

THE CLASSIC COLLECTION



SOMERSET WEST | WESTERN CAPE | SOUTH AFRICA





AN ESTATE THAT **EXEMPLIFIES** **SECURE** **LIFESTYLE** LIVING

Quality and modern living situated in picturesque Somerset West...

First time home buyers, young couples, small families or rental investors – The Huntsman in Somerset West will add lasting value to your lives. Besides quality apartments with eco-friendly appliances, WiFi and cutting-edge

24/7 security, you'll enjoy The Huntsman's proximity to shopping centres, schools and other convenient amenities. With a host of outdoor leisure and entertainment facilities, It's modern living at its best.



MODERN **SPLENDOR** THAT **INSPIRES**



When you find a home that feels right, you just know it. When you enter The Huntsman you instantly appreciate the tranquility of nature with the comforts of modern living.

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



SPLENDIDLY SITUATED AT THE **HEART** OF IT **ALL**

If you fancy some fresh air then you are spoilt for choice with Strand, Somerset West and Stellenbosch all in close proximity as well as the Helderberg Nature Reserve and Jonkershoek Nature Reserve close to the estate!

If the beach is more your thing then the wonderful Strand Beach is just a few minutes' drive away. For a day of adventure the beautiful Helderberg Farm, Strawberry Safari and Fives Eersterivier are not far away from The Huntsman or if you want to shop till you drop then there is an incredible variety of shopping centers in the area, Blaauwklippen Market and Lourensford Wine Estate & Market are all close by.

With great restaurants such as Avontuur Restaurant, Thirsty Scarecrow, Cavalli Estate and La Pineta Restaurant being on your doorstep as well as other numerous coffee shops and markets just minutes away - The Huntsman really is an entertainment seeker's dream.



Within just a short drive from The Huntsman, there's plenty to choose from, catering for everyone's needs.

- 🌿 Strawberry Safari - Mooiberge Farmstall
- 🌿 Helderberg Farm & Hiking
- 🌿 Jonkershoek Nature Reserve
- 🌿 Blaauwklippen Market
- 🌿 Avontuur Restaurant

- 🌿 Thirsty Scarecrow
- 🌿 La Pineta Restaurant
- 🌿 Stellenbosch Golf Club
- 🌿 Root 44 Market

