

33@  
VIEW

Rietvalleirand | Pretoria

## MODERN HOMES

WITH THE OPTION  
TO CUSTOMISE

 IGROW





## DESIGN YOUR ULTIMATE HOME

At 33@View, you have the freedom to design your perfect home by choosing from a variety of optional additions tailored to your lifestyle and preferences. This unique approach ensures that each home reflects the distinct taste and needs of its owner, making this development not just a place to live, but a place to truly thrive.

FEATURING 2 BED & 3-BED HOMES  
SELLING FROM

**R1 595 000**

# ABOUT

33@View in Rietvalleirand is located on the border of Pretoria East and Centurion, offering access to top educational, medical, shopping, and recreational facilities.

As a newer suburb, it features modern contemporary homes with open-plan designs, high-end finishes, and scenic countryside views. Families benefit from a variety of quality schools nearby.

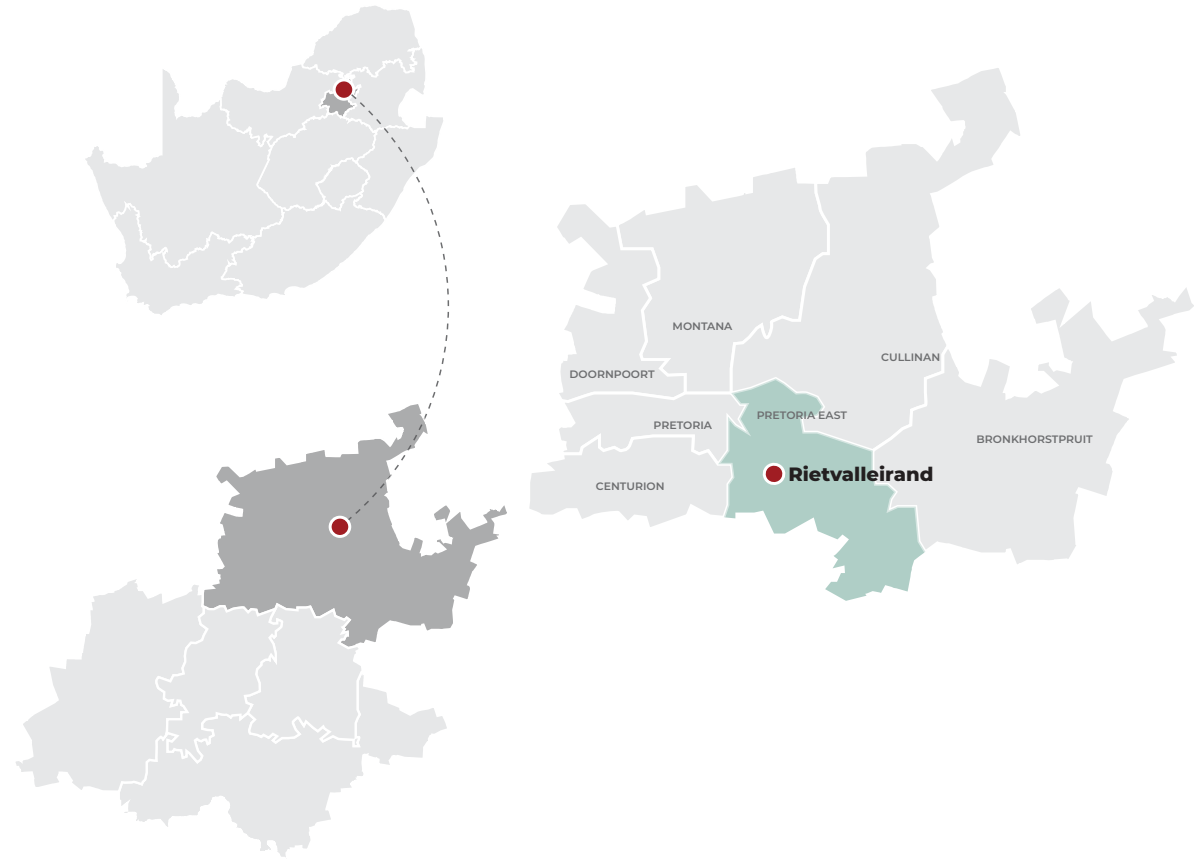
Just minutes away is the Rietvlei Dam Nature Reserve, spanning 3,800 hectares of grassland, wetlands, and the dam itself. Visitors can enjoy fishing, hiking, horse trails, camping, game viewing, birdwatching, or relaxing at the Rietvlei Coffee Shop.



