KINGFISHER CLOSE

42 Upmarket freestanding homes in Douglasdale





WITH A DEDICATED TEAM OF PROFESSIONALS, WE STRIVE TO MAKE EACH DEVELOPMENT UNIQUE.



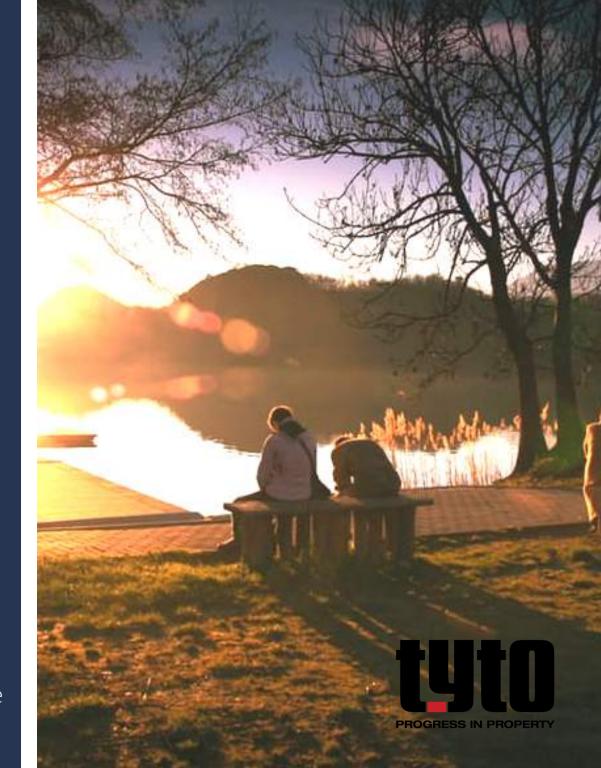
ABOUT US

Tyto has been in the property industry for over 43 years, creating developments that are truly unique and a world away from apartment living. Tyto's latest development, Kingfisher Close is an upmarket estate offering freestanding 3 & 4 bedrooms fitted with top of the range Smeg appliances.



Douglasdale's Hidden Gem

Kingfisher Close offers a lifestyle to those who prefer to be in touch with nature. Kingfisher Close is an upmarket estate offering freestanding 3 & 4 bedrooms fitted with top of the range Smeg appliances. This upmarket estate focuses on the natural surrounds overlooking the Nature Reserve whilst giving you the freedom to escape the city. Kingfisher Close is ideal for those looking for not only a home but a lifestyle.

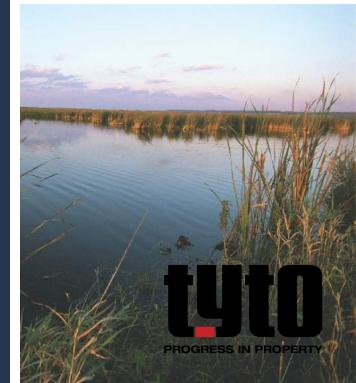






This upmarket estate focuses on the natural surrounds overlooking the Nature Reserve whilst allowing you to escape the city.

Kingfisher Close







YOUR HOME AWAY FROM THE CITY

Kingfisher Close consists of 42 sectional title homes ranging from R 2.9 million to R 3.9 million. There are 13 different unit types to choose from ranging from 3 bedrooms to 4 bedrooms with optional staff quarters. All units are north facing with gardens, double garages and top of the range Smeg appliances.





INTERNAL IMAGES



















SITE PLAN





PRICELIST



42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	00	7	6	۲.	4	w	2	1
TYPEE	TYPE E1	TYPE E1	TYPEE	TYPE E	TYPE D	TYPE D	TYPE A2/A3**	TYPE D	TYPE D	TYPE D	TYPE E	TYPEE	TYPE D	TYPE A2/A3**	TYPE E1	TYPE E1	TYPE E1	TYPE B/B1***	TYPE C	TYPE B/B1***	TYPE A/A1*	TYPE A2/A3**	TYPE E1	TYPE C	TYPE B2/B3****	TYPE B2/B3****	TYPE B2/B3****	TYPE B2/B3****	TYPE H	TYPE C	TYPE E1	TYPE E1	TYPEE	TYPE G	TYPE B/B1***	TYPE C	TYPE F				
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PRICE LIST



