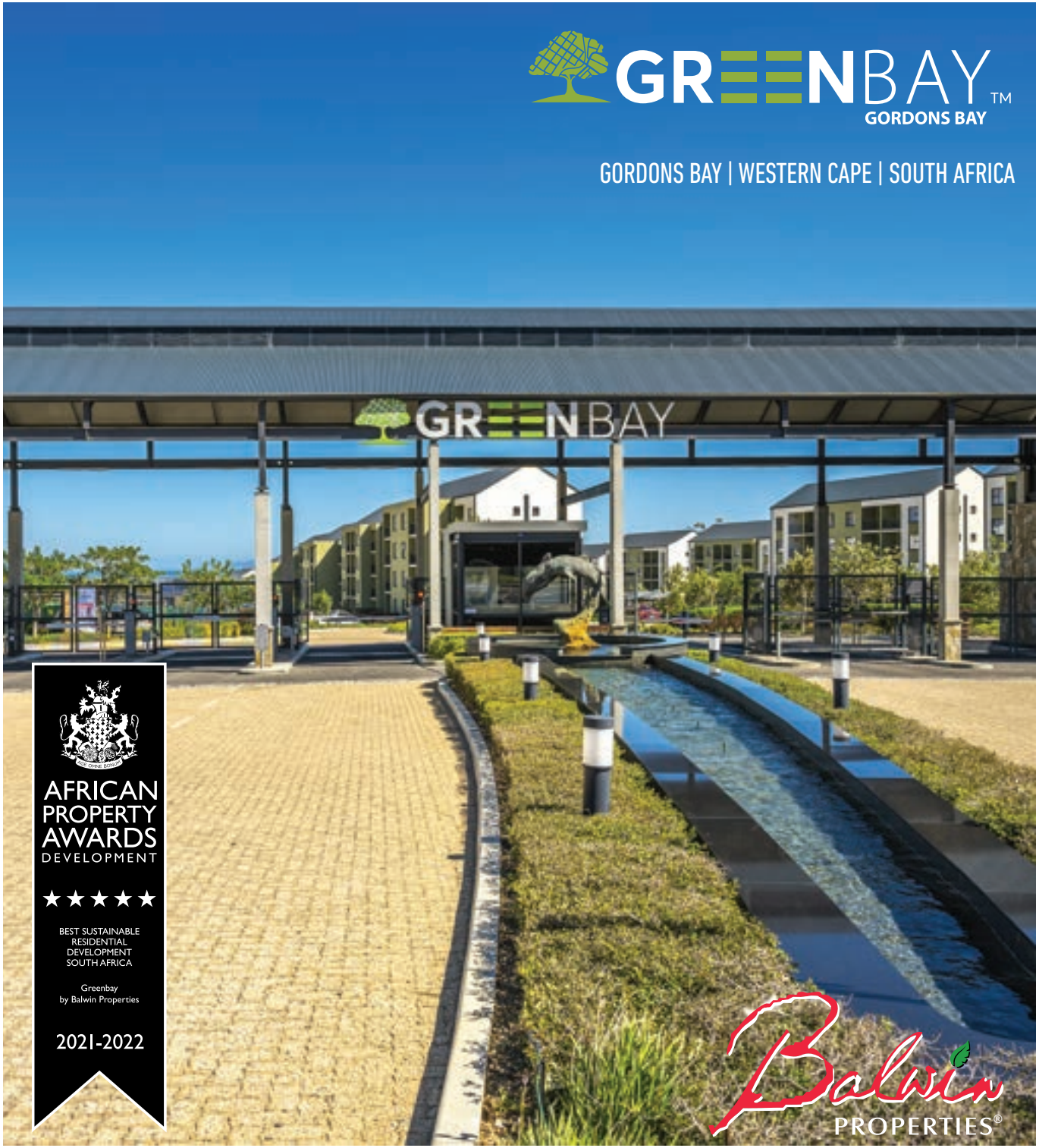
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GREENBAY™
GORDONS BAY

