



**Wedgewood**  
SANDTON

OWN SANDTON FROM  
**R6 120 P/M\***

**LAUNCHING 21 NOVEMBER 2020**

INTERNATIONALLY  
AWARD-WINNING  
TEAM

*Balwin*  
PROPERTIES

rainmaker  
MARKETING

**LVT**  
ARCHITECTURE

**Barrow**

ONLY R10 000 DEPOSIT



ALL TRANSFER &  
BOND COSTS INCLUDED



\* The information provided is to be used as a guide and is not a guarantee of savings or earnings.  
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WHERE

LIFE HAPPENS



START

HERE

START

HERE

# LIFE UNLOCKED

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— Your space

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# THIS IS YOUR STORY

Kickstart your career in the corporate capital of South Africa, meet new people as you explore the city and experience something new every day; Sandton is a kaleidoscope of events and encounters. This is where life happens and where yours is set to begin. Wedgewood Sandton is your first step into Africa's richest square mile; now go on and own it!

# REDEFINING SANDTON

Life in Sandton is synonymous with luxury and opulence. Could you imagine this city any other way? Wedgewood Sandton is the intersection of inspiration and innovation, these first-of-its-kind Balwin Lifestyle Apartments have been shaped through a strategic partnership with Africa's top, award-winning property experts. Balwin Properties is redefining this city scene by breaking the stereotypes and creating a lifestyle that is outside the norm.

With over 20 years' experience in the South African property industry, Balwin Properties continues to revolutionise the housing market with EDGE-technology and innovative designs that speak to modern living. This latest offering from Balwin will become an icon of the skyline.

— Welcome home



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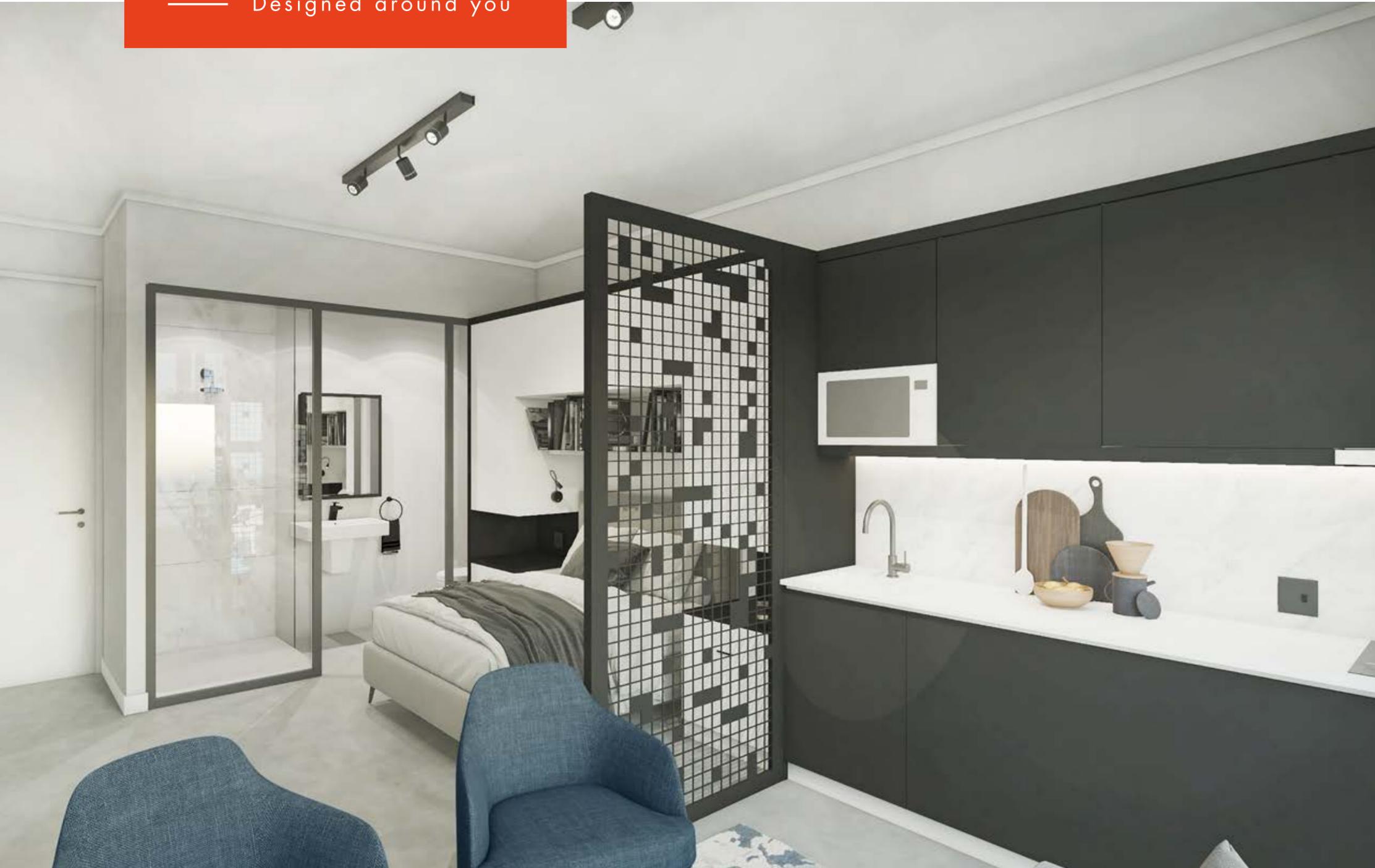
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# DYNAMIC LIVING

