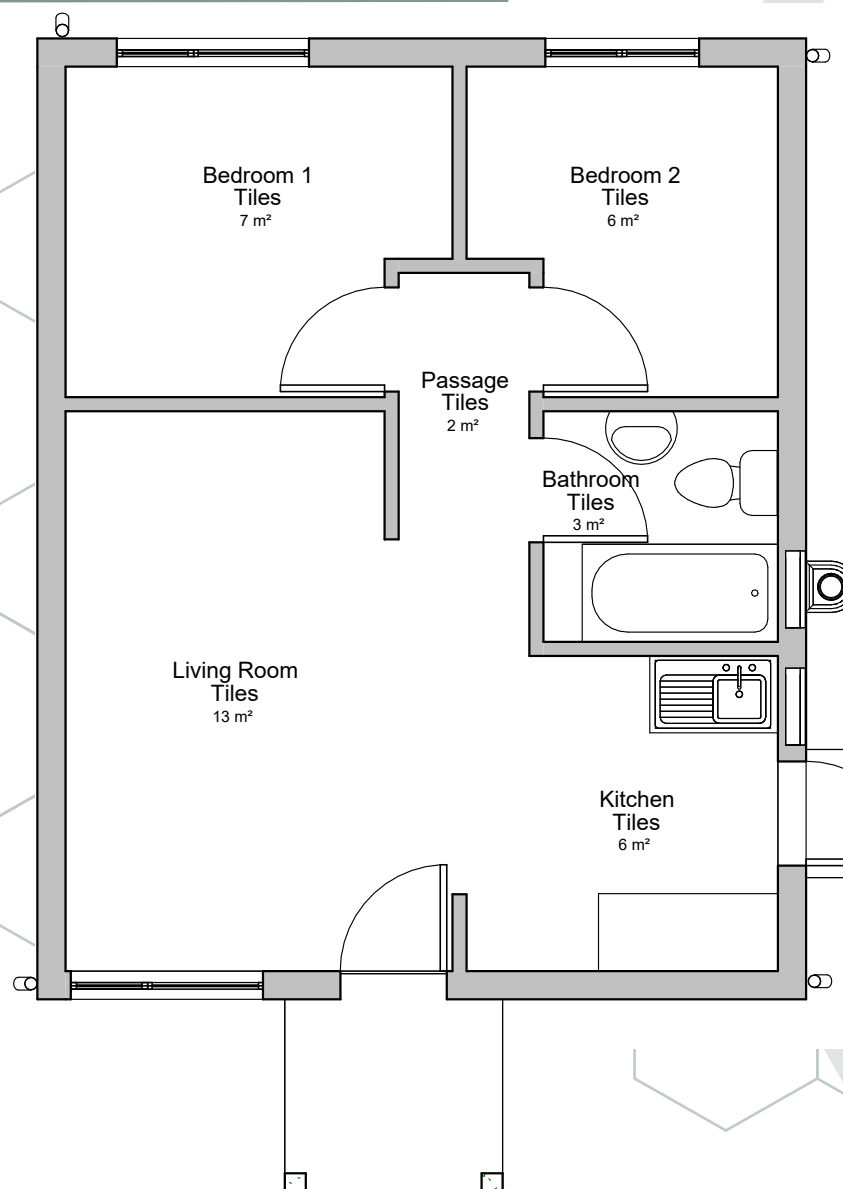
VALID FOR 3 MONTHS OR UNTIL REPLACED

HOUSE TYPE A - 45m²

Price starts from R810 000



POSSIBLE
EXTRA FEATURE



AMALINDA DOWNS

*PRICE INCLUDES BUILDING PRICE & LAND PRICE

VALID FOR 3 MONTHS OR UNTIL REPLACED

HOUSE TYPE B - 54m²

Price starts from R850 000

INCLUDES

-  2 Bedrooms
-  1 Bathroom & 1 En-Suit
-  54m²
-  Gas Hob
-  Kitchen Sink & Cupboard
-  Bedroom Cupboards

EXCLUDES

-  Single Garage
-  Car-Port & Paving
-  Drive Way Paving
-  Covered Patio & Braai
-  Top Cupboards in Kitchen
-  Double Bowl Sink

