

THE CLASSIC COLLECTION

THE REID
SANDTON, LINBRO PARK

SANDTON, LINBRO PARK | GAUTENG | SOUTH AFRICA

Balwin
PROPERTIES®



THE **NATURAL** **ESCAPE** **LIFESTYLE**

A Natural and Urban Mix of Life... The Reid.

The Reid is more than a home, it's a lifestyle. Fitness, entertainment and play areas extend your living space, so you get privacy and exclusivity as well as communal and social spaces with safety, freedom and peace of mind. The latest in design, aesthetics, functionality

and security within every apartment are complemented by cutting edge amenities including an indoor gym, spa, cinema, games room, restaurant, pool, playground and even a convenience store. We've thought of everything, so you don't have to.

A BLEND OF NATURAL BEAUTY AND MODERN LIFE

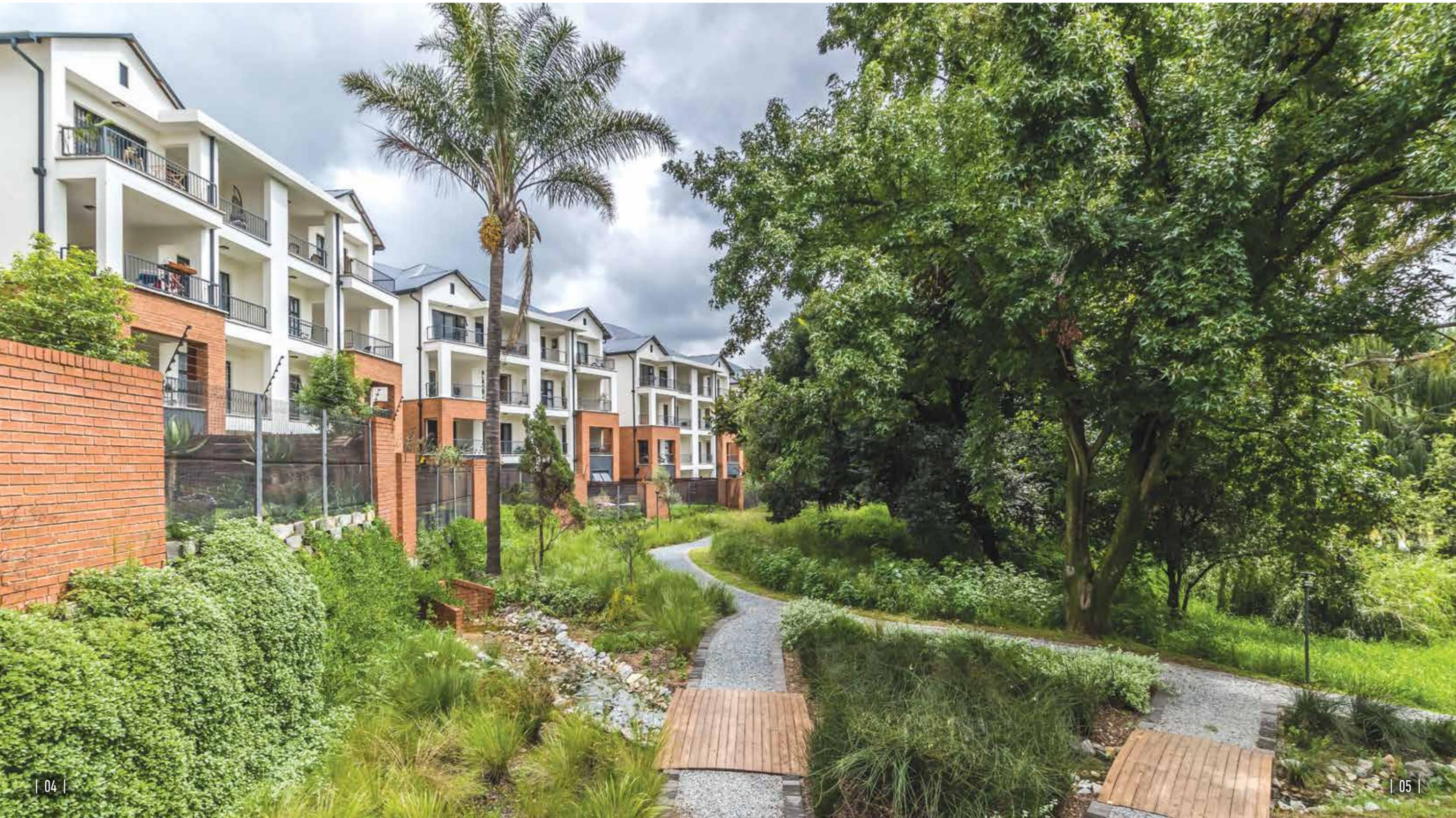
This upmarket lifestyle estate, inspired by modern family life, is near highways and the Marlboro Gautrain station. The Reid offers urban living surrounded by natural beauty.



