



RíoBello

Proudly presented by



**ONLY
4 LEFT**

1

Brochure

42 HENNIE BINGLE STEET
VAN DER HOFFPARK
POTCHEFSTROOM

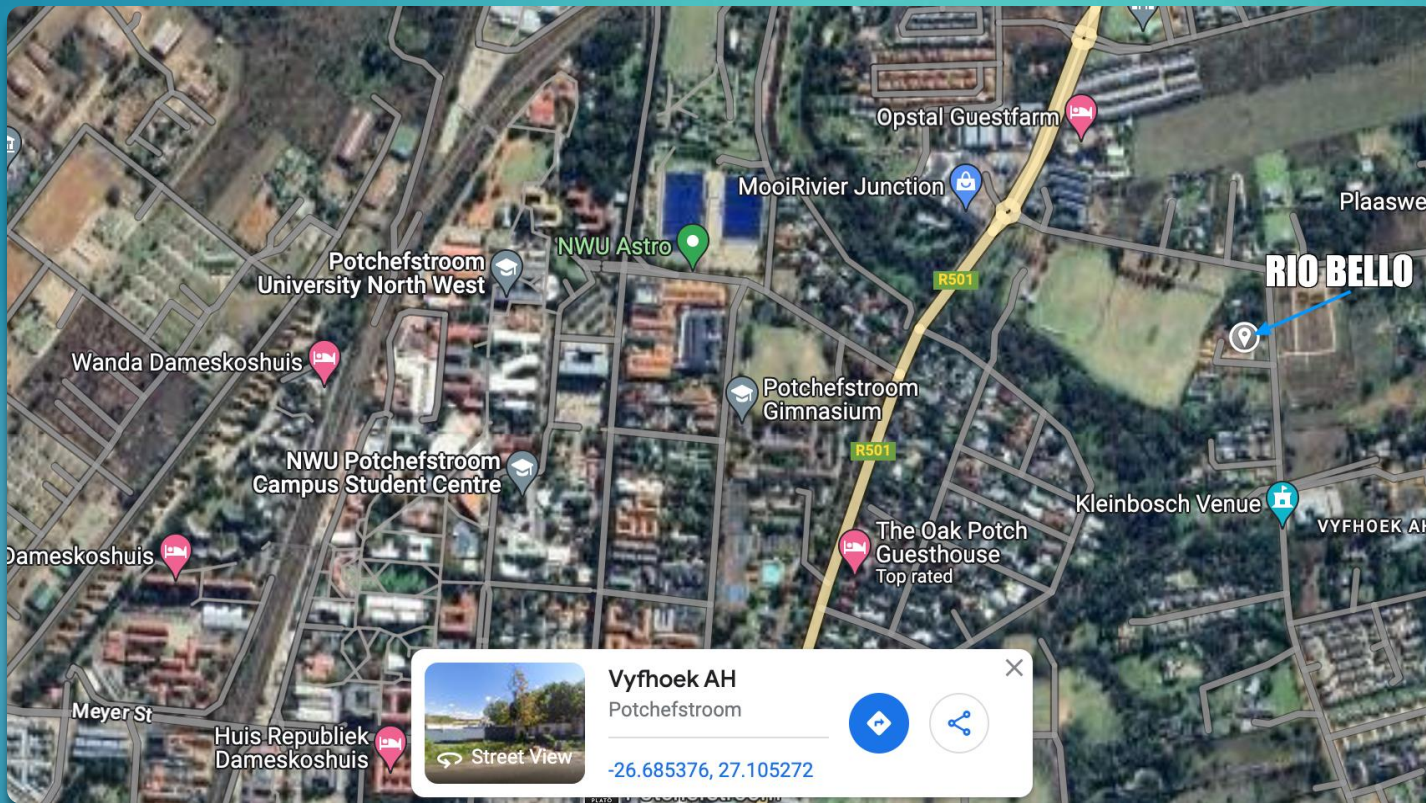
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A UNIQUE DEVELOPMENT