*PRICE INCLUDES BUILDING PRICE & LAND PRICE



*artist impression

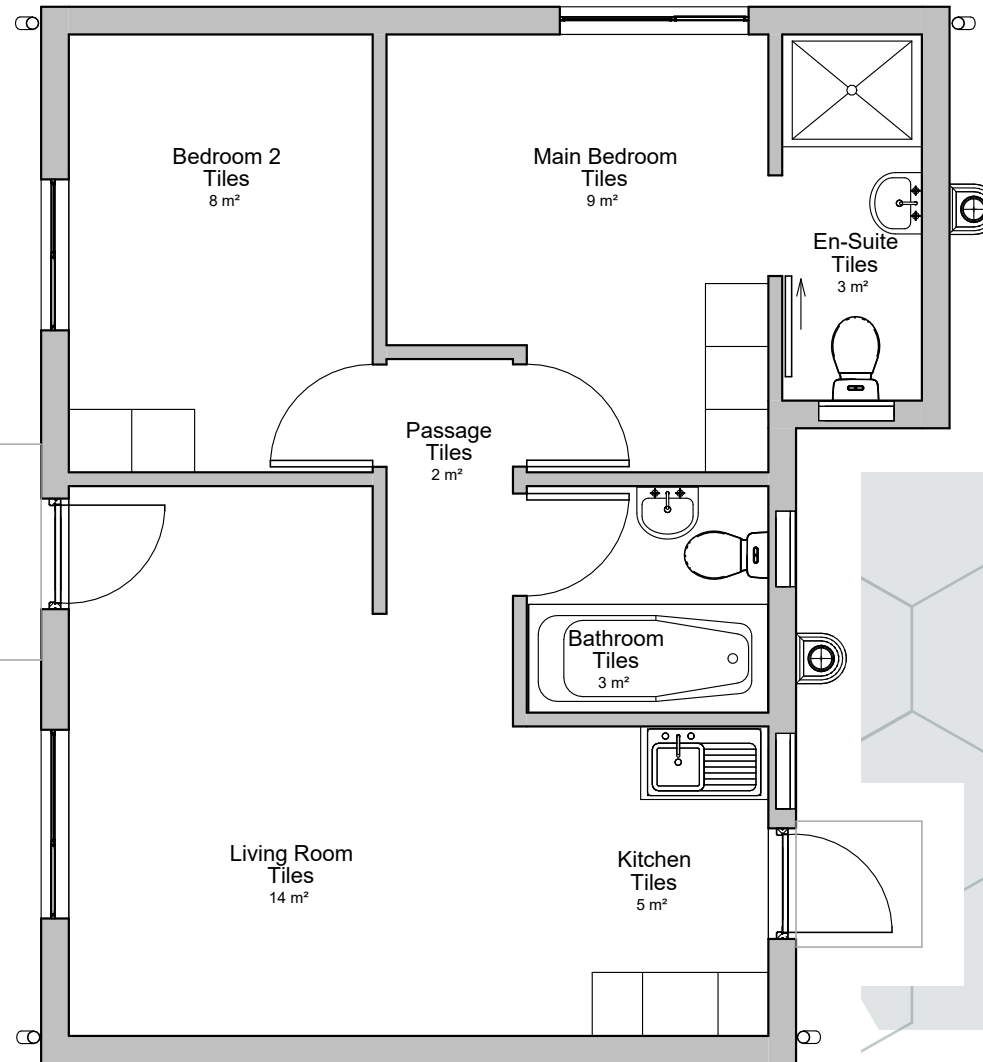