AN **ECO**FRIENDLY **RETREAT**

In every apartment, generous use of glazing maximises the light and sense of space, a feature which is continued by the private balcony or garden.

The Lifestyle Centre is for residents' exclusive use and brings a touch of luxury to town with exclusive facilities to create a welcome oasis for rest and recreation.





ENCHANTING SETTING RELAXED LIFESTYLE



Convenience, Entertainment and Dining.

A space where exclusivity meets community, the Lifestyle Centre is designed with your needs in mind. You'll find a lounge and bar with a TV and fireplace, an Amici Restaurant and Pizzeria, wellness spa, indoor cinema, games room and free WiFi - obviously. The Lifestyle Centre also

features a concierge desk, laundromat, eco-friendly car wash, convenience store and conference centre. Outdoors you'll find a children's play area, treehouse, large swimming pool and separate kiddies pool, mini sports field, and a squash court - all there so you get the most out of our sunny Joburg skies.

NATURE ON YOUR DOORSTEP



The green belt is part of The Reid and this area supports abundant animals, fish and birdlife.

The Reid seeks not only to protect indigenous fauna and flora in the area, but also provides an attractive open space within the urban fabric where residents

can come and enjoy its natural beauty, created within an urban setting, a natural open space which is socially, economically and ecologically sustainable.





ANIMALS OF THE REID

Here is a list of some of the animals that can be seen at The Reid:



- 🌿 Cape Glossy Starling
- 🌿 Black Throated Canary
- 🌿 Plead Crow
- 🌿 Dark Capped Kurrichane Thrush
- 🌿 Olive Thrush
- 🌿 African Stonechat
- 🌿 Cape Robin Chat
- 🌿 Lesser Swamp Warbler
- 🌿 Zitting Cloud Cisticola
- 🌿 Levillant's Cisticola
- 🌿 House Sparrow
- 🌿 Cape Sparrow
- 🌿 Southern Grey Headed Sparrow
- 🌿 Village Weaver
- 🌿 Cape Weaver
- 🌿 Southern Masked Weaver
- 🌿 Southern Red Bishop
- 🌿 Little Grebe
- 🌿 Reed Cormorant
- 🌿 Black Headed Heron
- 🌿 African Sacred Ibis
- 🌿 Hadeba Ibis
- 🌿 Long Crested Eagle
- 🌿 African Fish Eagle
- 🌿 Ovambo Sparrowhawk
- 🌿 Spotted Thick Knee
- 🌿 Rock Dove
- 🌿 Red Eyed Dove
- 🌿 Cape Turtle Dove
- 🌿 Laughing Dove
- 🌿 Barn Owl
- 🌿 Grass Owl
- 🌿 Marsh Owl
- 🌿 Yellow Billed Duck
- 🌿 African Black Duck
- 🌿 Black Shouldered Kite
- 🌿 Swalnsnons Spurfowl
- 🌿 Helmeted Guineafowl
- 🌿 Black Crake
- 🌿 African Purple Swamphen
- 🌿 Common Moorhen
- 🌿 Red Knobbed Coot
- 🌿 Croened Lapwing
- 🌿 Blacksmith Lapwing
- 🌿 African Wattled Lapwing
- 🌿 Spotted Eagle Owl
- 🌿 Speckled Mousebird
- 🌿 Red Faced Mousebird
- 🌿 Black Collered Barbet
- 🌿 Crested Barbet
- 🌿 Yawny Flanked Prinia
- 🌿 African Pipit
- 🌿 Steenbok
- 🌿 Reedbuck
- 🌿 Duke
- 🌿 Black-backed Jackal
- 🌿 Cape Clawless Otter
- 🌿 Hedgehog
- 🌿 Mongoose
- 🌿 Bats
- 🌿 Gerbil
- 🌿 Duiker
- 🌿 Rooibos Kurper
- 🌿 Red Breasted Tilapia
- 🌿 Dwarf Tilapia
- 🌿 Mozambique Tilapia



VIBRANT TOWN CENTRE

TRANQUIL SURROUNDINGS

The Reid offers the best of all worlds. The town centre is a lively mix of malls, shops, restaurants, cafés and a cinema, with quieter pockets of green and attractive parks nearby to relax in: all just a short distance from The Reid.

You're minutes from:

- 🌿 Go Ape Tree Top Adventure
- 🌿 Modderfontien Golf Club
- 🌿 Octavia's Sensorium Health and Beauty Spa
- 🌿 Marlboro Gautrain station
- 🌿 Flamingo Dog Park
- 🌿 Busamed Private Hospital
- 🌿 Modderfontien Nature Reserve
- 🌿 Greenstone Mall
- 🌿 Stoneridge Shopping Centre
- 🌿 Flamingo Shopping Centre
- 🌿 Mall of Africa
- 🌿 Linbro business park
- 🌿 Longmeadow business estate
- 🌿 Sandton City
- 🌿 Melrose Arch



INTERNATIONAL TASTES LOCAL SPECIALITIES

Get ready to raise that glass of bubbly and dine – or relax and enjoy – in style at one of these great restaurants in your area.



