

# BALBOA PARK

OAKDENE PARK DRIVE



*Balwin*  
PROPERTIES

# BALBOA PARK

OAKDEN PARK DRIVE

Comaro Crossing

The Glen Shopping Centre

Comaro View Shopping Centre

Glenvista Country Club

Glenvista Shopping Centre

Columbine Square

Hoërskool Die Fakkel

Glenanda Primary School

Glenvista High School

Virgin Active Glenvista



**SOUTH OF JOHANNESBURG**

## DEVELOPMENT GATEHOUSE



## DEVELOPMENT



# LIFESTYLE CENTRE

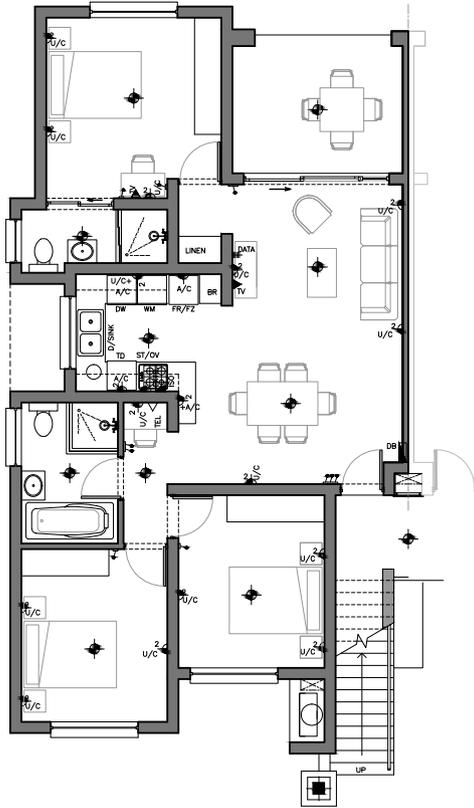


# SHOW APARTMENT



**A**

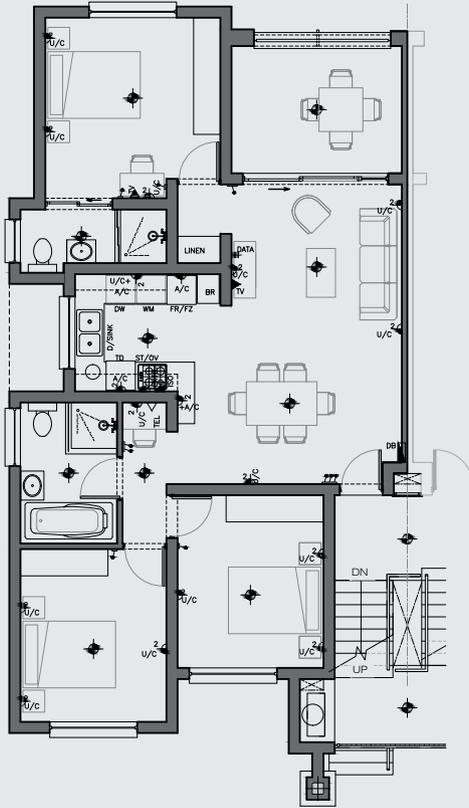
**3 Bedroom 2 Bathroom**  
**Ground Floor**



Apartment Area            94.4m<sup>2</sup>  
Covered Patio            10.4m<sup>2</sup>  
**TOTAL AREA            104.8m<sup>2</sup>**

**A1**

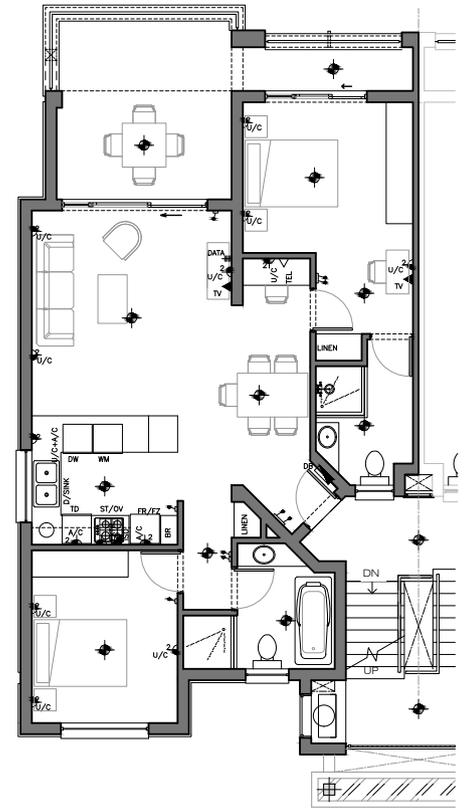
**3 Bedroom 2 Bathroom**  
**First Floor**