GORDONS BAY | WESTERN CAPE | SOUTH AFRICA



AFRICAN PROPERTY AWARDS
DEVELOPMENT

★★★★★

BEST SUSTAINABLE RESIDENTIAL DEVELOPMENT SOUTH AFRICA

Greenbay by Balwin Properties

2021-2022

Balwin PROPERTIES®

LOCATION MAP - GORDON'S BAY



NEARBY ATTRACTIONS









NEARBY ATTRACTIONS









NEARBY ATTRACTIONS







NEARBY ATTRACTIONS











LIFESTYLE CENTRE






GREENBARN











LIFESTYLE CENTRE







SHOW APARTMENT







SHOW APARTMENT



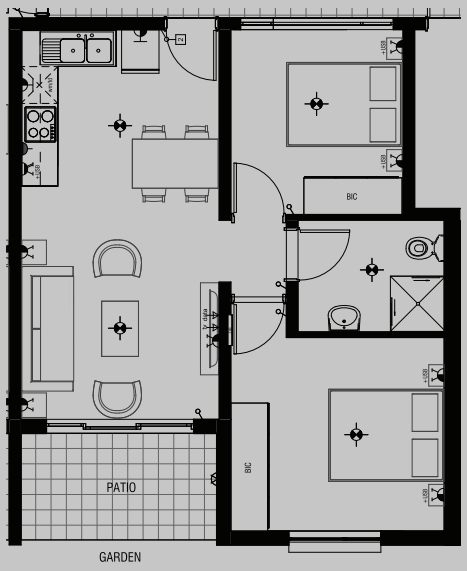




APARTMENT LAYOUTS

A E I N

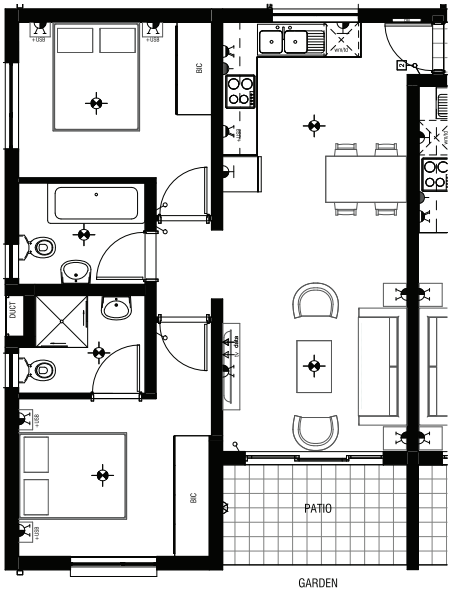
TYPE A1
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 1 Bathroom



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

B F J O

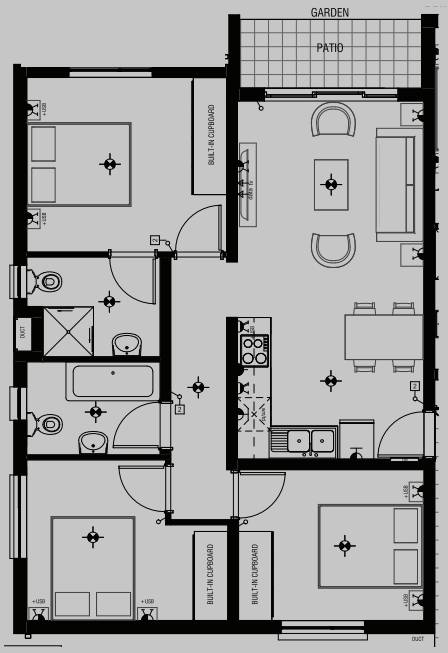
TYPE A1
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 2 Bathroom



Apartment Area	63m²
Covered Patio / Balcony	5.7m²
TOTAL AREA	**68.7m²**

C G

TYPE A1
GROUND & FIRST FLOOR
3 Bedroom 2 Bathroom

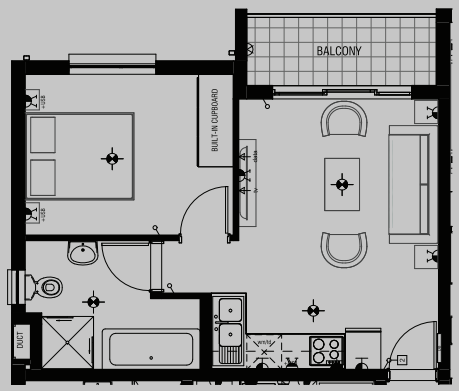


Apartment Area	74.4m²
Covered Patio / Balcony	4.3m²
TOTAL AREA	**78.7m²**

APARTMENT LAYOUTS

L

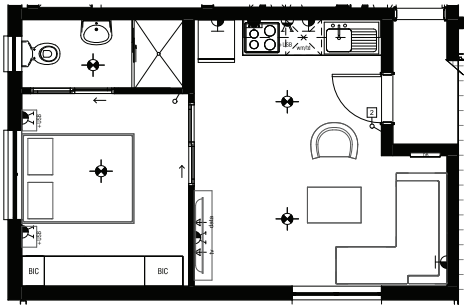
TYPE A1
SECOND FLOOR
1 Bedroom 1 Bathroom



