

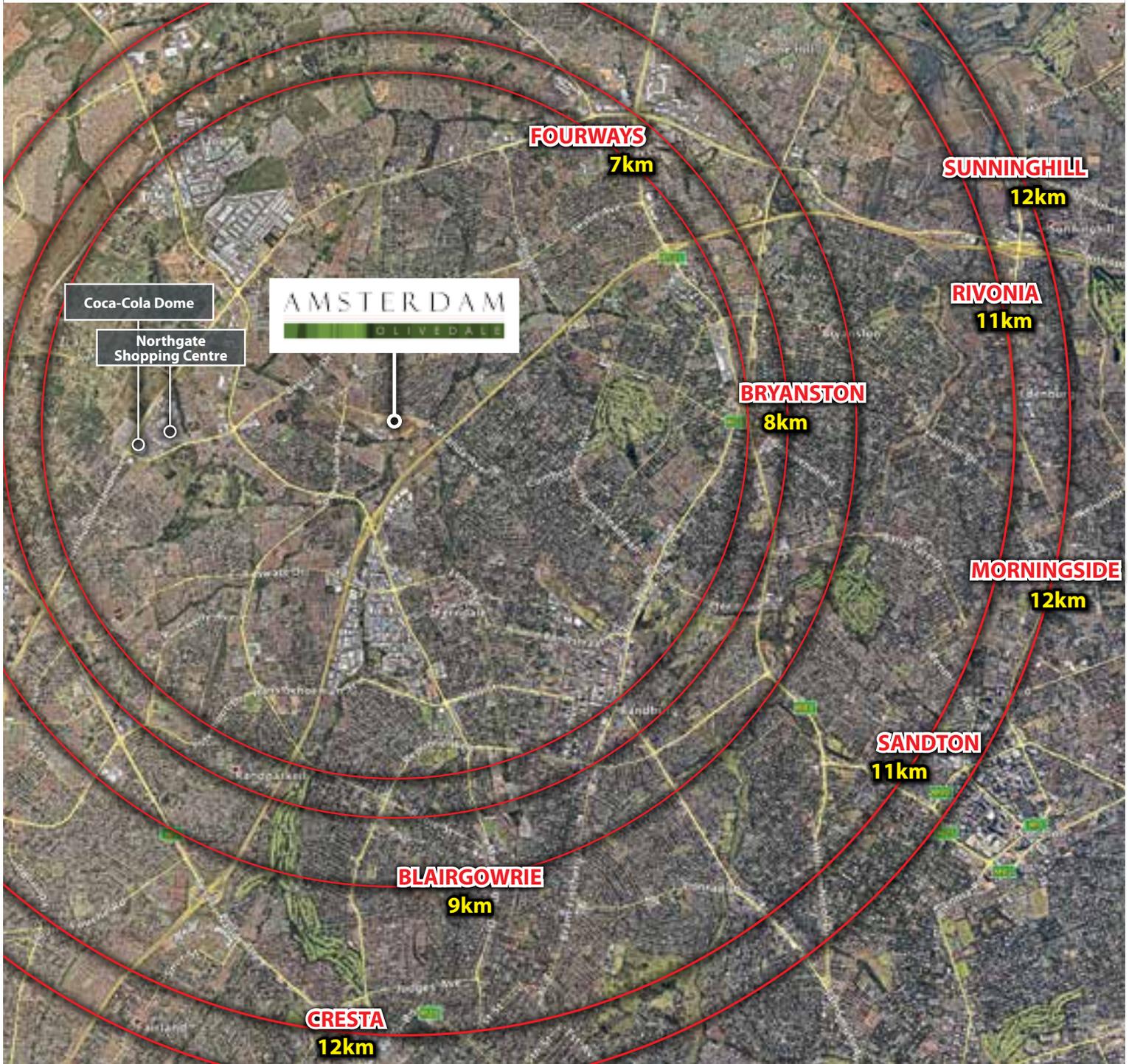


AMSTERDAM
OLIVEDALE



Balwin
PROPERTIES

JOHANNESBURG NORTH



GATEHOUSE



SCHOOLS

The Kings College	- 1km
Sharonlea Primary	- 1.9km
Little Steps Pre-school	- 0.4km
Summerfield Nursery School	- 0.6km
Toddies Play Group	- 0.7km
Clever Kids Nursery School	- 0.8km
Swimming School	- 0.8km
Northriding Secondary School	- 1.9km
Oxford Preschool	- 2.5km
O'Summit Montessori	- 2.0km

