





THE ULTIMATE LIFESTYLE ECO- FRIENDLY

Moving your lifestyle to a greener one. Unique Living.

Mooikloof Eco-Estate is a new lifestyle, it is a green eco-friendly one. The Lifestyle Centre with cutting edge amenities including a gym, a spa, games room, restaurant, pool, playground and even a convenience store. Mooikloof Eco-Estate has something for everyone.

The apartments come standard with free appliances, prepaid utilities and the quality finishes that Balwin is renowned for. All this with state-of-the-art security offering safety, freedom and peace of mind.



MOOT KLOOF

AN **UNIQUE** DEVELOPMENT WITH THE BEAUTY **OF NATURE** AND **MODERN** LIVING

Mooikloof Eco-Estate has its own distinctive attitude and offers a unique atmosphere to residents who make it their home. With beautiful grounds, exceptional apartments and

a wide range of activities and facilities. Discover the incredible lifestyle Mooikloof Eco-Estate has to offer that distinguishes it from other developments.



A FAMILY-FRIENDLY STYLISH COMMUNITY

In every apartment, generous use of glazing maximises the light and sense of space, a feature which is continued by the private balcony or garden.

The Lifestyle Centre is for residents' exclusive use and brings a step closer to nature with exclusive eco-friendly facilities that creates a welcoming oasis for rest and recreation.



VIBRANT LIVELY MIX & TRANQUIL SURROUNDINGS

Mooikloof Eco-Estate offers the perfect balance. The town centre is a lively mix of malls, shops, restaurants, cafés and a cinema, with quieter pockets of green and attractive parks nearby to relax in.

You're minutes from:

- 🌿 Menlyn Maine
- 🌿 Woodlands Boulevard Shopping Centre
- 🌿 Atterbury Value Mart
- 🌿 Olympus Village Shopping Centre
- 🌿 Woodhill College
- 🌿 Presda Primary School
- 🌿 Maragon Schools Olympus

- 🌿 Garsfontein Laer & Hoërskool
- 🌿 Woodhill Country Club & Golf Course
- 🌿 Trail & Mountain Bike Parks

The best part, of course, is that there is so much more to do within the pristine and expansive grounds of Mooikloof Eco-Estate too.





ENCHANTING SETTING & RELAXED LIFESTYLE



Convenience, Entertainment and Dining. The setting of Mooikloof Eco-Estate with ample opportunities for leisure activities and the enjoyment of surrounding area.

Having all of these attractions so close by, the mixed-use nature of this neighbourhood, richly endowed with coffee shops, al fresco eateries, fine dining restaurants, and a wonderful array of convenience and speciality retailers, art galleries, places of interests, and hair salons, mean that many residents

have little need to leave the area on a daily basis.

Allowing you to enjoy almost every leisure available in the development and surrounding area which is close to Woodhill Country Club, Summit Skybar & Grill, Trail & Mountain Bike Routes and so much more.

FLOURISHING LOCATION KEY CONNECTIONS

Situated in the rapidly expanding suburbs East of Pretoria, Mooikloof Eco-Estate offers the a lively mix of malls, shops, restaurants, cafés and a cinema, and attractive active parks nearby to enjoy and relax in: all just a short distance from Mooikloof Eco-Estate.

With its prime location, Mooikloof Eco-Estate is situated perfectly with easy access close to the N4 and N1, top education facilities and schools minutes away; The Garsfontein Hoërskool, Woodhill College, Bromberg Akademie, Maragon Schools Olympus, Presda Promary School, various Preschools, Primary and High Schools.

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

Also minutes away from shopping centres with supermarkets and popular retail stores.





INTERNATIONAL **TASTES** **LOCAL SPECIALITIES**

You can dine out to your heart's content in and around Mooikloof Eco-Estate whatever the occasion.



Within just a short drive from Mooikloof Eco-Estate there's plenty to choose from. Tried and tested favourites such as Amici, Rocomamas, Rustic Restaurant and Tashas compete with a host of other local eateries.