# LOCATION

The suburb is also centrally located to several golf courses and country clubs in the surrounding areas, all situated within a radius of approximately 12km from Rietvalleirand.

In addition to several small- to medium-sized shopping malls in and around the neighbourhood, Rietvalleirand is also within close proximity to many bigger malls like Menlyn Park, Menlyn Maine, Castle Gate, Irene Village Mall, Woodlands Boulevard and Centurion Mall. This allows residents to choose among a wide variety of entertainment and shopping amenities.





TRAVEL	DISTANCE
OR Tambo International Airport	37,6 km
Pretoria CBD	15,4 km
R21	4,1 km
N1	8,2 km

EDUCATION	DISTANCE
University of Pretoria	12,5 km
Rietvlei Akademie	0,7 km
University of South Africa (Unisa)	13,2 km
Cornwall Hill College	6,6 km

MEDICAL	DISTANCE
Netcare Pretoria East	3,3 km
Life Groenkloof Hospital	11 km
Kloof Mediclinic	5,1 km
Clicks Pharmacy - Cornwall View	1,3 km

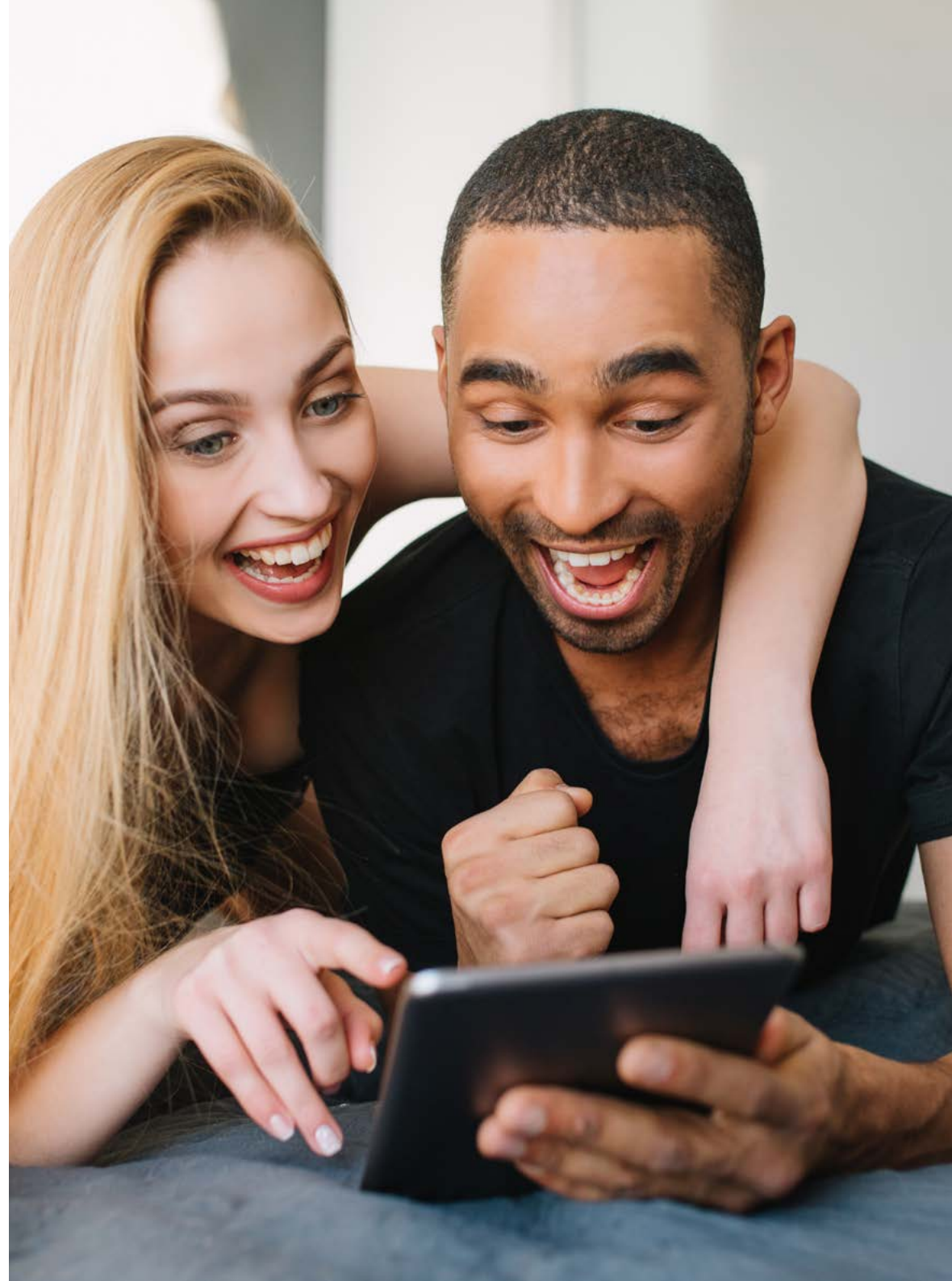
SHOPPING CENTRES	DISTANCE
Cornwall View Shopping Centre	1,2 km
Irene Village Mall	5 km
Wolwespruit MTB Park	5,2 km
Woodlands Boulevard Shopping Centre	7,1 km





