

 **GREENPARK™**  
BOKSBURG

BOKSBURG | GAUTENG | SOUTH AFRICA



*Balwin*  
PROPERTIES



# BOKSBURG, EAST RAND





## GATE HOUSE



## DEVELOPMENT





# LIFESTYLE CENTRE





# LIFESTYLE CENTRE





# SHOW APARTMENT





# SHOW APARTMENT



# APARTMENT LAYOUTS

A

E

I

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B

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J

O

C

G

## TYPE A1

GROUND, FIRST, SECOND & THIRD FLOOR

2 Bedroom 1 Bathroom



Apartment Area	52.46m <sup>2</sup>
Covered Patio / Balcony	5.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>58.22m<sup>2</sup></b>

## TYPE A1

GROUND, FIRST, SECOND & THIRD FLOOR

2 Bedroom 2 Bathroom

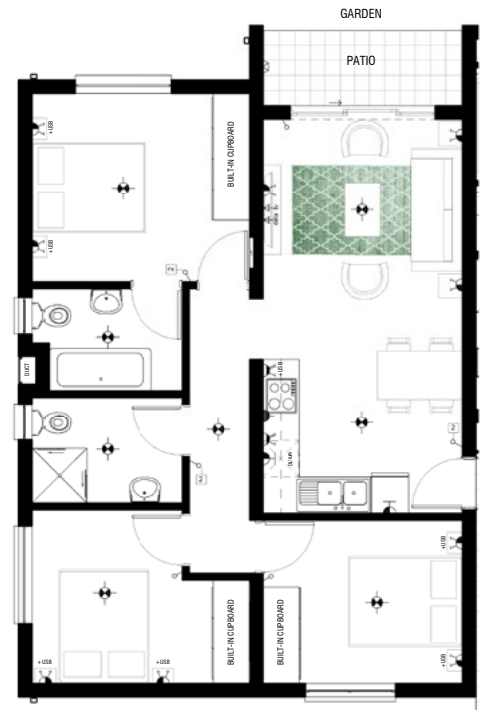


Apartment Area	62.90m <sup>2</sup>
Covered Patio / Balcony	5.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>68.66m<sup>2</sup></b>

## TYPE A1

GROUND & FIRST FLOOR

3 Bedroom 2 Bathroom



Apartment Area	74.31m <sup>2</sup>
Covered Patio / Balcony	4.41m <sup>2</sup>
<b>TOTAL AREA</b>	<b>78.72m<sup>2</sup></b>



# APARTMENT LAYOUTS

**L** **Q**

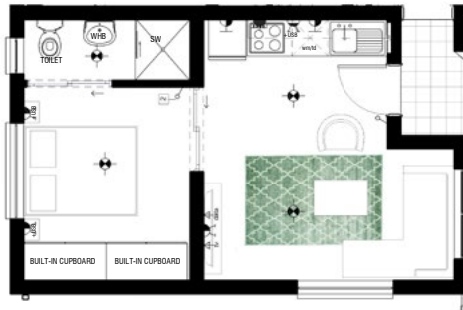
**TYPE A1**  
**SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom**



Apartment Area 39.45m<sup>2</sup>  
 Covered Patio / Balcony 4.41m<sup>2</sup>  
**TOTAL AREA 43.85m<sup>2</sup>**

**K** **P**

**TYPE A1**  
**SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom LIFESTYLE**



Apartment Area 32.67m<sup>2</sup>  
**TOTAL AREA 32.67m<sup>2</sup>**

**D** **H** **M** **R**

**TYPE A1**  
**GROUND, FIRST, SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom**



Apartment Area 37.19m<sup>2</sup>  
 Covered Patio / Balcony 3.17m<sup>2</sup>  
**TOTAL AREA 40.36m<sup>2</sup>**



# APARTMENT LAYOUTS

**A E J O**

**TYPE A2**  
**GROUND, FIRST, SECOND & THIRD FLOOR**  
**2 Bedroom 1 Bathroom**



**Apartment Area** 52.47m<sup>2</sup>  
**Covered Patio / Balcony** 5.76m<sup>2</sup>  
**TOTAL AREA** 58.22m<sup>2</sup>

