



THORNTREE
S O S H A N G U V E

CLICK HERE, LET'S CHAT



hello home

OWN YOUR HOME

PRICED FROM

R659 000

TRANSFER AND BOND COSTS INCLUDED

FHF SUBSIDY AVAILABLE

Sizes from 45m² - 90m²

You've worked hard, now it's time to have a place that's yours. At Thorntree, you own your home.

**YOUR LAND.
YOUR FUTURE.
YOUR LEGACY.**

SAFE. SECURE. AT HOME.

Introducing secure 2, 3 and 4-bedroom homes within a well-planned, community-focused precinct. Choose one of seven home designs.

◆ **HOMES START**
FROM R659 000

FIRST HOME FINANCE SUBSIDY AVAILABLE



SECURITY AT THORNTREE STARTS WITH HOME AND COMMUNITY

At Thorntree, security means peace of mind. It's knowing your family is safe in a place designed for comfortable, confident living.

All our developments sit within secure estates, with boundary walls and controlled community security to help protect residents and their homes.

But safety here goes beyond infrastructure. Thorntree is a close-knit community where neighbours know each other, and streets are lived in and cared for. There's pride in where you belong.

Children can grow. Parents can relax. Daily life feels calm and connected.

This is a place to raise your family, feel content, and truly be at home.

COMMUNITY HERE IS EVERYTHING.



YOUR HOME. YOUR WAY.

CHOOSE ONE OF SEVEN HOME DESIGN OPTIONS

Our seven home designs come complete with a kitchen sink, toilet, bath and/or shower, and electrical fittings already installed. This means you can move in with the essentials in place and then finish your home, to your style over time, as your budget allows.



HOME OPTIONS

2-BEDROOM

2-Bedroom 1-bathroom 45m²

R659 000

If your combined household income is R21 600 per month or more, you could afford this home.*



Open plan kitchen and lounge



Affordability figures are estimates based on a 20-year bond at 10.25% interest and typical bank lending criteria. Final approval, interest rates and repayments are subject to credit assessment and, where applicable, First Home Finance subsidy approval. Final finishes will be included per the approved spec list.

Disclaimer: The depictions herein are for illustration purposes only and are subject to change without prior notice.

HOME OPTIONS

3-BEDROOM

3-Bedroom 1.5-bathroom 50m²

R679 000

If your combined household income is R22 300 per month or more, you could afford this home.*

3-Bedroom 1.5-bathroom 56m²

BEST SELLER

R699 000

If your combined household income is R23 000 per month or more, you could afford this home.*



Open plan kitchen and lounge



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HOME OPTIONS

3-BEDROOM

3-Bedroom 2-bathroom 65m²

BEST SELLER

R799 000

If your combined household income is R26 200 per month or more, you could afford this home.*

3-Bedroom 2-bathroom 70m²

R829 000

If your combined household income is R27 200 per month or more, you could afford this home.*



Open plan kitchen and lounge



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HOME OPTIONS

4-BEDROOM

4-Bedroom 2-bathroom 80m²

R889 000

If your combined household income is R29 400 per month or more, you could afford this home.*



Open plan kitchen, lounge and dining room



Affordability figures are estimates based on a 20-year bond at 10.25% interest and typical bank lending criteria. Final approval, interest rates and repayments are subject to credit assessment and, where applicable, First Home Finance subsidy approval. Final finishes will be included per the approved spec list.

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LOCATION

ACCESSIBLE LIVING, MINUTES TO
EVERYTHING THAT MATTERS



Thorntree Plaza and
Soshanguve Crossing



Schools and preschools



TUT Soshanguve Campus
and Tshwane North
TVET College, and student
accommodation



Health care clinics



Transport routes including
the railway with taxi ranks

THE AREA IS FULL OF LIFE. LOCAL BUSINESSES THRIVE.

THORNTREE

S O S H A N G U V E



BUYING PROCESS

YOUR SIMPLE BUYING JOURNEY

Buying your home at Thorntree is easy. We guide you through every step, start to finish.