Wedgewood Sandton introduces studio, 1 and 2-bedroom Balwin Lifestyle Apartments from R799 000 within a secure environment. Characterised by the smart and efficient interiors, these lifestyle apartments have been cleverly designed around the ergonomics of your everyday movement and ensure practical use of space. This is translated from the open doorways that allow for a streamlined flow from each living area, the functionally fitted finishes and appliances, as well as the use of natural light. To create an adaptive home, attention has been given to every detail including the Smeg integrated appliances that are included with the purchase, the Geberit fixtures, to the night lights on your bedside.

— Designed around you



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# BIG CITY LIFE



Every Balwin Lifestyle Apartment has its own private balcony where a vertically landscaped green wall introduces an element of green on every level. Your home extends past the traditional square metres as it gives you access to the big, city life and an array of unprecedented facilities on your doorstep.



**GREEN-RATED  
DEVELOPMENT**



**ONLY R10 000 DEPOSIT**



**ALL TRANSFER &  
BOND COSTS INCLUDED**



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— Cleverly designed living



**SOLAR POWER ENERGY**



**FIBRE & DSTV-READY**



**PET-FRIENDLY LIVING**



**PREPAID METERS FOR ELECTRICITY & WATER**



**24-HOUR SECURITY WITH BIOMETRIC ACCESS**



**SMEG APPLIANCES INCLUDED**

<b>BALWIN LIFESTYLE APARTMENT</b>	<b>REQUIRED INCOME (PER MONTH)</b>	<b>BOND REPAYMENT (PER MONTH)</b>
Studio <b>R799 000</b>	+R20 700	R6 120*
1-Bed <b>R999 900</b>	+R25 900	R7 675*
2-Bed <b>R1 499 900</b>	+R39 000	R11 551*

These figures were calculated on a 7% interest rate and 20-year term.

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# GROWING UP

From the unique landscaped exterior facade to the lush foliage within the central courtyard of Wedgewood Sandton, green living is integrated into the lifestyle on offer. Backed by the Green Building Council of South Africa, Wedgewood Sandton is EDGE-certified and presents a new standard of modern living that is driven by sustainability, innovation and environmentally conscious design.

## EDGE FEATURES:



Smart meters



Solar power geysers



Energy saving light fittings & sensors



Reduced window to wall ratio



Insulated roof



Natural ventilation



Low-flow faucets and fixtures



Dual flush toilet cistern

# 20% LESS

- energy use
- water use
- embodied energy in materials

Over 10 000 EDGE-certified homes in South Africa



# LIFE ON ANOTHER LEVEL

It's easy to get caught up in routines; fast-paced living has that effect. Wedgewood Sandton has been curated to help you break away from the humdrum and spark a lifestyle that is run by passion. Become a part of a community and enrich your mind, body and soul.

Just a few steps away from your Balwin Lifestyle Apartment you have access to an infinite amount of unprecedented facilities and amenities. From the ground floor courtyard to the rooftop terrace, Wedgewood Sandton has pockets of engaging zones that you can explore.





Outdoor fun



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## LESS WORK, MORE PLAY

After a long day at work, do you really want to 'adult'? Use your downtime to have fun or chill out. Wedgewood Sandton offers a range of convenient services to give you more time to play.

