

JOHANNESBURG EAST

GATEHOUSE



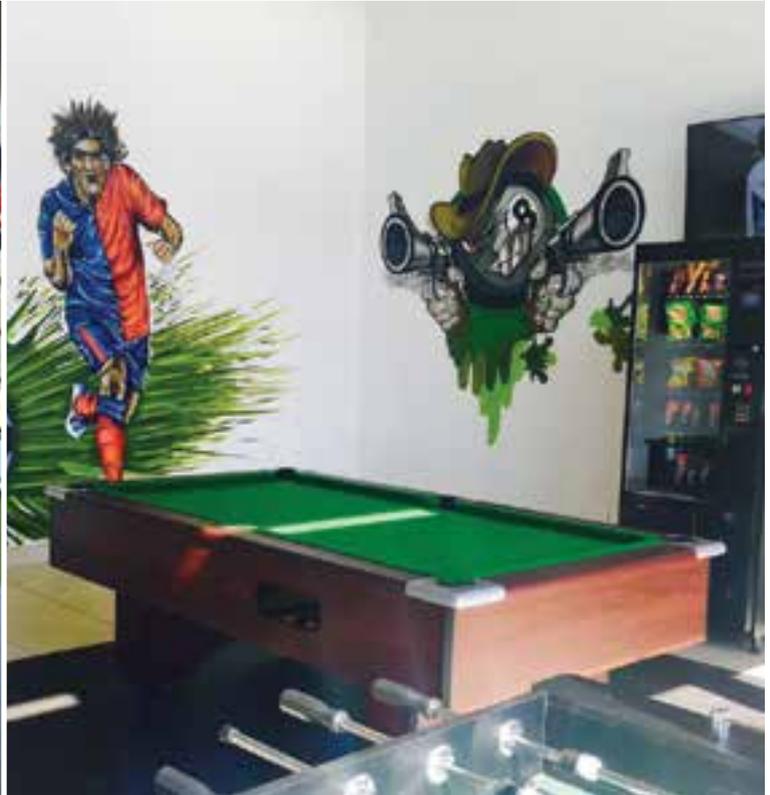
DEVELOPMENT



LIFESTYLE CENTRE



LIFESTYLE CENTRE



SHOW APARTMENTS

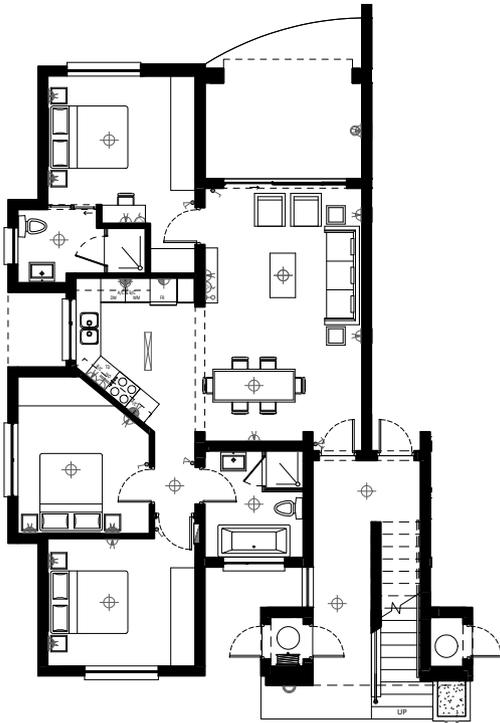


SHOW APARTMENTS



A

3 Bedroom 2 Bathroom
Ground Floor



Apartment Area	98.0m ²
Covered Patio	14.0m ²
TOTAL AREA	112.0m²

B

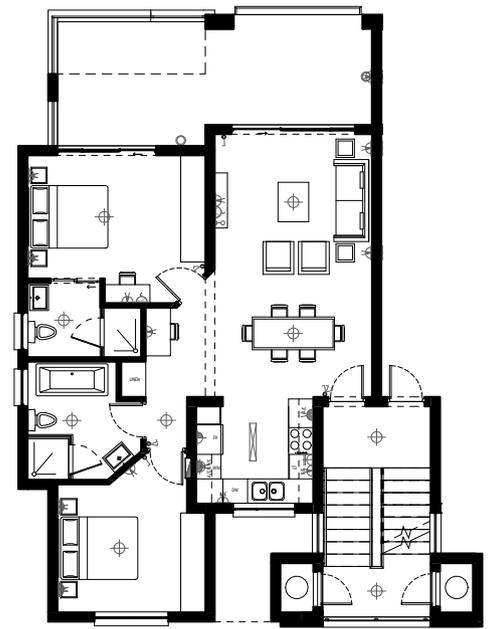
3 Bedroom 2 Bathroom
First Floor



Apartment Area	98.0m ²
Covered Balcony	11.0m ²
TOTAL AREA	109.0m²

C

2 Bedroom 2 Bathroom
Second Floor

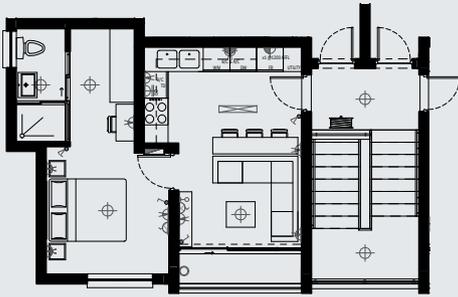


Apartment Area	87.0m ²
Covered Balcony	25.0m ²
TOTAL AREA	112.0m²

D

1 Bedroom 1 Bathroom

Third Floor

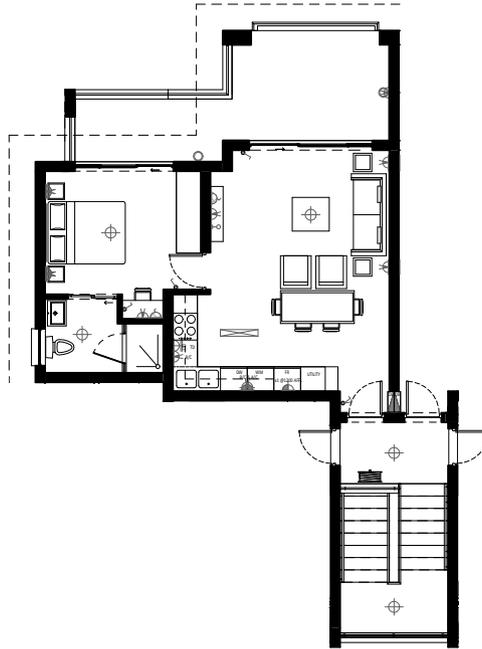


Apartment Area	40.0m ²
Covered Balcony	3.0m ²
TOTAL AREA	43.0m²

E

1 Bedroom 1 Bathroom

Third Floor

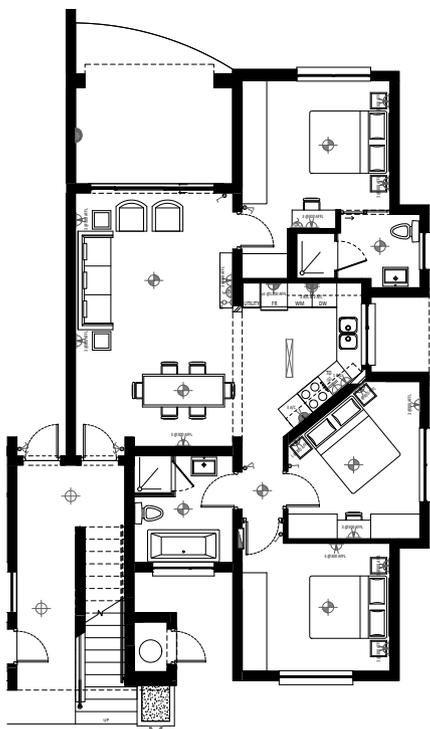


Apartment Area	52.0m ²
Covered Balcony	19.0m ²
TOTAL AREA	71.0m²



A

3 Bedroom 2 Bathroom
Ground Floor



Apartment Area	98.0m ²
Covered Patio	14.0m ²
TOTAL AREA	112.0m²

B

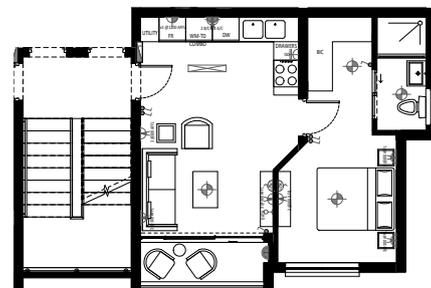
3 Bedroom 2 Bathroom
First Floor



Apartment Area	98.0m ²
Covered Balcony	11.0m ²
TOTAL AREA	109.0m²

C

