

TOCARA

LIFESTYLE ESTATE

CHARTWELL

WHERE
CITY CHARM
MEETS
COUNTRYSIDE
SERENITY





TOCARA
LIFESTYLE ESTATE
CHARTWELL

DESIGNED TO ELEVATE YOUR LIFESTYLE

Discover **Tocara Lifestyle Estate**, a residential sanctuary located on Birch Road in Chartwell, a prestigious enclave surrounded by the esteemed communities of Steyn City, Dainfern, Broadacres, and neighbouring Fourways.

Prepare to saddle up and gallop to your heart's content, as Chartwell's equestrian facilities are merely a stone's throw away from Tocara.

From padel courts to a dog park, private indoor gym with bicycle track, laundry facilities, a lap and a clubhouse swimming pool, the estate is a hub of activity, luxury, and sophistication.

Your little ones are also in for a treat, as the delightful children's playground promises to keep them entertained for hours on end.





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- **261 stunning apartments** across nine distinct designs:
 - **1-bedroom apartments** from R949 000
 - **2-bedroom apartments** from R1 249 000
 - **3-bedroom apartments** from R1 989 000
- Stunning show house now available for viewing
- Private garden apartments
- Each apartment includes **a fully functional inverter and gas hob stove to combat loadshedding**
- Price includes **ALL transfer & bond costs and VAT (Ts & Cs apply). No transfer duty!**
- Occupation from **28 July 2023**



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ELEGANCE AND VERSATILITY IN EVERY DETAIL



APARTMENT FEATURES



Exceptional build quality and superior finishes



Fully integrated inverter included in each apartment



Three eco-friendly kitchen appliances included



Geyser including a heat pump for energy optimisation



North-facing bedrooms and lounges



Pre-paid electricity meters



Fibre-to-the-home



En-suite bathroom



Gas hobs



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A FEATURE-PACKED ESTATE



ESTATE FEATURES



Padel courts



Dog park



Bicycle track



Superbly maintained
indigenous gardens



Braai facilities



Laundry areas



24-hour access-controlled
security



Private indoor gym



Lap pool



Children's play area



Co-working spaces
with Wi-Fi



Clubhouse with
swimming pool



Lounging areas



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ONE BEDROOM ONE BATHROOM

FROM R 949 000

Size **B2B:** 50m² | **B2A:** 52m² | **B2:** 55m²
Bedrooms 1
Bathrooms 1

A range of garden, 1st floor, 2nd floor, and penthouse options available



B2A/B



B2



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TWO BEDROOM ONE BATHROOM

FROM R 1 249 000

Size	C5: 65m ² C2: 72m ²
Bedrooms	2
Bathrooms	1

A range of garden, 1st floor, 2nd floor, and penthouse options available



C5



C2



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TWO BEDROOM TWO BATHROOM

FROM R 1 299 000

Size	D6: 68m ² D4: 79m ²
Bedrooms	2
Bathrooms	2

A range of garden, 1st floor, 2nd floor, and penthouse options available



D6



D4



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THREE BEDROOM TWO BATHROOM

FROM R 1 989 000

Size	E1: 99m ² E2: 101m ²
Bedrooms	3
Bathrooms	2

A range of garden, 1st floor, 2nd floor, and penthouse options available



E1



E2



TYPE	SIZE	PRICED FROM	BOND REPAYMENT	MIN GROSS MONTHLY INCOME REQUIRED
1 Bedroom 1 Bathroom	50m ²	R 949 000	R 9 955	R 34 842
1 Bedroom 1 Bathroom	52m ²	R 989 000	R 10 375	R 36 311
1 Bedroom 1 Bathroom	55m ²	R 1 019 000	R 10 689	R 37 412
2 Bedroom 1 Bathroom	65m ²	R 1 249 000	R 13 102	R 45 857
2 Bedroom 1 Bathroom	72m ²	R 1 359 000	R 14 265	R 49 896
2 Bedroom 2 Bathroom	68m ²	R 1 299 000	R 13 626	R 47 693
2 Bedroom 2 Bathroom	79m ²	R 1 499 000	R 15 725	R 55 036
3 Bedroom 2 Bathroom	99m ²	R 1 989 000	R 20 865	R 73 026
3 Bedroom 2 Bathroom	101m ²	R 2 049 000	R 21 494	R 75 229

