



WATERFALL | GAUTENG | SOUTH AFRICA

CRYSTALLINE LAGOONS OF UNLIMITED SIZE

Crystal Lagoons[®]

WORLD'S TOP AMENITY

Signature **APARTMENTS**

THE **UNIQUE** LUXURY CRYSTALLINE LAGOONS OF UNLIMITED SIZE *Crystal Lagoons*[®] WORLD'S TOP AMENITY

LIVING IN



**WATERFALL
CITY**

Move your Life to Unique Luxury Lifestyle Living.

A water-lover's paradise, this unique development incorporates a crystal-clear lagoon (by Crystal Lagoons[®]) for swimming, paddle-boarding and canoeing.

Munyaka has new and exciting water activities. The Munyaka Tower offers spectacular views over the exquisite development and beyond.

The apartments come standard with appliances, prepaid utilities and the quality finishes that Balwin is renowned for. All this plus state-of-the-art security.

AN **OUTSTANDING** URBAN **BALANCE** BETWEEN



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CRYSTALLINE LAGOONS OF UNLIMITED SIZE

Crystal Lagoons®

WORLD'S TOP AMENITY

FOR EVERYONE
ABSOLUTELY FUN
ZIPLINE AND STUNNING HOTEL

Munyaka offers lots of entertainment activities which include a crystal-clear lagoon (by Crystal Lagoons®) with

water activities, Munyaka Tower, cinema, spa, restaurant, laundromat and concierge.



SITE DEVELOPMENT PLAN



AERIAL VIEW





AFRICA'S FINEST **AMENITY** **UNIQUE** TO **SOUTH AFRICA**

CRYSTALLINE LAGOONS OF UNLIMITED SIZE

Crystal Lagoons®

WORLD'S TOP AMENITY



🌿 South Africa's unique development includes a beach-like crystal-clear sustainable lagoon to use for an array of water activities.

🌿 The man made lagoon by Crystal Lagoons® offers integrated swimming pools with a separate children's splash pool, large beach areas, surrounded with board walks and resting areas.

🌿 It is perfect for fun-filled day activities and then a peaceful stroll at night.



LOCALITY MAP



SCAN QR-CODE FOR DIRECTIONS

REFINED & **EXCLUSIVE** LIFESTYLE **APARTMENTS**



The exclusive Signature apartments offer 1,2 & 3 bedroom apartments and Uber penthouse apartments with 6 Bedroom and 6 bathrooms, all apartment have private balconies and

air con. All apartments include SMEG kitchen appliances, under-counter electric oven, hob with extractor, fridge/freezer, washing machine and tumble dryer combo and dishwasher.

Each apartment is fibre & DSTV ready and comes with pre-paid electricity & water. Signature apartments have generator back up power.



QUALITY **THROUGHOUT** BEAUTIFULLY PLANNED

GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ Aluminium Windows
- ✔ Cornices throughout the Apartment
- ✔ Front Fire Door with Wood Frame
- ✔ Aluminium Patio Sliding Doors
- ✔ Internal Hollowcore Doors with Painted Wood 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
 - Tops
 - Washing Machine Stop Cock
- ✔ Sanitary Ware Bathrooms
 - Free Standing Bath
 - Bath Mixer & Niki Spout
 - Basin Vanity
 - Basin Mixer
 - Toilet as per Show Apartment
 - Bathroom Fittings as per Show Apartment
 - Shower Rose and Arm
 - Shower Door with Clear Glass
 - Shower Mixer





THE BIGGER PICTURE THE FINER DETAILS

ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre and DSTV Point
- ✔ Electricity - Prepaid Meters
- ✔ High Quality Lighting Fittings
- ✔ SMEG Appliances

EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Walls
- ✔ Roof Sheet Covering
- ✔ Concrete Windowsills / Plaster

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

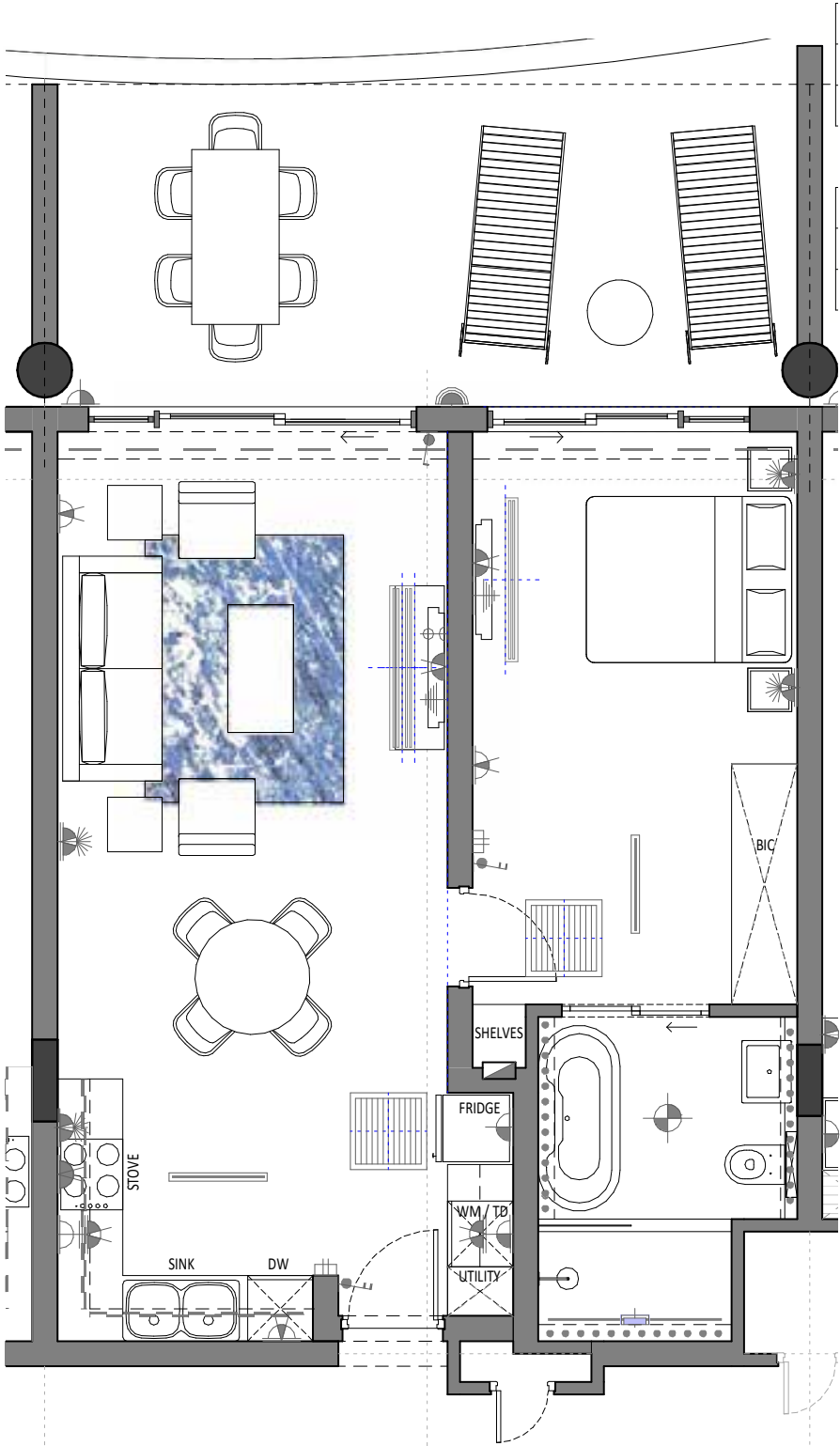
- ✔ The developer reserves the right to substitute or replace any of the above with an equivalent or improved product should problems of availability arise, or for any other reason.
- ✔ No private work or alterations will be tolerated.
- ✔ Parking allocation may vary from plan to accommodate site conditions.

