

Nestled in the heart of Ballito,  
you'll find our world class lifestyle estate.



**BALLITO**  
— VILLAGE —

Apartments priced from **R 1 199 000**

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Price includes all transfer, bond, connection costs, 3 eco friendly appliances,  
gas top stove and fully integrated inverter.

 **ARCIS**  
PROPERTY DEVELOPMENT



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PHASE 1 - 5 IMMEDIATE OCCUPATION  
PHASE 6 - 9 OCCUPATION FROM SEPTEMBER 2023 TO JUNE 2024

## True Coastal Living Without Compromise

Exceptional attention to detail, outstanding specification and ideally located in sought after Ballito.

This exclusive collection of 1, 2 and 3 bedroom apartments are part of our state-of-the-art, secure lifestyle estate complete with world class amenities and more.



# About Arcis

Arcis Property Development is a residential development business focusing on bringing affordable, quality housing to young families and investors across South Africa.

We bring decades of experience and directly manage all aspects, from financing, marketing, development and management of high-quality estates. All of our developments come with a 5-year NHBRC quality guarantee.



# Why Buy With Arcis

Our combined experience and track record means we are able to identify and acquire properties in prime locations, which result in significant capital growth for our investors.

We collaborate with the country's top professionals from engineering and construction to architectural, bringing you the best quality homes at the most affordable prices.

We pride ourselves in after-sales support and ensure the management of our estates is professional and efficient to ensure your capital value grows over time.







**BALLITO**  
— VILLAGE —

Thompsons Bay Beach (3.4km)

Willard Beach (3.1km)

Ballito Lifestyle Centre (400m)

**FUTURE DEVELOPMENT**  
**BALLITO LIFE**  
Future Mixed-use  
Development

Direct Access to  
Ashton Int. College

Private Park

M4


Gatehouse

Clubhouse

**FUTURE DEVELOPMENT**  
**BALLITO VIEWS**

N2

 King Shaka Int Airport (15 min drive)

 Umhlanga CBD (30 min drive)

*A Look Into The Future*



# Growth on the North Coast

The North Coast is strategically located in the hub of one of Africa's largest trade ports and South Africa's 3rd largest airport – granting direct and easy access both locally and internationally.



2018 - 2019: Durban ranked **1st** in South Africa in Mercer **quality of living index**



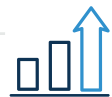
2016 - 2019: **Ballito and Salt Rock** towns have experienced an average sectional title price growth of **7% per annum**



**10% of buyers** from South Africa's central provinces indicate the KZN North Coast as an ideal **retirement destination**



**The Dube Tradeport** special economic zone recently received the 2019 United Nations **investment promotions award**



2019: Afriasia bank SA wealth report indicates **Durban-Umhlanga-Ballito** corridor is the fastest growing wealth market in SA with **25% growth trajectory** over the last decade



Durban named one of the new **7 wonders cities**

Source: Invest Durban (2021)





## Life is a Joy in the Park. Your Own Private Park.

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### FACILITIES INCLUDE:

- Picnic areas
- Beautiful coastal landscaping
- Braai





# Perfectly Located

## SCHOOLS

- Ashton School
- Reddam House
- Dolphin Coast Primary
- Umhlali Prep School
- The Graduate Academy

## GOLF COURSES

- Simbithi Eco Estate
- Zimbali Coastal Resort
- Umhlali Country Club Estate

## SWIMMING BEACHES

- Shaka's Rock Beach
- Salmon Bay Beach
- Thompsons Bay Beach
- Salt Rock Main Beach
- Willards Main Beach
- Tiffanys Beach
- Christmas Bay

## HEALTHCARE

- Netcare Alberlito Hospital
- Ballito Clinic
- Ballito Medical Centre
- The Well
- Ear Institute Ballito

## SHOPPING ATTRACTIONS

- Ballito Lifestyle Centre  
(incl. Woolworths & Superspar)
- Ballito Junction  
(Incl. Checkers & Pick n Pay)
- Balvista Centre

