



LAUNCH SPECIAL

**Additional R 50 000.00 Discount
for limited units only**

2 BEDROOM
UNITS AVAILABLE FROM
R1,149 000.00

96 SPACIOUS UNITS
TO CHOOSE FROM

EXPERIENCE PREMIUM & LUXURY

Discover Montana Place, MDV's latest sectional title development, designed for comfort, style, and investment potential. Located in the green leafy suburb of Montana, this exclusive complex combines modern finishes with exceptional convenience.




**MONTANA
PLACE**

MODERN LIVING IN THE HEART OF MONTANA, PRETORIA

PRIME LOCATION

Tucked against the foothills of the Magalies Mountain Range, Montana offers a serene bushveld climate with the benefit of city convenience:

- Excellent schools (Afrikaans & English, primary & secondary) – walking distance
- Netcare Private Hospital – only 1.5 km away
- Quick access to N1 and N4 highways
- Located in Jeugd Street, just off Dr Swanepoel Drive, opposite Batter Boys



PRICING FIRST FLOOR UNIT:

R 1 149 000.00

2 BEDROOM | 1 BATHROOM | SINGLE CARPORT
PRIVATE PATIO & BRAAI

GROUND FLOOR UNIT:

R 1 399 000.00

2 BEDROOM | 1 BATHROOM | LOCKUP GARAGE
PRIVATE GARDEN & BRAAI



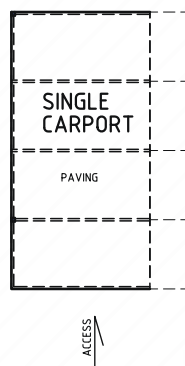
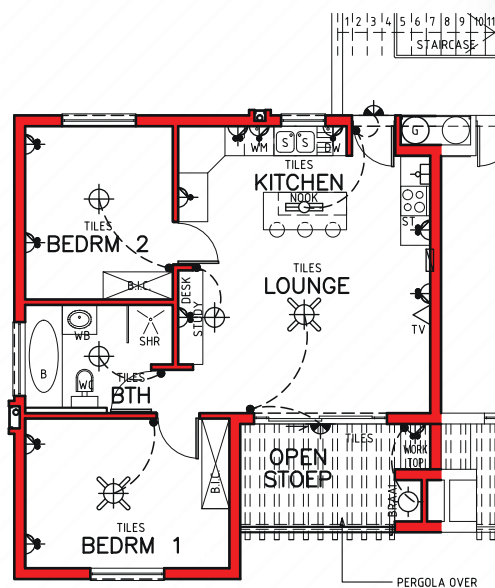
531 Jeugd Street, Montana, Pretoria



FIRST FLOOR UNIT

R 1, 149 000.00

-  **2 BEDROOMS**
-  **1 BATHROOM**
-  **SINGLE CARPORT**
-  **PRIVATE PATIO**
-  **BRAAI**



AREA

UNIT	68.13m ²
OPEN STOEP	8.73m ²
CARPORT	18.00m ²
TOTAL	94.86m ²



GROUND FLOOR UNIT

R 1, 399 000.00



2 BEDROOMS



1 BATHROOM



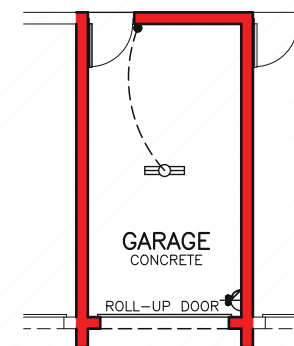
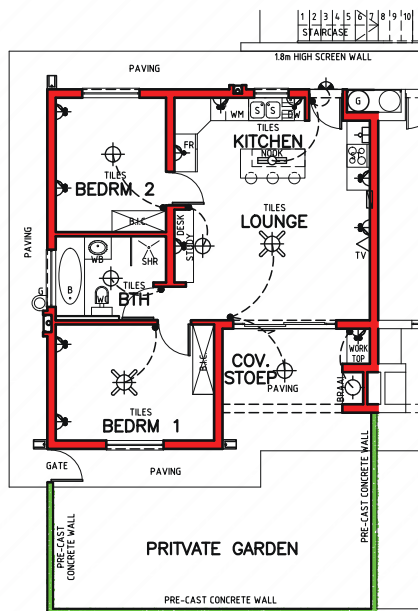
LOCKUP GARAGE



PRIVATE GARDEN



BRAAI



SINGLE GARAGE

AREA

UNIT	58.13m ²
COVERED STOEP	8.73m ²
GARAGE	18.78m ²
TOTAL	95.64m ²

MODERN, LOW MAINTENANCE DESIGN

- Stylish facebrick exteriors to keep levies affordable for years to come
- Prepaid water & electricity with individual meters
- High-speed fibre internet to every unit
- Child-friendly play area with sturdy jungle gym

STRONG INVESTMENT POTENTIAL

- Rental demand remains high:
 - First Floor ± R 10 000 p/m
 - Ground Floor ± R 13 000 p/m
- Achieve between 10.9% and 11.5% GROSS Rental Yield at current interest rates

QUALITY FINISHES

Every unit features:

- Granite kitchen tops with under-counter oven
- Ample built-in cupboards in both bedrooms
- Separate bath and shower in bathroom
- Ceiling fans in all bedrooms and living areas

AFFORDABLE LEVIES

R 1 950.00 PER MONTH

includes full-time caretaker & 24-hour security

SECURE YOUR UNIT TODAY



531 Jeugd Street, Montana, Pretoria



ABOUT MDV DEVELOPMENTS

MDV Developments is a trusted name in residential property, renowned for delivering quality homes at affordable prices.

Since 2004, MDV has successfully constructed and handed over more than **6,000** homes across four provinces, catering primarily to the bonded market.

From the purchase and rezoning of greenfield land to full site servicing and the construction of top-quality homes, MDV handles every step of the property development process with expertise and care.

Through its associated property management company, Pryca Properties, MDV also manages over **700 rental units** and **29 sectional title complexes** on behalf of investors who have purchased properties from MDV.



CONTACT MDV DEVELOPMENTS

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