- ▶ **Peace of Mind** – Rio Bello is GQ Construction's tenth residential development.
- ▶ **Key features of Rio Bello**
 - ▶ **The perfect location** – Rio Bello is located in the sought-after neighborhood of Van der Hoffpark in Potchefstroom. Potchefstroom is home to four tertiary institutions such as the Northwest University, Potchefstroom College of Education, Technical and Agricultural colleges. It hosts various sport facilities, pleasure resorts, and entertainment venues and is the home of the Aardklop Arts Festival.
 - ▶ **Security** – In addition to the perimeter walls and monitored electrified security fence and CCTV, entrance are controlled through a cell phone system
 - ▶ **Full Title Ownership**
 - ▶ **Affordable Levies**
 - ▶ **Different types of units to satisfy your needs and pocket**
 - ▶ **Eco-Conscious Development**
 - ▶ **Pet Friendly**
 - ▶ **Small and intimate neighborhood**
- ▶ **Key features of all the different types of units are**
 - ▶ All units are North-Facing
 - ▶ Private Gardens
 - ▶ Functional unit layouts
 - ▶ Fantastic selection of finishes
 - ▶ Fiber infrastructure
 - ▶ Freedom to customize internal finishes to personal taste
 - ▶ Various additional items to choose from to customize the unit to personal taste and budget
 - ▶ Buy direct from the Developer
 - ▶ Transfer Costs included in the Selling Price (No Transfer Duty)
 - ▶ 5 Year Structural NHBRC Guarantee
 - ▶ Experienced developer that has been in operation since 2006.
 - ▶ Quality Workmanship



LOCALITY MAP



AERIAL VIEW

PROPERTY INFORMATION

► Property Description

Erf:	Ptn 1 of 1803	Ptn 2 of 1803	Ptn 2 of 1804	Ptn 3 of 1804	Ptn 6 of 1804
House Number:	2 Rio Bello	1 Rio Bello	5 Rio Bello	4 Rio Bello	7 Rio Bello
Land Extent:	407 m2	407 m2	300 m2	300 m2	300 m2
Zoning:	Residential 2	Residential 2	Residential 2	Residential 2	Residential 2
Serviced:	Yes	Yes	Yes	Yes	Yes
Building Extent:	161 m2	161 m2	136 m2	141 m2	141 m2
Garages:	2	2	1	1	1
Bedroom:	3	3	2	2	2
Bathrooms:	2	3	2	2	2

3D Renders – Ptn 1 of 1803 – 2 Rio Bello

Sorry, I'm Reserved



3D Interior Renders – Ptn 1 of 1803 – 2 Rio Bello

Sorry, I'm Reserved



3D Renders – Ptn 2 of 1803 – 1 Rio Bello

Sorry, I'm Sold



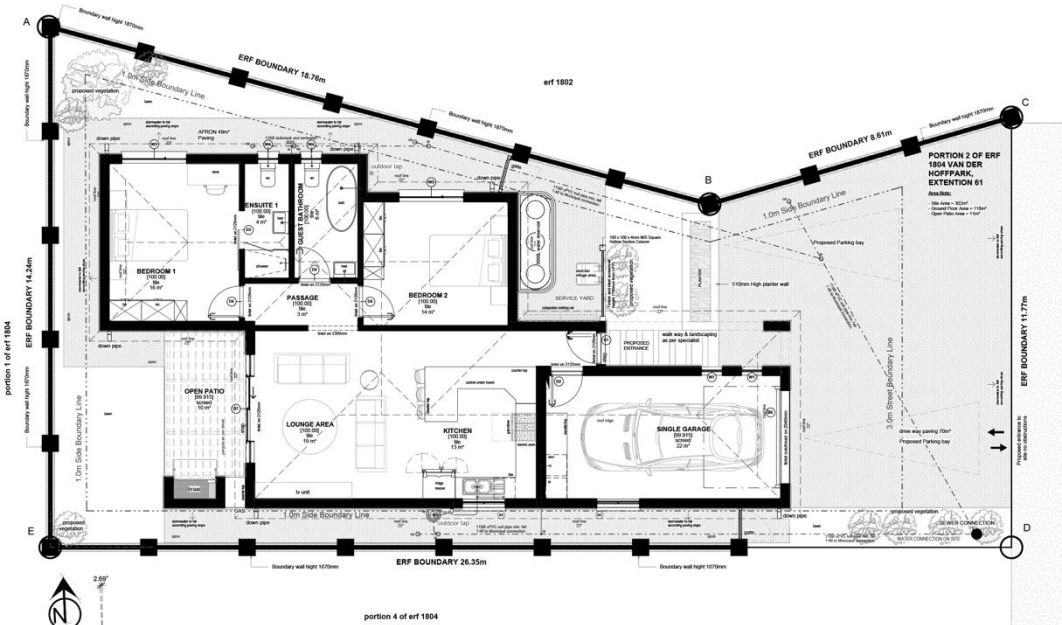
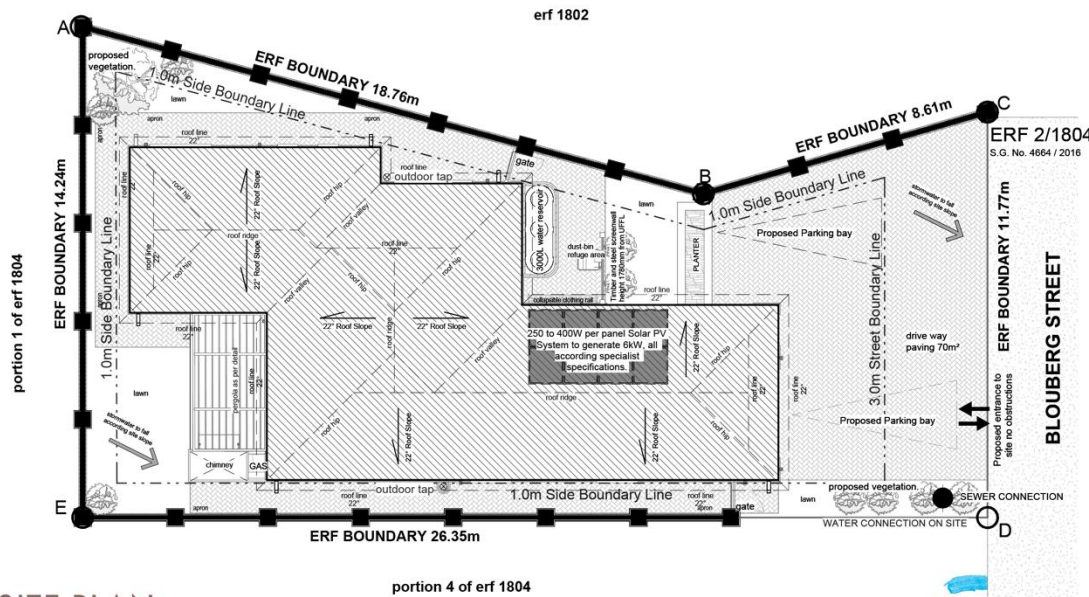
UNIT FLOOR PLANS – Ptn 2 of 1804 – 5 Rio Bello

