

THE CLASSIC COLLECTION

*De Kuile*<sup>TM</sup>

Z E V E N W A C H T - C A P E T O W N

Z E V E N W A C H T | W E S T E R N C A P E | S O U T H A F R I C A

*Balwin*<sup>®</sup>  
P R O P E R T I E S<sup>®</sup>

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

## **An exceptional approach to comfort and wellness at De Kuile.**

De Kuile 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.

A spacious upmarket lifestyle estate, inspired by modern family life surrounded by natural beauty. De Kuile lays great emphasis on creating a vibrant and joyous lifestyle.

De Kuile apartments seamlessly blends with the luxurious conveniences of modern-day living, providing residents with incredible natural beauty, 24/7 protection, as well as impressive features to enjoy.



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

The development boasts its own gatehouse and a Lifestyle Centre with impressive facilities.  
Every WiFi enabled apartment features a magnificent kitchen and balcony.





# CONVENIENT LOCATION **WITH AN** **AIR OF** **TRANQUILITY**



**Whichever season you are in your life, this idyllic estate has the perfect place for you to call home.**

The unique combination of vibrant surroundings, extremely high quality construction standards and a professional approach sets apart the De Kuile apartments.

De Kuile has created living environments that feel convenient wholesome and welcoming. Ideally situated away from the hurried city life, yet close enough to Stellenbosch and Cape Town.

# THE LOCATION

# THE PLACE TO BE



# EXPLORE AT YOUR LEISURE

With an area so rich in character, it's hardly surprising to discover there's a wealth of attractions nearby.

Within just a short drive from De Kuile, there's plenty to choose from, catering for everyone's needs.

- 🌿 Kuilsriver Indoor Sports Arena
- 🌿 Driftsand Nature Reserve

- 🌿 Bakwena Day Spa
- 🌿 Jordan Wine Estate
- 🌿 Eagle Encounters
- 🌿 Reapers Paintball
- 🌿 Mooi Plaas Wine Estate
- 🌿 J.C Le roux
- 🌿 Vredenheim
- 🌿 De Zalze Golf Club



- 🌿 Beyerskloof
- 🌿 Neetlingshof
- 🌿 Bracken Nature Reserve
- 🌿 Polkadraai Strawberry Farm
- 🌿 Helderberg Farm
- 🌿 Kuils River Golf Club
- 🌿 Hottentots-Holland Mountain
- 🌿 Winery Road Forest



# SEAMLESS LOCATION

Location, location, location... situated in the rapidly expanding suburb of Kuils River at the foot of the Stellenbosch Winelands.

With its prime location and unrivalled views of Hottentots-Holland Mountains, De Kuile is situated perfectly with easy access to main roads, highway, and top education facilities and schools (pre-school, primary, high schools & universities) minutes away.

- ✔ De Kuilen Primary
- ✔ De Kuilen High School
- ✔ Jan Kriel
- ✔ Academy Private School
- ✔ Kuils River Primary



# INTERNATIONAL TASTES LOCAL SPECIALITIES

Get ready to raise that glass of bubbly and dine – or relax and enjoy – in style at one of these great restaurants in your area.

Top restaurants and fast food outlets are all in the area to entice your taste buds.

- 🌿 Mugg 'n Bean
- 🌿 Panarottis
- 🌿 Cattle Baron
- 🌿 DNA Cafe
- 🌿 Spur
- 🌿 Kariba Fisheries
- 🌿 Zevenwacht Restaurant
- 🌿 The Grill Father
- 🌿 Bossa
- 🌿 Zebros
- 🌿 Wimpy
- 🌿 Pedros
- 🌿 Steers
- 🌿 Yami Pizza
- 🌿 KFC
- 🌿 Burger King
- 🌿 Roman's Pizza
- 🌿 King Pie
- 🌿 Fishaways
- 🌿 Debonairs
- 🌿 Milkylane
- 🌿 Beantree Cafe





# THE SCIENCE OF WELL BEING

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.

The Spectacular Lifestyle Centre offers the following amenities:

- 🌿 Concierge
- 🌿 Laundromat
- 🌿 Training Science Gym
- 🌿 Classic Café
- 🌿 Swimming Pool
- 🌿 Childrens Play Area
- 🌿 Soccer Field
- 🌿 Business Lounge

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



# STATE OF THE ART LIFESTYLE CENTRE



# DEVELOPMENT SITE PLAN



REVISION 18



De Kuile is beautifully designed, pet-friendly estate that offers a choice of 1, 2 and 3 bedroom apartments.

The apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes. Your entire world is built on detail.

The modern apartments are WiFi and DSTV ready and include kitchen appliances, and prepaid utility meters (water and electricity).



## 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 on Ground Floor Units
  - Internal 3 Lever Brushed Black
  - Front Door Knob Cylinder

## KITCHEN AND BATHROOM

- ✔ Tiled Walls
- ✔ Quartz 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
  - Black 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
  - Electric Stove and Hob
  - Extractor
  - Metallic Colour Fridge
  - Washing Machine
  - Metallic Colour Dishwasher
- 1 Bedroom Apartments
  - Electric Stove and Hob
  - Extractor
  - Metallic Colour Fridge & Dishwasher
  - Washing machine

### EXTERNAL FINISHES

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

### SECURITY

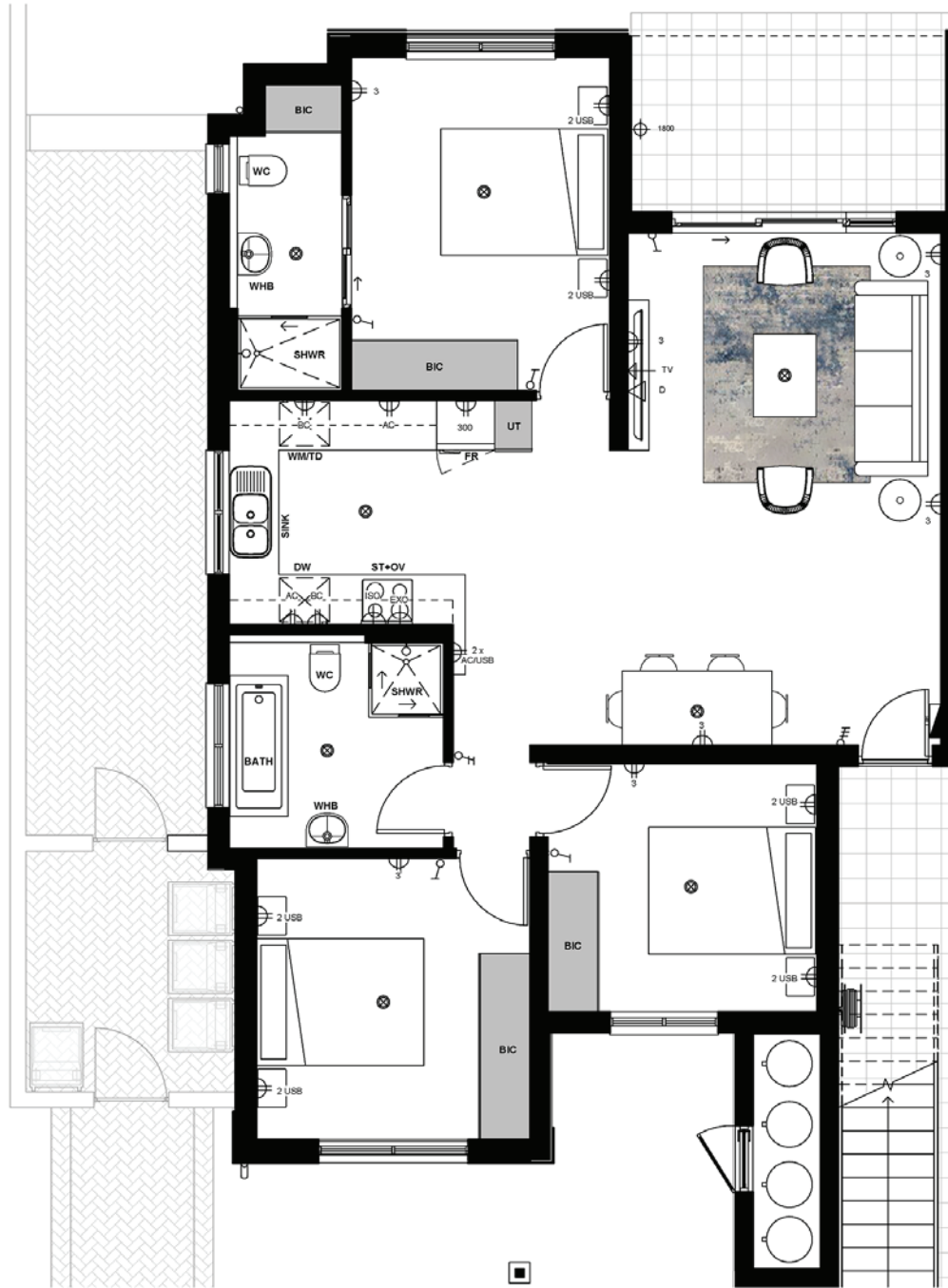
- ✔ Electric Fencing around entire development
- ✔ Boomed QR/Facial scanners access controlled entrance
- ✔ Trained Security Guards at the entrance
- ✔ State-of-the-Art CCTV camera system