UNIT SCHEDULE

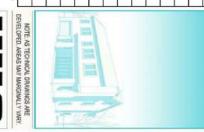




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224.74 m ²	221.28 m²	221.28 m ²	224.74 m ²	224.74 m ²	244.81 m ²	244.81 m ²	297.54 m ²	244.81 m ²	244.81 m ²	244.81 m ²	224.74 m²	224.74 m ²	244.81 m ²	297.54 m ²	221.28 m ²	221.28 m ²	221.28 m ²	317.39 m ²	264.02 m ²	317.39 m ²	320.23 m ²	297.54 m ²	221.28 m ²	264.02 m ²	291.28 m ²	291.28 m²	291.28 m²	291.28 m ²	204.28 m ²	264.02 m ²	221.28 m ²	221.28 m ²	230.55 m ²	208.08 m ²	317.39 m ²	283.02 m ²	264.02 m ²	264.02 m ²	264.02 m ²	264.02 m ²	211.00 m ²	LOWE DOIL
213.24 m ²	209.92 m ²	209.92 m ²	213.24 m ²	213.24 m ²	232.29 m ²	232.29 m ²	283.98 m ²	232.29 m ²	232.29 m ²	232.29 m ²	213.24 m ²	213.24 m ²	232.29 m ²	283.98 m ²	209.92 m ²	209.92 m ²	209.92 m ²	303.54 m ²	250.65 m ²	303.54 m ²	307.06 m ²	283.98 m ²	209.92 m ²	250.65 m ²	277.32 m ²	277.32 m ²	277.32 m ²	277.32 m ²	196.78 m ²	250.65 m ²	209.92 m ²	209.92 m ²	219.03 m ²	199.22 m ²	303.54 m ²	268.39 m ²	250.65 m ²	250.65 m ²	250.65 m ²	250.65 m ²	202.55 m ²	
N _O	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No																	
46.27 m ²	55.45 m ²	26.83 m ²	52.03 m ²	56.07 m ²	67.34 m ²	67.41 m ²	74.51 m ²	70.99 m²	66.43 m²	66.56 m ²	59.46 m ²	59.44 m ²	66.71 m ²	90.91 m ²	23.52 m ²	24.30 m ²	28.33 m ²	42.05 m ²	53.84 m ²	43.43 m²	55.79 m ²	66.16 m ²	59.38 m ²	48.54 m²	48.78 m ²	48.75 m²	51.54 m ²	26.95 m ²	46.48 m ²	55.49 m ²	62.33 m ²	63.54 m ²	47.54 m ²	43.65 m ²	22.50 m ²	49.63 m ²	52.53 m ²	62.85 m ²	50.27 m ²	31.70 m ²	66.96 m ²	COOK
45.01 m ²	19.55 m²	37.11 m²	62.18 m²	65.01 m ²	66.58 m²	68.01 m ²	106.50 m ²	68.01 m ²	72.65 m²	69.70 m²	64.83 m²	63.64 m²	68.01 m ²	102.98 m ²	31.06 m²	31.02 m²	31.29 m²	46.42 m²	38.33 m²	40.61 m ²	86.28 m²	66.04 m ²	25.78 m²	36.94 m²	19.94 m²	24.16 m ²	21.36 m²	22.01 m²	23.54 m²	19.24 m²	26.06 m ²	25.04 m ²	52.59 m²	28.54 m ²	27.50 m ²	47.90 m ²	38.91 m²	31.99 m²	31.99 m²	27.39 m²	38.15 m²	CHARLES
47.86 m ²	56.16 m ²	45.14 m ²	43.70 m ²	45.93 m ²	25.79 m ²	26.27 m ²	35.68 m ²	43.09 m ²	28.61 m ²	27.37 m ²	44.27 m ²	43.95 m ²	28.17 m ²	74.67 m ²	51.12 m ²	51.07 m ²	92.36 m ²	168.47 m²	94.76 m ²	173.09 m²	67.39 m ²	25.12 m ²	82.06 m ²	43.25 m ²	66.04 m ²	66.70 m ²	69.87 m ²	77.02 m ²	101.01 m²	81.06 m ²	80.39 m ²	73.96 m ²	38.63 m ²	93.44 m ²	209.78 m ²	132.93 m²	92.46 m ²	109.52 m²	113.91 m²	149.24 m²	193.08 m ²	A CHANGE
																				Yes	Yes						Yes	Yes			Yes				Yes	Yes						141141