HOMES FROM

R659 000

Transfer and bond costs included.

CHECK YOUR HOUSEHOLD INCOME

If your total household income is approximately R21 600 per month or more, you may qualify to buy at Thorntree. Get in touch to find out more.

SPEAK TO AN AGENT AND ARRANGE A VIEWING

Our friendly sales agents will guide you through the available homes and arrange a viewing at your convenience.

+27 (0)76 336 7555

SALES@THORNTREEHOMES.CO.ZA

01

02



03

PREPARE YOUR DOCUMENTS

You'll need the following for each applicant:

- ◆ ID copy
- ◆ Latest 3 months' bank statements
- ◆ Latest 3 payslips

04

WE SUBMIT YOUR APPLICATION

Our agents, together with our professional bond originators, will submit your home loan application to multiple banks.

Each application is assessed individually, based on credit record and affordability.

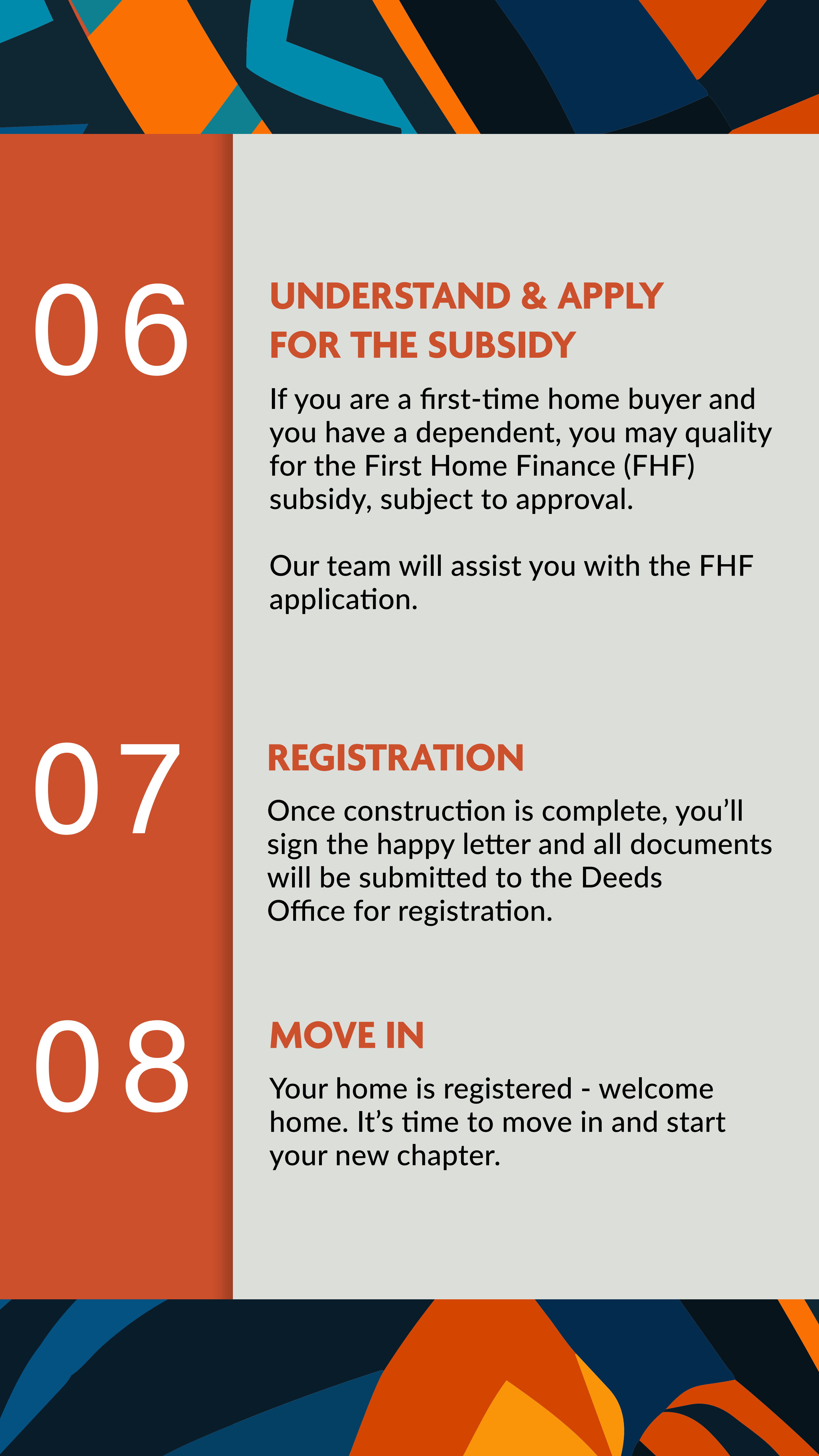
05

HOME LOAN APPROVAL & SIGNING

Once your bond is approved, you'll sign all the required documents with our appointed attorneys for registration.

All attorney costs are included in our house prices.





06

UNDERSTAND & APPLY FOR THE SUBSIDY

If you are a first-time home buyer and you have a dependent, you may qualify for the First Home Finance (FHF) subsidy, subject to approval.

Our team will assist you with the FHF application.

07

REGISTRATION

Once construction is complete, you'll sign the happy letter and all documents will be submitted to the Deeds Office for registration.

08

MOVE IN

Your home is registered - welcome home. It's time to move in and start your new chapter.



WHAT YOU CAN AFFORD

Buying your first home doesn't have to be confusing.

The table below gives you a clear guide to home prices at Thorntree, showing estimated monthly bond repayments and the minimum household income needed to qualify.

This helps you quickly see which home options may be within reach, whether you're buying on your own or with a partner.

HOUSE SIZE	BOND AMOUNT	ESTIMATED COMBINED SALARY REQUIRED	ESTIMATED MONTHLY PAYMENT OVER 20 YEARS*
