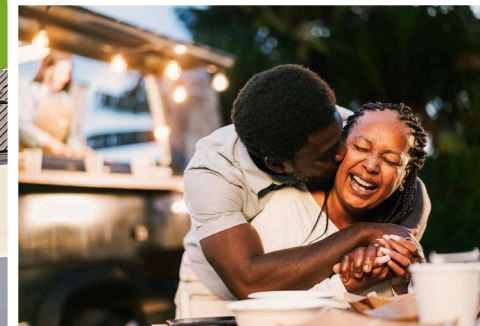
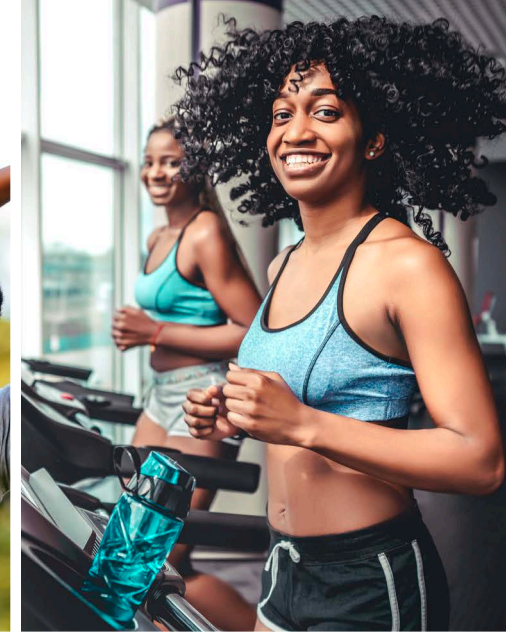


# Carnival City

## LIFESTYLE ESTATE



# East Village

## Phase 1

**From R 499 999 to R 1 215 999**

No Transfer Duty, No Transfer Cost, No Bond Cost, 100% Bonds available.  
First Home Finance Government Subsidies Available.

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





# THE FIRST PHASE OF

*Life*

A modern residential utopia meets entertainment paradise, with convenience right at your doorstep.

Livres, in partnership with Carnival City Property Company, are proud to bring you the latest in lifestyle resort living in the East Rand.

Get a head start by buying into the first phase of the Carnival City Lifestyle Estate.



# MASTER *Plan*

The Estate will be the most exciting residential estate on the East Rand, encompassing over 50 ha of secure mixed-use living and accommodating over 3000 new homes.



- Anchored by the Carnival City Casino's entertainment complex, with over 13 restaurants and multiple entertainment offerings including ten-pin bowling, go-carting, movies and shows. In addition, the new Carnival City Parkrun is a great way to keep active on the weekends
- Five separate residential estates, each with its own distinct product offering, ranging from freestanding homes to trendy, upmarket apartments.
- 10 000m<sup>2</sup> neighbourhood Market and a village-style commercial centre.
- A private school at the estate's western entrance, within safe walking distance.
- Central Park with a range of high-quality open space and recreation amenities, linked to the estate by a network of green walking and cycling trails.





**BLOCK A | 30 UNITS**



# NOTHING SHORT OF A GREAT *Location*

Carnival City East Village is in a prime position with easy access to a full range of facilities and amenities, as well as easy access onto the N17 highway linking the estate to Johannesburg and less than a 30-minute commute to OR Tambo International Airport.

## EDUCATION

- 1 Curro School - Helderwyk (880m away)
- Hoerskool Oosterlig (5690m away)
- Sunward Park High School (6874m away)
- Laerskool Dalview (3746m away)
- Hoerskool Stoffberg (4587m away)

## RESTAURANTS & BARS

- 2 Carnival City Casino 13 Restaurants and Bars which include Ocean Basket, Spur, RocaMamas and Panorotties Pizza Pasta. (300m away)

## RETAIL

- 3 Carnival Mall (930m away)
- 4 Hirsch's (2183m away)
- 5 Makro (2740m away)
- 6 Build it (2366m away)