- 🌿 La Trattoria
- 🌿 Heat Grill Room
- 🌿 Casa Bella Woodlands
- 🌿 Die Bos Restaurant
- 🌿 Spur
- 🌿 The Hang Over Sports Bar
- 🌿 Mozambik Restaurant
- 🌿 Rustica Restaurant
- 🌿 Simply Asia
- 🌿 Doppio Zero's
- 🌿 Pizza Perfect
- 🌿 Tashas
- 🌿 Hantamkind
- 🌿 Carlita's Restaurant
- 🌿 Kung-fu Chinese Restaurant and Sushi Bar



SHOPPING **SPREE** **SPECIAL TREATS**



At Mooikloof Eco-Estate you could not be better placed for shopping of every variety. With retail hubs like the Atterburry Value Mart, Woodlands Boulevard Shopping Centre, Olympus Village Shopping Centre and Menlyn Maine, are only a few minutes' drive away.

Between them they offer a multitude of well-known retail outlets.

- ✔ Woolworths
- ✔ @Home
- ✔ American Express
- ✔ Cape Union Mart
- ✔ Carrol Boyes
- ✔ Coricraft

- ✔ Cotton On
- ✔ Dion Wired
- ✔ Dischem
- ✔ Edgars
- ✔ H&M
- ✔ Foschini
- ✔ Incredible Connection
- ✔ Apple iStore
- ✔ Jet
- ✔ MAC

- ✔ Markhams
- ✔ Mr Price
- ✔ Mr Price Sport
- ✔ Miladys
- ✔ NWJ
- ✔ Total Sports
- ✔ Truworths
- ✔ Checkers Hyper
- ✔ Pick n Pay



ACTIVE LIFESTYLE CUTTING **EDGE**



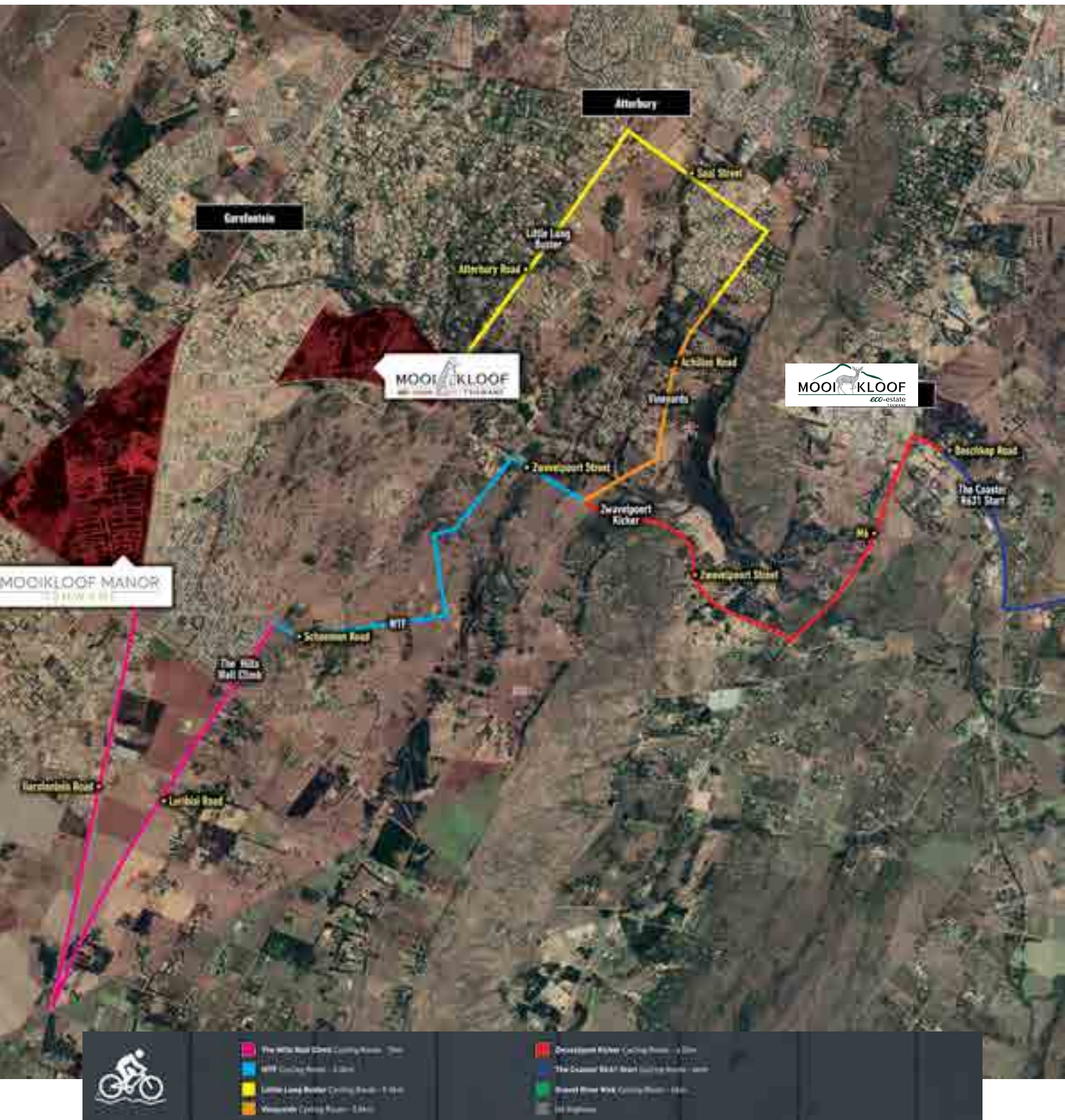
At Mooikloof Eco-Estate we portray a fairly active lifestyle with on-site Lifestyle Centre features cutting-edge leisure and sport facilities, such as:

- ✔ Training Science Gym (Discovery Vitality Approved)
- ✔ Mini Sports Field
- ✔ Squash court
- ✔ Swimming pool
- ✔ Wellness Spa
- ✔ Convenience Shop
- ✔ Restaurant
- ✔ Children's play area
- ✔ Entertainment area
- ✔ Meeting Room
- ✔ Conference Rooms
- ✔ Laundromat
- ✔ Cinema & Games Room

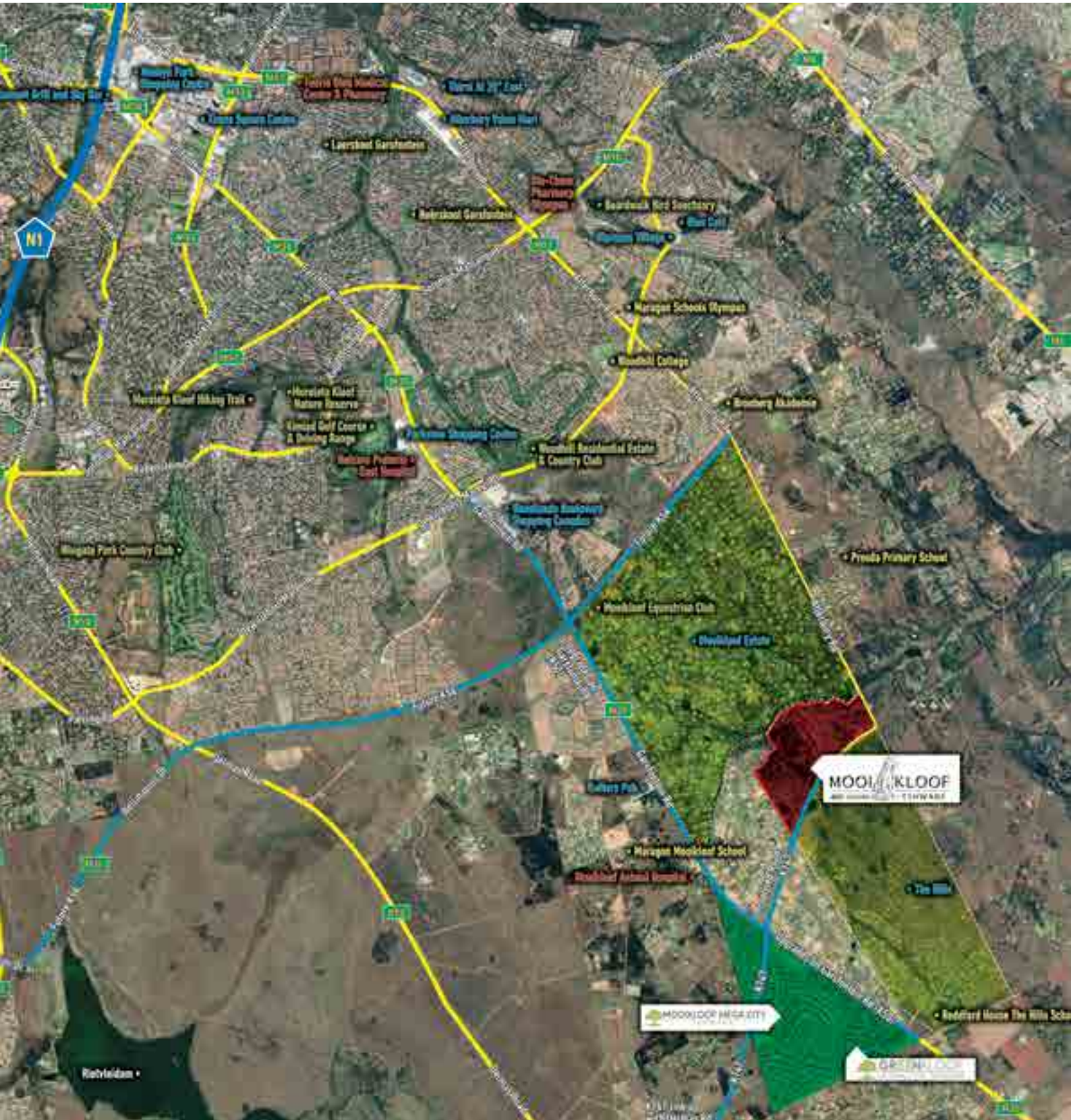




IMMENSE ARRAY OF CYCLE TRAILS



THE LOCATION THE PLACE... TO BE



SITE DEVELOPMENT PLAN



LANDSCAPE OVERVIEW





UNIQUELY **EXCLUSIVE** LIFESTYLE **APARTMENTS**

The exclusive development offers 3 bedroom, 2 bedroom and 1 bedroom apartments with private gardens for the ground floor apartments and private balconies for first, second and third floor

apartments. All apartments include kitchen appliances; undercounter electric oven, hob with extractor, metallic colour fridge, washing machine, tumble dryer and dishwasher.

Each apartment is Fibre & DSTV ready and comes with prepaid electricity & water. Each apartment block is solar supplemented.





BEAUTIFULLY PLANNED QUALITY **THROUGHOUT**

GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ Aluminum 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
 - Front Door Knob Cylinder

KITCHEN AND BATHROOM

- ✔ Tiled Splash Back / Tiled Shower
- ✔ 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 Unit
 - 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
- ✔ Kitchen Appliances
 - Undercounter Electric Oven
 - Hob and Extractor
 - Fridge
 - Washing Machine & Tumble Dryer
 - Dishwasher

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.
- ✔ 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



