



BALLITO | KWAZULU-NATAL | SOUTH AFRICA



# THE OCEANIC ESCAPE TO A LUXURIOUS LIFESTYLE



**Ballito Hills... The benchmark of aspiration.**

Ballito Hills is more than a home, it's a luxury lifestyle on the east coast of KwaZulu-Natal.

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, outdoor fitness area, multi-purpose sports field, squash courts, swimming pool, wellness spa, restaurant, children's play area, cinema room, games room, entertainment area, meeting and conference rooms, laundromat and is also pet-friendly.

We've thought of everything, so you don't have to.





# AN **ECOFRIENDLY** STYLISH **COMMUNITY**

**Ballito Hills is a piece of paradise nestled on the KwaZulu-Natal East Coast.**

This property is designed for discerning purchasers looking for luxury living whilst enjoying the tranquility of coastal life and a rich natural environment, just minutes from a bustling commercial hub.

These 3 bedroom, 2 bedroom and 1 bedroom apartments have been designed with modern living in mind from open-plan living, free eco-friendly kitchen appliances, prepaid utility meters, Fibre & DSTV ready and access to a lifestyle centre. The Lifestyle Centre provides access to an array of facilities that make everyday living effortless.





# BALLITO LIFESTYLE

**This enchanting lifestyle centre creates a space where exclusivity meets community, the Lifestyle Centre is designed with your needs in mind.**

- ✔ Training Science Gym (Discovery Vitality Approved)
- ✔ Outdoor fitness area
- ✔ Multi-purpose sports field
- ✔ Squash court
- ✔ Swimming pool
- ✔ Wellness Spa

- ✔ Restaurant
- ✔ Children's play area
- ✔ Entertainment area
- ✔ Meeting room
- ✔ Conference room
- ✔ Cinema Room
- ✔ Laundromat
- ✔ Padel Court

# BALLITO BEACH CLUB COMING SOON!









## WELLNESS SPA AT THE LIFESTYLE CENTRE



**PERFECT  
BLEND OF  
RELAXATION &  
FITNESS**



## TRAINING SCIENCE GYM AT THE LIFESTYLE CENTRE



## PADEL COURT





# A REAL TREAT... AFTER A **LONG DAY**

## **RESTAURANT AT THE LIFESTYLE CENTRE**

The on-site restaurant at the Lifestyle Centre is the perfect venue to unwind after a long day at work or to have a meal when you don't feel like cooking.

Whether you just want to unwind, socialize, or enjoy some well-deserved family time; it has the perfect atmosphere and the best part is that it's right on your doorstep.



# VIBRANT TOWN

TRANQUIL

**SURROUNDINGS**

Ballito Hills offers the best of all worlds. The town centre is a lively mix of malls, shops, restaurants, cafés and cinemas, with the Ballito beach front, all just a short distance from Ballito Hills.

Enjoy fishing, swimming, strolls along the beach, cycling and other outdoor activities, making the most of the beautiful warm weather.



You're minutes from:

- 🌿 Monkey Land
- 🌿 Holla Mountain Bike Trails
- 🌿 Ballito Junction Mall
- 🌿 Flag Farm Animal Farm
- 🌿 The Ballito Cable Ski Park
- 🌿 King Shaka Zulu Heritage Route
- 🌿 Great Fishing Spots
- 🌿 Chateau Gateaux
- 🌿 Alchemy / Blackstrap
- 🌿 Toast
- 🌿 Fiamma Grill
- 🌿 Nandos
- 🌿 45 on Eat Street
- 🌿 Spur Steak Ranch
- 🌿 Kauai
- 🌿 Lupa
- 🌿 Peron Peron Argentinian Grill



# RELAXED SETTING CHALLENGING COURSES



There are a number of superb and challenging golf courses on The North Coast. Some of them are rated as some of the best 100 Golf Courses in the country.

Next door to the Simbithi Golf Course is South Africa's first executive golf course. Designed by Peter Matkovich, it has spectacular scenery and a beautifully groomed course. This short course is a challenge for both low and high handicapped golfers, and is a hugely enjoyable course to play.

Umhlali, the 18 hole Peter Matkovich designed golf course, known as 'the gem of North Coast' melts into the surroundings with indigenous vegetation.

Dwarf Paspalum greens in all year round great condition coupled with beautifully manicured fairways provides for an easy walk for every category of golfer.

Internationally renowned Zimbali's 18 holes are laid out within a coastal forest reserve and the course is routed through wetlands and woodland with substantial changes in elevation throughout.