SHOPPING

Olivedale Corner	- 1.0km
All Saints	- 0.9km
Northriding Square	- 1.5km
Phoenix Centre	- 1.9km
Bel Air Shopping Centre	- 2.5km
Douglasdale Shopping Centre	- 2.5km
Northgate Shopping Centre	- 2.0km

HOSPITALS

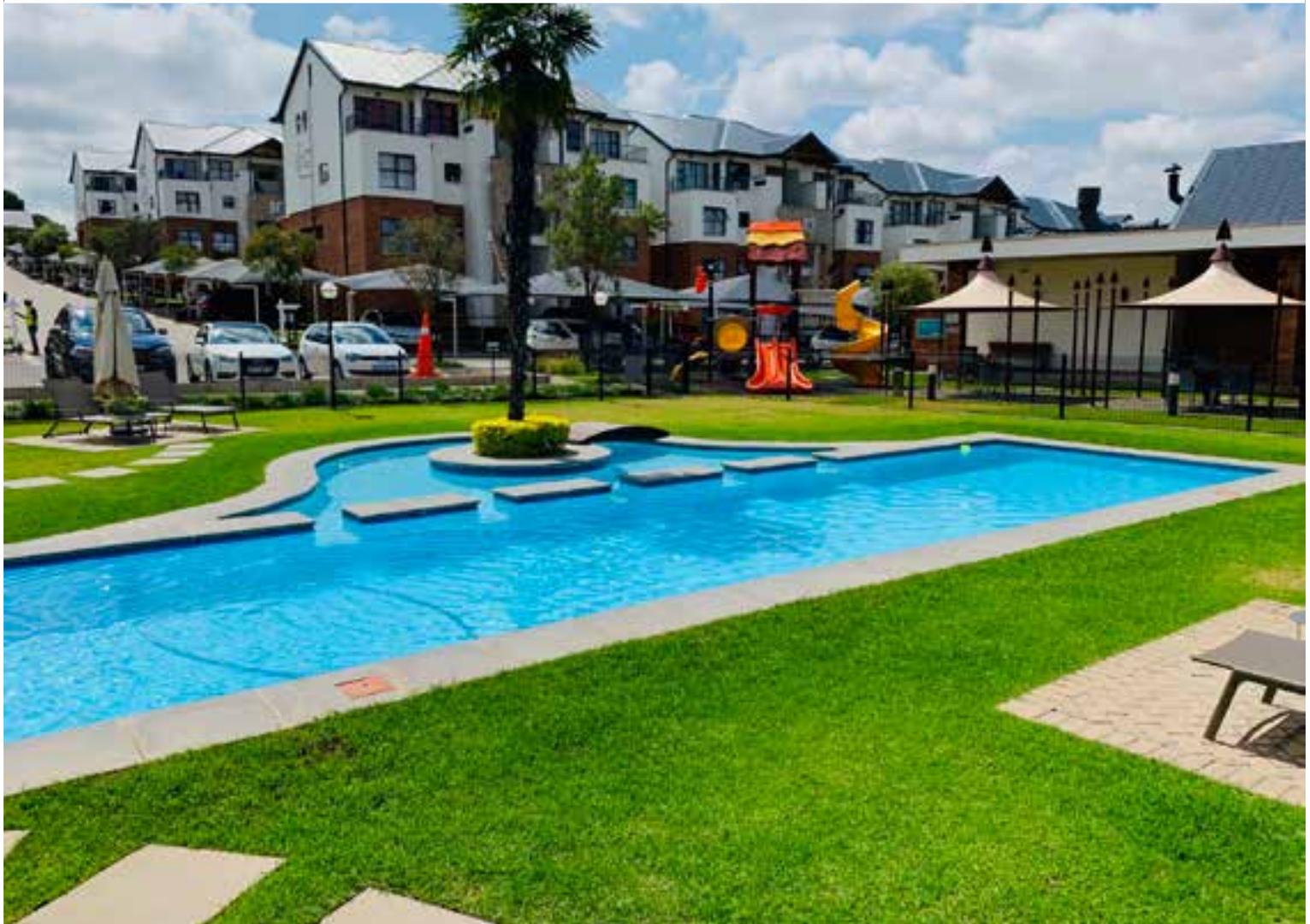
Olivedale Hospital	- 1.0km
Life Fourways Hospital	- 5.5km
Morningside Medi-clinic	- 8.3km
Life Flore Clinic	- 11.9km
Netcare Waterfall City Hospital	- 13.1km