BLOCK A

3 BEDROOM 2 BATHROOM

Apartment Area	101.97m ²
Covered Patio	13.80m ²
Total Area	115.77m²

APARTMENT TYPE B

FIRST FLOOR



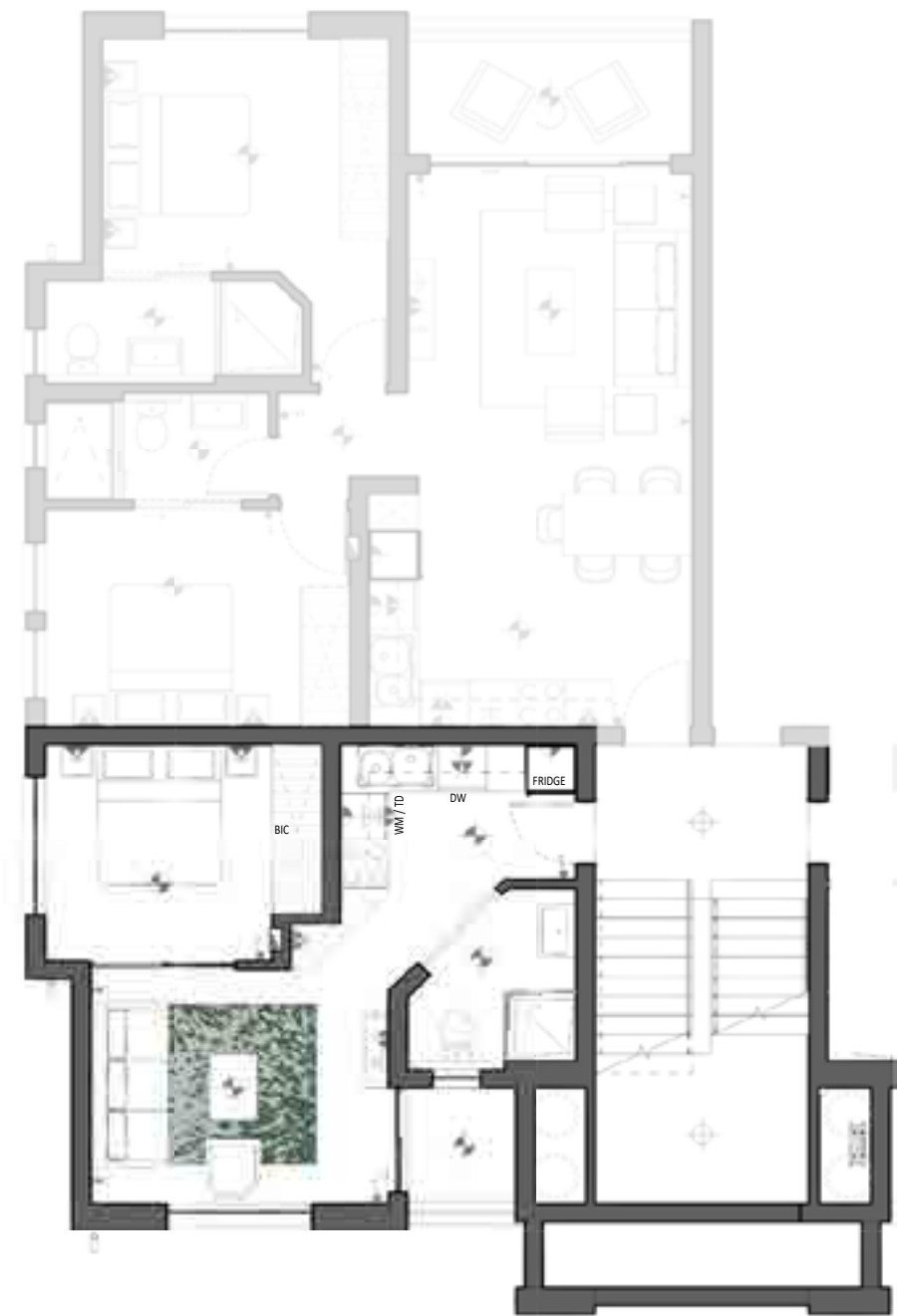
BLOCK A

2 BEDROOM 2 BATHROOM

Apartment Area	68.69m ²
Covered Balcony	6.33m ²
Total Area	75.02m ²

APARTMENT TYPE C

FIRST FLOOR



BLOCK A

1 BEDROOM 1 BATHROOM

Apartment Area	38.51m ²
Covered Balcony	2.49m ²
Total Area	41.00m ²

APARTMENT TYPE B

SECOND FLOOR



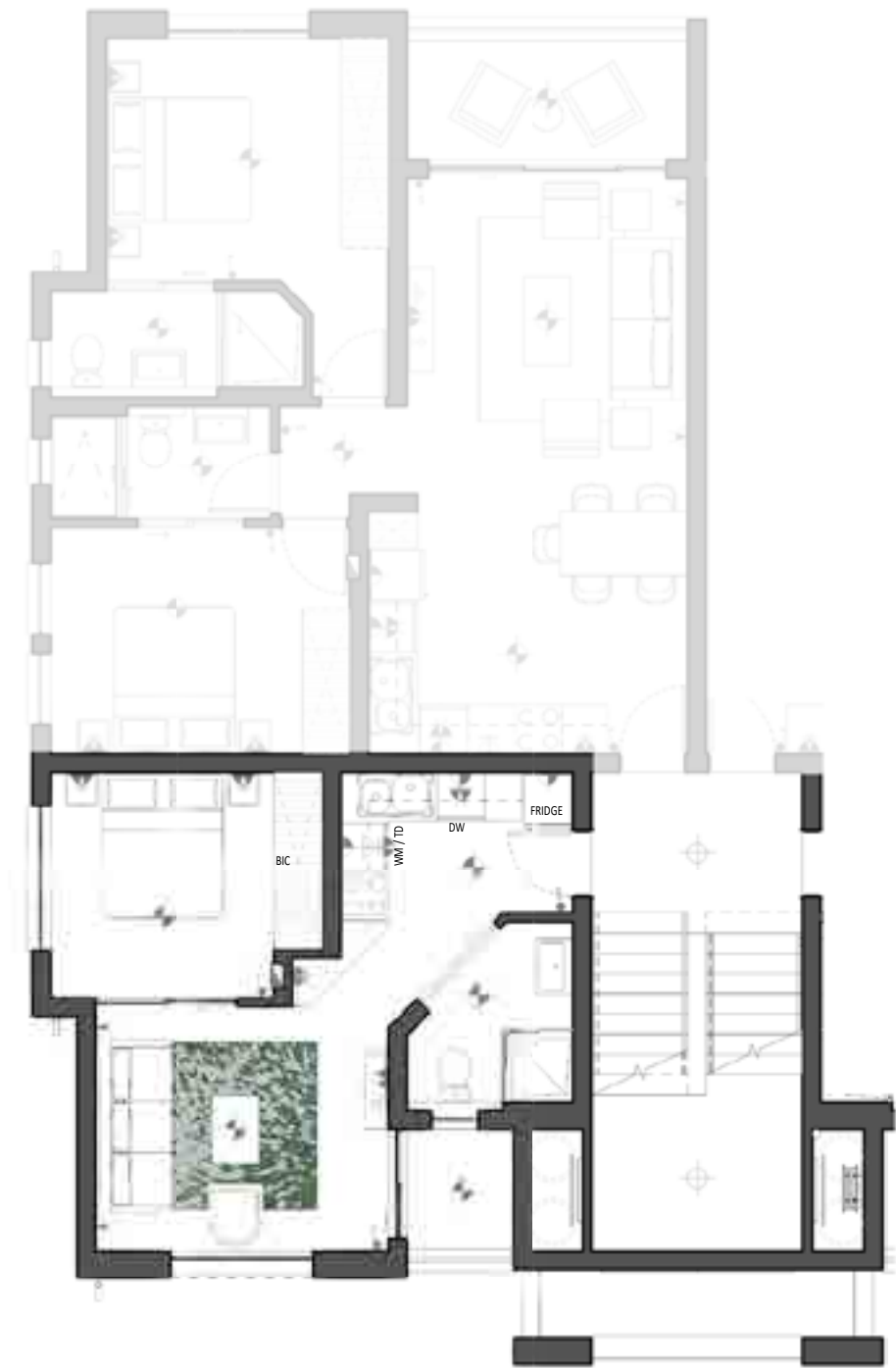
BLOCK A

2 BEDROOM 2 BATHROOM

Apartment Area	68.69m ²
Covered Balcony	6.33m ²
Total Area	75.02m ²

APARTMENT TYPE C

SECOND FLOOR



BLOCK A

1 BEDROOM 1 BATHROOM

Apartment Area	38.51m ²