Top restaurants and fast food outlets are all in the area to entice your taste buds.

- 🌿 33 High Street
- 🌿 Baytree Restaurant
- 🌿 Barcelo's
- 🌿 Buonissimo
- 🌿 Byerley Park Stables & Garden Party Venue
- 🌿 Caffè Finesta
- 🌿 Casa Bella
- 🌿 Col'caccio
- 🌿 Fahrenheit
- 🌿 Fireman's Tavern
- 🌿 Gratitude Restaurant
- 🌿 Lexi's
- 🌿 Nikoz
- 🌿 Panda Sushi
- 🌿 Riverpark Café
- 🌿 Spur
- 🌿 Tataki
- 🌿 Vovo Telo
- 🌿 Wasabi

FLOURISHING LOCATION KEY CONNECTIONS

The Reid, is based in a fast growing suburb and very popular with the young and upcoming executives.

Set on a green belt, in a tranquil Northern suburb of Johannesburg only minutes away from the office parks and business premises of Rivonia, Sunninghill, Woodmead, Sandton and Fourways offering functionality for modern travelling.

Short drive to OR Tambo International Airport , which is Africa's biggest and busiest airport and a major international and domestic transport hub in the region. Within easy access and close proximity to 3 major roads, these being the M1, N3 and R24, which runs from Johannesburg City Centre to O.R. Tambo International Airport, and Modderfontein Road (R25).

Greenstone Shopping Mall, Stoneridge Mall & Flamingo Shopping Centre, along with other smaller shopping centres is a big drawcard for shoppers and entertainment seekers. The Busamed Hospital is nearby.

For business and home buyers alike, The Reid is an investment opportunity not to be missed.



ANYTIME PURCHASES EVERYDAY TREATS

The Reid is close to a diverse mix of shopping malls, Flamingo Shopping Centre, Greenstone Mall & Stonehill Crossing are anchored by Checkers, Pick 'n Pay Hyper, Game and Woolworths. A mix of over 250 stores and restaurants offer sheer shopping pleasure, entertainment, dining and fun for the whole family!



Between them they offer a multitude of well-known retail outlets.

- 🌿 @Home
- 🌿 American Express
- 🌿 Apple iStore
- 🌿 Cape Union Mart
- 🌿 Carol Boyes
- 🌿 Checkers

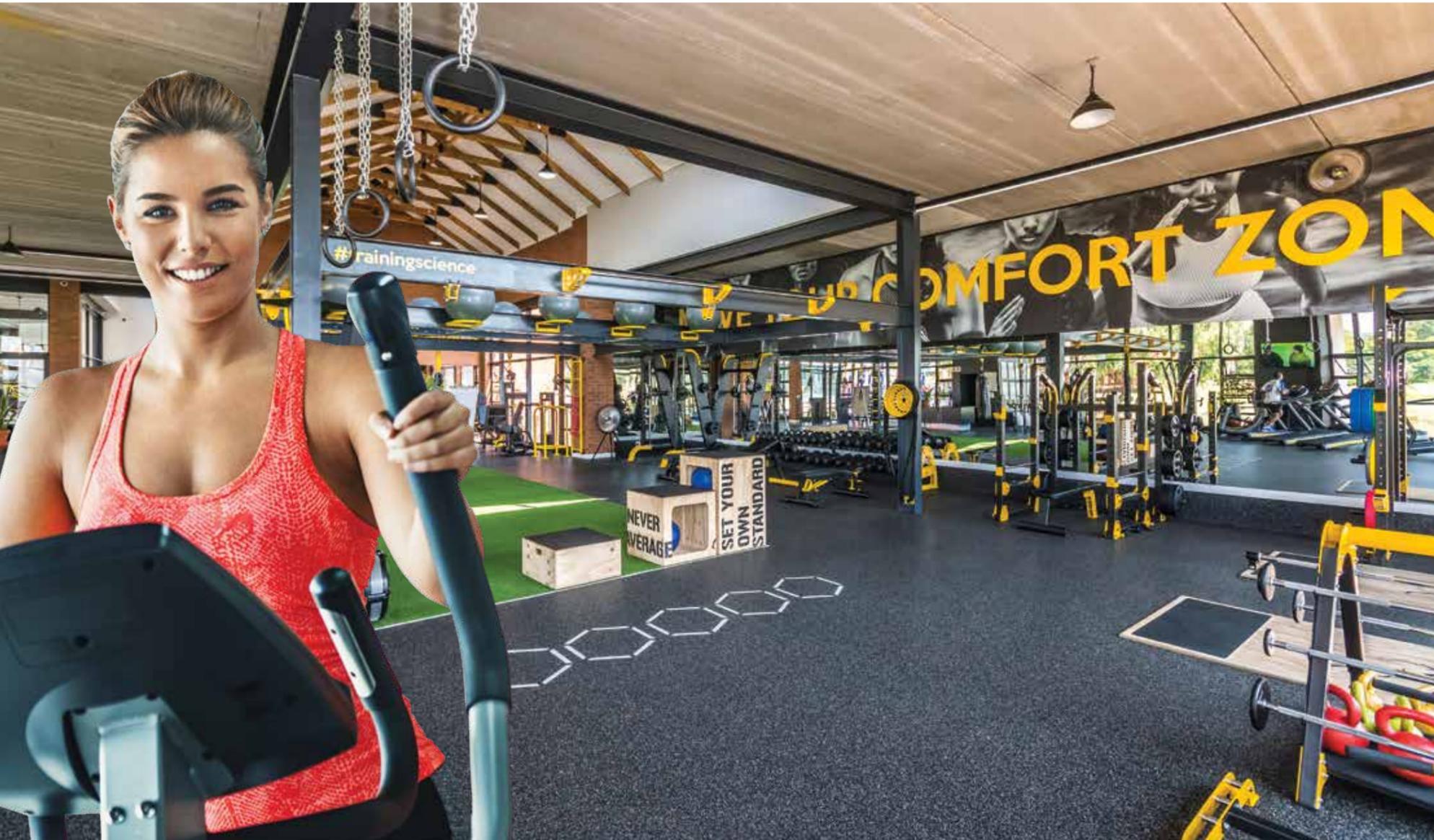
- 🌿 Coricraft
- 🌿 Cotton On
- 🌿 Dion Wired
- 🌿 Dischem
- 🌿 Edgars
- 🌿 H&M
- 🌿 Foschini
- 🌿 Incredible Connection
- 🌿 MAC
- 🌿 Markhams