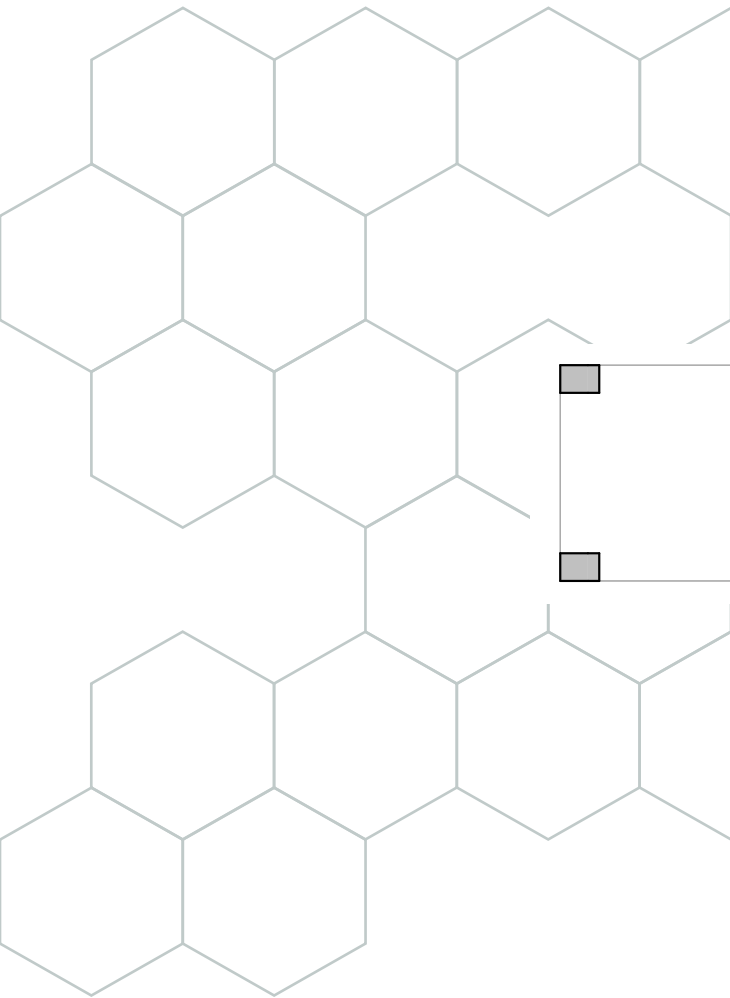
VALID FOR 3 MONTHS OR UNTIL REPLACED