**B F K P**

**TYPE A2**  
**GROUND, FIRST, SECOND & THIRD FLOOR**  
**2 Bedroom 2 Bathroom**



**Apartment Area** 62.86m<sup>2</sup>  
**Covered Patio / Balcony** 5.76m<sup>2</sup>  
**TOTAL AREA** 68.62m<sup>2</sup>

**C**

**TYPE A2**  
**GROUND FLOOR**  
**3 Bedroom 2 Bathroom**



**Apartment Area** 74.31m<sup>2</sup>  
**Covered Patio / Balcony** 4.41m<sup>2</sup>  
**TOTAL AREA** 78.72m<sup>2</sup>



# APARTMENT LAYOUTS

**D I N S**

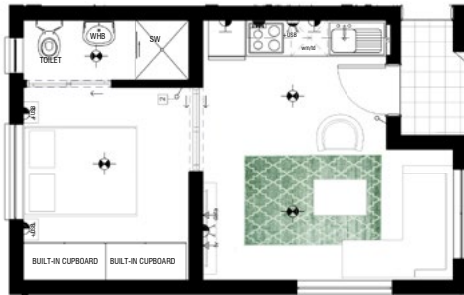
**TYPE A2**  
**GROUND, FIRST, SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom**



Apartment Area	37.19m <sup>2</sup>
Covered Patio / Balcony	3.17m <sup>2</sup>
<b>TOTAL AREA</b>	<b>40.36m<sup>2</sup></b>

**G L Q**

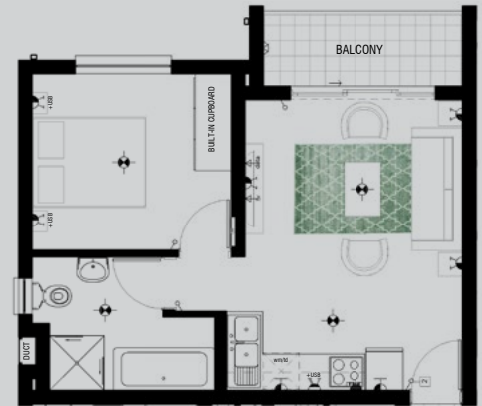
**TYPE A2**  
**FIRST, SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom LIFESTYLE**



Apartment Area	32.67m <sup>2</sup>
<b>TOTAL AREA</b>	<b>32.67m<sup>2</sup></b>

**H M R**

**TYPE A2**  
**FIRST, SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom**



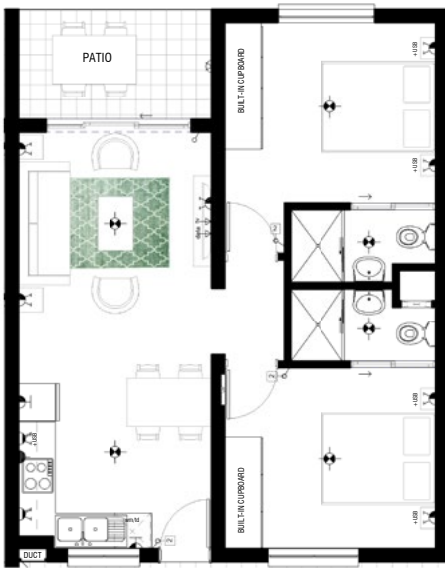
Apartment Area	39.45m <sup>2</sup>
Covered Patio / Balcony	4.41m <sup>2</sup>
<b>TOTAL AREA</b>	<b>43.85m<sup>2</sup></b>



# APARTMENT LAYOUTS



## TYPE A3 GROUND, FIRST, SECOND & THIRD FLOOR 2 Bedroom 2 Bathroom



Apartment Area	58.22m <sup>2</sup>
Covered Patio / Balcony	6.04m <sup>2</sup>
<b>TOTAL AREA</b>	<b>64.26m<sup>2</sup></b>



## TYPE A3 GROUND & FIRST FLOOR 3 Bedroom 2 Bathroom



Apartment Area	75.89m <sup>2</sup>
Covered Patio / Balcony	6.47m <sup>2</sup>
<b>TOTAL AREA</b>	<b>82.36m<sup>2</sup></b>