Apartment Area	38.6m²
Covered Patio / Balcony	4.4m²
TOTAL AREA	**43m²**

K P

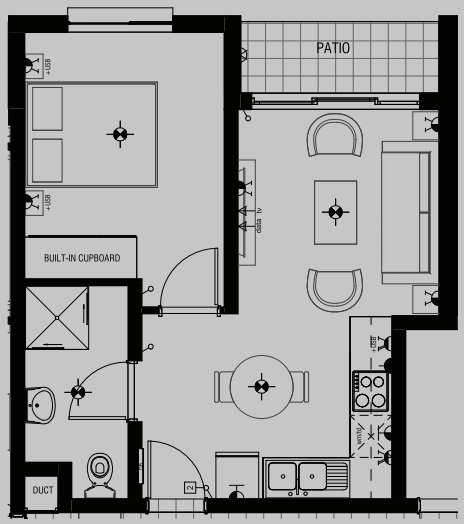
TYPE A1
SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom LIFESTYLE



Apartment Area	33.6m²
TOTAL AREA	**33.6m²**

D H M R

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

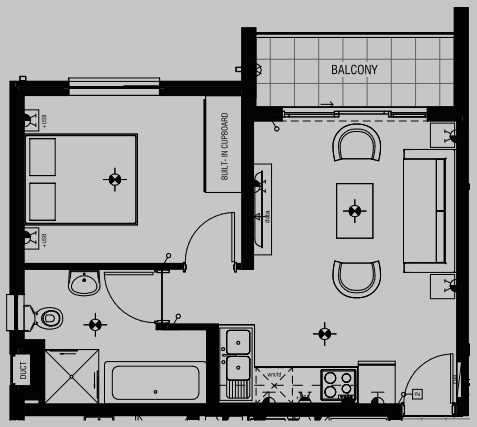


Apartment Area	37.3m²
Covered Patio / Balcony	3.2m²
TOTAL AREA	**40.4m²**

APARTMENT LAYOUTS

Q

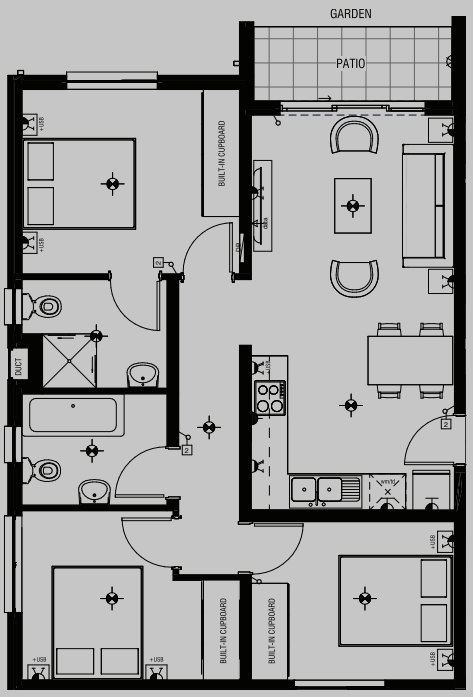
TYPE A1
THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area	39m²
Covered Patio / Balcony	4m²
TOTAL AREA	**43m²**