DEVELOPMENT





LIFESTYLE CENTRE



LIFESTYLE CENTRE



SHOW APARTMENTS



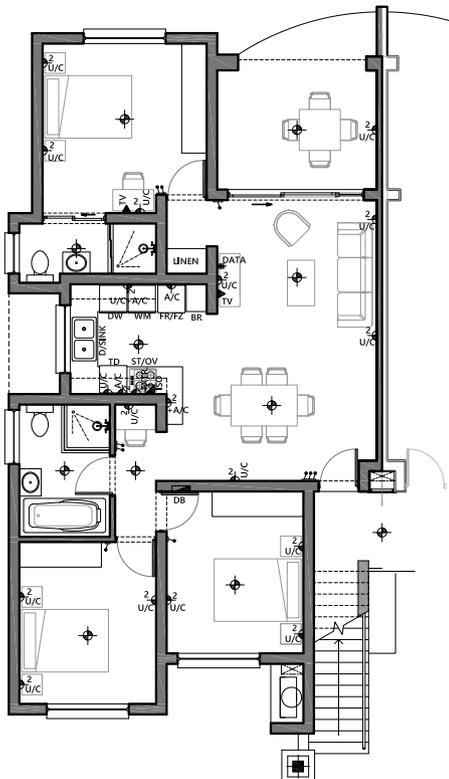
SHOW APARTMENTS



APARTMENT LAYOUTS

A

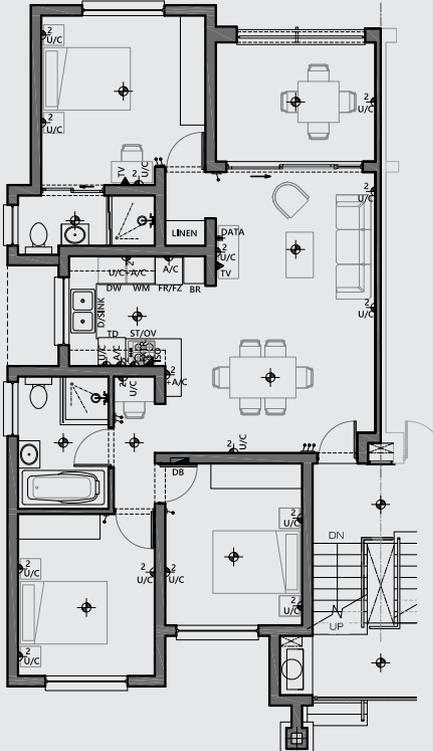
3 Bedroom 2 Bathroom Ground Floor



Apartment Area	94.4m ²
Covered Patio	12.7m ²
TOTAL AREA	107.1m²

A1