Covered Balcony	2.49m ²
Total Area	41.00m ²

THIRD FLOOR



BLOCK A

3 BEDROOM 2 BATHROOM

Apartment Area	98.20m ²
Covered Balcony	19.30m ²
Total Area	117.50m ²

APARTMENT TYPE B

FIRST FLOOR



BLOCK B

2 BEDROOM 2 BATHROOM

Apartment Area	68.69m ²
Covered Balcony	6.33m ²
Total Area	75.02m²

APARTMENT TYPE C

FIRST FLOOR



BLOCK B

1 BEDROOM 1 BATHROOM

Apartment Area	38.51m ²
Covered Balcony	2.49m ²
Total Area	41.00m ²

APARTMENT TYPE D

SECOND FLOOR



BLOCK B

3 BEDROOM 2 BATHROOM

Apartment Area	98.20m ²
Covered Balcony	19.30m ²
Total Area	117.50m ²

THIRD FLOOR



BLOCK B

3 BEDROOM 2 BATHROOM

Apartment Area	98.20m ²
Covered Balcony	19.30m ²
Total Area	117.50m²



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 Mooikloof Eco-Estate, which is more than a home, it's a lifestyle. This is a luxury development has the potential to become the leading address in Pretoria, 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

A handwritten signature in black ink, appearing to read 'S Brookes', written over a light grey grid background.

Steve Brookes

Chief Executive Officer





Latest Awards

39 International Property Awards



Monique Koekemoer

📞 082 603 3392 📧 Moniquek@balwin.co.za

📍 Atterbury Road, Mooikloof, Pretoria

On Show

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

