



CROYDON

Gardens Estate



**Exclusive Plot & Plan
homes for sale in
Somerset West**



CONTEMPORARY ARCHITECTURE

Inspired by the well-proportioned simplicity of early Cape architecture seen in the historic Bo-Kaap of Cape Town and in Dorp Street, Stellenbosch, Croydon Gardens Estate has been designed to maximise the surrounds, inviting the outdoors in.

The development is divided into 2 villages with 35 and 52 residential single-title units respectively. Buyers are able to choose from several architectural designs and 3 “moods” of interior design.

Hallmarks of these Cape Vernacular homes are the modern, large windows, contemporary finishes and private patio with built-in braai, perfect for year-round entertainment.





SUPERIOR FINISHES

3 different moods to select from...



1B

2 BEDROOM

CONSTRUCTION AREA

FLOOR AREA

Ground Floor	58m ²
First Floor	48m ²
Total	106m ²

OUTSIDE COVERED AREA

Entrance	1.5m ²
Patio	19m ²
Total	20.5m ²

OUTSIDE OPEN AREA

Patio	11m ²
Yard	155m ²
Parking pergola	5m ²
Total	31m ²

PLEASE NOTE:

- Drawing no to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.

CROYDON
Gardens Estate



FRONT ELEVATION

SIDE ELEVATION



GROUND FLOOR

OPTIONAL EXTRAS FOR BUYERS ACCOUNT:

- A PERGOLA OVER PARKING BAY.
- B M/S BUILT-IN BRAAI.
- C RAIN WATER HARVESTING TANK.
- I PERGOLA.

© NOTE:
WINDOW PENDING LOCATION
ON SITE DEVELOPMENT PLAN.
WHERE HOUSE IS ON THE OM
BOUNDARY THE WINDOW WILL
BE OMITTED.



FIRST FLOOR



1G

2 BEDROOM

PLEASE NOTE:

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.

CONSTRUCTION AREA

FLOOR AREA

Ground Floor (Excl. garage)	49m ²
Single Garage	26m ²
First Floor	51m ²
Total	126m ²

OUTSIDE COVERED AREA

Entrance	3m ²
Patio	19m ²
Total	22m ²

OUTSIDE OPEN AREA

Yard	10m ²
Parking pergola	5m ²
Total	15m ²

CROYDON
Gardens Estate



FRONT ELEVATION

BACK ELEVATION



NOTE: WINDOW PENDING LOCATION ON SITE DEVELOPMENT PLAN, WHERE HOUSE IS ON THE DM BOUNDARY THE WINDOW WILL BE OMITTED.

OPTIONAL EXTRAS FOR BUYERS ACCOUNT:

- A PERGOLA OVER PARKING BAY.
- B M/S BUILT-IN BRAAI.
- C RAIN WATER HARVESTING TANK.



2D

2 BEDROOM

PLEASE NOTE:

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.

CONSTRUCTION AREA

FLOOR AREA

Ground Floor (Excl. garage)	53m ²
Single Garage	22m ²
First Floor	71m ²
Total	146m ²

OUTSIDE COVERED AREA

Entrance	5m ²
Patio	20m ²
Total	25m ²

OUTSIDE OPEN AREA

Yard	10m ²
Parking pergola	6m ²
Total	16m ²

CROYDON
Gardens Estate



FRONT ELEVATION

BACK ELEVATION
(ILLUSTRATING BUILT OUT OPTION)

GROUND FLOOR



FIRST FLOOR

OPTIONAL EXTRAS FOR
BUYERS ACCOUNT:

- A** PERGOLA OVER PARKING BAY.
- B** M/S BUILT-IN BRAAI.
- C** RAIN WATER HARVESTING TANK.



3A

3 BEDROOM

PLEASE NOTE:

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.

CONSTRUCTION AREA

FLOOR AREA

Ground Floor (Excl. garage)	54m ²
Double Garage	24m ²
First Floor	72m ²
Total	150m ²

Store (Optional Extra)	11.5m ²
------------------------	--------------------

OUTSIDE COVERED AREA

Entrance	2m ²
Patio	14m ²
Total	16m ²

OUTSIDE OPEN AREA

Yard	15m ²
Garage pergola	5m ²
Total	20m ²

CROYDON
Gardens Estate



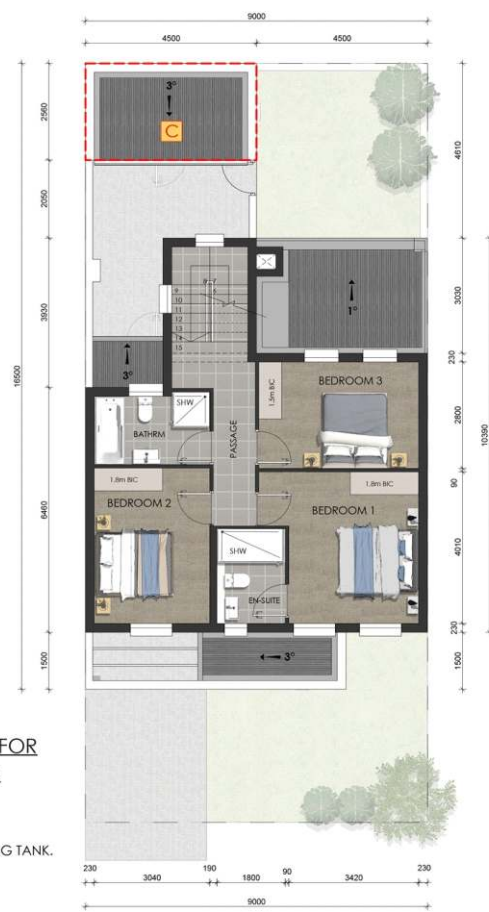
FRONT ELEVATION

BACK ELEVATION
(ILLUSTRATING BUILT OUT OPTION)

GROUND FLOOR

OPTIONAL EXTRAS FOR
BUYERS ACCOUNT:

- A M/S BUILT-IN BRAAI.
- B RAIN WATER HARVESTING TANK.
- C STORAGE ROOM.