## LEISURE & BUSINESS

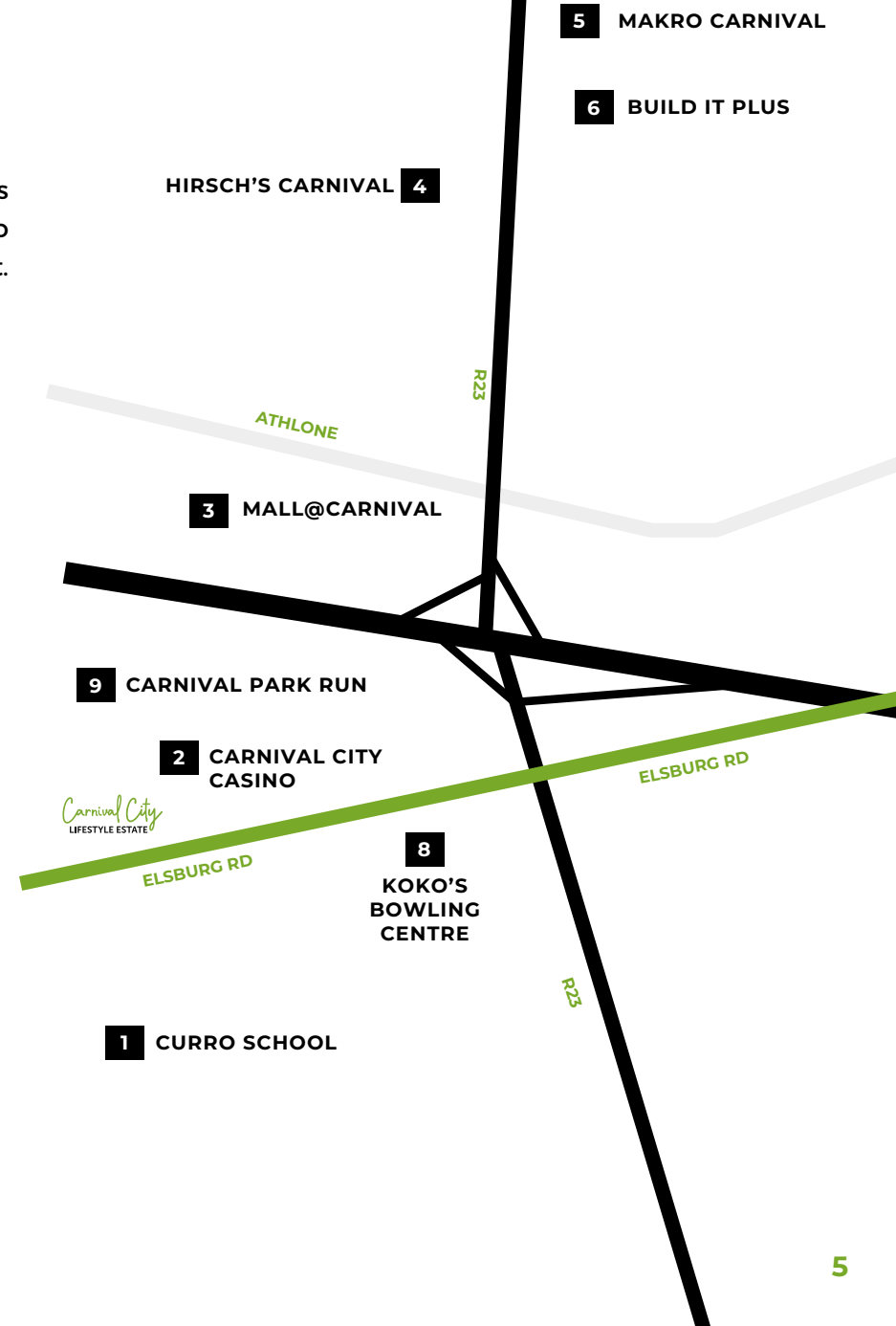
- 7 Carnival City Casino (300m away)  
Casino, Ten Pin Bowling, Go-karting, Ster-Kinekor, Live shows
- 8 Koko's Bowling Alley (900m away)
- 9 The Carnival Estate Park run operates from the site every Saturday

