

THE CLASSIC COLLECTION

FYNBOS 
SANDOWN - CAPE TOWN

SANDOWN | WESTERN CAPE | SOUTH AFRICA

Balwin
PROPERTIES®

THE **EXQUISITE** & **SECURE** LIFESTYLE LIVING



An exceptional approach to comfort and wellness at Fynbos.

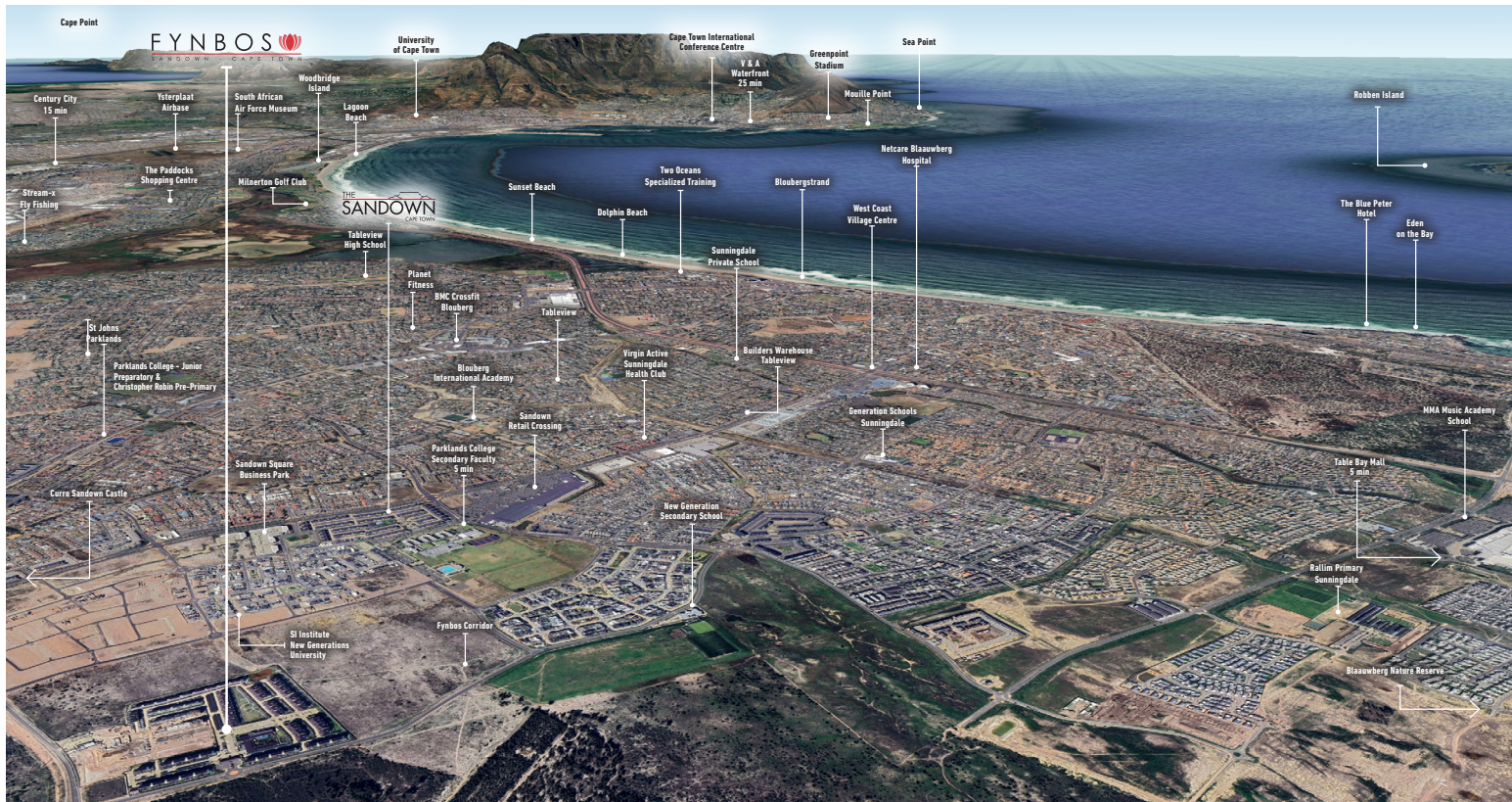
Fynbos is more than a home, it's a lifestyle.

Fynbos offers a lifestyle centre, clubhouse with gym and restaurant, walking and cycling paths, kids' playground, an in-house laundromat, spa, mini soccer field, conference and function facilities.

We've thought of everything, so you can enjoy an active, carefree and healthy lifestyle.

THE LOCATION

THE PLACE TO BE



Fynbos is only:

- 🌿 26 minutes to Cape Town's CBD
- 🌿 30 minutes to the University of Cape Town (UCT)
- 🌿 26 minutes to the V & A Waterfront
- 🌿 8 minutes to Table Bay Mall
- 🌿 20 minutes to Canal Walk Shopping Centre
- 🌿 12 minutes to Blouberg Beach

A short hop to the beach, near to nature reserves and so much more.

With its prime location and unrivaled views of Table Mountain, Fynbos is situated perfectly with easy access to main roads, highways (N1 and N7) and top education facilities and schools (pre-school, primary and high schools) minutes away.

For entertainment outside of the development you don't need to look far, top restaurants and fast food outlets are conveniently located close by.



CONTEMPORARY STYLE & ULTIMATE LUXURY AUTHENTIC **LIVING**

A spacious, upmarket lifestyle estate, inspired by modern family life, surrounded by natural beauty. Fynbos lays great emphasis on creating a vibrant and joyous lifestyle.

Fynbos apartments seamlessly blends with the luxurious conveniences of modern-day living, providing residents with incredible beauty, 24/7 protection, as well as impressive features to enjoy.

EXPLORE AT YOUR LEISURE

With an area so rich in character, it's hardly surprising to discover there's a wealth of attractions nearby.



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

- 🌿 Hoogekraal MTB Trail
- 🌿 Rietvlei Nature Reserve
- 🌿 Blouberg Private Nature Reserve

- 🌿 Majiek Forest
- 🌿 Intaka Island
- 🌿 Hillcrest Wine & Olive Estate
- 🌿 Durbanville Hills Winery
- 🌿 Sunningdale Recreation Centre
- 🌿 Leadville Dog Park
- 🌿 Blouberg Beach
- 🌿 MMMA Music Academy Sunningdale

- 🌿 Big Bay
- 🌿 Killarney Raceway
- 🌿 Table Bay Mall
- 🌿 Eden on the Bay
- 🌿 Bayside Mall
- 🌿 West Coast Village Shopping Centre





INDOOR TRAINING SCIENCE GYM



PADEL COURT

THE SCIENCE OF WELL BEING

With wellness at its core, the Fynbos 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 at the Training Science Gym. Our outdoor and indoor activities give you an engaging

environment where the mind and body can unravel life's mysteries, you can escape with a walk in the park and your children get the time to interact in the children's play area.



LittleHill

MONTESSORI

FYNBOS



LittleHill Montessori Fynbos 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.