LIFESTYLE CENTRE – LAGOON FACING



EMERALD APARTMENT J

LIFESTYLE CENTRE - LAGOON FACING

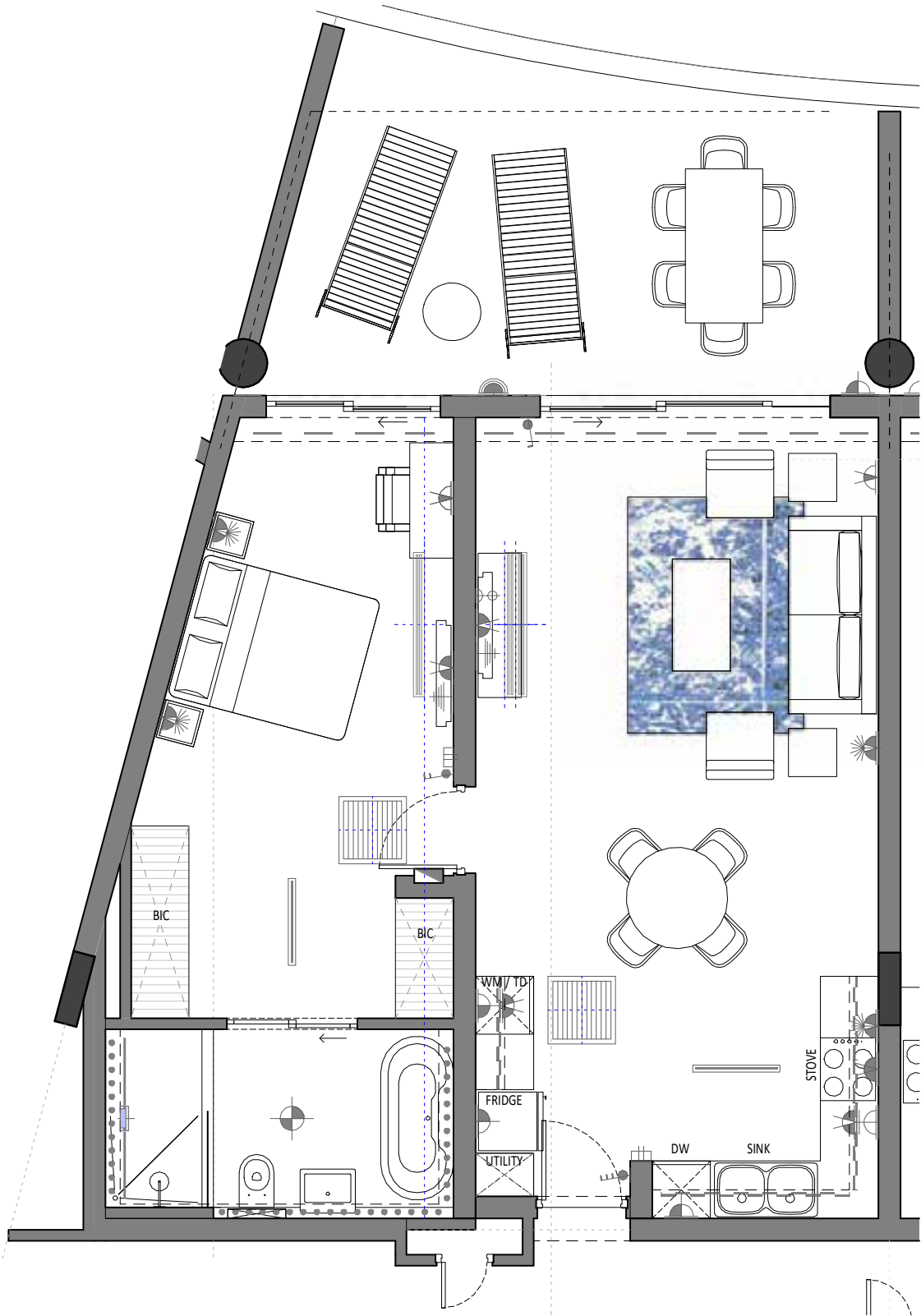


1 BEDROOM 1 BATHROOM

Apartment Area	60.00m ²
Covered Balcony	22.00m ²
Total Area	82.00m ²

EMERALD APARTMENT K

LIFESTYLE CENTRE - LAGOON FACING

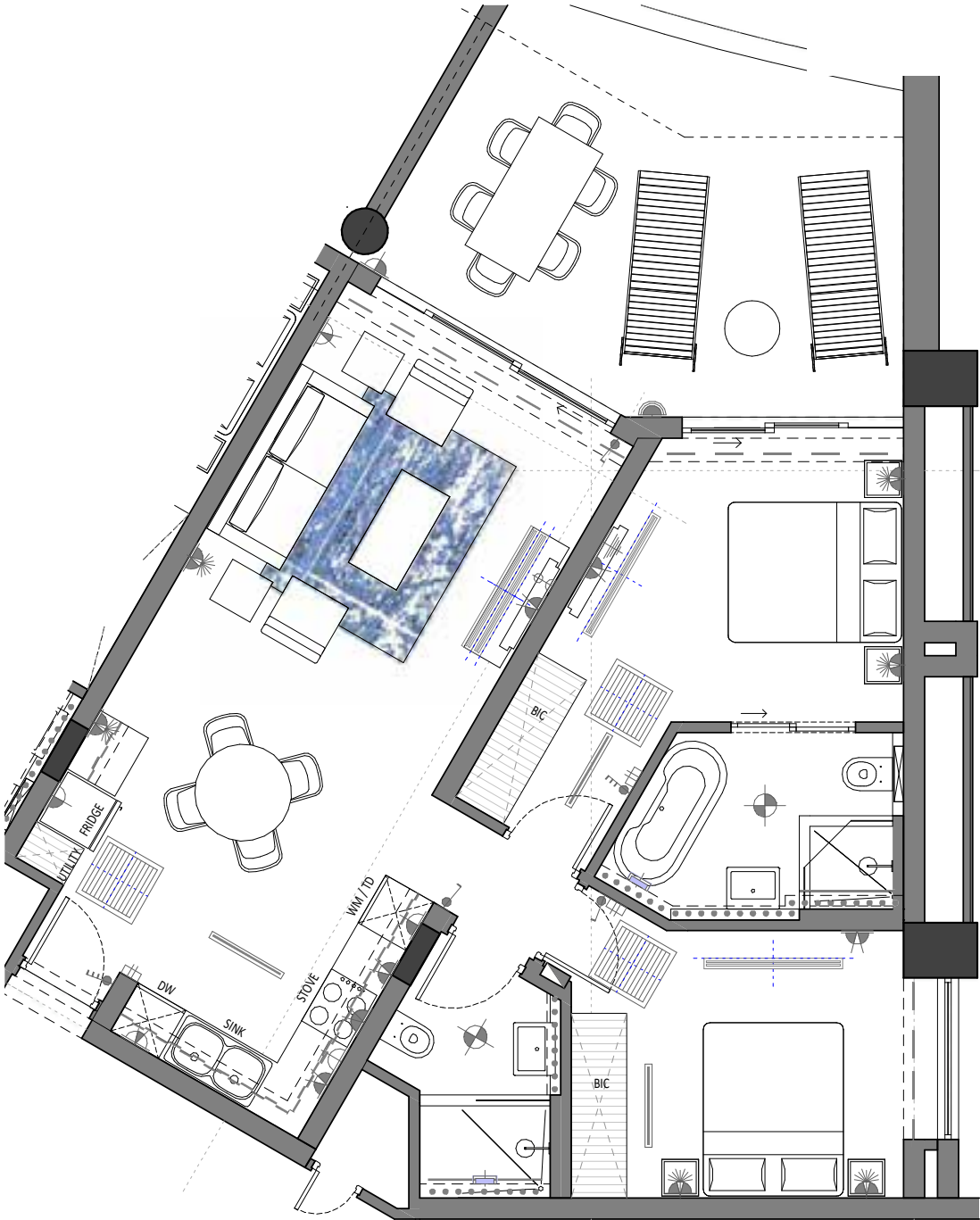


1 BEDROOM 1 BATHROOM

Apartment Area	67.00m ²
Covered Balcony	23.00m ²
Total Area	90.00m ²

EMERALD APARTMENT L

LIFESTYLE CENTRE - LAGOON FACING



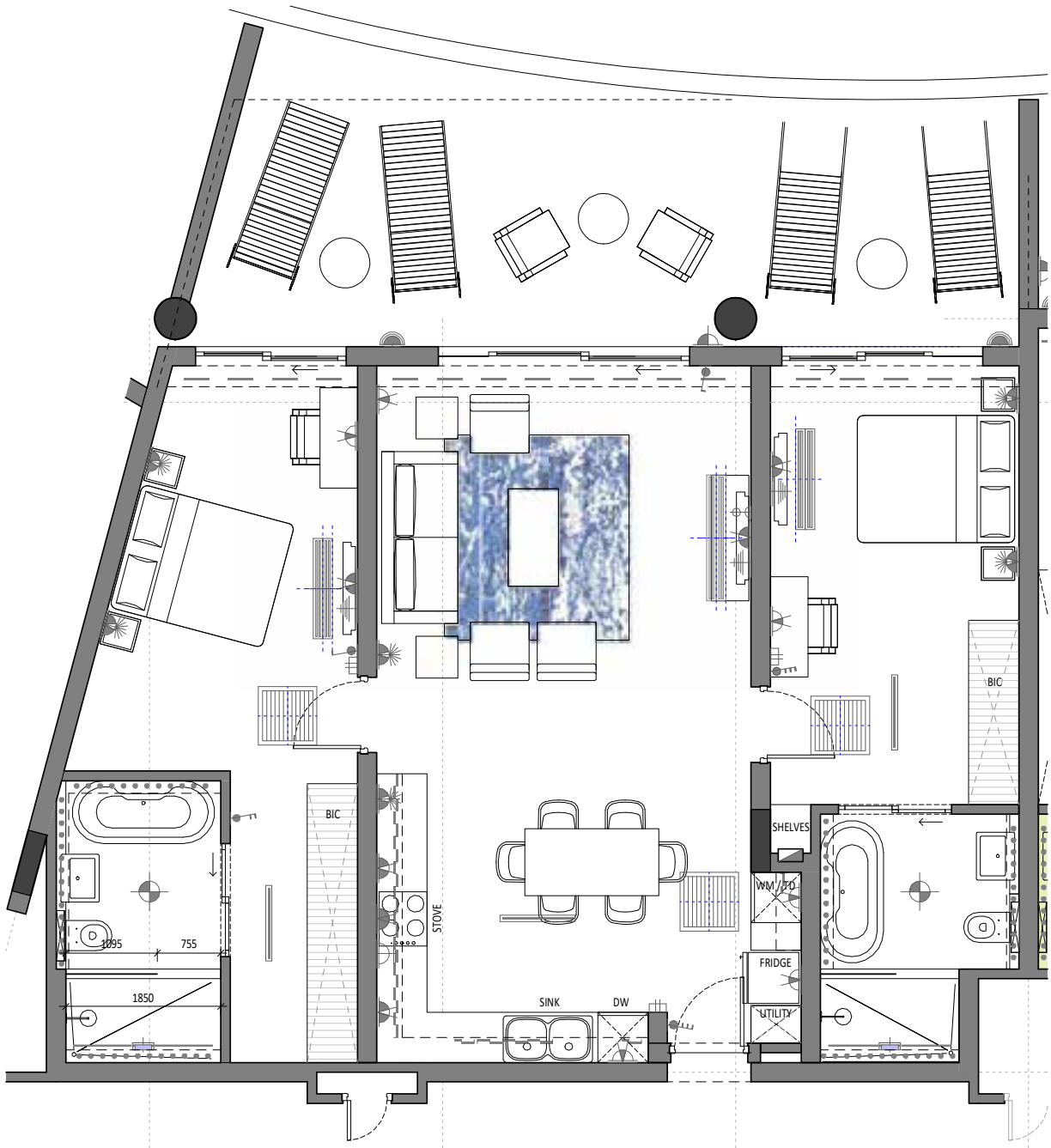
2 BEDROOM 2 BATHROOM

Apartment Area	75.00m ²
Covered Balcony	20.00m ²
Total Area	95.00m ²



TANZANITE APARTMENT N

LIFESTYLE CENTRE - LAGOON FACING



