



CENTRAL **BLUE**

A beautiful getaway to the  
Winelands, embraced by the views  
of the Stellenbosch mountains.

**GREAT TRANSPORT CONNECTIONS**

**PRIVATE SCHOOL**

**EMPHASIS IN SECURITY**

**COMMUNITY SPACES**

**PARKS & RECREATION**

**SHOPPING CENTRES**

[centralblue.co.za](http://centralblue.co.za)

THE NEW HEART OF BLUE DOWNS

DEVELOPED BY





[centralblue.co.za/village-homes](http://centralblue.co.za/village-homes)

## Emerald Village freestanding

The freestanding homes are modern minimalist, offering excellent value for money in a variety of size options.



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# The Development

This collection of developments combines the charm of neighbourhood living with innovative design and technology, bringing a new heart to the community of Blue Downs.



[centralblue.co.za/eHomes](http://centralblue.co.za/eHomes)

## Ochre Place eHomes

The eHomes are the ideal space for anyone considering their impact on the environment and saving on heating and cooling expenses.

The flexible design of the eHomes makes it easy to extend your house as the family grows.



## Emerald Place townhouses

The single and double-storey Townhouses are perfect for young professionals, couples and families - a great investment with all the convenience of lock-up-and-go.



[centralblue.co.za/townhouses](http://centralblue.co.za/townhouses)

## Indigo Heights apartments

The apartments built in this new neighbourhood are in developments of three- and four-storey apartment buildings, offering one, two and three-bedroomed units.



[centralblue.co.za/apartments](http://centralblue.co.za/apartments)



## Transport

- Railway stations within walking distance (new station planned)
- Bus services on Hindle Road
- Future MyCiti route
- Taxi nodes close by
- Cape Town International Airport, 14.4km away

## School

- Future private school bringing affordable, high-quality education to your doorstep

## Emphasis on security

- Communal areas monitored CCTV systems and drones
- On-site guards
- Gated developments

## Parks & Recreation

- With the focus on security, spending time outdoors is safer.
- Children can cycle on dedicated paths while parents stroll along the walkways connecting the different neighbourhoods

## Shopping & Business

- CentralBlue will have its own retail centre and business hub
- Other retail centres in the vicinity

## Community Spaces

- Crèche
- Community hall
- Public areas designed for relaxation and recreation





# INDIGO HEIGHTS apartments

- 1 parking bay per unit (uncovered)
- Parking for visitors inside and outside the estate
- Communal play area
- Gated complex



**38 m<sup>2</sup> - 1 Bed 1 Bath**



**48 m<sup>2</sup> - 2 Bed 1 Bath**



**54 m<sup>2</sup> - 2 Bed 1 Bath**





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# EMERALD PLACE townhouses

- On-site parking
- Enclosed private gardens
- Solar geysers
- Prepaid electricity meters



**46 m<sup>2</sup> - 2 Bed 1 Bath**



**55 m<sup>2</sup> - 2 Bed 1 Bath**



**66 m<sup>2</sup> - 2 Bed 1 Bath**



**80 m<sup>2</sup> - 3 Bed 2 Bath**





# EMERALD VILLAGE

## freestanding

- On-site parking
- Private development
- Freedom to add-on
- Private gardens



**39 m<sup>2</sup> - 1 Bed 1 Bath**



**49 m<sup>2</sup> - 2 Bed 1 Bath**



**61 m<sup>2</sup> - 3 Bed 2 Bath**





# OCHRE PLACE eHomes

- Environmentally-friendly homes that make use of superior building technology
- On-site parking
- Enclosed private gardens
- Solar geysers
- Prepaid electricity meters



**52 m<sup>2</sup> - 2 Bed 1 Bath**



**73 m<sup>2</sup> - 2 Bed 2,5 Bath**



**82 m<sup>2</sup> - 3 Bed 2,5 Bath**

# Finishes choices



## essential spec

A basic modern specification at a lower price, allowing clients to upgrade or add to finishes in their own time and as budget allows.

- Bag washed brick with feature walls
- Basic kitchen: 1 cupboard under the sink, open shelves and wood-look countertop
- No built-in cupboards in bedrooms
- Epoxy concrete floor finish
- The latest trend black light fittings, switches and taps

## classic spec

A basic modern specification at a lower price, allowing clients to upgrade or add to finishes in their own time and as budget allows.

- Bag washed brick with feature walls
- Basic kitchen: 1 cupboard under the sink, open shelves and wood-look countertop
- No built-in cupboards in bedrooms
- Epoxy concrete floor finish
- The latest trend black light fittings, switches and taps



# Documentation required for bond application

- Copy of ID's
- Marriage certificate (if married)
- If divorced, your divorce order
- 3 months stamped bank statements (if you work on commission or work overtime we need 6 months bank statements)
- 3 months payslips (if you work on commission or work overtime we need 6 months bank payslips)
- Proof of address
- List of monthly expenses

## **If you are self-employed:**

- Copy of ID - each member if CC
- CK/CM Document
- Assets and liabilities - all members and of the company - CC signed and dated
- Income and expenditure - all members - signed and dated
- Personal & Business Bank Statements - to be stamped by the bank - NO INTERNET Statements
  - 6 months if bank is Standard Bank, First National or Nedbank
  - 12 months if bank is ABSA
- Letter from accountant confirming personal income
- If possible, copy of SARS IT34
- Latest 3 years financial statements - not older than 6 months
- If last financials older than 6 months - provide up to dated signed Management Accounts
- List of monthly expenses



## CENTRAL **BLUE**

High-quality and affordable  
lifestyle for everyone.

### CONTACT US

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