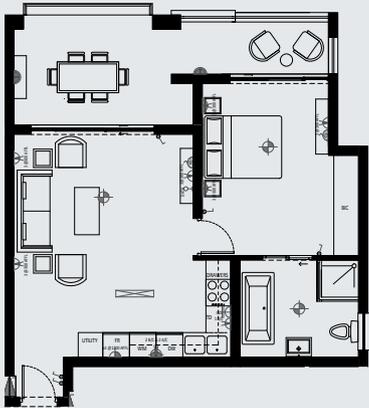
1 Bedroom 1 Bathroom
Second Floor



Apartment Area	42.2m ²
Covered Balcony	3.95m ²
TOTAL AREA	46.2m²

D

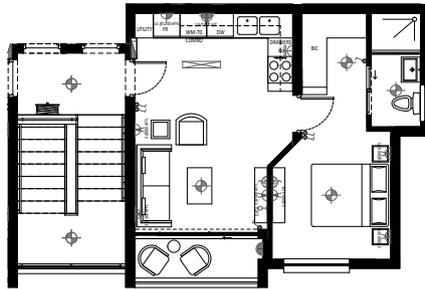
1 Bedroom 1 Bathroom
Second Floor



Apartment Area 55.96m²
Covered Balcony 17.9m²
TOTAL AREA 73.8m²

E

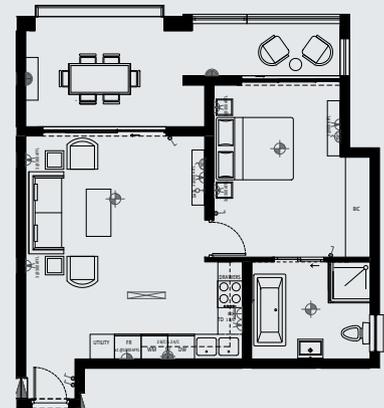
1 Bedroom 1 Bathroom
Third Floor



Apartment Area 42.2m²
Covered Balcony 3.95m²
TOTAL AREA 46.2m²

F

1 Bedroom 1 Bathroom
Third Floor



Apartment Area 55.96m²
Covered Balcony 17.8m²
TOTAL AREA 73.8m²

DEVELOPMENT SITE PLAN







SPECIFICATIONS & FINISHES

INTERNAL WORKS

External Brickwork	- Sponge Plaster and Paint
Internal Brickwork	- One Coat Sponge Plaster and Paint
Roof Covering	- Brick and Plaster Sill
Windowsills	- Concrete Sill
	- 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	- Counter Top
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	- Skirtings
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 (Lounge and Main Bedroom)
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	- Black Undercounter Electric Oven, Gas Hob And Extractor Metalic Colour Fridge, Washing Machine, Tumble Dryer and Dishwasher
