



**AFRICAN
PROPERTY
AWARDS**
DEVELOPMENT

★★★★★

BEST SUSTAINABLE
RESIDENTIAL
DEVELOPMENT
SOUTH AFRICA

Greenbay
by Balwin Properties

2021-2022

LOCATION MAP - GORDON'S BAY



NEARBY ATTRACTIONS



NEARBY ATTRACTIONS



NEARBY ATTRACTIONS



NEARBY ATTRACTIONS



DEVELOPMENT



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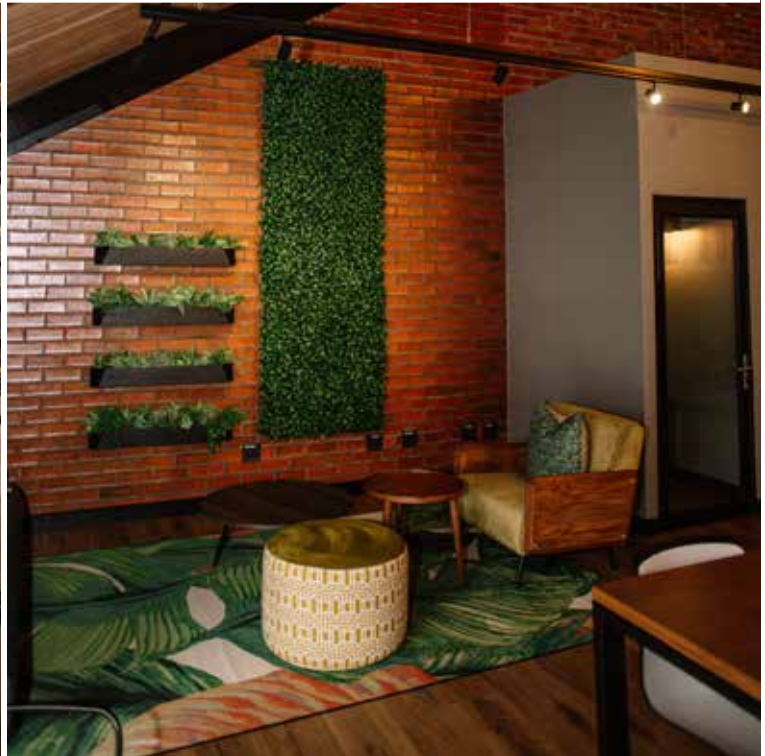
LIFESTYLE CENTRE



LIFESTYLE CENTRE



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LIFESTYLE CENTRE



SHOW APARTMENT



SHOW APARTMENT



APARTMENT LAYOUTS

A E I N

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



Apartment Area	52.5m ²
Covered Patio / Balcony	5.7m ²
TOTAL AREA	58.2m²

B F J O

TYPE A1
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 2 Bathroom



Apartment Area	62.9m ²
Covered Patio / Balcony	5.7m ²
TOTAL AREA	68.6m²

C G

TYPE A1
GROUND & FIRST FLOOR
3 Bedroom 2 Bathroom



Apartment Area	74.3m ²
Covered Patio / Balcony	4.3m ²
TOTAL AREA	78.7m²

APARTMENT LAYOUTS

L **Q**

TYPE A1
SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area	38.6m ²
Covered Patio / Balcony	4.3m ²
TOTAL AREA	42.9m²

K **P**

TYPE A1
SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom LIFESTYLE



Apartment Area	33.8m ²
TOTAL AREA	33.8m²

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

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



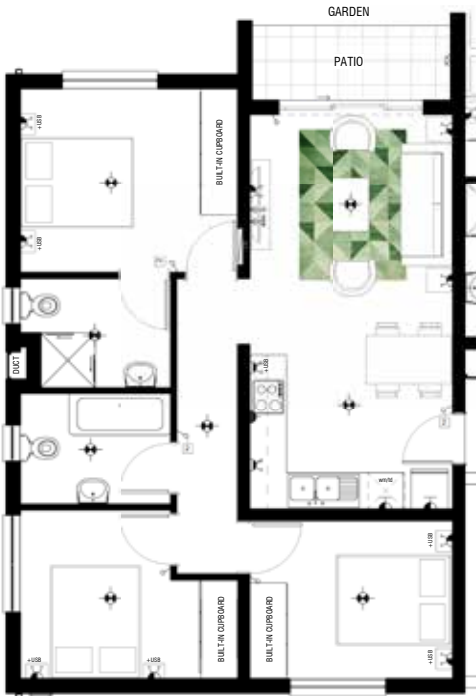
Apartment Area	37.3m ²
Covered Patio / Balcony	3.2m ²
TOTAL AREA	40.4m²

APARTMENT LAYOUTS

C

**TYPE B1
GROUND FLOOR**

3 Bedroom 2 Bathroom



Apartment Area	74.66m ²
Covered Patio / Balcony	4.37m ²
TOTAL AREA	79.02m²

D

**TYPE B1
GROUND FLOOR**

1 Bedroom 1 Bathroom



Apartment Area	37.28m ²
Covered Patio / Balcony	3.16m ²
TOTAL AREA	40.44m²

H

M

R

**TYPE B1
FIRST, SECOND & THIRD FLOOR**

1 Bedroom 1 Bathroom



Apartment Area	37.28m ²
Covered Patio / Balcony	3.16m ²
TOTAL AREA	40.44m²

APARTMENT LAYOUTS

K

P

**TYPE B1
SECOND & THIRD FLOOR**

1 Bedroom 1 Bathroom Lifestyle



Apartment Area
TOTAL AREA

33.72m²
33.72m²

L

Q

**TYPE B1
SECOND & THIRD FLOOR**

1 Bedroom 1 Bathroom



Apartment Area
Covered Patio / Balcony
TOTAL AREA

38.57m²
4.37m²
42.93m²

G

**TYPE B1
FIRST FLOOR**

3 Bedroom 2 Bathroom



Apartment Area
Covered Patio / Balcony
TOTAL AREA

74.66m²
4.37m²
79.02m²

SITE DEVELOPMENT PLAN





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 & Wall Mounted 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
Water & Electricity	- Prepaid Meters
Painting	- As per Architect Specification
Lighting Fittings	- As per Show Apartment
Kitchen Appliances	- 1, 2 & 3 Bedrooms 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 Apartments - One Covered Bay per 1 Bed Apartment - 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



Training Science Gym



Green Café



Sports Field



Children's Play Area



Fibre & DSTV Ready



Laundromat



Prepaid Utilities




24 Hour Security




Meeting Room

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