LittleHill Montessori has been founded on a single precept: To holistically provide children with a nurturing environment that caters to their developmental needs.

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

structured methods that 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.



SITE DEVELOPMENT PLAN



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

Fynbos is a beautifully designed, pet-friendly estate that offers a choice of 1, 2 and 3 bedroom apartments.

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 DSTV ready and include kitchen appliances, and prepaid 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
 - Internal 3 Lever Brushed Stainless Steel
 - Front Door Knob Cylinder

KITCHEN AND BATHROOM

- ✔ Tiled (As per show unit)
- ✔ 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 (only in 3 bedrooms)
 - Bath Mixer & Niki Spout
 - White Basin
 - 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

THE SPECIFICATION

IT'S ALL IN THE DETAILS



ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre and DSTV Point
- ✔ Hot Water Heating System
- ✔ Electricity - Prepaid Meters
- ✔ Lighting Fittings - As per Show Unit

- ✔ All Apartments:
 - Undercounter Electric Oven
 - Hob & Extractor
 - Metallic Colour Fridge & Dishwasher
 - Washing Machine & tumble dryer combo

EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Floors
- ✔ Concrete Windowsills
 - Internal Tiled

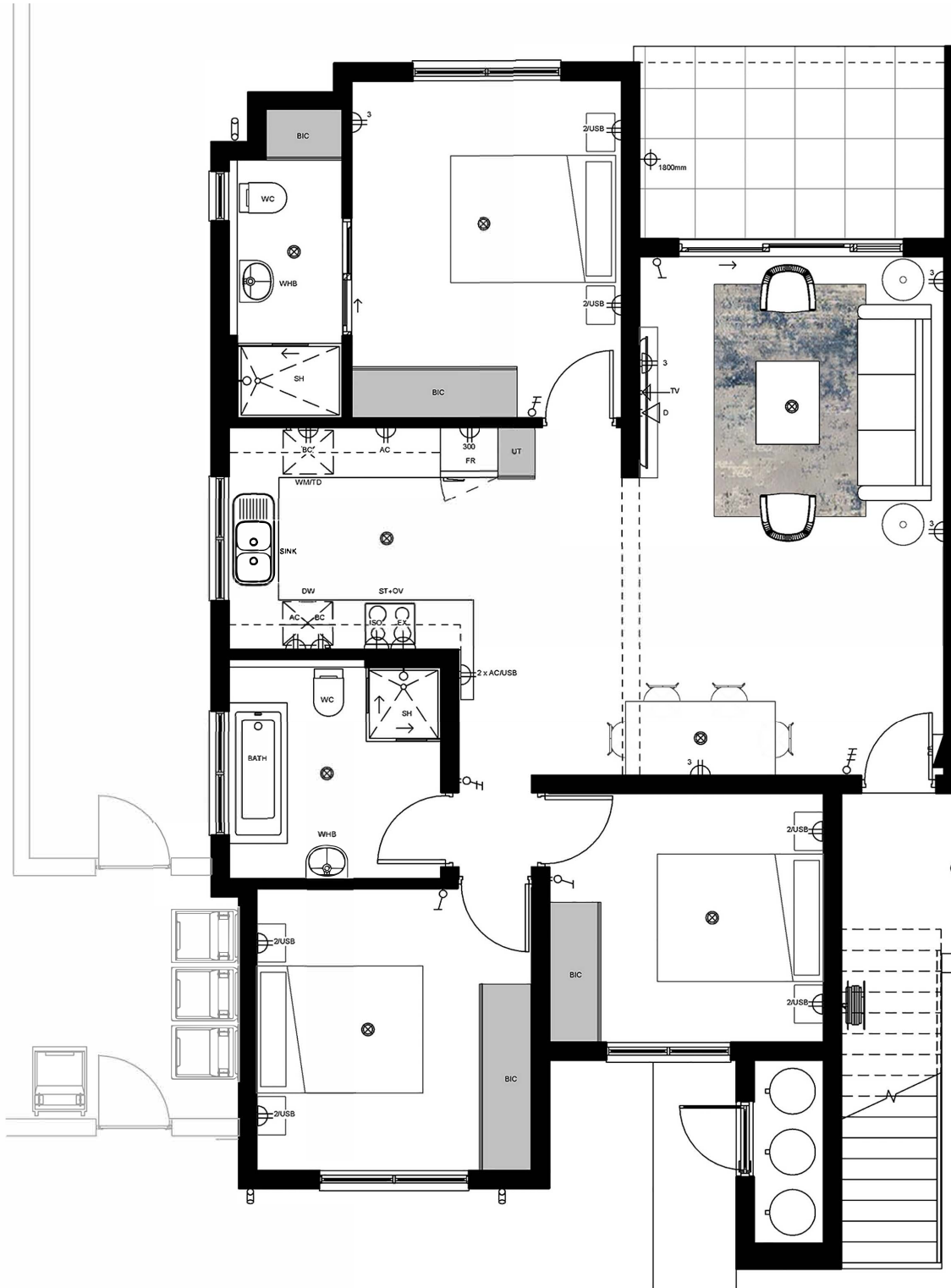
SECURITY

- ✔ Electric Fencing around entire development
- ✔ Boomed Smart 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.

