

**FEASIBILITY STUDY No. 41**

**PROPOSED NEW RESIDENTIAL DEVELOPMENT - THE AVANT**  
**IN**  
**SEA POINT**  
**AT**  
**QUENDON ROAD (ERF 214 + ERF 213)**



2/12/2021

**SALES SCHEDULE**

UNIT DETAILS						COST PRICE			EQUITY			
SECTIONAL TITLE AREAS		PARKING	AREA	BALCONY	TOTAL AREA	STATUS	COST/ M²	CO-DEVELOPER COST PRICE (EXCLUDING VAT)	CO-DEVELOPER COST PRICE (INCLUDING VAT)	20% DEPOSIT	3% VAT LOAN	TOTAL DEPOSIT + 3% VAT LOAN
1st FLOOR												
Apartment - 101	(2 Bed)	1	59	30	89	AVAILABLE	R42,859	R3,814,426	R4,386,590	R762,885	R114,433	R877,318
Apartment - 102	(Studio)		33	11	44	AVAILABLE	R42,492	R1,869,666	R2,150,116	R373,933	R56,090	R430,023
Apartment - 103	(1 Bed)	1	40	13	53	AVAILABLE	R45,789	R2,426,829	R2,790,854	R485,366	R72,805	R558,171
Apartment - 104	(1 Bed)	1	42	12	54	AVAILABLE	R45,789	R2,472,619	R2,843,511	R494,524	R74,179	R568,702
Apartment - 105	(2 Bed)	1	81	22	103	AVAILABLE	R42,859	R4,414,448	R5,076,616	R882,890	R132,433	R1,015,323
Apartment - 106	(1 Bed)	1 (Outside)	43	7	50	AVAILABLE	R45,789	R2,289,462	R2,632,881	R457,892	R68,684	R526,576
Apartment - 107	(1 Bed)	1	43	7	50	SOLD	R45,789	R2,289,462	R2,632,881	R457,892	R68,684	R526,576
2nd FLOOR												
Apartment - 201	(2 Bed)	1	59	30	89	AVAILABLE	R44,144	R3,928,859	R4,518,188	R785,772	R117,866	R903,638
Apartment - 202	(Studio)		33	11	44	AVAILABLE	R43,767	R1,925,756	R2,214,619	R385,151	R57,773	R442,924
Apartment - 203	(1 Bed)	1	40	13	53	AVAILABLE	R47,163	R2,499,634	R2,874,579	R499,927	R74,989	R574,916
Apartment - 204	(1 Bed)	1	42	12	54	SOLD	R47,163	R2,546,797	R2,928,817	R509,359	R76,404	R585,763
Apartment - 205	(2 Bed)	1	81	22	103	SOLD	R44,144	R4,546,882	R5,228,914	R909,376	R136,406	R1,045,783
Apartment - 206	(1 Bed)	1	43	7	50	SOLD						
Apartment - 207	(1 Bed)	1	43	7	50	SOLD						
3rd FLOOR												
Apartment - 301	(2 Bed)	1	94	30	124	SOLD	R42,998	R5,804,783	R6,675,500	R1,160,957	R174,143	R1,335,100
Extra Balcony				11	11							
Apartment - 302	(1 Bed)	1	40	13	53	AVAILABLE	R48,578	R2,574,623	R2,960,817	R514,925	R77,239	R592,163
Apartment - 303	(1 Bed)	1	42	12	54	RESERVED	R48,578	R2,623,201	R3,016,681	R524,640	R78,696	R603,336
Apartment - 304	(2 Bed)	1	81	22	103	AVAILABLE	R45,469	R4,683,288	R5,385,782	R936,658	R140,499	R1,077,156
Apartment - 305	(1 Bed)	1	43	7	50	SOLD	R48,578	R2,428,890	R2,793,223	R485,778	R72,867	R558,645
Apartment - 306	(1 Bed)	1	43	7	50	AVAILABLE	R48,578	R2,428,890	R2,793,223	R485,778	R72,867	R558,645
4th FLOOR												
Apartment - 401	(3 Bed PH)	2	138	29	167	AVAILABLE	R43,920	R8,652,174	R9,950,000	1,730,435	259,565	1,990,000
Extra Balcony				30	30							
Apartment - 402	(3 Bed PH)	2	177	40	217	AVAILABLE	R41,430	R11,434,783	R13,150,000	2,286,957	343,043	2,630,000
Extra Balcony				59	59							
TOTALS		22	21	1,340	464	1,804		R 75,655,473	R 87,003,794	R 15,131,095	R 2,269,664	R 17,400,759
								R 75,672,702				

**NOTES:**

- All amounts exclude VAT unless otherwise stated.
- Areas to be confirmed by Architects.
- Sales prices to be confirmed by a specialist.
- Parking Bays required : 1 / Unit