

THE CLASSIC COLLECTION

DE AAN-ZICHT
CAPE TOWN

MILNERTON | WESTERN CAPE | SOUTH AFRICA

Balwin
PROPERTIES®

LUXURIOUS THE **TRANQUIL** AND **SECURE** LIFESTYLE LIVING

**An exceptional approach to comfort and wellness
at De Aan Zicht.**

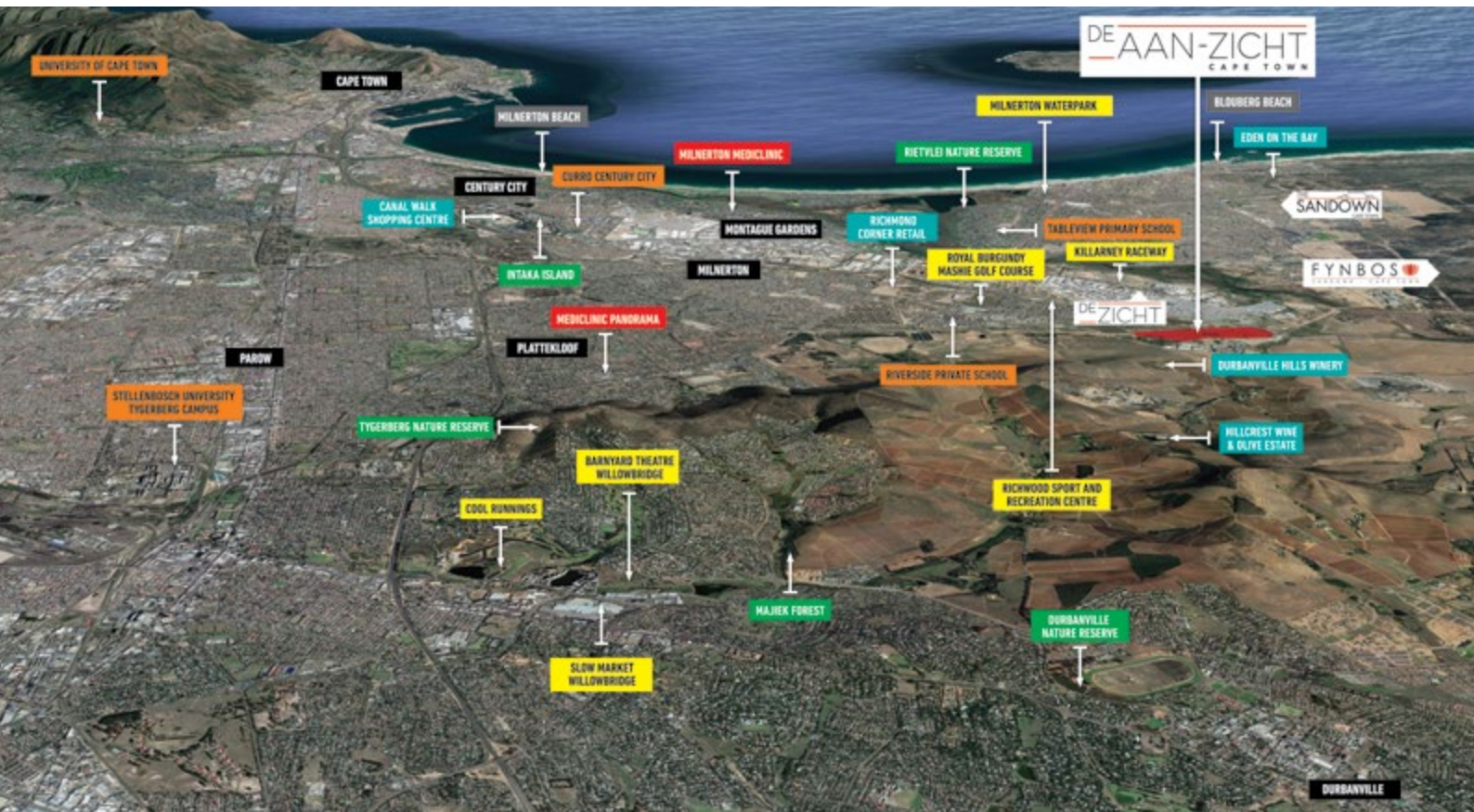
De Aan Zicht is more than a home, it's a lifestyle. It's an ideal arena for a healthy, wholesome lifestyle, with a multitude of facilities offering a safe, family-friendly environment.