Apartment Area            94.4m<sup>2</sup>  
Covered Balcony        10.4m<sup>2</sup>  
**TOTAL AREA            104.8m<sup>2</sup>**

**B**

**2 Bedroom 2 Bathroom**  
**Second Floor**

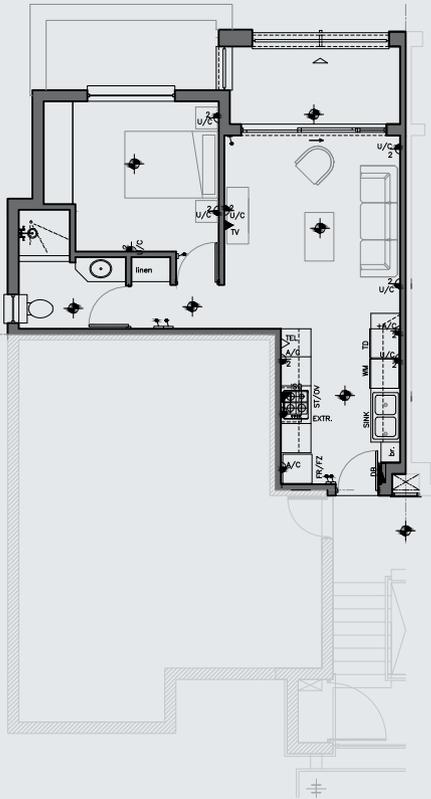


Apartment Area            86.8m<sup>2</sup>  
Covered Balcony        12.9m<sup>2</sup>  
Open Balcony            6.7m<sup>2</sup>  
**TOTAL AREA            106.4m<sup>2</sup>**

**C**

**1 Bedroom 1 Bathroom**

**Third Floor**

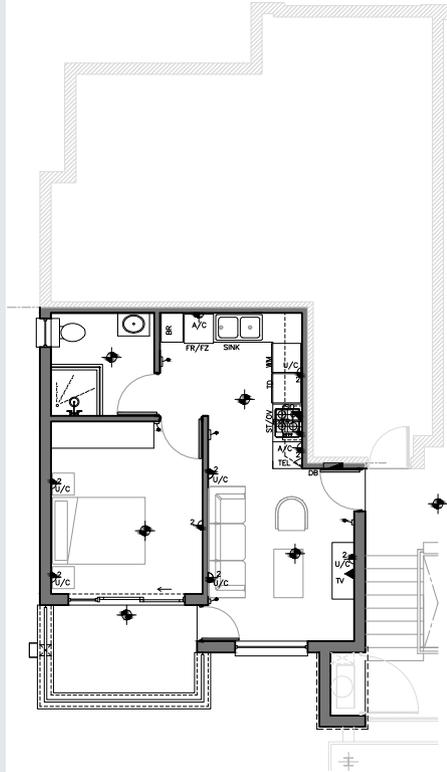


Apartment Area	40.5m <sup>2</sup>
Open Balcony	7.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>47.5m<sup>2</sup></b>

**D**

**1 Bedroom 1 Bathroom**

**Third Floor**

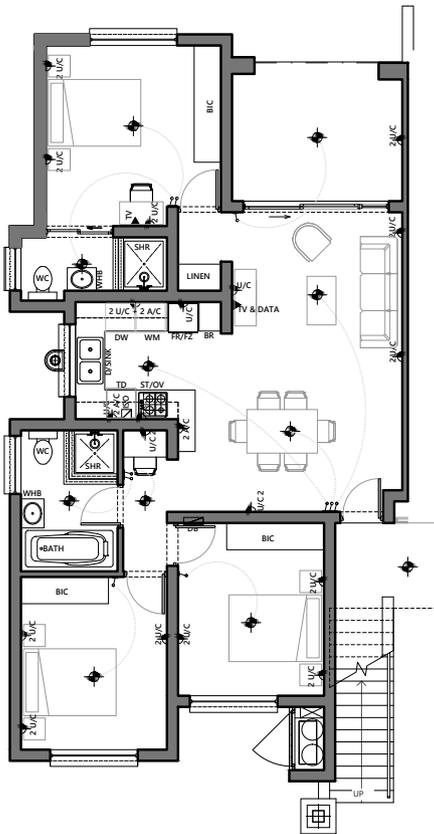


Apartment Area	46.0m <sup>2</sup>
Open Balcony	7.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>53.0m<sup>2</sup></b>