## HEALTH

- Life Dalview Hospital (4438m away)
- Sunshine Hospital (5316m away)
- Life in Glynwood (7124m away)
- Far East Rand Hospital (9540m away)

## Emergency Services

- Benoni Police Station (7072m away)







MOVIES



RESTAURANTS



ARCADE



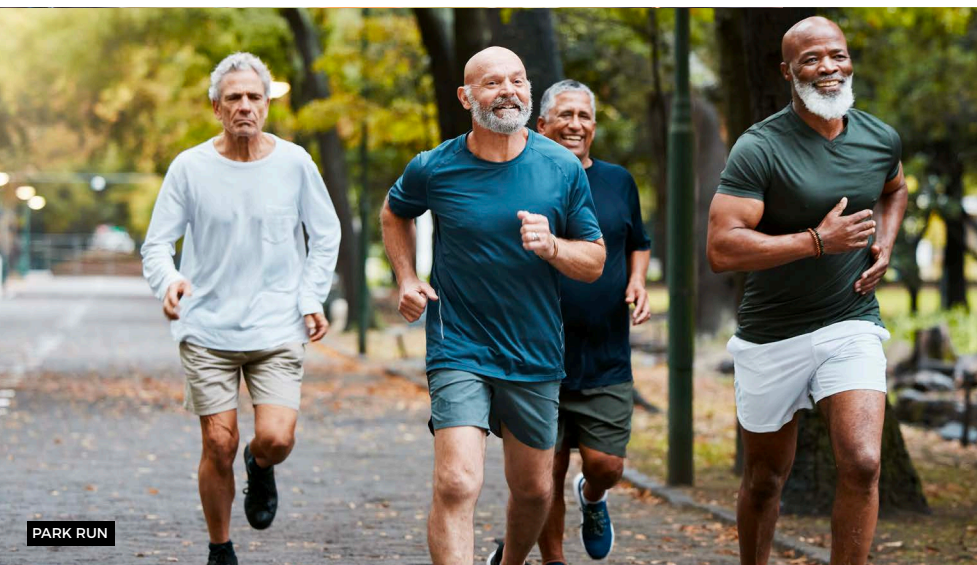
BOWLING



CONCERTS



KIDS ACTIVITIES



PARK RUN



FUN RIDES



# SITE DEVELOPMENT *Plan*



**East Village** will be developed as a secure village within the greater estate. The Village combines a resort-like environment with modern living. East Village offers a selection of stylish and sophisticated 1- and 2-bedroom apartment units, in a series of 3-storey apartment blocks in a landscaped setting of walkways. Each block is uniquely positioned to capitalise on its lavish green walkways and ample parking spaces.

The units have been designed by one of SA's leading architectural practices to provide the perfect balance of high quality and comfortable living comfort with great finishes and sophisticated architecture. Units' sizes range from 39m<sup>2</sup> to 72m<sup>2</sup>.

The Village will have 24-hour security access and will offer residents resort-style leisure amenities, a relaxing retreat, and outdoor activity locations—a much-needed respite from of big city life.





**PARK & CLUBHOUSE**



# RESORT-STYLE *Amenities*

East Village is packed with modern amenities to provide residents with the highest quality of living. The amenities aim to satisfy a healthy lifestyle and offer a relaxing escape from the hustle and bustle of daily life. The resort-style recreation area and pool will make residents feel like they are on vacation for life.

## SECURITY

- 24-Hour Guard

## TECHNOLOGY

- WIFI Ready
- Co-working Spaces
- Solar Backup & Generator

## Environmental

- Resort style pool and clubhouse
- Childrens Play Area
- Meditation Garden
- Braai Areas
- Doggy Park









# A HOME THAT MEETS YOUR *Lifestyle*

Carnival City East Village apartments have finishes that bring a perfect harmony of functional and stylish designs to evoke a holistic modern lifestyle.

- Low maintenance glazed ceramic floor tiles throughout.
- Glazed ceramic wall finishes in the bathroom and kitchen.
- Double-sided Meranti fielded panel door on steel doorframe.
- 600 SU stainless steel undercounter oven.
- DSTV port for easy "plug and play".
- Built-in cupboards and counters.
- Internet ready - fast internet connection through fibre.
- Sliding patio doors for ground-floor units.







