



Modern Living, Engineered for You.

Welcome to @182. Purpose-built apartments
in the heart of Lyttelton Manor, Centurion.

First Occupation:
October 2026

The @182 Blueprint



The Scale

60 exclusive one-bedroom units across two phased four-storey blocks. Distinguished by a modern red-brick and steel aesthetic.



The Space

Purpose-built for privacy. 1 bedroom per unit, strictly dedicated to students, young professionals, and long-term tenants.



The Value

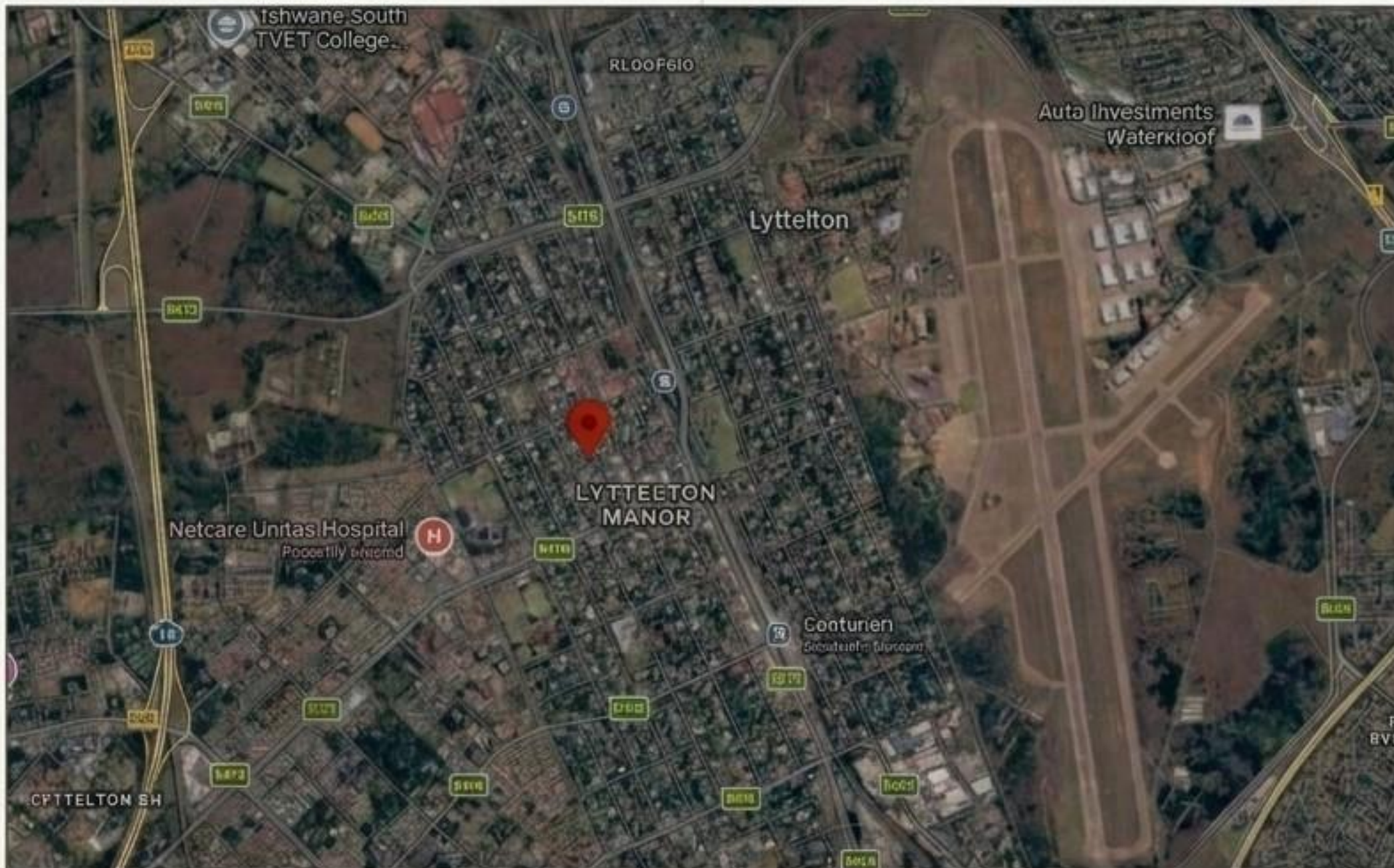
R7,100 / month

A transparent, proven rental model perfectly engineered for the Centurion market.