45m ²	R659 000	R21 600	R6,600 pm
50m ²	R679 000	R22 300	R6,800 pm
56m ²	R699 000	R23 000	R7,000 pm
65m ²	R799 000	R26 200	R8,000 pm
70m ²	R829 000	R27 200	R8,300 pm
80m ²	R889 000	R29 200	R8,900 pm

1.Minimum Household Expenses

In accordance with standard lending criteria applied by South African financial institutions, minimum monthly household expenses will be included when assessing affordability, regardless of an applicant's actual expenditure.

The minimum monthly living expenses used for affordability assessments may include:

- Groceries: R1 700
- Water, Electricity, Rates & Taxes: R1 100
- Transport: R800
- Cell Phone: R240

2.Affordability Calculations

All affordability figures provided are estimates only and are based on a 20-year home loan term at an interest rate of 10.5% per annum.

Final loan approval, interest rates, monthly repayments and any applicable First Home Finance subsidy approvals remain subject to the lender's credit assessment and approval processes. The interest rate offered may be higher or lower than the prevailing prime lending rate, depending on the applicant's risk profile.

◆ **BUILT ON PROVEN FOUNDATIONS**

Thorntree is a new name with deep roots. Since 2001, the team behind Thorntree has been delivering quality homes right here in Soshanguve.

SAME PEOPLE, SAME STANDARDS, NEW IDENTITY.

Over 30 000 housing opportunities delivered in Soshanguve. More than 150 000 residents settled. That track record is what stands behind every Thorntree home.

- Building in Soshanguve since 2001
- 30 000+ homes delivered
- 150 000+ residents settled
- Fully integrated community developments (including shopping centres, schools, student accommodation and clinics).



♦ **GET IN TOUCH WITH OUR SALES AGENTS TO ARRANGE A VIEWING.**

 **076 336 7555**

 **sales@thorntreehomes.co.za**

 **78 Mogwane Street, Soshanguve, Thorntree View, Pretoria.**

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www.thorntreehomes.co.za

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