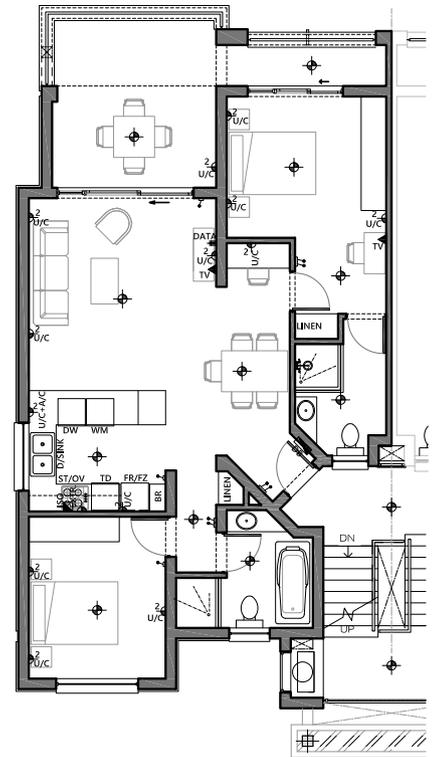
3 Bedroom 2 Bathroom First Floor



Apartment Area	94.4m ²
Covered Balcony	10.4m ²
TOTAL AREA	104.8m²

B

2 Bedroom 2 Bathroom Second Floor

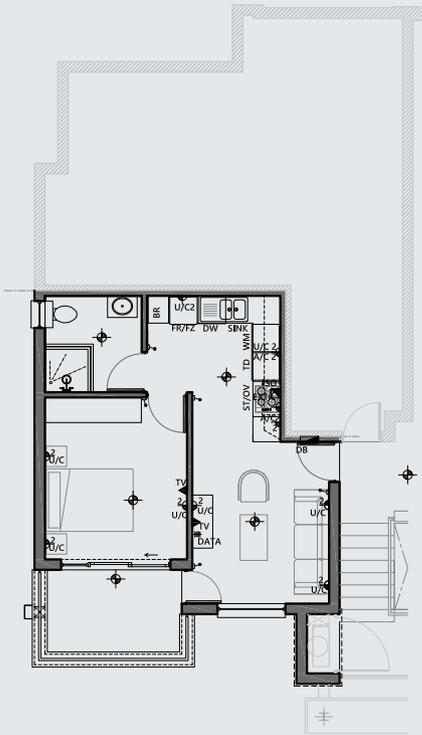


Apartment Area	86.8m ²
Covered Balcony	12.9m ²
Open Balcony	6.7m ²
TOTAL AREA	106.4m²