For Sale

AREA NOTE:

- Site Area = 302.0m²
- New Proposed Dwelling Area = 118m²
- Covered Patio Areas = 11m²

Proposed New Dwelling, on Erf 2/1804,
Van Der Hoffpark Extension 61. (Rio Bello Estate)



SITE PLAN

FLOOR PLAN



3D Renders – Ptn 2 of 1804 – 5 Rio Bello

For Sale



3D Interior Renders – Ptn 2 of 1804 – 5 Rio Bello

For Sale

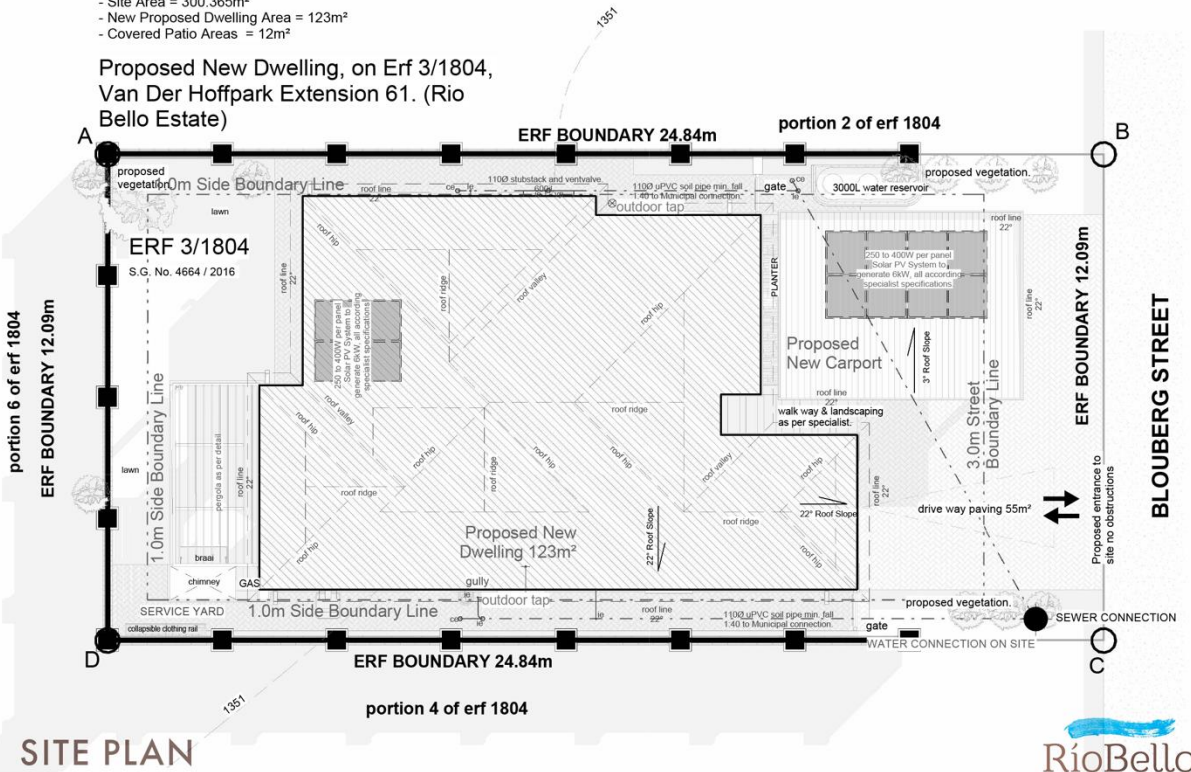


UNIT FLOOR PLANS – Ptn 3 of 1804 – 4 Rio Bello

AREA NOTE:

- Site Area = 300.365m²
- New Proposed Dwelling Area = 123m²
- Covered Patio Areas = 12m²

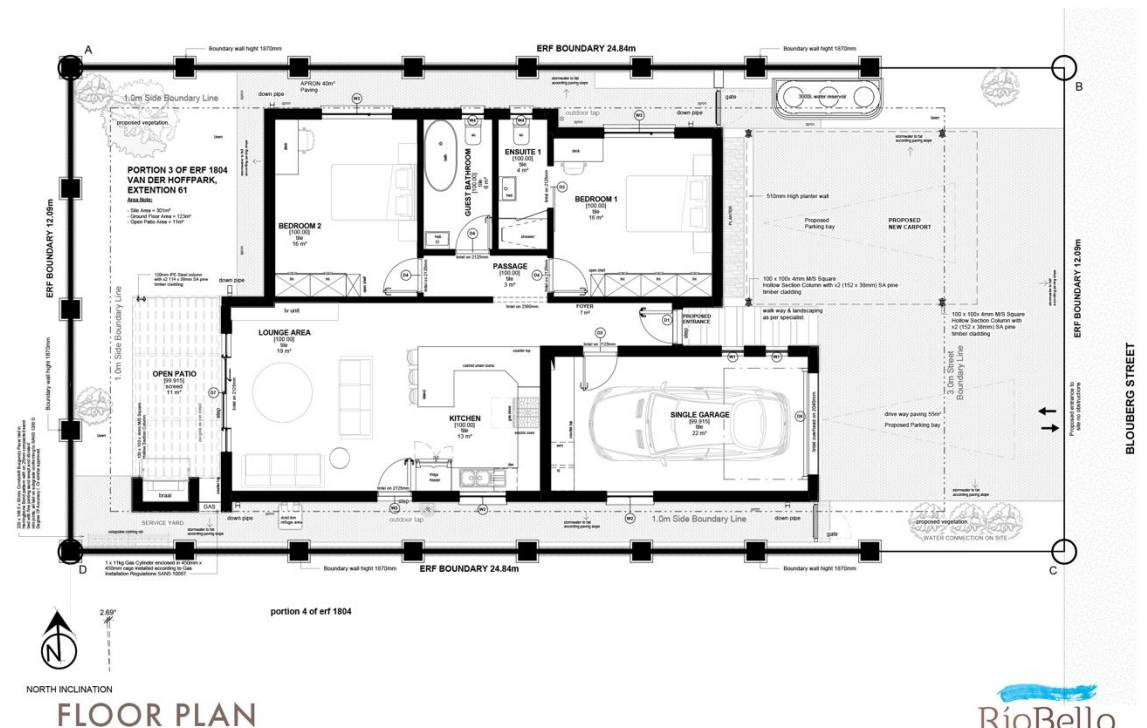
Proposed New Dwelling, on Erf 3/1804,
Van Der Hoffpark Extension 61. (Rio
Bello Estate)