### 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

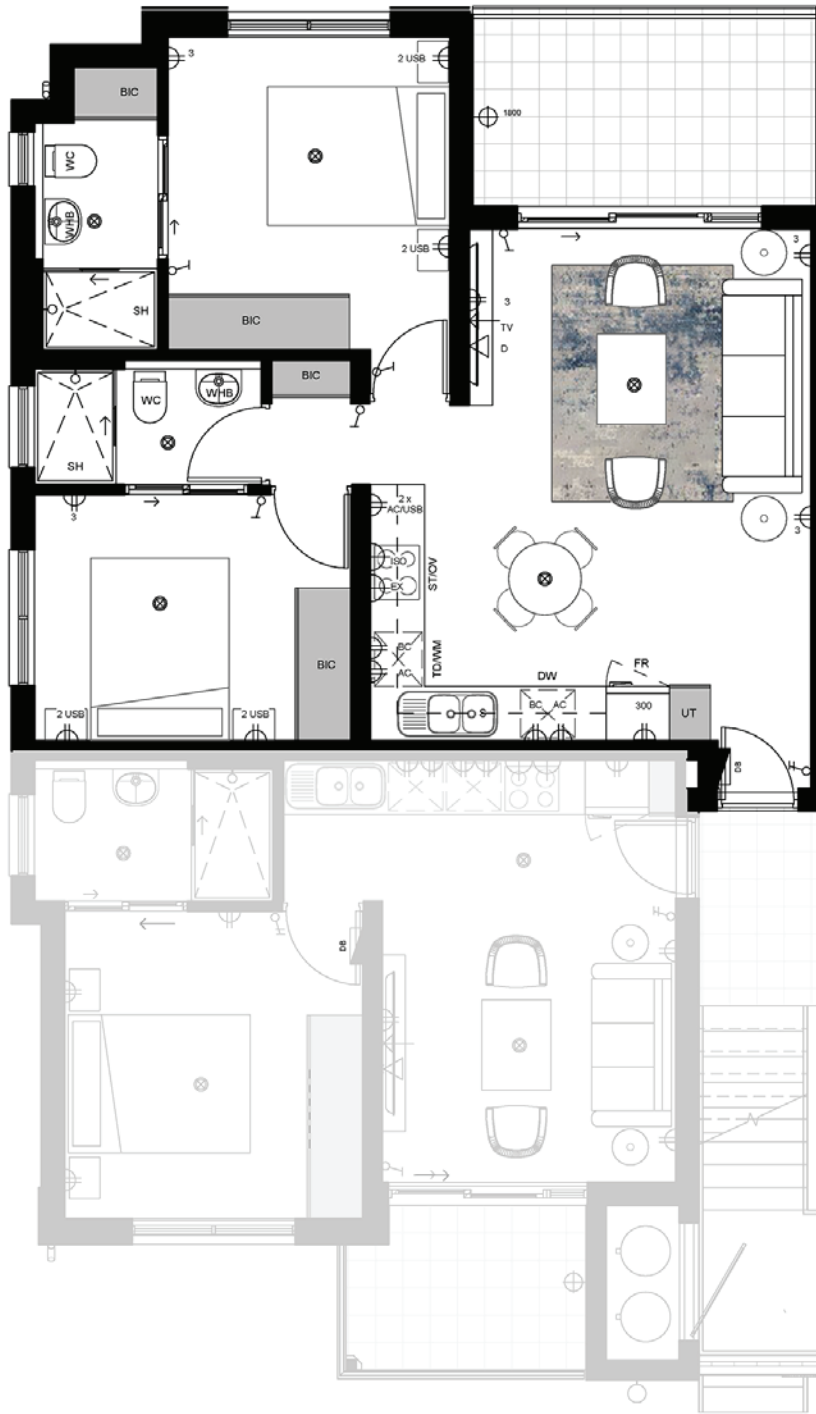


**3 BEDROOM 2 BATHROOM**  
 REVISION G      PHASE 1, 2, 3, 4, 5, 6 & 7

Apartment Area	98.96m <sup>2</sup>
Covered Patio	9.31m <sup>2</sup>
<b>Total Area</b>	<b>108.27m<sup>2</sup></b>