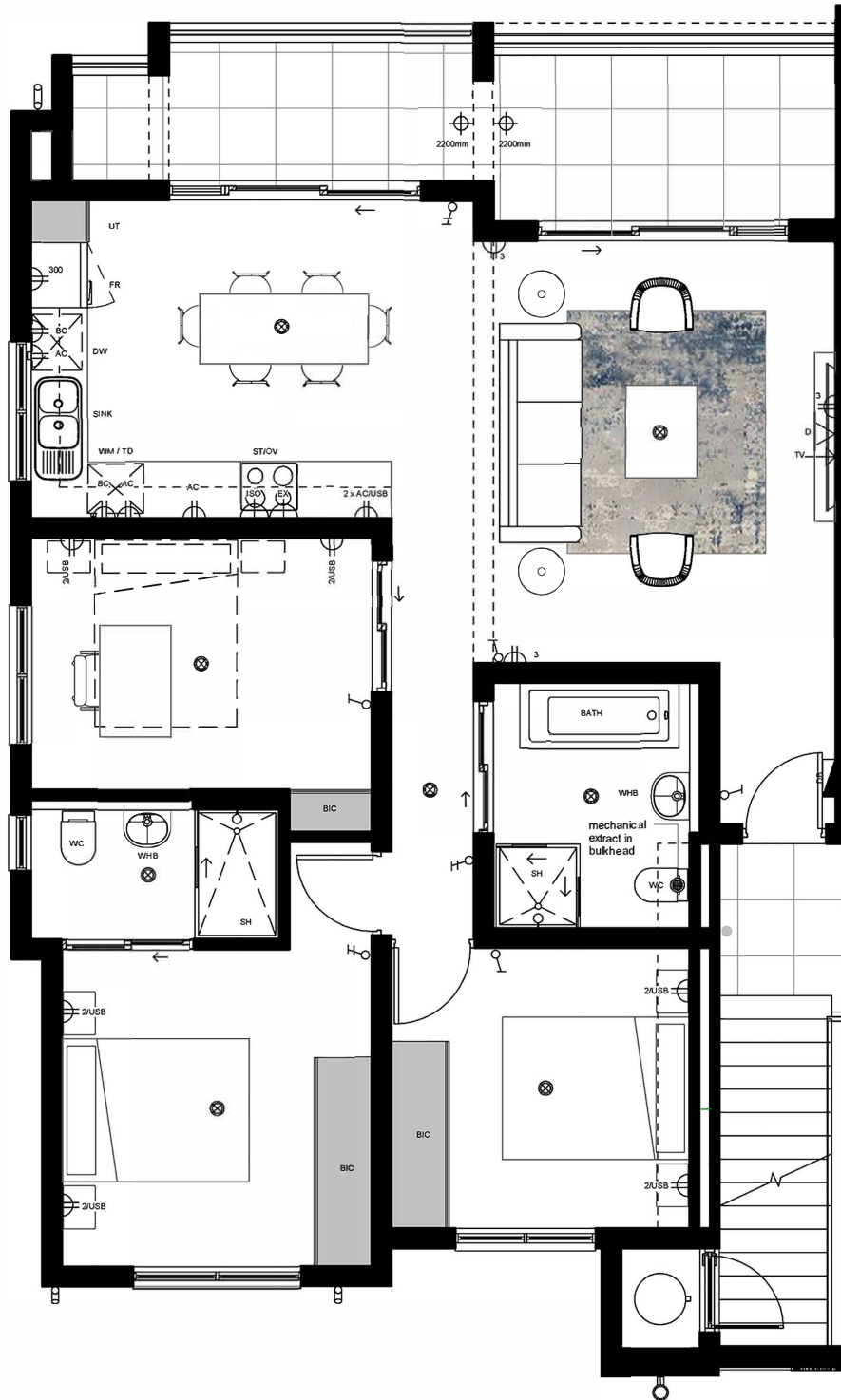
GROUND FLOOR



3 BEDROOM 2 BATHROOM
PHASE 12 ONWARDS

Apartment Area	99.06m ²
Covered Patio	8.98m ²
Total Area	108.04m²

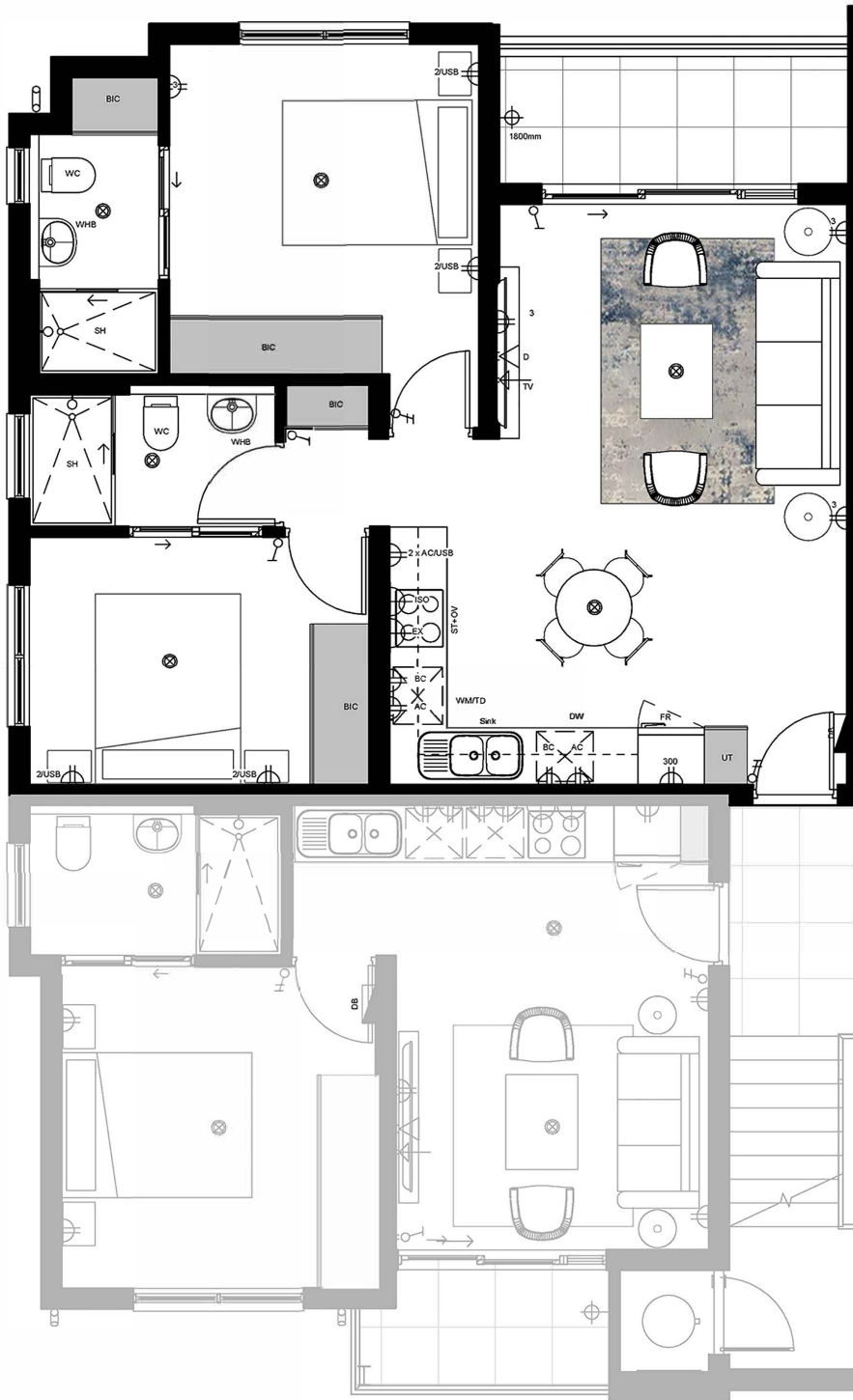
FIRST FLOOR



3 BEDROOM 2 BATHROOM
PHASE 12 ONWARDS

Apartment Area	95.22m ²
Covered Balcony	15.21m ²
Total Area	110.43m²

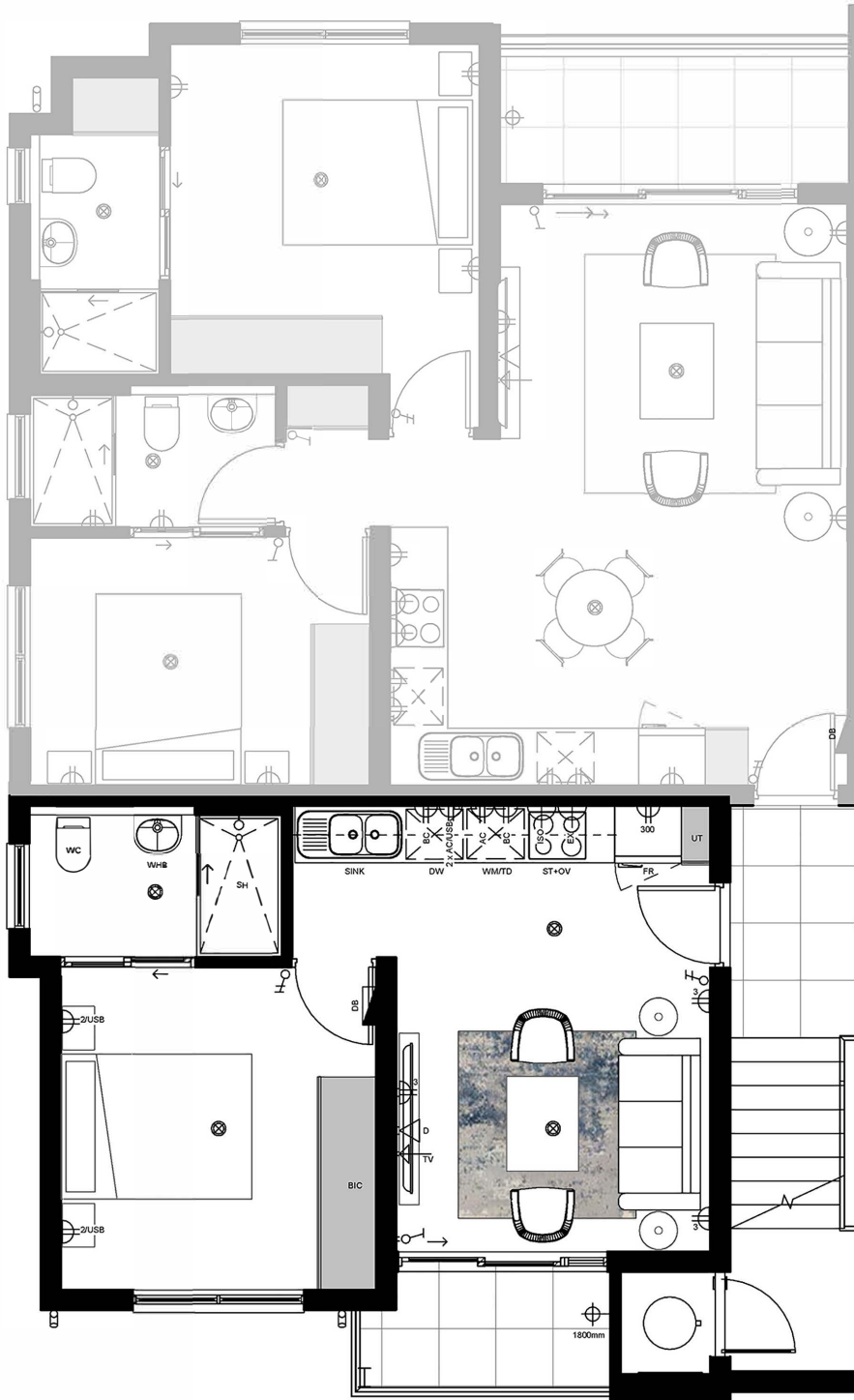
SECOND FLOOR



2 BEDROOM 2 BATHROOM
PHASE 12 ONWARDS

Apartment Area	65.70m ²