C

1 Bedroom 1 Bathroom

Third Floor

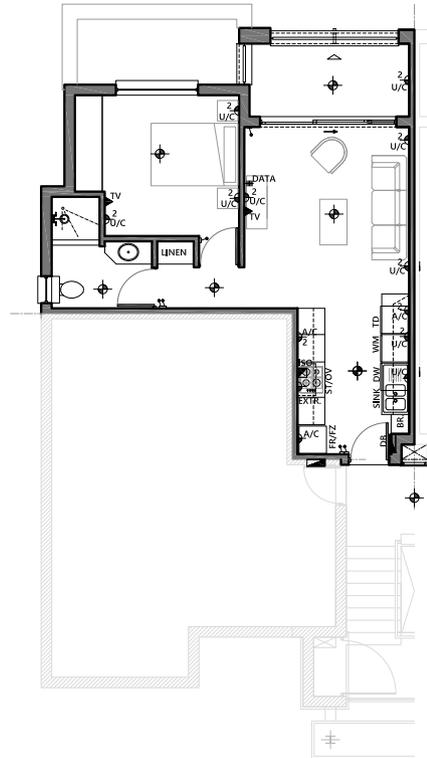


Apartment Area 40.5m²
Open Balcony 7.0m²
TOTAL AREA 47.5m²

D

1 Bedroom 1 Bathroom

Third Floor



Apartment Area 46.0m²
Open Balcony 7.0m²
TOTAL AREA 53.0m²



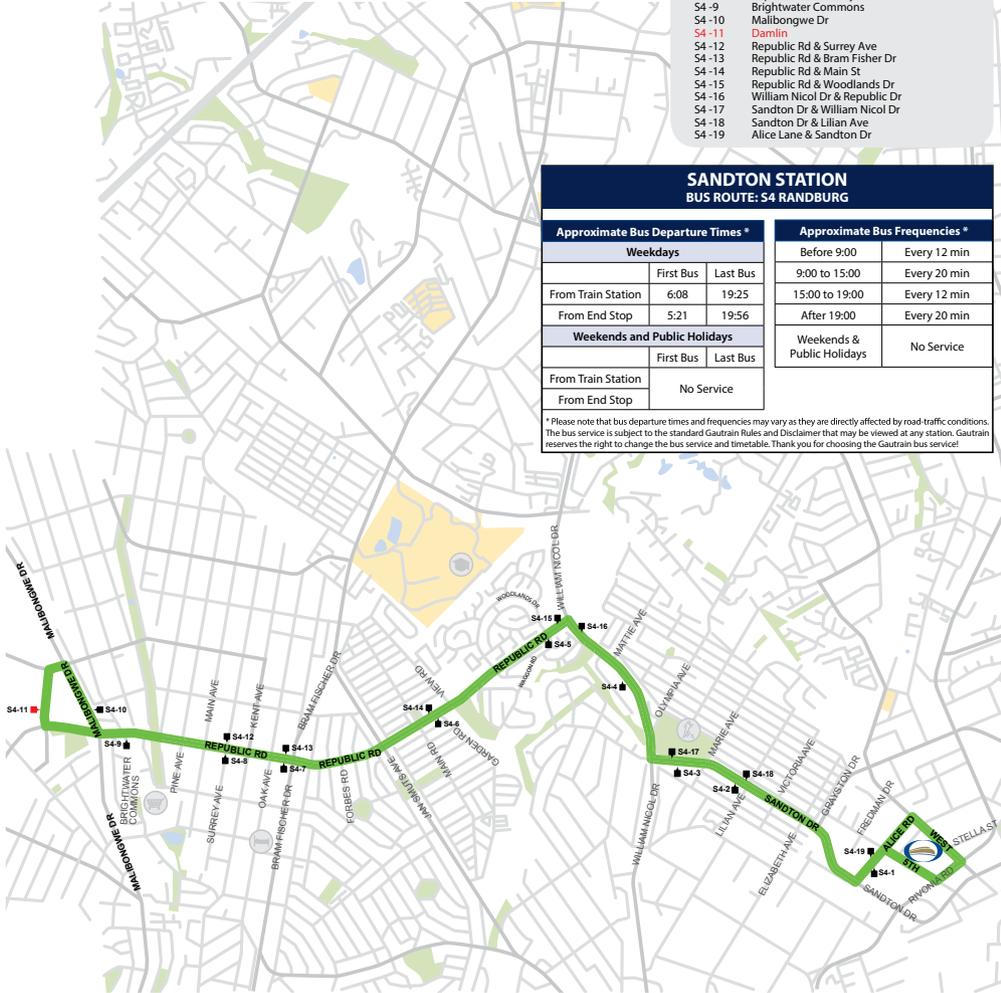
SITE DEVELOPMENT PLAN





You must have a valid Gautrain Card to board a Bus. Cash is not accepted on the buses. One Card is required per passenger. You can use your Card over and over again. Every second bus is equipped for easy wheelchair access.