**Concierge - Washpro laundry  
- Motherland Coffee Company**

The stage is set



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## FIND YOUR STRIDE

Wedgewood Sandton is home to the exclusive Training Science that uses Athletic training principles. Training Science was first established in South Africa in 1997 and has grown in popularity. The in-house training programme has been designed to help all individuals strengthen their muscles, enhance their physical abilities and ultimately become fitter, healthier beings. Enjoy chiro sessions, hot-and-cold shower walks as well as access to a walking fountain. Residents will be able to sign up and have the cost factored into their monthly levies.

**Training Science - Outdoor running track  
- Swimming pool**



## GET IN THE GAME

You're not here to sit on the side lines. Living at Wedgewood Sandton offers you the chance to get involved, meet people, challenge your skills and maintain a fit and healthy lifestyle. Chill by the Tribal virtual reality wall while listening to South African tunes at the designated communal chill zones.

**Rooftop 5-a-side football field - Lounge  
& chill zones**





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## PLAY STATION

Relationships are what gives our life meaning. Wedgewood Sandton has been designed to connect with your neighbours, as well as your friends and family.

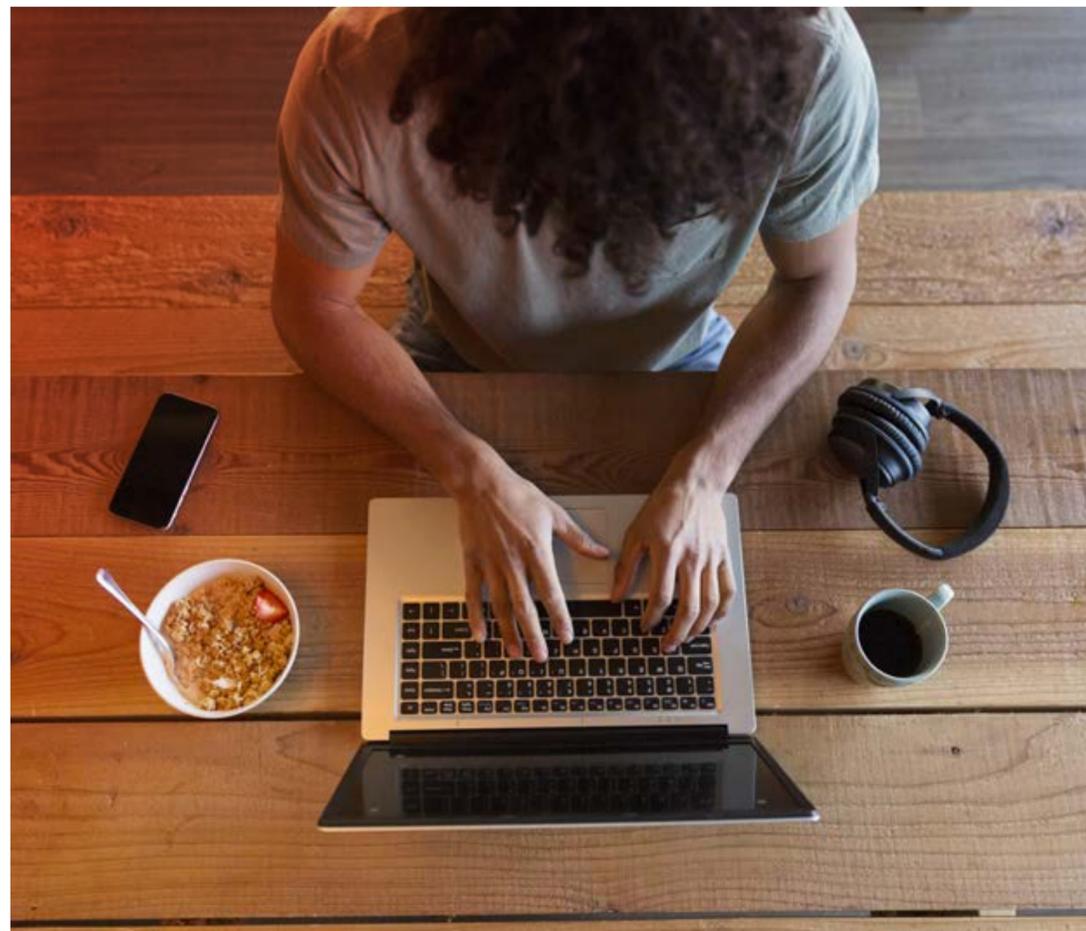
Braai areas - Outdoor cinema - Kids' play areas



## TRAVEL LESS, LIVE MORE

You don't have to go far to find something to do. The commute to work, the shops and recreational zones is far less tedious now that you're living in the centre of where it all happens.

