



Amani Close

Your Ideal Home Awaits
in Montclair, Cape Town

Welcome to Amani Close, a stunning new residential development offering modern, energy-efficient homes at an affordable price point in the sought-after Montclair, Mandalay neighborhood.

Discover the perfect balance of comfort, style, and convenience - all at an exceptional value!

Why Choose Amani Close, Montclair?

Prime Location:

Located in Montclair, Mandalay a fast-growing neighborhood in Cape Town, Amani Close offers the perfect blend of suburban tranquility and urban convenience. Enjoy easy access to the N2 and R300 highways, making your commute to Cape Town's central business district or nearby employment hubs a breeze.

Modern, Quality Homes:

Starting from only R1,445,000, each home at Amani Close provides incredible value. These are new, modern homes offering all the benefits of contemporary design and energy efficiency without the need for costly renovations or upgrades. Each home is equipped with solar-compatible geysers, energy-saving lighting, and water-efficient plumbing systems.

Key Features of the Development

Modern Design: Clean, contemporary architecture with open-plan layouts designed for easy, comfortable living.

Spacious Bedrooms: All homes include three bedrooms, perfect for young families or those looking to grow their space.

Energy-Saving Technology: Reduce your utility bills with energy-efficient lighting, solar geysers, and water-saving plumbing.

Private Parking: Secure parking for up to three vehicles, including options for a garage and carport.

Customizable Finishes: Choose from a range of stylish finishes to personalize your kitchen, bathroom, and flooring.

Secure and Private Living: Each home is fenced with vibracrete walling, ensuring your safety and privacy in a friendly community.

Financial Benefits of Buying at Amani Close

Early Bird Incentives: _____

The first 10 buyers will receive special incentives, including discounted customization options and assistance with both Bond and Transfers registration fees.

Competitive Pricing and Value: _____

Homes at Amani Close are priced from R1,445,000, making them highly competitive compared to similar properties in the area.

Low Monthly Running Costs: _____

With energy-efficient features like solar geysers and water-saving fixtures, you can expect lower monthly utility bills. The savings on electricity and water are an added benefit for budget-conscious buyers.

Great Investment Potential: _____

Property values in Montclair have shown steady growth, thanks to the area's rising popularity and limited availability of new developments.

Flexible Financing Options: _____

Amani Close is fully approved for financing with major banks in South Africa. Our team will work with you to ensure a smooth and stress-free process, from loan approval to securing your dream home.

Pre-Sales and Customization Opportunities: _____

Secure your home early with our pre-sales program and enjoy the benefits of customizing your finishes. Early buyers have first choice in selecting plot locations, orientation, and finishes, ensuring a truly personalized living experience.



AMANI CLOSE



Montclair





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Montclair

What's Nearby?



Education:

- Montclair Kids Educare - 0.6 km
- Nomaxabiso Day Care Centre- 0.82 km
- St Francis Radical Learning Academy- 0.55 km
- Mandalay Primary School - 0.94 km
- Lantana Primary School- 0.99 km
- Zola Secondary School- 1.08 km

Healthcare:

- Mitchells Plain Hospital - 0.5 km
- Mitchell's Plain District Hospital- 0.43 km
- Western Cape Rehabilitation Centre - 0.61 km
- Intercare Medical and Dental Center - 4.8 km

Shopping and Entertainment:

- Morgenster Centre- 1.3 km
- Liberty Promenade Mall - 2.07 km
- Westgate Shopping Mall

Others:

- Cape Town International Airport- 13 km
- Bellville CBD - 17.5 km
- Cape Town CBD - 31 km
- Somerset West- 25 km

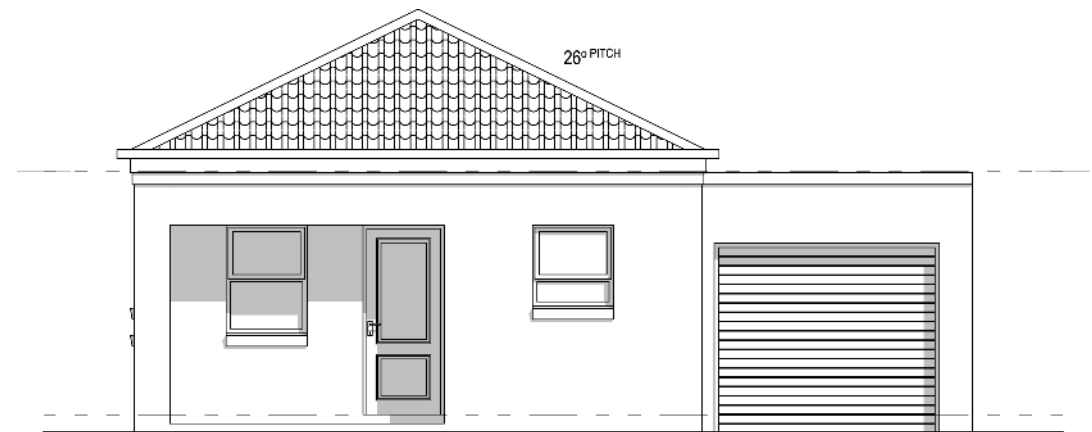


GROUND FLOOR PLAN

70 sqm

House Type - A2

Starter Garage with 2 Parking Bays
Three Bedrooms
Main Bedroom Ensuite
Open Plan Kitchen



FRONT ELEVATION

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75 sqm

House Type - B2

Starter Garage with 2 Parking Bays
Three Bedrooms
Main Bedroom Ensuite
Open Plan Kitchen