POOL



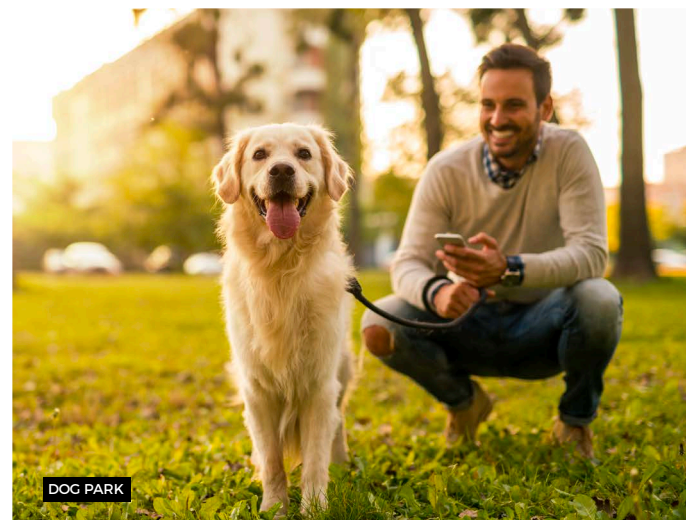
POOL



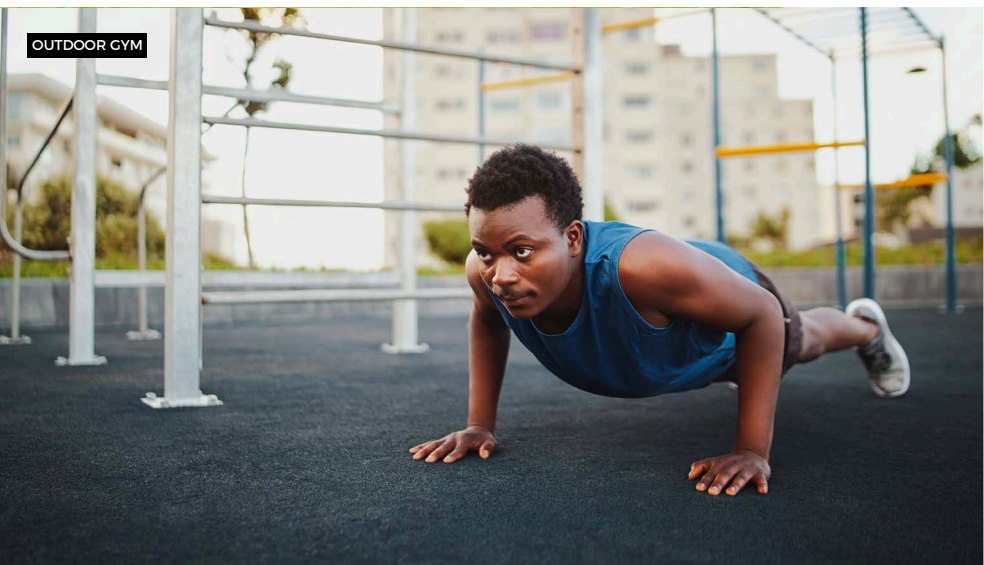
PICNICS



CYCLING



DOG PARK



OUTDOOR GYM



RUNNING TRAILS