Prince's Grant Golf Estate offers a links course with majestic fairways and greens that run all the way down to the sea with the well known 560-yard par five signature hole.



# KEY CONNECTIONS

FLOURISHING

# LOCATION

**Ballito Hills, is based in a fast growing suburb and very popular with the young and upcoming professionals.**

Ballito, on the Dolphin Coast is just 40 minutes from Durban, 20 minutes from the business office parks of Umhlanga and just 15 minutes from King Shaka International Airport.

The area has quickly become the preferred residential neighbourhood for wealthy business professionals and moderate income earners alike. The lifestyle retains the relaxed ambiance of a resort town with a strong emphasis on

family values and prosperous economic growth.

Ballito have no shortage of world-class schooling facilities some of which include, Ashton International College, Ballito Bay Montessori Pre-School, Curro School Mount Richmore, Umhlali Preparatory School and Reddam House Ballito.

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





# BALLITO HILLS



Simbithi Golf Course

Umhlali Country Club

Ballito Junction Mall

Reddam House

Ballito Lifestyle Centre

Netcare Alberlito Hospital

Ashton International College

Salt Rock Rd

Ocean Dr

Main Rd

Virgin Active & McDonalds

Ocean Dr

Simbithi Dr

Ocean Dr

Ballito Dr

Ballito Dr

M4

M4

N2

N2



# THE SITE DEVELOPMENT PLAN



REVISION E





# BEAUTIFUL & ELEGANT FINISHES **THROUGHOUT**

## GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ One Coat Sponge Plaster and Paint
- ✔ Aluminium Windows
- ✔ Front Fire Door with Frame
- ✔ Aluminium Patio Sliding Doors
- ✔ Internal Hollowcore Doors with Painted Frames
- ✔ Steel Door Frames
- ✔ Locksets
  - Sliding Doors with Dead Bolt
  - Internal 3 Lever Brushed Stainless Steel
  - Front Door Cylinder Lock

## KITCHEN AND BATHROOM

- ✔ Tiled Walls
- ✔ Quartz Stone Kitchen Counter Tops
- ✔ Sanitary Ware Kitchen
  - Stainless Steel Sink
  - Pillar Type Sink Mixer
- ✔ Sanitary Ware Bathrooms
  - Bath Mixer & Niki Spout
  - White Basin Vanity
  - Basin Mixer
  - White Toilet
  - 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
- ✔ Hot Water Heating System
- ✔ Electricity - Prepaid Meters
- ✔ High Quality Lighting Fittings
- ✔ Kitchen Appliances for 1, 2 & 3 Bedrooms
  - Undercounter Electric Oven
  - Electric Hob And Extractor
  - Fridge
  - Washing Machine & Tumble Dryer Combo
  - Dishwasher

## EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Floors
- ✔ Concrete Windowsills / Plaster
- ✔ Cornices as per Show Unit

