



Crown Ridge

Elevated Living in Kings City

PRICELIST

18 Months

800m ²	925m ²	975m ²	1015m ²	1120m ²
\$30,400	\$31,190	\$32,330	\$34,360	\$37,500
1250m ²	1360m ²	1560m ²	1650m ²	1695m ²
\$37,825	\$38,050	\$38,230	\$38,250	\$38,290

Terms

- ▶ 20% Deposit Payable Over 2 Months.
- ▶ \$300 Agreement Of Sale & Admin Fees.
- ▶ Title Deeds.
- ▶ Zero Interest On Monthly Payments.

What We Offer

- ▶ Fully Serviced Stands.
- ▶ House Plans Available & Customisable.
- ▶ Stands start from 800m² to 1695m².
- ▶ Free Standing Stands.

Phone | +263 772 425 222

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Email | sales@kingscity.co.zw

Web | www.kingscity.co.zw

Address | 6 Heronmere Road, Sunninghill, Bulawayo



A Radar Properties



Development



Buyers Guide

01



Initial Contact, Physical Viewing or via Website, Select Stand

Begin your journey by reaching out to us through our website, phone, or a physical visit. Explore the available stands, review detailed layouts, and choose the one that perfectly suits your vision.

02



Complete KYC form (ID, Proof of Residence)

To proceed, fill out the Know Your Customer (KYC) form. Submit necessary documents, including a valid ID, proof of residence.

03



Deposit Payment & Agreement of Sale

Secure your chosen stand by making the required deposit & paying the administration fee. Finalize this stage by signing the Agreement of Sale to officially start your journey with Kings City.

04



Completion of Payment & Title Deeds Transfer Process

Settle the remaining balance as per the agreed terms. Upon full payment, the title deed handover process will commence, ensuring a seamless transfer of ownership to you.

It is time to build !

01**Select a House Plan****Crown Ridge (800m to 1695m Stands)**

Choose a plan from our pre-approved house plan booklet that suits your needs & lifestyle. Make the necessary payment & customize the design to match your tastes & preferences. The Purchaser may opt to design their house plan using approved architects provided by the Developer.

02**Plan Approval**

House plans are then submitted for health & council approvals. Once the house plan is approved, it will be ready for collection at our offices.

03**Stand Pegging and Site Verification**

A compliance officer will show the pegs of your stand to verify boundaries. The stand is then officially sited and signed for, confirming the construction area.

04**Commencement of Building**

Once the plan is approved, and pegs are sited construction can begin. A local inspector and a compliance officer will inspect the building process at various stages according to the inspection sheet to ensure compliance with building standards.

05**Completion and Final Inspection**

After construction is complete, the building undergoes a final inspection. If everything is in order, a Certificate of Occupation is issued.

06**Welcome Home**

Congratulations! Your new home is ready for occupation.

01



Capital Gains Tax Questionnaire & Declaration By Purchaser Forms.

1. Complete the required ZIMRA (Zimbabwe Revenue Authority) declaration forms, including Capital Gains Tax Questionnaire.
2. The conveyancer submits the forms to TARMS System & the Capital Gains Tax Certificate is issued.

02



Pay Conveyancing Fees

1. Settle the conveyancing fees with the appointed conveyancer (lawyer) to initiate the transfer process.
2. The conveyancer prepares all necessary legal documents and ensures the transaction complies with local laws.

03



Pay Rates To Obtain Rates Clearance Certificate

1. Visit our offices to pay all outstanding rates on the property.
2. Obtain a Rates Clearance Certificate, which confirms no debts are owed on the property. This certificate is mandatory for the transfer to proceed.

04



Submission To Deeds Office

1. Your file, including all certificates & documentation, is submitted to the Deeds Office.
2. The Deeds Office reviews and processes the registration, ensuring a seamless deduction from the parent deed.

05



Registration & Issuance Of Title Deed

1. Once approved, the property is officially registered in your name.