# APARTMENT LAYOUTS

J M P S

**TYPE A3**  
**SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom**



Apartment Area	42.01m <sup>2</sup>
Covered Patio / Balcony	6.43m <sup>2</sup>
<b>TOTAL AREA</b>	<b>48.43m<sup>2</sup></b>

K L Q R

**TYPE A3**  
**SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom LIFESTYLE**



Apartment Area	30.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>30.76m<sup>2</sup></b>

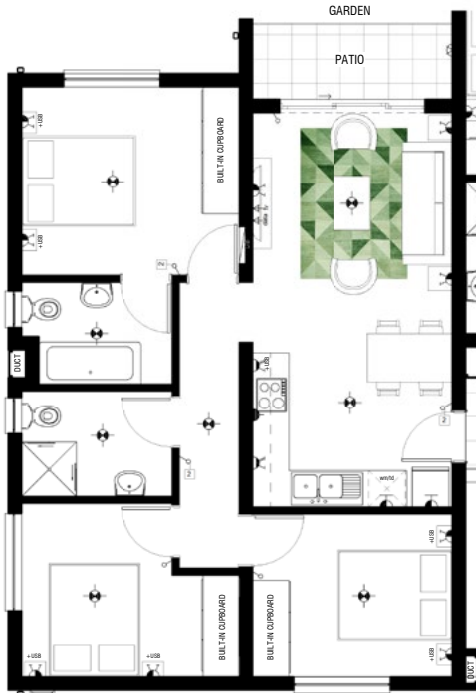


# APARTMENT LAYOUTS

C

**TYPE B2  
GROUND FLOOR**

**3 Bedroom 2 Bathroom**



Apartment Area	74.42m <sup>2</sup>
Covered Patio / Balcony	4.41m <sup>2</sup>
<b>TOTAL AREA</b>	<b>78.73m<sup>2</sup></b>

D I N S

**TYPE B2  
GROUND, FIRST, SECOND & THIRD FLOOR**

**1 Bedroom 1 Bathroom**



Apartment Area	37.19m <sup>2</sup>
Covered Patio / Balcony	3.17m <sup>2</sup>
<b>TOTAL AREA</b>	<b>40.36m<sup>2</sup></b>

# APARTMENT LAYOUTS



G L Q

## TYPE B2 FIRST, SECOND & THIRD FLOOR 1 Bedroom 1 Bathroom STUDIO



Apartment Area	32.66m <sup>2</sup>
<b>TOTAL AREA</b>	<b>32.66m<sup>2</sup></b>

H M R

## TYPE B2 FIRST, SECOND & THIRD FLOOR 1 Bedroom 1 Bathroom



Apartment Area	39.46m <sup>2</sup>
Covered Patio / Balcony	4.41m <sup>2</sup>
<b>TOTAL AREA</b>	<b>43.86m<sup>2</sup></b>



# APARTMENT LAYOUTS

C G

**TYPE B3  
GROUND FLOOR**

**3 Bedroom 2 Bathroom**



Apartment Area	75.87m <sup>2</sup>
Covered Patio / Balcony	6.49m <sup>2</sup>
<b>TOTAL AREA</b>	<b>82.36m<sup>2</sup></b>

D H N T

**TYPE B3  
GROUND, FIRST, SECOND & THIRD FLOOR**

**2 Bedroom 2 Bathroom**



Apartment Area	58.19m <sup>2</sup>
Covered Patio / Balcony	6.14m <sup>2</sup>
<b>TOTAL AREA</b>	<b>64.32m<sup>2</sup></b>

# APARTMENT LAYOUTS



**TYPE B3**  
**SECOND & THIRD FLOOR**

**1 Bedroom 1 Bathroom LIFESTYLE**



Apartment Area 30.76m<sup>2</sup>  
**TOTAL AREA 30.76m<sup>2</sup>**



**TYPE B3**  
**SECOND & THIRD FLOOR**

**1 Bedroom 1 Bathroom**



Apartment Area 42.01m<sup>2</sup>  
Covered Patio / Balcony 6.43m<sup>2</sup>  
**TOTAL AREA 48.44m<sup>2</sup>**