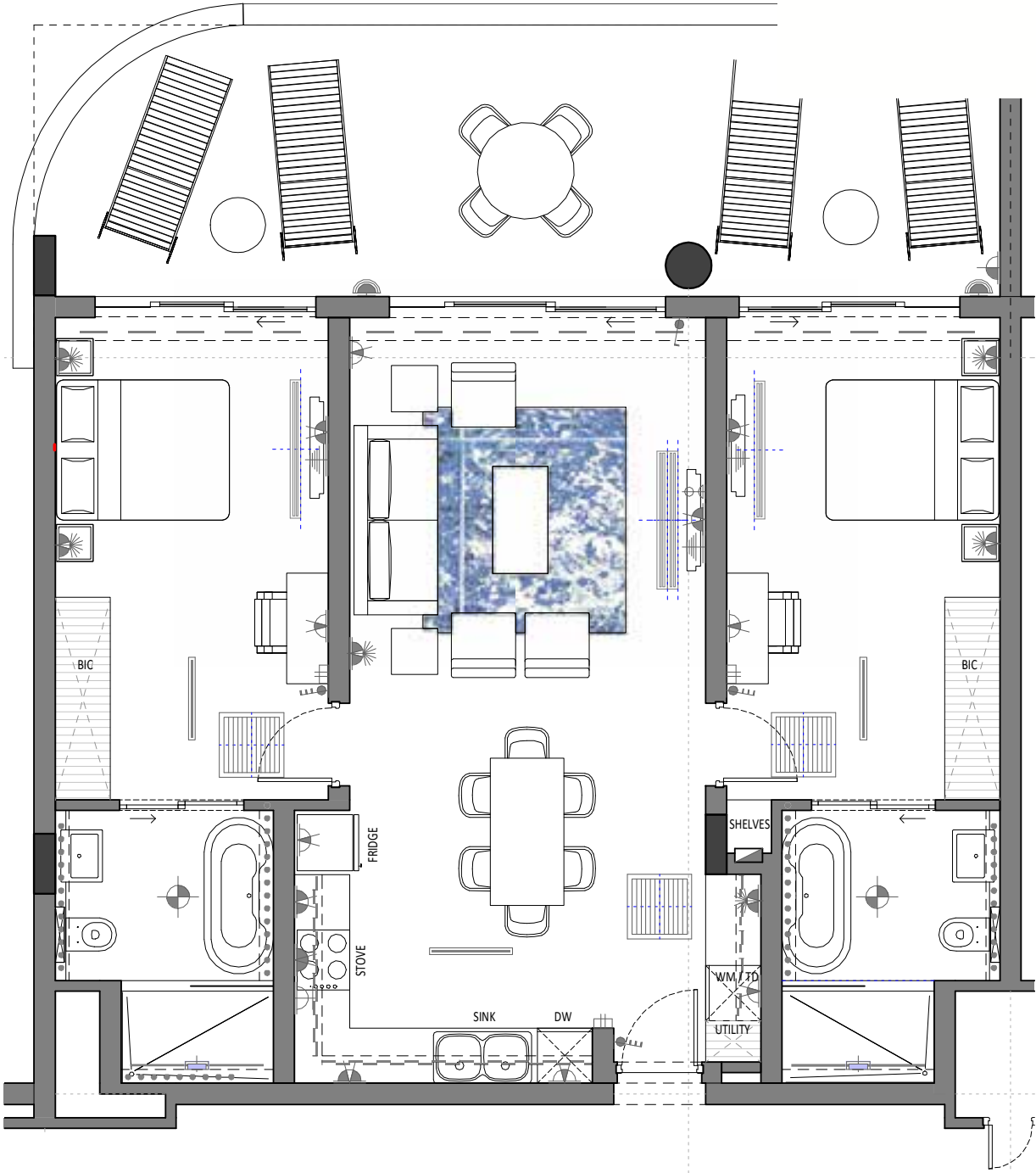
2 BEDROOM 2 BATHROOM

Apartment Area	100.00m ²
Covered Balcony	35.00m ²
Total Area	135.00m ²



TANZANITE APARTMENT T

LIFESTYLE CENTRE - LAGOON FACING



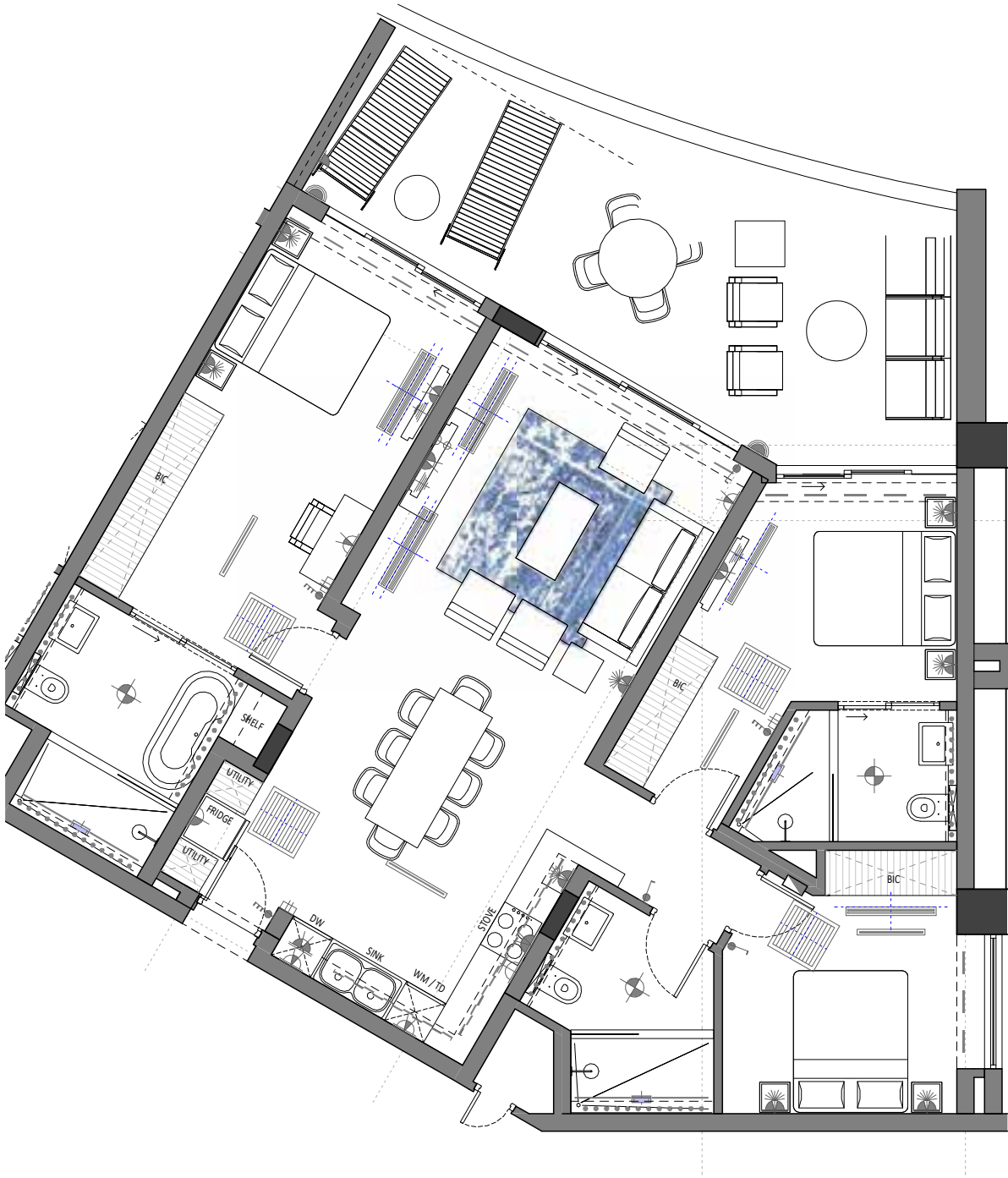
2 BEDROOM 2 BATHROOM

Apartment Area	90.00m ²
Covered Balcony	30.00m ²
Total Area	120.00m ²



TANZANITE APARTMENT P

LIFESTYLE CENTRE – LAGOON FACING



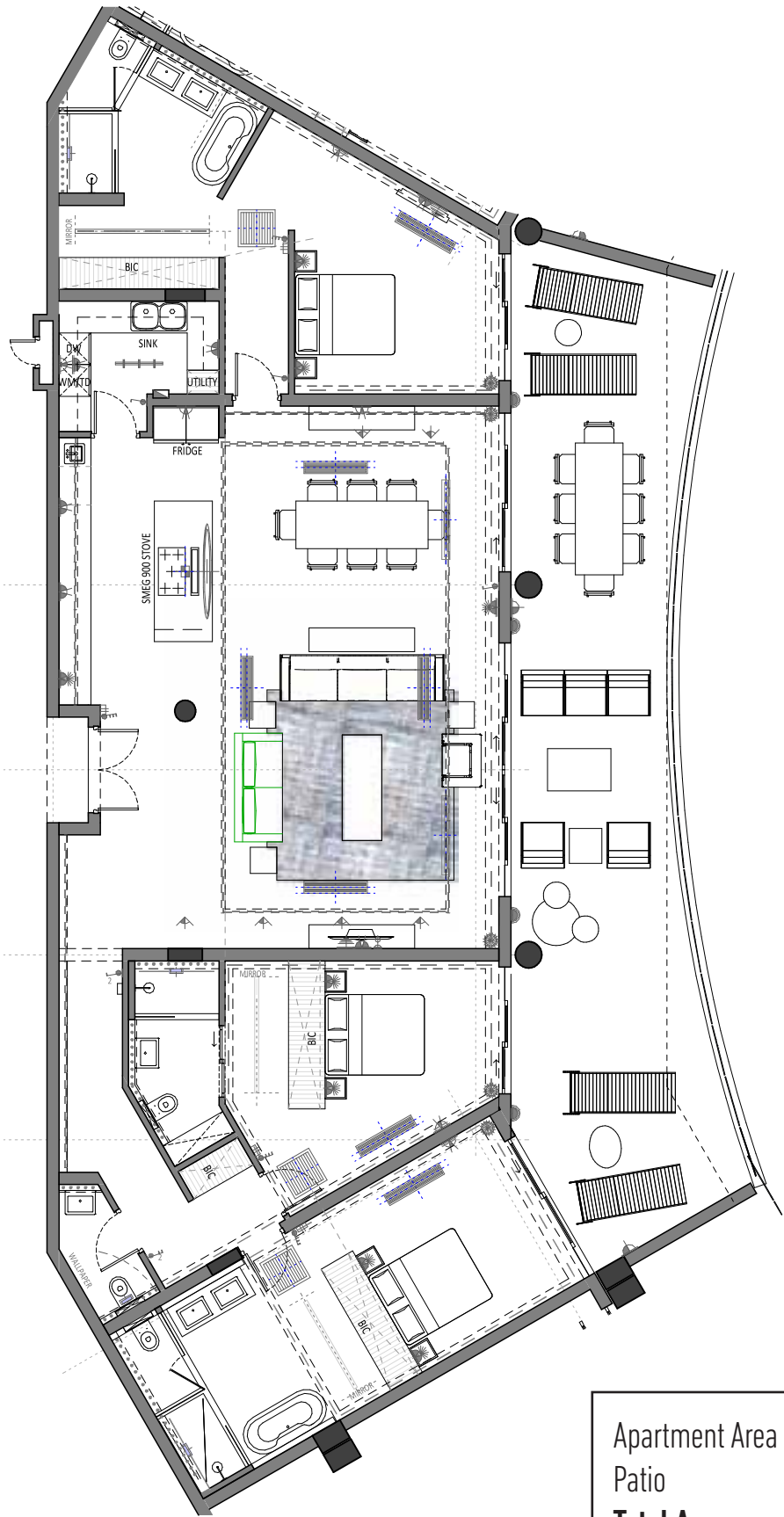
3 BEDROOM 3 BATHROOM

Apartment Area	110.00m ²
Covered Balcony	30.00m ²
Total Area	140.00m ²



DIAMOND APARTMENT Q

LIFESTYLE CENTRE - LAGOON FACING PENTHOUSE



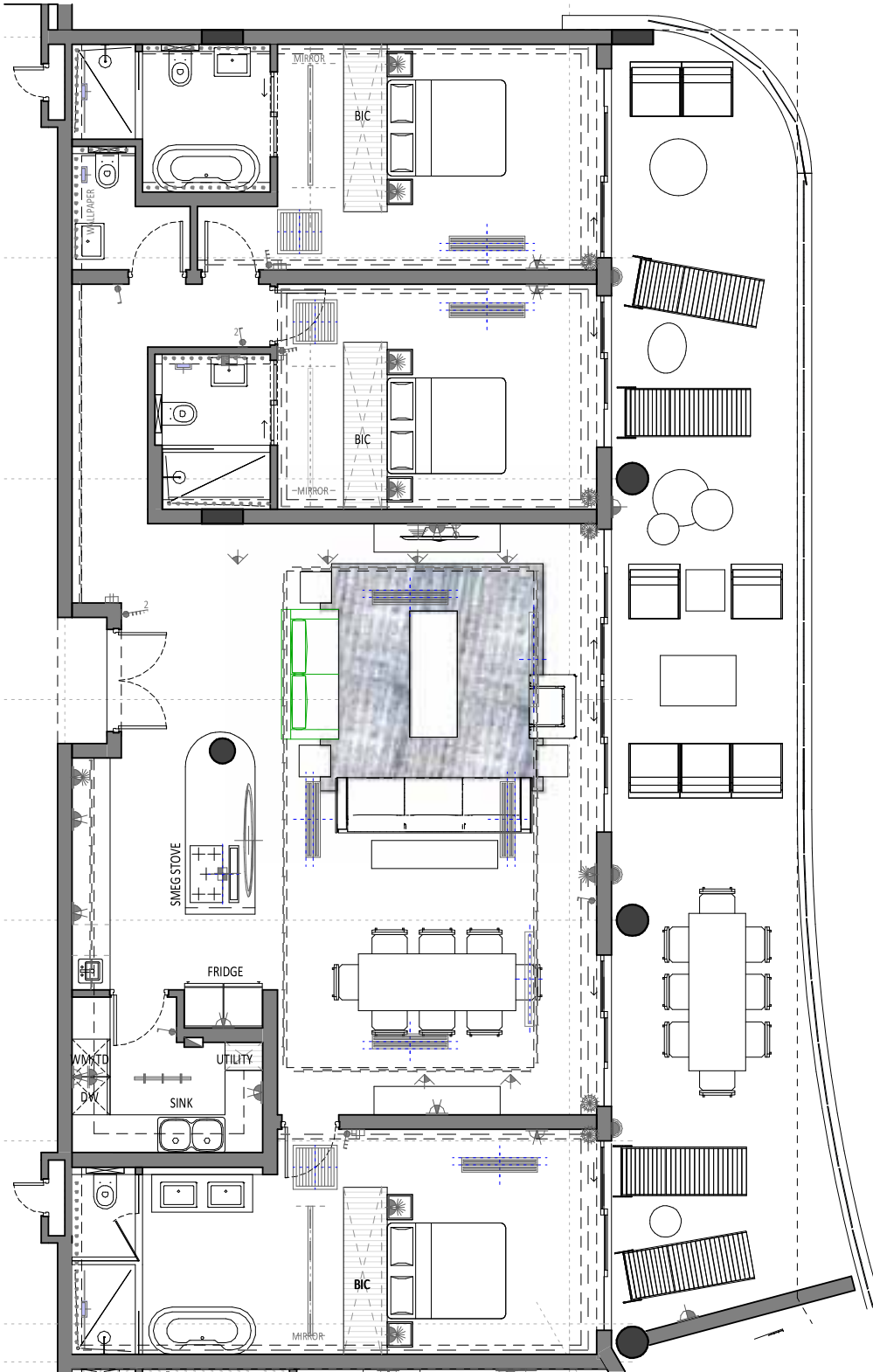
3 BEDROOM 3 BATHROOM