- S4-1 11 Alice Lane
- S4-2 Sandton Dr & Lillian Ave
- S4-3 Sandton Dr & William Nicol Dr
- S4-4 William Nicol Dr, opposite Engen Garage
- S4-5 Republic Rd & Waggon St
- S4-6 Republic Rd & Garden St
- S4-7 Republic Rd & Bram Fisher Dr
- S4-8 Republic Rd & Surrey Ave
- S4-9 Brightwater Commons
- S4-10 Mailbongwe Dr
- S4-11 Damlin
- S4-12 Republic Rd & Surrey Ave
- S4-13 Republic Rd & Bram Fisher Dr
- S4-14 Republic Rd & Main St
- S4-15 Republic Rd & Woodlands Dr
- S4-16 William Nicol Dr & Republic Dr
- S4-17 Sandton Dr & William Nicol Dr
- S4-18 Sandton Dr & Lillian Ave
- S4-19 Alice Lane & Sandton Dr



SANDTON STATION BUS ROUTE: S4 RANDBURG			
Approximate Bus Departure Times *		Approximate Bus Frequencies *	
Weekdays			
	First Bus	Last Bus	
From Train Station	6:08	19:25	
From End Stop	5:21	19:56	
Weekends and Public Holidays			
	First Bus	Last Bus	
From Train Station	No Service		
From End Station	No Service		
* Please note that bus departure times and frequencies may vary as they are directly affected by road-traffic conditions. The bus service is subject to the standard Gautrain Rules and Disclaimer that may be viewed at any station. Gautrain reserves the right to change the bus service and timetable. Thank you for choosing the Gautrain bus service!			

Indicative Departure Times	
From Sandton Station	From Damlin
	5:21
	5:33
	5:45
	5:57
	6:09
	6:21
6:08	6:39
6:20	6:51
6:32	7:03
6:44	7:15
6:56	7:27
7:08	7:39
7:20	7:51
7:32	8:03
7:44	8:15
7:56	8:27
8:08	8:39
8:20	8:51
8:32	9:03
8:44	9:15
8:56	9:27
9:08	9:39
9:26	9:57
9:46	10:17
10:06	10:37
10:26	10:57
10:46	11:17
11:06	11:37
11:26	11:57
11:46	12:17
12:06	12:37
12:26	12:57
12:46	13:17
13:06	13:37
13:26	13:57
13:46	14:17
14:06	14:37
14:33	15:04
14:53	15:24
15:05	15:36
15:17	15:48
15:29	16:00
15:41	16:12
15:53	16:24
16:05	16:36
16:17	16:48
16:29	17:00
16:41	17:12
16:53	17:24
17:05	17:36
17:17	17:48
17:29	18:00
17:41	18:12
17:53	18:24
18:05	18:36
18:17	18:48
18:29	19:00
18:41	19:12
18:53	19:24
19:05	19:36
19:25	19:56

SMS "ALERT" to 44181 for service updates direct to your mobile (first SMS costs R1, free thereafter).
 CUSTOMER CARE LINE: 0800 GAUTRAIN (428 87246) or www.gautrain.co.za / www.gautrain.mobi
 Get the Gautrain App for Apple and Android.



Get the Gautrain App for real time bus tracking.

SPECIFICATIONS & FINISHES

INTERNAL WORKS

External Brickwork	- Sponge Plaster and Paint
Internal Brickwork	- One Coat Sponge Plaster and Paint
Roof Covering	- Roof Sheeting
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	- Quartz 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	- 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)

Fibre Connection Point	- 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 Metallic 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 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.

AMSTERDAM
OLIVEDALE



Lifestyle Centre



Swimming Pool



Training Science Gym



CSPA Wellness Spa



Amici Restaurant



Mini Sports Field



Squash Court



Indoor Cinema



Games Room



Fibre & DSTV Ready



Appliances Included



Concierge



Laundromat



Prepaid Utilities



24 Hour Security

Jason Heywood

📞 083 327 6434

✉️ jason@balwin.co.za

📍 Jacaranda Drive, Olivedale • 26° 058904 S 27° 977835 E



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

Balwin
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