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.
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 & 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.



EXCLUSIVE FACILITIES

- 🌿 Lifestyle Centre (Free WiFi) with Lounge
- 🌿 Solar Heated Swimming Pool
- 🌿 Separate Children's Pool & Children's Play Area
- 🌿 Camelot Wellness Spa
- 🌿 Amici Restaurant, Pizzeria & Fully Functional Bar
- 🌿 Viewing Deck & Roof Terrace
- 🌿 Outdoor Cinema & Braai Areas
- 🌿 Games Room & Function Room
- 🌿 Secure Wetlands Walking Trails with Rest Areas
- 🌿 Variety Wildlife Animals & Birds in the Wetlands
- 🌿 Apartments WiFi enabled
- 🌿 FREE Appliances
- 🌿 TV Lounges with authentic wood burning fireplaces
- 🌿 Training Science Gym with Trainer
- 🌿 Sprint Track, Outdoor Gym & Squash Facility
- 🌿 Concierge Service & Laundromat
- 🌿 Prepaid Gas, Water & Electricity
- 🌿 CCTV Camera System
- 🌿 24 Hour Armed Response

Carmine Lord

📞 076 277 7181

✉ carmine@balwin.co.za

Matthew Möller

📞 083 704 2360

✉ matthew@balwin.co.za

📍 Westfield Road, Modderfontein • 26° 102888 S 28° 14356 E



ON SHOW

Wed, Sat, Sun & All Public Holidays
2-5pm www.balwin.co.za

Balwin
PROPERTIES