**GUARDHOUSE**



# 1 BED 1 BATH Apartment

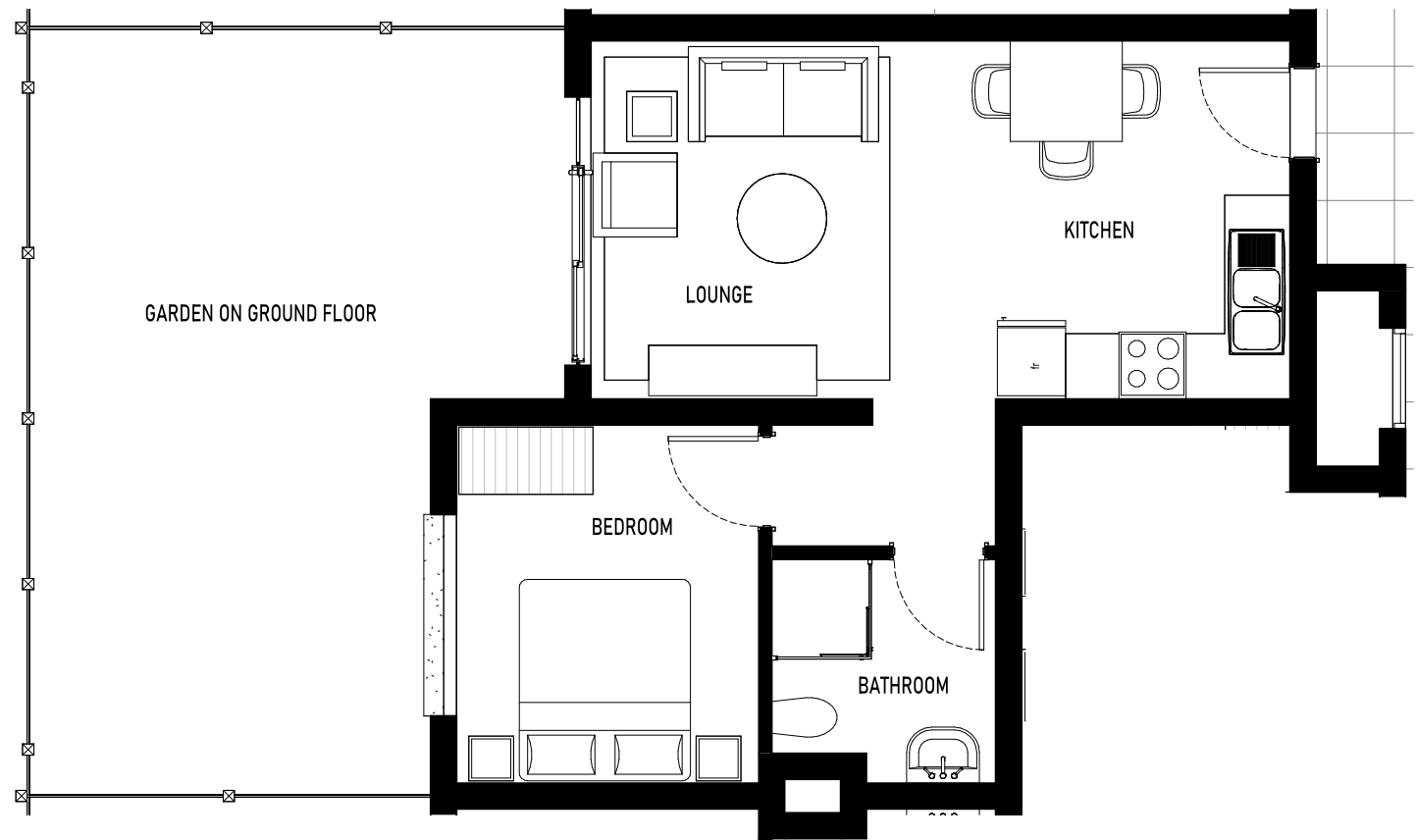
**Typical Apartment, 1 Bedroom, 1 Bathroom**  
Ground, First and Second Floor

Size Range: 39 m<sup>2</sup>

Price Range:

