GREENSTONE - RIDGE

Luxury Apartments

Balwin PROPERTIES

Aerial Map

GREENSTONE - RIDGE

N3

Modderfontein Road

Stoneridge Dr

Stoneridge Dr

GREENSTONE - RIDGE

Greenstone
shopping centre

Stoneridge

Balwin PROPERTIES

Location Map

Modderfontein Road

Stoneridge

Greenstone
shopping centre

N3

GREENSTONE - RIDGE

Stoneridge Dr

Stoneridge Dr

GPS Co-ordinates | **Cnr Stoneridge Dr & Emerald Boulevard**
26° 7'12.18" S - 28° 8'53.29" E

Balwin
PROPERTIES

Direction Map

GREENSTONE - RIDGE

Longmeadow Business Park

Modderfontein Road

Hereford St

Ayrshire Ave

Modderfontein Road

Hereford St

Emerald Boulevard

Greenstone Dr

Blackrock St

Hliondale

Lombardy East

Stoneridge

Blackrock St

Hereford St

N3

Greenstone Modderfontein

GREENSTONE - RIDGE

Emerald Boulevard

Stoneridge Dr

Greenstone Dr

119	Edenvale
R125	Modderfontein

Stoneridge Dr

Edenvale

Van Riebeeck Ave

Eastleigh

GPS Co-ordinates | **Cnr Stoneridge Dr & Emerald Boulevard**
26° 7'12.18" S - 28° 8'53.29" E

Balwin PROPERTIES

GREENSTONE - RIDGE

Exceptional Facilities

- Clubhouse
- Entertainment Area
- Childrens Play Area
- Braai Area
- Spectacular Pool Area
- Picnic Pockets
- Gym

- Fitness Track
- Squash Facility
- Multi-Purpose Sports Field
- Herb Garden
- Smart Meters Installed
- Car Wash

Balwin PROPERTIES

GREENSTONE - RIDGE

A UNIQUE WELLNESS VENTURE ... NOW IN SOUTH AFRICA!

The Fit-Track is changing the face of cluster living in presenting an opportunity for all residents to enjoy outdoors Fitness in full safety! This full body workout, with various levels of difficulty and physical integration combined with cardiovascular training completes the total wellness and wholesomeness of cluster living.

This full Fitness-Track is linked to a Training Website with added Health info and guidance. The exercises will be Smartphone enabled, for instant access.

Fit-Track is powered by the the TrainingScience Company based in Bedfordview Johannesburg. TrainingScience also manages the The Go-Train.co.za fitness website and Multi-Strength Sports Training Equipment.