- 🌿 Mr Price
- 🌿 Mr Price Sport
- 🌿 Miladys
- 🌿 NWJ
- 🌿 Total Sports
- 🌿 Truworhs
- 🌿 Westpack Lifestyle
- 🌿 Woolworths

CUTTING EDGE ACTIVE LIFESTYLE

At The Reid we portray a fairly active lifestyle with on-site Lifestyle Centre features cutting-edge leisure and sport facilities, such as:

- ✔ Amici Restaurant & Pizzeria
- ✔ Boardroom facilities
- ✔ Braai area
- ✔ Car wash (eco-friendly)
- ✔ Children's play area
- ✔ Cinemas (indoor)
- ✔ Concierge services
- ✔ Fitness track
- ✔ Free WiFi
- ✔ Games room
- ✔ Laundromat
- ✔ Squash facilities
- ✔ Swimming pool – solar heated (with separate kiddies' pool)
- ✔ Training Science Gym with trainer (Discovery Vitality Approved)
- ✔ Sports field







THE LOCATION THE PLACE TO BE AERIAL VIEW



SITE DEVELOPMENT PLAN



BREATH-TAKING MODERN URBAN APARTMENTS

The WiFi ready 1, 2 and 3 bedroom apartments include free eco-friendly appliances, solar-supplemented electricity plus pre-paid electricity and water meters, fibre and DSTV ready.

The gated estate offers a secure natural wetland park area and walking trail, as well as abundant indigenous fauna and flora.

All residents have access to the on-site Lifestyle Centre and its selection of leisure and sport facilities.





ELEGANT & PROFESSIONAL FINISHES **THROUGHOUT**

GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ Aluminium Windows
- ✔ Front Fire Door with Frame
- ✔ Aluminium Patio Sliding Doors
- ✔ Internal Hollowcore Doors with Painted Steel Door Frames
- ✔ Locksets
 - Sliding Doors with Dead Bolt
 - Internal 3 Lever Brushed Stainless Steel
 - Front Door Knob Cylinder

KITCHEN AND BATHROOM

- ✔ Tiled Walls
- ✔ Quartz Kitchen Counter Tops
- ✔ 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



IT'S ALL IN THE FINER DETAILS

ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre and DSTV Point
- ✔ Electricity - Prepaid Meters / Solar assisted
- ✔ High Quality Lighting Fittings
- ✔ Kitchen Appliances for 1, 2 & 3 Bedrooms
 - Undercounter Electric Oven
 - Hob And Extractor
 - Metallic Fridge
 - Washing Machine & Tumble Dryer
 - Dishwasher

EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Floors
- ✔ Roof Sheet Covering
- ✔ Concrete Windowsills / Plaster
- ✔ Stone Cladding Facades

SECURITY

- ✔ Electric Fencing around entire development
- ✔ Boomed Biometric access controlled entrance
- ✔ Trained Security Guards at the entrance
- ✔ State-of-the-Art CCTV camera system

CLAUSE

- ✔ 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.
- ✔ No private work or alterations will be tolerated.
- ✔ Garden sizes and configuration may vary from plan to accommodate site conditions.
- ✔ Parking allocation may vary from plan to accommodate site conditions.