Covered Balcony	6.13m ²
Total Area	71.83m²

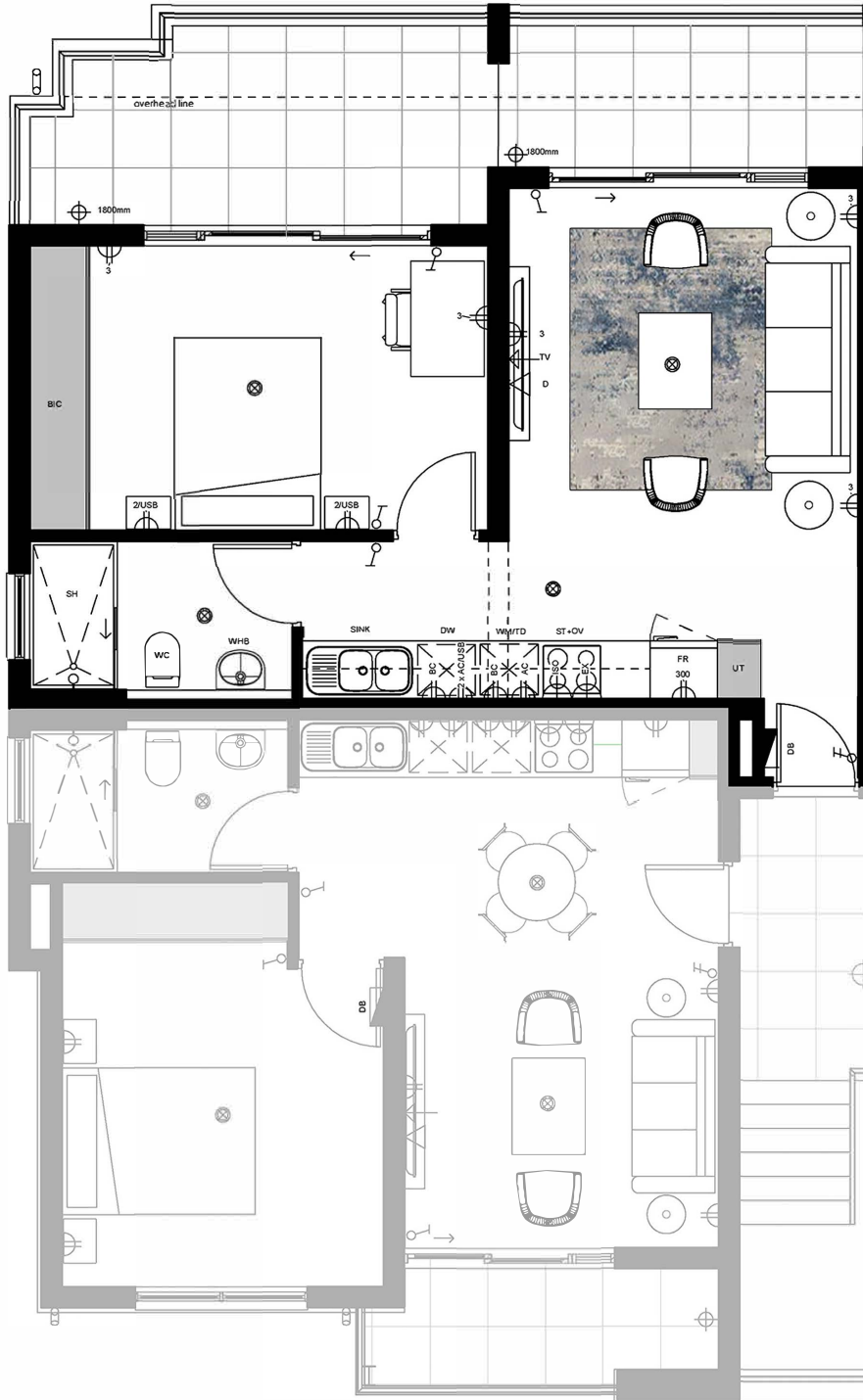
SECOND FLOOR



1 BEDROOM 1 BATHROOM
PHASE 12 ONWARDS

Apartment Area	38.37m ²
Covered Balcony	3.36m ²
Total Area	41.73m²

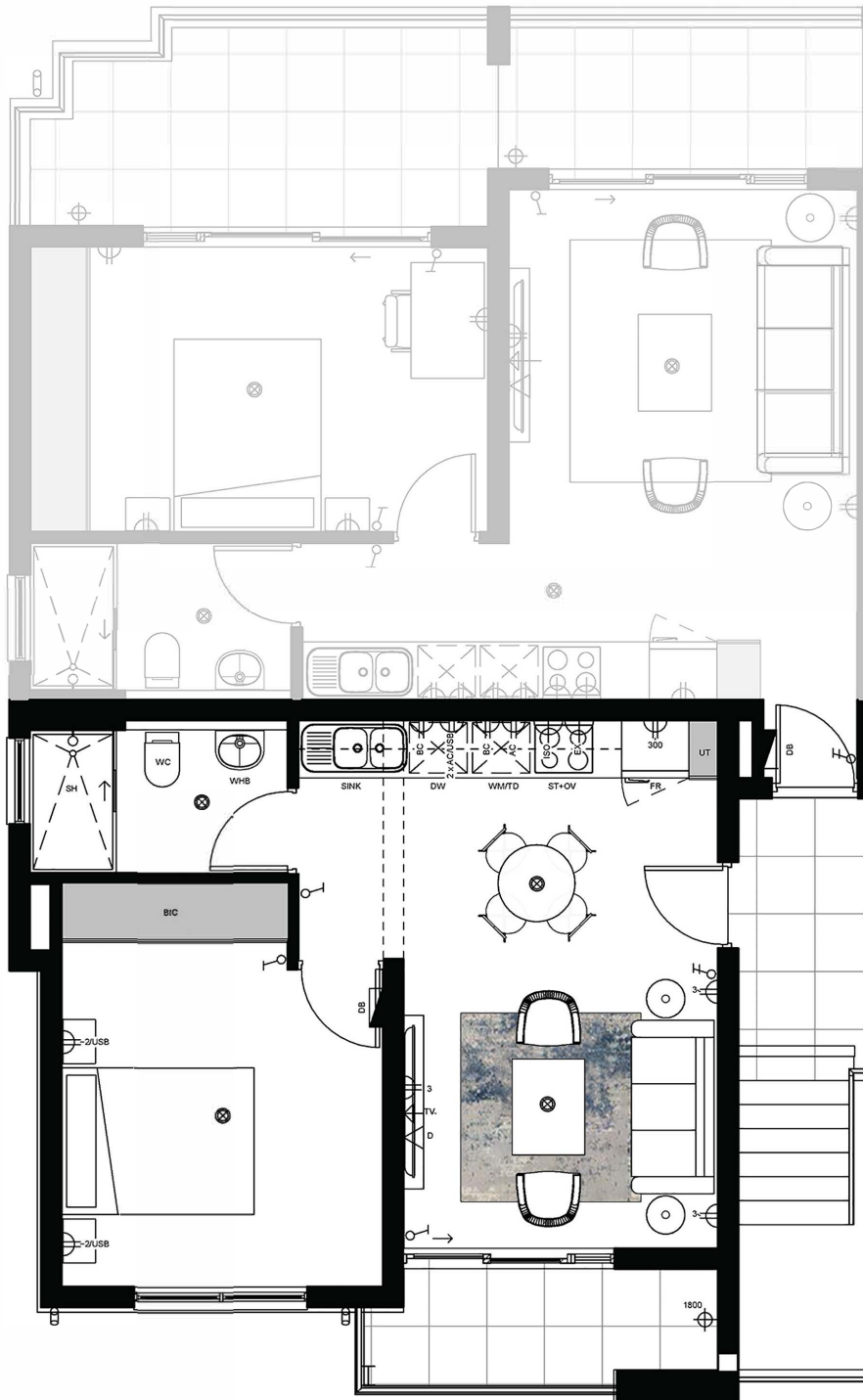
THIRD FLOOR



1 BEDROOM 1 BATHROOM
PHASE 12 ONWARDS

Apartment Area	48.46m ²
Covered Balcony	16.46m ²
Total Area	64.92m²

THIRD FLOOR



1 BEDROOM 1 BATHROOM
PHASE 12 ONWARDS

Apartment Area	44.34m ²
