

A photograph of a modern residential building with a swimming pool and playground. The building is white with a dark blue roof and has multiple balconies. In the foreground, there is a swimming pool with blue tiles and a metal ladder. To the left of the pool, there is a colorful playground structure. The sky is blue with some clouds.

**MALAKITE**  
GREENSTONE

The logo for Balwin Properties, featuring the name 'Balwin' in a red, cursive script font with a green leaf icon above the 'i', and the word 'PROPERTIES' in a black, sans-serif font below it.

**Balwin**  
PROPERTIES

**MALAKITE**  
GREENSTONE

Modderfontein  
Golf Club

Longmeadow  
Business Park

Green Valley  
Shopping Centre

Greenstone  
Shopping Centre

Stoneridge  
Shopping Centre

Greenstone  
Crescent



**JOHANNESBURG EAST**

## GATEHOUSE



## DEVELOPMENT



# LIFESTYLE CENTRE



# LIFESTYLE CENTRE



## SHOW APARTMENTS



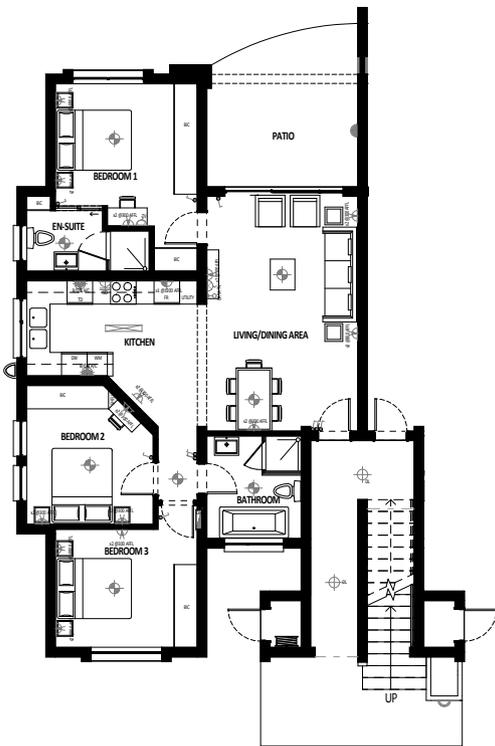
# SHOW APARTMENTS



# APARTMENT LAYOUTS

**A**

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



Apartment Area	98.9m <sup>2</sup>
Covered Patio	14.8m <sup>2</sup>
<b>TOTAL AREA</b>	<b>113.7m<sup>2</sup></b>

**B**

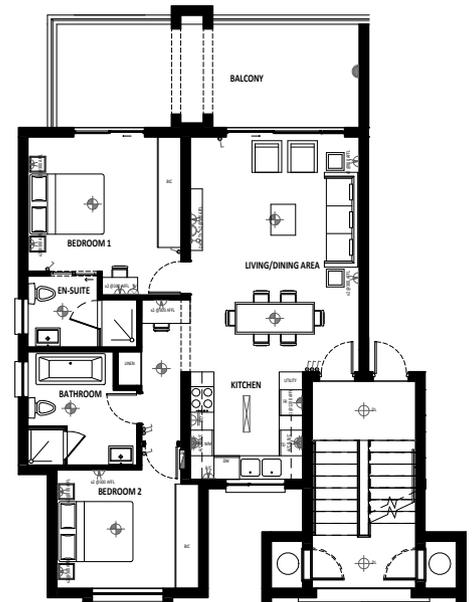
## **3 Bedroom 2 Bathroom** **First Floor**



Apartment Area	98.9m <sup>2</sup>
Covered Balcony	11.2m <sup>2</sup>
<b>TOTAL AREA</b>	<b>110.1m<sup>2</sup></b>

**C**

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



Apartment Area	87.1m <sup>2</sup>
Covered Balcony	22.8m <sup>2</sup>
<b>TOTAL AREA</b>	<b>109.9m<sup>2</sup></b>

**D**

**1 Bedroom 1 Bathroom**

**Third Floor**

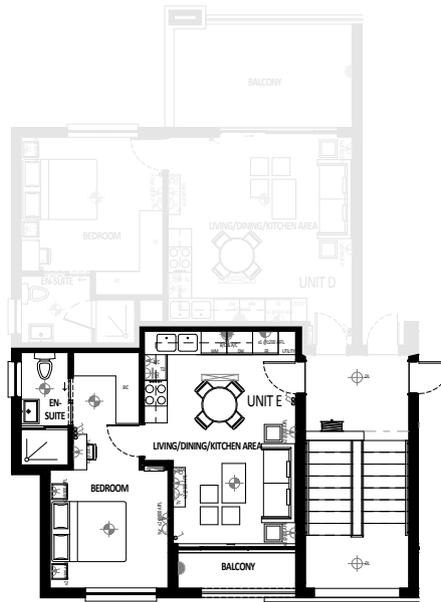


Apartment Area	46.2m <sup>2</sup>
Covered Balcony	14.4m <sup>2</sup>
<b>TOTAL AREA</b>	<b>60.6m<sup>2</sup></b>

**E**

**1 Bedroom 1 Bathroom**

**Third Floor**



Apartment Area	43.1m <sup>2</sup>
Covered Balcony	3.7m <sup>2</sup>
<b>TOTAL AREA</b>	<b>46.8m<sup>2</sup></b>



# DEVELOPMENT SITE PLAN



# SPECIFICATIONS & FINISHES

## INTERNAL WORKS

External Brickwork	- Sponge Plaster and Paint
Internal Brickwork	- One Coat Sponge Plaster and Paint
Roof Covering	- Roof Sheetting
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	- 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	- 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
	- 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 & 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.



**MALAKITE**  
GREENSTONE

## EXCLUSIVE FACILITIES

- ✔ Lifestyle Centre with FREE WiFi
- ✔ Training Science Gym with Trainer
- ✔ Amici Restaurant and Pizzeria
- ✔ Braai Facilities
- ✔ Children's Play Area
- ✔ Outdoor Fitness Area
- ✔ Entertainment Area
- ✔ Conference Room
- ✔ Swimming pool
- ✔ Apartments WiFi Enabled
- ✔ FREE Kitchen Appliances
- ✔ Prepaid Gas, Electricity & Water Meters
- ✔ Pet Friendly
- ✔ 24 Hour Security
- ✔ No Transfer Costs

**Doreen White**

📞 072 903 2699

✉ doreen@balwin.co.za

📍 Stone Close, Greenstone Hill • 26°06'44.5"S 28°08'51.1"E



**ON SHOW**

Wed, Sat, Sun & All Public Holidays  
2-5pm [www.balwin.co.za](http://www.balwin.co.za)

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PROPERTIES