Anchored in the Centurion Education Corridor



182 Retief Street,
Lyttelton Manor Ext. 1



The Network

- **Transit:** ± 1.4 km to Botha Avenue Metrorail station; quick access via M10 to R21 and N1 freeways.
- **Health & Lifestyle:** ± 1.3 km drive to Unitas Hospital.
- **Community:** Surrounded by local campuses, creating a settled, vibrant hub for young professionals.

The Architecture of Your Environment



Access & Security

Covered walkways and secure pre-cast perimeter boundaries enclose the ± 3,768 m² dual-erf community.



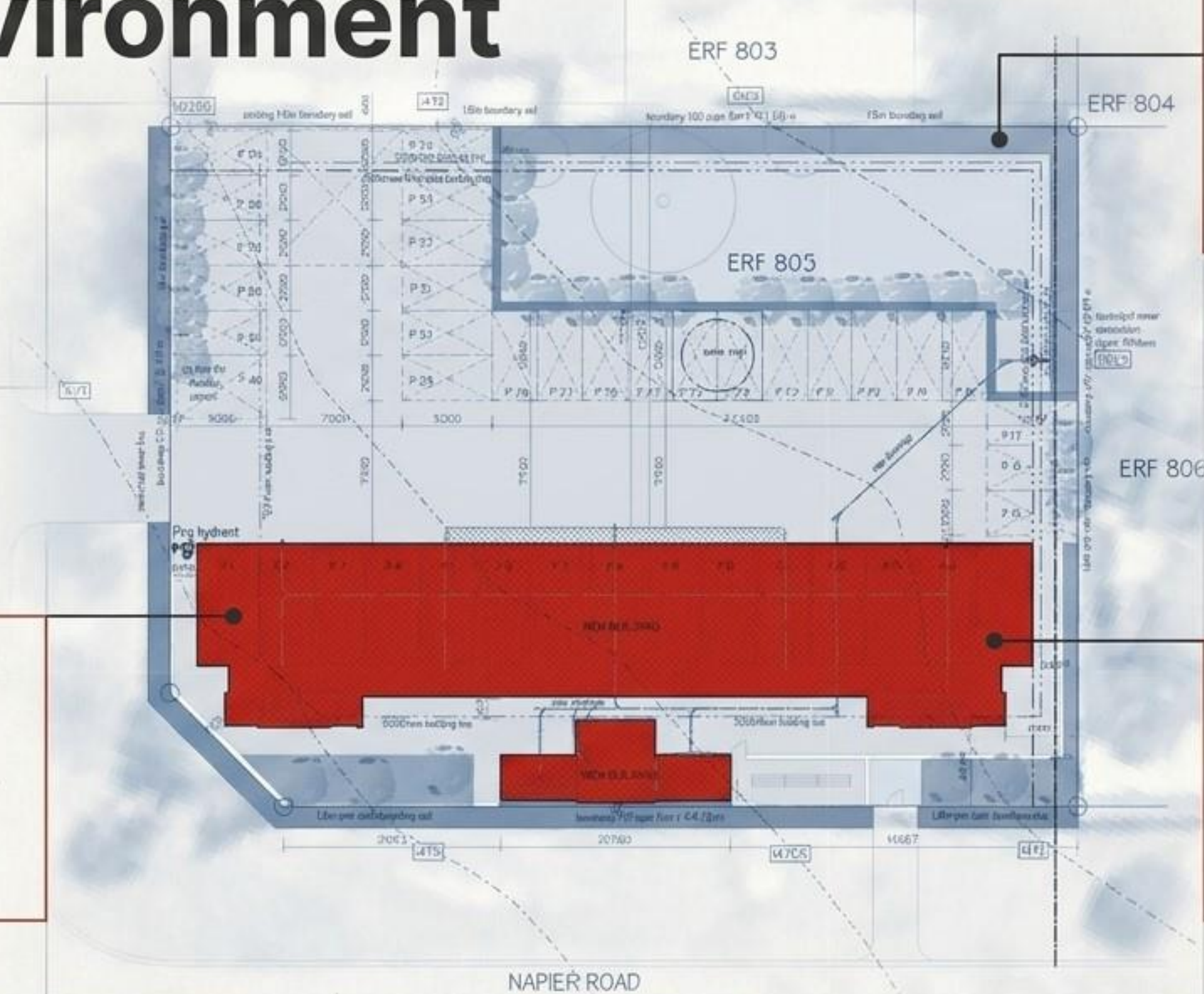
Guaranteed Parking

40 bays per erf (30 covered + 10 visitor bays), ensuring secure, off-street vehicle storage.



