



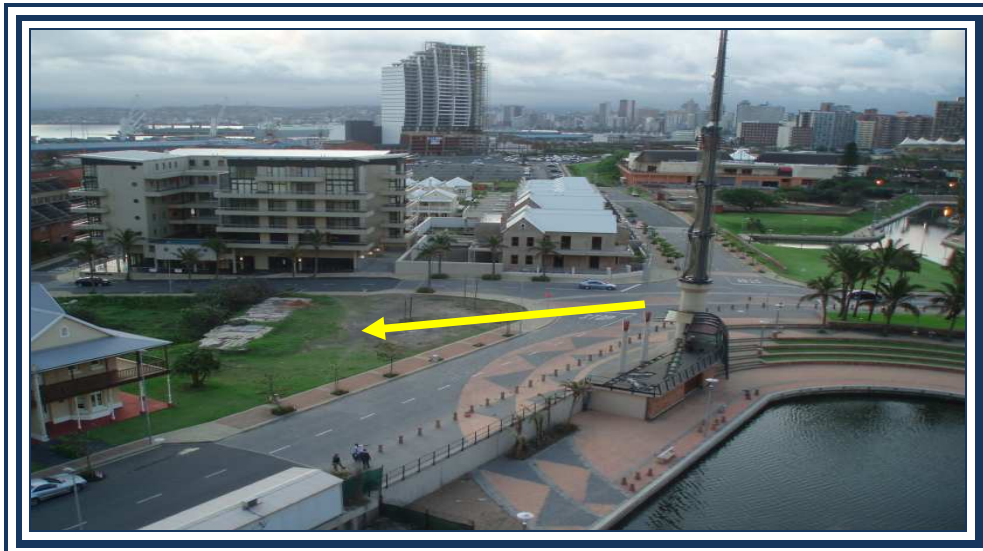
PROUDLY PRESENTS

A NEXT BRAND NEW DEVELOPMENT INVESTMENT OPPORTUNITY

## ONE POINT ONE SEVEN

IN

The New Durban Point Waterfront & Marina Precinct



The site of our unique new canal development One-Point-One-Seven

PWR Properties has managed to secure yet another brand new prime development investment property overlooking the very heart of the Durban Point Waterfront

Namely

### Timeball Square Canal

On Offer

**SEAVIEWS!!**

**HARBOUR VIEWS!!**

**CITY VIEWS!!**

plus

**YOUR OWN PRIVATE CANAL & MOORING VIEWS!!**

9<sup>th</sup> May 2008

## THE PRICES

- Bachelors / studio apartments priced from only - R895,000
- 1 bedroomed duplex apartments from only - R1,125,000
- 2 bedroomed duplex apartments from only - R1,725,000
- 3 bedroomed duplex apartments from only - R2,795,000
- 2 and 3 bedroomed rooftop penthouses from only – R3,595,000
- Retail kiosks with exclusive use area from only - R695,000
- Retail shops with exclusive use area from only - R1,2 million

## PWR SOLE MANDATE

PWR has over the last 4 years successfully marketed the two largest developments in the new Durban Point Waterfront & Marina Precinct; namely “The Sails on Timeball” and “Shakas Gate”. We have, in marketing these two major developments, concluded over R800 million in property sales, which is more than all the other developments in the Point Precinct, put together!! Both of these previous developments were launched and marketed in the same manner as we are now marketing our new development ONE POINT ONE SEVEN. Our Pre-Public launch promotion of this unique new development was recently offered to our private investor database. It proved to be a huge success with 35 residential options and 10 retail options being sold. We have now launched this unique development to the public sector and there are still over 50 luxury residential apartments available, 12 retail shops and kiosks available for sale and a number of private boat moorings.

