



Live vividly
in Hillcrest

Launching 1st July 2023

Contents

Introduction	03
Location	04
Emberton Estate	06
Aviva Emberton	07
SDP	10
Floor Plans	11
Emberton lifestyle	12
Invest in Aviva Emberton	14
Downloads	16

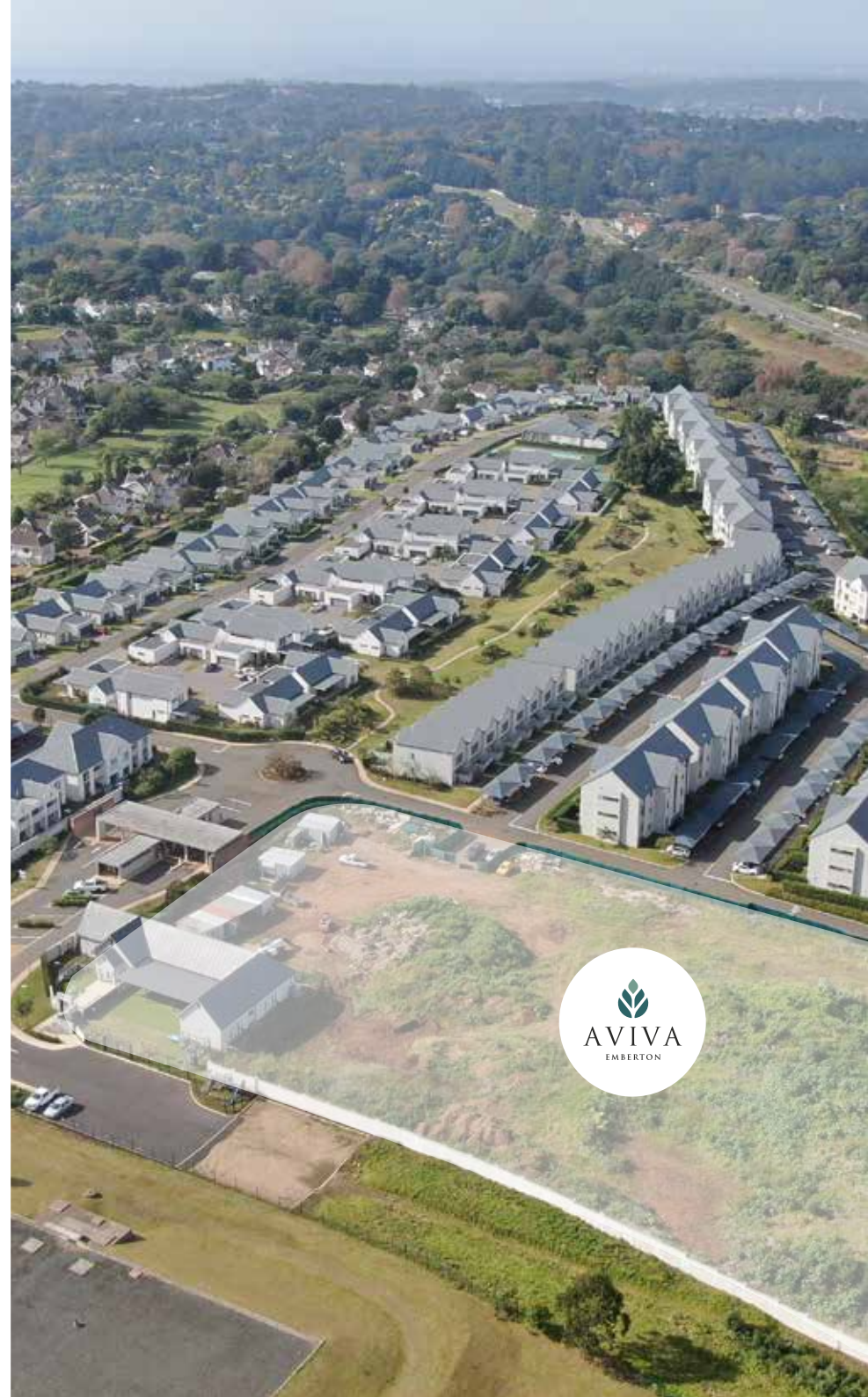


Emberton's Final *Opportunities*

Welcome to a world where life's palette is drenched in the vibrant colours of freedom, growth, and vitality. Here, modern apartment living meets the soul-stirring beauty of Hillcrest, offering the perfect canvas for boundless self-expression. It's your chance to set the scene and to paint fresh new beginnings.