## PETROL STATIONS

- Engen Garage
- BP Garage
- Shell Garage
- Shiptech Service Station

## FAMILY OUTINGS

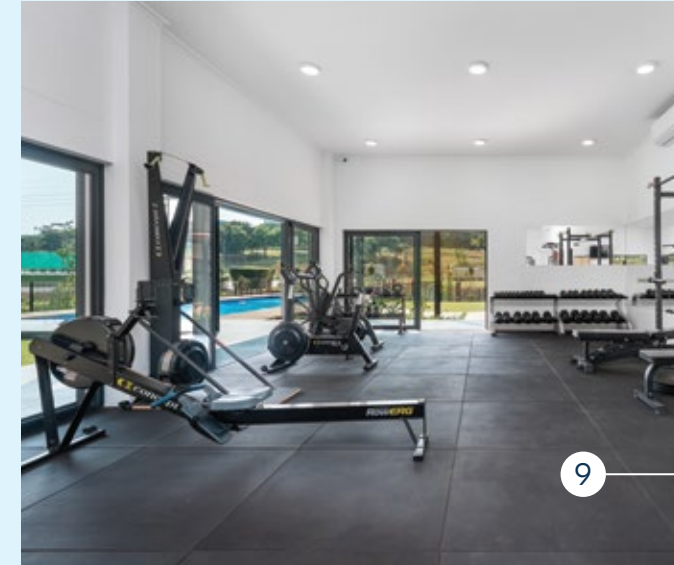
- Sugar Rush Park
- Ballito Cable Ski Park
- Flag Animal Farm
- Burndale Farm
- Monkey Land
- Ballito Skate Park





# Our World Class Clubhouse and Amenities

-  Swimming pool
-  Fully equipped indoor gym
-  Restaurant
-  Private park with picnic and braai facilities
-  Co-working space which serves as an opportunity to network with others
-  Childrens play area
-  Free clubhouse WIFI
-  Easy access to the M4 and N2
-  Laundromat







## Safety & Style

For the whole family.





# 24-hr Access & CCTV Controlled Security

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Biometric access



CCTV



24 Hour security patrol



Armed reaction



Electric fencing











## Built to Live and Enjoy

### OUR APARTMENT FEATURES

- 482 state-of-the-art apartments
- A variety of 1, 2 and 3 bedroom options, most options available with gardens
- Prepaid electricity and metered water
- Aircon ready
- 3 Eco friendly appliances - fridge, dishwasher and washing machine
- Ceiling fans in all bedrooms and lounge
- LED lighting
- Energy efficient heat pumps and geysers
- Pet friendly
- Fibre connected
- Tiled throughout
- Built-in cupboards in all bedrooms
- Fully functional inverter in each apartment
- Gas top stoves from Phase 5 - 9



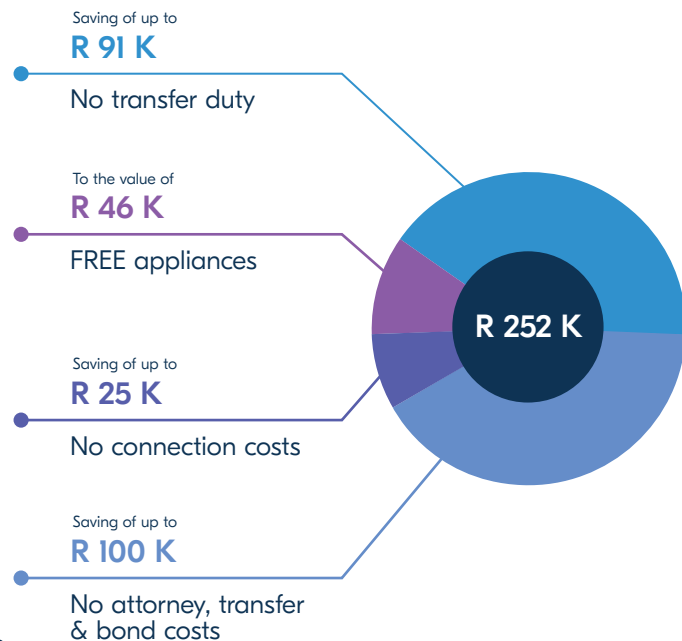


# A Variety of 9 Apartment Types

All apartments come with 3-eco friendly kitchen appliances, a fully functional inverter, and are pet friendly.

Most apartment types are available on the ground floor with private, fully landscaped and maintained gardens.