Apartment Area	215.00m ²
Patio	65.00m ²
Total Area	280.00m²
Basement Storage	15.00m ²
Overall Total	295.00m²



DIAMOND APARTMENT R

LIFESTYLE CENTRE - LAGOON FACING PENTHOUSE

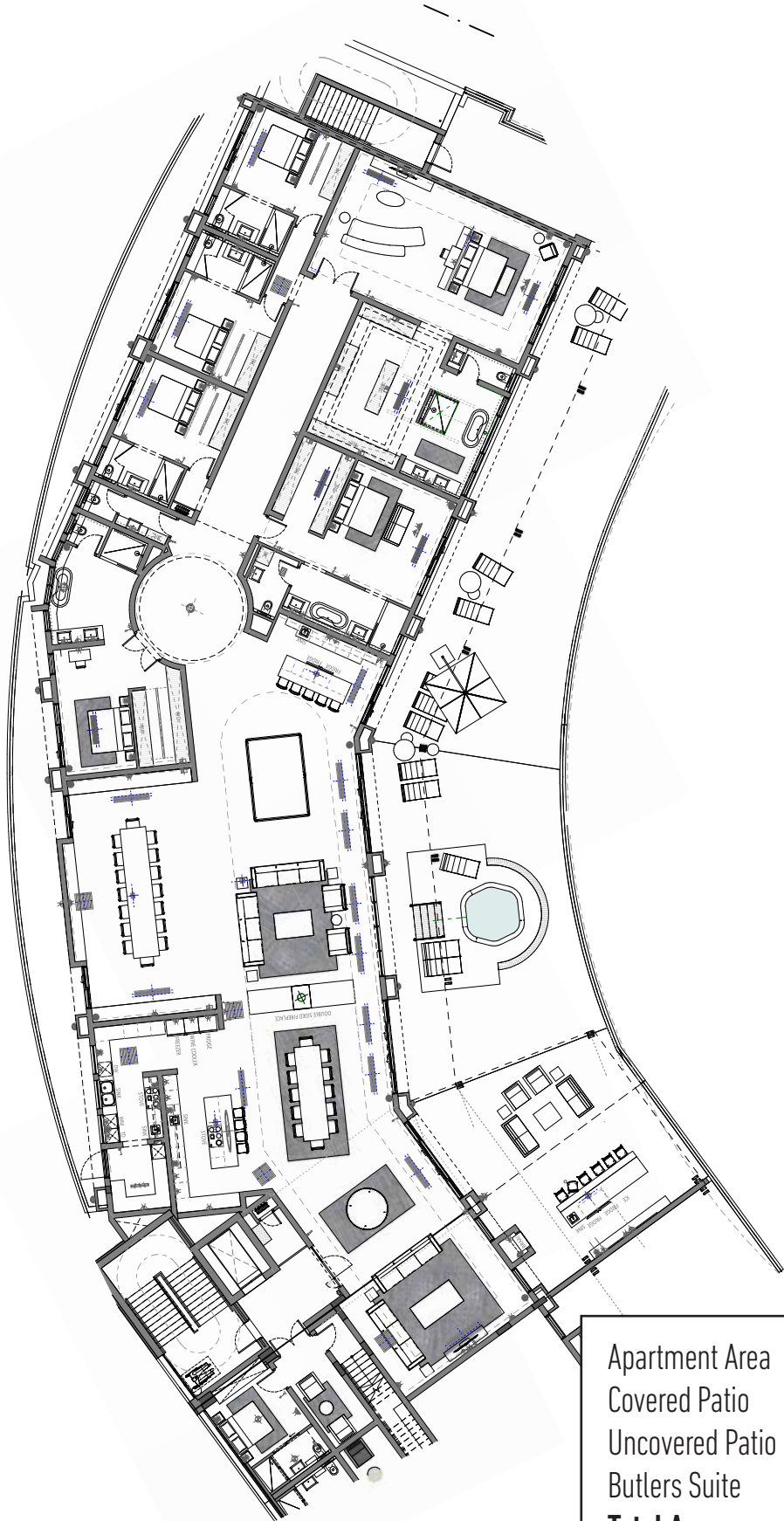


3 BEDROOM 3 BATHROOM

Apartment Area	180.00m ²
Patio	65.00m ²
Total Area	245.00m²
Basement Storage	15.00m ²
Overall Total	260.00m²

DIAMOND APARTMENT S

LIFESTYLE CENTRE – LAGOON FACING PENTHOUSE



6 BEDROOM 6 BATHROOM

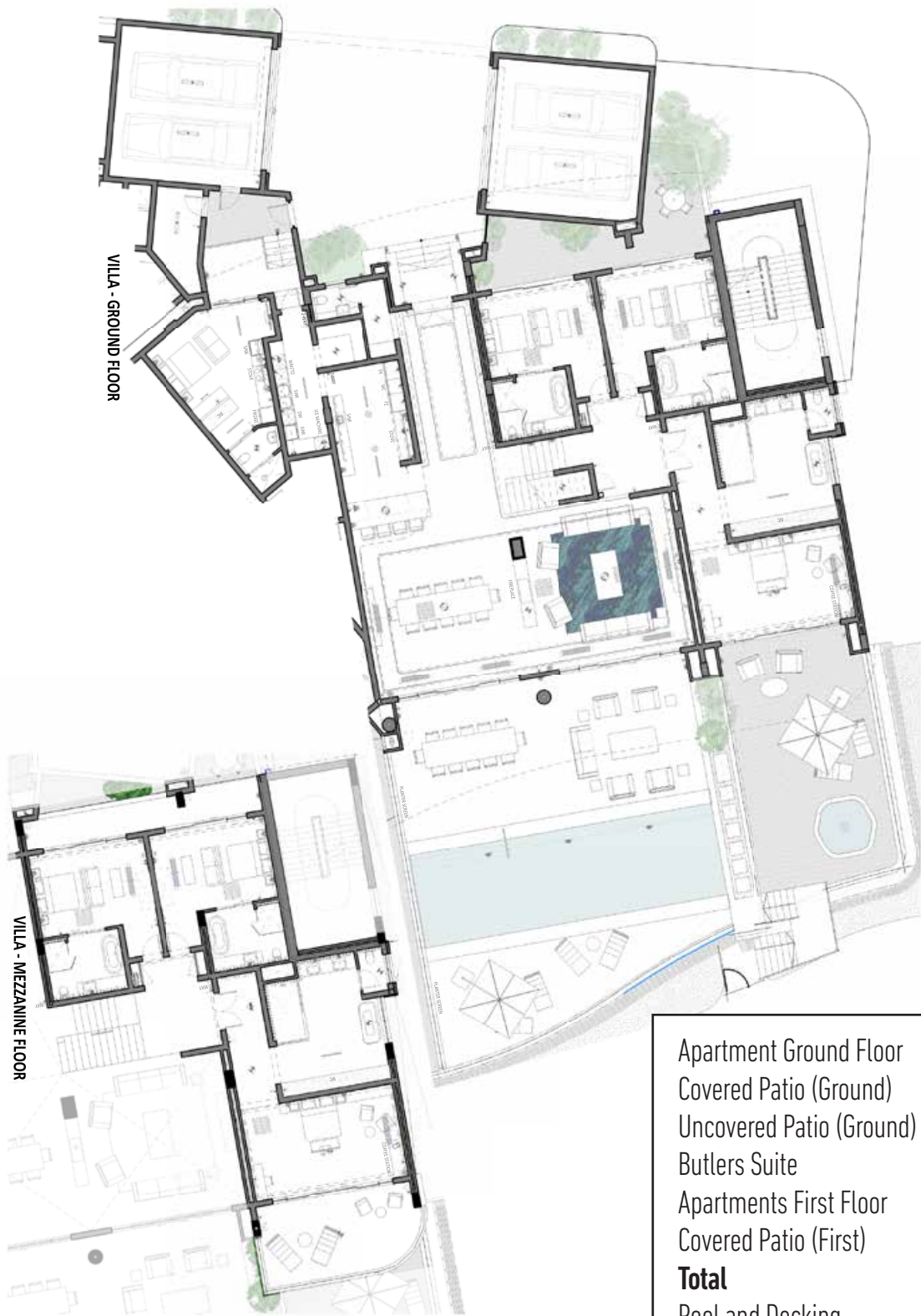
Apartment Area	695.00m ²
Covered Patio	85.00m ²
Uncovered Patio	405.00m ²
Butlers Suite	20.00m ²
Total Area	1 205.00m²
Basement Storage	25.00m ²
Overall Total	1 230.00m²