C

TYPE B1
GROUND FLOOR
3 Bedroom 2 Bathroom

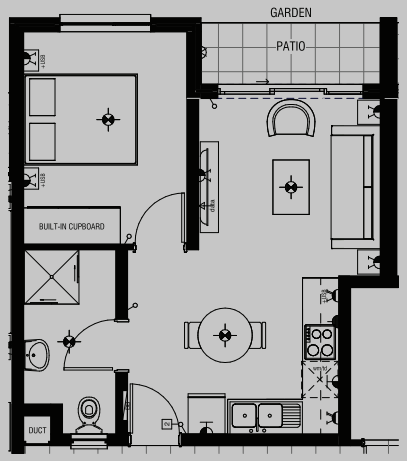


Apartment Area	75m²
Covered Patio / Balcony	4m²
TOTAL AREA	**79m²**

APARTMENT LAYOUTS

D

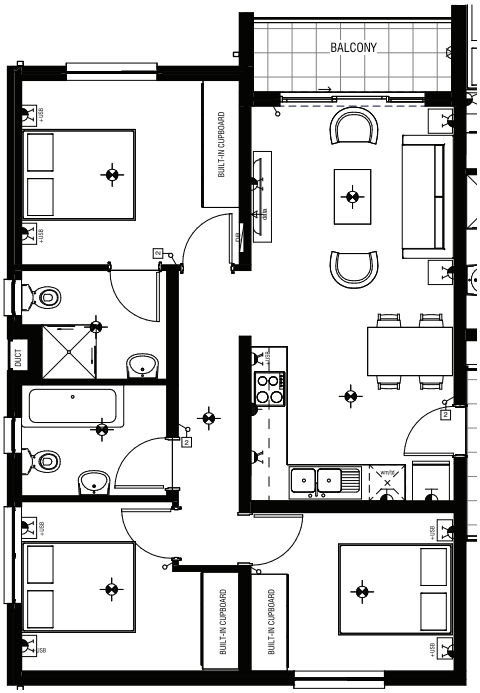
TYPE B1
GROUND FLOOR
1 Bedroom 1 Bathroom



Apartment Area	37m²
Covered Patio / Balcony	3m²
TOTAL AREA	**40m²**

G

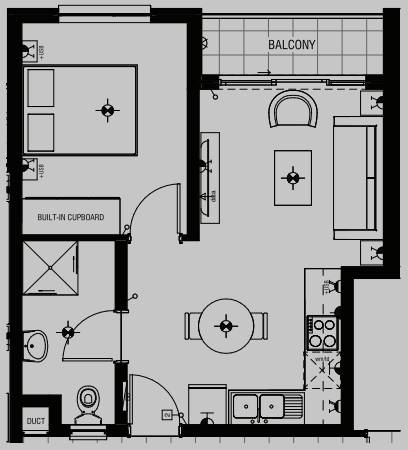
TYPE B1
FIRST FLOOR
3 Bedroom 2 Bathroom



Apartment Area	75m²
Covered Patio / Balcony	4m²
TOTAL AREA	**79m²**

H M R

TYPE B1
FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom

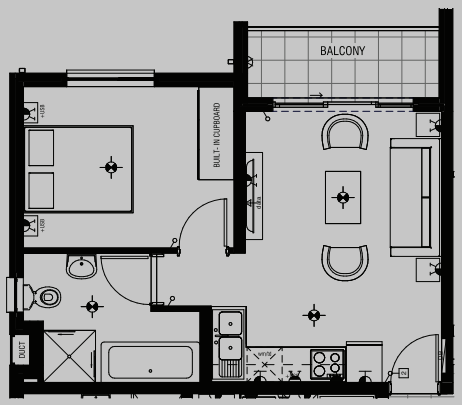


Apartment Area	37m²
Covered Patio / Balcony	3m²
TOTAL AREA	**40m²**

APARTMENT LAYOUTS

L

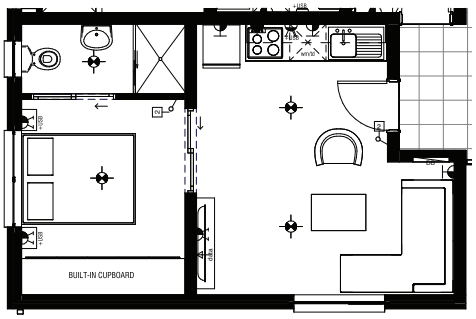
TYPE B1
SECOND FLOOR
1 Bedroom 1 Bathroom



Apartment Area	39m²
Covered Patio / Balcony	4m²
TOTAL AREA	**43m²**

K P

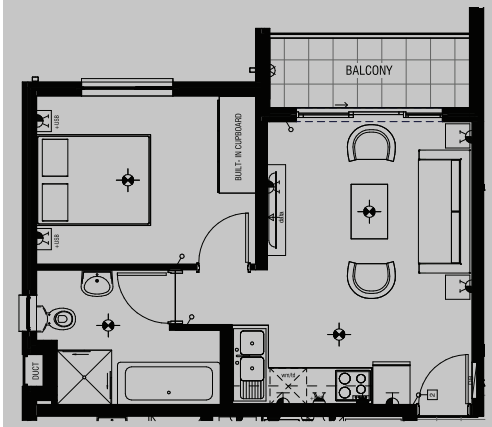
TYPE B1
SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom Lifestyle