MULTI-STRENGTH

TRAINING SCIENCE

Balwin
PROPERTIES

GREENSTONE - RIDGE

Artist Impression

Balwin
PROPERTIES

GREENSTONE - RIDGE

Apartments

Balwin PROPERTIES

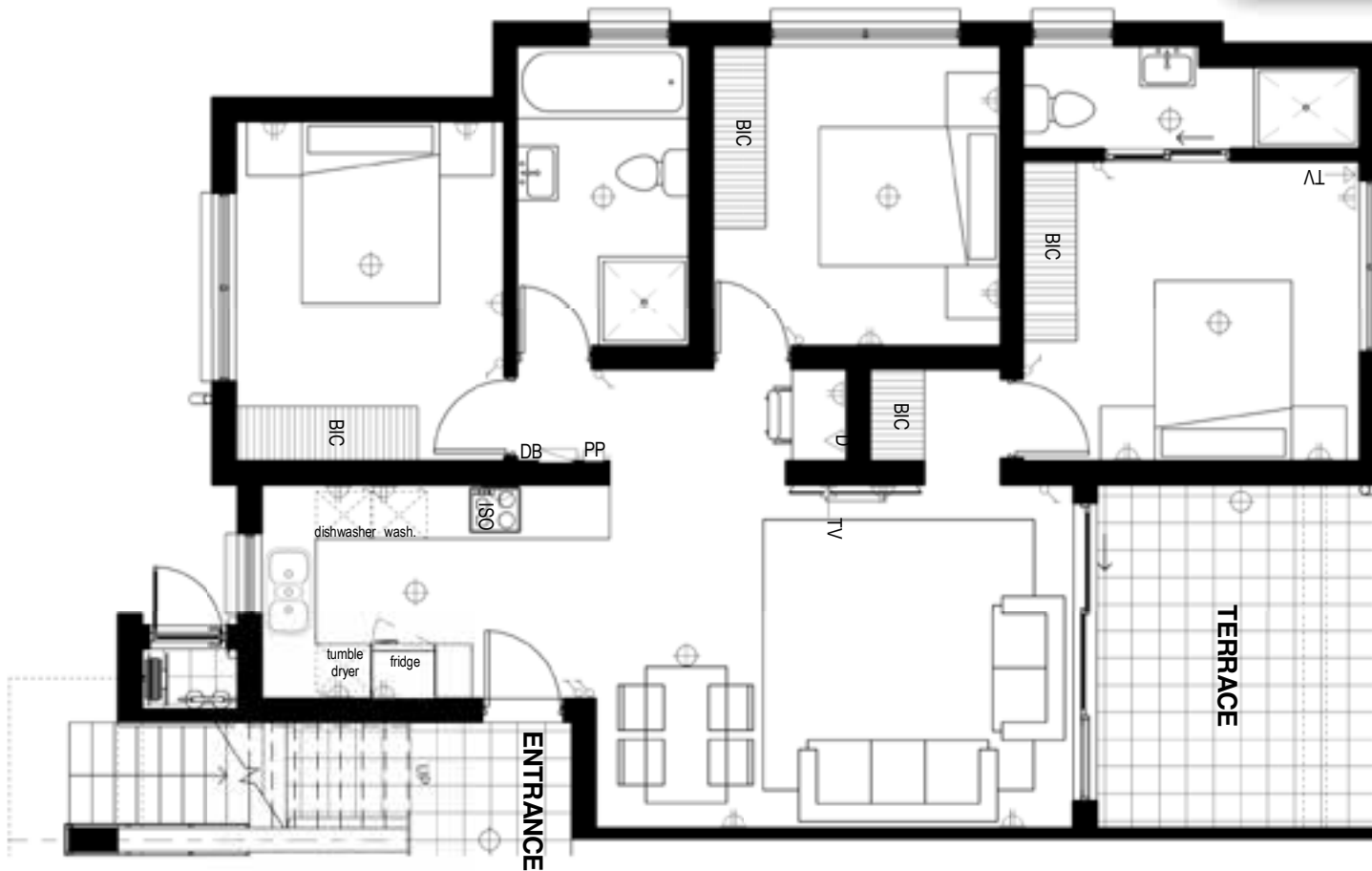GREENSTONE - RIDGE

Show Unit

Balwin
PROPERTIES

Block A, B & E | Apartment Type A
3 Bedroom 2 Bathroom

GREENSTONE - RIDGE

Ground Floor

Unit Area	96.00m²
Patio	12.47m²
TOTAL	**108.47m²**

BIC

BIC

BIC

BIC

TV

TV

DB   PP

dishwasher   wash.