# HOME FEATURES

- ✓ Many optional extras to choose from
- ✓ Tiled throughout
- ✓ Aluminum windows for longevity
- ✓ Modern fittings and finishes
- ✓ Hans Grohe tapware
- ✓ Glass cooker top and built-in electrical oven with extractor fan
- ✓ Built-in-cupboards to all bedrooms and kitchen including top cupboards
- ✓ Curtain rails provided
- ✓ Washing lines provided
- ✓ Basic landscaping provided (excluding irrigation)
- ✓ Pet-friendly
- ✓ Built-in-braai
- ✓ Low levies – homeowners association
- ✓ Reputable builder with over 35 years of experience





# DEVELOPMENT FEATURES

- ✓ 2- and 3-bedroom options
- ✓ Security estate with 24hour monitoring
- ✓ Guardhouse facilities and access controlled entrance gate
- ✓ Electrified perimeter fencing
- ✓ Fiber ready
- ✓ Prepaid water and electricity meters
- ✓ Communal Park with children's playground and outdoor gym
- ✓ Occupation from end of 2025
- ✓ Bond and transfer fees included (excluding interim interest)
- ✓ Properties available for long-term rentals & investment
- ✓ 100% Bond finance available through IGrow Homeloans





# UNIT TYPE A

**R1 595 000**

**2 bedrooms, 1 bathroom**

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Unit area - 61m<sup>2</sup>

Covered patio - 10m<sup>2</sup>

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Optional bedroom / study: 14m<sup>2</sup>

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Optional bedroom and en-suite: 18m<sup>2</sup>