LEVIES





42 TYPE E			39 TYPE E	38 TYPE E	37 TYPE D	36 TYPE D	35 TYPE A2/A3	34 TYPE D	33 TYPE D	32 TYPE D	31 TYPE E		29 TYPE D	28 TYPE A2/A3	27 TYPE E1	26 TYPE E1	25 TYPE E1	24 TYPE B/B1	23 TYPE C	22 TYPE B/B1	21 TYPE A/A1	20 TYPE A2/A3	19 TYPE E1		15 TYPE B2/B3		12 TYPE C	11 TYPE E1	10 TYPE E1		8 TYPE G	7 TYPE B/B1	6 TYPE C	5 TYPE C	4 TYPE C	3 TYPE C	2 TYPE C	1 TYPE F
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BUILT AF	AREA
GROUND STOREY	90.42 m
DOUBLE GARAGE	43.49 m
COV. ENTRANCE	3.74 m
COV. PATIO	46.50 m
TOTAL GROUND STOREY	184.15 m
FIRST STOREY	127.58 m
STAIRS	8.50 m ²
TOTAL FIRST STOREY	136.08 m ²

Ground Storey

A.A.Papageorgiou.



UNIT A1

UNIT TYPE













Jround Storey



TOTAL GROUND STOREY	/ 184,15 m ²
FIRST STOREY	127.58 m ²
STAIRS	8.50 m ²
TOTAL FIRST STOREY	136.08 m ²
TOTAL BUILT AREA	320.23 m ⁻²
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UNIT A2

UNIT TYPE A2

First Storey













BUILT AF	R E A
GROUND STOREY	89.58 m
DOUBLE GARAGE	43.49 m
COV. ENTRANCE	5.44 m
COV. PATIO	22.90 m
TOTAL GROUND STOREY 161.40 m	161.40 n
FIRST STOREY	127.63 m
STAIRS	8.51 m
TOTAL FIRST STOREY	136.14 m ²



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Ground Storey

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BUILT AF	R E A
GROUND STOREY	89.58 m
DOUBLE GARAGE	43.49 m
COV. ENTRANCE	5.44 m
COV. PATIO	22.90 m
TOTAL GROUND STOREY 161.40 m	161.40 m
FIRST STOREY	127.63 m
STAIRS	8.51 m ²



UNIT A3









Kingfisher

Close





AREA SCHEDULE



UNIT TYPE A_3

DOUBLE GARAGE COV. ENTRANCE COV. PATIO TOTAL GROUND STOREY FIRST STOREY GROUND STOREY 43.49 m 5.44 m 22.90 m 161.40 m 127.63 m 89.58 m 8.51 m

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Jround Storey



Unit B









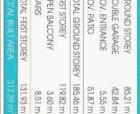
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Fround Storey

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	A Z E A
GROUND STOREY	85.21 m
DOUBLE GARAGE	42.84 m
COV. ENTRANCE	5.55 m
COV. PATIO	51.87 m ²
TOTAL GROUND STOREY	185.46 m ²
FIRST STOREY	119.82 m ²
OPEN BALCONY	3.60 m
STAIRS	8.51 m ²
TOTAL FIRST STOREY	131.93 m ²



UNIT B1

















GROUND STOREY 85.21 m ² DOUBLE GARAGE 42.84 m ² COV, ENTRANCE 5.55 m ² COV, PATIO 51.87 m ² TOTAL GROUND STOREY 185.46 m ² FIRST STOREY 119.82 m ² OPEN BALCONY 3.60 m ² STAIRS 8.51 m ² TOTAL FIRST STOREY 131.93 m ²		
ND STOREY LE GARAGE NITRANCE PATIO GROUND STOREY TOREY 1: BALCONY 1:	131.93 m	TOTAL FIRST STOREY
DREY 8	8.51 m ²	STAIRS
DREY SAGE VIOLE STOREY 13	3.60 m ²	OPEN BALCONY
OREY RAGE ANCE STOREY 18	119.82 m ²	FIRST STOREY
OREY 8	EY 185.46 m ²	TOTAL GROUND STOR
	51.87 m ²	COV. PATIO
	5.55 m ²	COV. ENTRANCE
1000	42.84 m ²	DOUBLE GARAGE
	85.21 m ²	GROUND STOREY
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UNIT B2

UNIT TYPE B2













AREA SCHEDULE

00-1- 7	AKHA
GROUND STOREY	88.21 m ²
DOUBLE GARAGE	42.84 m ²
COV. ENTRANCE	5.55 m ²
COV. PATIO	22.76 m ²
TOTAL GROUND STOREY	159.36 m ²
FIRST STOREY	119.82m ²
OPEN BALCONY	3.60 m ²
STAIRS	8.51 m ²
TOTAL FIRST STOREY	131.92 m ²
TOTAL BUILT ADEA	001 001