De Aan Zicht offers 24/7 security, a lifestyle centre, clubhouse with gym and restaurant, walking and cycling paths, kids' playground, close to schools, and easy access to highways, and commercial and retail centres. We've thought of everything, so you can enjoy an active, carefree and healthy lifestyle.



THE LOCATION

THE PLACE TO BE



De Aan-Zicht is only:

- 🌿 18 minutes to Cape Town's CBD
- 🌿 17 minutes to the University of Cape Town (UCT)
- 🌿 20 minutes to Stellenbosch University's Tygerberg Campus
- 🌿 5 minutes to Richmond Corner
- 🌿 10 minutes to Canal Walk
- 🌿 15 minutes to Blouberg Beach

A short hop to the beach, near to nature reserves, close to the Royal Burgundy Mashie Golf Course and so much more.

De Aan-Zicht allows you to enjoy almost every leisure available in the development, with an inhouse laundromat, mini soccer field, Montessori School, conference and function facilities and so much more.

With its prime location and unrivalled views of Table Mountain, De Aan-Zicht is situated perfectly with easy access to main roads, highways (N1 and N7) and top education facilities and schools (pre-school, primary and high schools) minutes away.

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

A MODERN RETREAT A PLACE **TO CALL** HOME

Each four storey apartment building includes two 3 bedroom 2 bathroom apartments on the ground floor, 2 and 1 bedroom apartments on the first and

second floor and four 1 bedroom apartments on the top floor. Every apartment features a magnificent kitchen, balcony and they are WIFI and DSTV enabled.

The modern apartments include kitchen appliances, and smart utility meters (water and electricity).



EASE & ELEGANCE TRANQUIL SURROUNDINGS

De Aan Zicht offers balance of work life with tranquil relaxation time. With the close vicinity of the beach, malls, shops, restaurants, cafés and wine routes, you will be able to find anything to suit your needs.

You're minutes from:

- 🌿 Milnerton Waterpark
- 🌿 Richmond Corner Retail
- 🌿 Hillcrest Wine & Olive Estate
- 🌿 Durbanville Nature Reserve
- 🌿 Blouberg Beach
- 🌿 Rietvlei Nature Reserve
- 🌿 Canal Walk Shopping Centre
- 🌿 Richmond Corner

At De Aan Zicht you have the finest shopping on your doorstep, alongside incredible dining opportunities and a great choice of nearby schools.





THE SCIENCE OF WELL BEING

With wellness at its core, the De Aan Zicht state-of-the-art club offers you the best in fitness and rejuvenation. Keep your body, mind and spirit in balance all day.

Immerse in clear, pristine beauty and float in the pool of serenity, unwind and relax with fitness with the Training Science Gym. Our outdoor and indoor activities give you an

engaging environment where the mind and body can unravel life's mysteries, you can escape with walk in the park and your children get the time to interact in the children's play area.



STATE OF THE **ART** LIFESTYLE CENTRE



COMING SOON

LittleHill

MONTESSORI
DE AAN ZICHT



Little Hills Montessori De Aan Zicht is a proudly South African private Early Childhood Development Facility which accommodates Toddlers from 18 months to 3 years and Preschool from 3-6 years.

LittleHill Montessori has been founded on a single precept: to holistically provide children with a nurturing environment that caters to their developmental needs.

Bright, airy, inviting classrooms, and the freedom to move from the indoor environment to the outdoors, are all carefully

structured methods that all work seamlessly together to foster greater learning.

All this, in a safe and secure setting, with qualified teachers who place the focus on every child's developmental needs foremost.