tumble dryer   fridge

ENTRANCE

TERRACE

Baldwin
PROPERTIES

Block A & E | Apartment Type B
3 Bedroom 2 Bathroom

GREENSTONE - RIDGE

First Floor

Unit Area	**96.00m²**
Patio	**10.02m²**
TOTAL	**106.02m²**

dishwasher wash

tumble dryer

fridge

DB   PP

BIC

BALCONY

ENTRANCE

UP

Balwin PROPERTIES
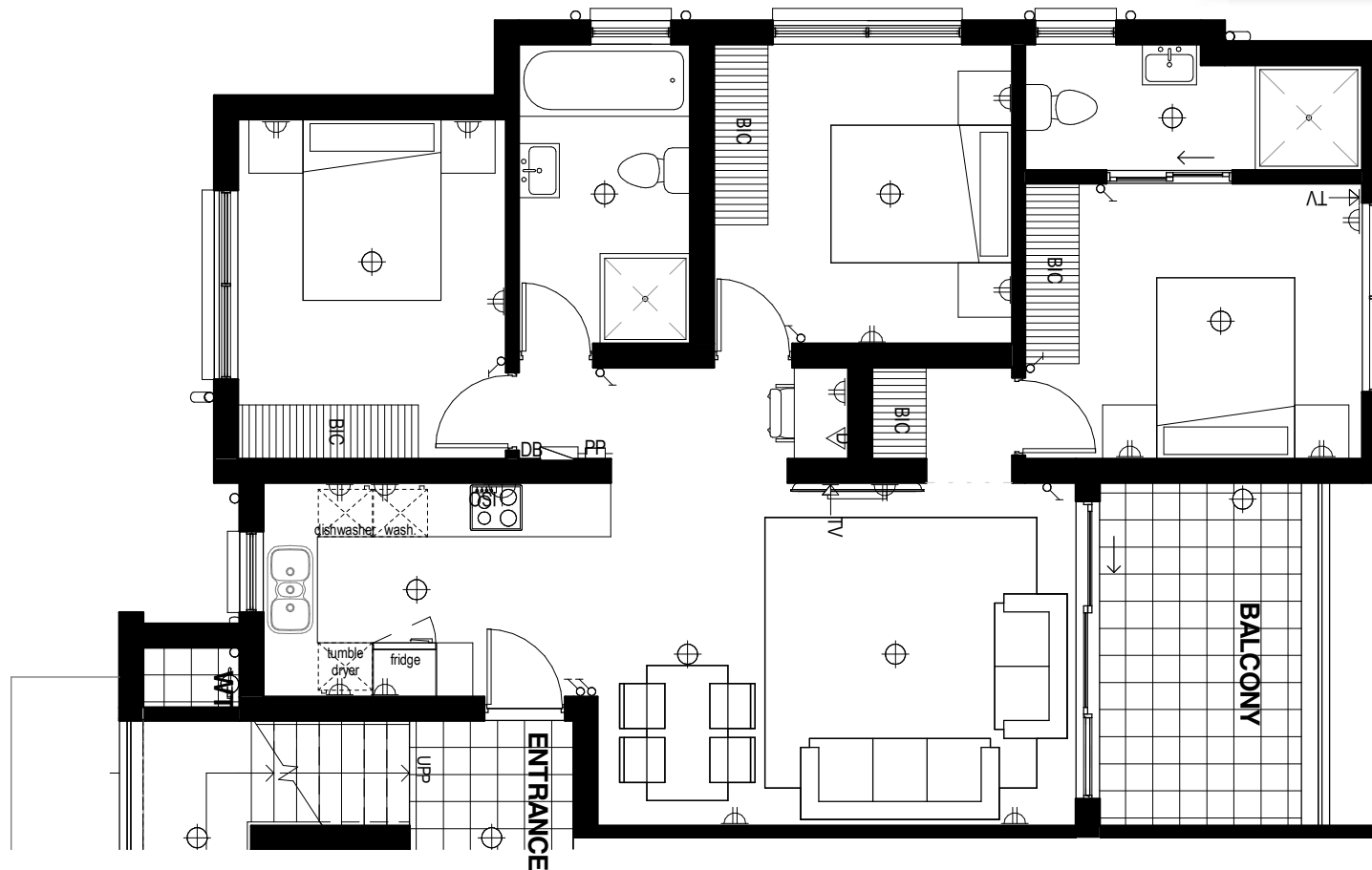
Block A & E | Apartment Type C
2 Bedroom 2 Bathroom

GREENSTONE - RIDGE

Second Floor

Unit Area	85.12m²
Patio	16.82m²
TOTAL	**101.94m²**

BALCONY

BIC

BIC

DB

PP

dishwasher wash.