APARTMENT TYPE H (PHASE 16+)

NEW

GROUND FLOOR



3 BEDROOM 2 BATHROOM

TYPE H

REV Q

Apartment Area	96.00m ²
Covered Patio	10.00m ²
Total Area	106.00m²

APARTMENT TYPE N (PHASE 16+)

NEW

THIRD FLOOR
PENTHOUSE



3 BEDROOM 2 BATHROOM

TYPE N

REV Q

Apartment Area	94.00m ²
Covered Balcony	13.00m ²
Total Area	107.00m²

APARTMENT TYPE P (PHASE 16+)

NEW



FIRST FLOOR

2 BEDROOM 2 BATHROOM
TYPE P

REV Q

Apartment Area	65.00m ²
Covered Balcony	7.00m ²
Total Area	72.00m²

APARTMENT TYPE P (PHASE 16+)

NEW



SECOND FLOOR

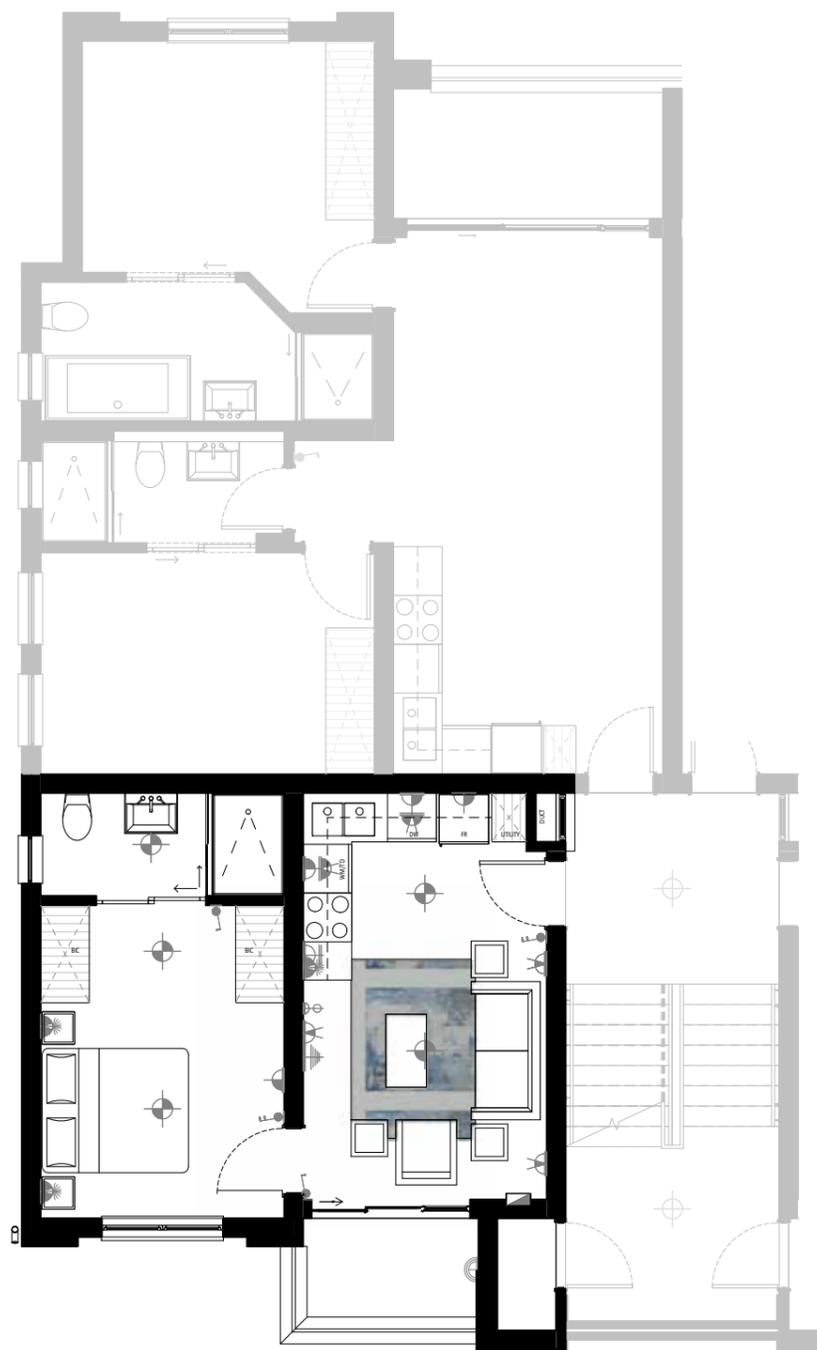
2 BEDROOM 2 BATHROOM
TYPE P

REV Q

Apartment Area	65.00m ²
Covered Balcony	7.00m ²
Total Area	72.00m²

APARTMENT TYPE Q (PHASE 16+)