DEVELOPMENT SITE PLAN



TRANSFORMING INTERIORS INTO ORIGINAL WORKS OF ART





SEAMLESSLY DESIGNED TO BE EXCEPTIONAL

GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ Aluminium Windows
- ✔ Cornices - as per Show Unit
- ✔ Aluminium Sliding Doors
- ✔ Hollowcore Doors with Painted Frames
- ✔ Locksets
 - Sliding Doors with Dead Bolt
 - Internal 3 Lever Brushed Stainless Steel
 - Front Door Knob Cylinder

KITCHEN AND BATHROOM

- ✔ Tiled Walls
- ✔ Engineered Stone Kitchen Counter Tops
- ✔ 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
 - Basin Mixer
 - White Toilet Semi-Close Couple
 - Bathroom Fittings as per Show Unit
 - Shower Rose and Arm
 - Chrome Finish Shower Door with Clear Glass
 - Shower Mixer

THE SPECIFICATION IT'S ALL IN THE DETAILS



ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre and DSTV Point
- ✔ Hot Water Heating System
- ✔ Electricity - Prepaid Meters
- ✔ Lighting Fittings - As per Show Unit
- ✔ Kitchen Appliances for 1, 2 & 3 Bedrooms
2 Bedroom & 3 Bedroom Apartments
 - Undercounter Electric Oven
 - Hob & Extractor
 - Metallic Colour Fridge
 - Washing Machine
 - Metallic Colour Dishwasher
(for the 3 and 2 bed apartments only)1 Bedroom Apartments
 - Undercounter Electric Oven
 - Hob & Extractor
 - Metallic Colour Fridge
 - Washing machine

EXTERNAL FINISHES

- ✔ Sponge Plaster and Paint / Facebrick
- ✔ Concrete Sills / Internal Tiled

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

THE CLASSIC COLLECTION
GROUND FLOOR

3 BEDROOM 2 BATHROOM

PHASE 16

REVISION 0

Apartment Area	99.00m ²
Balcony	8.00m ²
Total Area	107.00m²

APARTMENT TYPE B

THE CLASSIC COLLECTION
FIRST FLOOR

2 BEDROOM 2 BATHROOM

PHASE 16

REVISION 0

Apartment Area	65.00m ²
Balcony	8.00m ²
Total Area	73.00m²

APARTMENT TYPE C

THE CLASSIC COLLECTION
FIRST FLOOR

1 BEDROOM 1 BATHROOM

PHASE 16

REVISION P

Apartment Area	38.00m ²
Balcony	5.00m ²
Total Area	43.00m²

APARTMENT TYPE D

THE CLASSIC COLLECTION
SECOND FLOOR

2 BEDROOM 2 BATHROOM

PHASE 16

REVISION 0

Apartment Area	65.00m ²
Balcony	8.00m ²
Total Area	73.00m²

APARTMENT TYPE E

THE CLASSIC COLLECTION SECOND FLOOR

1 BEDROOM 1 BATHROOM

PHASE 16

REVISION P

Apartment Area	38.00m ²
Balcony	5.00m ²
Total Area	43.00m²

APARTMENT TYPE F

THE CLASSIC COLLECTION
THIRD FLOOR

1 BEDROOM 1 BATHROOM

PHASE 16

REVISION P

Apartment Area	44.00m ²
Balcony	7.00m ²
Total Area	51.00m²

APARTMENT TYPE G

THE CLASSIC COLLECTION
THIRD FLOOR

1 BEDROOM 1 BATHROOM

PHASE 16

REVISION P

Apartment Area	50.00m ²
Balcony	17.00m ²
Total Area	67.00m²

LIFESTYLE CENTRE APARTMENTS



APARTMENT TYPE A

LIFESTYLE CENTRE
FIRST FLOOR

2 BEDROOM 2 BATHROOM
REVISION T

31 APARTMENT - 10001

Apartment Area	120.00m ²
Balcony	12.00m ²
Balcony	11.00m ²
Total Area	143.00m²

APARTMENT TYPE B

LIFESTYLE CENTRE
FIRST FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 10003

Apartment Area	54.00m ²
Balcony	18.00m ²
Total Area	72.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
FIRST FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 10005

Apartment Area	70.00m ²
Balcony	13.00m ²
Total Area	82.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
FIRST FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 10008

Apartment Area	69.00m ²
Balcony	10.00m ²
Total Area	79.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
FIRST FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 10009

Apartment Area	70.00m ²
Balcony	15.00m ²
Total Area	85.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
FIRST FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 10010