## THE DEVELOPMENT

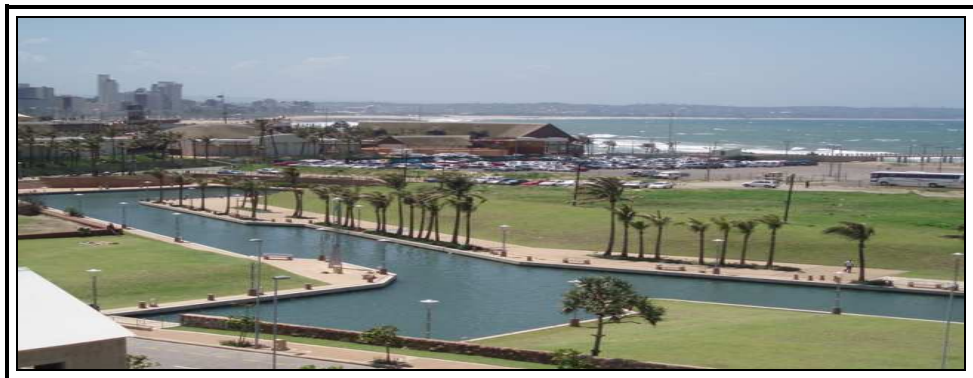
One Point One Seven is positioned in the very heart of the Durban Point Waterfront & Marina Precinct and overlooks Timeball Square Canal, which is the focal point of the entire precinct. Our new development will offer magnificent views, with most of the apartments offering superb views of the precinct's canals and our own private canal and moorings, which run through our development. A large percentage of the apartments will also offer panoramic ocean views, city centre views or harbor views, or a combination of all of these.



Prime Central Position of “One Point One Seven” overlooking Timeball Square with sea views

## THE FACTS

- The site that we have managed to secure is the sought after site number 1.17 in the new Point Waterfront & Marina Precinct.
- It is positioned in the heart of the Precinct overlooking Timeball Square.
- Our architects have designed an innovative and attractive building with a combination of simplex and duplex apartments plus prime rooftop garden penthouses
- We will be building a modern 7-storey building, which should offer fantastic panoramic views, especially from every garden penthouse apartment.
- Every apartment will offer views over our own private canal with its own private moorings.
- The apartments will also offer varying combinations of ocean, city centre, canal, mooring and harbor view!!
- One will also be able to see uShaka itself, the beach and the breakers from the upper floor apartments!!!!
- The massive benefit to all investors is the prime central position of this unique development and the close proximity of all the amenities that will be found in the Point Precinct, namely:
  - uShaka Marine & Waterworld, with its array of retail shops and theme restaurants, right on your doorstep only 300 meters away;
  - the “blue flag” status, south beach and the new offshore marina literally a 2 minute walk away and only 200 meters down the road
  - a large retail 40,000 sqm shopping centre to be built on your doorstep right next to uShaka and only 100 meters from our development
  - the busiest working harbour in Africa only 150 meters from your front door
- The development itself, should offer the following:
  - Two levels of parking, with 2 levels of prime retail space and deck space above the parking basements, 4 levels of modern luxury apartments and 1 level of ultra-luxury penthouse apartments, each with their own private roof garden, complete with a Jacuzzi or splash pool, landscaped garden, grassed area, plus a decked and paved area.
  - Both levels of the retail areas front directly onto our private canal, creating a wonderful café society lifestyle with a festive intimate ambiance.
  - A total of 80 luxury apartments and ultra-luxury garden penthouses
  - Sixty eight luxury bachelor, 1, 2, & 3 bed roomed apartments with duplex apartments a feature of most apartments
  - Eleven 2 bed roomed ultra-luxury garden penthouses and one 3 bed roomed ultra-luxury garden penthouse
  - 8 large prime retail units (6 are double volume) situated at ground floor canal level with frontage onto Browns Road and opening out onto our private canal at the rear
  - 5 smaller prime retail units situated on the upper retail level overlooking the canal level with frontage onto Browns Road
  - 6 prime retail kiosks situated at ground floor canal level with frontage directly onto our private canal
  - 5 prime retail kiosks situated on the upper retail level with 3 overlooking our private canal and 2 situated at road level fronting onto Timeball Boulevard offering stunning views of the main canal and Timeball square
  - A number of separate storerooms, which will be offered for sale to purchasers
  - wonderfully landscaped internal courtyard area positioned alongside our private canal, abuzz with activity from its vibrant café lifestyle
  - approximately 18 private boat moorings on our private canal available for sale to apartment owners



Magnificent views that will be available from apartments in One-Point-One-Seven

## THE OFFER

- PWR are offering investors a rare opportunity to **secure options to purchase** an apartment / garden penthouse or a retail shop or kiosk in our uniquely positioned luxury development.