HOUSE TYPE B - 54m²

Price starts from R850 000



POSSIBLE
EXTRA FEATURE



VALID FOR 3 MONTHS OR UNTIL REPLACED



AMALINDA DOWNS

*PRICE INCLUDES BUILDING PRICE & LAND PRICE

HOUSE TYPE C - 64m²

Price starts from R950 000

INCLUDES

-  3 Bedrooms
-  1 Bathroom & 1 En-Suit
-  64m²
-  Gas Hob
-  Kitchen Sink & Cupboard
-  Bedroom Cupboards

EXCLUDES

-  Single Garage
-  Car-Port & Paving
-  Drive Way Paving
-  Covered Patio & Braai
-  Top Cupboards in Kitchen
-  Double Bowl Sink

*PRICE INCLUDES BUILDING PRICE & LAND PRICE



VALID FOR 3 MONTHS OR UNTIL REPLACED

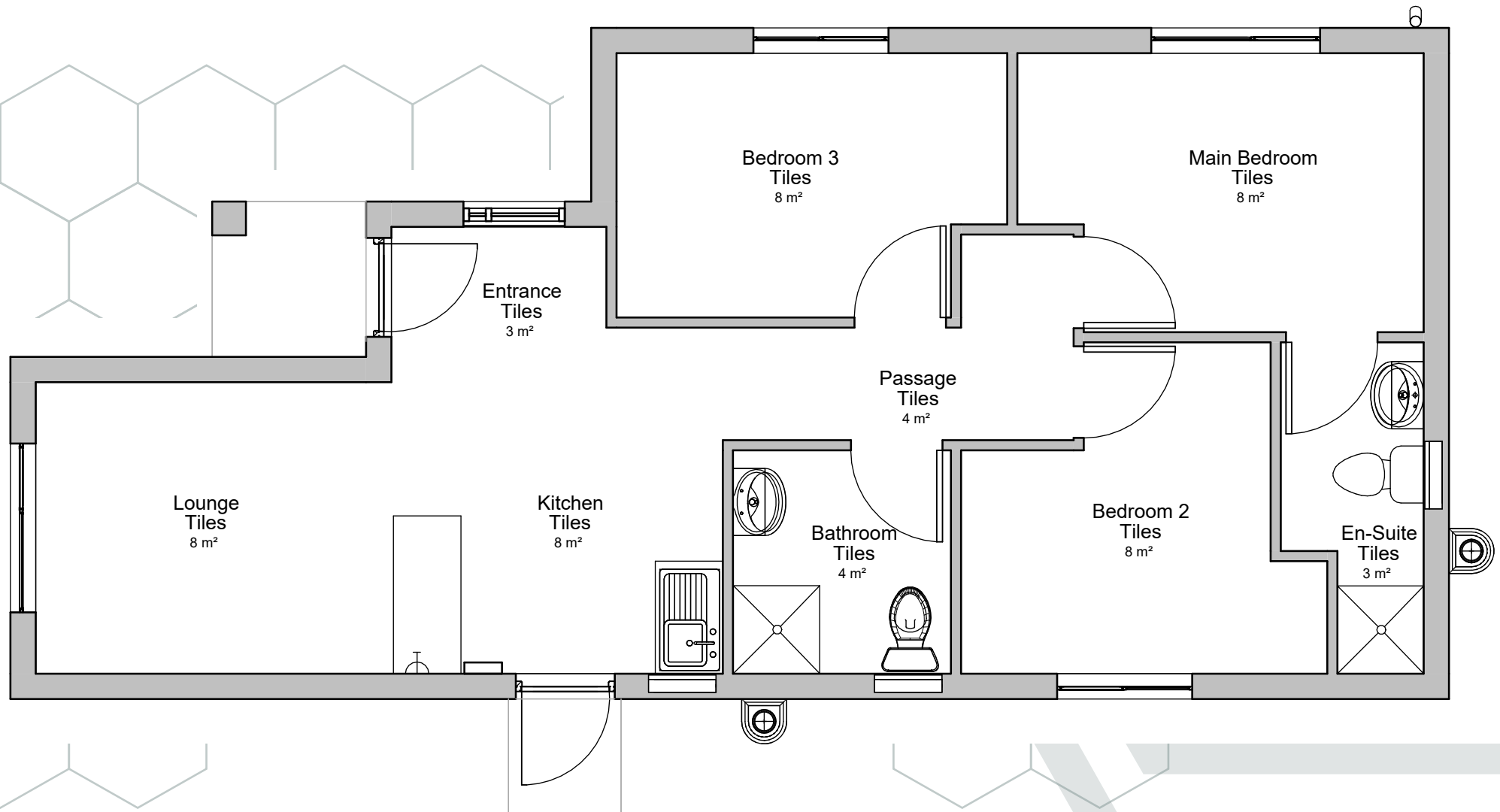
*artist impression

HOUSE TYPE C - 64m²

Price starts from R950 000



POSSIBLE
EXTRA FEATURE



VALID FOR 3 MONTHS OR UNTIL REPLACED



AMALINDA DOWNS

*PRICE INCLUDES BUILDING PRICE & LAND PRICE

HOUSE TYPE D - 68m²

Price starts from R960 000

INCLUDES

-  3 Bedrooms
-  1 Bathroom & 1 En-Suit
-  68m²
-  Gas Hob
-  Kitchen Sink & Cupboard
-  Bedroom Cupboards

EXCLUDES

-  Single Garage
-  Car-Port & Paving
-  Drive Way Paving
-  Covered Patio & Braai
-  Top Cupboards in Kitchen
-  Double Bowl Sink