SITE PLAN



Sorry, I'm Reserved



FLOOR PLAN



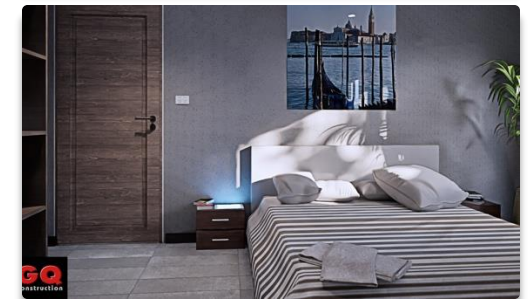
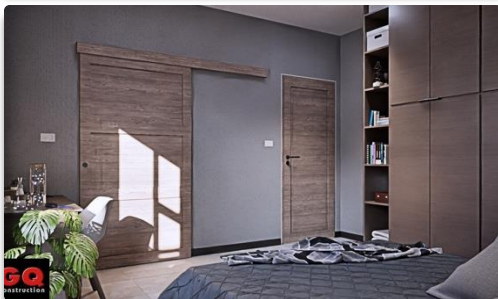
3D Renders – Ptn 3 of 1804 – 4 Rio Bello

Sorry, I'm Reserved



3D Interior Renders – Ptn 3 of 1804 – 4 Rio Bello

Sorry, I'm Reserved



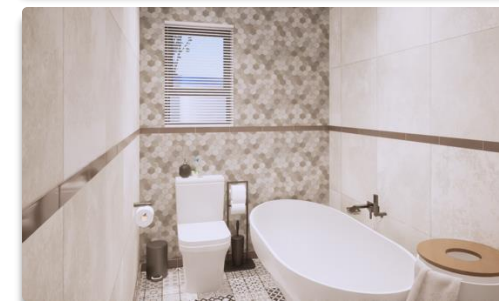
3D Renders – Ptn 6 of 1804 – 7 Rio Bello

For Sale



3D Interior Renders – Ptn 6 of 1804 – 7 Rio Bello

For Sale



Price List

Erf:	Ptn 1 of 1803	Ptn 2 of 1803	Ptn 2 of 1804	Ptn 3 of 1804	Ptn 6 of 1804
House Number:	2 Rio Bello	1 Rio Bello	5 Rio Bello	4 Rio Bello	7 Rio Bello
Erf Selling Price:	RESERVED	SOLD	R 385 000	RESERVED	R 385 000
Building Price:	RESERVED	SOLD	R 1 650 000	RESERVED	R 1 610 000
Total Selling Price	RESERVED	SOLD	R 2 035 000	RESERVED	R 1 995 000

All Transfer Costs and NHBRC Residential Unit Enrolment Fee included.
Bond Registration Costs, if any, not included

Simple Purchasing Process

The peace of mind approach continues to apply even in the purchasing process. Straight forward and transparent steps mean you as purchaser can secure your unit with minimum fuss.

1. Select your unit

Grab the opportunity to select your most preferred unit.

2. Sign the Reservation Agreement

R10,000 Securing deposit has to be paid within 2 days of signing the Reservation Agreement

3. Sign the Agreement of Sale of Erf together with Building Agreement

Within 4 days of signing the Reservation Agreement, the unchanged Agreement of Sale of Erf with the Building Agreement needs to be signed

4. Balance of the Purchase Price

In addition to the R 10,000 Securing deposit payable, an acceptable guarantee for the balance of the purchase price will have to be provided within 21 days of signing the Agreement of Sale of Erf together with the Building Agreement.

There are various types of guarantees:

4.1. Payment of the full amount into the conveyancers trust account. The purchaser earns interest on those funds until transfer.

4.2. Bank guarantee. Your bank reserves your funds for the purchase and provides guarantee for the purchase of the unit. As account holder you continue to earn interest on your funds until they are paid over upon transfer for the purchase of the property.

4.3. Home loan. An approved home loan by a major bank serves a guarantee. We have a bond originator available that will gladly assist should you elect to do so.

4.4. Cession. A note is made on one or more of your investments. The intention is that the funds will be used for the purchase of the unit

Construction Programme

- ▶ The Seller will commence with the Building Works on fulfilment of the following conditions:
 - ▶ The property has been transferred into the name of the buyer
 - ▶ Guarantees have been issued
 - ▶ Fulfilment of all conditions of the Agreement of Sale
 - ▶ Fulfilment of statutory Local Authority requirements
- ▶ The Practical Completion Date will be:
 - ▶ 4-5 months from the commencement date subject to extension as contemplated in the Agreement of Sale
 - ▶ The date on which the Building Works is completed and also the date that the unit is available for occupation
 - ▶ The date on which the Certificate of Occupancy is issued by the Local Authority



Contact

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