

## **Phase 2 of The Links in Ebotse Golf & Country Estate attracting buyers from upmarket Johannesburg suburbs**

Construction is well under way in phase 2 of 'The Links', the signature apartment development in the well-established 210 ha Ebotse Golf and Country Estate which is set in picturesque surrounds around the 40ha Rynfeld Dam in Benoni on the East Rand.

With sweeping views over the estate and golf course, The Links phase 2 comprises 24 spacious two and four bedroom apartments and four three bedroom penthouse suites in four separate, six-storey blocks. With private lift and stairway access, air conditioning and under floor heating, the units are priced from R4.9 million to R14.5 million. The luxurious 715sqm penthouse residences include rooftop entertainment areas with swimming pool, deck, bar and dining and lounge areas as well as private direct lift access. The two bedroom apartments are 218/228sqm and four bedroom units 421sqm in size.

Dr Andrew Golding, CE of the Pam Golding Property group says: "Situated some 12 minutes from OR Tambo International Airport and Gautrain Rhodesfield Station, Ebotse is strategically positioned within Ekurhuleni Municipality, which is poised to become an internationally recognised Aerotropolis city. Already generating some 23 percent of the Gauteng GDP (gross domestic product), Ekurhuleni is creating a thriving, world-class environment around the airport in order to invigorate the growth and development of the city.

"With construction commencing on the estate in 2007 and currently 601 completed luxury homes in total, 71 currently under construction and plans passed for another 54 new homes. Ebotse Golf & Country Estate is one of South Africa's fastest growing residential golf estates with sales figures in 2009 doubling in 2010 with over R120 million versus R59 million in transactions. By early 2013 sales exceeded the R1 billion mark, while an increase in property values and completion of the sectional title developments on the estate have seen sales top R1.4 billion in early 2016."

With hi-tech, cutting edge security features, 23 thriving wetland areas and a broad range of leisure activities, the enviable and secure lifestyle on Ebotse is attracting buyers from areas which include upmarket Sandton and Bedfordview, who are investing up to around R22 million in building their dream homes.

Says Dave Coutinho, **director** of Pam Golding Properties Johannesburg East: "Now close to reaching maturity, the visibly highly successful Ebotse is certainly setting the benchmark for property in the East Rand, and there is nothing to the east of Johannesburg to match the apartment living available in The Links. Aimed at high net worth buyers and investors, phase 2 offers competitive value for what you get. Phase 1 of The Links was launched at R17 500 per square metre and ended at R19 000 per square metre. This second phase is selling from R20 000 to R22 000, with the enhancements over phase 1 very evident.

"If one considers luxury apartments which are selling in Houghton Estate at R45 000 per square metre, Melrose Arch at R50 000, Bedford Centre at R40 000 and Sandton at R50 000 per square metre, then Ebotse is considered sound value for money and very attractive, taking into account the security and exceptional lifestyle on offer.

“Ebotse is not only drawing buyers seeking a more secure lifestyle, but also entrepreneurs relocating their businesses to the East Rand due to affordability, from areas such as Bedfordview, Melrose, Linbro Park and increasingly, Sandton. It is interesting to note that the average age of buyers in phase one is 55 years, being permanent residents and comprising a high number of professionals such as doctors, chartered accountants, lawyers, engineers and business owners.”

He says what sets Ebotse apart from other luxury lifestyle developments is undoubtedly its impeccable security record, the large expanses of water, spaciousness and strong sense of community. “This is coupled with the lifestyle and freedom to move around 24/7. Children can play and ride their bikes in safety while one has the ability to walk around at night and take a moonlight stroll. The golf club is profitably sound and self-sufficient while the golf course jumped from 38th to 32nd position in the Golf Digest SA rankings.”

Other facilities on the estate which are available to residents in The Links include boating, fishing, jogging, scenic walking trails, cycling, tennis, BMX track, cricket nets, squash, bird watching, dedicated play areas and the world-class Matkovich Hayes links golf course. The golfing facilities include a pro-shop, practice putting green, driving range and golf training academy.

Ebotse has access to all main arterial routes in Gauteng, numerous good schools, shopping malls and private medical facilities.

Construction of The Links phase 2 is well under way with a show apartment completed during May 2016 and occupation of the apartments anticipated in December 2016.

Commenting on the property market in the estate in general, Coutinho says buy to let investors are achieving seven percent per annum returns. “Stand prices have increased 30 percent per annum and capital appreciation on property values is achieved because of scarcity of opportunities available, which are declining year on year. There is a premium to acquire a property and live in Ebotse, and buyers are willing to do so.

“In two-and-a-half years the cost per square metre of re-sale homes has increased from 8 500 to 14 500 per square metre at the upper end, while the lower end has risen from 7 500 to 10 500/11 000 per square metre. A stand of 1 800sqm situated on the waterfront just reached a record price of R5 million while two other notable sales in 2016 include a 950sqm house which fetched R12 million and a 1 000sqm house on the water which sold for R15 million.”

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