**A**

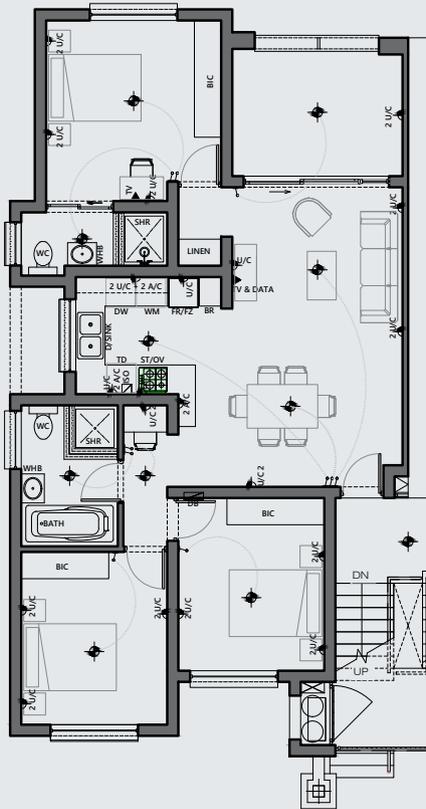
**3 Bedroom 2 Bathroom**  
**Ground Floor**



Apartment Area	94.4m <sup>2</sup>
Covered Patio	10.34m <sup>2</sup>
<b>TOTAL AREA</b>	<b>104.74m<sup>2</sup></b>

**A1**

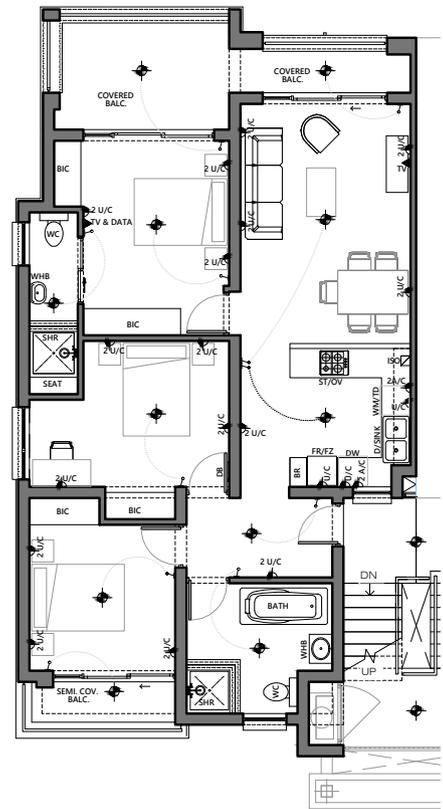
**3 Bedroom 2 Bathroom**  
**First Floor**



Apartment Area	94.4m <sup>2</sup>
Covered Balcony	10.34m <sup>2</sup>
<b>TOTAL AREA</b>	<b>104.74m<sup>2</sup></b>

**B**

**3 Bedroom 2 Bathroom**  
**Second Floor**

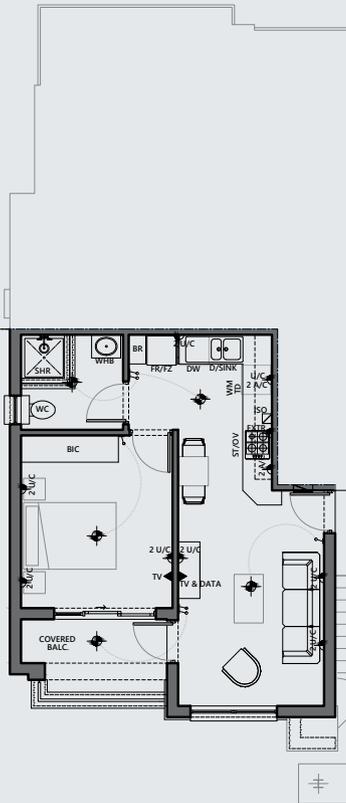


Apartment Area	91.75m <sup>2</sup>
Covered Balcony	14.0m <sup>2</sup>
Open Balcony	3.6m <sup>2</sup>
<b>TOTAL AREA</b>	<b>109.35m<sup>2</sup></b>

