



# NOOITGEDACHT VILLAGE

## PORTION II SIMONSBERG CLOSE

### ERF 678

Erf size: 137 m<sup>2</sup>

Ground Floor: 54 m<sup>2</sup>

Garage: 20 m<sup>2</sup>

First Floor: 74 m<sup>2</sup>

**Total Unit Area: 148 m<sup>2</sup>**

Braai Patio: 12 m<sup>2</sup>

Covered Patio: 3 m<sup>2</sup>

Covered Balcony: 4 m<sup>2</sup>

Open Balcony: 4 m<sup>2</sup>



Ground Floor



First Floor



Front Elevation



Back Elevation



NOTE: Drawings for marketing purposes only and subject to design development. Unit types are typical, and adjustments may need to be made pending orientation and location on Site Development Plan (SDP). Garage positions may change, and unit types may be mirrored. Paving to driveways may need to be adjusted pending garage orientation and location on SDP. Refer to SDP for final unit, garage and yard orientation and position. All plans, elevations, sections and specifications subject to final adjustments by architect. Areas shown on drawings are measured construction areas and may vary with 5%. Window and door sizes and positions may change or be added/omitted due to unit orientation and position on SDP and location of adjoining unit/sto to comply with all Municipal Regulations and requirements. Window and door quantities, positions, sizes and glazing may need to be adjusted and all are subject to compliance with SANS 204 fenestration calculations. Louvres may need to be added pending SANS 204 calculations. Some glazing pending orientation may be required to be double glazing to comply with SANS 204. Any material changes to windows & doors shown on marketing material that may require double glazing or additional louvres to comply with SANS 204 will be for purchasers account. Levels shown on drawings are indicative. All levels to be finalized on site and adjustments to plans and levels shown on marketing material may need to be made to comply with SANS 10400. Widths, height, location and foundations for retaining walls are indicative and subject to structural engineers design, level difference and finalization of levels on site. Final position, height, details and foundations for boundary walls, yard walls and position for yard gate/spending unit location and orientation on SDP and may need to be adjusted in conjunction with adjoining erf's unit location, yard walls/gates and SDP. Timber decking, paving and landscaping indicative. Chimney and/or flue pipes shown on elevation only applicable when fireplace/internal combustion stove/braai option is selected and additional extra for purchasers account. All furniture, appliances, swimming pools, rainwater tanks and vehicles indicative and not included in purchase price. All 3D visuals and marketing material are artistic representations shown in a mature landscape indicative for the Development. Actual hard and soft landscaping proposal implemented for the development may vary.