



 Lifestyle Community For All Generations 

Perfectly Located - Finest Real Estate on the West Rand



Winglen Estate - a Secure, Carefree Lifestyle

R28 ↑

Winglen Estate is a new development on 17 hectares of the finest real estate on the West Rand.

Bordered by pristine nature reserve on the one side, the up market Featherbrooke Estate on another and the new Silver Star Casino on the western boundary.

The site falls within the jurisdiction of Mogale City, previously known as Krugersdorp and is easily accessible from Hendrik Potgieter Drive and the R28 freeway which are the main links between Mogale City, Roodepoort, Sandton, Randburg, Johannesburg City Centre and Tswane (Pretoria).

Hendrik Potgieter Drive forms the main link between the N1 and the R28 freeways. Large scale development has already taken place along this route and it has been identified as the fastest growing development area in Gauteng.

'Winglen Estate' will ultimately comprise of 4 different 'exquisitely designed' sectional title villages, each with breathtaking views to the North. A lifestyle community for all generations. The Estate will have a 24 hour guarded main entrance plus separate boom controlled entrances to all phases. Each village will be managed by its own 'body corporate'.

A park area and a clubhouse with recreation facilities will be constructed for exclusive use of the Winglen homeowners.

The 'Winglen' name symbolizes a place where everybody can WIN. All developments within the estate are named after a precious natural gem stone. Invest in Ruby in Ruby Corner, a Sapphire in Sapphire Place, an Amber in Amber Lane or a matured Emerald in the Emerald Lifestyle 'over 50's' Village and find real treasure in an Estate which is perfectly positioned on the West Rand.



**4 Different
Exquisitely
Designed
Villages**

Ground and 2nd Floor Artist Impression



Third Floor Artist Impression



Artist Impression



Units 31-83 Modern 3 Storey Apartment Blocks

Ruby Corner offers affordable 'modern lifestyle' units, to executives of all age groups.

It will be constructed in two phases - **Phase 1/A** and **Phase 1/B**.

Phase 1/A is completed and offers 53 units in modern 3 storey apartment blocks.

A typical apartment block consists of:

3rd floor units: 101sqm - 2 bedroom, 1 or 2 bathrooms.

Ground and 2nd floor units: 101sqm - 2 bedrooms, 2 bathrooms.

All units with built-in braai's and double carports.

Ruby Corner

Phase 1A



Artist Impression



Phase 1/A Units from:
R700,000 to R1,000,000 Incl.

Ground Floor
Artist Impression



Ruby Corner Phase 1B

First Floor
Artist Impression



Phase 1/B Units from:
R1,000,000
to
R1,500,000
Incl.

Ruby Corner offers 30 x free standing units. The client has the option to customise his unit with a choice between **duplex** and **simplex** units.

Affordable 'modern lifestyle' free standing units, to executives of all age groups.

Client has the option to customise his or her unit to suit his or her financial ability. Packages ranging from **R1,000,000** to **R1,500,000**

The base unit consist of a kitchen, dining/lounge, 2.5 bathrooms, 3 bedrooms, covered stoep area, with a selection of carports, single or double garage.

Free Standing Duplex Unit.