“Life is a great big canvas, and you should throw all the paint on it you can.”

– Danny Kaye





Location is
everything

Live vividly in Hillcrest! Aviva Emberton uniquely blends stunning scenic beauty with vibrant modern living. Enjoy blending all the colours of your life in Hillcrest. From the area's lush, green landscapes and panoramic hillside views to its convenient offerings for daily necessities. This fusion ensures residents have modern amenities within an easy reach for their multifaceted lives.



Live within a 5km radius of esteemed schools, trendy restaurants and bars as well as popular shopping malls.



Highly sought-after node within the upper Highway area



Right off the N3 highway



Close to Old Main Road and the M13 highway



Less than 30-minutes away from Durban



Future forward *designs*

Emberton Estate offers an architectural vision and design inspired by the historical agricultural legacy of Hillcrest. Described as 'urban farm' architecture, the simple, functional style is distinctive to Emberton Estate. Notably a sought-after place to live within Hillcrest, Emberton is a refreshing and timeless estate offering. The contemporary lifestyle has a strong focus on family living and resonates with individuals of all ages.



Solar Supplement



Gas Geyser & Hob



LED Lights



Low-Flow Faucets



Metered Electricity



Inverter Ready



In the last 10 years

Hillcrest has achieved 48% median price house growth





Live vividly
in Hillcrest

Following the success of Emberton Estate, Collins Residential will be releasing the final phase, Aviva Emberton. Situated at the entrance of Emberton Estate, this development is a gateway to launch a new life of independence. Consisting of premium studio, 1 and 2-bedroom apartments, these contemporary style units feature open-plan designs, natural light and top of the range fixtures and finishes. Boasting a warm and vibrant atmosphere, these walk-up 3 storey apartment buildings offer ideal lock-up-and-go living, with a parking bay and the option to buy another.

Only R5 000 deposit | No transfer duty | No transfer costs | No levy stabilisation fee