tumble dryer

fridge

TV

TV

ENTRANCE

up

Balwin
PROPERTIES
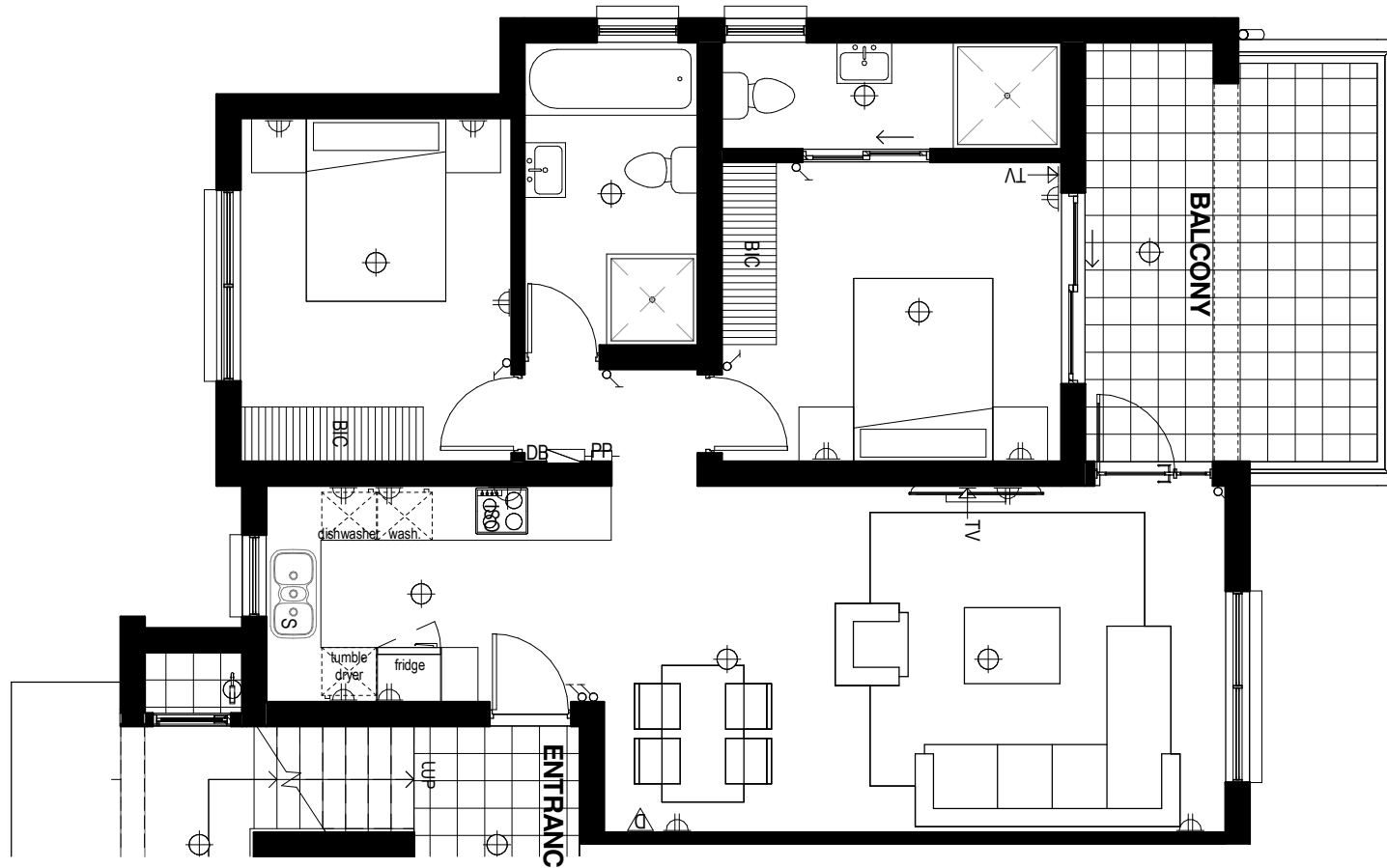
Block A | Apartment Type D
2 Bedroom 2 Bathroom