Business pods - Uber lane - Bicycle racks





— Where business happens



# BREAK BOUNDARIES

Wedgewood Sandton has been curated to challenge convention and implement ground-breaking transformation. Lyt Architects ensured that the architecture has been deliberate in creating movement through the lines and form, while also integrating environmentally conscious fundamentals. These Balwin Lifestyle Apartments offer flexible, purpose-design interiors that serve to create a dynamic living space. Standing out from the skyscrapers, Wedgewood Sandton adds an element of character, and presents iconic architecture.

— Life on another level

Business pods



# THE BUZZ ON THE STREET

As Africa's most vibrant city, Sandton is the playground for the affluent, the home of international corporate capitals, a stage for outstanding skyscrapers, as well as the route to world-class hospitality, retail and cuisine offerings. This unparalleled city scene attracts aspiring professionals, captains of industry and tourists from across the globe. You'll be in the centre of it all as Wedgewood Sandton is strategically located along Rivonia road and has access to all that this energetic city has to offer, within less than 5km from your home.

**From October 2019 to September 2020 -**  
42% of recent property buyers in Sandton were aged between 18 – 35 years.

Over the **last 9 years** the  
**population** has **increased by 16%**



# TRAVEL LESS, LIVE MORE

Did you know that **location** is a **deciding factor** for **97%** of **renters internationally**?



## BUSINESS CENTRAL

1. Old Mutual 550m | 1-min Uber | **4-min walk** (721 steps)
2. Investec 1.3km | 3-min Uber | **16-min walk** (1666 steps)
3. Discovery 1.6km | 6-min Uber | **16-min walk** (2051 steps)