## SAVE UP TO R 252 000 WITH ARCIS



Apartment Type	Size (m <sup>2</sup> )	Priced From	Rates	Levies
A4 - 1 Bed, 1 Bath	49.7	R 1 199 000	R 770	R 950
A1 - 1 Bed, 1 Bath	56.8	R 1 259 000	R 800	R 1 083
A3 - 1 Bed, 1 Bath	57.5	R 1 259 000	R 800	R 1 102
A2 - 1 Bed, 1 Bath	60.9	R 1 399 000	R 800	R 1 159
B3 - 2 Beds, 2 Baths	78.9	R 1 649 000	R 980	R 1 501
B1 - 2 Beds, 2 Baths	79.6	R 1 649 000	R 980	R 1 520
B2 - 2 Beds, 2 Baths	95.2	R 1 799 000	R 1 100	R 1 805
C2 - 3 Beds, 2 Baths	95.1	R 1 799 000	R 1 100	R 1 805
C1 - 3 Beds, 2 Baths	110.6	R 2 099 000	R 1 600	R 2 109

**Price includes all transfer, bond, connection cost, 3 eco friendly appliances, gas top stove and fully integrated inverter.**





# Ballito Village From Above

Our site plan

- ① Clubhouse, restaurant, gym, workspace, and pool
- ② Private park with braai facilities and picnic area's
- ③ Gatehouse
- ④ Laundromat



# Apartment Type A4

## APARTMENT TYPE

1 Bed, 1 Bath

## SIZE

Unit area: **43.2m<sup>2</sup>**

Balcony area: **6.5m<sup>2</sup>**

**Apartment total: 49.7m<sup>2</sup>**

Average garden: **32m<sup>2</sup>**

**Total area: 81.7m<sup>2</sup>**





# Apartment Type A1

## APARTMENT TYPE

1 Bed, 1 Bath

## SIZE

Unit area: **47.3m<sup>2</sup>**

Balcony area: **9.5m<sup>2</sup>**

**Apartment total: 56.8m<sup>2</sup>**

Average garden: **57m<sup>2</sup>**

**Total area: 113.8m<sup>2</sup>**





# Apartment Type A3

## APARTMENT TYPE

1 Bed, 1 Bath

## SIZE

Unit area: **47.9m<sup>2</sup>**

Balcony area: **9.6m<sup>2</sup>**

**Apartment total: 57.5m<sup>2</sup>**

Average garden: **49m<sup>2</sup>**

**Total area: 106.5m<sup>2</sup>**





# Apartment Type A2

## APARTMENT TYPE

1 Bed, 1 Bath

## SIZE

Unit area: 45.8m<sup>2</sup>

Balcony area: 15.1m<sup>2</sup>

**Apartment total: 60.9m<sup>2</sup>**





# Apartment Type B3

## APARTMENT TYPE

2 Bed, 2 Bath

## SIZE

Unit area: 69.2m<sup>2</sup>

Balcony area: 9.7m<sup>2</sup>

**Apartment total: 78.9m<sup>2</sup>**





# Apartment Type B1

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## APARTMENT TYPE

2 Bed, 2 Bath

## SIZE

Unit area: **69.5m<sup>2</sup>**

Balcony area: **10.1m<sup>2</sup>**

**Apartment total: 79.6m<sup>2</sup>**

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Average garden: **60m<sup>2</sup>**