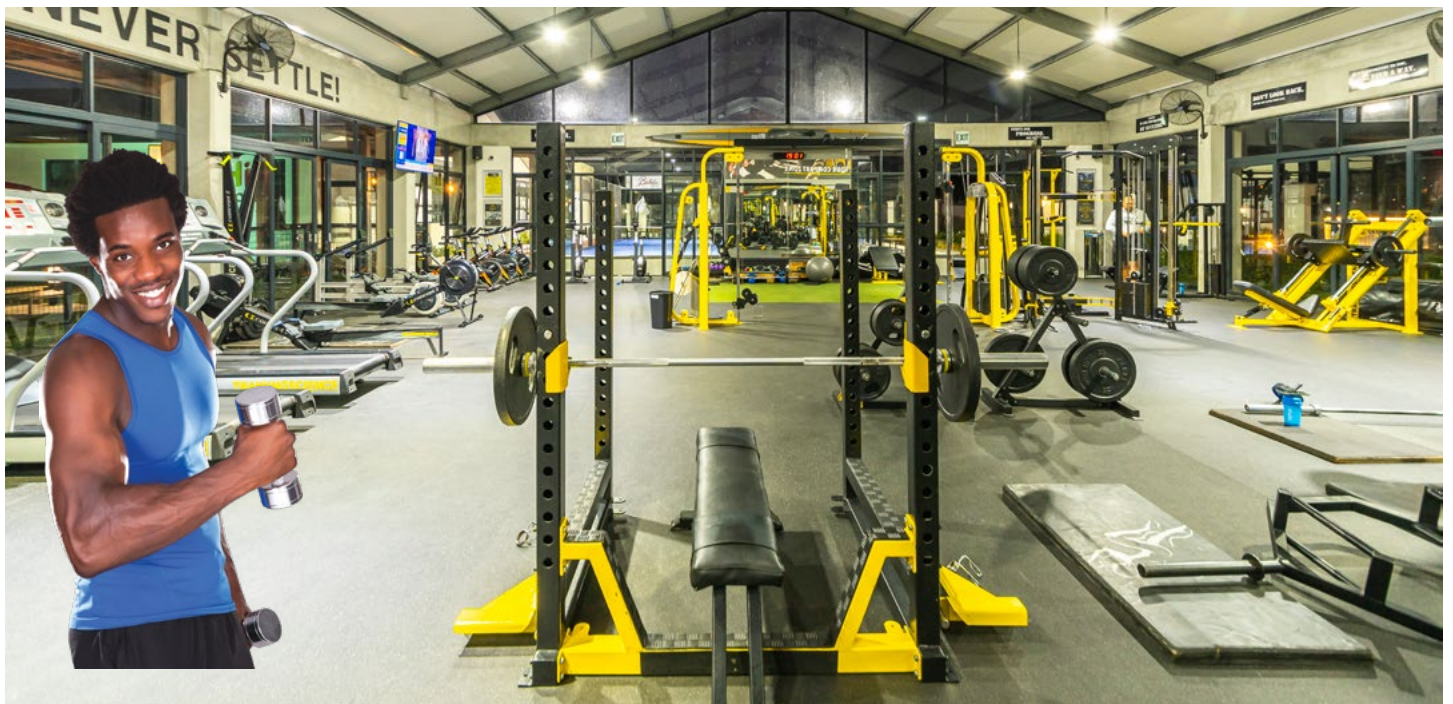
THE SCIENCE OF WELL BEING

With wellness at its core, The Huntsman state-of-the-art club offers you the best in fitness and rejuvenation. Keep your body, mind and spirit in balance all day.

Immerse in clear, pristine beauty and float in the pool of serenity, unwind and relax with fitness with the Training Science Gym and Padel Court.

Our outdoor and indoor activities give you an engaging environment where the mind and body can unravel life's

mysteries, you can escape with walks in the development gardens and children can enjoy meaningful playtime in the children's play area. All apartments are full sectional title. Low levies ensure cost-effective ownership with access to premium lifestyle facilities.



Dibber Montessori The Huntsman

**Dibber Montessori
The Huntsman is a proudly South
African private Early Childhood
Development Facility which
accommodates Toddlers from 18
months to 3 years and Preschool
from 3-6 years.**

Dibber International is committed to
creating warm, inspiring environments

where children feel valued and
supported. Through play, relationships,
and exploration, we nurture curiosity,
confidence, and a lifelong love of
learning - building strong foundations for
well-being and growth across the world.

Bright, airy, inviting classrooms, and
the freedom to move from the indoor
environment to the outdoors, are all

