



Live vividly  
*in Hillcrest*

Launching 1<sup>st</sup> 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









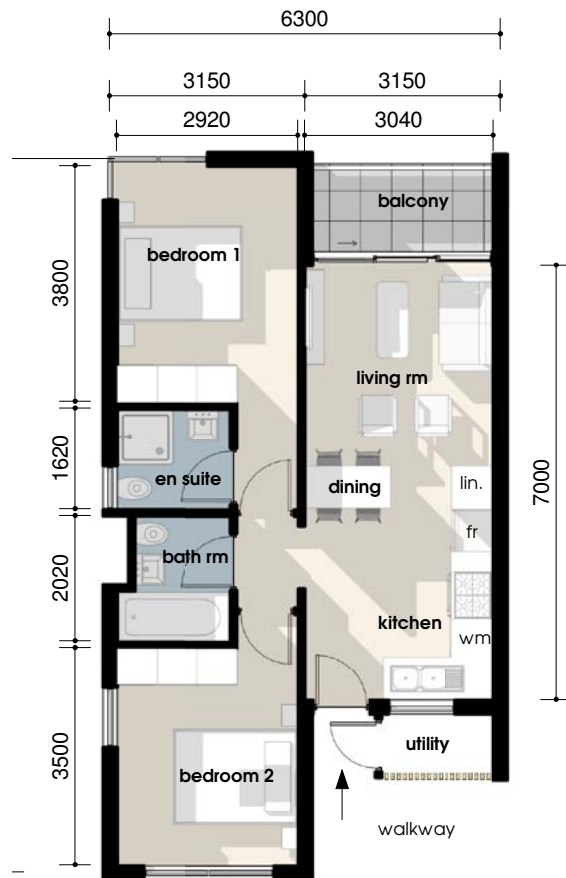


# Aviva Site Plan





# Unit types



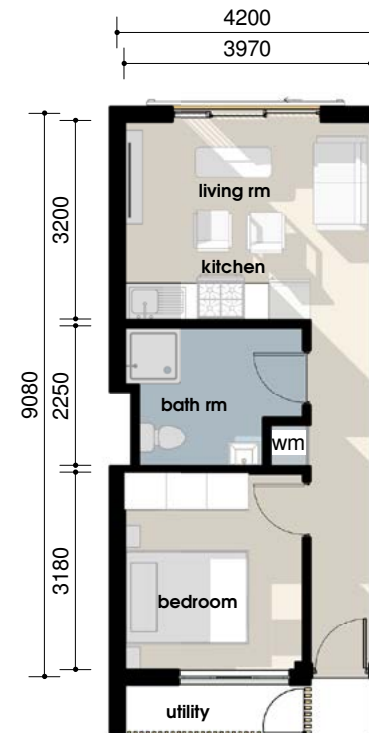
## 2 bedroom 2 bathroom

59m<sup>2</sup> unit  
4m<sup>2</sup> balcony  
2m<sup>2</sup> utility



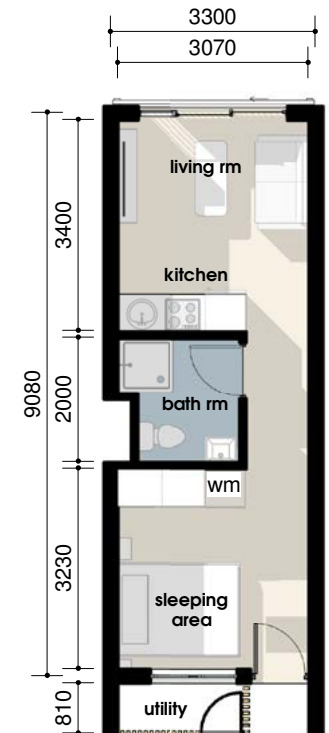
## 2 bedroom 1 bathroom

54m<sup>2</sup> unit  
4m<sup>2</sup> balcony  
2m<sup>2</sup> utility



## 1 bed unit

40m<sup>2</sup>  
2.3m<sup>2</sup> utility



## studio unit

30m<sup>2</sup>  
1.6m<sup>2</sup> utility



## 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*

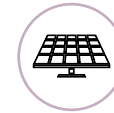
Professionals on-the-go love the effortless lock-up-and-go lifestyle Emberton offers – complete with a gatehouse featuring 24-hour guards, a vibrant community close by, and CCTV monitoring for added peace of mind.







**RESTAURANT  
ONSITE**



**SOLAR  
SUPPLEMENT**



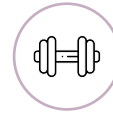
**ICONIC  
CLUBHOUSE**



**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 30m<sup>2</sup></i>	From R695 000	R7 369	R7 500	9.14%	R568	R1 640
<i>1-bed 40m<sup>2</sup></i>	From R895 000	R9 388	R9 000	8.72%	R765	R1 730
<i>2-bed 1-bath 59m<sup>2</sup></i>	From R1 270 000	R12 512	R11 000	7.51%	R1 135	R1 918
<i>2-bed 2-bath 64m<sup>2</sup></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