Studio, 1 and 2-bedroom
apartments starting

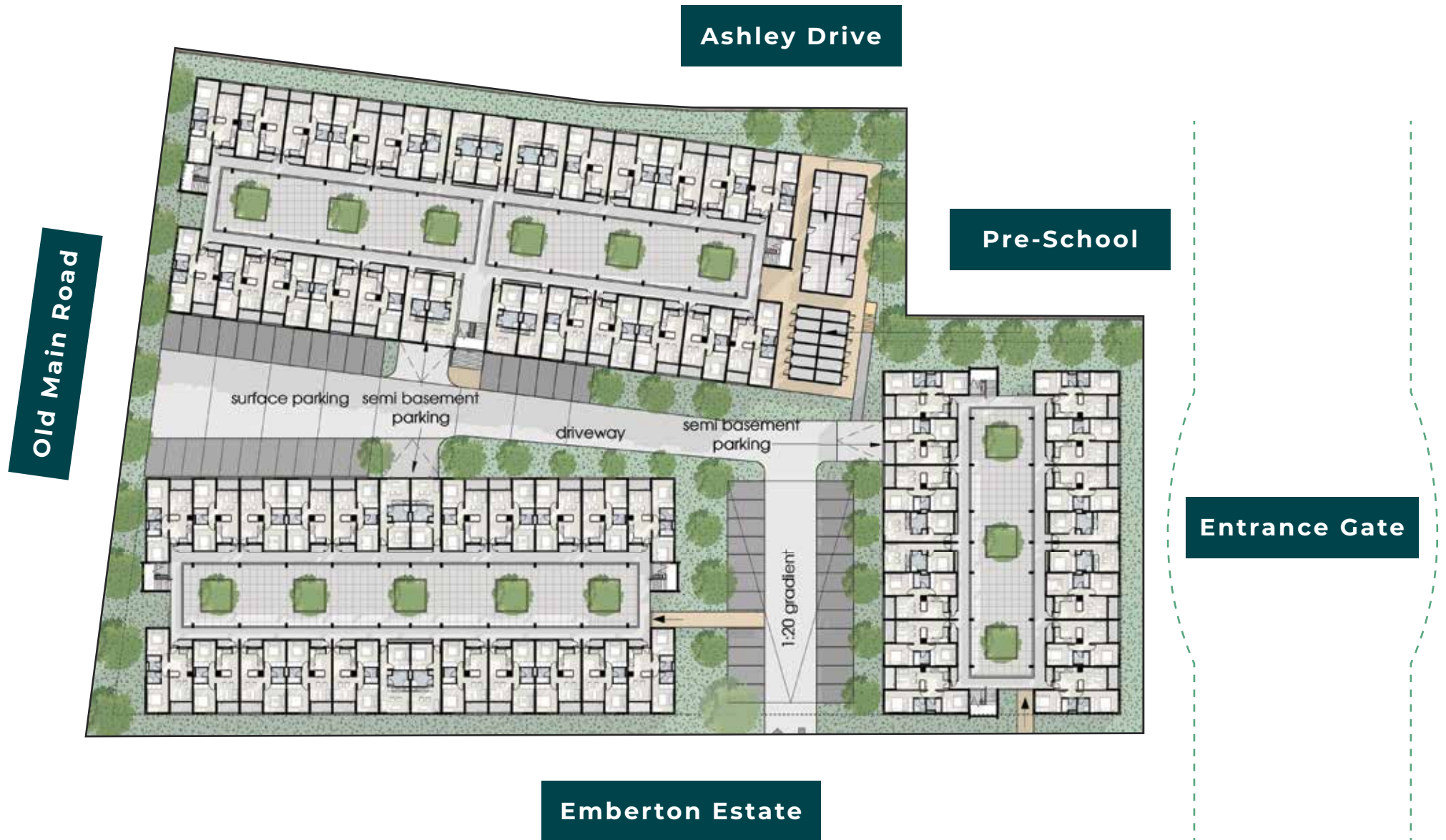
from R695 000

Parking bay included, with option to buy another

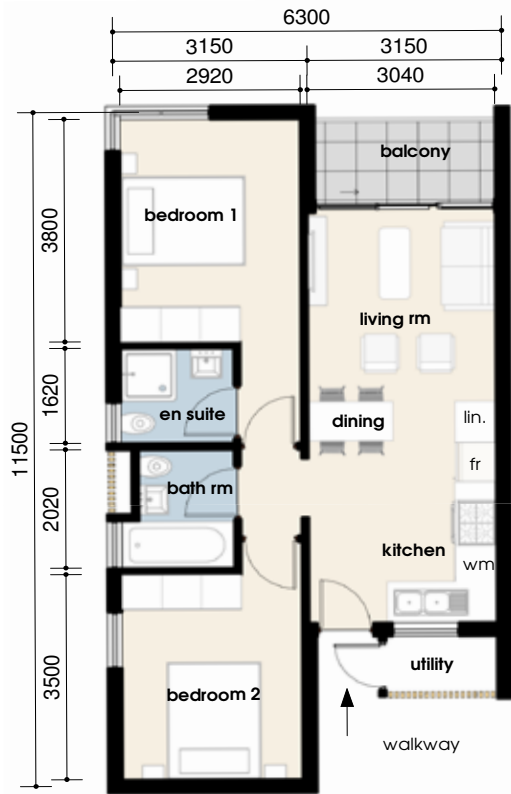




Aviva Site Plan



Unit types



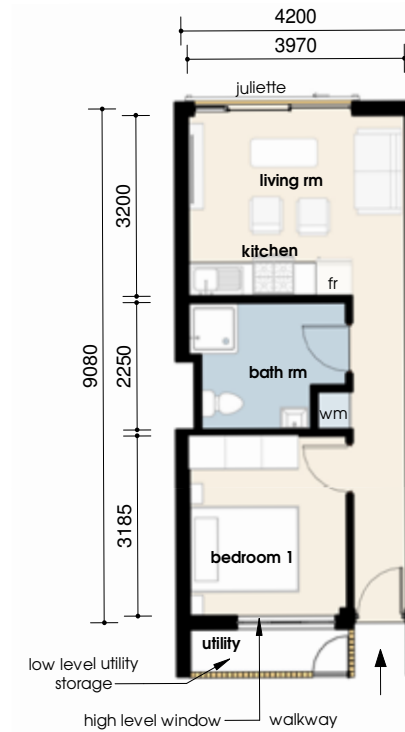
2 bedroom 2 bathroom

59m² unit
4m² balcony
2m² utility
Total: 65m²



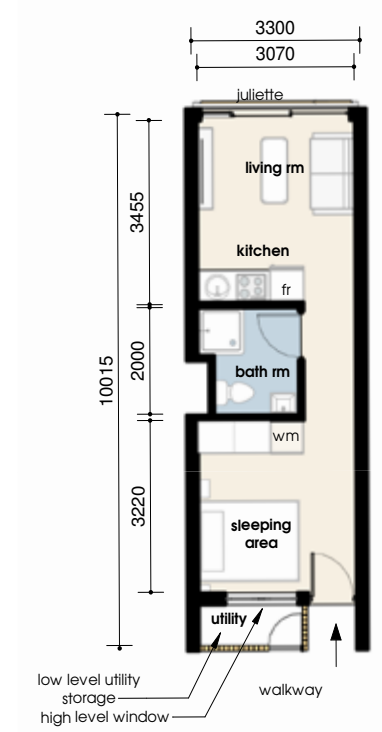
2 bedroom 1 bathroom

54m² unit
4m² balcony
2m² utility
Total: 60m²



1 bed unit

38m²
2.3m² utility
Total: 40.3m²



studio unit

30m²
1.6m² utility
Total: 31.6m²



Live in *full colour*

From active pursuits to relaxed recreation, you will have facilities onsite to cater to every facet of your dynamic lifestyle.

Socialites

Elevate your social scene. Conveniently located within walking distance from the homes, Emberton's Clubhouse is a beautifully decorated 100-year restored Farmhouse – not only is it home to Ray's Kitchen restaurant, but it also offers a fun kids' play area.

Action

Relish in an active lifestyle? Splash out at Emberton! Enjoy a premium tennis court, exhilarating scenic walking paths, and a refreshing lap swimming pool – you can make the most of their vibrant community.

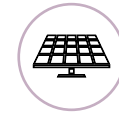
Security

Professionals on-the-go love the effortless lock-up-and-go lifestyle Emberton offers – complete with a gatehouse featuring 24-hour guards, a vibrant community close by, and CCTV monitoring for added peace of mind.





**RESTAURANT
ONSITE**



**SOLAR
SUPPLEMENT**



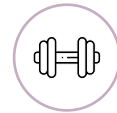
**ICONIC
CLUBHOUSE**



**GAS GEYSER
& HOB**



**SWIMMING
POOLS**