VILLA APARTMENT

LIFESTYLE CENTRE - LAGOON FACING PENTHOUSE



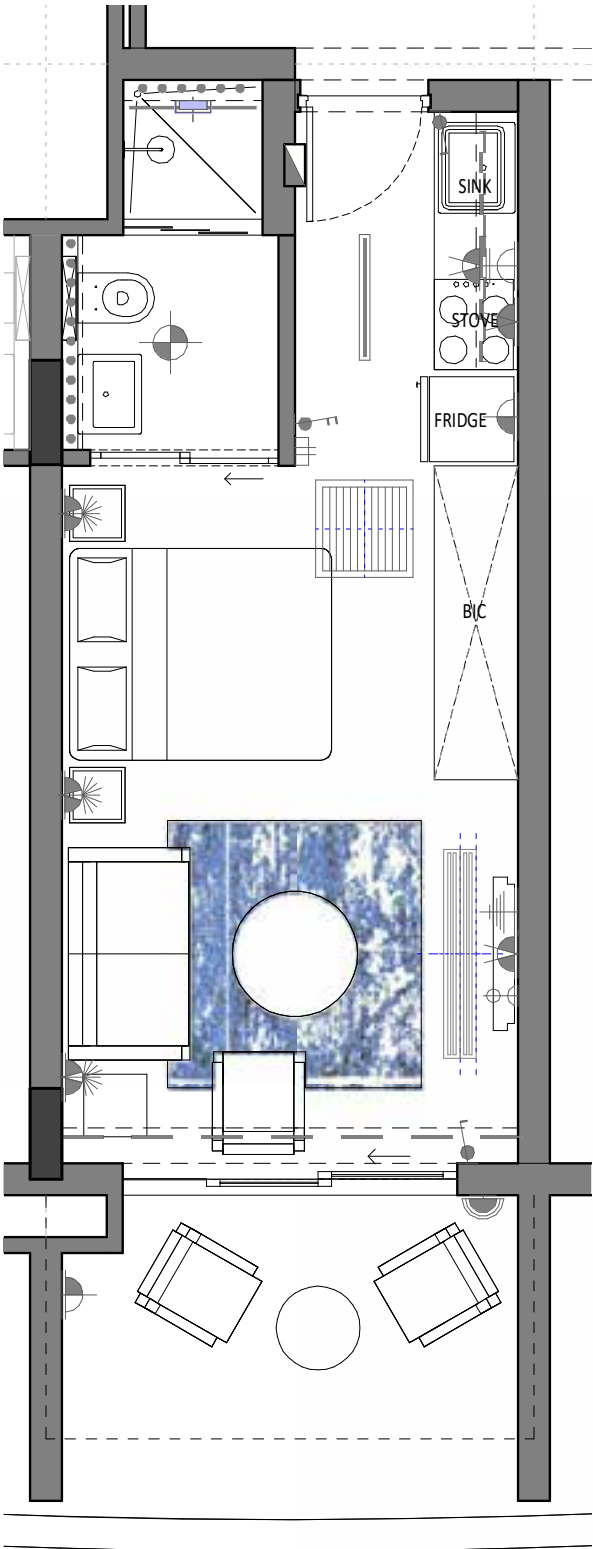
Apartment Ground Floor	350.00m ²
Covered Patio (Ground)	100.00m ²
Uncovered Patio (Ground)	100.00m ²
Butlers Suite	30.00m ²
Apartments First Floor	155.00m ²
Covered Patio (First)	40.00m ²
Total	775.00m²
Pool and Decking	105.00m ²
Courtyard	15.00m ²
Covered Entrance	5.00m ²
Garages	100.00m ²
Storage	10.00m ²
Total	235.00m²
Overall Total	1 010.00m²