*PRICE INCLUDES BUILDING PRICE & LAND PRICE



*artist impression

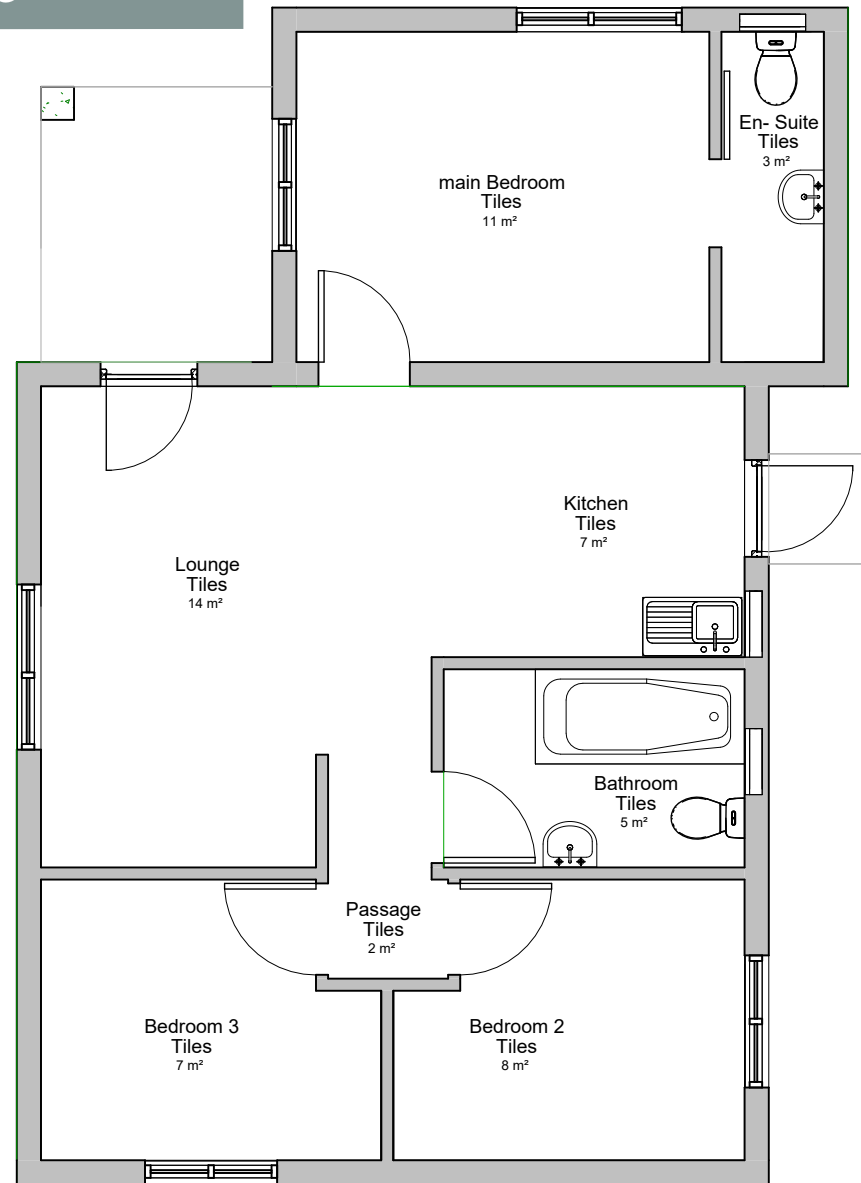
VALID FOR 3 MONTHS OR UNTIL REPLACED

HOUSE TYPE D - 68m²

Price starts from R960 000



POSSIBLE
EXTRA FEATURE



VALID FOR 3 MONTHS OR UNTIL REPLACED



AMALINDA DOWNS

*PRICE INCLUDES BUILDING PRICE & LAND PRICE

THE COSTS



Transfer & Bond costs included

*Gas hob included in building price

HOUSE TYPE	UNIT SIZE	LAND PRICE	BUILDING PRICE	TOTAL VALUE	BUILDING TIME
House Type A	45m ²	R425 000	R385 000	R810 000	+ - 8 weeks
House Type B	54m ²	R425 000	R425 000	R850 000	+ - 8 weeks
House Type C	64m ²	R425 000	R525 000	R950 000	+ - 8 weeks
House Type D	68m ²	R425 000	R535 000	R960 000	+ - 8 weeks

HOW TO GET A BOND - 5 easy steps

GET PRE-QUALIFIED

Make sure you can shop with confidence. Once you have been pre-qualified, you can start looking for a home within your budget.

02

FIND YOUR DREAM HOME

Now that you know what your budget is, you can now start looking for a home with peace of mind.

04

BOND APPROVAL

Once the Developer approves the OTP, our dedicated team apply to all major banks in SA to ensure you get the best deal possible.