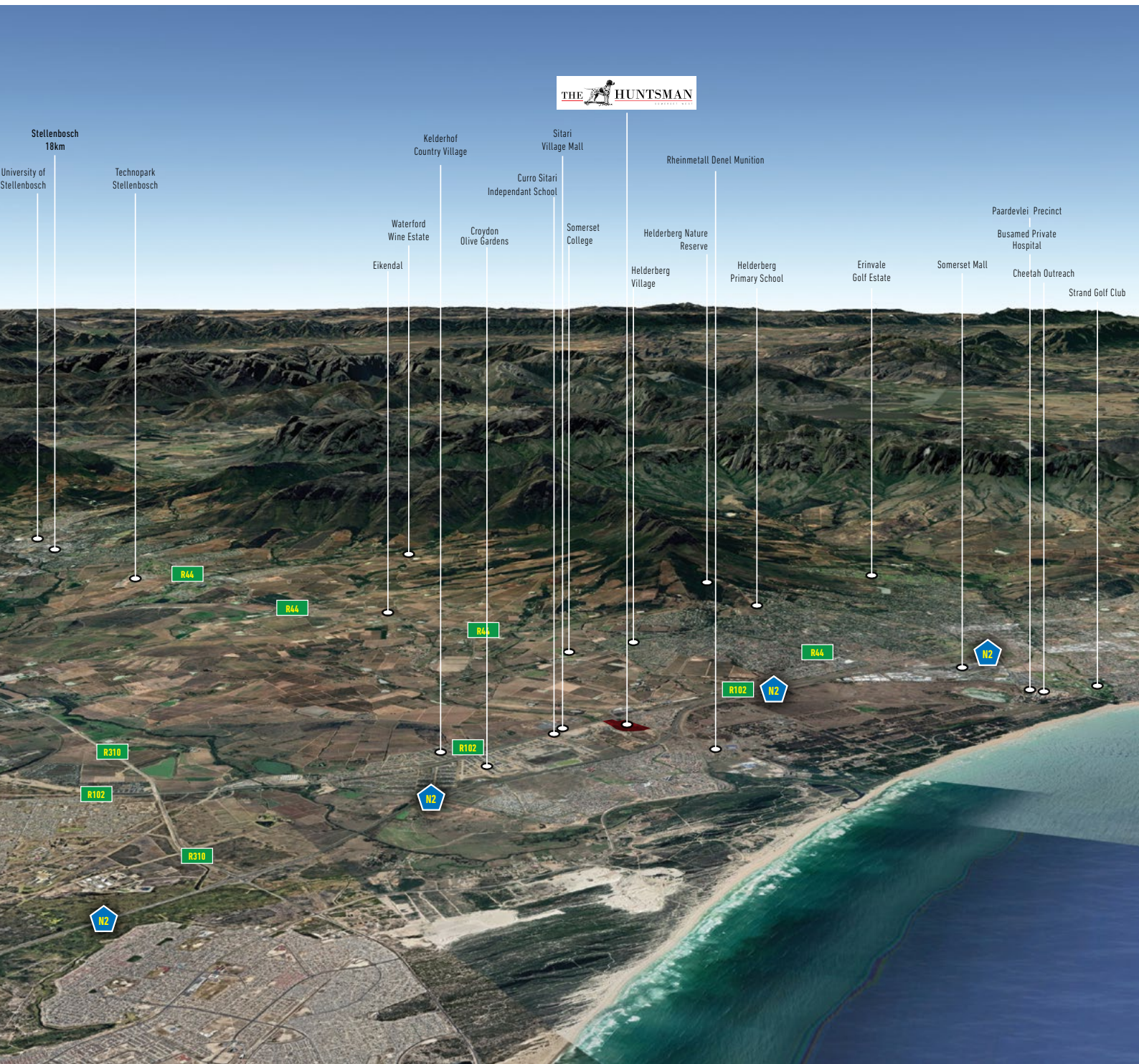
carefully structured methods that all
work seamlessly together to foster
greater learning.

All this, in a safe and secure setting, with
qualified teachers who place the focus
on every child's developmental needs
foremost.

Enquire Today: www.dibber.co.za



THE LOCATION THE PLACE TO BE



SITE DEVELOPMENT PLAN



REVISION 25

WHERE **CRAFTSMANSHIP** TAKES CENTRE **STAGE**

The Huntsman is a beautifully designed estate that offers a choice of 1, 2 and 3-bedroom apartments.

The Huntsman is a pet-friendly estate, subject to body corporate approval.

Certain breed and size restrictions may apply.

The apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes. Your entire world is built on detail.

The modern apartments have WiFi and are DSTV ready. It also includes kitchen appliances, and smart utility meters (water and electricity).



SEAMLESSLY DESIGNED TO BE **EXCEPTIONAL**



GENERAL

- 🌿 All Floors Tiled
- 🌿 Painted Ceiling
- 🌿 Aluminium Windows
- 🌿 Cornices - as per Show Unit
- 🌿 Aluminium Sliding Doors
- 🌿 Hollowcore Doors with Painted Frames
- 🌿 Locksets
 - Sliding Doors with Dead Bolt (Ground floor only)
 - Internal 3 Lever Brushed Stainless Steel
 - Front Door Knob Cylinder

KITCHEN AND BATHROOM

- 🌿 Engineered Stone Kitchen Counter Tops
- 🌿 Sanitary Ware Kitchen
 - Stainless Steel Sink
 - Black Pillar Type Sink Mixer
- 🌿 Sanitary Ware Bathrooms
 - Black Bath Mixer & Niki Spout
 - White Basin Pedestal
 - Black Basin Mixer
 - White Toilet
 - Bathroom Fittings as per Show Unit
 - Black Shower Rose and Arm
 - Black Shower Door with Clear Glass
 - Shower Mixer