GREENSTONE - RIDGE

Third Floor

Unit Area	85.03m²
Patio	8.22m²
TOTAL	**93.25m²**

BALCONY

BIC

BIC

DB PP

W1

ENTRANCE

TV

TV

Balwin PROPERTIES

Block E │ Apartment Type E
1 Bedroom 1 Bathroom

GREENSTONE - RIDGE

Third Floor

Unit Area	**45.53m²**
Patio	**8.22m²**
TOTAL	**53.75m²**

BALCONY

BIC

fridge

washer

tumble dryer

TV

ENTRANCE

DB

PR

Balwin
PROPERTIES
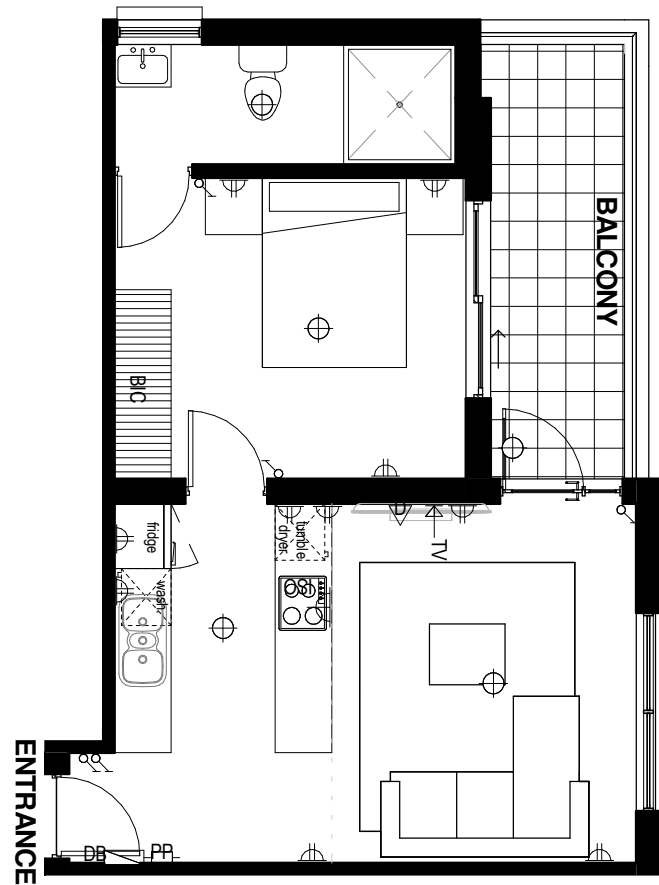
Block E | Apartment Type F
1 Bedroom 1 Bathroom

GREENSTONE - RIDGE

Third Floor

Unit Area	39.19m²
Patio	3.70m²
TOTAL	**42.89m²**

BALCONY

TV

BIC

DB

wash.

S

tumble d'yer

fridge

UP

ENTRANCE

Balwin PROPERTIES
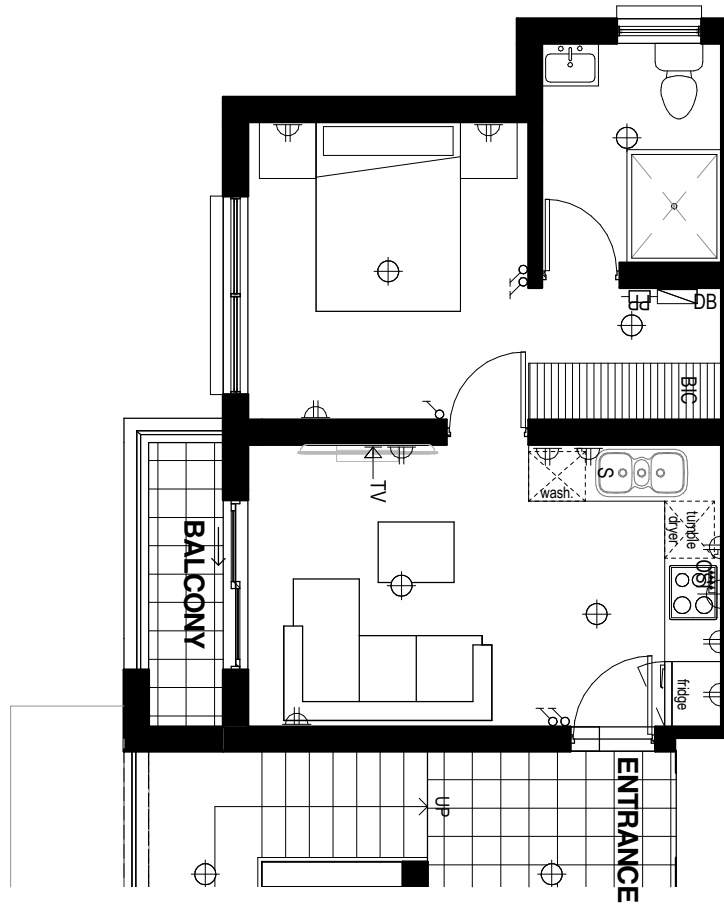
Block B | Apartment Type G
1 Bedroom 1 Bathroom