# APARTMENT TYPE B

FIRST FLOOR



**2 BEDROOM 2 BATHROOM**

REVISION G

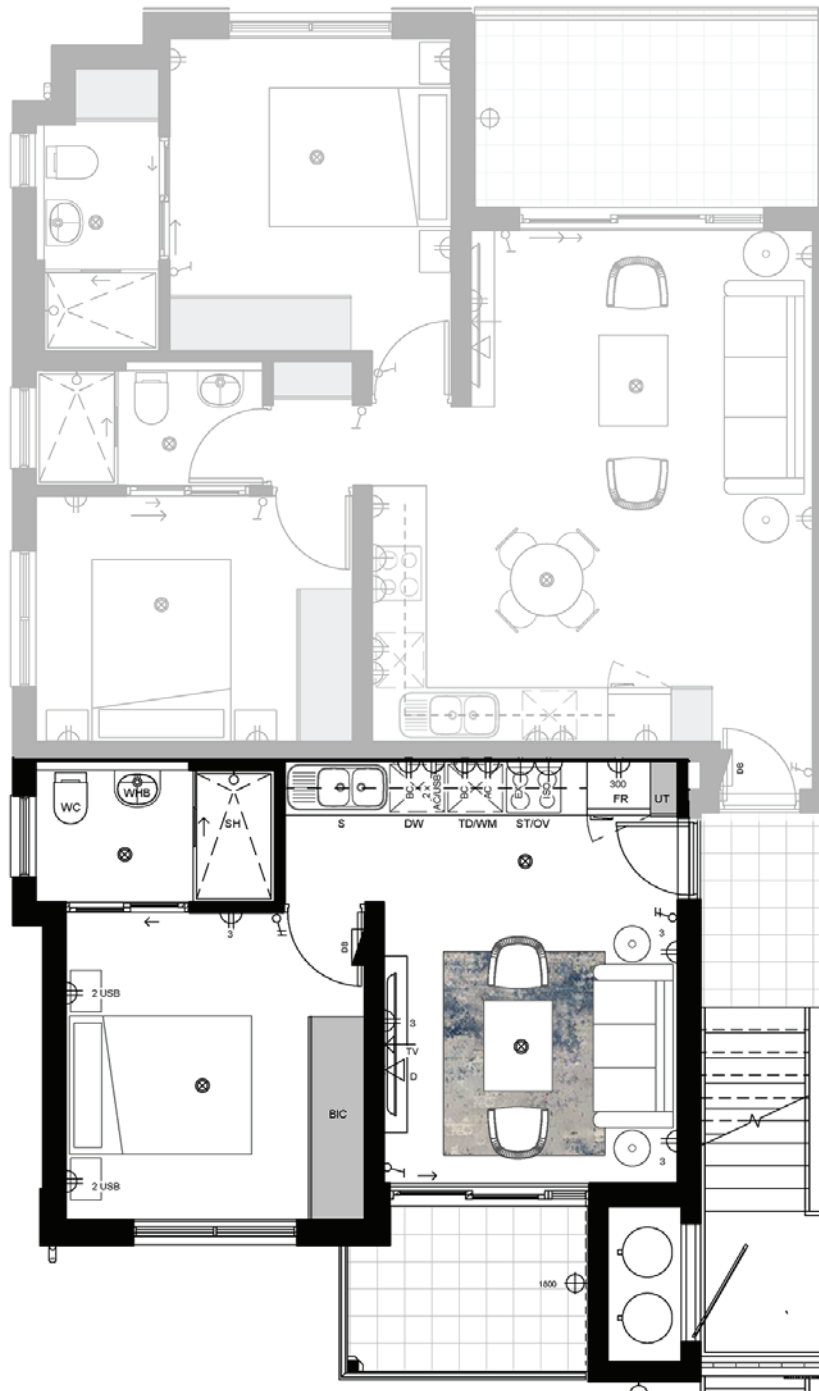
PHASE 1, 2, 3, 4, 5, 6 & 7

Apartment Area	64.74m <sup>2</sup>
Covered Balcony	7.47m <sup>2</sup>
<b>Total Area</b>	<b>72.21m<sup>2</sup></b>



