



# *Pembury Magaliesburg*

**Information Brochure**

# *2018*



*Pembury Lifestyle Group*

Retirement Lodges, Hotels and Healthcare

# Welcome

**Pembury Magaliesburg** is situated the peaceful and scenic Magaliesburg. Our Lodge has a small community and we are dedicated to providing a warm, loving family-like environment that can truly be called home.

Thank you for considering our lodge. I hope that this brochure will provide you with all information you need. Feel welcome to contact me if you have any further questions. Please also consider paying us a visit to experience our facilities first-hand. I look forward to introducing you to the **Pembury** way of life – **It's just like home, only much easier!**

Best wishes,

**Mara van Staden**

Manager at Pembury Magaliesburg

Email: [mara@pembury.co.za](mailto:mara@pembury.co.za)

Tel: 087 942 2677 Cell: 061 374 2307



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# Accommodation Options

Unit	Description	To Buy*: Occupancy Right Price	To Buy*: OR Levy	To Rent* Per month
<b>Studio Apartment Ground Floor</b>	Ground floor studio with sliders to balcony to enjoy peaceful views. Space for bedroom area with lounge. Elegant finishes - stone tiles and dark wood cabinets. Built in cupboards. Kitchenette area. Full bathroom with bath and shower.	NA	NA	R10,539 per month
<b>Studio Apartment Upper Level</b>	1st Floor studio with gorgeous views. Space for bedroom area with lounge. Elegant finishes - stone tiles and dark wood cabinets. Built in cupboards. Kitchenette area. Full bathroom with bath and shower. Ramp access to units.	NA	NA	R9,833 per month
<b>Country Garden Cottage</b>	2 bedroom 2 bathroom semi-detached garden cottage. Open plan kitchen / lounge area. Carport and private garden.	R790,000	R3,719 per month	

**Please note  
that all suites  
are  
unfurnished**



\* 2018 Price. Effective 1 May, revised annually and subject to change

\* Studios offered on assisted living/mid care basis (includes nursing/caregiver assistance, meals, housekeeping, laundry)

\* Country Garden Cottages offered on independent living basis

# Occupancy Rights – buying a suite

If you prefer to buy rather than rent, **Pembury Magaliesburg** has a small number of cottages sold on an Occupancy Right (or life right) basis. Although we use the terms ‘buying’ and ‘selling’, there is no purchase of actual property; what you are purchasing is the right to occupy a specific unit for the remainder of your life and to receive certain services.

An investment of this nature will cost you R790,000\* depending on the unit’s size and the cottages are offered on an **independent living** basis only. When the unit is vacated, a percentage\* of the new retail value is refunded. This refund is based on how long you occupied the unit.

1 - 12 months of occupancy = 90%	13 - 24 months of occupancy = 80%
25 - 36 months of occupancy = 70%	37 - 48 months of occupancy = 60%
49+ months of occupancy = 50%	of new retail value is refunded

Our occupancy rights offer good value because you **save 30%** on your **monthly** rate when you buy and our refund % is competitive

*If you would like more information on the availability of such units, please email Mara at [mara@pembury.co.za](mailto:mara@pembury.co.za)*

*\*2018 Prices and Terms. Effective 1 May, revised annually and subject to change*



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# Services and Facilities included in the monthly levy

## These services are included in the Studio monthly rental :

- Accommodation including water and lights
- Caregiver / nursing assistance
- Three healthy, home cooked meals (lunch main, light supper)
- Suites are fully serviced
- Laundry
- Large thatched lapa, swimming pool area & library
- DSTV in Lounge area
- Arts and crafts, games, Bingo, entertainment and movies
- Family lunch twice a year



## These services are included in the Cottages monthly rate :

- Water and lights (winter surcharge is extra)
- Large thatched lapa, swimming pool area & library
- DSTV in lounge area
- Arts and crafts, games, Bingo, entertainment and movies
- Family lunch twice a year



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# Services and Facilities available at extra charge

**These services will incur extra charges and will be put onto the statement and paid with the monthly rate:**

- Residents are taken to our hairdresser situated in Magaliesburg on request
- Onsite beautician offering manicures, pedicures and massages



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# Nursing

**Pembury Magaliesburg offers assisted living and frail care living options.**

Nursing staff are on duty from 06h00 to 18h00 daily and on stand-by at night.

A matron will be on duty during the day to supervise the nursing staff and care for residents. If necessary, the nurses will assist with bathing and personal care. All medication is handled by the nursing staff and dispensed when necessary.



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# 2018 Rates

<b>Non-refundable deposit:</b>	R 9,500 once off	Payable on signing of the contract
<b>Electricity surcharge :</b>	Price on request	Applied during May, June, July & August
<b>Couples Rate:</b>	Price on request	

	<b>To Rent *</b> <b>Monthly Rate</b>	<b>To Buy *</b> <b>OR Price</b>	<b>To Buy *</b> <b>Monthly Rate</b>
<b>Studio Apartment - Ground:</b>	R 10,539 pm	NA	NA
<b>Studio Apartment – Upper :</b>	R 9,833 pm	NA	NA
<i>*Studios are offered on an assisted living basis (includes meals, housekeeping, laundry)</i>			
<b>2 Bed 2 Bath Cottage:</b>	NA	R790,000	R3,719 per month

*\*Cottages are offered on an independent living basis*

<b>Frail Care:</b>	On Request (Single room)
	On Request (Sharing)

*\*2018 Price. Prices effective 1 May, revised annually and are subject to change*



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# Photo Gallery



# Contact Us

Please feel welcome to contact us for more information or to arrange a viewing



23 Doornbosch, Hekpoort Rd,  
Magaliesburg  
GPS Coordinates:  
S 25° 56' 25.9" E 27° 35' 17.2"

Contact General Manager  
Mara van Staden  
Tel: 087 942 2677  
Cell: 061 374 2307  
mara@pembury.co.za



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[www.pembury.co.za/pembury-magaliesburg/](http://www.pembury.co.za/pembury-magaliesburg/)  
[www.facebook.com/PemburyRetirementLodges/](https://www.facebook.com/PemburyRetirementLodges/)

*Thank You*



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Quality Retirement Accommodation Since 1999