



Live vividly
in Hillcrest
Move in 2026

Contents

Introduction	03
Location	04
Emberton Estate	06
Aviva Emberton	07
Site Development Plan	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



Right off the M13



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.



Gas Geyser
& Hob



LED
Lights



Metered
Electricity



Inverter
Ready



Living made easy at Aviva Emberton



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, 2 & 3-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.

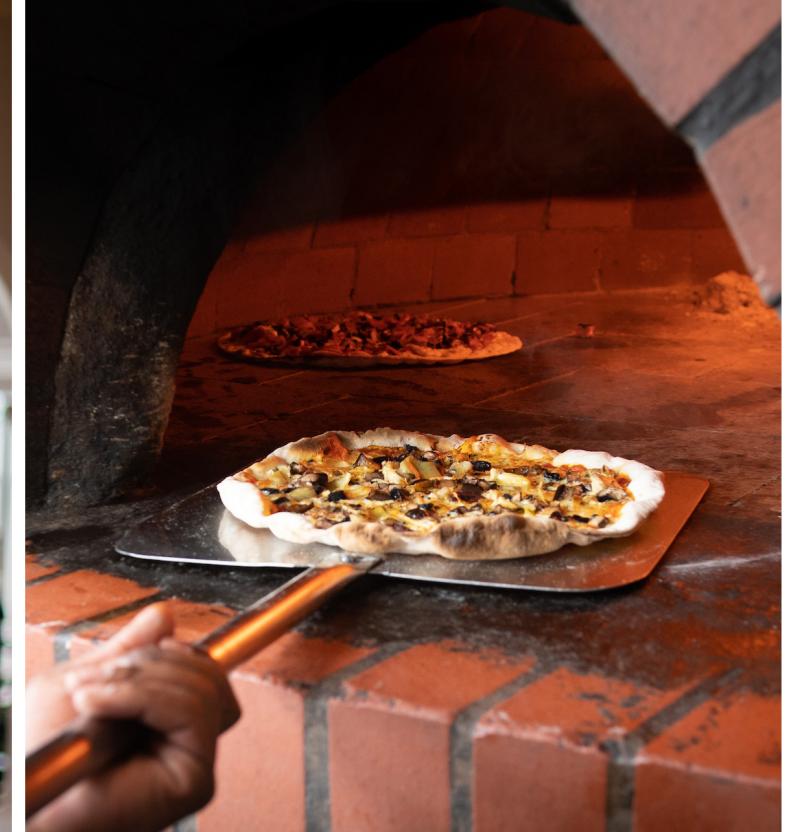
Only R5 000 deposit | No transfer duty

Studio, 1, 2 & 3 - bedroom
apartments starting

from R845 000

Parking bay included, with option to buy another





Discover Ray's Kitchen located within Aviva Emberton. They take immense pride in providing a warm, homely atmosphere where service is exceptional, and the food is always delicious. Enjoy a relaxing meal and take advantage of their fantastic weekly specials. Enjoy Mom's Night Off, Open Bottle Wednesdays, Ladies Night Thursdays, or let your kids eat free on Saturdays and Sundays. Whichever special you choose, you're guaranteed to experience great food, excellent service, and a vibrant ambiance.

Aviva Site Plan

Old Main Road



The depictions herein are for illustration purposes only and are subject to change without prior notice.

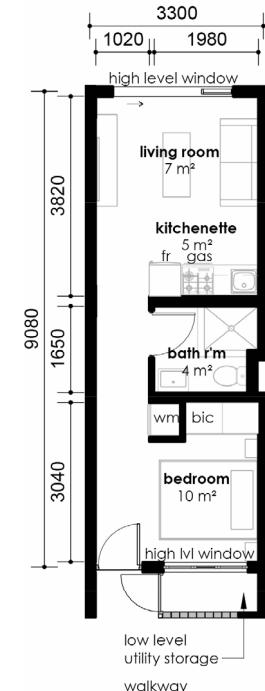


The depictions herein are for illustration purposes only and are subject to change without prior notice.