## SECURITY

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

## CLAUSE

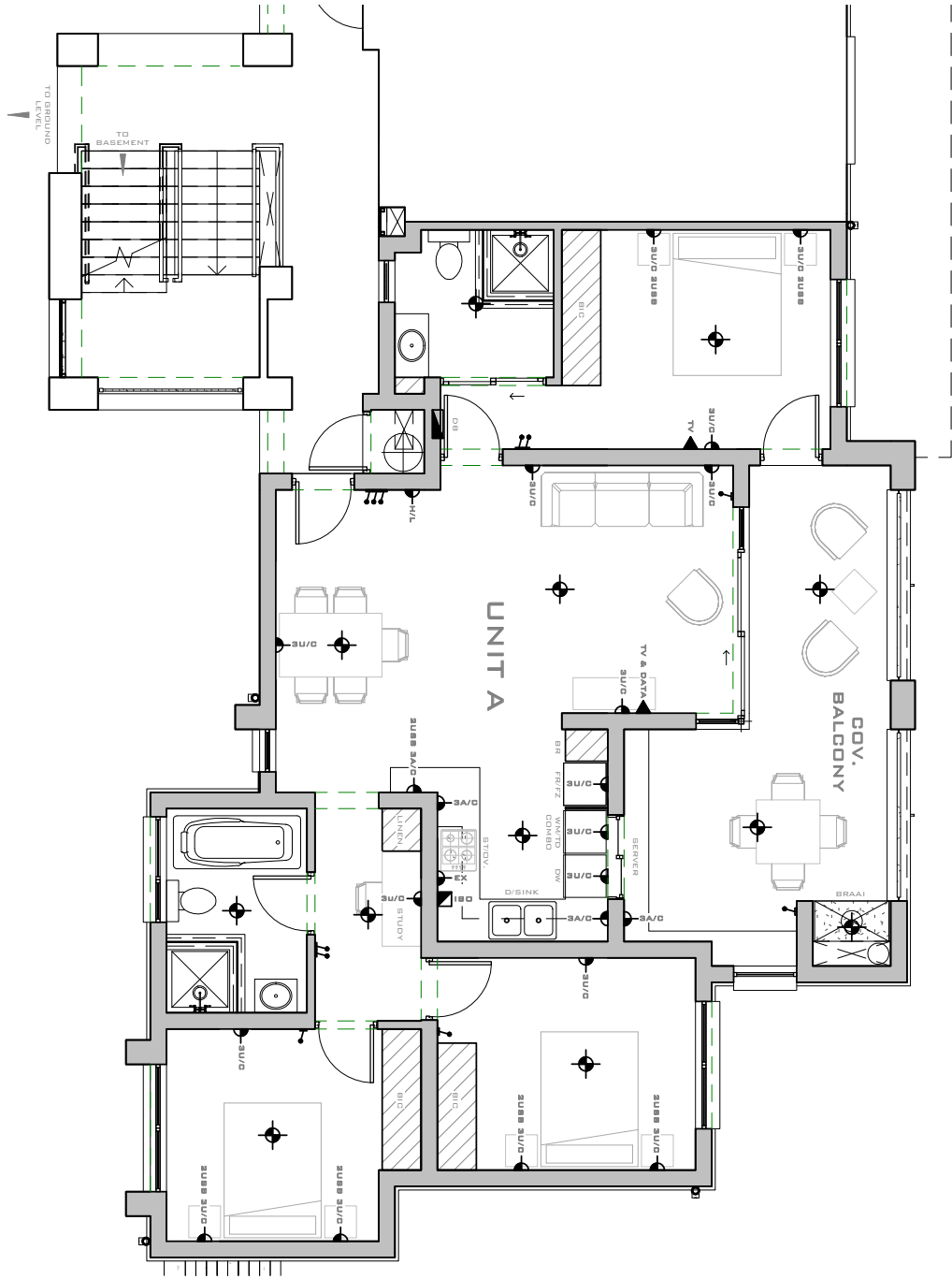
- ✔ The developer reserves the right to substitute or replace any of the above with an equivalent or improved product should problems of availability arise, or for any other reason.
- ✔ No private work or alterations will be tolerated.
- ✔ Parking allocation may vary from plan to accommodate site conditions.
- ✔ Subject To Approval.



# APARTMENT TYPE A

## GROUND FLOOR

### 3 BEDROOM 2 BATHROOM



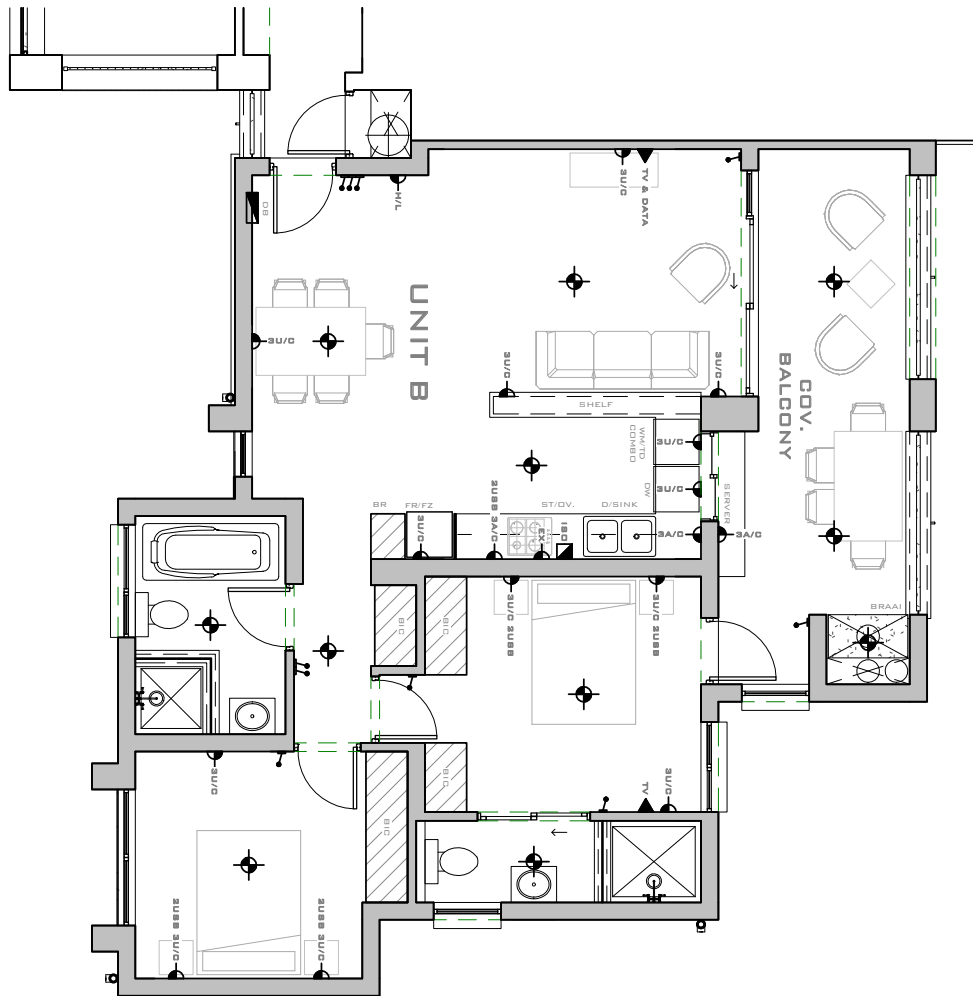
Apartment Area	97.35m <sup>2</sup>
Covered Balcony	22.35m <sup>2</sup>
Store Room	5.98m <sup>2</sup>
<b>Total Area</b>	<b>125.68m<sup>2</sup></b>