Apartment Area	34m²
TOTAL AREA	**34m²**

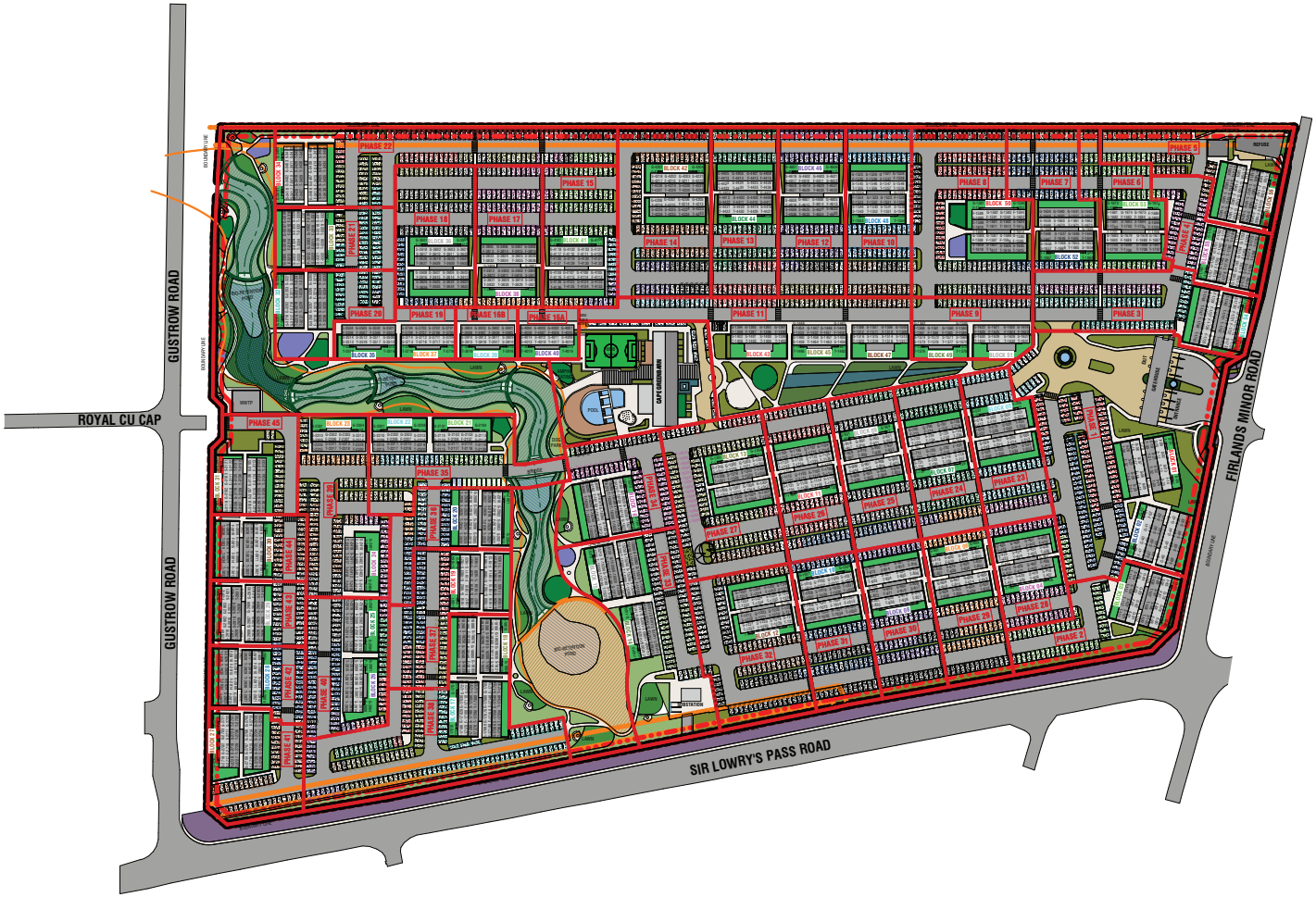
Q

TYPE B1
THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area	39m²
Covered Patio / Balcony	4m²
TOTAL AREA	**43m²**

SITE DEVELOPMENT PLAN



REVISION U



SPECIFICATIONS & FINISHES

INTERNAL WORKS

External Brickwork	- Sponge Plaster And Paint / Facebrick
Internal Brickwork	- One Coat Sponge Plaster and Paint
Roof Covering	- Roof Sheeting
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