Unit types

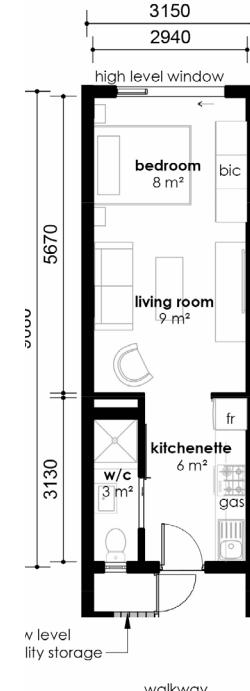
Studio unit

29,6m² unit
1,8m² utility
Total: 31,6m²



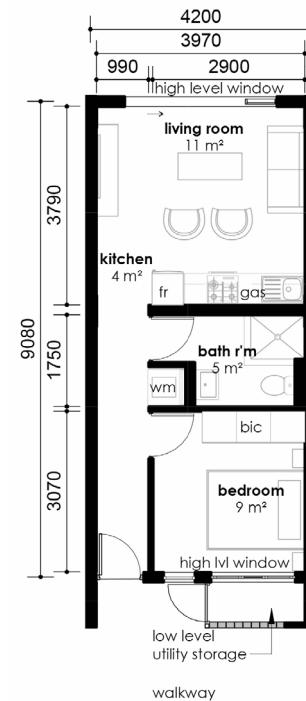
Studio unit

28,6m² unit
1m² utility
Total: 29,6m²



1-bedroom, 1-bathroom

38m² unit
1,8m² utility
Total: 39,8m²





2-bedroom 1-bathroom

55m² unit
4m² balcony
2m² utility
Total: 61m²



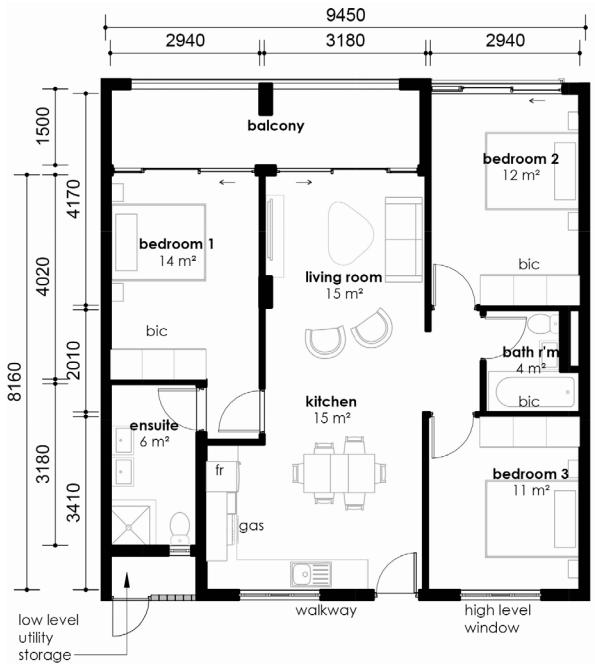
2-bedroom 2-bathroom

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



The depictions herein are for illustration purposes only and are subject to change without prior notice.

Unit types



The depictions herein are for illustration purposes only and are subject to change without prior notice.

3-bedroom 2-bathroom

81.8m² unit
10.6m² balcony
1.6m² utility
Total: 94m²

Unit types



Live in *full colour*

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

Socialise

Elevate your social scene. Conveniently located within walking distance from the homes, Emberton's Clubhouse is a beautifully decorated 100-year old 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



SWIMMING
POOL



ICONIC
CLUBHOUSE



GAS GEYSER
& HOB



24-HOUR
SECURITY



ONSITE
GYM



TENNIS
COURT



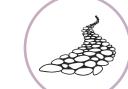
KIDS
PLAYGROUND



METERED
ELECTRICITY



INVERTER
READY



WALKING
PATHS



FIBRE
READY



PADEL
COURT



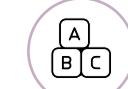
STORAGE
UNITS



LAUNDROMAT



ESTABLISHED
ESTATE



PRE-SCHOOL



<i>Unit Type</i>	<i>Price point</i>	<i>Est. Bond Repayment per month</i>	<i>Est. rental income per month</i>	<i>Est. annual gross rental yield*</i>	<i>Rates per month</i>	<i>Levies per month</i>
<i>Studio, 1-bath 30m²</i>	From R845 000	R7 527.00	R7 000.00	9.94%	R868.19	R1 844.00
<i>1-bed, 1-bath 41m²</i>	From R1 008 000	R8 988.00	R8 500.00	10.12%	R1 063.38	R1 746.75
<i>2-bed, 1-bath 61m²</i>	From R1 333 500	R11 905.00	R11 500.00	10.35%	R1 453.17	R2 322.00
<i>2-bed, 2-bath 66m²</i>	From R1 527 500	R13 643.00	R12 000.00	9.43%	R1 512.16	R2 398.00
<i>3-bed, 2-bath 94m²</i>	From R2 050 000	R18 325.00	R14 500.00	5.75%	R2 245.31	R2 688.00

*The estimated gross rental yield is calculated after levies and rates are deducted, excluding capital growth.

*The bond repayment amounts have been calculated on a 10.25% interest rate over 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



S i t u a t e d i n a n e s t a b l i s h e d e s t a t e ,
*Aviva Emberton is your gateway to launch a new life of success
in the heart of Hillcrest.*

Instagram

Facebook

YouTube