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Units 3 - 24

**Parking Options:**

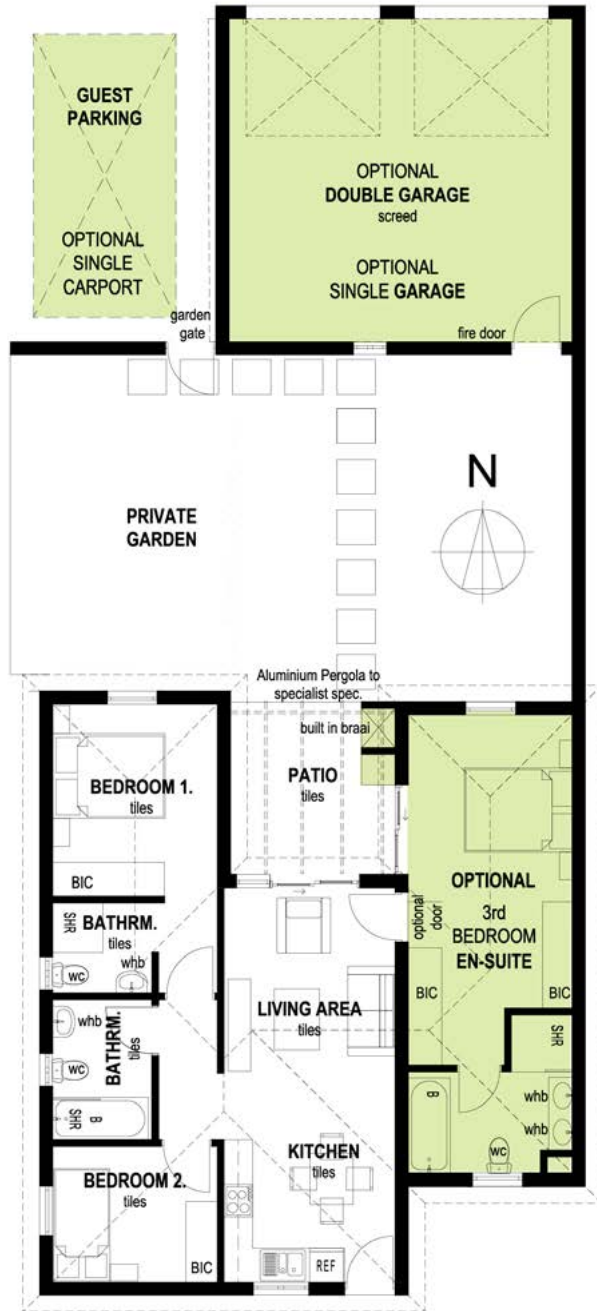
Single Garage: 22m<sup>2</sup>

Double Garage: 40m<sup>2</sup>

Single Carport: 15m<sup>2</sup>

Open Parking: 15m<sup>2</sup>

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# UNIT TYPE B

**R1 595 000**

**2 bedrooms, 2 bathrooms**

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Unit area - 63m<sup>2</sup>  
Covered patio - 9m<sup>2</sup>

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Units 61 - 72

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Optional family room: 17m<sup>2</sup>

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Optional study: 11m<sup>2</sup>

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or 3rd Bedroom with en-suite: 28m<sup>2</sup>

### **Parking Options:**

Single Garage: 20m<sup>2</sup>  
Double Garage: 40m<sup>2</sup>  
Single Carport: 15m<sup>2</sup>  
Open Parking: 15m<sup>2</sup>

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# UNIT TYPE C

**R1 655 000**

**2 bedrooms, 2 bathrooms**

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Unit area - 63m<sup>2</sup>

Covered patio - 8m<sup>2</sup>

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Units 50 - 60

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Optional family room: 18m<sup>2</sup>

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Optional study: 11m<sup>2</sup>

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or 3rd Bedroom with en-suite: 29m<sup>2</sup>

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**Parking Options:**

Single Garage: 22m<sup>2</sup>

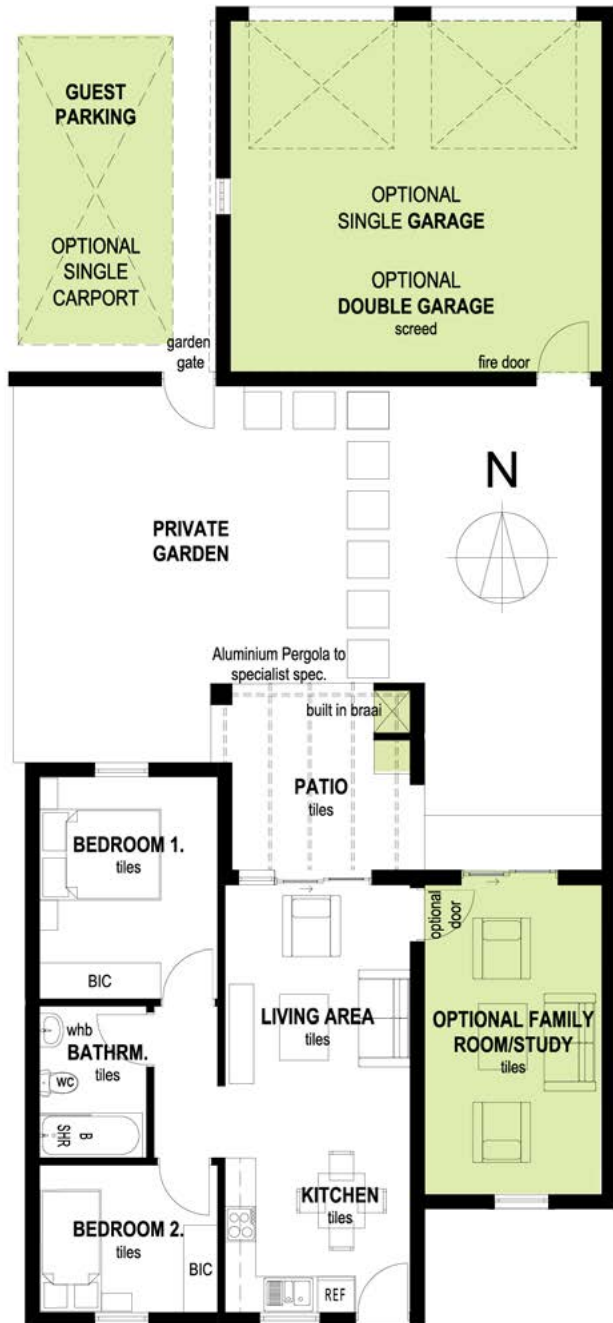
Double Garage: 40m<sup>2</sup>

Single Carport: 15m<sup>2</sup>

Open Parking: 15m<sup>2</sup>

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# UNIT TYPE D

**R1 655 000**

**2 bedrooms, 1 bathroom**

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Unit area - 55m<sup>2</sup>  
Covered patio - 10m<sup>2</sup>