6 BEDROOM 6 BATHROOM



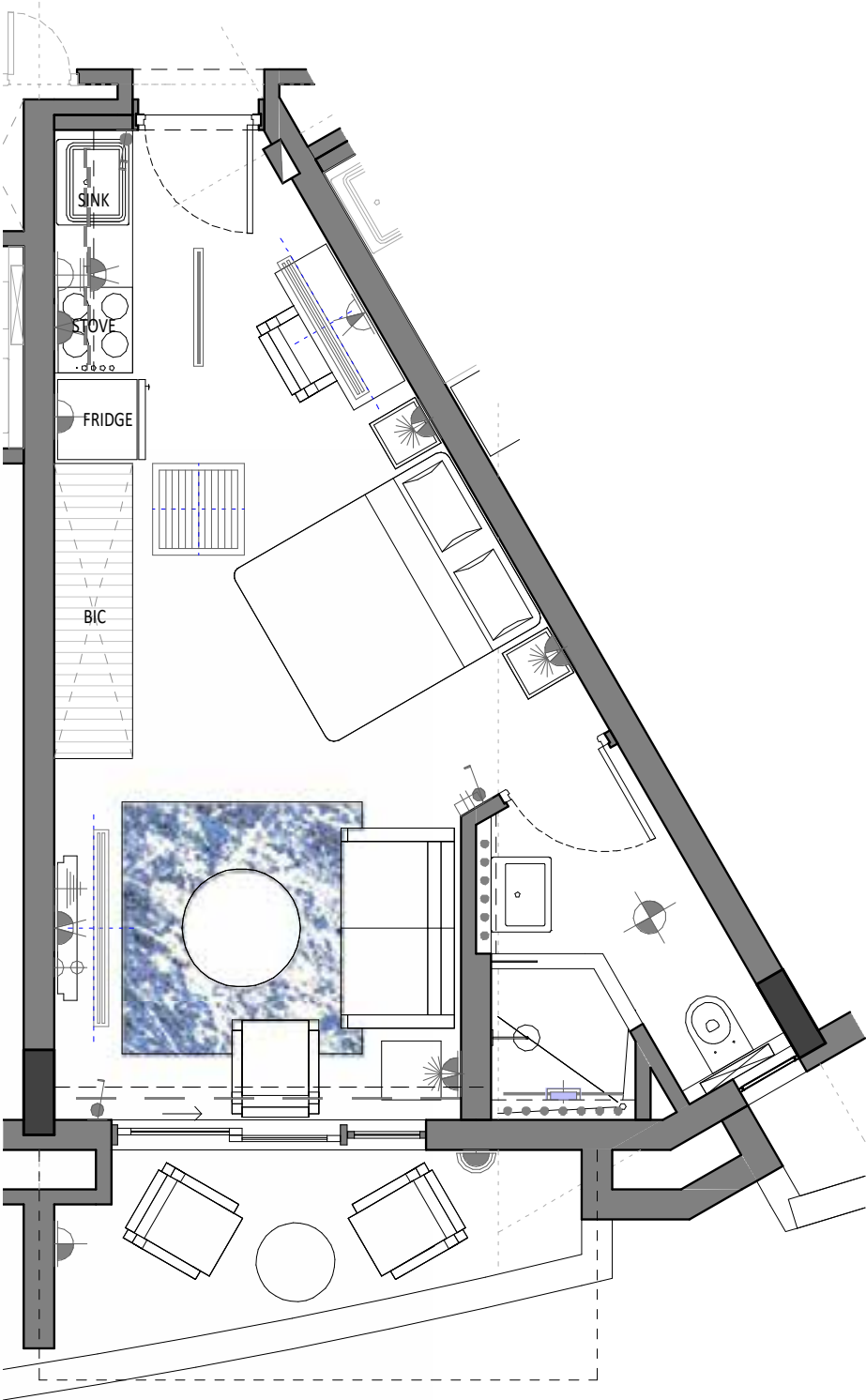
APARTMENT H

LIFESTYLE CENTRE APARTMENTS



1 BEDROOM STUDIO

Apartment Area	28.00m ²
Covered Balcony	6.50m ²
Total Area	34.50m²

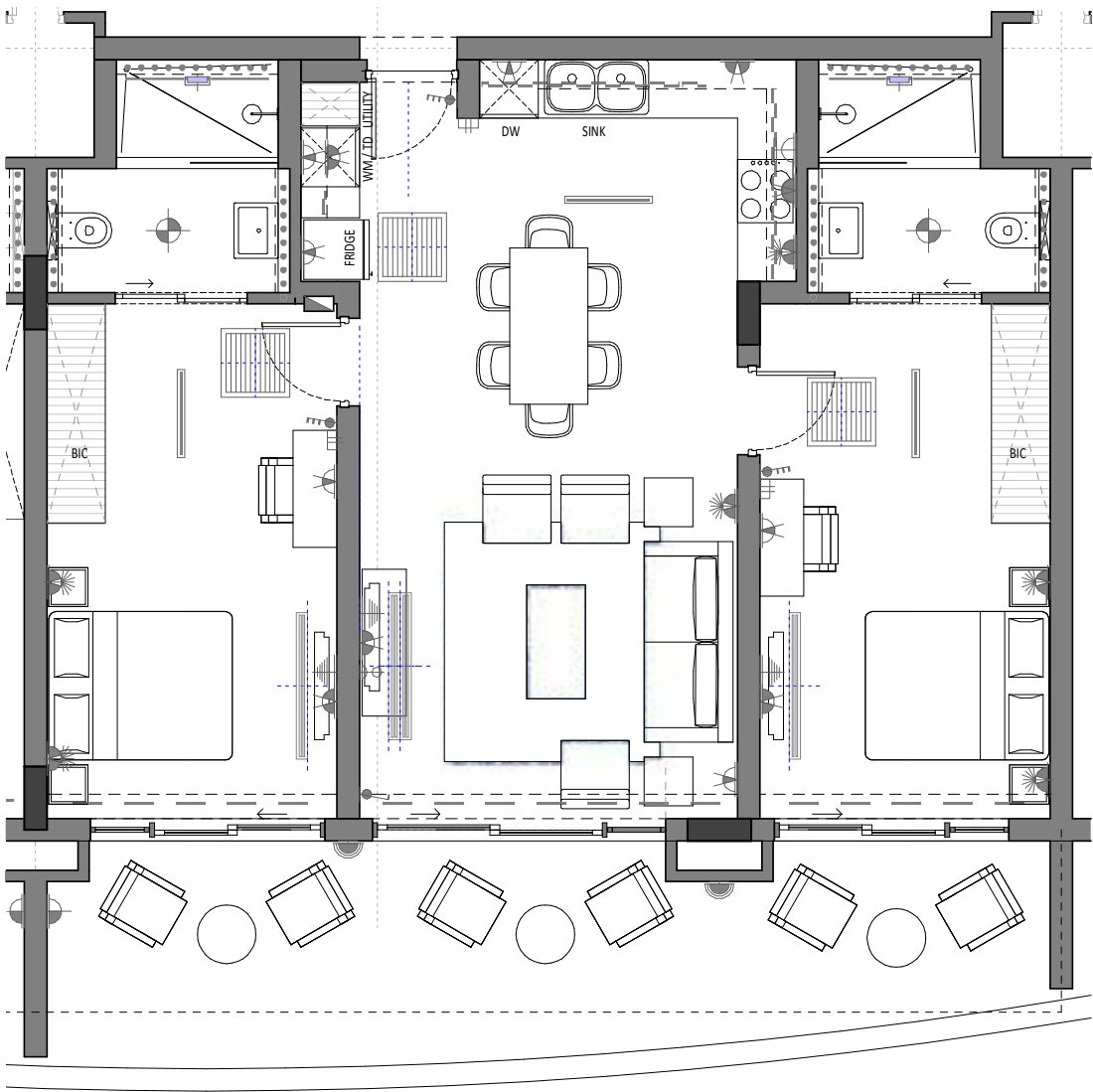


1 BEDROOM STUDIO

Apartment Area	32.00m ²
Covered Balcony	6.00m ²
Total Area	38.00m ²

APARTMENT M

LIFESTYLE CENTRE APARTMENTS



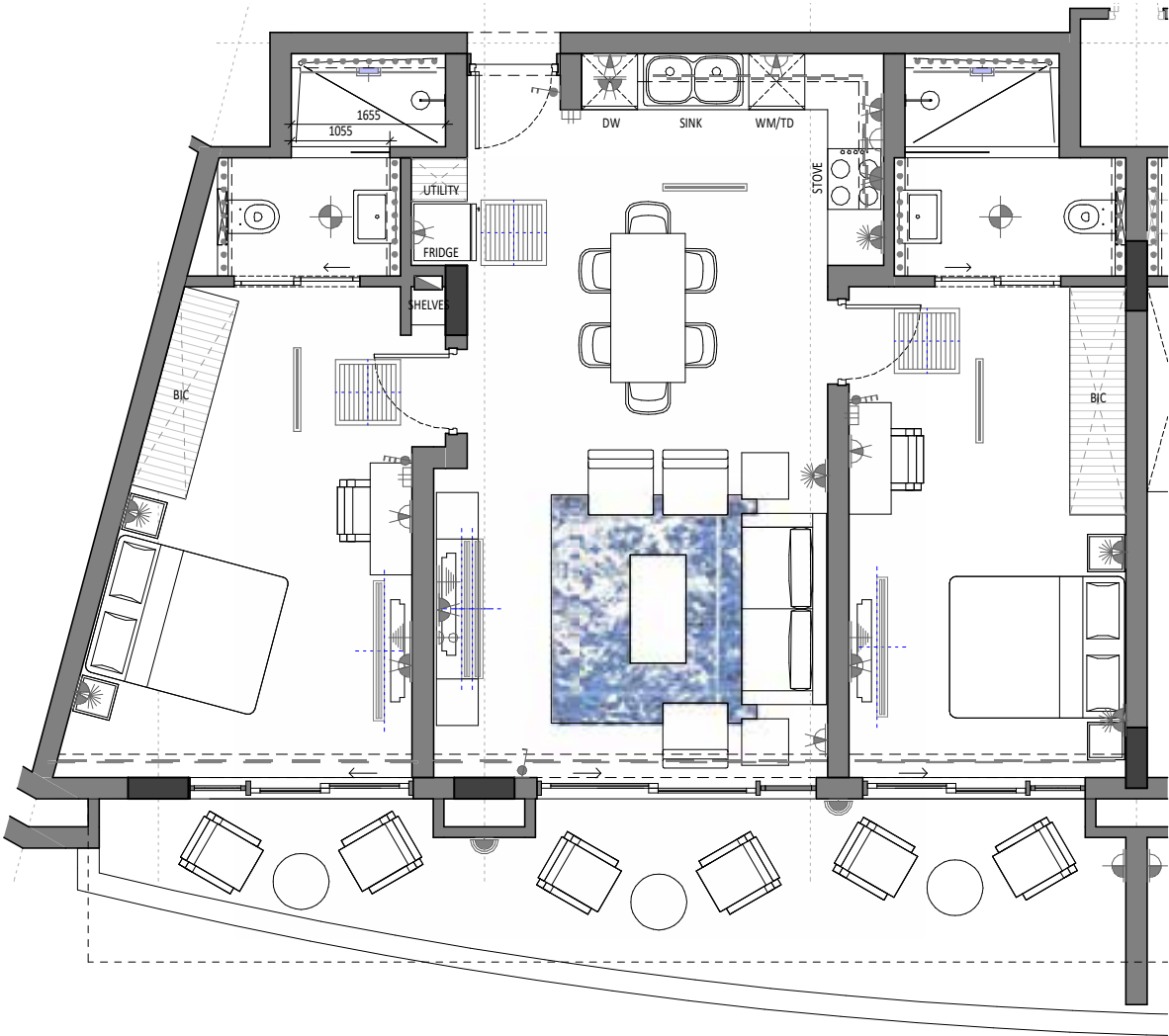
2 BEDROOM 2 BATHROOM

Apartment Area	85.00m ²
Covered Balcony	25.00m ²
Total Area	110.00m²



APARTMENT 0

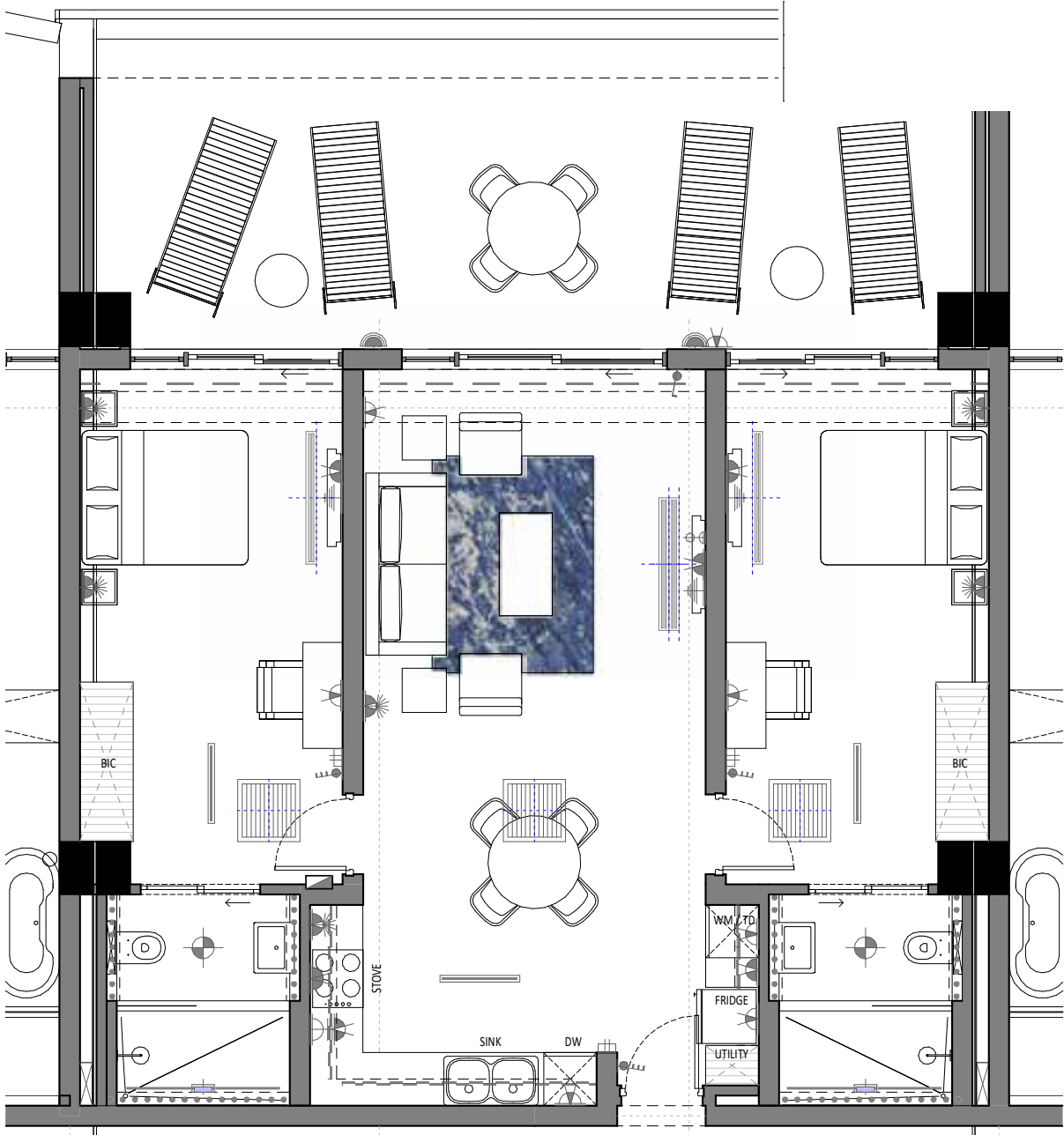
LIFESTYLE CENTRE APARTMENTS



2 BEDROOM 2 BATHROOM

Apartment Area	85.00m ²
Covered Balcony	20.00m ²
Total Area	105.00m ²





Apartment Area	90.00m ²
Covered Balcony	40.00m ²
Total Area	130.00m ²

2 BEDROOM 2 BATHROOM

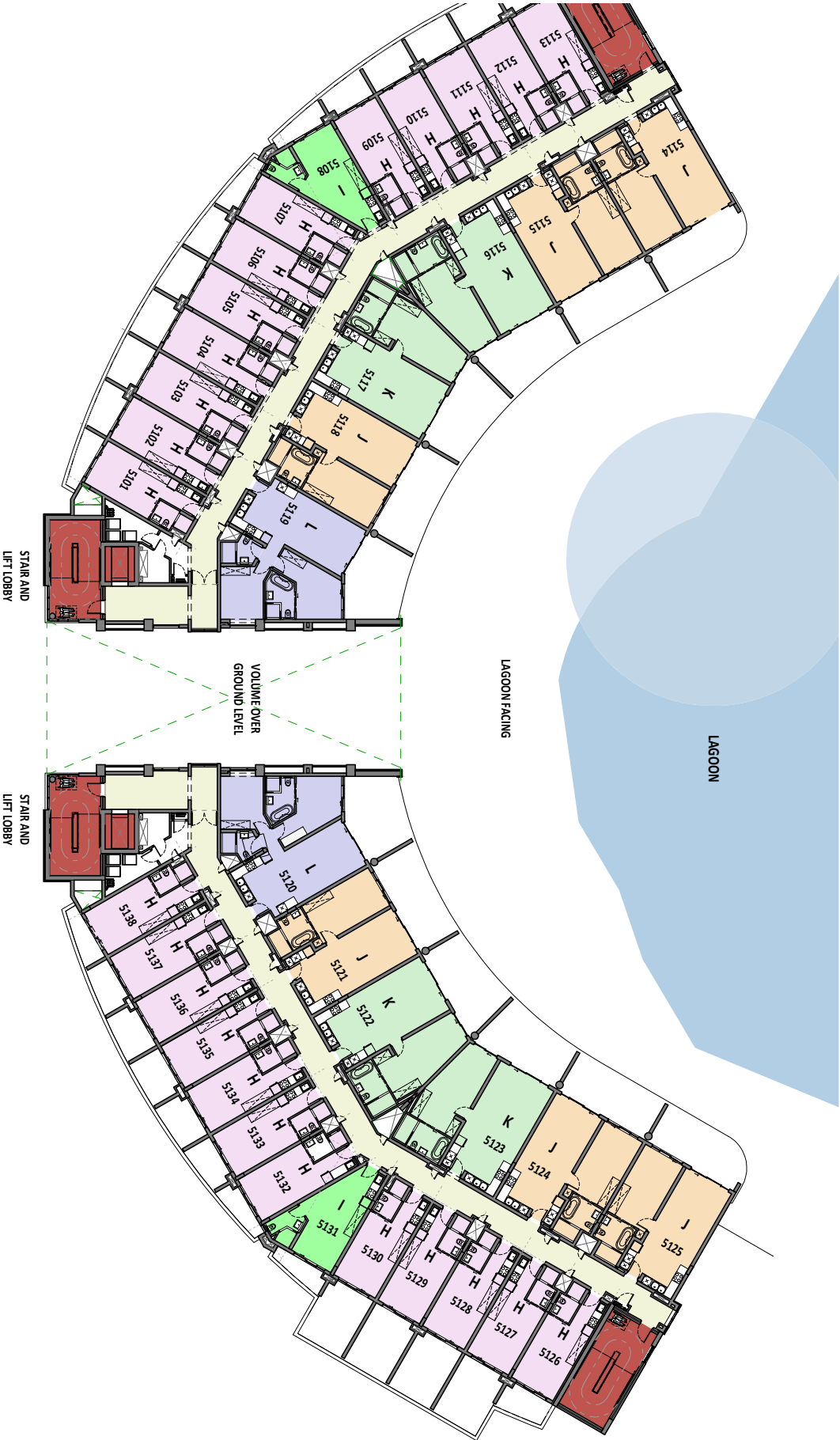
GROUND FLOOR PLAN

LIFESTYLE CENTRE APARTMENTS



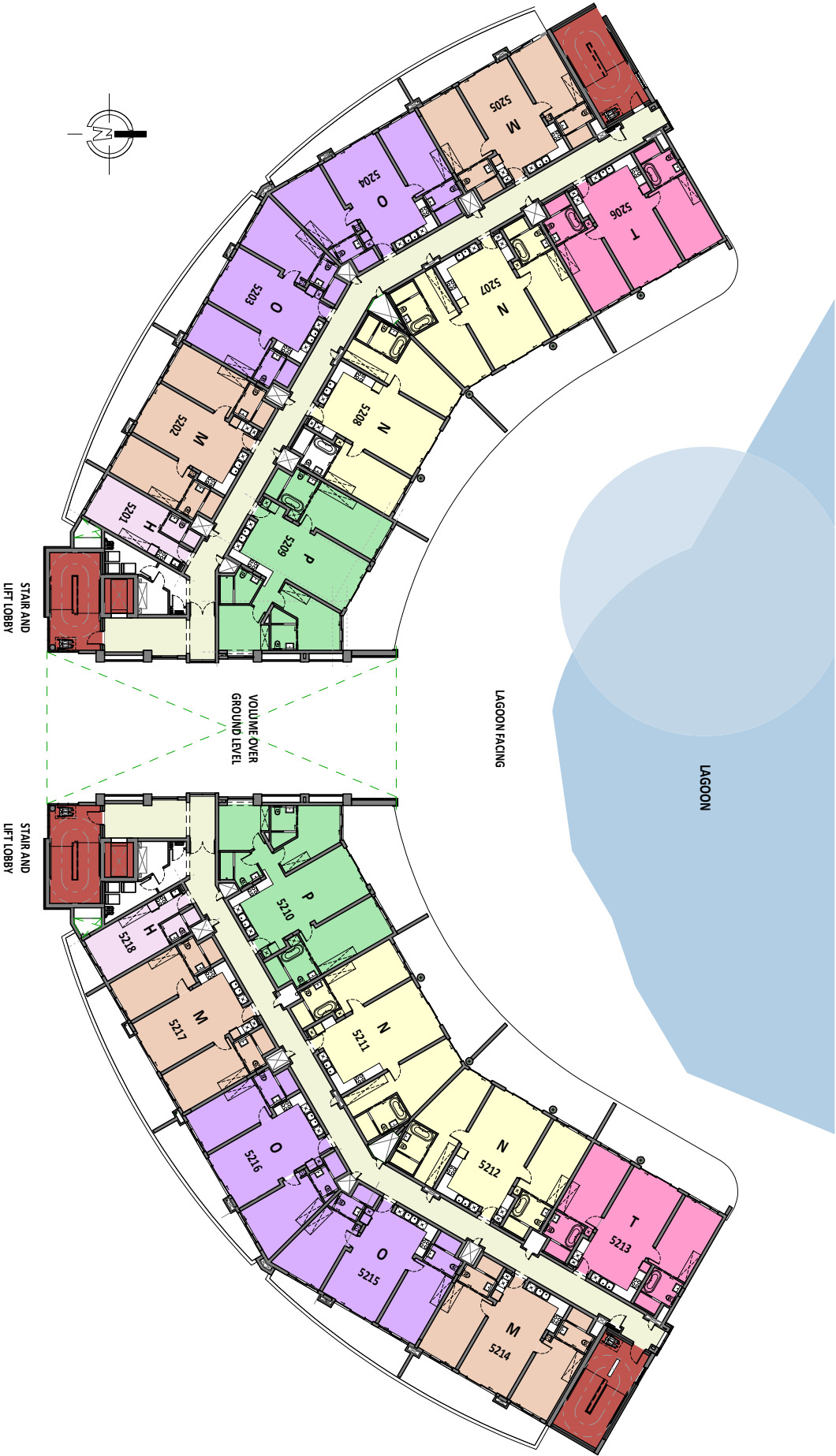
FIRST LEVEL FLOOR PLAN

LIFESTYLE CENTRE APARTMENTS



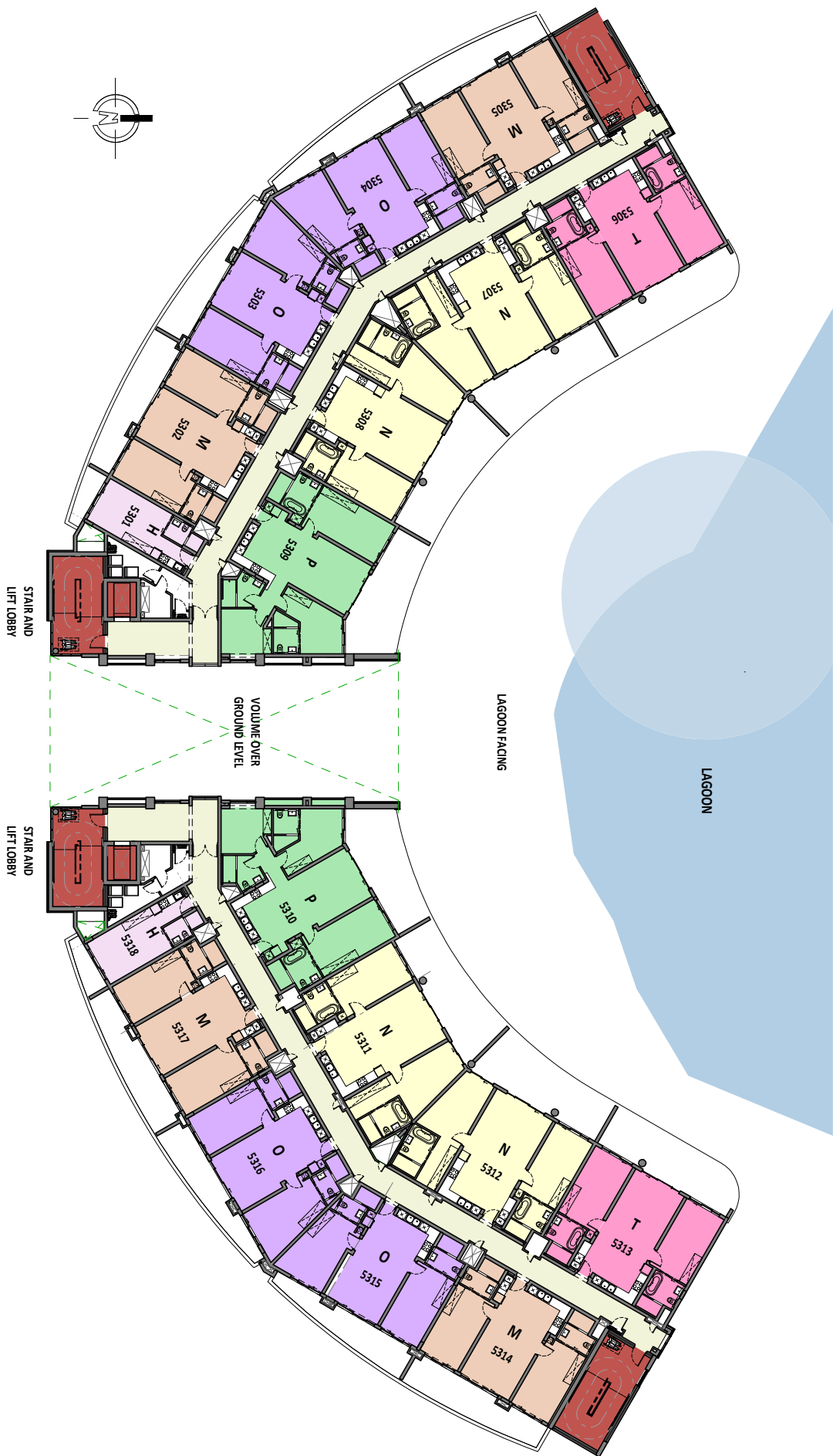
SECOND LEVEL FLOOR PLAN

LIFESTYLE CENTRE APARTMENTS



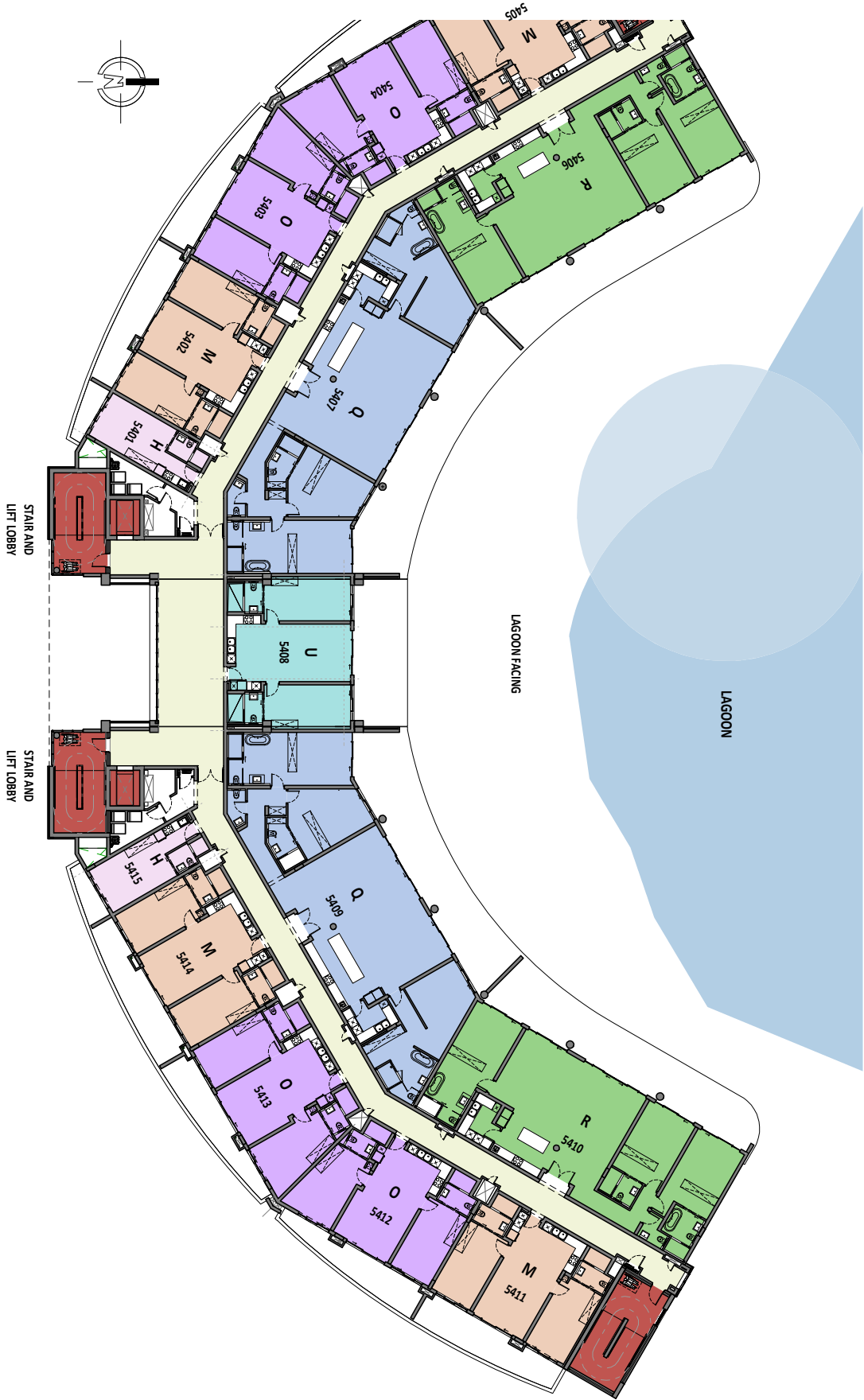
THIRD LEVEL FLOOR PLAN

LIFESTYLE CENTRE APARTMENTS



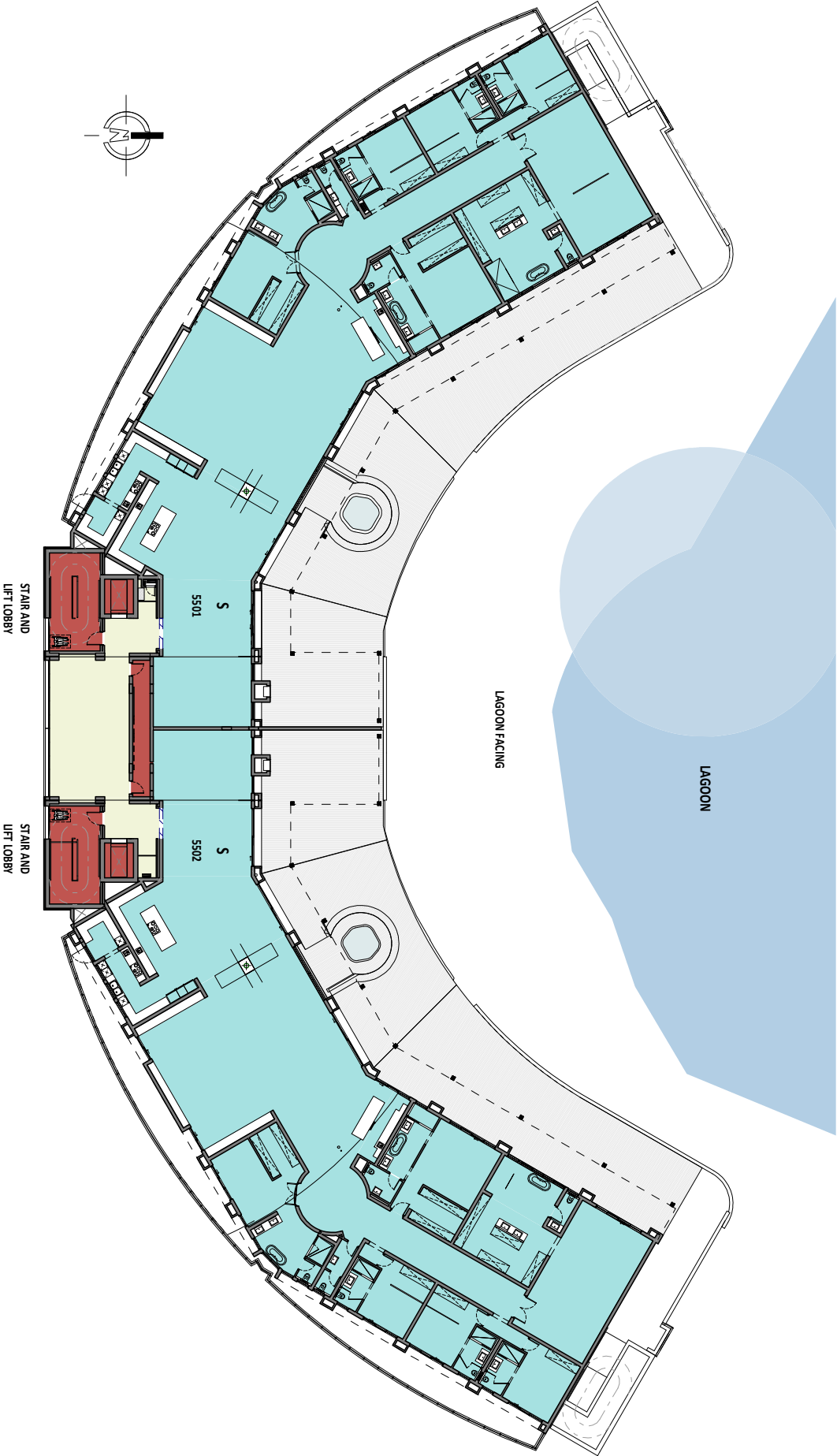
FOURTH LEVEL FLOOR PLAN

LIFESTYLE CENTRE APARTMENTS



FIFTH LEVEL FLOOR PLAN

LIFESTYLE CENTRE APARTMENTS





FREQUENTLY ASKED QUESTIONS

- 🌿 **Is there going to be a Gautrain station nearby?**
 - Yes (coming soon)
- 🌿 **When is construction starting?**
 - Construction has already commenced
- 🌿 **When is the lagoon opening?**
 - Crystal Lagoon open 1st March 2023 and Padel Courts coming soon!
- 🌿 **When is the hotel opening?**
 - To be confirmed
- 🌿 **When is the lifestyle centre opening?**
 - March 2023
- 🌿 **When will construction be complete?**