Apartment Area	69.00m ²
Balcony	10.00m ²
Total Area	78.00m²

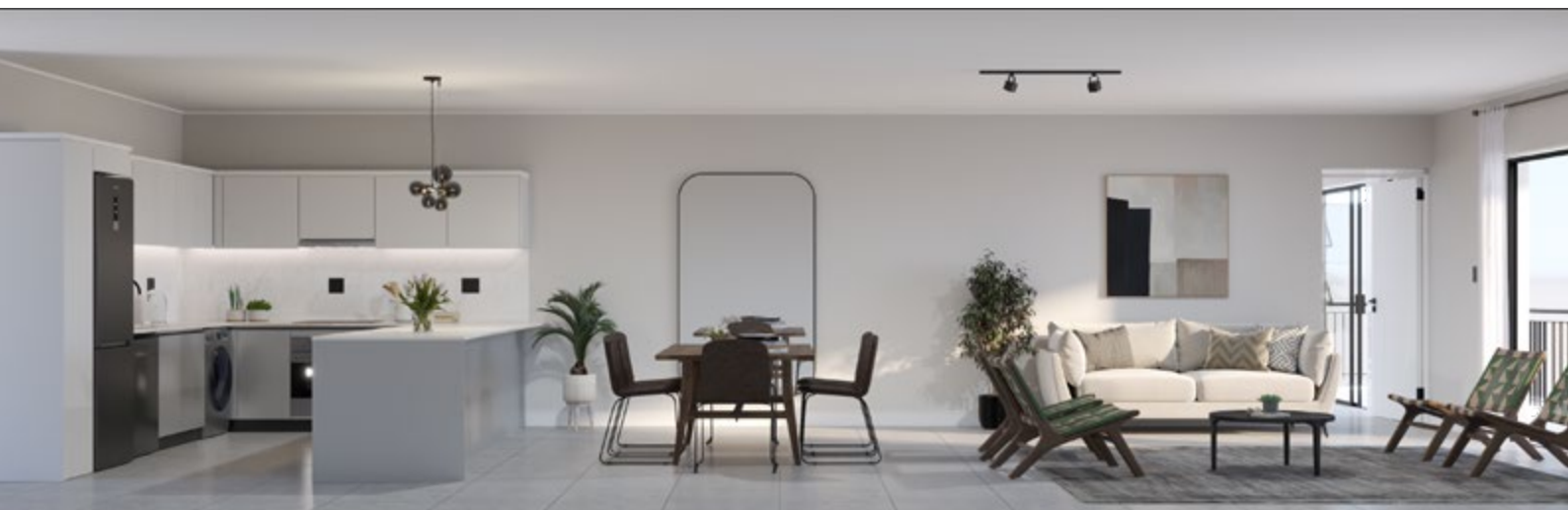
APARTMENT TYPE C

LIFESTYLE CENTRE
FIRST FLOOR

2 BEDROOM 2.5 BATHROOM
REVISION T

31 APARTMENT - 10011

Apartment Area	125.00m ²
Balcony	32.00m ²
Total Area	158.00m²



APARTMENT TYPE A

LIFESTYLE CENTRE
SECOND FLOOR

2 BEDROOM 2 BATHROOM
REVISION T

31 APARTMENT - 20001

Apartment Area	119.00m ²
Balcony	12.00m ²
Balcony	12.00m ²
Total Area	142.00m²

APARTMENT TYPE B

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20002

Apartment Area	52.00m ²
Balcony	11.00m ²
Total Area	63.00m²

APARTMENT TYPE B

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20003

Apartment Area	54.00m ²
Balcony	10.00m ²
Total Area	64.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20004

Apartment Area	70.00m ²
Balcony	9.00m ²
Total Area	78.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20005

Apartment Area	70.00m ²
Balcony	6.00m ²
Total Area	76.00m²

APARTMENT TYPE B

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20006

Apartment Area	53.00m ²
Balcony	14.00m ²
Total Area	66.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20007

Apartment Area	68.00m ²
Balcony	15.00m ²
Total Area	82.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20008

Apartment Area	69.00m ²
Balcony	10.00m ²
Total Area	79.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20009

Apartment Area	69.00m ²
Balcony	15.00m ²
Total Area	84.00m²

APARTMENT TYPE E

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 1 BATHROOM
REVISION T

31 APARTMENT - 20010

Apartment Area	69.00m ²
Balcony	10.00m ²
Total Area	79.00m²

APARTMENT TYPE C

LIFESTYLE CENTRE
SECOND FLOOR

1 BEDROOM 2.5 BATHROOM
REVISION T

31 APARTMENT - 20011

Apartment Area	125.00m ²
Balcony	33.00m ²
Total Area	157.00m²

MILNERTON | WESTERN CAPE | 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.