THE SPECIFICATION

IT'S ALL IN THE DETAILS



ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre
- ✔ Hot Water Heating System
- ✔ Electricity - Smart Metering
- ✔ Lighting Fittings - As per Show Unit
- ✔ Kitchen Appliances for 1, 2 & 3 Bedrooms
 - Electric Stove and Hob
 - Extractor
 - Metallic Colour Fridge
 - Washing Machine
 - Metallic Colour Dishwasher (2 & 3 Bedroom)

EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Floors
- ✔ Concrete Windowsills / Plaster

SECURITY

- ✔ Electric Fencing around entire development
- ✔ Boomed QR/Facial scanners 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.
- ✔ Garden sizes and configuration may vary from plan to accommodate site conditions.
- ✔ Parking allocation may vary from plan to accommodate site conditions.

APARTMENT TYPE A

GROUND FLOOR

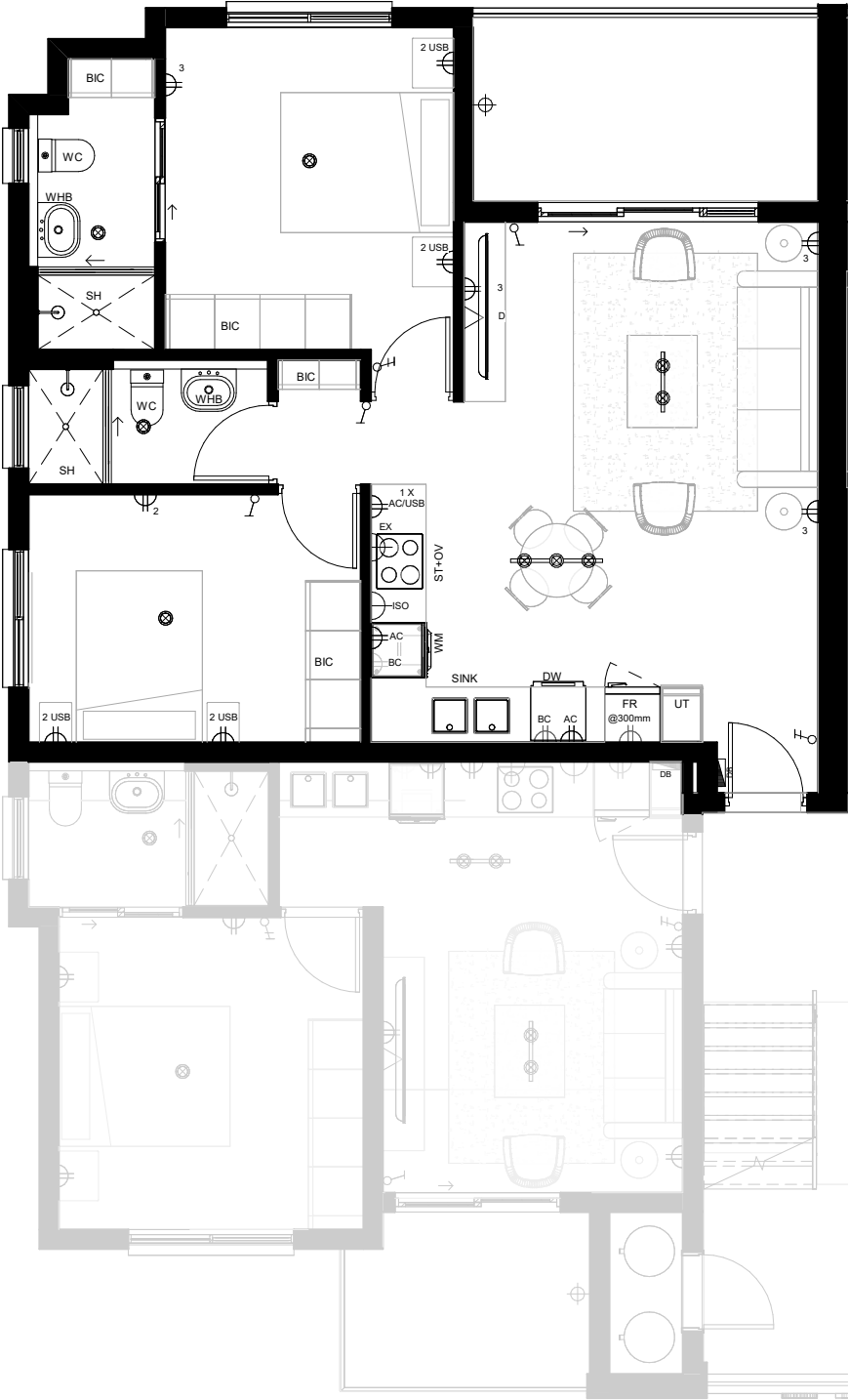


3 BEDROOM 2 BATHROOM

Apartment Area	98m ²
Covered Patio	8m ²
Total Area	107m²

APARTMENT TYPE B