# APARTMENT TYPE C

FIRST FLOOR



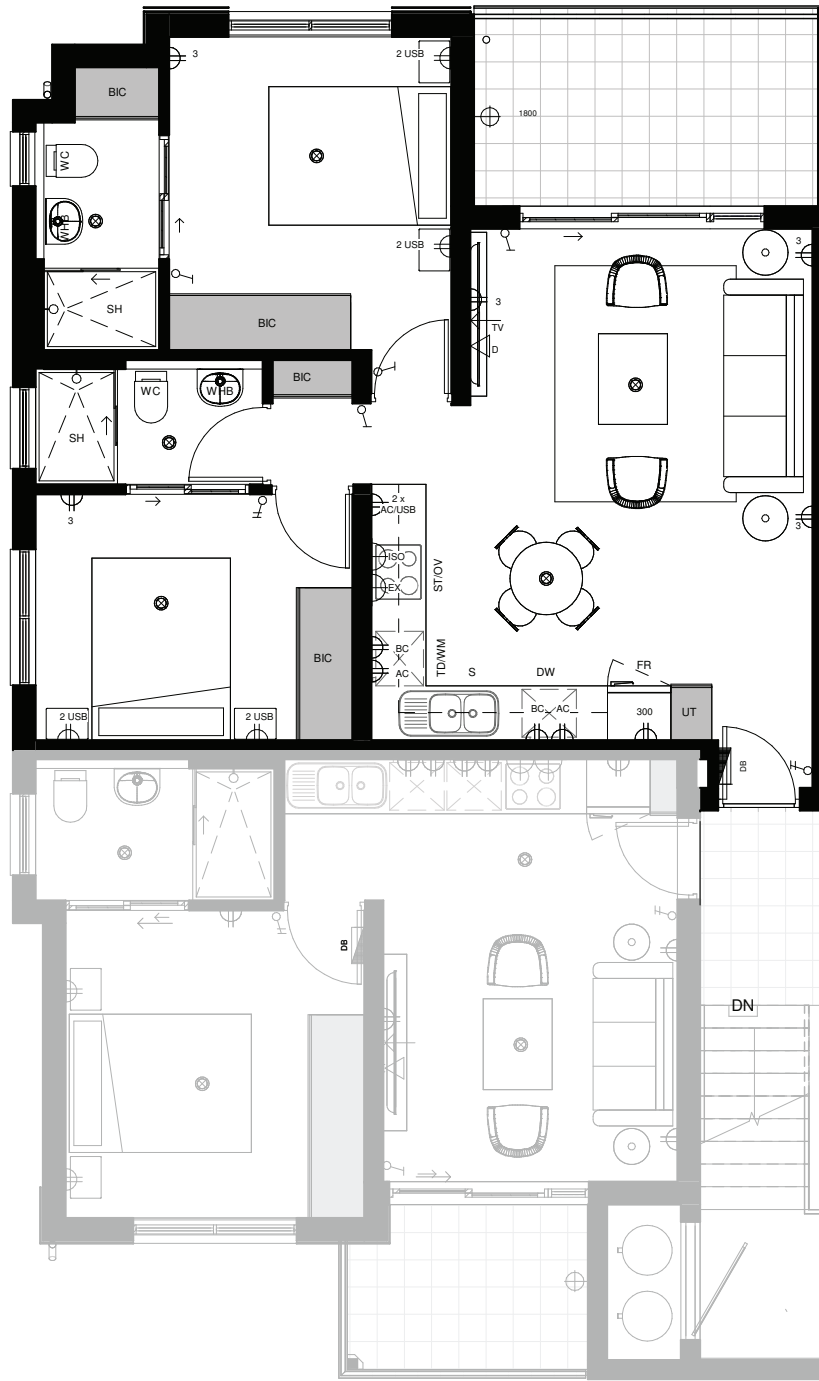
**1 BEDROOM 1 BATHROOM**  
REVISION G PHASE 1, 2, 3, 4, 5, 6 & 7

Apartment Area	38.30m <sup>2</sup>
Covered Balcony	4.59m <sup>2</sup>
<b>Total Area</b>	<b>42.89m<sup>2</sup></b>