 - 2028
- 🌿 **Are the apartments pet friendly?**
 - Yes, as per Body Corporate Rules
- 🌿 **What appliances are in the apartment?**
 - Fridge, dishwasher, washing machine and tumble dryer combo
- 🌿 **Who is the managing agent?**
 - Elgaru Waterfall company
- 🌿 **Who is funding the project?**
 - ABSA Bank
- 🌿 **What is the additional costs?**
 - Levies R16.51 per/m² - Classic apartments
 - Levies R21.51 per/m² - Signature apartments
- 🌿 **Leasehold for Waterfall?**
 - Property ownership 99 year leasehold (Renewable)
- 🌿 **What facilities are in the estate?**
 - Crystal Lagoons®
 - Restaurant
 - Coffee bar
 - Gym
 - Laundromat
 - Spa
 - Cinema room
 - Concierge service
 - Padel courts*
 - Swimming pool
 - Hotel
- 🌿 **What rules apply?**
 - As per the Body Corporate & Residents Association



WATERFALL NOTARIAL DEED OF LEASE

WHAT IS THE 99 YEAR LEASE?

- 🌿 Properties are sectional title leasehold & not owned freehold.
- 🌿 The lease is registered for a period of 99 years.
- 🌿 The entire Waterfall suburb is leasehold ownership.
- 🌿 The 99 year lease is able to achieve an Infinite number of extensions restoring it to 99 years.

HOW IT WORKS?

- 🌿 The property is purchased from Balwin (as the developer) and a long term lease is concluded between the Lessee (You) and Lessor (WUQF).
- 🌿 The lease agreement is registered in the Pretoria Deeds Office.
- 🌿 99 Years commences on date of registration of the lease.
- 🌿 Undisturbed right of use & enjoyment over the property and facilities within the rules and regulations set by the residents association.

SELLING THE PROPERTY?

- 🌿 Seller (you) reserves the right to sell privately or through an agent at any point during the 99 years.