**Total area: 139.6m<sup>2</sup>**





# Apartment Type B2

## APARTMENT TYPE

2 Bed, 2 Bath

## SIZE

Unit area: **77m<sup>2</sup>**

Balcony area: **18.2m<sup>2</sup>**

**Apartment total: 95.2m<sup>2</sup>**

Average garden: **62m<sup>2</sup>**

**Total area: 157.2m<sup>2</sup>**





# Apartment Type C2

## APARTMENT TYPE

3 Bed, 2 Bath

## SIZE

Unit area: **84.2m<sup>2</sup>**

Balcony area: **10.9m<sup>2</sup>**

**Apartment total: 95.1m<sup>2</sup>**

Average garden: **66m<sup>2</sup>**

**Total area: 161.1m<sup>2</sup>**



# Apartment Type C1

## APARTMENT TYPE

3 Bed, 2 Bath

## SIZE

Unit area: **93.4m<sup>2</sup>**

Balcony area: **17.2m<sup>2</sup>**

**Apartment total: 110.6m<sup>2</sup>**

Average garden: **62m<sup>2</sup>**

**Total area: 172.6m<sup>2</sup>**

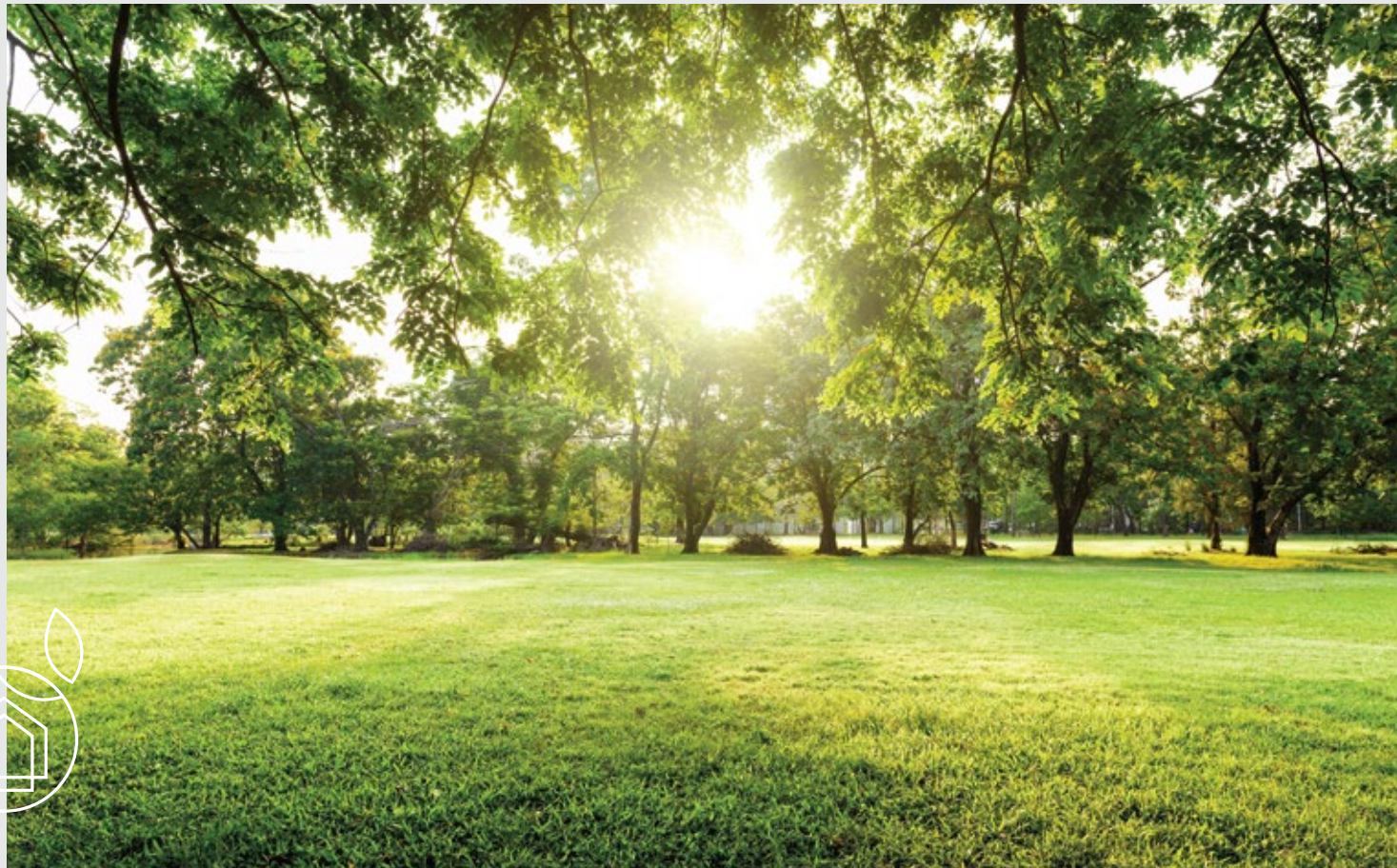




# Built Green for Your Well-Being

As a green development, Ballito Village is strategically designed to respect both the intrinsic value of the environment as well as cost savings for you, whilst ensuring you the best quality of life.

- Energy saving heat pumps
- LED lighting
- Energy efficient appliances
- Prepaid electricity meters
- Ceiling fans
- Natural ventilation
- Low-flow shower heads and faucets
- Fully green, beautifully landscaped gardens





# Buying With Arcis is Seamless

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Our team is ready to guide you from start to finish!

## ○ **STEP 1: CHOOSE YOUR APARTMENT**

Set up a meeting with our dedicated sales team, who will help you find your dream apartment, whether it's on the top floor with amazing views, or on the ground floor with a beautiful garden.