GROUND FLOOR PLAN



FRONT ELEVATION

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FIRST FLOOR PLAN



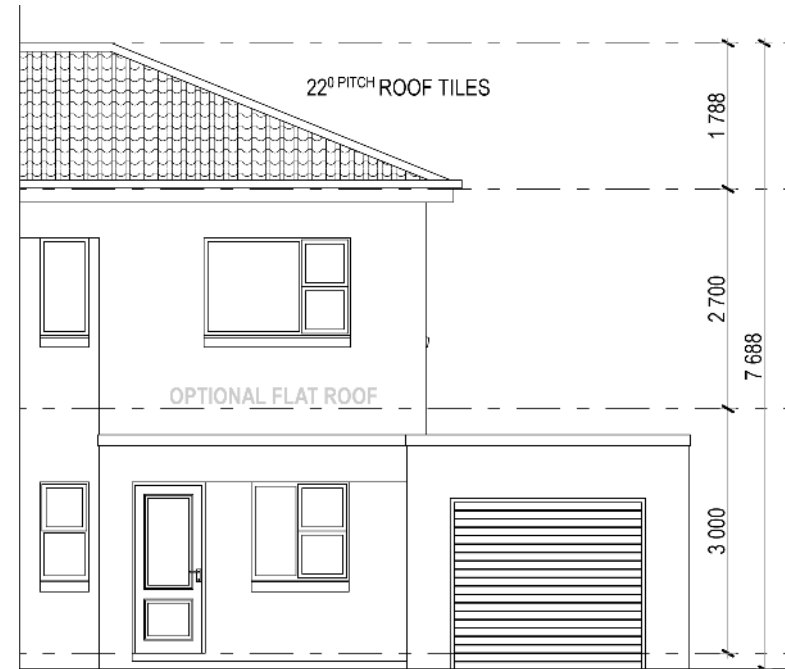
GROUND FLOOR PLAN



80 sqm

House Type - DS

Starter Garage with 2 Parking Bays
Three Bedrooms
Main Bedroom Ensuite
Open Plan Kitchen



FRONT ELEVATION



GROUND FLOOR PLAN

85 sqm

House Type - D

Starter Garage with 2 Parking Bays
Three Bedrooms
Main Bedroom Ensuite
Open Plan Kitchen



FRONT ELEVATION



GROUND FLOOR PLAN

90 sqm

House Type - E

Starter Garage with 2 Parking Bays
Three Bedrooms
Main Bedroom Ensuite
Open Plan Kitchen



FRONT ELEVATION

95 sqm

House Type - DS - F

Starter Garage with 2 Parking Bays
Three Bedrooms
Main Bedroom Ensuite
Open Plan Kitchen

FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION

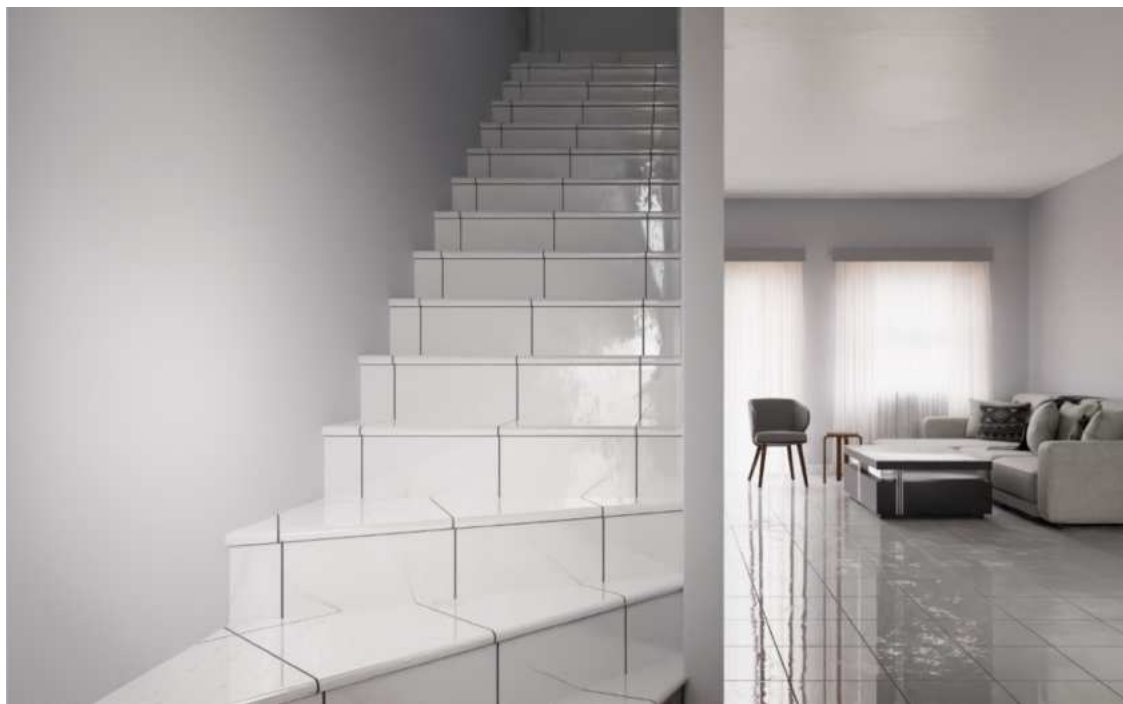


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Montclair





Secure Your Home at Amani Close Today!

Ready to make Amani Close your new home?
Get in touch with our sales team

Sales Office Contact Information:

Phone/ WhatsApp: +27 64 121 9676

Email: sales@amaniclose.co.za

Website: www.amaniclose.co.za