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Units 30 - 45

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Optional family room / study: 18m<sup>2</sup>

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or 3rd Bedroom with en-suite: 18m<sup>2</sup>

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### **Parking Options:**

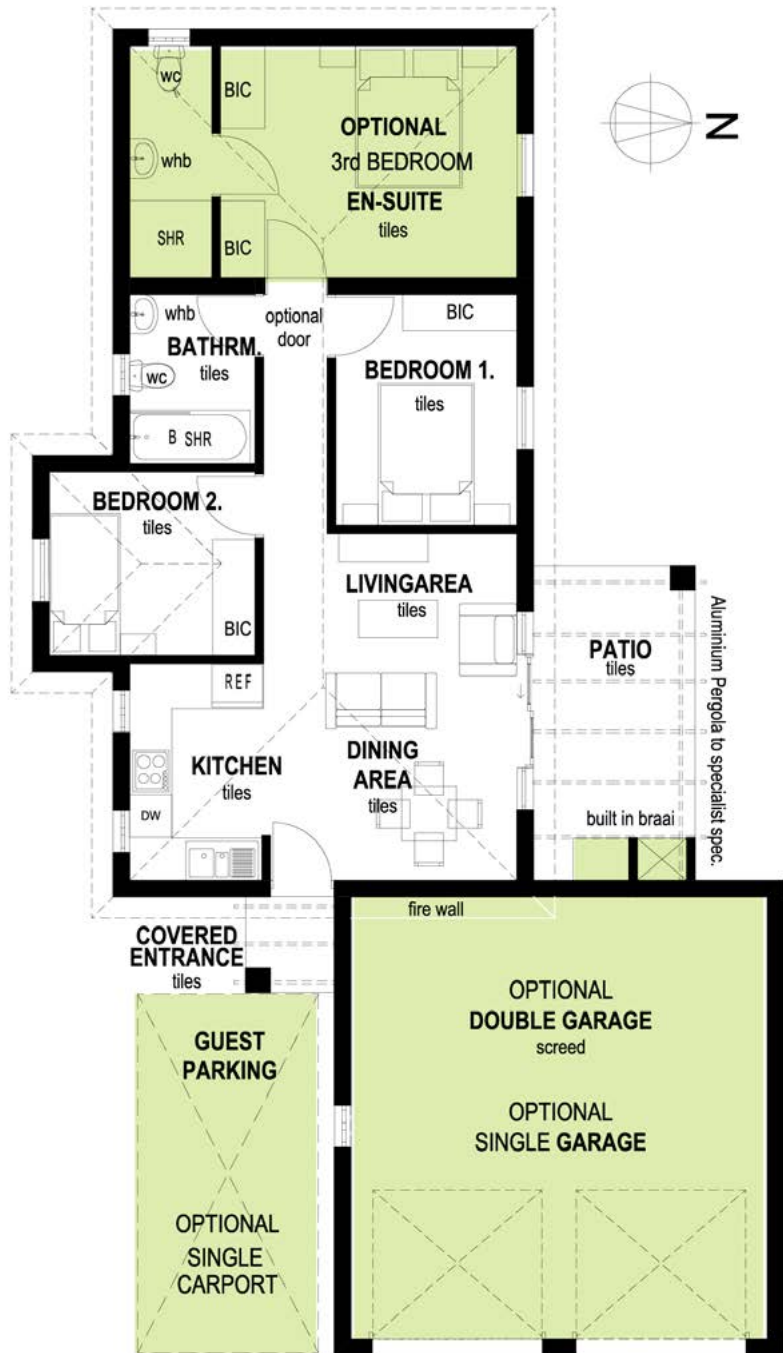
Single Garage: 20m<sup>2</sup>

Double Garage: 40<sup>2</sup>

Single Carport: 15m<sup>2</sup>

Open Parking: 15m<sup>2</sup>

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# UNIT TYPE E

**R1 795 000**

**2 bedrooms, 1 bathroom**

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Unit area - 55m<sup>2</sup>  
Covered patio - 10m<sup>2</sup>