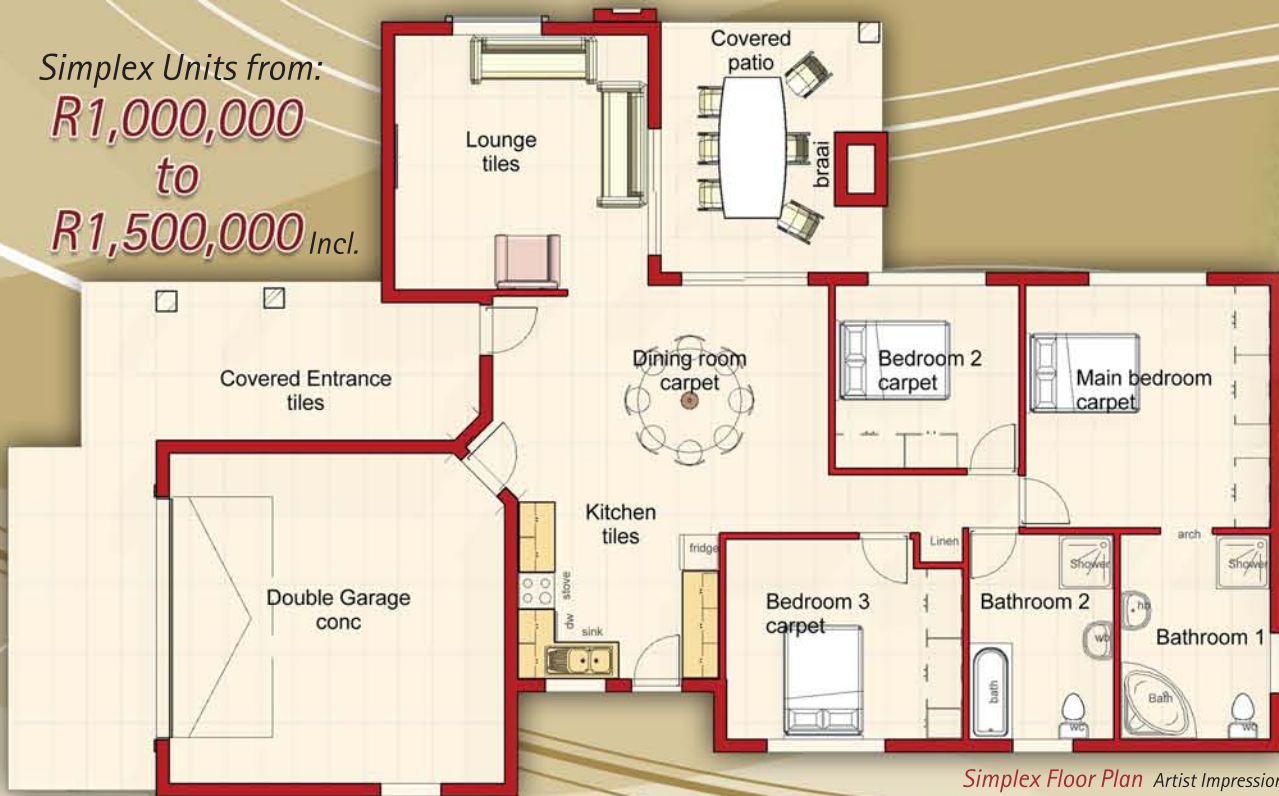
Option to Customise Your Unit to Suit Your Financial Ability

Artist Impression

Affordable 'modern lifestyle' free standing units, to executives of all age groups. Units can be customised to suit clients financial ability.

The base unit consist of a kitchen, dining/lounge, 2 bathrooms, 3 bedrooms, covered stoep area, with a selection of carports, single or double garage.

Simplex Units from:
R1,000,000
to
R1,500,000 Incl.



Artist Impression

Simplex Floor Plan Artist Impression

Ruby Corner - Free Standing Simplex Unit.

Phase 1B



Sapphire Place has the same basic design as Ruby Corner with a different architectural look to prevent monotonous facades.

Sales of units in this phase will only commence once Ruby Corner has been sold out.

Amber Lane - Clients will have the option to design his or her own unit within the guidelines of the estate.

Sales of this village will only commence once the units in Sapphire Place have been sold out.