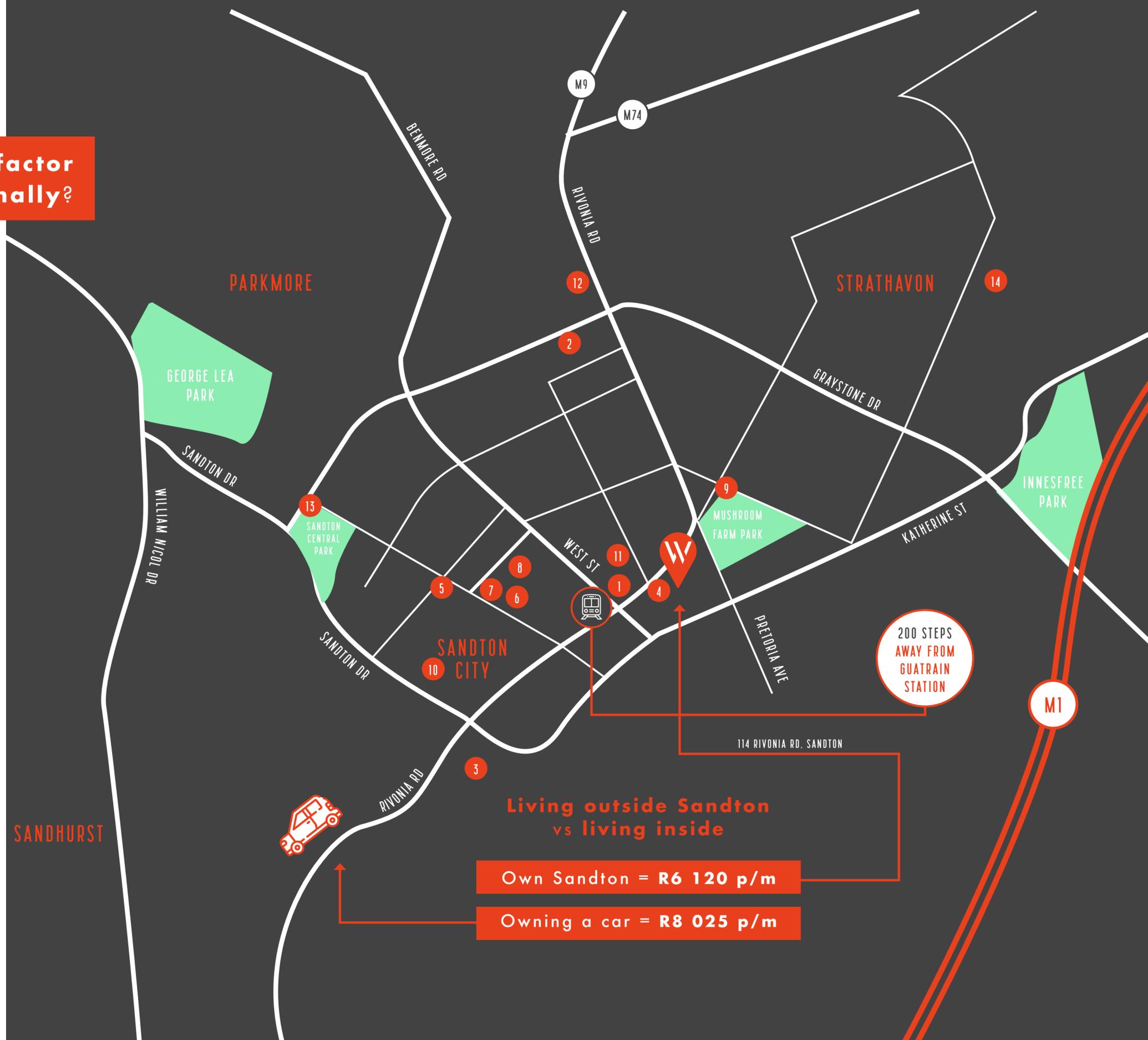
## TANTALISING LIFE

4. Motherland Coffee Company 0km | a couple of steps
5. San Deck, Bar and Restaurant 450m | 2-min Uber | **6-min walk** (576 steps)
6. The Bigmouth Sushi & Grill 600m | 2-min Uber | **8-min walk** (769 steps)
7. Cilantros 600m | 2-min Uber | **8-min walk** (769 steps)



## SHOPPING CAPITAL

8. Nelson Mandela Square 300m | 1-min Uber | **4-min walk** (384 steps)
9. Mushroom Farm Park 1km | 3-min Uber | **5-min walk** (1200 steps)
10. Sandton City 1.1km | 3-min Uber | **7-min walk** (1410 steps)
11. Theatre on the Square 600m | 2-min Uber | **9-min walk** (769 steps)
12. Mzansi Harley Davidson 1.8km | 4-min Uber | **17-min walk** (2493 steps)
13. Sandton Central Park 1.5km | 4-min Uber | **19-min walk** (1969 steps)
14. Bike Market 4.1km | 8-min Uber | **47-min walk** (5381 steps)



# A STANDOUT INVESTMENT

## BENEFITS OF INVESTING IN WEDGEWOOD SANDTON

- Only R10 000 deposit
- Central Sandton location
- Backed by an internationally award-winning team
- Transfer and bond costs included
- Smeg appliances included
- Save at least 20% on utility bills through Edge design
- High demand for long and short-term rentals
- Access to Section 13sex Income Tax benefit

Premium address



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# THINK LONG TERM

You will not find a better, more opportune moment to invest in Africa's richest square mile. With only a R10 000 deposit and monthly bond repayments starting from R6 120; Sandton property has never been this affordable! Rental demand in the area is high, with over 62% of the sectional title properties used as rentals. As Sandton is the corporate capital of South Africa, many out-of-towners have to commute and look for rental opportunities to live closer to their workplace. The average 2-bedroom apartment in Sandton starts from R14 500\* per month, which means after the monthly deductions, you could be cashflow positive earning R1 187\* each month at Wedgewood Sandton.

## MONTHLY COSTS FOR WEDGEWOOD SANDTON

BALWIN LIFESTYLE APARTMENT	STARTING PRICE	DEPOSIT	RENTAL INCOME IN Y1	BOND REPAYMENTS
Studio	R799 000	R10 000	R7 200*	R6 120*
1-Bed	R999 900	R10 000	R8 500*	R7 675*
2-Bed	R1 499 900	R10 000	R14 500*	R11 551*

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## SHORT-TERM RENTAL BENEFITS

Sandton is a diverse city, hosts international events and a prime region for business travel. That is why Wedgewood Sandton would be the ultimate short-term rental opportunity for any traveler.

## WHY GO THIS ROUTE

HIGHER RENTAL INCOME

BUSINESS AND HOLIDAY  
SEASONAL TRAVEL

USE OF RENTAL  
MANAGEMENT COMPANY

FLEXIBLE PARKING  
SOLUTIONS



— Iconic architecture



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# THIS IS YOUR NEXT STEP

## BOND APPROVAL PROCESS

Contact MortgageMarket to help you make the necessary step to property ownership.

### What you need to get your bond pre-approval:

1. ID number
2. Summary of income and expenses

Take a look and see what you qualify for.  
Pre-approvals have a quick turnaround time within minutes.