Unit B3













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131 92 m ²	TOTAL FIRST STOREY
8.51 m	STAIRS
3.60 m	OPEN BALCONY
119.82 m ²	FIRST STOREY
Y 159.36 m ²	TOTAL GROUND STOREY
22.76 m ²	COV. PATIO
5.55 m	COV. ENTRANCE
42.84 m	DOUBLE GARAGE
88.21 m*	GROUND STOREY

A.A.Papageorgiou.

Ground Storey
N.T.S.

COV. ENTRANCE 4.20# IT 10 COV. ENTRANCE 5.55 m² COV. PATIO 22.76 m² COV. PATIO 10 TAL GROUND STOREY 159.36 m² FIRST STOREY 119.82 m² STAIRS 8.51 m² STAIRS 131.92 m² 131.92 m² 10 TAL FIRST STOREY 131.92 m² 131.92 m²	I CHALLING!
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NCE NCE JND STOREY	STAIRS
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NCE	TOTAL GROU
	COV. PATIO
	COV. ENTRANCE
	DOUBLE GARAGE
OREY 88.21 m ²	GROUND STOREY



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Close









round Storey

A.A.Papageorgiou.



JNIT TYPE



AREA SCHEDULE

	TOTAL EIDST STOREY
3.41 m	BALCONY
8.51 m	STAIRS
109.27 m ²	FIRST STOREY
Y 142.84 m ²	TOTAL GROUND STOREY
22.92 m ²	COV. PATIO
2.73 m ²	COV. ENTRANCE
41.07 m ²	DOUBLE GARAGE
76.13 m*	GROUND STOREY

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Unit D

UNIT TYPE











AREA SCHEDULE



Ground Storey







UNIT E





Kingfisher

Close







AREA SCHEDULE



Jround Storey







UNIT TYPE



UNIT E1















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	TOTAL BUILT AREA
100.04 m ²	TOTAL FIRST STOREY
8.68 m ²	STAIRS
91.37 m ²	FIRST STOREY
121.21 m ²	TOTAL GROUND STOREY
5.75 m ²	EXTERNAL STORE
18,40 m ²	COV. PATIO
2.11 m ²	COV. ENTRANCE
39.50 m ²	DOUBLE GARAGE
111 +++100	GKOOKE STOKET

A.A.Papageorgiou.

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Unit F















AREA SCHEDULE

BUILT	AREA
ROUND STOREY	141.61 m ²
OUBLE GARAGE	43.01 m ²
OV. ENTRANCE	1.76 m ²
OV. PATIO	21.88 m ²
OV. PORCH	2.74 m ²
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Unit G



Kingfisher

Close

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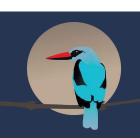


AREA SCHEDULE

BUILT	AREA
GROUND STOREY	142.45 m ²
DOUBLE GARAGE	39.78 m
COV. ENTRANCE	2.88 m ²
COV. PATIO	21.88 m ²
COV. PORCH	1.31 m
TOTAL GROUND STOREY 208.08 m	DREY 208.08 m.
TOTAL BUILT ADDA	200 00

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Unit H





Garden Elevation
N.T.S.



UNIT TYPE







AREA SCHEDULE

GROUND STOREY	136.52 m ²
DOUBLE GARAGE	43.22 m ²
COV. ENTRANCE	1.48 m ²
COV. PATIO	21.28 m ²
COV. PORCH	1.78 m ²
TOTAL GROUND STOREY 204.28 m ²	204.28 m ²

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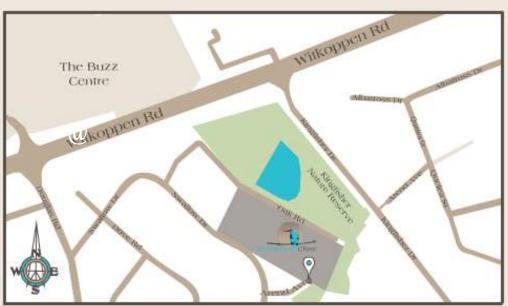
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076 740 5625

082 777 2388

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INFO@KINGFISHERCLOSE.CO.ZA



GPS co-ordinates:

26°01' 38.53" S 27°59' 47.14" E