# APARTMENT TYPE D

SECOND FLOOR

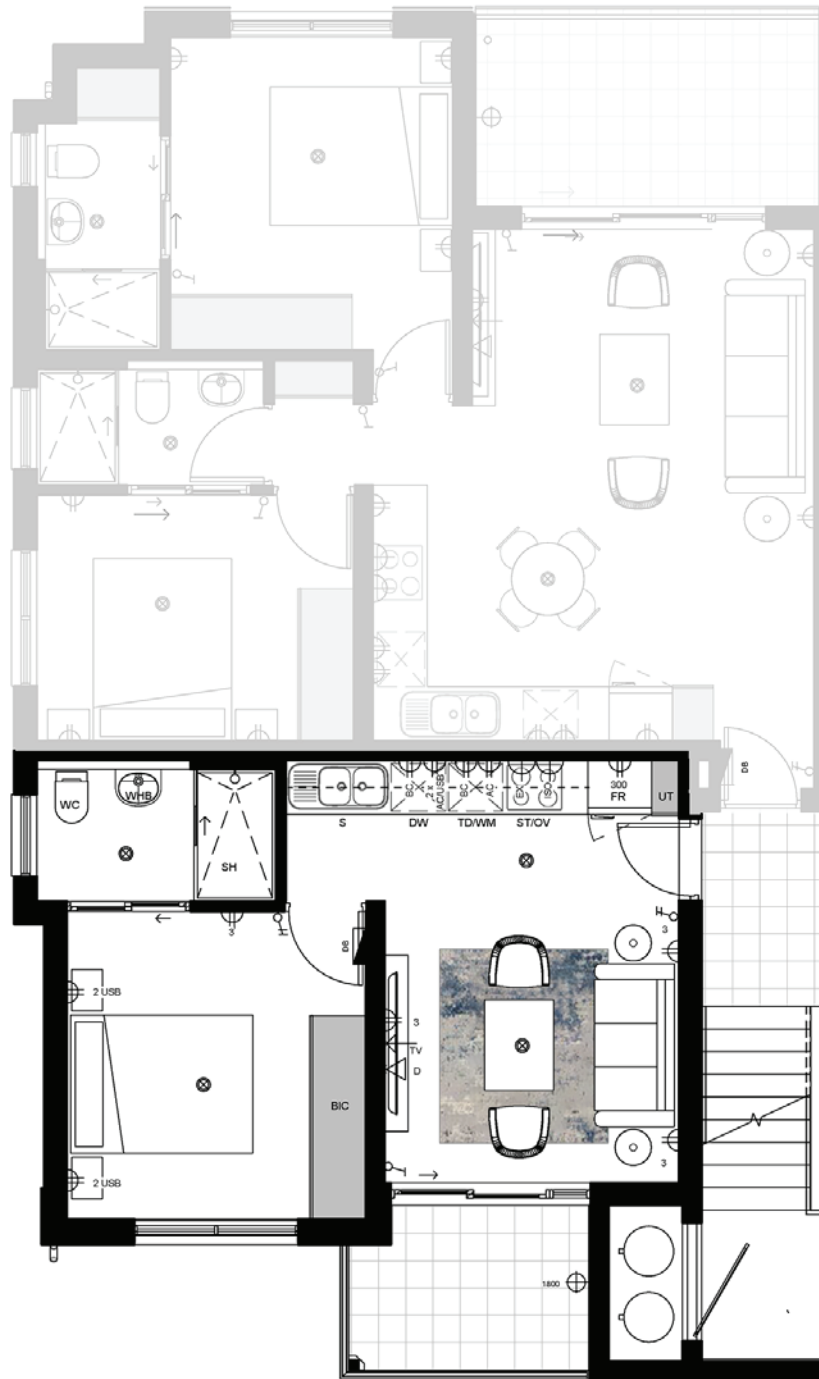


**2 BEDROOM 2 BATHROOM**  
 REVISION G PHASE 1, 2, 3, 4, 5, 6 & 7

Apartment Area	64.74m <sup>2</sup>
Covered Balcony	7.43m <sup>2</sup>
<b>Total Area</b>	<b>72.17m<sup>2</sup></b>