FIRST FLOOR

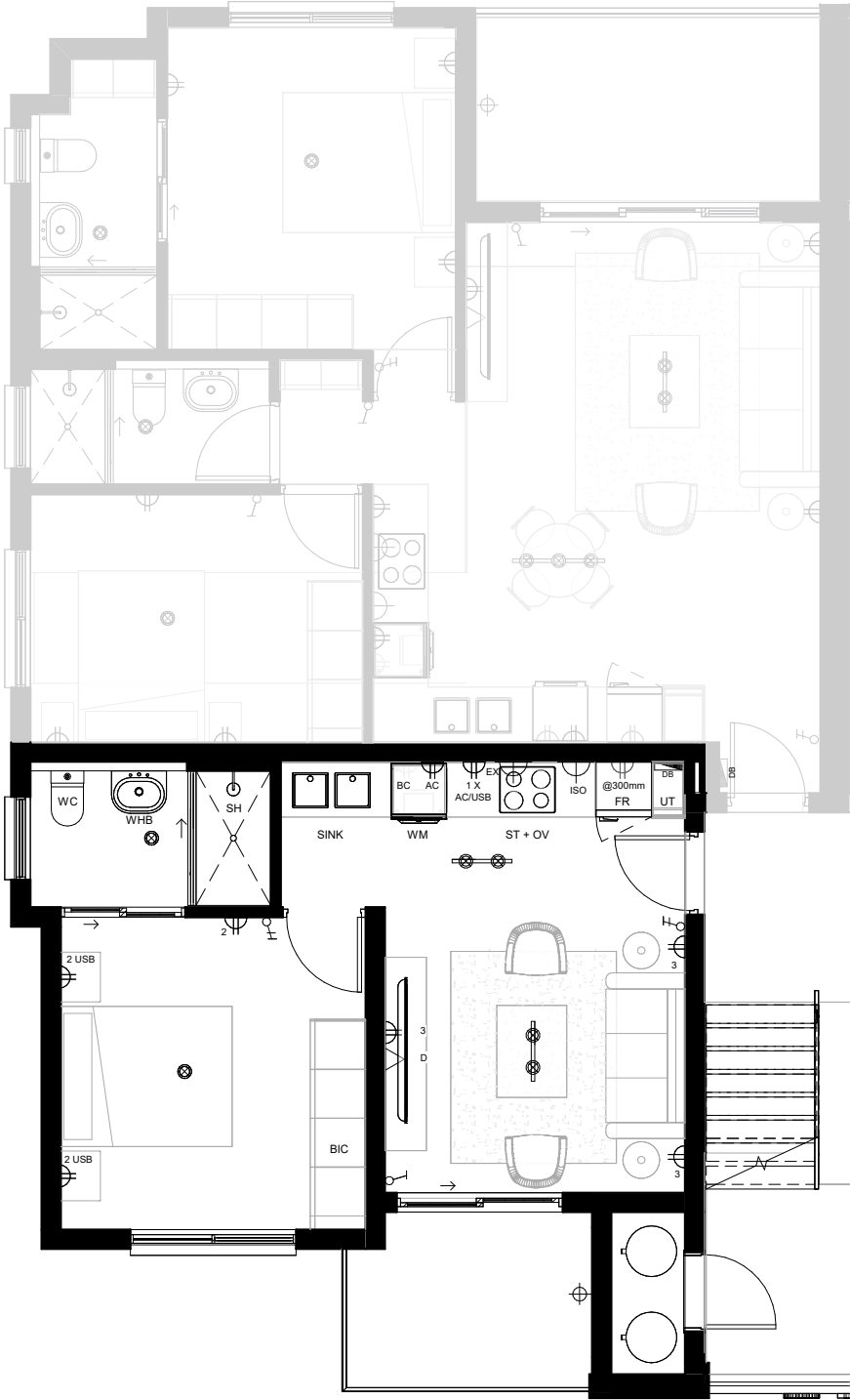


2 BEDROOM 2 BATHROOM

Apartment Area	64m ²
Covered Patio	8m ²
Total Area	72m²

APARTMENT TYPE C

FIRST FLOOR



1 BEDROOM 1 BATHROOM

Apartment Area	38m ²
Covered Patio	5m ²
Total Area	43m²

APARTMENT TYPE D

SECOND FLOOR

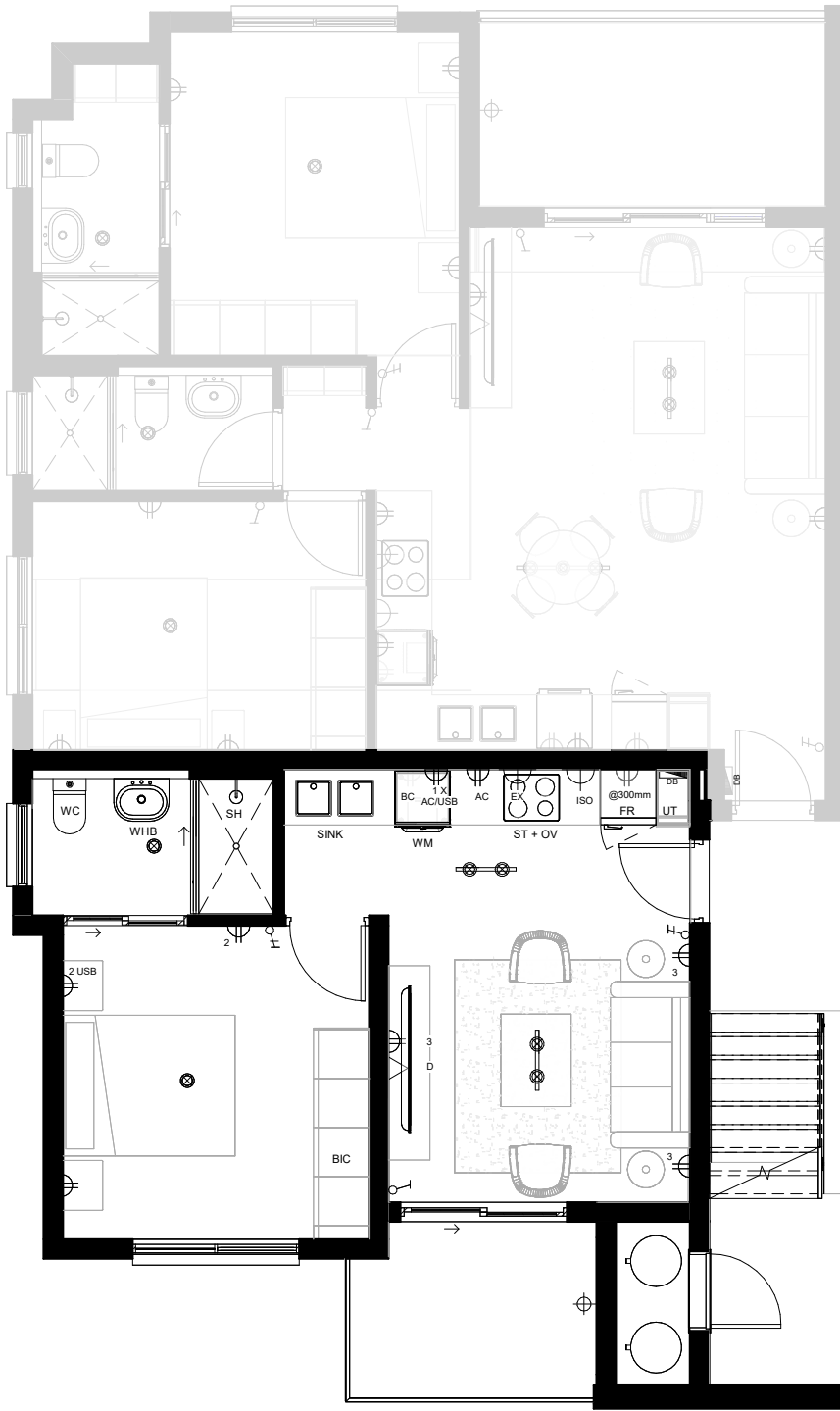


2 BEDROOM 2 BATHROOM

Apartment Area	64m ²
Covered Patio	8m ²
Total Area	72m²

APARTMENT TYPE E

SECOND FLOOR



1 BEDROOM 1 BATHROOM