**C**

**1 Bedroom 1 Bathroom**

**Third Floor**

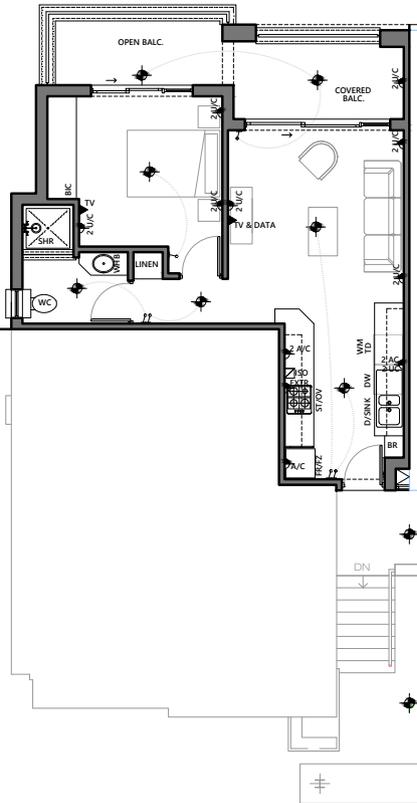


Apartment Area 43.1m<sup>2</sup>  
Open Balcony 5.4m<sup>2</sup>  
**TOTAL AREA 48.5m<sup>2</sup>**

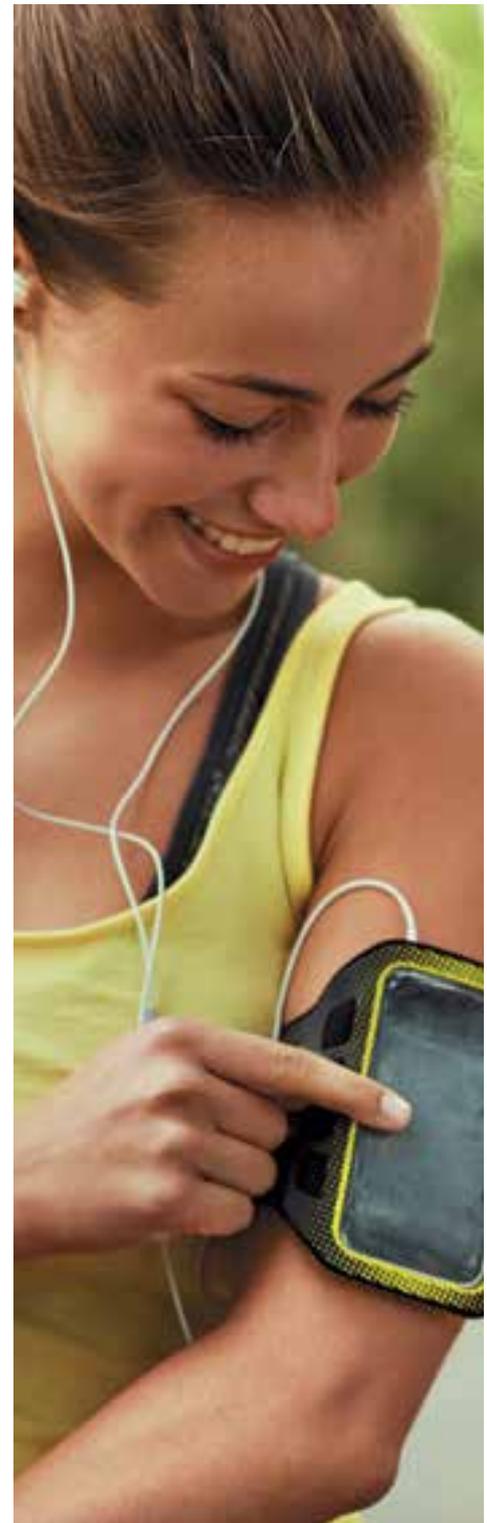
**D**

**1 Bedroom 1 Bathroom**

**Third Floor**



Apartment Area 46.0m<sup>2</sup>  
Covered Balcony 6.95m<sup>2</sup>  
Open Balcony 6.02m<sup>2</sup>  
**TOTAL AREA 58.97m<sup>2</sup>**