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Units 1-2, 46 - 49

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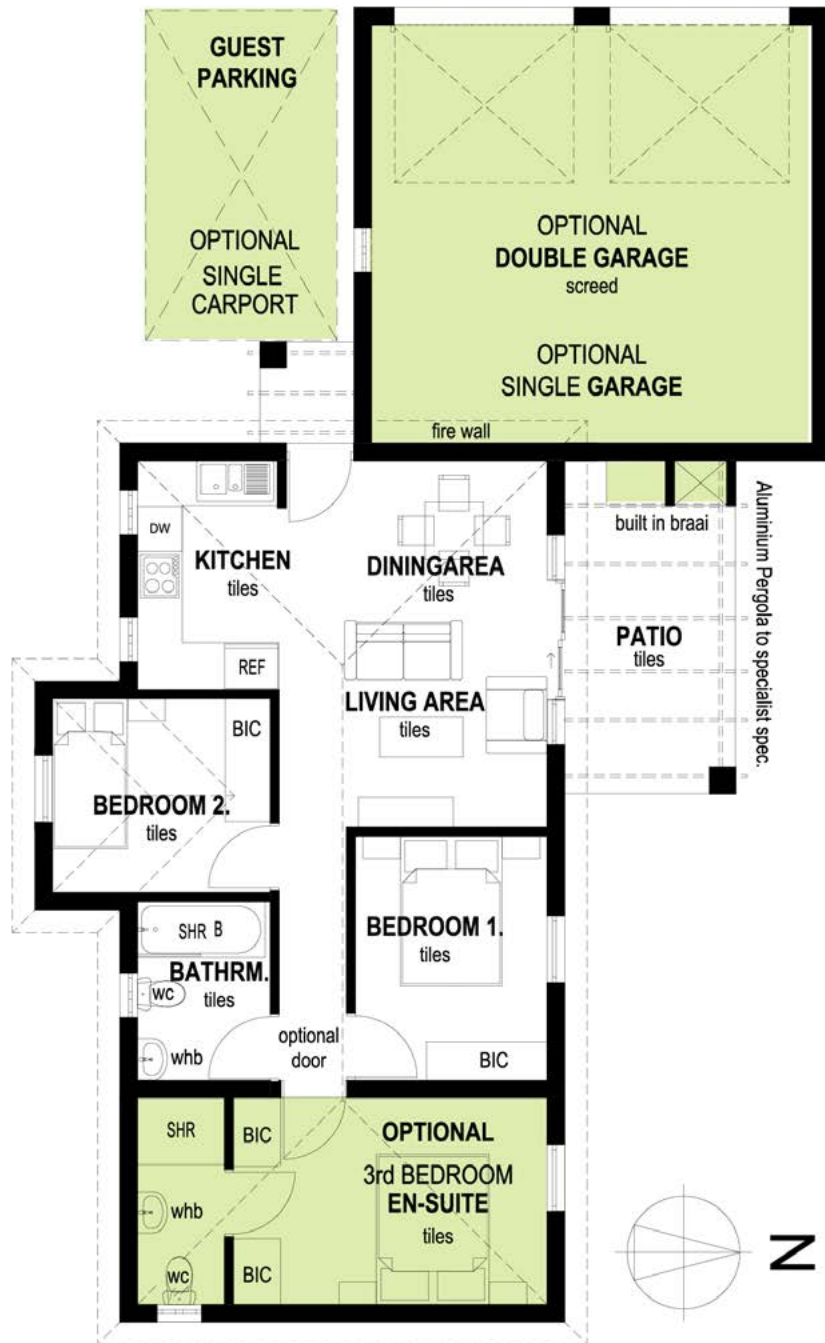
3rd Bedroom with en-suite: 21m<sup>2</sup>

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### Parking Options:

Single Garage: 22m<sup>2</sup>  
Double Garage: 40m<sup>2</sup>  
Single Carport: 15m<sup>2</sup>  
Open Parking: 15m<sup>2</sup>

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# UNIT TYPE F

**R1 595 000**

**2 bedrooms, 1 bathroom**

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Unit area - 57m<sup>2</sup>

Covered patio - 10m<sup>2</sup>

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Units 25 - 29

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3rd Bedroom with en-suite: 18m<sup>2</sup>

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Parking Options:

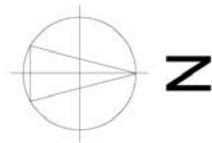
Single Garage: 18m<sup>2</sup>

Double Garage: 38m<sup>2</sup>

Single Carport: 15m<sup>2</sup>

Open Parking: 15m<sup>2</sup>

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For more information:

**Call centre: 071 868 8881**

**[www.33atview.co.za](http://www.33atview.co.za)**

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