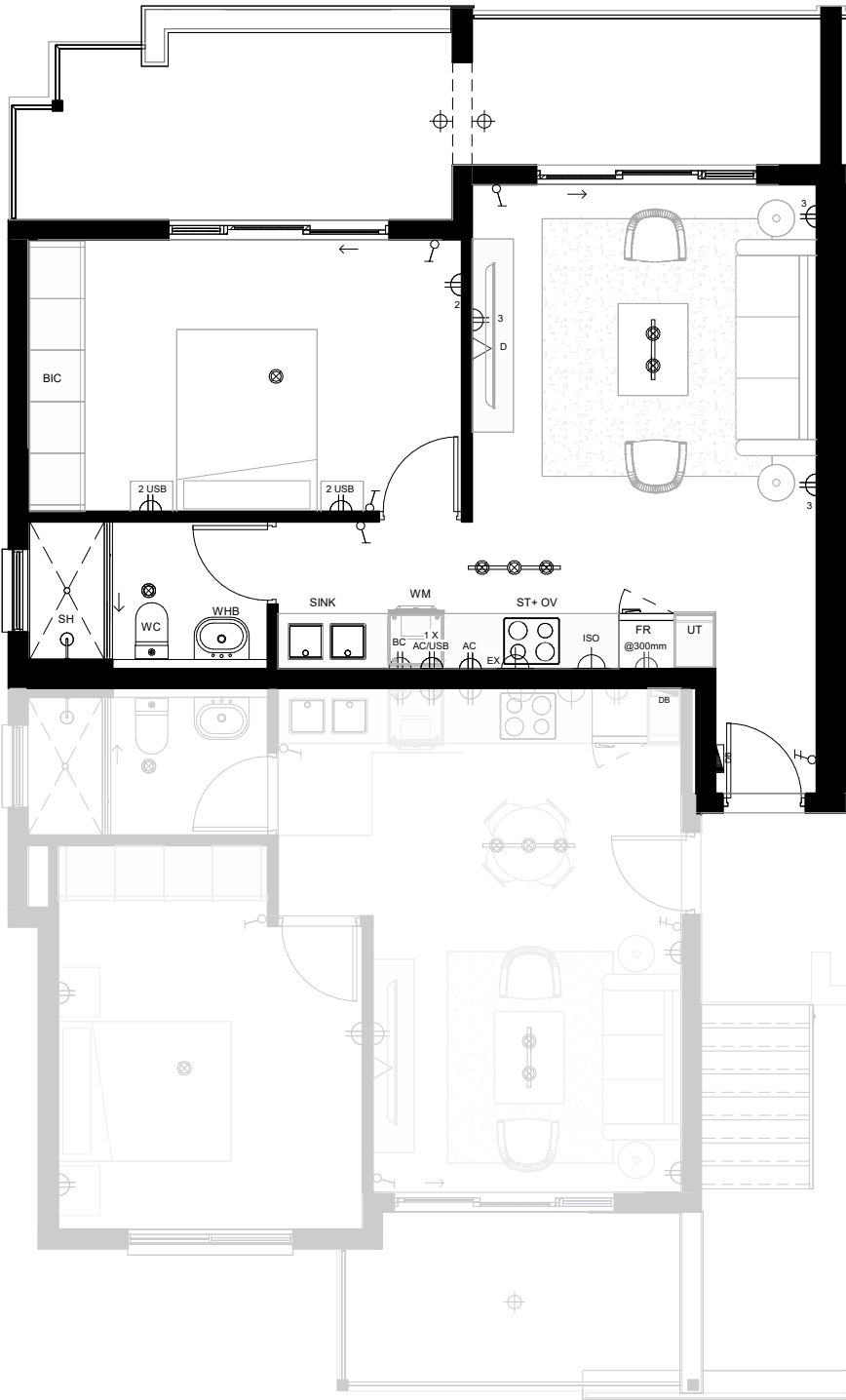
Apartment Area	38m ²
Covered Patio	5m ²
Total Area	43m²

THIRD FLOOR

| 17 |

APARTMENT TYPE G

THIRD FLOOR



1 BEDROOM 1 BATHROOM

Apartment Area	49m ²
Covered Patio	17m ²
Total Area	66m²





SOMERSET WEST | WESTERN CAPE | SOUTH AFRICA



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 name was chosen 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 represent quality, innovation, passion, integrity and most of all, people.