## ○ **STEP 2: FICA DOCUMENTS**

Send us your FICA documents so we can prepare your offer to purchase. We'll need your: Proof of residence, proof of ID, proof of tax, proof of bank account details, and proof of marriage (if applicable).

## ○ **STEP 3: SIGN YOUR OFFER AND PAY YOUR DEPOSIT**

Send us the signed offer to purchase along with the proof of payment for your securing deposit of R 20 000. Paid into our attorneys Trust account.

## ○ **STEP 4: HOME LOAN APPLICATION**

We shall guide you through the home loan application with our dedicated bond originator, who will ensure you are offered the best possible rate from any of the major SA retail banks. \*Please do not submit your own application or we will not be able to cover the costs. If you are purchasing cash, we'll need a bank guarantee within 15 days of signing your offer.

## ○ **STEP 5: SHORTFALL**

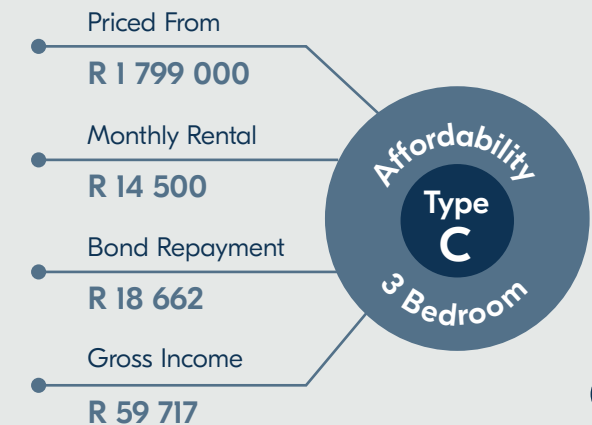
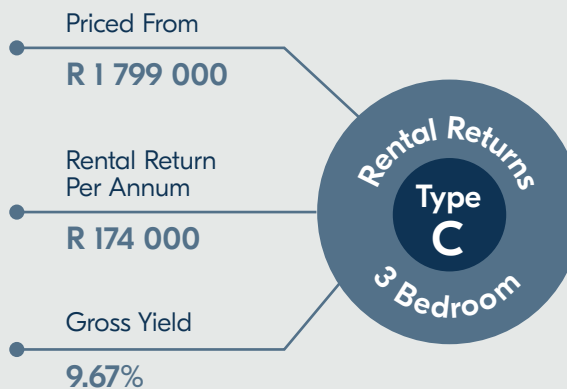
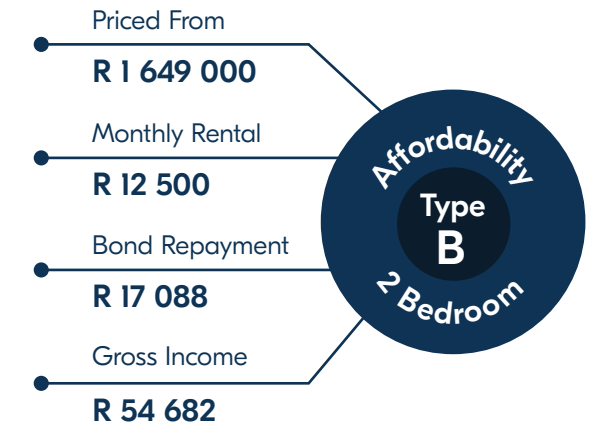
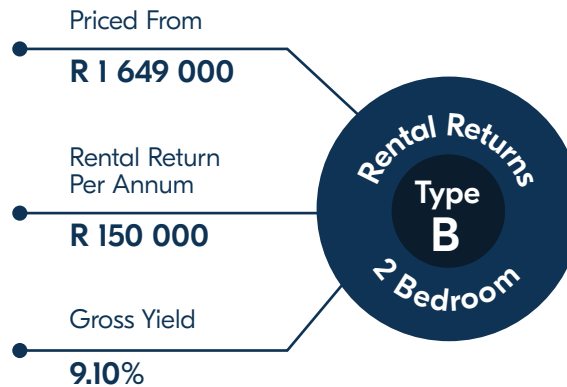
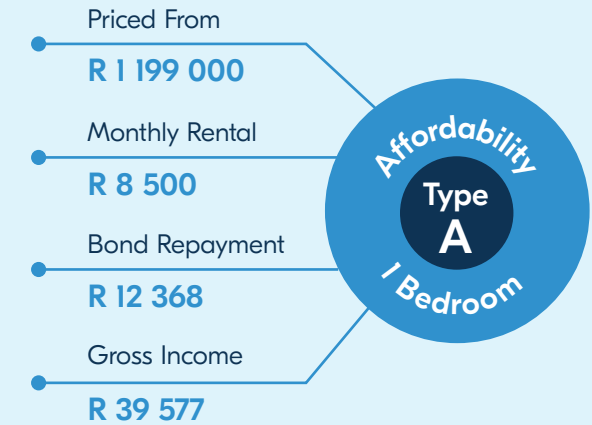
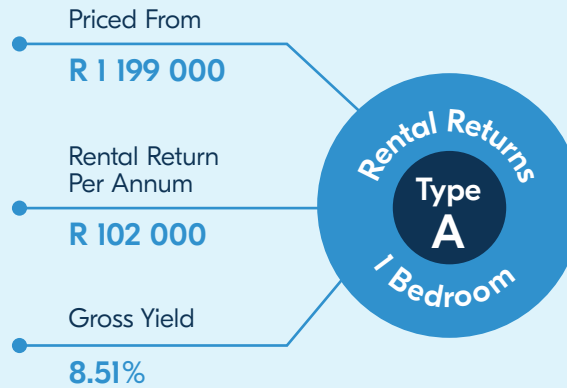
If there is a shortfall between purchase price and bond, or cash purchase, the balance of the purchase price is to be transferred by EFT or bank guarantee. The second deposit must be paid within 48 hours from your bond approval into the Strauss Daly Trust account.