GREENSTONE - RIDGE

First Floor

Unit Area	57.65m²
Patio	8.30m²
TOTAL	**65.95m²**

ISO

wash.

tumble dryer

BIC

broom bic

fridge

TV

BALCONY

TV

DB PP

D

Balwin PROPERTIES

Block B │ Apartment Type H
1 Bedroom 1 Bathroom

First Floor

Unit Area	39.08m²
Patio	3.70m²
TOTAL	**42.78m²**

dd DB

BIC

BALCONY

TV

wash.

tumble dryer

OS

fridge

UP

ENTRANC

Balwin PROPERTIES
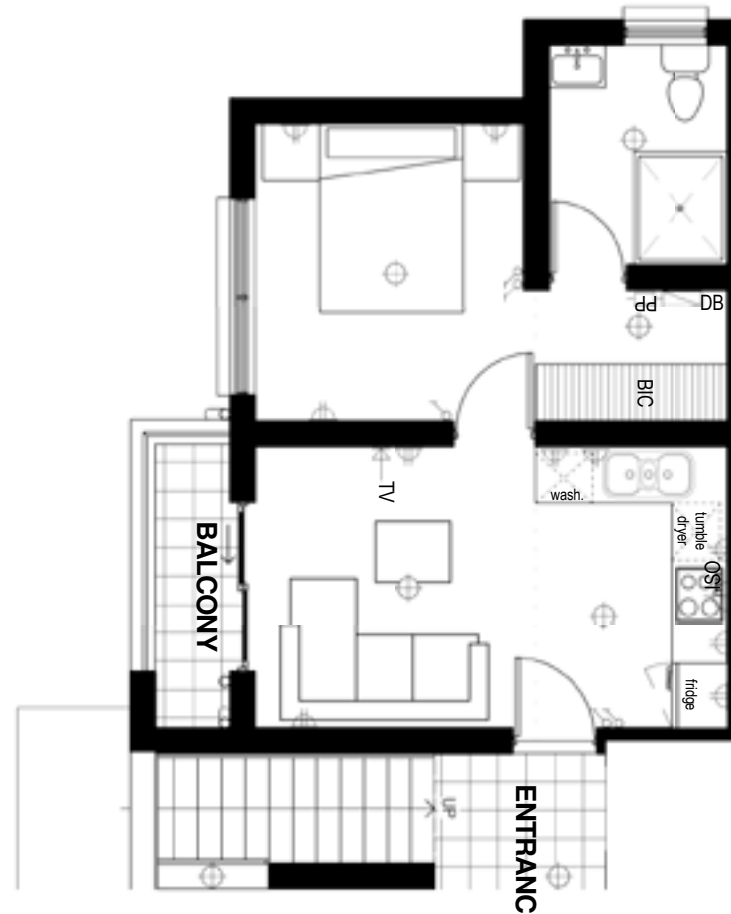
Site Plan

GREENSTONE - RIDGE

Balwin PROPERTIES

Specifications

New Building Specification & Finishes

1. EXTERNAL BRICKWORK — SPONGE PLASTER AND PAINT
2. INTERNAL BRICKWORK — ONE COAT SPONGE PLASTER AND PAINT
3. ROOF COVERING — BRICK PLASTER SILL
4. WINDOWSILLS — CONCRETE SILL
   — INTERNAL TILED
5. FLOOR COVERING — ALL FLOORS TILED
6. CEILINGS — PAINTED CEILING
7. WINDOWS — ALUMINIUM
8. CORNICES — AS PER SHOW UNIT
9. FRONT DOOR — FIRE DOOR WITH FRAME
10. PATIO DOOR — ALUMINIUM SLIDING DOORS
11. INTERNAL DOORS — HOLLOWCORE DOORS WITH PAINTED FRAMES
12. LOCKSETS — SLIDING DOORS WITH DEAD BOLT
    — INTERNAL 3 LEVER BRUSHED STAINLESS STEEL
    — FRONT DOOR KNOB CYLINDER
13. WALL TILING — AS PER SHOW UNIT
14. KITCHEN TOPS — WHITE CEASAR STONE AS PER SHOW UNIT
15. SANITARY WARE KITCHEN — STAINLESS STEEL SINK
    — PILLAR TYPE SINK MIXER
    — WASHING MACHINE STOP COCK
16. 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
17. SKIRTING — SKIRTINGS
18. PLUMBING — AS PER MUNICIPAL REQUIREMENTS
19. GARDEN TAPS — ONE PER GROUND FLOOR UNIT IN GARDEN
20. SEWERS — TO MUNICIPAL REQUIREMENTS