Covered Balcony	4.47m ²
Total Area	49.08m²

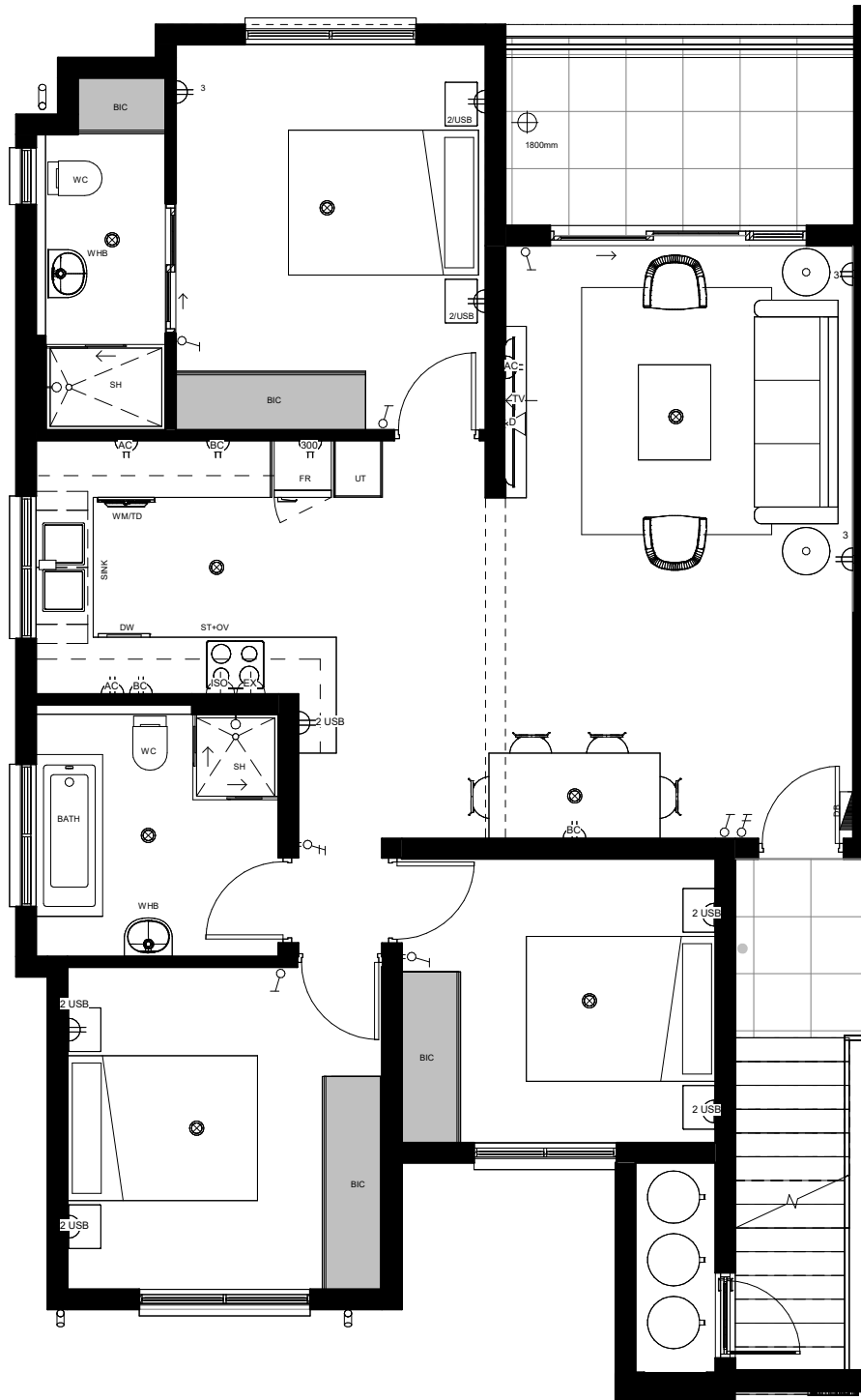
GROUND FLOOR



3 BEDROOM 2 BATHROOM
PHASE 16B ONWARDS

Apartment Area	99.06m ²
Patio Area	8.98m ²
Total Area	108.04m²

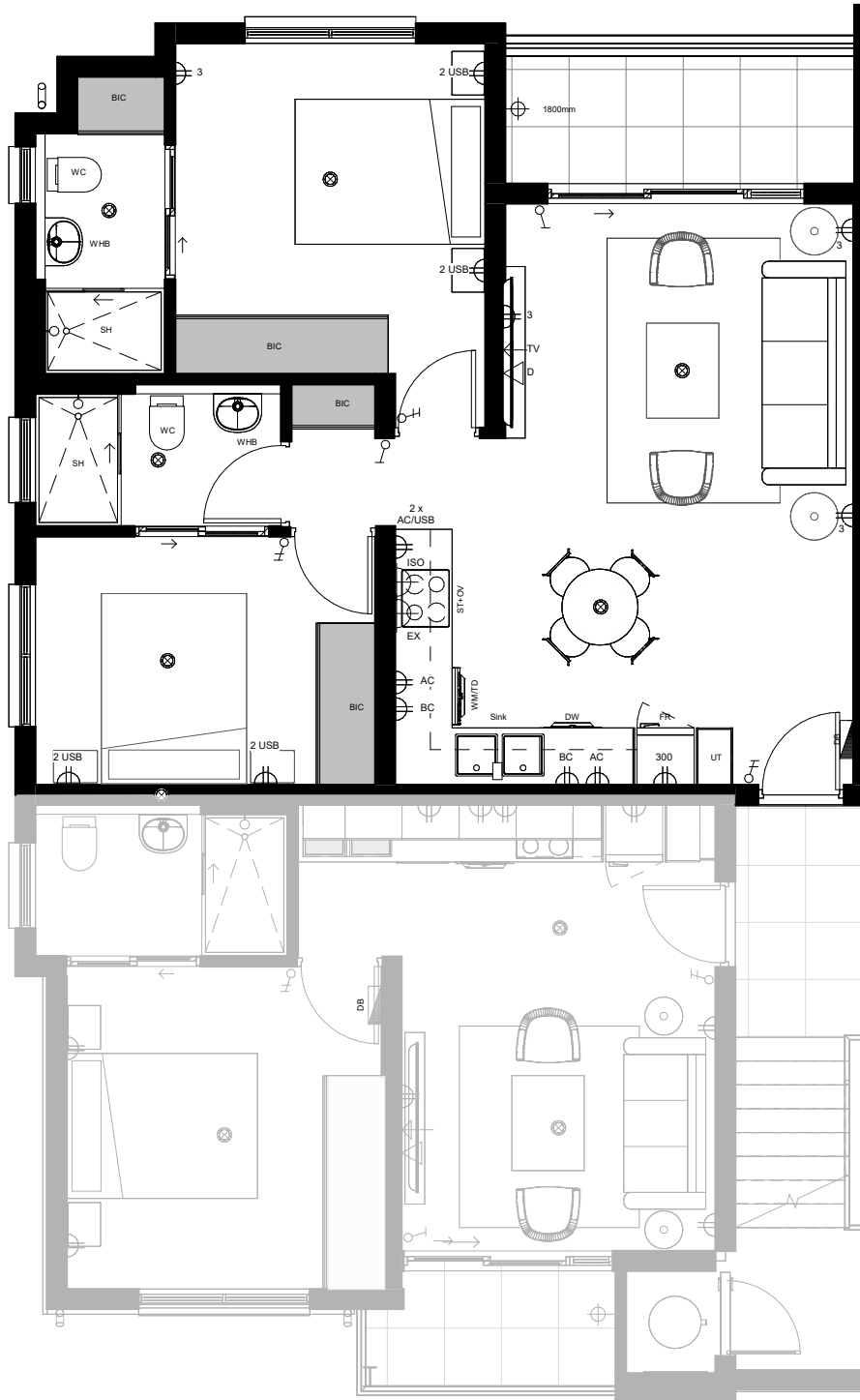
FIRST FLOOR



3 BEDROOM 2 BATHROOM
PHASE 16B ONWARDS

Apartment Area	101.63m ²
Patio Area	7.60m ²
Total Area	109.23m²

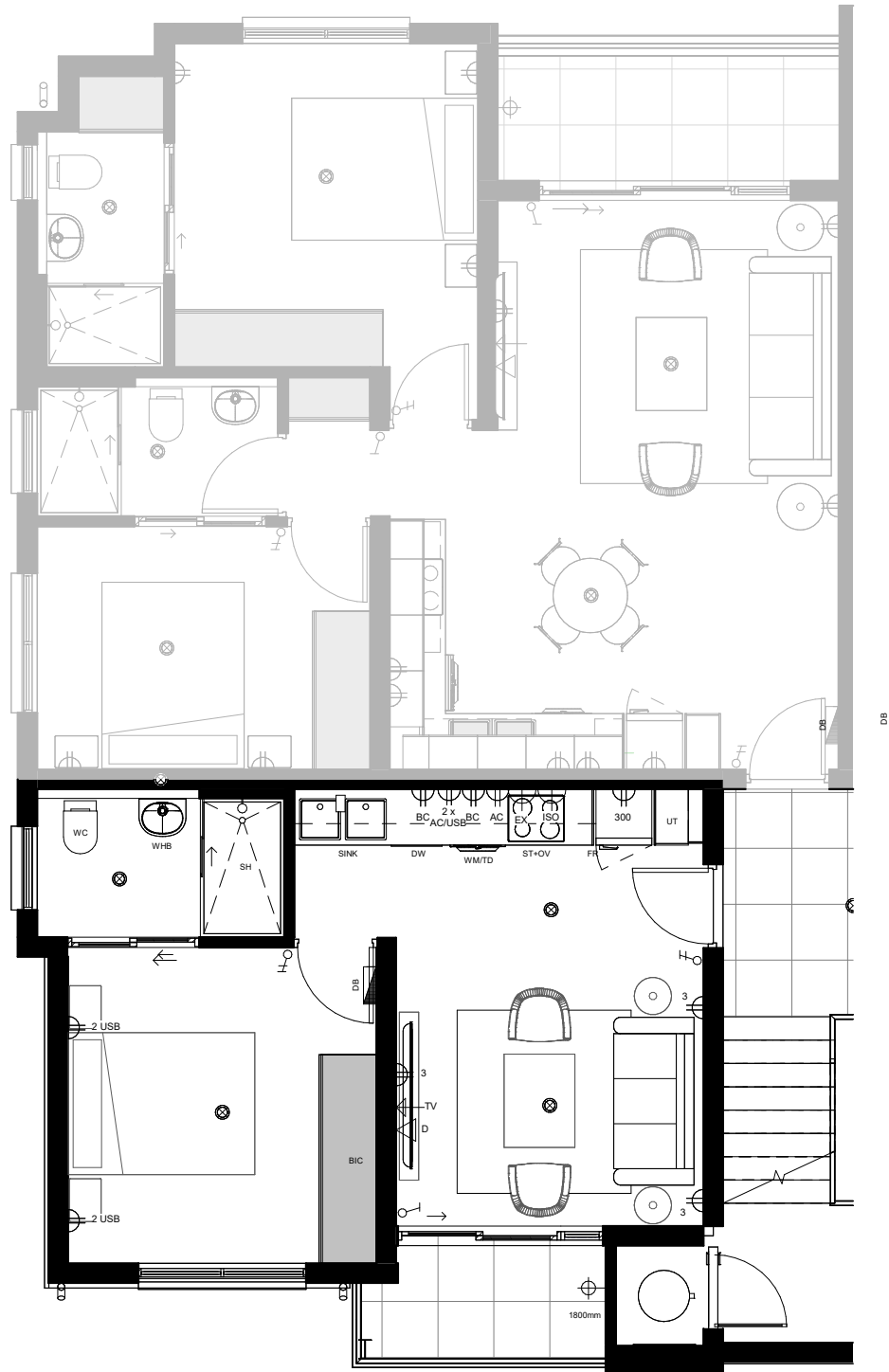
SECOND FLOOR



2 BEDROOM 2 BATHROOM
PHASE 16B ONWARDS