Scan for bond  
pre-approval

## THE STEPS THAT FOLLOW YOUR PRE-APPROVAL

1

**Sign an offer to purchase (OTP).**

2

**Send through your income and expenses.**

3

**Apply for a home loan with 6 banks for free.**

4

**Accept your home loan quote.**

5

**Sign documents with your appointed attorney.**

6

**Move into your apartment when complete.**

# SECTION 13SEX INCOME TAX

Expand your property portfolio and benefit through the Section 13sex Income tax. This is a tax incentive created for property investors that own 5 or more residential properties in a trust, company or in one's personal capacity, where up to 55% of the value of the property can be claimed back over 20 years.

## HERE'S WHAT YOU NEED TO DO, IN ORDER TO QUALIFY:

1. Units need to be newly built, therefore no existing or second-hand properties will qualify for this tax incentive.
2. None of the units can be used as the purchaser's primary residence.
3. These units are only used for trading purposes, such as short or long-term renting.
4. The taxpayer must own at least five residential units – only once the 5th property has been acquired will the tax incentive come into play.
5. The properties must be within South Africa.



# YOUR TURNKEY PURCHASING PROCESS

1

CHOOSE YOUR BALWIN LIFESTYLE APARTMENT

- + Studio from R799 000
- + 1-bed from R999 900
- + 2-bed from R1 499 900

2

DEPOSIT R10 000

Payable into attorneys' trust account on purchase.

3

WANT TO KNOW WHAT BOND YOU QUALIFY FOR? GET IN TOUCH WITH MORTGAGEMARKET.

### WHAT YOU NEED

- + ID number
- + Summary of income & expenses
- + Pre-approvals have a quick turnaround time within minutes.
- + Once your pre-approval is confirmed, get your FICA docs in order.

4

CONGRATULATIONS

You have now secured your purchase!  
Use this time to prep for the next steps...

6

YOU DID IT!  
Welcome home.  
Take ownership of your unit.

5

ONCE THE DEVELOPMENT IS COMPLETE, THIS IS THE STEP WHERE YOU TAKE TRANSFER OF YOUR BALWIN LIFESTYLE APARTMENT.

Here are some costs that will be coming up. Be sure to chat to your conveyancer for detailed figures.

Costs due then:

- + R0 - Transfer Duty
- + R0 - Levy stabilisation fund
- + R0 - Transfer cost
- + R0 - Bond registration cost

BALWIN LIFESTYLE APARTMENT	DEPOSIT	ESTIMATED BOND REPAYMENTS	ESTIMATED RENTAL INCOME IN Y1	ESTIMATED LEVIES (R16*)	ESTIMATED RATES	ESTIMATED ANNUAL % YIELD
Studio R799 000	R10 000	R6 120 *	R7 200*	R448*	R450*	9,46%
1-Bed R999 900	R10 000	R7 675 *	R8 500*	R592*	R550*	8,83%
2-Bed R1 499 900	R10 000	R11 551 *	R14 500*	R912*	R850*	10,19%

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# BUYER'S GUIDE



# TYPE A

## STUDIO LIFESTYLE APARTMENT

Interior 26m<sup>2</sup>  
External 3m<sup>2</sup>

**Total 29m<sup>2</sup>\***



## STUDIO LIFESTYLE APARTMENT

Interior 32m<sup>2</sup>  
External 4m<sup>2</sup>

**Total 36m<sup>2</sup>\***

# TYPE B

# TYPE C



## STUDIO LIFESTYLE APARTMENT

Interior 30m<sup>2</sup>  
External 6m<sup>2</sup>

**Total 36m<sup>2</sup>\***



## STUDIO LIFESTYLE APARTMENT

Interior 29m<sup>2</sup>  
External 5m<sup>2</sup>

**Total 34m<sup>2</sup>\***

# TYPE D

# TYPE E



## STUDIO LIFESTYLE APARTMENT

Interior 31m<sup>2</sup>  
External 3m<sup>2</sup>

**Total 34m<sup>2</sup>\***



## 1-BED LIFESTYLE APARTMENT

Interior 34m<sup>2</sup>  
External 5m<sup>2</sup>

**Total 39m<sup>2</sup>\***

# TYPE A

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\*Variations within each type exist, please refer to price list for exact sizing and pricing.

# TYPE B

## 1-BED LIFESTYLE APARTMENT

Interior 50m<sup>2</sup>  
External 8m<sup>2</sup>

**Total 58m<sup>2</sup>\***



## 1-BED LIFESTYLE APARTMENT

Interior 39m<sup>2</sup>  
External 4m<sup>2</sup>

**Total 43m<sup>2</sup>\***



# TYPE C

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\*Variations within each type exist, please refer to price list for exact sizing and pricing.