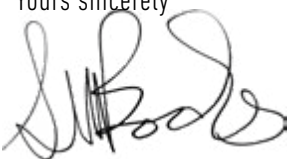
When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

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

We are very pleased to bring our brand to De Aan Zicht, 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 Somerset West, and we are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors.

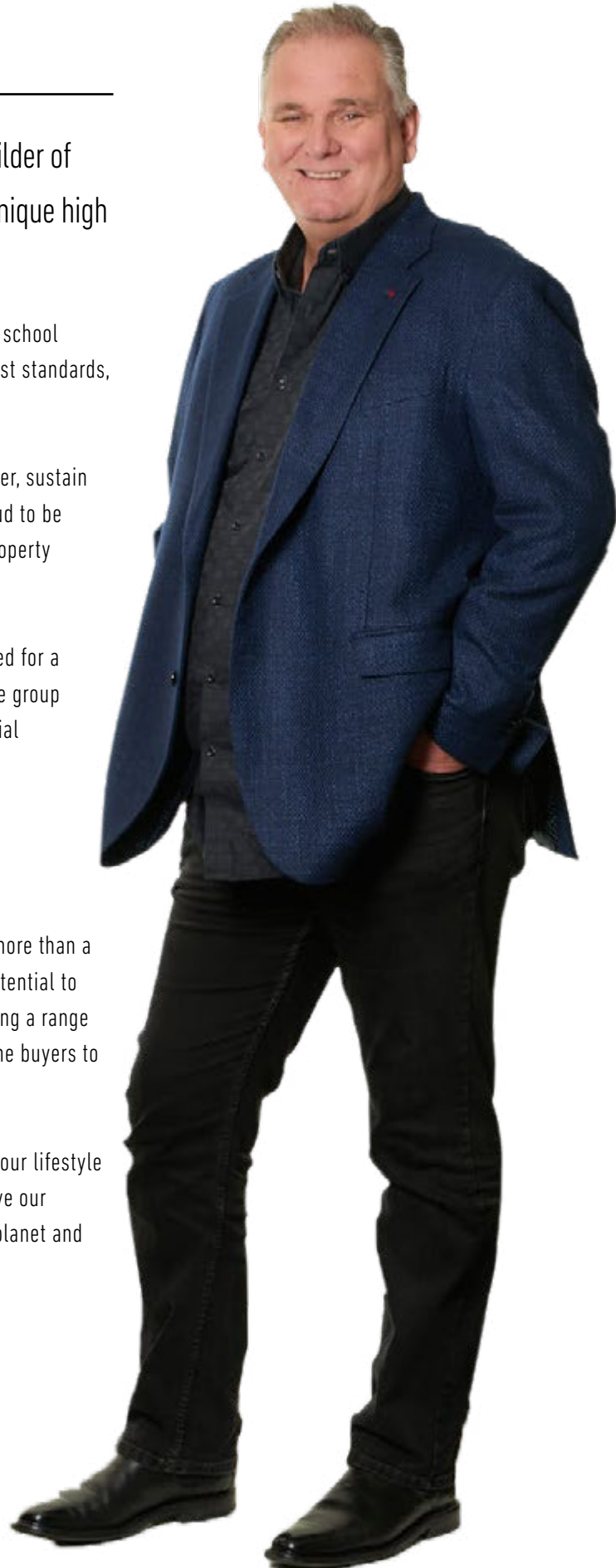
All Balwin Properties Limited homes are Edge Green certified and our lifestyle centres are “6-Star” Green Rated. We passionately strive to improve our developments and have also created Balwin Parks to protect our planet and further enhance the lifestyle offering to our clients.

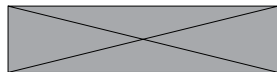
Yours sincerely



Steve Brookes

Chief Executive Officer





Shannon Kavanagh

📞 072 571 8736 ✉️ shannon@balwin.co.za

📍 Cnr Giel Basson Dr & Welbeloond Rd, Milnerton