We are very pleased to bring our brand to The Huntsman which is more than a home, it's a lifestyle. This is a luxury development and has the potential to become the leading address in Somerset West, and we are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors. Expected project handover for current phase:

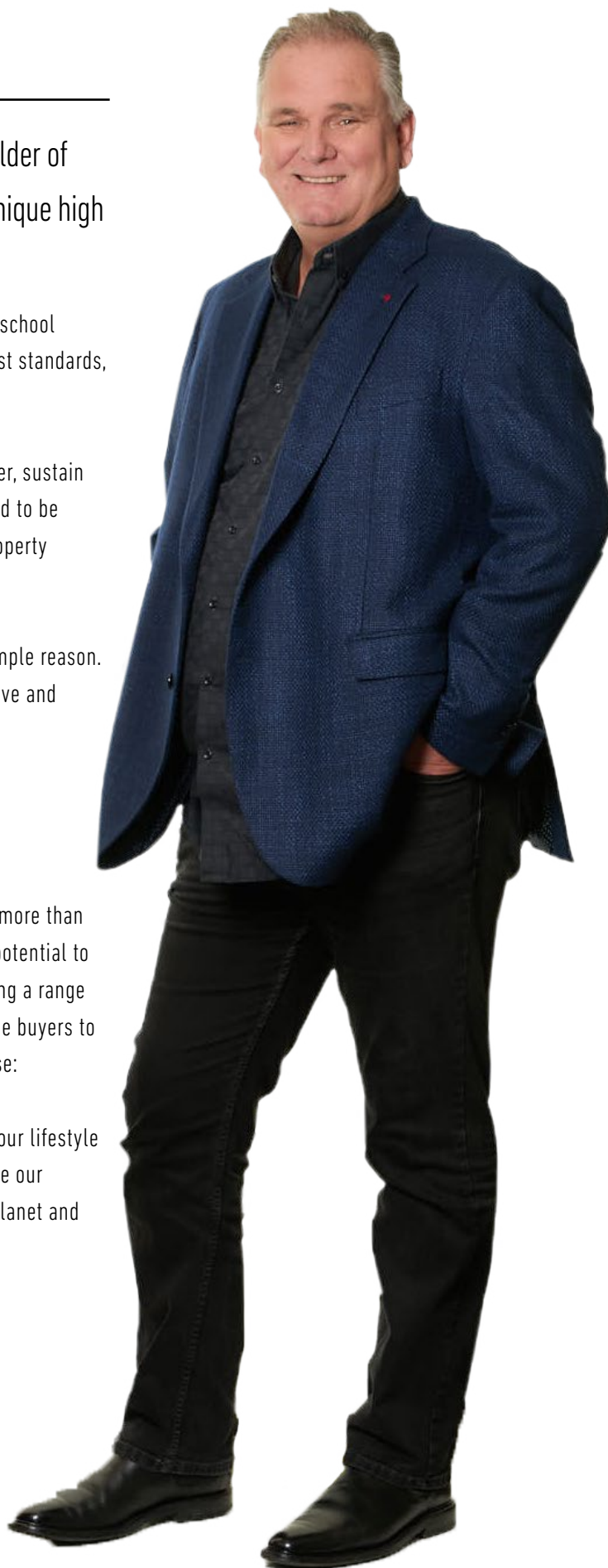
All Balwin Properties Limited homes are Edge Green certified and our lifestyle centres are “6-Star” Green Rated. We passionately strive to improve our developments and have also created Balwin Parks to protect our planet and further enhance the lifestyle offering to our clients.

Yours sincerely



Steve Brookes

Chief Executive Officer







Latest Awards

57 International Property Awards



Kerry Krynauw

☎ 084 554 4552 ✉ kerry@balwin.co.za

📍 Old Main Road, Firgrove, Somerset West

On Show

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