NEW



FIRST FLOOR

1 BEDROOM 1 BATHROOM

TYPE Q

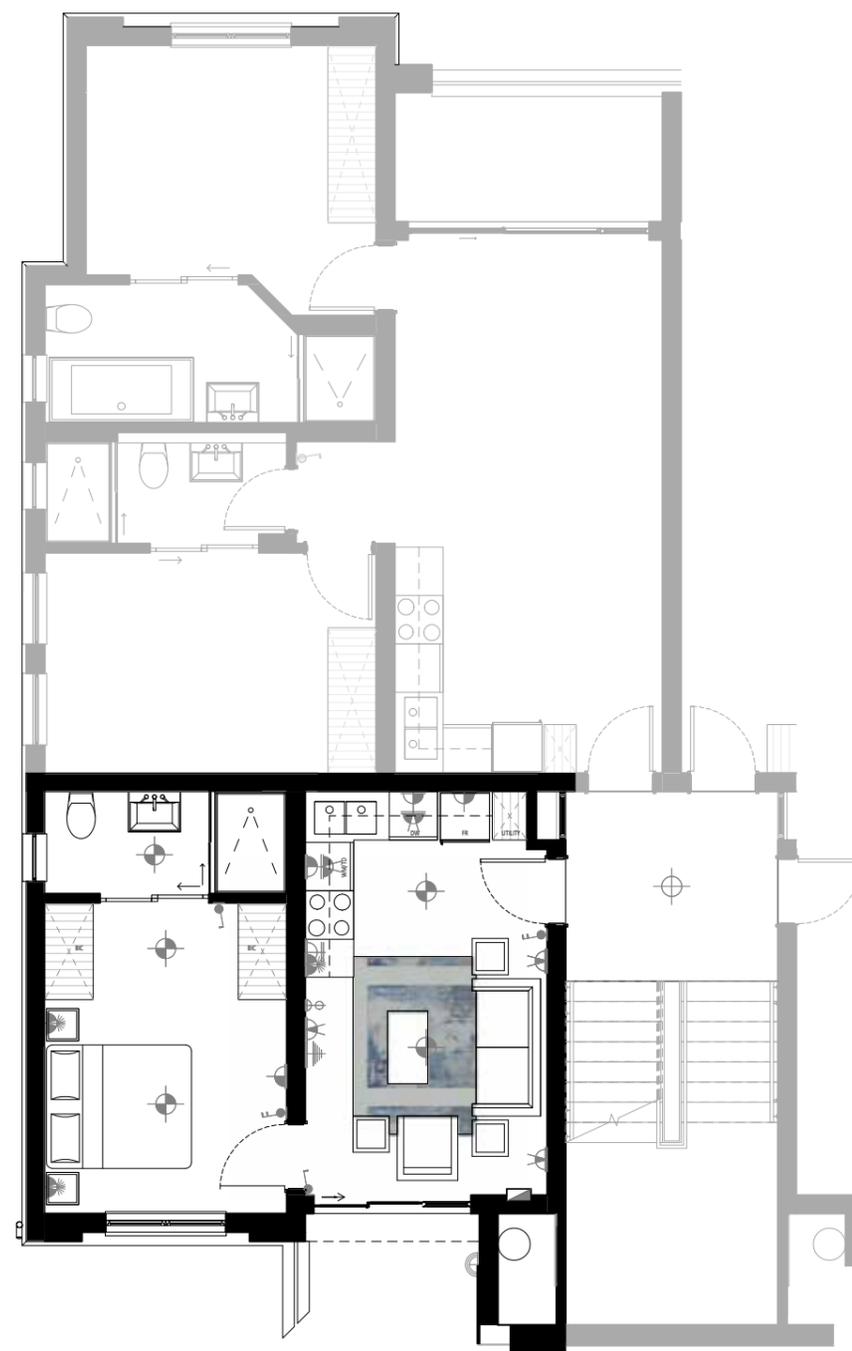
REV Q

| 38 |

Apartment Area	36.00m ²
Covered Balcony	4.00m ²
Total Area	40.00m²

APARTMENT TYPE Q (PHASE 16+)

NEW



SECOND FLOOR

1 BEDROOM 1 BATHROOM

TYPE Q

REV Q

Apartment Area	36.00m ²
Covered Balcony	4.00m ²
Total Area	40.00m²

| 39 |

APARTMENT TYPE H (PHASE 17)

NEW



GROUND FLOOR

3 BEDROOM 2 BATHROOM

TYPE H

Apartment Area	96.00m ²
Covered Balcony	10.00m ²
Total Area	106.00m²

REV B

APARTMENT TYPE V (PHASE 16+)

NEW



FIRST FLOOR

3 BEDROOM 2 BATHROOM

TYPE V

Apartment Area	96.00m ²
Covered Balcony	10.00m ²
Total Area	106.00m²

APARTMENT TYPE T (PHASE 17)