## ○ **STEP 6: HANDOVER AND TAKING OWNERSHIP**

**The best part!** Our team will contact you to make an appointment for the handover of your new home which will include your keys.



# A Great Investment Opportunity



# Our Apartment Finishes

## SANITARY FITTINGS

### Bathroom basin and cabinet -

White 470mm x 610mm x 460mm

### Shower arm and rose -

Ultra thin stainless steel round shower rose

### Bath -

White 700mm x x1700mm

### Toilet -

White

### Stainless steel shower trap -

White 110mm x 110mm

### Towel rail -

Contract Hardware Square double

### Toilet paper holder -

Contract Hardware Square

### Shower frame -

Silver Aluminium framed pivot shower door 900 x 1806mm (h) with 900 x 1806mm glass side panel

## FLOOR FINISHES

### Floor tiles -

Grey 600mm x 600mm or Light grey 600mm x 600mm

## WALL FINISHES

### Wall tiles -

Grey 600mm x 600mm or Light grey 600mm x 600mm

### Curtain rail -

White double c-track

## KITCHEN FINISHES

### Cupboards -

Supreme White (smooth) and Melawood Woodgrain or Melawood Grey (smooth)

### Handles -

Blushed Aluminium

### Countertops -

Eezi Quartz Whisper

## BEDROOM FINISHES

### Cupboards -

Supreme white (smooth)

### Handles -

Blushed aluminium



Wall & Floor  
Grey

Wall & Floor  
Light Grey

Cupboards  
Melawood Woodgrain

Cupboards  
Melawood Grey

Countertops  
Whisper

Cupboard  
Supreme White







## ELECTRICAL FITTINGS & APPLIANCES

### Oven -

Defy Black Slimline Glass Undercounter 600U

### Hob-

Defy Black Slimline Ceran NPC

### Cookerhood -

Defy Black Slimline 600mm

### Washing machine -

Defy Metallic

### Dishwasher -

Defy Metallic

### Fridge/Freezer -

Defy Metallic

### Light fitting -

White Brightstar Large 24w m 4000K  
1680 Lumens 300x40m

### Plugs -

White

### Light switches -

White

### Ceiling fan -

4 blade aluminium with LED light

## EXTERIOR FINISHES

### Floor -

Grey Zorah multicolor 400mmx400mmx-8mm

### Plugs -

White

**All specifications are to developers discretion and subject to change.**



# Let's talk

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Speak to our Head of Sales, Andrea Santoriello who will assist you with any questions and guide you through our quick and easy sales process.

Don't get left behind and create the dream life you've always envisioned for your family. Ballito Village affords the perfect synergy between work, play and family.

**Now is the time to have it all!**

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