***BOND REPAYMENTS BASED ON AN INTEREST RATE OF 11.25% (OVER 20 YEARS)**

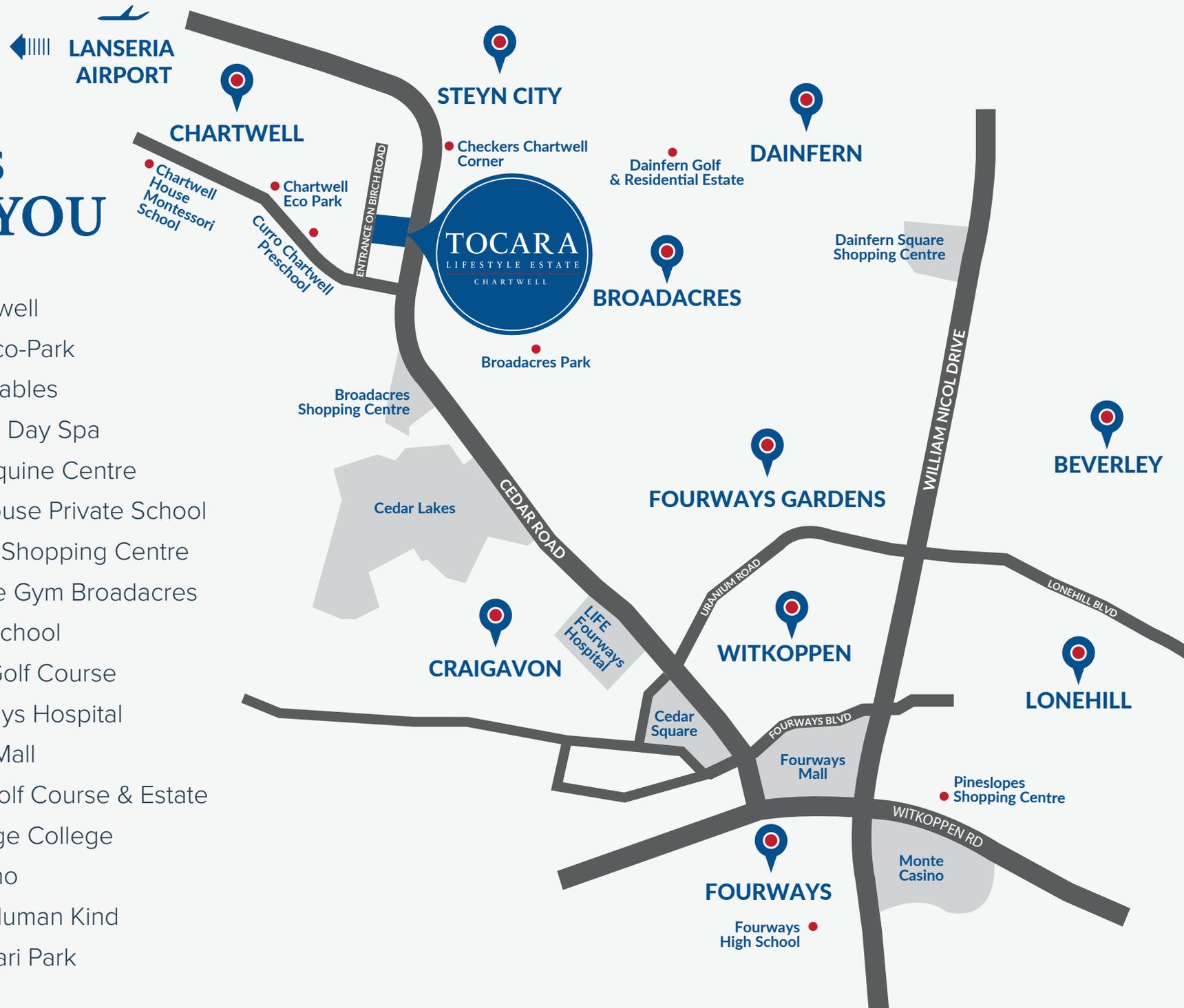
PRICE INCLUDES ALL TRANSFER & BOND COSTS AND VAT (Ts & Cs APPLY). NO TRANSFER DUTY!

PRICES ARE SUBJECT TO CHANGE



ATTRACTIONS AROUND YOU

- **3 mins** to Curro Chartwell
- **3 mins** to Chartwell Eco-Park
- **3 mins** to Chartwell Stables
- **4 mins** to Body Sense Day Spa
- **4 mins** to Cavaliere Equine Centre
- **4 mins** to Croydon House Private School
- **5 mins** to Broadacres Shopping Centre
- **5 mins** to Virgin Active Gym Broadacres
- **5 mins** to Steyn City School
- **5 mins** to Steyn City Golf Course
- **7 mins** to LIFE Fourways Hospital
- **10 mins** to Fourways Mall
- **10 mins** to Dainfern Golf Course & Estate
- **10 mins** to HeronBridge College
- **17 mins** to Montecasino
- **17 mins** to Cradle of Human Kind
- **25 mins** to Lion & Safari Park





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Each **Summercon development is** NHBRC accredited and showcases superior build quality, generous spaces, and exquisite finishes. In-house financing, sales, and construction expertise guarantee a seamless process, ensuring that your dream home becomes a reality without unnecessary surprises.

Interested? Reach out to our experienced and friendly Summercon sales team to schedule a tour of the estate and show house.

Your dream home awaits!

Call + 27 11 996 0000

Email lifestyle@summercon.co.za

Visit summercon.co.za