# APARTMENT LAYOUTS

**A E J O**

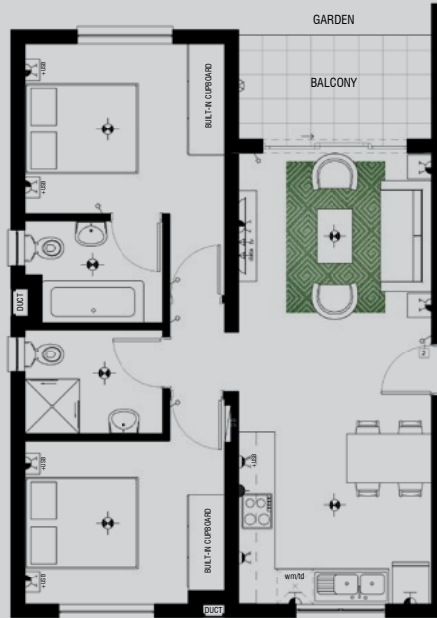
**TYPE C1**  
**GROUND, FIRST, SECOND & THIRD FLOOR**  
**2 Bedroom 1 Bathroom**



Apartment Area 50.90m<sup>2</sup>  
 Covered Patio / Balcony 4.21m<sup>2</sup>  
**TOTAL AREA 55.10m<sup>2</sup>**

**B F K P**

**TYPE C1**  
**GROUND, FIRST, SECOND & THIRD FLOOR**  
**2 Bedroom 2 Bathroom**



Apartment Area 62.41m<sup>2</sup>  
 Covered Patio / Balcony 5.75m<sup>2</sup>  
**TOTAL AREA 68.16m<sup>2</sup>**









# SPECIFICATIONS & FINISHES

## INTERNAL WORKS

External Brickwork	- Sponge Plaster And Paint / Facebrick
Internal Brickwork	- One Coat Sponge Plaster and Paint
Roof Covering	- Roof Sheetting
Windowsills	- Concrete Sill, Internal Tiled
Floor Covering	- All Floors Tiled
Ceilings	- Painted Ceiling
Windows	- Aluminium
Cornices	- As per Show Apartment
Front Door	- Fire Door with Frame
Patio Door	- Aluminium Sliding Doors
Internal Doors	- Hollowcore Doors with Painted Frames
Locksets	- Sliding Doors with Dead Bolt - Internal 3 Lever Brushed Stainless Steel - Front Door Knob Cylinder
Wall Tiling	- As per Show Apartment
Kitchen Tops	- Quartz Stone
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 as per Show Apartment - Bathroom Fittings as per Show Apartment - Shower Rose and Arm - Shower Door as per Show Apartment - Shower Mixer
Skirting	- Skirtings per Show Apartment
Plumbing	- As per Municipal Requirements
Garden Taps	- One per Ground Floor Apartment in Garden
Sewers	- To Municipal Requirements
Internal Lighting	- As per Layout (Energy Efficient Lighting)
External Lighting	- As per Layout
Plug Points	- As per Layout
TV Point	- As per Layout (Lounge only)
Data (Point Only)	- One per Apartment As per Layout

Water Heating	- Hot Water System
Electricity	- Prepaid Meters
Painting	- As per Architect Specification
Lighting Fittings	- As per Show Apartment
Kitchen Appliances	- 2 & 3 Bedroom Undercounter Electric Oven, Hob & Extractor - 1 Bedroom Undercounter Electric Oven, Hob & Extractor
Kitchen	- As per Layout
B.I.C.	- As per Layout
Gutters	- As per Layout
Tiling	- All Tiling to be as per the Show Unit. No Deviation would be allowed
Electrical	- As per Layout
Patio	- As per Layout
Solar	- As per Layout

## EXTERNAL WORKS

Boundary Walling	- As per Site Layout
Security	- Electric Fence / Access Control / CCTV Monitoring
Paving	- As per Plan
Landscaping	- As per Plan
Entrance System	- Biometric
Entrance	- Automated Boom System
Garden Walls and Unit Position	- To be Determined According to Site Conditions
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
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.





Lifestyle Centre



Swimming Pool



Outdoor Gym



Restaurant & Pizzeria



Sports Field



Dog Friendly Park



Children's Play Area



Fibre & DSTV Ready



Solar Supplemented  
Electricity



Laundromat



Prepaid Utilities



24 Hour Security

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