NEW



SECOND FLOOR

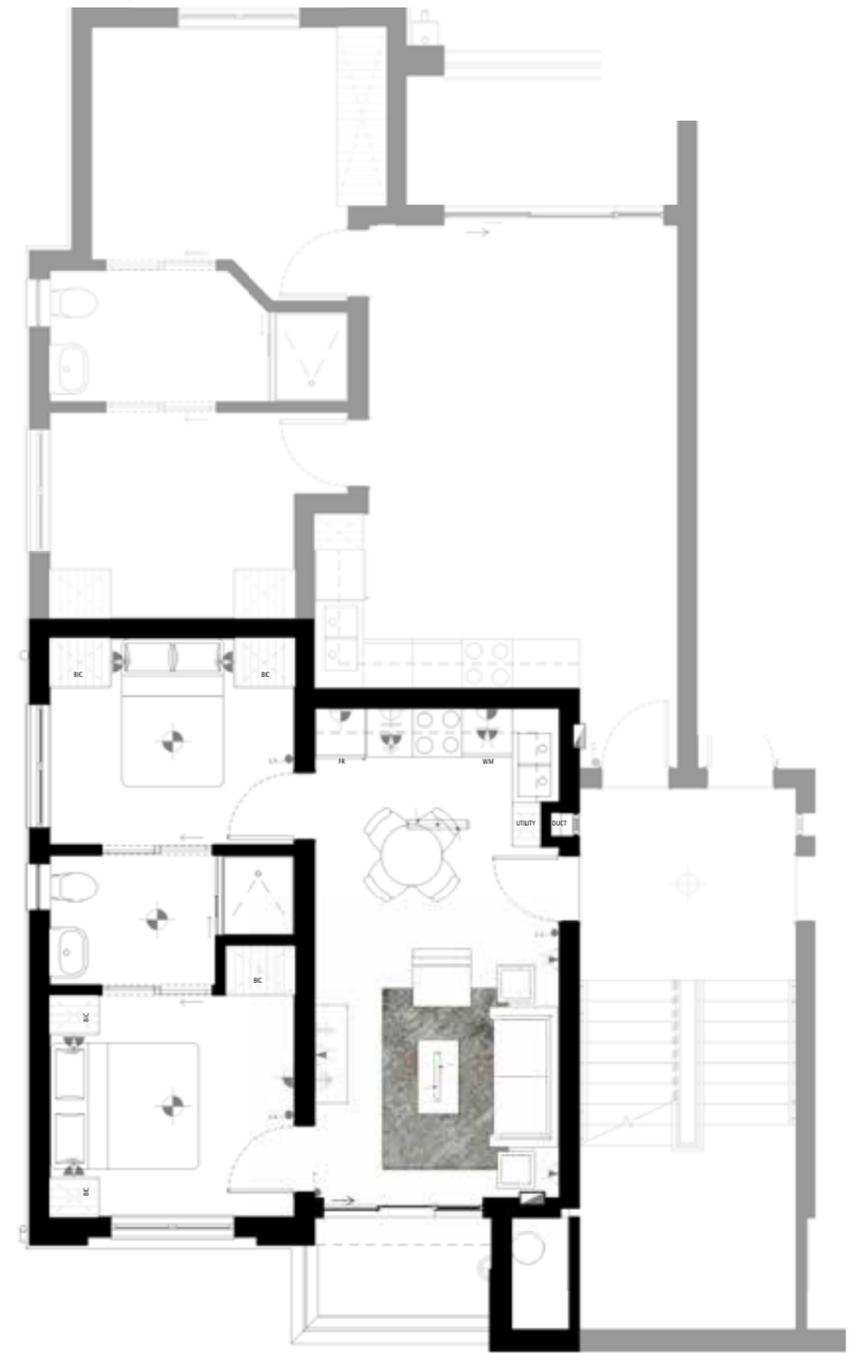
2 BEDROOM 1 BATHROOM
TYPE T

REV B

Apartment Area	56.00m ²
Covered Balcony	7.00m ²
Total Area	63.00m²

APARTMENT TYPE U (PHASE 16+)

NEW



SECOND FLOOR

2 BEDROOM 1 BATHROOM
TYPE U

Apartment Area	46.00m ²
Covered Balcony	4.00m ²
Total Area	50.00m²

APARTMENT TYPE R (PHASE 17)

