

Royal



News

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## **NEWS UPDATE DECEMBER 2007**

### **LOOKING BACK OVER THE YEAR**

How this year has flown by! We are pleased to look back on some milestone achievements which have placed Mount Royal firmly in position as a prime golf estate. Transfer has been given to new owners of 242 erven directly from Mount Royal and 33 resale erven. A Service Centre has been established for administration with a 120 seater conference facility added, which together with a 2000 square metre water feature, has made the entrance a local landmark. Nearly 6000 metres of perimeter have been fenced and electrified and a combination biometric and digital access control system has been put in place according to our unique specification that can be expected to become the norm nationwide. Around the clock Security Personnel are deployed for the convenience of the first residents. Basic earth works and shaping of the new golf course have been done and extensive landscaping of the Estate is underway.

### **ROYAL TOSCANA AND MORE**

Mount Royal is proud to announce Royal Toscana. The sketch plan designs of these 11 beautiful group housing units can be viewed on the web site. It is common knowledge that the property market overall is currently in a slow phase. For those that have the means, this is indeed an excellent time for investment, rather than when the market has picked up and prices are rising. There are very prime opportunities available with investors who don't intend building wanting to offload and take profit. Be assured you are not too late, the greater growth potential is still ahead!

### **BUY THE FUTURE**

For those who are not in a hurry to build Phase 2 offers an excellent investment opportunity. Of the 130 erven available more than half have direct golf course, river or nature reserve frontage. Only pay 10% deposit and nothing further until after April 2009! Building would need to commence two years later in 2011 and be completed 12 months thereafter in 2012.

A golf estate near Cape Town in an early stage of development, which means huge growth potential, will be something unheard of soon!

### **OUR BEST WISHES**

The Mount Royal development and management Team wish to extend our thanks and appreciation to all our Members for being on board with us in this exciting venture. Every blessing and prosperity to each one and may the Season of Good Will extend throughout the 2008!