Smart Scale

A highly efficient design that maintains a premium, low-density feel at 160 units per hectare.



Your Private Haven

± 33 m² gross area per unit



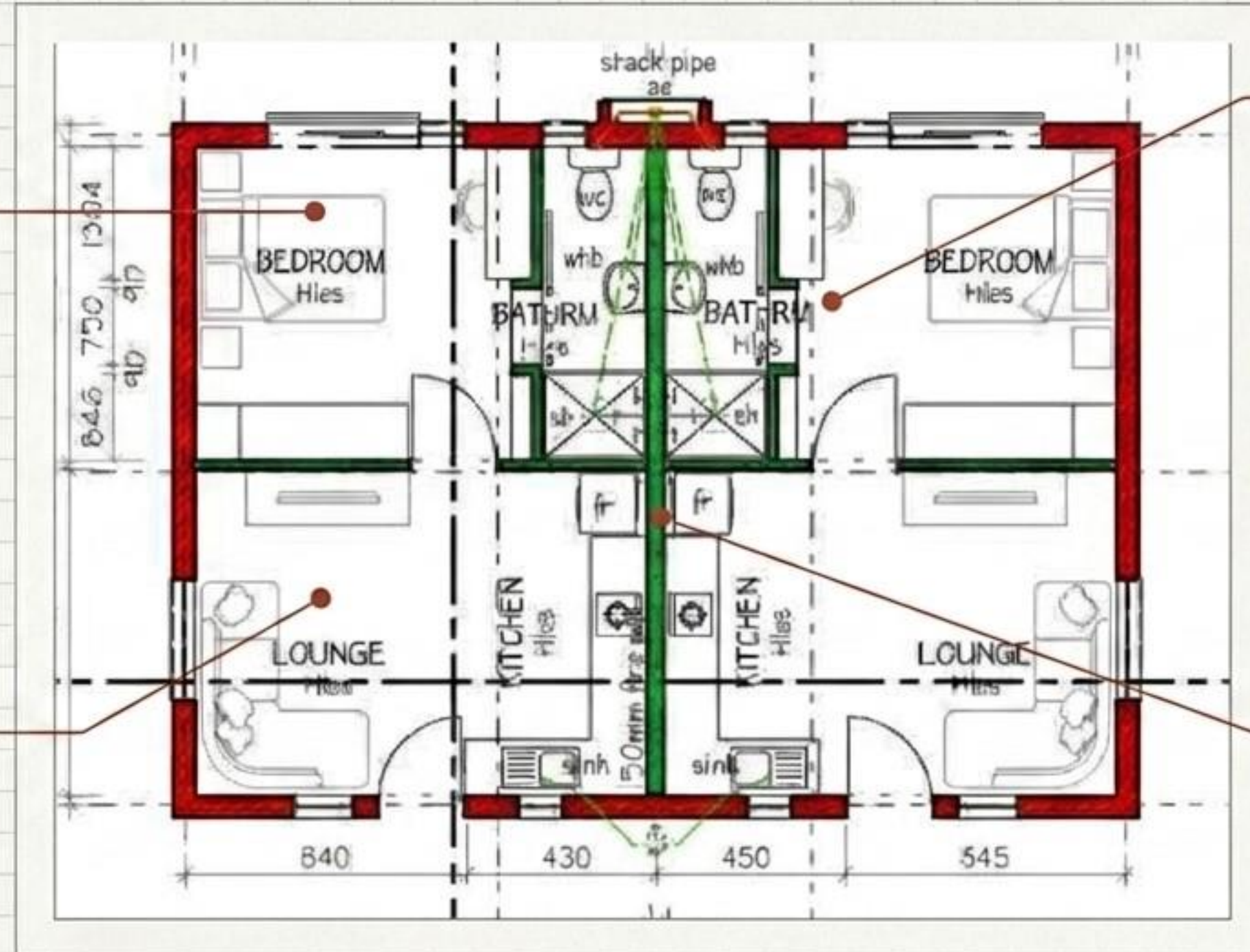
The Rest Zone

Dedicated, tiled private bedroom—a true apartment, not a bachelor pad.