# APARTMENT TYPE B

FIRST FLOOR

2 BEDROOM 2 BATHROOM



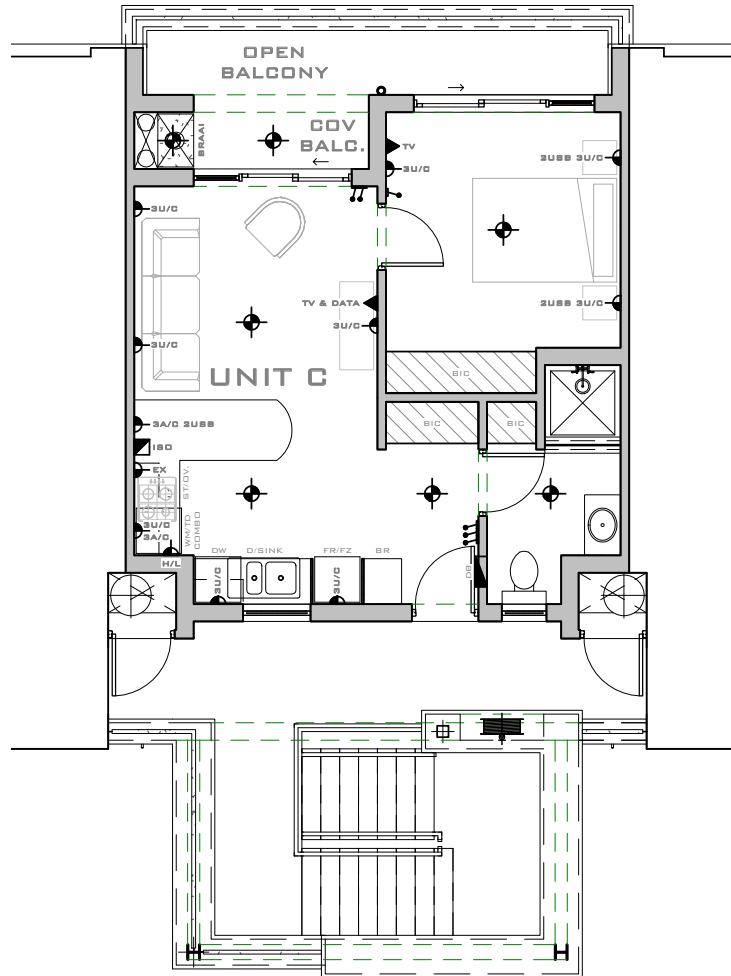
Apartment Area	79.48m <sup>2</sup>
Covered Balcony	18.88m <sup>2</sup>
Store Room	5.86m <sup>2</sup>
<b>Total Area</b>	<b>104.22m<sup>2</sup></b>