**ONSITE
GYM**



**LOW-FLOW
FAUCETS**



**24-HOUR
SECURITY**



**METERED
ELECTRICITY**



**TENNIS
COURTS**



**INVERTER
READY**



**KIDS
PLAYGROUND**



**BRAAI
PODS**



**OUTDOOR
FIELDS**



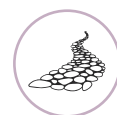
**PADEL
COURTS**



**FIBRE
READY**



**ESTABLISHED
ESTATE**



**WALKING
PATHS**



Greenlight your *success*

Capitalise on modern, new investments at Aviva Hillcrest! With favourable prospects for owners seeking a rental income from long-term tenants.



Why you should *invest in Aviva Emberton*



No transfer duty
No transfer costs



Gross rental yields up
to 9.14% per annum



Sustainable Energy
Solutions



Prime Hillcrest
location



No levy
stabilisation fee



Reputable
developer



Apartments
under R1m



Only R5 000
deposit



<i>Unit Type</i>	<i>Price point</i>	<i>Estimated Bond Repayment per month</i>	<i>Estimated rental income per month</i>	<i>Estimated annual GROSS rental yield</i>	<i>Rates per month</i>	<i>Levies per month</i>
<i>Studio 30m²</i>	From R695 000	R7 369	R7 500	9.14%	R568	R1 640
<i>1-bed 40m²</i>	From R895 000	R9 388	R9 000	8.72%	R765	R1 730
<i>2-bed 1-bath 59m²</i>	From R1 270 000	R12 512	R11 000	7.51%	R1 135	R1 918
<i>2-bed 2-bath 64m²</i>	From R1 370 000	R13 778	R12 000	7.71%	R1 234	R1 963

*The bond repayment amounts have been calculated on a 11.75% interest rate on a 30-year term.

*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE



Situated in an established estate,
*Aviva Emberton is your gateway to launch a new life of success
in the heart of Hillcrest.*

Instagram

Facebook

Video

Investor Prospectus



EMBERTONESTATE.CO.ZA