Apartment Area	65.07m ²
Covered Balcony	6.13m ²
Total Area	71.83m²

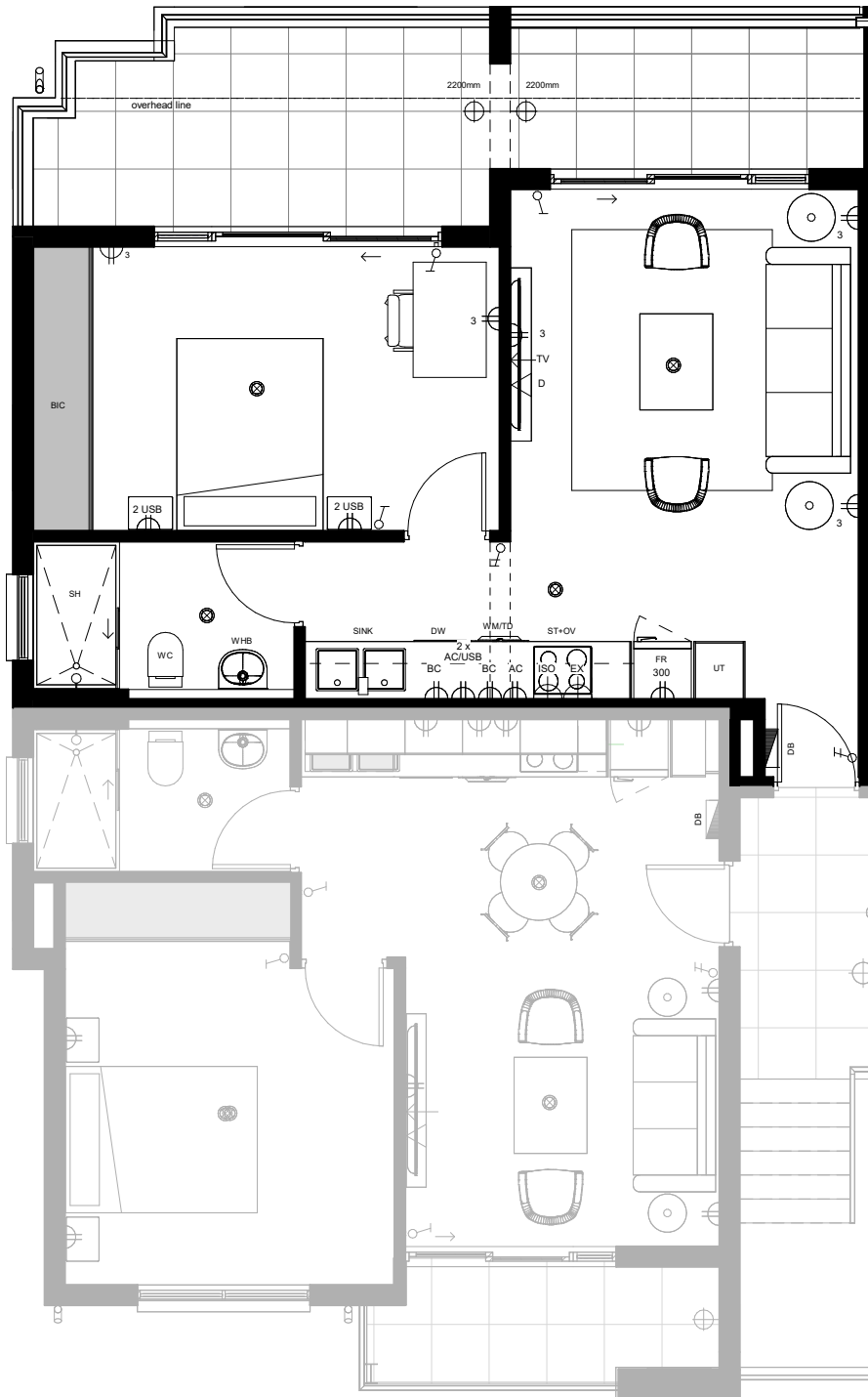
SECOND FLOOR



1 BEDROOM 1 BATHROOM
PHASE 16B ONWARDS

Apartment Area	38.37m ²
Covered Balcony	3.36m ²
Total Area	41.73m²

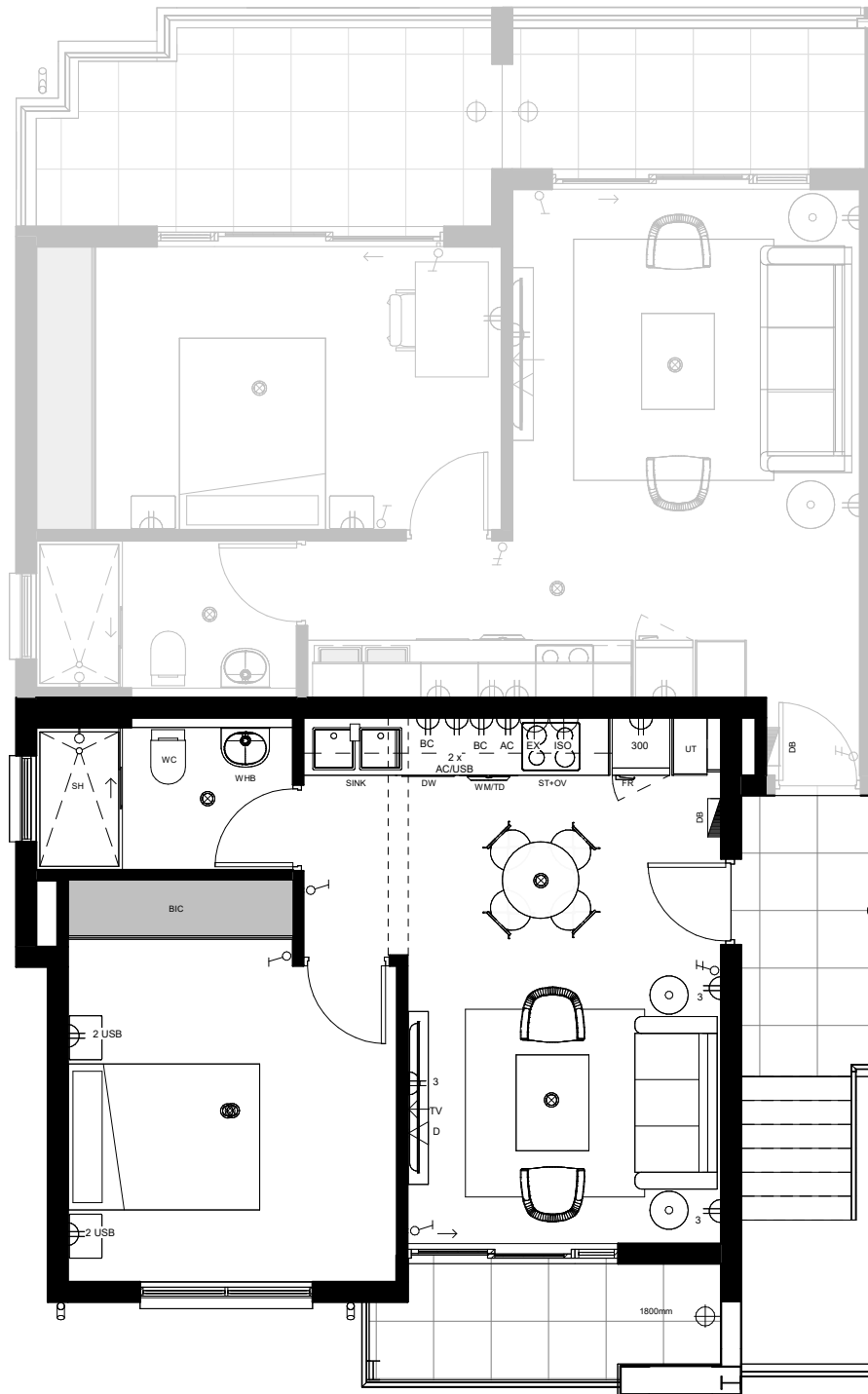
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STEVE BROOKES

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.

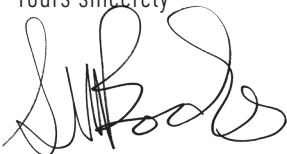