# APARTMENT TYPE C

PENTHOUSE

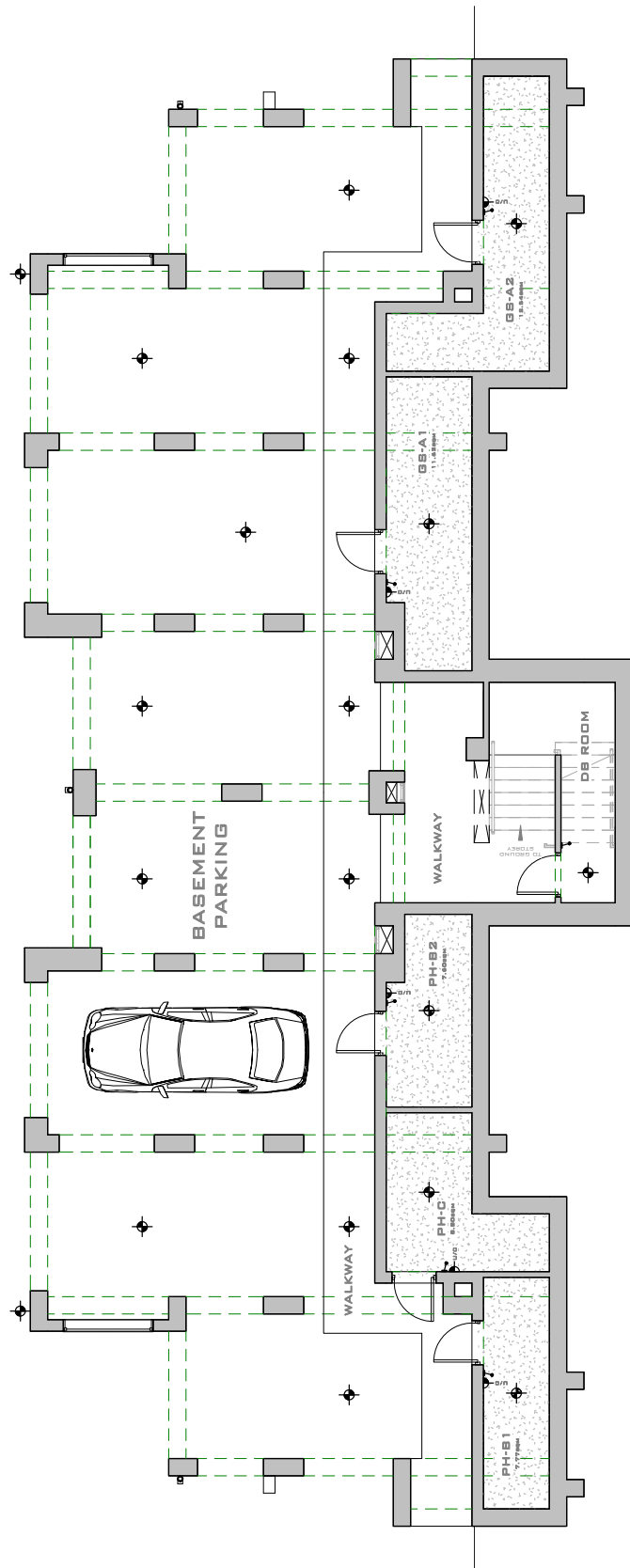
1 BEDROOM 1 BATHROOM



Apartment Area	42.13m <sup>2</sup>
Covered Balcony	9.99m <sup>2</sup>
Store Room	5.76m <sup>2</sup>
<b>Total Area</b>	<b>57.88m<sup>2</sup></b>



# THE BASEMENT LAYOUT





# FREQUENTLY ASKED QUESTIONS



🌿 **When will the development be completed?**

2025

🌿 **Who are the managing agents?**

Landsdowne Property Management, now based at the Concierge

🌿 **What are the additional costs?**

- Levies R14.02/m<sup>2</sup>
- Rates & taxes approximately R1200.00 per month

🌿 **Are the apartment's fibre ready?**

Yes, Balwin fibre is available

🌿 **How is electricity paid for?**

Prepaid metering system, monitored by Remote, Metering Solutions

🌿 **When will the Lifestyle Centre be completed?**

Lifestyle Centre is open and available to all residents

🌿 **Are the apartments pet friendly?**

Yes, as per Body Corporate rules

🌿 **What facilities are in the development?**

- 24 HR Security
- Lifestyle Centre with free Wifi
- Restaurant
- Spa
- Swimming Pool
- Children's Play Area
- Gym
- Outdoor Fitness Area
- Squash Court
- Multi-Purpose Sports Field
- Entertainment Area
- Meeting and Conference Rooms
- Cinema Room
- Laundromat
- Padel Court

🌿 **Who has access to the Lifestyle Centre?**

Residents have exclusive access to all amenities

🌿 **What is the distance from the airport to Ballito Hills?**

20 minutes from King Shaka International Airport

🌿 **What rules apply within the development?**

As per the Body Corporate and Home Owners Association



# STEVE BROOKES

CEO - BALWIN PROPERTIES LTD

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“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.