01

SEND US THE REQUIRED DOCUMENTS

- ✓ 3 Months' Payslip
- ✓ 3 Month's Bank Statement
- ✓ Copy of your ID

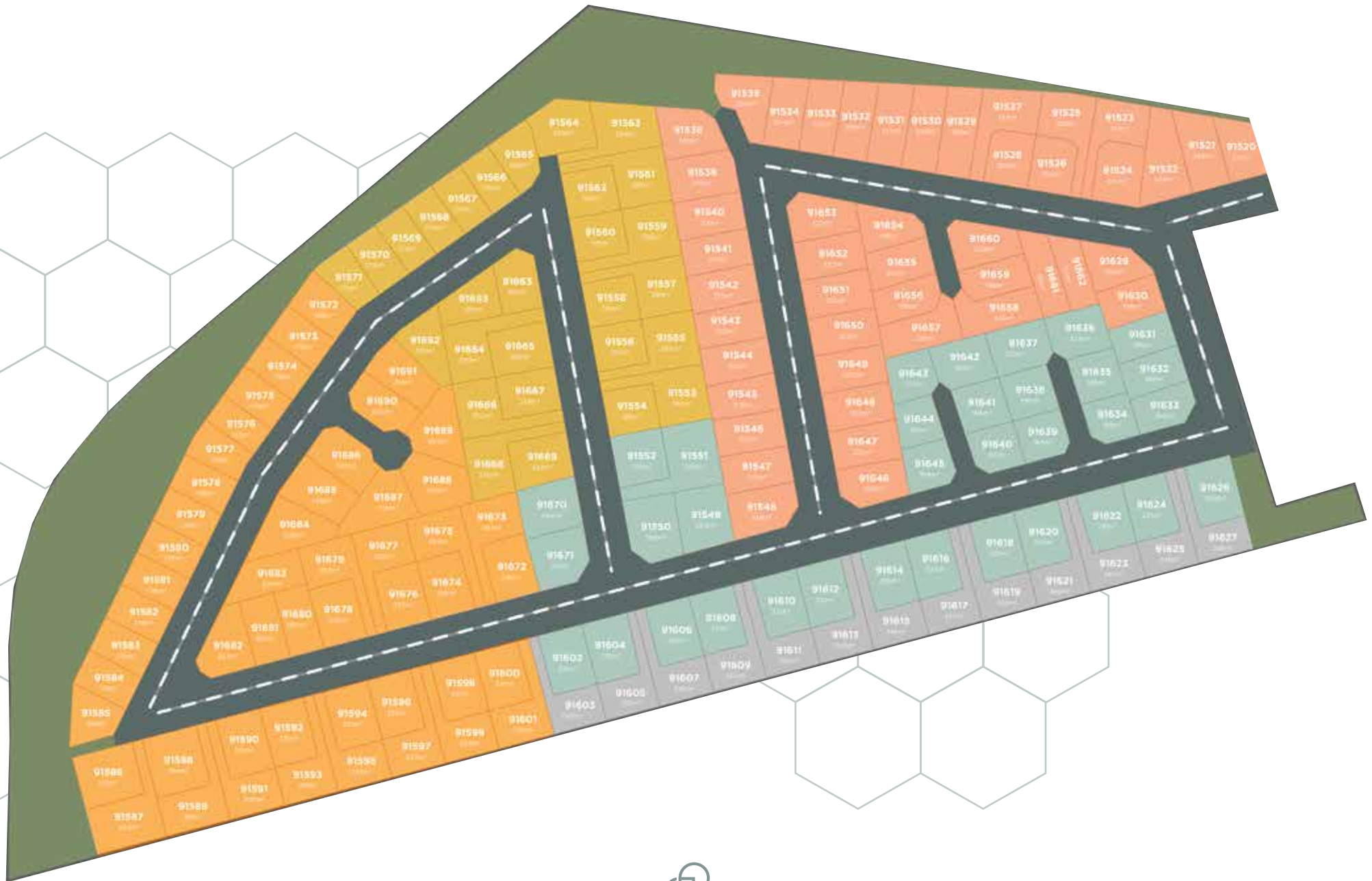
03

SIGN OFFER TO PURCHASE

Once you have found your dream home, you need to sign an Offer to Purchase (OTP) with the estate agent. They will send this to the Developer for approval.

05

SITE PLAN



AMALINDA DOWNS

THANK YOU



GET IN TOUCH WITH OUR TEAM



Michiel Van Wyk
michiel.vanwyk@skg.co.za
Residential Development Manager



Tammy De Witt
tammy.dewitt@skg.co.za
Bond Origionator