## SELLING PRICE PHASING

The developers will be phasing the selling prices. This means that the first 40 option purchasers will purchase in at the Developer's Base selling prices. The next 20 option purchasers will purchase in at escalated prices, and the last 20 odd option purchasers will purchase in at escalated prices on Phase 2.

Proposed phasing and selling price increases are outlined below:

<u>PHASE</u>	<u>CATEGORY</u>	<u>OPTION NUMBER</u>	<u>PRICE</u>
1	DEVELOPERS & PUBLIC	1-40	Base price
2	PUBLIC	41-60	Phase 1 prices plus 3-5%
3	PUBLIC	61-80	Phase 2 prices plus 3-5%

***To date 35 residential and 10 retail options have already been secured. Naturally this number will change daily, so in order to maximize your opportunity and secure the benefit of keener pricing and a better choice of apartment, ensure that you apply for your option at your very earliest convenience.***



Wonderful views over canals to the beach, ocean and future off shore marina

## HOW CAN I SECURE AN OPTION

- Should you wish to secure an apartment or retail unit in our wonderful new development, you would need to by sign a "Letter of Intent" and transfer a non-refundable deposit of R25, 000 into our attorneys Trust account.
- The attorneys will place the R25,000 deposit into an interest bearing account, with the interest being for your benefit.
- Our attorneys are Shepstone & Wylie, one of Durban's oldest and most reputable firm of attorneys.
- Once your funds are deposited into their trust account, you will be allocated an option number, which will determine your numerically sequenced position in a queue to choose your apartment.... ***So the earlier you deposit your R25, 000 the lower your option number ..... & the better choice that you will be afforded!!!***

- There will be separate residential and retail option lists, so your letter of intent must clearly indicate which type of unit you wish to purchase, either a residential or a retail unit.
- Once the developers are in a position to officially launch their development, which should be in the second half of 2008, you will be invited to a private Pre-Launch function, where you will be called up in accordance with your numerically sequenced option number, to select your apartment or retail unit.
- You will be notified well in advance when to attend this Pre-Launch function, where you will select and sign for your chosen residential or retail unit.
- Should you decide not to sign a purchase and sale agreement for the purchase of an apartment and / or retail shop or kiosk when called upon to do so by the developers, at the pre-Launch function, then your R25,000 deposit plus the interest will be forfeited and transferred to PWR's account in lieu of commissions earned.
- Once you sign the purchase agreement at the function, the deposit plus interest will be transferred to your purchase deposit.
- Should the developers for any reason not progress with the development, then your full R25,000 deposit, plus any interest earned will be refunded to you, in full.

**REMEMBER: The earlier you sign your Letter Of Intent and deposit your R25, 000 the lower your option number. The lower your option number, the more likely you are to make it into the base development phase or the 1st phases and reap the benefit of lower pricing & a better choice of apartment and or mooring!!!**

**BOAT MOORINGS: There are no options available for the boat moorings. There should be approximately 18 moorings available for sale. These will be offered to the residential option holders and they can be secured as and when the option holder secures his apartment. So again, the earlier you secure your residential option, the better chance you have of securing one of these valuable boat moorings.**

FOR MORE INFORMATION ABOUT THIS FANTASTIC OFFER OR FOR COPIES OF THE FOLLOWING;

- **ADDITIONAL PHOTOGRAPHS;**
- **THE DRAFT DEVELOPMENT PLANS;**
- **PAPERWORK NECESSARY TO SECURE YOUR OPTIONS.**

PLEASE CONTACT

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