# APARTMENT TYPE E

SECOND FLOOR

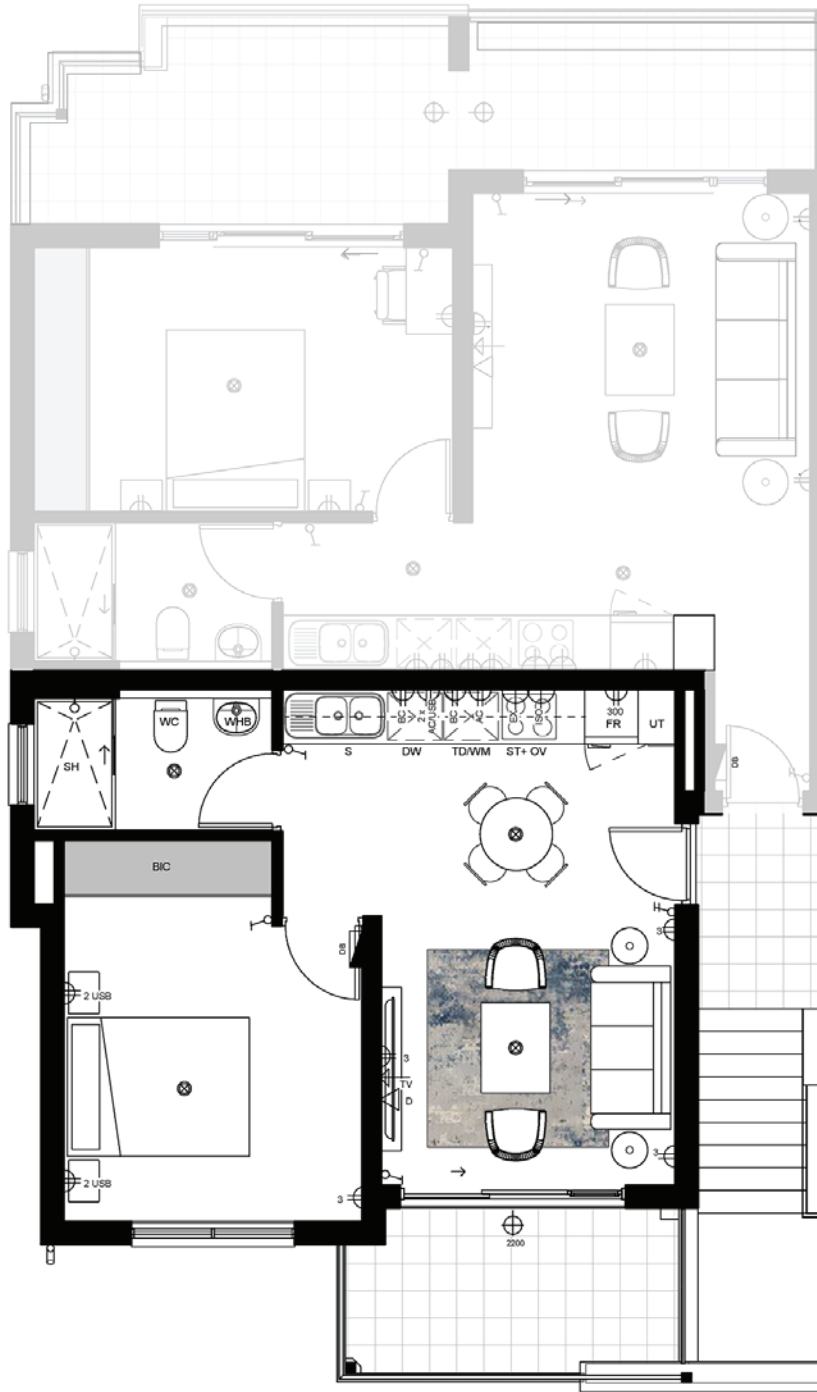


**1 BEDROOM 1 BATHROOM**  
REVISION G      PHASE 1, 2, 3, 4, 5, 6 & 7

Apartment Area	38.30m <sup>2</sup>
Covered Patio	5.01m <sup>2</sup>
<b>Total Area</b>	<b>43.31m<sup>2</sup></b>