NEW

THIRD FLOOR



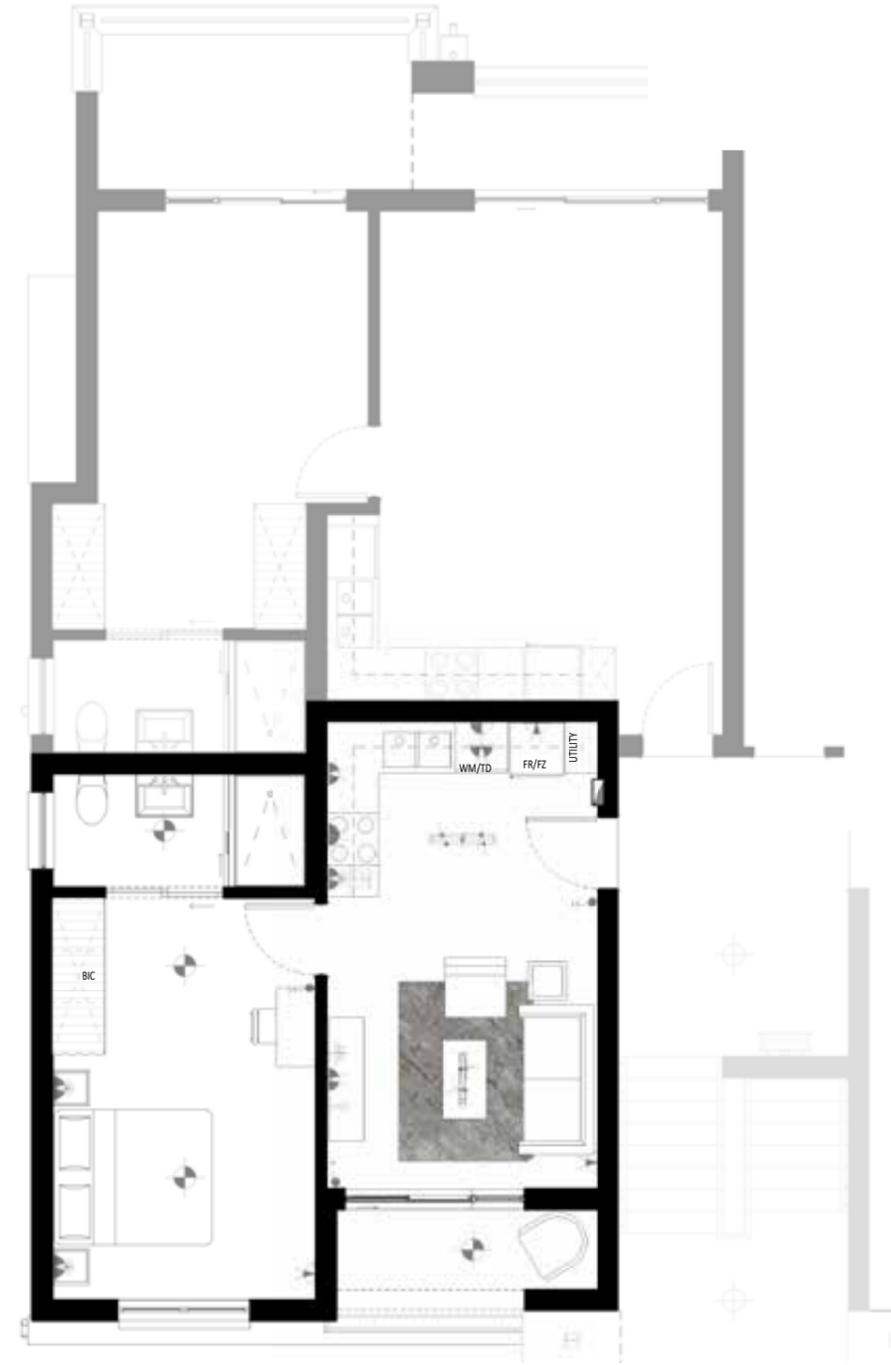
**1 BEDROOM 1 BATHROOM
TYPE R**

Apartment Area	49.00m ²
Covered Patio	13.00m ²
Total Area	62.00m²

APARTMENT TYPE S (PHASE 17)

NEW

THIRD FLOOR



**1 BEDROOM 1 BATHROOM
TYPE S**

Apartment Area	40.00m ²
Covered Balcony	4.00m ²
Total Area	44.00m²





STEVE BROOKES

CEO - BALWIN PROPERTIES LTD



“Balwin Properties Limited strives to be the home builder of choice of all South Africans through the delivery of unique high quality lifestyle homes.”

It has always been my vision to create a company with strong old school principles. A company with an exciting vision delivering the highest standards, strong values and exacting disciplines.

I like to challenge the conventional and reinvent the way we deliver, sustain and create. The company, Balwin Properties, of which I am so proud to be a part has been my vision to be the most exciting and dynamic property developer in South Africa.

When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

Our brand values represents quality, innovation, passion, integrity and most of all, people.

We are very pleased to bring our brand to The Reid, which is more than a home, it's a lifestyle. This is a luxury development has the potential to become the leading address in Sandton and we are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors.

All Balwin Properties Limited homes are Edge Green certified and our lifestyle centres are “6-Star” Green Rated. We passionately strive to improve our developments and have also created Balwin Parks to protect our planet and further enhance the lifestyle offering to our clients.

Yours sincerely

Steve Brookes

Chief Executive Officer





Latest Awards

37 International Property Awards



Carmine Lord

📞 076 277 7181 ✉ carmine@balwin.co.za

📍 Cnr Reid Ave & Clulee Road, Sandton, Linbro Park

On Show

2-6pm | Wed, Sat, Sun & All Public Holidays