- 🌿 WUQF (Waterfall Trust) panel of agents are capped at 5% commission to resell properties.
- 🌿 Seller will be liable to pay 3% + VAT of sales price to WUQF upon sale of property.
- 🌿 Seller will be liable to pay 0.5% of sale price to the Levy Stabilisation Fund of the Residents Association.
- 🌿 Once sold the new owner receives a new 99 year lease.
 - *** No 3.5% to be paid in the event of death or divorce.
 - *** In the case of a bequest (will), the heir will take ownership of the balance of the 99 years remaining without 3.5% fee payable.
- 🌿 Once the 99 year period has expired you will need to renew the lease agreement with the same (3% + VAT) fee to the WUQF and (0.5% to the residents association (at current market value).

BENEFITS!!!

- 🌿 NO TRANSFER DUTIES APPLICABLE AT ANY STAGE, not on purchase or resale, unless there is a change in legislation stipulating otherwise.
- 🌿 More favourable resales prices negotiable in the future due to no transfer duties.
- 🌿 Transaction time from signature of the sale agreement to registration in the deeds office is quicker.
- 🌿 Being a part of the Greater Waterfall, benefiting from infrastructure, services and Facilities.



WATERFALL | GAUTENG | 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.

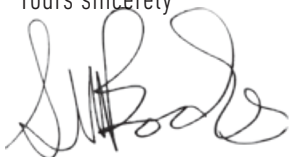
When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

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

We are very pleased to bring our brand to Munyaka, 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 Waterfall, 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



Jason Heywood

📞 083 327 6434 ✉️ jason@balwin.co.za

📍 Cnr Maxwell & Waterfall MIA Drive, Waterfall City

On Show

2-5pm | Wed, Sat, Sun & All Public Holidays