# APARTMENT TYPE F

THIRD FLOOR



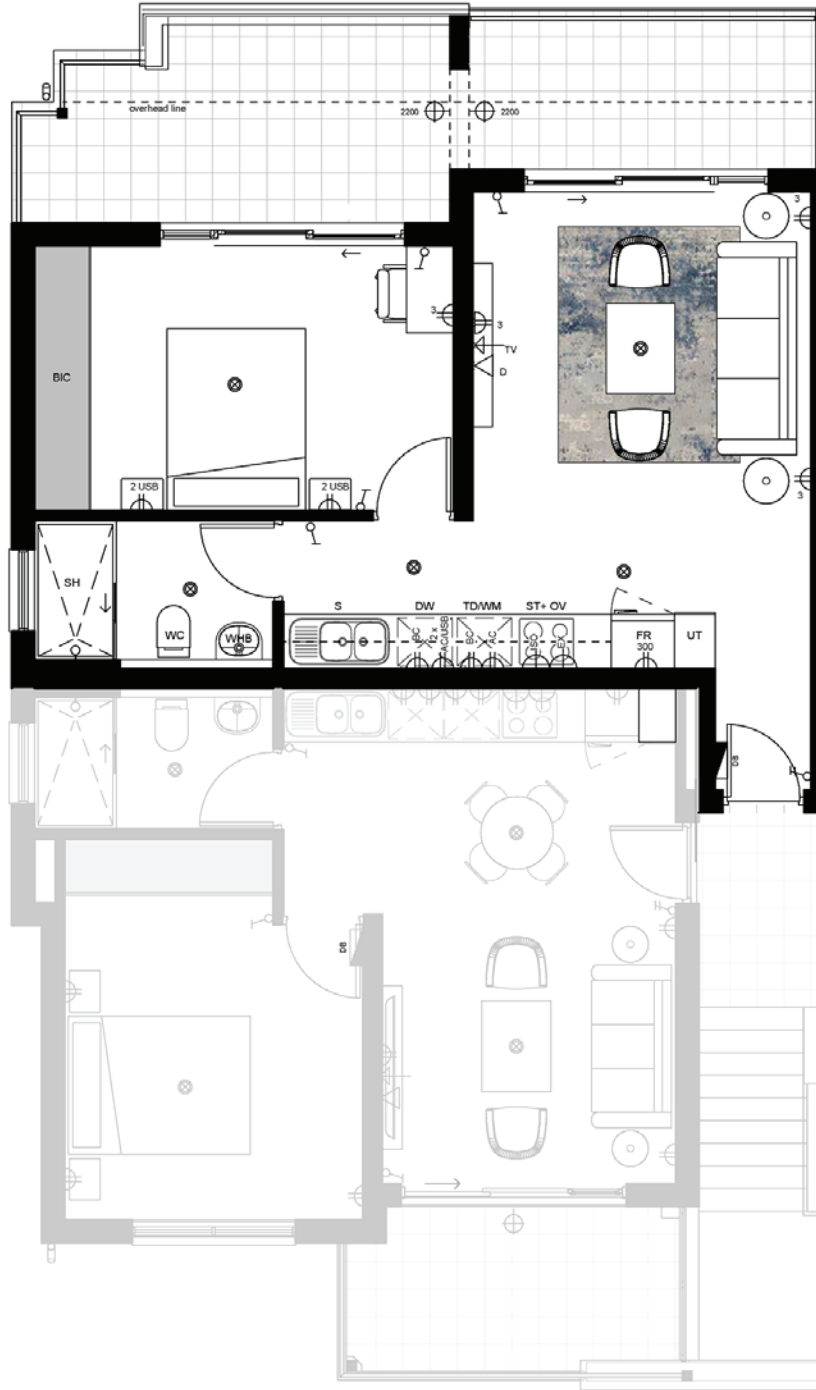
**1 BEDROOM 1 BATHROOM**  
REVISION G PHASE 1, 2, 3, 4, 5, 6 & 7

Apartment Area	44.19m <sup>2</sup>
Covered Patio	6.38m <sup>2</sup>
<b>Total Area</b>	<b>50.57m<sup>2</sup></b>



# APARTMENT TYPE G

THIRD FLOOR



**1 BEDROOM 1 BATHROOM**  
 REVISION G PHASE 1, 2, 3, 4, 5, 6 & 7

Apartment Area	49.68m <sup>2</sup>
Covered Patio	14.80m <sup>2</sup>
<b>Total Area</b>	<b>64.48m<sup>2</sup></b>

# STEVE BROOKES

CEO - BALWIN PROPERTIES LTD

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“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.

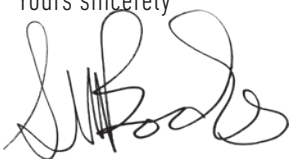
When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

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

We are very pleased to bring our brand to De Kuile, 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 Kuils River, 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







# Latest Awards

37 International Property Awards



**Neil Gordon**

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📍 Zevenhof Rd, Kuils River, Cape Town, 7579

*On Show*

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

