



TOP VIEW PROPERTY

Due West

*Choose Due West for a premium living experience
where elegance meets convenience.*

Lotus Gardens, Pretoria West

ABOUT THE ESTATE

Building where people actually live

An exclusive estate offering an exceptional blend of modern luxury and suburban convenience — sophisticated homes, impeccable attention to detail, and a vibrant community atmosphere.

The perfect balance of tranquil estate living and the benefits of being minutes away from the city's key attractions.

iOwn Properties has delivered more than 2,000 units across 20+ completed developments over three decades. Due West continues that record — a secure, practical estate in Lotus Gardens, Pretoria West, built for the buyer who wants quality without the price tag of pretence.

- Direct access to the N4 Rustenburg Highway
- Minutes from Kalafong Hospital and top-rated local schools
- Close to FW Nkomo Road for easy connectivity to shopping centres, schools, healthcare facilities, and public transport routes.



30

YEARS DEVELOPING

2,000+

UNITS DELIVERED

20+

COMPLETED ESTATES

SECURE GATED ESTATE • ZERO LEVIES FOR 12 MONTHS • LOTUS GARDENS, PRETORIA WEST • MINUTES FROM THE N4 • YEAR-1 YIELDS FROM 9.25%

“Built for first owners and first-time investors”



A place where comfort meets community — safe courtyards, room to breathe, and neighbours who feel like family.



Every detail considered, every finish built to last — a home you'll be proud to call your own.

SECURITY

Secure gated access controls entry to the estate around the clock.

FAMILY SPACE

A dedicated children's play area within the estate grounds.

PARKING

Every home includes a covered carport, plus additional visitor parking.

PET POLICY

Due West is a no-pets estate, keeping shared spaces easy for everyone.

Three tiers, one address



DIAMOND UNIT

Diamond

Modern 2-bedroom apartments with a cozy lounge — ideal for a comfortable, convenient first home.

2 Bedrooms · 1 Bathroom

45m² floor size

R787 000 – R830 000

Year 1 yield 9.25%–9.6%



GOLD UNIT

Gold

Stylish 2-bedroom apartments with a sunlit lounge and a full bathroom — bath and shower, for unwinding after a long day.

2 Bedrooms · 1 Bathroom

54m² floor size

R825 000 – R887 000

Year 1 yield 9.3%–9.5%



EXECUTIVE UNIT

Executive

Elegant 2-bedroom apartments with a spacious lounge and two bathrooms — including a private en-suite, for added privacy.

2 Bedrooms · 2 Bathrooms

59m² floor size

R888 000 – R942 000

Year 1 yield 9.4%–9.5%

PRICING

Full price list

TIER	FLOOR	CONFIGURATION	SIZE	PRICE	AVAILABILITY
Diamond	Ground Floor	2 bed / 1 bath	45m²	R830 000	3 of 15 available
	First Floor	2 bed / 1 bath	45m²	R807 000	3 of 15 available
	Second Floor	2 bed / 1 bath	45m²	R799 000	3 of 15 available
	Third Floor	2 bed / 1 bath	45m²	R787 000	3 of 15 available
Gold	Ground Floor	2 bed / 1 bath	54m²	R887 000	3 of 15 available
	First Floor	2 bed / 1 bath	54m²	R856 000	3 of 15 available
	Second Floor	2 bed / 1 bath	54m²	R842 000	3 of 15 available
	Third Floor	2 bed / 1 bath	54m²	R825 000	3 of 15 available
Executive	Ground Floor	2 bed / 2 bath	59m²	R942 000	0 of 16 available
	First Floor	2 bed / 2 bath	59m²	R904 000	0 of 16 available
	Second Floor	2 bed / 2 bath	59m²	R888 000	0 of 16 available

R870/month

MONTHLY LEVIES

R315/month

RATES & TAXES

12 months

ZERO LEVIES FROM TRANSFER

INVESTMENT CASE

Built for real returns

9.25%–9.6%

DIAMOND YEAR 1 YIELD

9.3%–9.5%

GOLD YEAR 1 YIELD

9.4%–9.5%

EXECUTIVE YEAR 1
YIELD

Investment summaries are calculated on a 30-year bond at approximately 10.25% interest. Every Due West purchase is supported by trusted, independent partners handling financing and transfer.



Bond Originator



Attorneys

Zero levies for the first 12 months of ownership — levies from R870/month thereafter.

Frequently asked questions

Is Due West a secure estate?

Yes. Due West has secure gated access controlling entry to the estate, plus a covered carport and additional visitor parking for every home.

Are pets allowed?

Due West is a no-pets estate. This keeps shared spaces and the children's play area comfortable for every resident.

What do the monthly levies cover, and how much are they?

Levies start from R870 a month, with rates and taxes from R315 a month. New owners pay zero levies for the first 12 months.

Which unit tiers are available, and what's the difference?

Three 2-bedroom tiers: Diamond (45m², one bathroom), Gold (54m², one bathroom with bath and shower), and Executive (59m², two bathrooms including a private en-suite). Pricing runs from R787,000 to R942,000 depending on tier and floor.

Who handles the bond and transfer process?

IBO Bond Originators and VDT Attorneys handle financing and transfer for every Due West purchase, working directly with iOwn Properties.

How do I book a viewing or reserve a unit?

Enquire through the contact form or use the Enquire Now button — an iOwn Properties agent will confirm availability and set up a viewing.

From reservation to keys in hand

01

Reserve your unit

Reserve your chosen unit online — no deposit required — while you complete the paperwork.

02

Submit your application

Upload your FICA documents and supporting paperwork from your buyer dashboard.

03

Bond application

Our bond originator partner submits your application to the banks on your behalf.

04

Offer to purchase confirmed

Once your bond is approved, your offer to purchase is finalised and the sale is confirmed.

05

Transfer in progress

Our attorneys handle registration and transfer through the deeds office.

06

Keys in hand

Transfer is registered — the unit is yours to move into or start renting out.



Reserve your unit at Due West today.

ENQUIRE NOW — AN IOWN PROPERTIES AGENT WILL CONFIRM AVAILABILITY AND SET UP A VIEWING.

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