FIRST FLOOR



5B

3 BEDROOM

PLEASE NOTE:

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.

CONSTRUCTION AREA

FLOOR AREA

Ground Floor	63m ²
Double Garage	20m ²
First Floor	66m ²
Total	149m ²

Garage 2 (Optional Extra)	25m ²
---------------------------	------------------

OUTSIDE COVERED AREA

Entrance	4m ²
Patio	19m ²
Total	23m ²

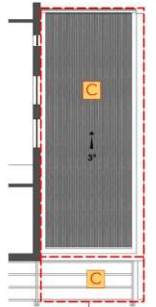
OUTSIDE OPEN AREA

Yard	18m ²
Parking pergola	4m ²
Total	28m ²

CROYDON
Gardens Estate



FRONT ELEVATION

BACK ELEVATION
(ILLUSTRATING BUILT OUT OPTION)OPTIONAL EXTRAS FOR
BUYERS ACCOUNT:

- A M/S BUILT-IN BRAAI.
- B RAIN WATER HARVESTING TANK.
- C SINGLE GARAGE AND AUTOMATED SECTIONAL OVERHEAD DOOR INCLUDING PERGOLA OVER GARAGE DOOR.
- D PAVING.



NOTE:
FINAL POSITION OF SECOND
GARAGE PENDING HOUSE
POSITION ON SITE.



6B

3 BEDROOM

(Optional extra 4th bedroom
on ground floor)

PLEASE NOTE:

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.

CONSTRUCTION AREA

FLOOR AREA

Ground Floor (Excl. garage)	72m ²
Double Garage	44m ²
First Floor	79m ²
Total	195m ²

Bedroom 4 (Optional Extra)	18m ²
----------------------------	------------------

OUTSIDE COVERED AREA

Entrance	4m ²
Covered patio	16m ²
Total	20m ²

OUTSIDE OPEN AREA

Yard	12m ²
Open patio	6m ²
Total	18m ²

Patio (Optional Extra)	9m ²
------------------------	-----------------

CROYDON
Gardens Estate



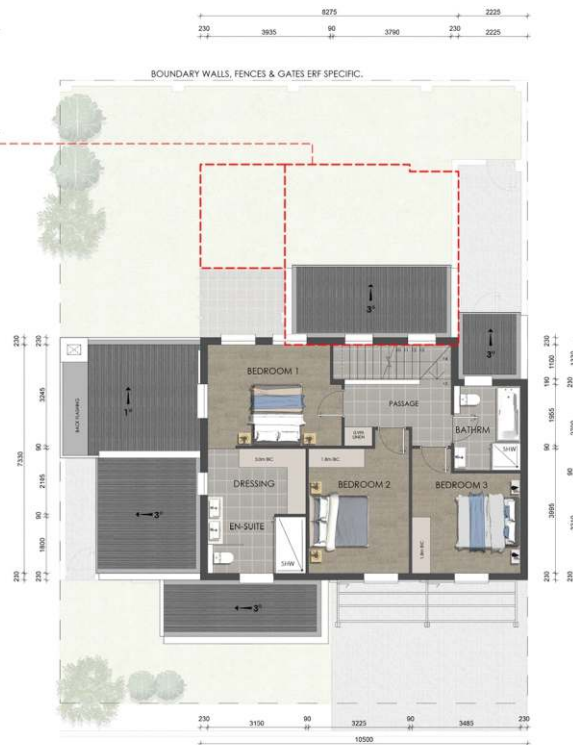
FRONT ELEVATION

BACK ELEVATION
(ILLUSTRATING BUILT OUT OPTION)

GROUND FLOOR

OPTIONAL EXTRAS FOR
BUYERS ACCOUNT:

- B** M/S BUILT-IN BRAAI.
- C** RAIN WATER HARVESTING TANK.
- E** BEDROOM WITH EN-SUITE.
- F** PAVED PATIO WITH PERGOLA.
- H** PAVING.



FIRST FLOOR



7B

3 BEDROOM

(Optional extra 4th bedroom
on ground floor)

PLEASE NOTE:

- Drawing not to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.

CONSTRUCTION AREA

FLOOR AREA

Ground Floor (Excl. garage)	67m ²
Double Garage	46m ²
First Floor	86m ²
Total	199m ²

Bedroom 4 (Optional Extra)	22m ²
Study (Optional Extra)	9m ²

OUTSIDE COVERED AREA

Entrance	5m ²
Patio	22m ²
Total	27m ²

OUTSIDE OPEN AREA

Yard	18m ²
Covered pergola	10m ²
Total	28m ²

CROYDON
Gardens Estate



FRONT ELEVATION

BACK ELEVATION
(ILLUSTRATING BUILT OUT OPTION)

GROUND FLOOR



FIRST FLOOR





ESTATE FEATURES

-  87 full title units
-  Existing house plans to choose from
-  24-hour security
-  Fibre
-  Child and pet friendly parks
-  Garden water scheme





**FOR MORE INFORMATION
CONTACT US**

Phone

060 885 3052

Email

info@croydonggardens.co.za

Website

www.croydonggardens.co.za

