FEASIBILITY STUDY No. 41

PROPOSED NEW RESIDENTIAL DEVELOPMENT - THE AVANT

N SEA POINT AT QUENDON ROAD (ERF 214 + ERF 213)

3/15/2021

SALES SCHEDULE												
UNIT DETAILS						COST PRICE				EQUITY		
SECTIONAL TITLE AREAS		PARKING	INTERNAL AREA	BALCONY	TOTAL AREA	STATUS	COST/ M ² EXCLUDING VAT	UNIT PRICE (EXCLUDING VAT)	UNIT PRICE (INCLUDING VAT)	20% DEPOSIT	3% VAT LOAN	TOTAL DEPOSIT + 3% VAT LOAN
1st FLOOR												
Apartment - 101	(2 Bed)	1	59	30	89	AVAILABLE	R41,478	R3,691,509	R4,245,000	738,302	110,745	849,047
Apartment - 102	(Studio)		33	11	44	SOLD	R41,107	R1,808,721	R2,080,000	361,744	54,262	416,006
Apartment - 103	(1 Bed)	1	40	13	53	AVAILABLE	R44,440	R2,355,337	R2,708,000	471,067	70,660	541,728
Apartment - 104	(1 Bed)	1	42 81	12 22	54 103	AVAILABLE	R44,440	R2,399,777	R2,759,000	479,955	71,993	551,949
Apartment - 105 Apartment - 106	(2 Bed) (1 Bed)	1 (Outside)	43	7	50	AVAILABLE	R41,478 R44.440	R4,272,196 R2,222,016	R4,910,000 R2,555,000	854,439 444,403	128,166 66,660	982,605 511,064
Apartment - 108	(1 Bed)	T (Outside)	43	7	50	SOLD	R44,440	R2,222,016	R2,555,000	444,403	66,660	511,064
Apartment - 107	(T Bed)		40		00	SOLD	1144,440	12,222,010	R2,555,000	444,405	00,000	511,004
2nd FLOOR												
Apartment - 201	(2 Bed)	1	59	30	89	AVAILABLE	R42,722	R3.802.255	R4,372,000	760,451	114,068	874,519
Apartment - 202	(Studio)		33	11	44	AVAILABLE	R42,341	R1,862,983	R2,140,000	372,597	55,889	428,486
Apartment - 203	(1 Bed)	1	40	13	53	AVAILABLE	R45,774	R2,425,997	R2,789,000	485,199	72,780	557,979
Apartment - 204	(1 Bed)	1	42	12	54	SOLD	R45,774	R2,471,771	R2,840,000	494,354	74,153	568,507
Apartment - 205	(2 Bed)	1	81	22	103	AVAILABLE	R42,722	R4,400,362	R5,060,000	880,072	132,011	1,012,083
Apartment - 206	(1 Bed)	1	43	7	50	SOLD				2,288,677	343,301	2,631,978
Apartment - 207	(1 Bed)	1	43	7	50	SOLD				2,288,677	343,301	2,631,978
3rd FLOOR												
Apartment - 301 Extra Ba	(2 Bed) alcony	1	94	30 11	135	SOLD SOLD	R44,004	R5,940,489	R6,830,000	1,188,098	178,215	1,366,312
Apartment - 302	(1 Bed)	1	40	13	53	AVAILABLE	R47,147	R2,498,777	R2,873,000	499,755	74,963	574,719
Apartment - 303	(1 Bed)	1	42	12	54	RESERVED	R47,147	R2,545,924	R2,927,000	509,185	76,378	585,562
Apartment - 304	(2 Bed)	1	81	22	103	AVAILABLE	R44,004	R4,532,373	R5,210,000	906,475	135,971	1,042,446
Apartment - 305	(1 Bed)	1	43	7	50	SOLD	R47,147	R2,357,337	R2,710,000	471,467	70,720	542,187
Apartment - 306	(1 Bed)	1	43	7	50	SOLD	R47,147	R2,357,337	R2,710,000	471,467	70,720	542,187
4th FLOOR Apartment - 401		0	138	00						4 005 000	040 755	4 845 700
	(3 Bed PH)	2	138	29 30	197	AVAILABLE	R40,737	R8,025,182	R9,227,500	1,605,036	240,755	1,845,792
Extra Balcony Apartment - 402	(3 Bed PH)	2	177	40						2.248.680	337,302	2.585.982
Extra Balcony	(3 Bed FH)	2		59	276	AVAILABLE	R40,737	R11,243,402	R12,930,000	2,240,000	337,302	2,303,902
Exild Baloony				00								
TOTALS	22	21	1,340	464	1,804			R 73,435,762		R 19,264,506	R 2,889,676	R 22,154,18
TOTALO	<u> 22</u>	21	1,070	404	1,004			R 73,435,762		10,204,000	2,003,070	1 22,134,10
NOTES:						•			•	•		
	nounts exclude VAT	unless otherwise	e stated.									
2 Areas	to be confirmed by	Architects.										
3 Sales	prices to be confirm	ned by a specialis	st.									
4 Parkir	ng Bays required :		1 / Unit	22								

FWJK QUANTITY SURVEYING