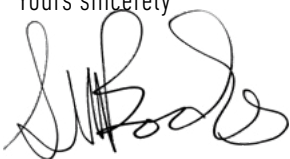
When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

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

We are very pleased to bring our brand to Ballito Hills, 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 Kwa-Zulu Natal, and we are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors.

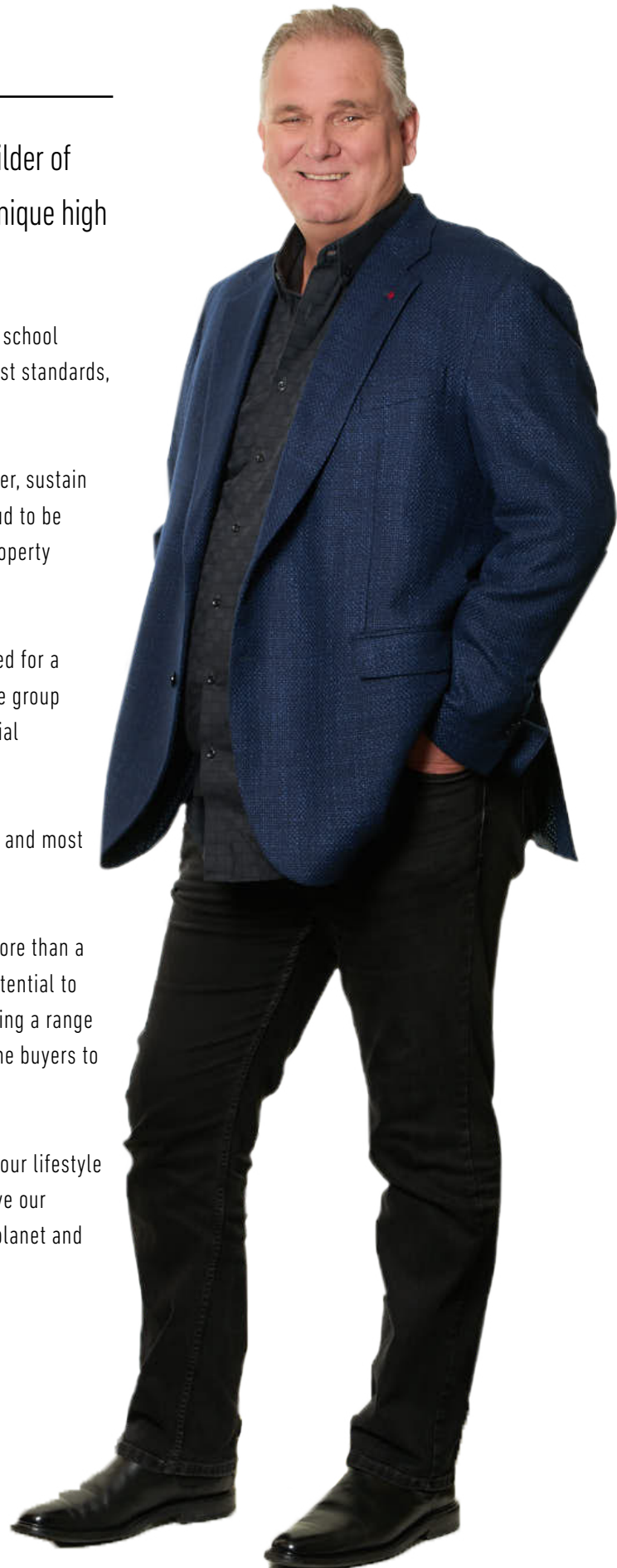
All Balwin Properties Limited homes are Edge Green certified and our lifestyle centres are “6-Star” Green Rated. We passionately strive to improve our developments and have also created Balwin Parks to protect our planet and further enhance the lifestyle offering to our clients.

Yours sincerely



**Steve Brookes**

Chief Executive Officer





# Latest Awards

38 International Property Awards



**Michelle Blackburn**

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📍 Hills Avenue, Ballito

*On Show*

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