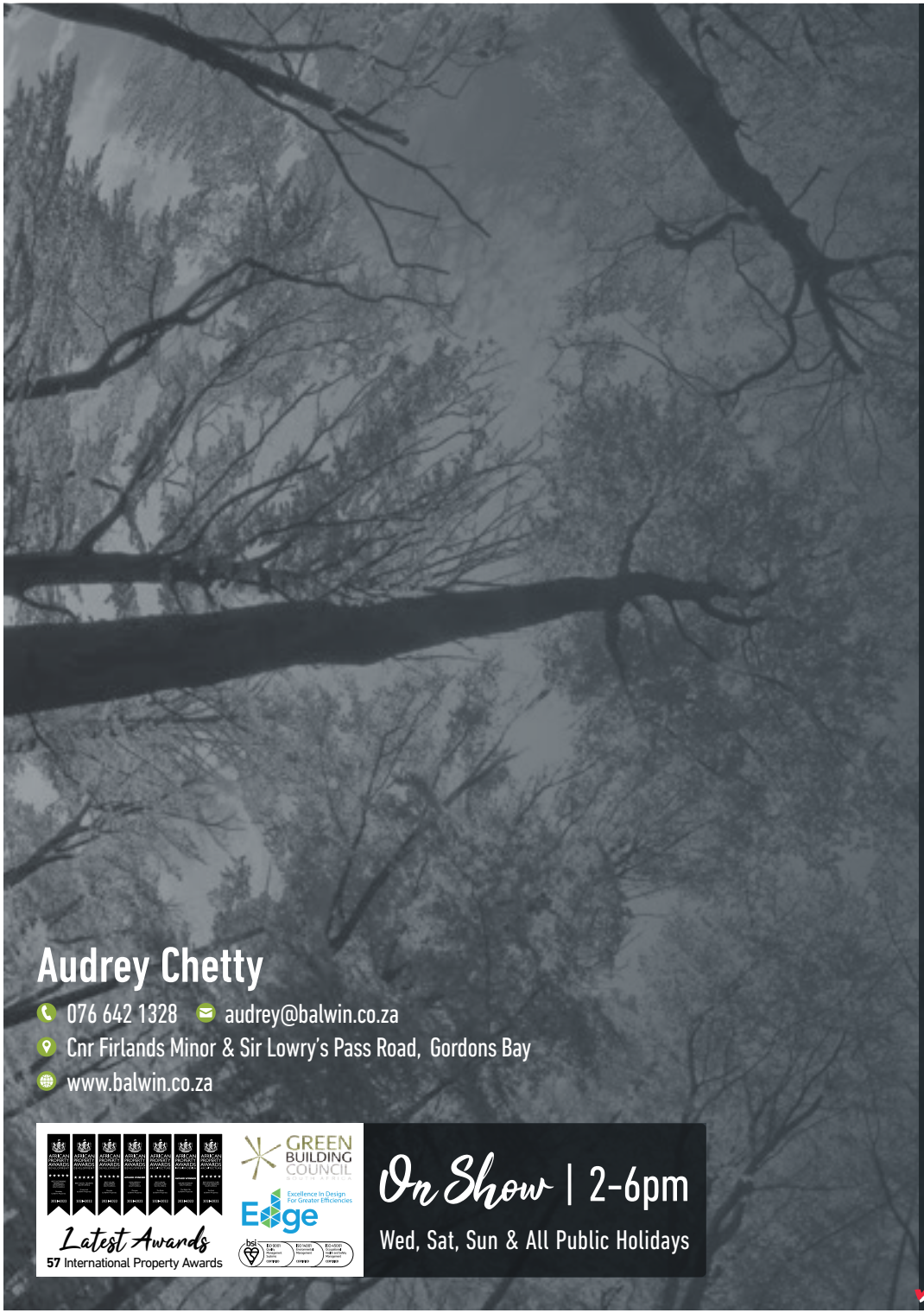
Water Heating	- Hot Water System
Water & Electricity	- Prepaid Meters
Painting	- As per Architect Specification
Lighting Fittings	- As per Show Apartment
Kitchen Appliances	- 1, 2 & 3 Bedrooms
	Undercounter Electric Oven, Hob & Extractor
Kitchen	- As per Layout
B.I.C.	- As per Layout
Gutters	- As per 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.



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GORDONS BAY

GORDONS BAY | WESTERN CAPE | SOUTH AFRICA

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- Swimming Pool
- Training Science Gym
- Café
- Sports Field
- Children's Play Area
- Fibre & DSTV Ready
- Laundromat
- Prepaid Utilities
- 24 Hour Security
- Meeting Room

Audrey Chetty
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Cnr Firlands Minor & Sir Lowry's Pass Road, Gordons Bay
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