# TYPE A

## 2-BED LIFESTYLE APARTMENT

Interior 52m<sup>2</sup>  
External 7m<sup>2</sup>  
**Total 59m<sup>2</sup>\***



## 2-BED LIFESTYLE APARTMENT

Interior 55m<sup>2</sup>  
External 6m<sup>2</sup>  
**Total 61m<sup>2</sup>\***



# TYPE B

# FACT SHEET

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**DEVELOPMENT:**

Wedgewood Sandton

**DEVELOPER:**

Balwin Properties

**PRODUCT USE:**

Residential

**BUILDING CONTRACTOR:**

Barrow Construction

**CORE PROFESSIONAL TEAM:**

Development Coordination & Project Management:  
Profica Management

Project Architect: LYT Architecture

Services Engineer: Sutherland Engineers

Structural Engineer: Pure Consulting

Quantity Surveyors: MLC

Sales: Balwin Properties

Bond originators: MortgageMarket

Marketing: Rainmaker Marketing

**CONVEYANCERS:**

Tonkin Clacey Attorney

**BANK:**

Investec

**TOTAL NUMBER OF RESIDENTIAL UNITS:**

1348

**FACILITIES:**

Concierge

Washpro Laundry

Motherland Coffee Company

Rooftop 5-a-side football field

Lounge and chill zones

Training Science

Outdoor running track

Swimming pool

Braai areas

Outdoor cinema

Kids' play areas

Business pods

**AREA AMENITIES:**

Gautrain Station

Sandton City Shopping Centre

Radisson Blu Gautrain Hotel

San Deck, Bar and Restaurant

The Bigmouth Sushi & Grill

Cilantros

Nelson Mandela Square

**PRICING FOR RESIDENTIAL UNITS:**

Studio starting from R799 000

1-Bed starting from R999 900

2-Bed starting from R1 499 900

**MONTHLY LEVY:**

This will be finalised after the first Body Corporate meeting but is currently based on R16 per square meter.

Bond registration fees:

RO – This is included in your purchase price

Transfer fees:

RO - This is included in your purchase price

**LEVY STABILISATION FUND:**

There is no levy stabilisation fund required.

**CONSTRUCTION START:**

This is dependent on presales – estimate for mid-2021

**ESTIMATED COMPLETION:**

Early 2023

**DISCLAIMER:**

Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.



# FREQUENTLY ASKED QUESTIONS

## **WHICH MUNICIPAL BODY GOVERNS THIS AREA?**

City of Johannesburg Metropolitan Municipality

## **WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?**

There will be controlled biometric access, CCTV cameras and 24-hour guards present.

## **WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?**

Owners will be allowed to move into their purchased Balwin Lifestyle Apartments once beneficial occupation has been approved by local authorities.

## **WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS WITHIN THE RESIDENTIAL COMPONENT?**

The owner has independent contracts with each of the service providers and will be directly responsible for each.

## **WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?**

Yes, however this will be decided by the Body Corporate once it has been established.

## **WILL I BE ALLOWED TO RENT OUT MY PROPERTY?**

Yes, Wedgewood Sandton is the perfect opportunity to invest in and rent on a long or short-term basis. There will be an independent management service for short and long-term rentals.

## **ARE PETS ALLOWED?**

Yes, pets are allowed, subject to Body Corporate rules.



# FREQUENTLY ASKED QUESTIONS

## **WILL THERE BE CLEANING SERVICES FOR MY BALWIN LIFESTYLE APARTMENT?**

Yes, Wedgewood Sandton has been designed to create a fully serviced lifestyle where laundry and cleaning services are offered to each resident and the cost is absorbed in the levies.

## **AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?**

Yes, all homeowners who reside within Wedgewood Sandton will have full access to the facilities.

## **CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?**

No, these facilities are solely dedicated to those residing within Wedgewood Sandton and their guests.

## **WHERE CAN MY GUESTS PARK?**

There will be limited, first-come-first-serve parking bays available within Wedgewood Sandton, as well as a parking valet service.

## **HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?**

An approved service provider will be appointed. Each unit will be prewired to allow fibre to the home, CCTV footage, as well as allowing for DSTV, data and telephone connection.

## **WHO TAKES CARE OF THE MAINTENANCE OF THE RESIDENTIAL BUILDINGS?**

This will be the responsibility of the appointed Body Corporate and managing agent.

## **WHERE CAN I HANG MY WASHING?**

There is a laundromat service available for residents.