When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

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

We are very pleased to bring our brand to Fynbos, 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 Sandown, Cape Town, and we are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors.

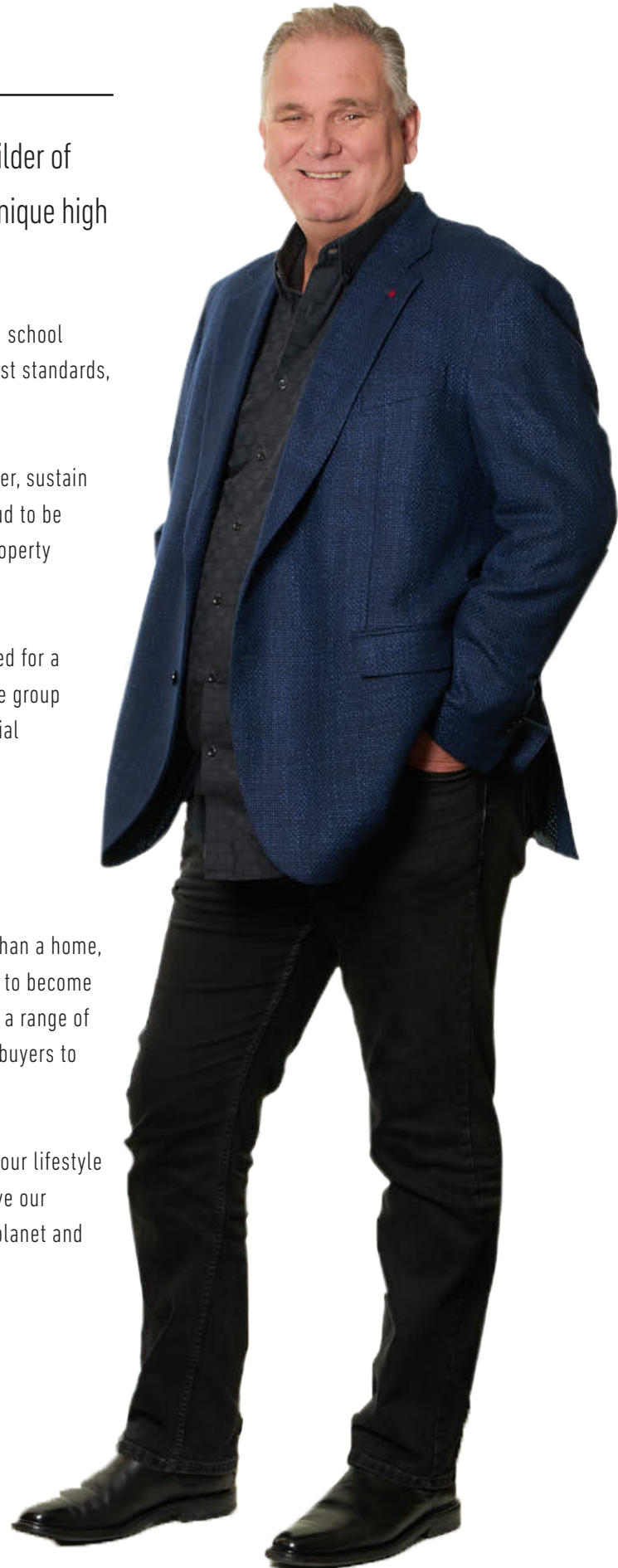
All Balwin Properties Limited homes are Edge Green certified and our lifestyle centres are “6-Star” Green Rated. We passionately strive to improve our developments and have also created Balwin Parks to protect our planet and further enhance the lifestyle offering to our clients.

Yours sincerely



Steve Brookes

Chief Executive Officer





Latest Awards

37 International Property Awards



Ansie Gates

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📍 Tryall Road, Sandown, Cape Town

On Show

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