From R499,999.00

to R655,999.00



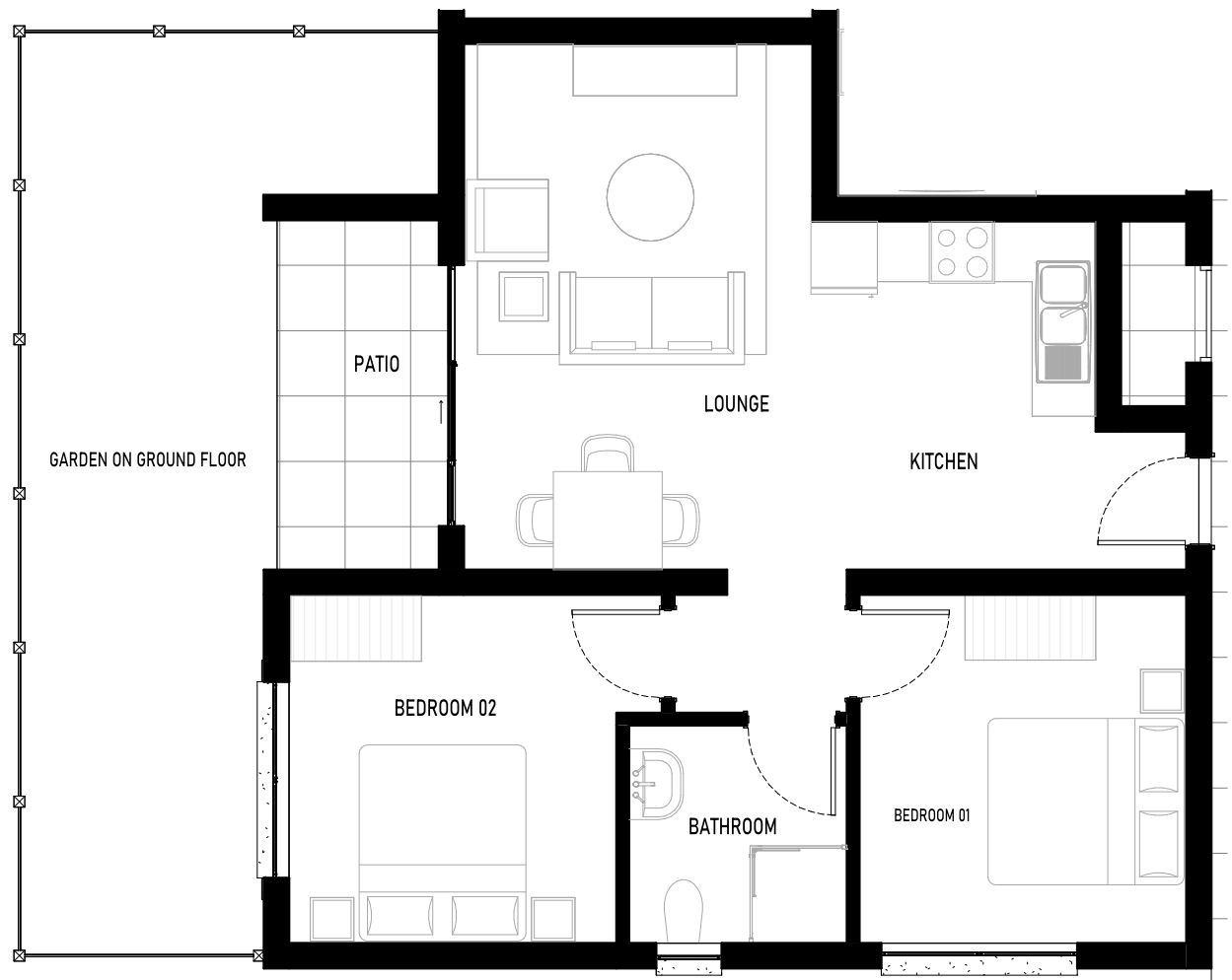


# 2 BED 1 BATH Apartment

**Typical Apartment, 2 Bedroom, 1 Bathroom**  
Ground, First and Second Floor

**Size Range:**  
51 m<sup>2</sup> to 65 m<sup>2</sup>

**Price Range:**  
From R682,999.00  
to R999,999.00





# 2 BED 2 BATH

# Apartment

**Typical Apartment, 2 Bedrooms, 2 Bathrooms**  
Ground, First and Second Floor

**Size Range:**  
66 m<sup>2</sup> to 72 m<sup>2</sup>

**Price Range:**  
From R839,999.00  
to R1,215,999.00





# Carnival City

## LIFESTYLE ESTATE

# East Village

Phase 1

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No Transfer Cost.

First Home Finance Government Subsidies Available.

No Bond Cost.

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DEVELOPER

**LIVRES**

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