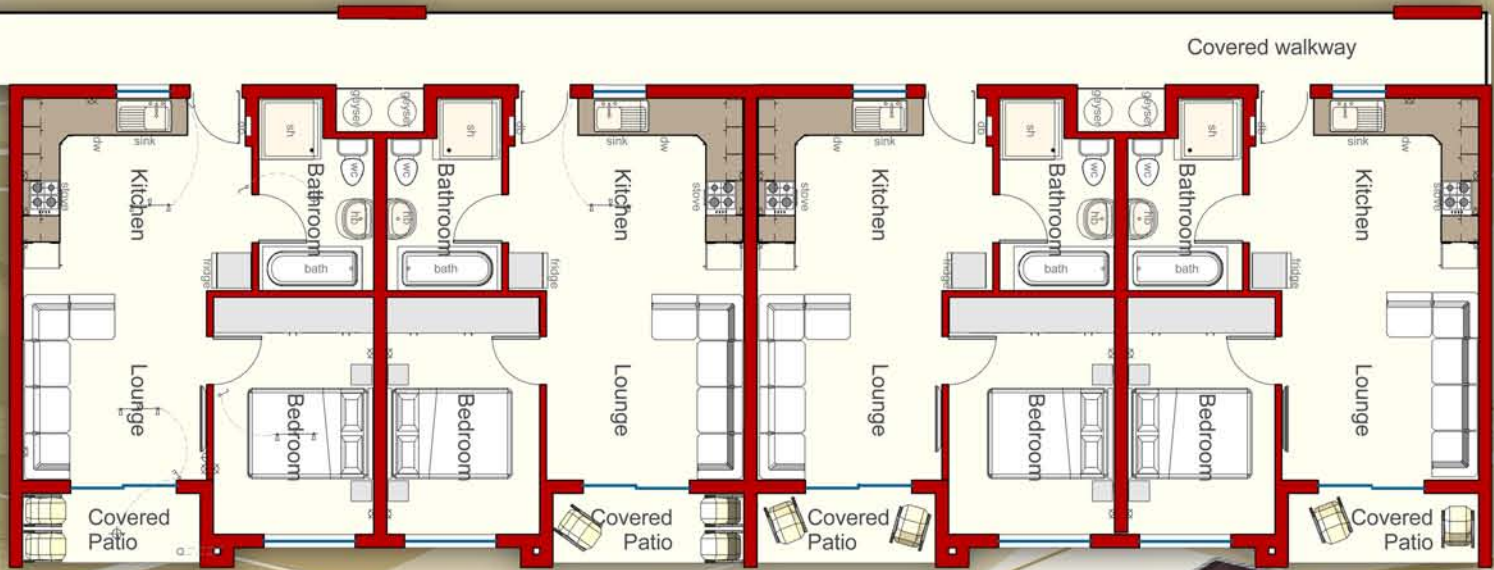


Invest in the Finest over 50's Lifestyle Village on the West Rand



Artist Impression

Trendy Affordable Apartments
No Hassle - Low Maintenance - Lifts for Your Convenience



Self-catering sectional title lifestyle apartments innovatively designed for either singles or couples living.

Meticulously finished and easily maintained units offering one bedroom, one bathroom, open plan lounge with kitchenette, sliding door onto small patio and a single covered carport.

Security has received top priority in this village. The entire village is completely walled and the perimeter electrified. Access is controlled from a security gate manned 24 hours a day as well as additional access control to each individual village within the estate.

Each unit will have an intercom to the main gate, security call system and a portable panic button.



Artist Impression



Invest in the Finest Over 50's Lifestyle Village on the West Rand From R350 000 to R485 000