## **WILL THE BUILDING HAVE A NHBRC CERTIFICATE?**

Yes, the building will have a NHBRC certificate.

## **WHAT IS THE BUILDING WARRANTY?**

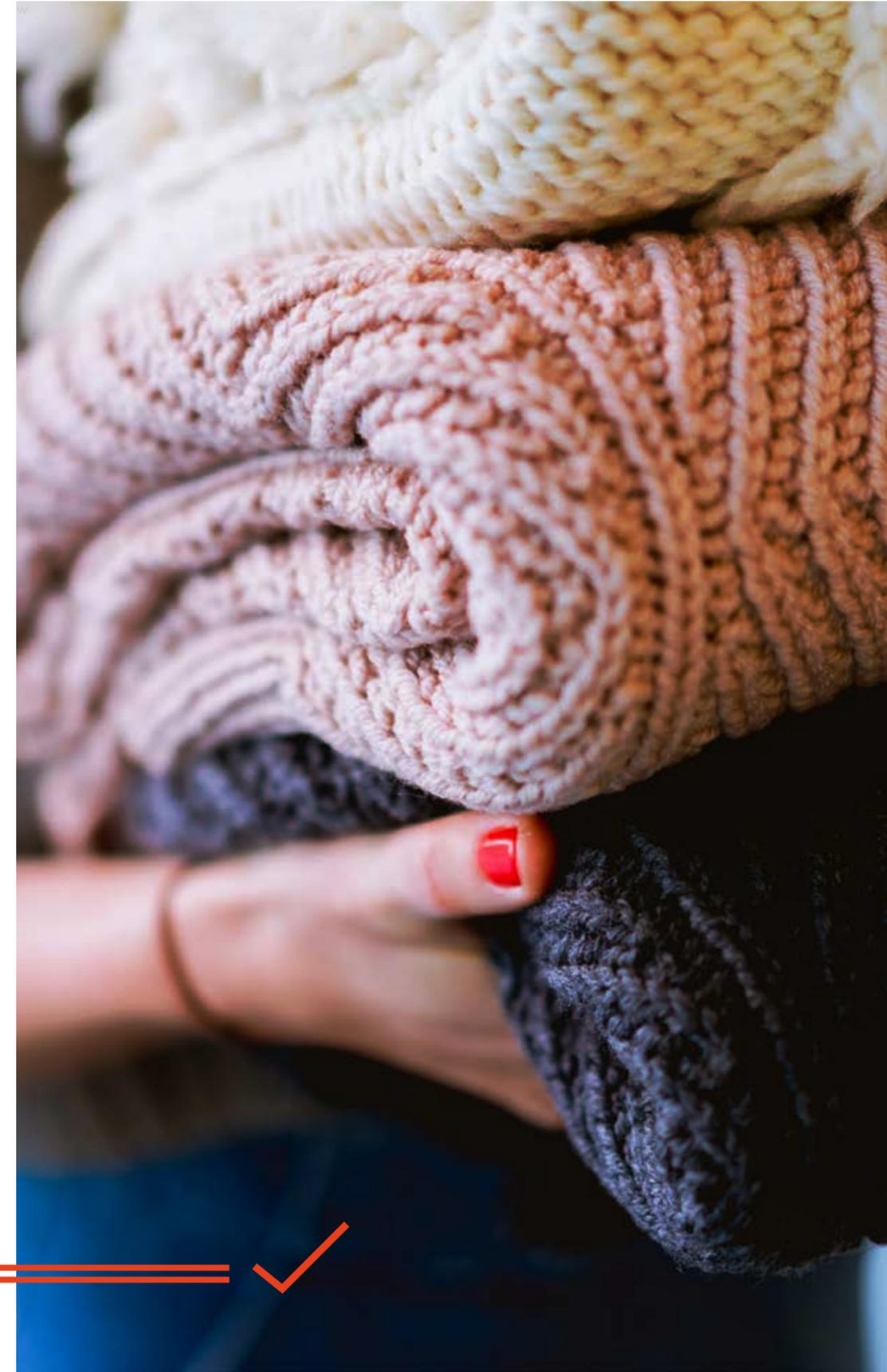
The building warranty is based on the JBCC standard, which is 5 years.

## **WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?**

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.

### **DISCLAIMER:**

Information in the Frequently Asked Question are subject to change at the discretion of the Developer without prior notice.



Wedgewood  
SANDTON

REGISTER YOUR INTEREST

WWW.WEDGEWOODSANDTON.CO.ZA