The Living Zone

Open-plan tiled living area featuring direct walkway access.



The Utility Core

Fully equipped kitchenette (sink & stove connection) and a private en-suite bathroom.

Structural Safety

Adjoining units are strictly separated by 150mm fire walls for total peace of mind.



Living at @182: The Complete Package

The Fixed Foundation

R7,100 / month

- ✓ Formal, secure lease agreement with deposit protection.
- ✓ Dedicated $\pm 33 \text{ m}^2$ private living space.
- ✓ Professional, ongoing property maintenance.
- ✓ Predictable annual escalation (set annually at board meeting).

Your Control

Variable Utilities

- ✓ Prepaid electricity (metered exactly per unit).
- ✓ Prepaid water (metered exactly per unit).
- ✓ Zero hidden communal utility surprises.

Professionally Curated Living

Limasize ensures a premium, secure, and impeccably maintained environment.



Expert Management

Letting, administration, and formal lease management handled directly by Limasize, an established local operator.



Pristine Upkeep

Rigorous, ongoing maintenance protocols and strict house rules ensure a clean, orderly, and premium environment.



On-Site Support

A dedicated on-site supervisor appointed specifically to handle basic services, immediate support, and daily operational peace of mind.

The Smart Living Ecosystem

Step 1: The Hardware



Step 2: The Network



Step 3: The Control



Step 1: The Hardware

Precision Kamstrup smart meters actively monitor your exact power and water usage in real-time right at the wall.

Step 2: The Network

Data flows securely over fibre and RS485 via the concentrator, handling complex source differentiation seamlessly.

Step 3: The Control

Usage data arrives directly in your pocket. Real-time monitoring ends bill-shock and puts you in complete financial control.

Total Transparency in Your Pocket

Powered by SmartMatter's industry-leading Smart-Metering-as-a-Service (SMaaS).



The Smart Wallet

Enjoy near real-time daily usage reconciliation. Top up your utilities instantly via app, EFT, ATM, or mobile banking without friction.



Behavioral Control

Visualize your daily consumption graphs. Real-time data empowers you to adapt your habits and proactively lower your monthly living costs.

The Blueprint Becomes Reality

Phase 1 is actively rising from the ground.



Active construction underway on Erf 806. The red-brick and steel aesthetic is taking physical shape, strictly adhering to the approved timeline for an October 2026 first occupation.

Built on Absolute Trust

Structural Guarantee



NHBRC Enrolled

Your home is fully vetted, insured, and built to the highest national safety standards by the National Home Builders Registration Council.

Municipal Approval



City of Tshwane Approved

Fully approved Site Development Plan and comprehensive building plans. No corners cut, no red tape—just a legitimate, professionally executed living space.

NATIONAL HOME BUILDERS
REGISTRATION COUNCIL
NHBRC

RESIDENTIAL UNIT ENROLMENT
Certificate

This is to certify that

LYTTLETON DEVELOPMENT COMPANY (Pty) Ltd

Reg No: 4000002404

Ext No: 806

Unit No: 1

Portion No:

Township: Lyttelton Manor Ext 1

Region : Gauteng

For a stated selling price of: R310666.67

The dwelling enrolment fee of: R4038.67 has been paid.

THE RESIDENTIAL UNIT ENROLMENT CERTIFICATE NO IS:

1-1000979522

This Enrolment Certificate is issued by the NHBRC in terms of section 14(1)(c) of the Housing Consumers Protection Measures Act, 1988.

The enrolment of a home entitles the householder and his/her successors in title to apply to the NHBRC for redress in the event of a major structural defect in certain circumstances as laid down in section 17 of the Act.

For the full details of the rights and obligations of the consumer, please refer to the back of this Enrolment Certificate or to the NHBRC website.

06408369

A stylized signature of the Chief Executive Officer.

Chief Executive Officer

08/04/2025

Date issued

Secure Your Space at @182

1. **Approved & Guaranteed**

Backed by full NHBRC enrolment and municipal compliance.

2. **Modern Independence**

Smart utility wallets, private living spaces, and secure parking.

3. **Ready October 2026**

Phase 1 occupation begins.
(Phase 2 follows July 2027).

Leasing Now Open

Rent: R7,100 / month
Professionally Managed by Limasize

Contact Leon Kotzé
082 450 8627

Call to review lease agreements
and secure your unit today.