*No Transfer Fees, R10 000 Secures,
100% Bonds, * Vat & Transfer Costs Included*

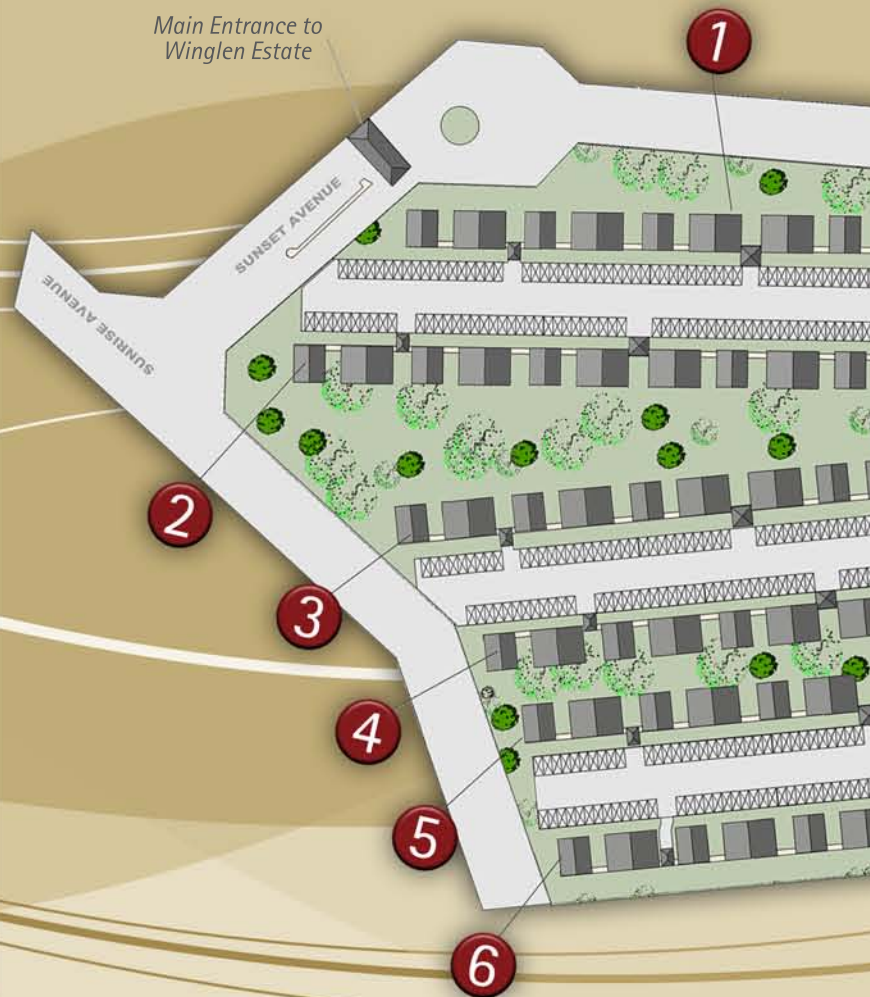
*There is a pentup demand for secure, active lifestyle estates at
affordable prices offering immediate medical facilities on hand.*

*This demand is making over 50's lifestyle estates a superb investment
for our times! Persons of all age groups can invest/buy in this lifestyle
estate. The person occupying must, however, be 50 years or older.*

*This is sectional title ownership not Life Right ownership! - Upon
resale the total proceeds revert to the owner or dependants!*

*This is your opportunity to get on board at these
affordable prices - they
won't last, so act now.*

** Conditions Apply*



Don't Gamble with your Retirement...

The place to be where your active lifestyle goes hand in hand with total peace of mind security.



Units from:

R350,000 to R485,000 Incl.

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Reserve Your Place Now!



Five Star Active Lifestyle Facilities.

An array of recreational and lifestyle facilities.

Winglen Estate definitely caters for all generations. The estate will offer an array of recreational and lifestyle facilities available to all residents.

Fully equipped clubhouse with:

Tennis court, Bowling green, Heated swimming pool, Hairdresser, Library, Gym, Snooker room, Conference room and Sports bar.

24-hour medical support facility. Only a press of a button will ensure immediate emergency assistance and doctors on call. Prompt attention in the case of illness assured.

Chauffeured minibus will also be at residents' disposal.



Fabulously located, you're never too old to have fun.

An unparalleled spectrum of amenities on your doorstep.

Just around the corner is the Silver Star Casino and Hotel offering a variety of restaurants, a day spa, casino and the awesome musical fountain - fun right on your doorstep!

The area abounds with every convenience only minutes away: Krugersdorp Golf Club, Ruimsig Country Club, Eagle Canyon Golf Club, Virgin Active and Planet Fitness health clubs, Clear Water Mall, Featherbrooke Shopping Mall, Key-West Shopping Mall, West Gate Shopping Mall, Hillfox Shopping Centre and... the planned largest shopping mall and Net Care Centre on the West Rand to be built within reach of a brisk walk.

Places of interest like the Cradle of Human Kind, Sterkfontein Caves, Lion Park, Mogale Private Game Reserve and Botanical Gardens only short drives away will ensure you're never bored with life. Even Lanseria International Airport is only 15 minutes by car.

*Visit our show centre on site for more detailed info
Website: www.winglen.co.za*

Sales and Marketing



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