# DEVELOPMENT SITE PLAN



# SPECIFICATIONS & FINISHES

## INTERNAL WORKS

External Brickwork	- Facebrick Ground Floor And First Floor - Plaster And Paint
Internal Brickwork	- Plaster And Paint
Roof Covering	- Roof Sheeting
Windowsills	- Concrete Sill/Plaster - Internal Tiled
Floor Covering	- All Floors Tiled
Ceilings	- Painted Ceiling
Windows	- Aluminium
Cornices	- As Per Show Unit
Front Door	- Fire Door With Frame
Patio Door	- Aluminium Sliding Doors
Internal Doors	- Hollowcore Doors With Painted Frames
Locksets	- Sliding Doors With Dead Bolt - Internal 3 Lever Brushed Stainless Steel - Front Door Knob Cylinder
Wall Tiling	- As Per Show Unit
Kitchen Tops	- Caesar Stone
Sanitary Ware Kitchen	- Stainless Steel Sink - Pillar Type Sink Mixer - Washing Machine Stop Cock
Sanitary Ware Bathrooms	- White Free Standing Bath - Bath Mixer & Niki Spout - White Basin Vanity - Basin Mixer - White Toilet Semi-Close Couple - Bathroom Fittings As Per Show Unit - Shower Rose And Arm - Chrome Shower Door With Clear Glass - Shower Mixer
Skirting	- Wooden - Painted
Plumbing	- As Per Municipal Requirements
Garden Taps	- One Per Ground Floor Unit In Garden
Sewers	- To Municipal Requirements
Internal Lighting	- As Per Layout (Energy Efficient Lighting)
External Lighting	- As Per Layout
Plug Points	- As Per Layout
TV Point	- As Per Layout
Telephone (Point Only)	- One Per Unit As Per Layout
Water Heating	- Hot Water System
Electricity	- Prepaid Meters
Painting	- As Per Architect Specification
Lighting Fittings	- As Per Show Unit

## Kitchen Appliances

- 2 & 3 Bedroom:	Black Undercounter Electric Oven Gas Hob And Extractor Metallic Fridge Washing Machine & Tumble Dryer Dishwasher
-1 Bedroom:	Black Undercounter Electric Oven Gas Hob And Extractor Metallic Fridge Washing Machine & Tumble Dryer Kitchen - As Per Layout
B.I.C.	- As Per Layout
Gutters	- As Per Layout
Tiling	- All Tiling To Be As Per The Show Unit. No Deviation Would Be Allowed. Shading Of Tiles May Vary
Electrical	- As Per Layout
Patio	- As Per Layout

## EXTERNAL WORKS

Boundary Walling	- As per Site Layout
Security	- Electric Fence
Paving	- As per Plan
Landscaping	- As per Plan
Entrance	- Automated Boom System
Garden Walls And Unit Position	- To be determined according to Site Conditions
Parking Bays	- Two Covered Bays per 3 Bed and 2 Bed Unit - One Covered Bay per 1 Bed - Positioning of Parking to be determined According to Site Conditions
Refuse	- Eco-Friendly Waste Management System

## CLAUSE

1. The developer reserves the right to substitute or replace any of the above with an equivalent or improved product should problems of availability arise, or for any other reason.
2. No private work or alterations will be tolerated.
3. Garden sizes and configuration may vary from plan to accommodate site conditions.
4. Parking allocation may vary from plan to accommodate site conditions.

# BALBOA PARK

OAKDENE PARK DRIVE

## EXCLUSIVE FACILITIES

- ✔ Lifestyle Centre with FREE WiFi
- ✔ Swimming Pool & Braai Facilities
- ✔ Training Science Gym with Trainer
- ✔ AEC Swimming School
- ✔ Awesome Natural Park
- ✔ Walking Track & Trimfit Areas
- ✔ Apartments WiFi Enabled
- ✔ FREE Kitchen Appliances
- ✔ Prepaid Gas, Electricity & Water Meters
- ✔ Pet Friendly & 24 Hour Security
- ✔ No Transfer Costs
- ✔ Curro School (Construction commenced)

**Glenda Stidolph**

📞 083 280 2738

✉ glenda@balwin.co.za

📍 Oakdene Park Drive, Oakdene • 26° 15'56.1 S 28° 02'15.9 E



## ON SHOW

Wed, Sat, Sun & All Public Holidays  
2-6pm [www.balwin.co.za](http://www.balwin.co.za)

**Balwin**  
PROPERTIES