21. INTERNAL LIGHTING — AS PER LAYOUT (ENERGY EFFICIENT LIGHTING)
22. EXTERNAL LIGHTING — AS PER LAYOUT
23. PLUG POINTS — AS PER LAYOUT
24. TV POINT — AS PER LAYOUT (LOUNGE AND MAIN BEDROOM)
25. TELEPHONE (POINT ONLY) — ONE PER UNIT AS PER LAYOUT
26. WATER HEATING — HOT WATER SYSTEM
27. ELECTRICITY — PREPAID METERS
28. PAINTING — AS PER ARCHITECT SPECIFICATION
29. LIGHTING FITTINGS — AS PER SHOW UNIT
30. KITCHEN APPLIANCES — 2 BEDROOM AND 3 BEDROOM APARTMENTS
    BLACK UNDERCOUNTER ELECTRIC OVEN
    GAS HOB AND EXTRACTOR
    METALIC COLOUR FRIDGE
    WASHING MACHINE
    TUMBLE DRYER
    DISHWASHER
    — 1 BED APARTMENTS
    BLACK UNDERCOUNTER ELECTRIC OVEN
    GAS HOB AND EXTRACTOR
    METALIC COLOUR FRIDGE
    WASHING MACHINE
    TUMBLE DRYER
31. KITCHEN — AS PER LAYOUT
32. B.I.C — AS PER LAYOUT
33. GUTTERS — AS PER LAYOUT
34. TILING — ALL TILING TO BE AS PER THE SHOW UNIT.
    NO DEVIATION WOULD BE ALLOWED
35. ELECTRICAL — AS PER LAYOUT

External Works

1. BOUNDARY WALLING — AS PER SITE LAYOUT
2. SECURITY — ELECTRIC FENCE
3. PAVING — AS PER PLAN
4. LANDSCAPING — AS PER PLAN
5. INTERCOM SYSTEM — PROVIDED
6. ENTRANCE — AUTOMATED BOOM SYSTEM
7. GARDEN WALLS & UNIT POSITION — TO BE DETERMINED ACCORDING TO SITE CONDITIONS
8. 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
9. 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.

Balwin PROPERTIES

GREENSTONE - RIDGE

Luxury Apartments

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ON SHOW
WED | SAT | SUN | PUBLIC HOLIDAYS | 2-5PM

Balwin
PROPERTIES