

KAIROS

LUXURY CONDOS

PRIVATE ESTATE

Welcome home to Botha's Hill's newest premier development "KAIROS" Luxury Condos Private Estate . Experience modern living redefined in this exclusive new development, where contemporary design meets natural beauty. Nestled in a prime location with sweeping, uninterrupted views of the iconic 1000 Hills, KAIROS offers a sophisticated lifestyle that perfectly balances scenic tranquility with cutting-edge luxury.



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PRIVATE ESTATE

Eco-Estate Design: Integration of natural water supply systems, solar energy, and lush landscaping to create a self-sustaining, environmentally conscious lifestyle. Dual energy efficiency is achieved through a combination of renewable energy sources and intelligent consumption design.

Meticulously Designed Condos: Each unit is crafted with attention to detail, combining smart automation, functional layouts, and contemporary finishes for seamless living. SMEG appliances, gas tops, and gas fireplaces.

Automated Interiors: Intelligent control of lighting, climate, and security systems to enhance comfort and efficiency.

Rim Flow Pool: Designed for an elevated lifestyle, the rim flow pool offers sweeping panoramic and sunset views from its raised vantage point. Complemented by a sunken lounge, this luxurious oasis invites residents to unwind in style, blending relaxation with refined social living.

Private Gym & Sauna: Wellness amenities exclusive to residents, promoting balance and a healthy lifestyle.

Resident Clubhouse & Executive Workspaces: Sophisticated areas include co-working spaces, private meeting rooms, a family-friendly clubhouse, cozy lounges, and an indoor fireplace—productivity, comfort, and connection.

Exclusive Private Park: A serene, pet-friendly haven reserved solely for residents and their canine companions—thoughtfully landscaped to offer a refined outdoor experience that blends nature, leisure, and community.

24-Hour Security: Round-the-clock security infrastructure ensures peace of mind for all residents, combining surveillance technology with on-site personnel to create a safe, private living environment.

ENTERTAINMENT

Polo Pony Equestrian Club 16,6km

Cotswold Down Golf Course 11,1km

Inanda Dam 2,4km

Watercress Shopping Mall 12,5km

Hillcrest Corner Shopping Mall 4.72km

Fig Tree Farm 9,2km

Camp Orchids 9,6km

Lillies Quarter Lifestyle Centre 5,7km

The Mushroom Farm 8,8km

West Town 10,6km

Shongweni Farmers Market 16,3km

PheZulu Safari Park 150km

Springside Nature Reserve 5,8 km

Iphithi Nature Reserve 8,2 km

EDUCATION

Curro Hillcrest High 10.6km

Roseway Waldorf 4.8km

Kearsney College 4.4km

Highbury Preparatory School 7.1km

St Mary's Diocesan School for Girls 15,6km

At "KAIROS", you're perfectly positioned — close to prestigious schools, modern retail centers, and culturally rich attractions, yet tucked away in the serene community of Botha's Hill. For outdoor enthusiasts, the Valley of 1000 Hills offers endless opportunities for adventure. Or, if you prefer to unwind, simply take in the breathtaking views from the comfort of your luxury condo.

NO TRANSFER DUTY
STARTING FROM **R 2 800 000**

KAİROS LUXURY CONDOS

UNIT	APARTMENT	BALCONY	COURTYARD	BEDROOM	BATHROOM	DOUBLE GARAGE	EXCLUSIVE USE AREAS: PARKING BAYS	LOFT	STORAGE	TOTAL SQM	SELLING PRICE
Equestrian Condo UNIT 01	72,23m²	19,89m²	3,00m²	2	2		2			95,12m²	R2 888 000
Equestrian Condo UNIT 02	72,23m²	21,63m²	3,00m²	2	2		2			96,86m²	R2 888 000
Forest Condo	72,23m²	13,88m²	3,00m²	2	2		2			89,11m²	R2 800 000
Forest Condo UNIT 04	72,23m²	13,88m²	3,00m²	2	2		2			89,11m²	R2 800 000
Forest Condo	72,23m²	13,88m²	3,00m²	2	2		2			89,11m²	R2 800 000
Valley Condo UNIT 06	110,48m²	36,91m²	3,25m²	3	2	36,00m²				186,64m²	R5 595 000
Equestrian Condo UNIT 07	110,48m²	34,98m²	3,25m²	3	2	36,00m²				184,71m²	R5 550 000
Equestrian Penthouse Condo	72,23m²	21,63m²	3,00m²	2	2	25,00m²		16,44m²		138,30m²	R4 125 000
Equestrian Penthouse Condo	72,23m²	19,89m²	3,00m²	2	2	25,00m²		16,44m²		136,56m²	R4 125 000
Forest Penthouse Condo UNIT 10	72,23m²	13,88m²	3,00m²	2	2	25,00m²		16,44m²		130,55m²	R4 375 000
Forest Penthouse Condo UNIT 11	72,23m²	13,88m²	3,00m²	2	2	25,00m²		16,44m²		130,55m²	R4 375 000
Forest Penthouse Condo UNIT 12	72,23m²	13,88m²	3,00m²	2	2	25,00m²		16,44m²		130,55m²	R4 375 000
Valley Penthouse Condo UNIT 13	110,48m²	36,91m²	3,25m²	3	2	36,00m²		20,39m²		207,03m²	R7 250 000
Valley Penthouse Condo UNIT 14	114,37m²	27,91m²	3,00m²	3	2	36,00m²		22,98m²		204,26m²	R7 250 000
Equestrian Penthouse Condo UNIT 15	114,48m²	34,98m²	3,25m²	3	2	36,00m²		20,39m²	5,40m²	210,50m²	R7 055 000

Schedule of Finishes

LOCATION	DETAILS OF FINISHES
Stove & Oven	SMEG
Kitchen	Soft closing mechanism matte finish PG
Counter Tops	Quartz Porcelain
Tiles	Matte finish
Bathroom Wall	Fully tiled walls
Doors	Wood Swartland
Skirtings & Architraves	Wood
Bathroom Finishes	Hans Grohe
Bathroom	Wall hung toilet pans & basins
Bathroom Shower Screen	Frameless
Lighting	Energy efficient lighting (LED)
Geyser	Heat Pump
Electrical	La Grand
Back Up power	Dual Efficiency
Blinds	Automated

Storage Units

UNIT	SIZE	SELLING PRICE
STORE 01	10,11m ²	R 100 000
STORE 02	10,18m ²	R100 000
STORE 03	10,05m ²	R100 000
STORE 04	9,93m ²	R100 000
STORE 05	10,18m ²	R100 000
STORE 06	8,46m ²	R 100 000
STORE 07	5,81m ²	R 60 000
STORE 08	5,40m ²	R 60 000

KAIROS

CONDO

Option 1: Equestrian Condo (U01)



2 Bedroom



2 Parking Bays



2 Bathroom



Built in Braai

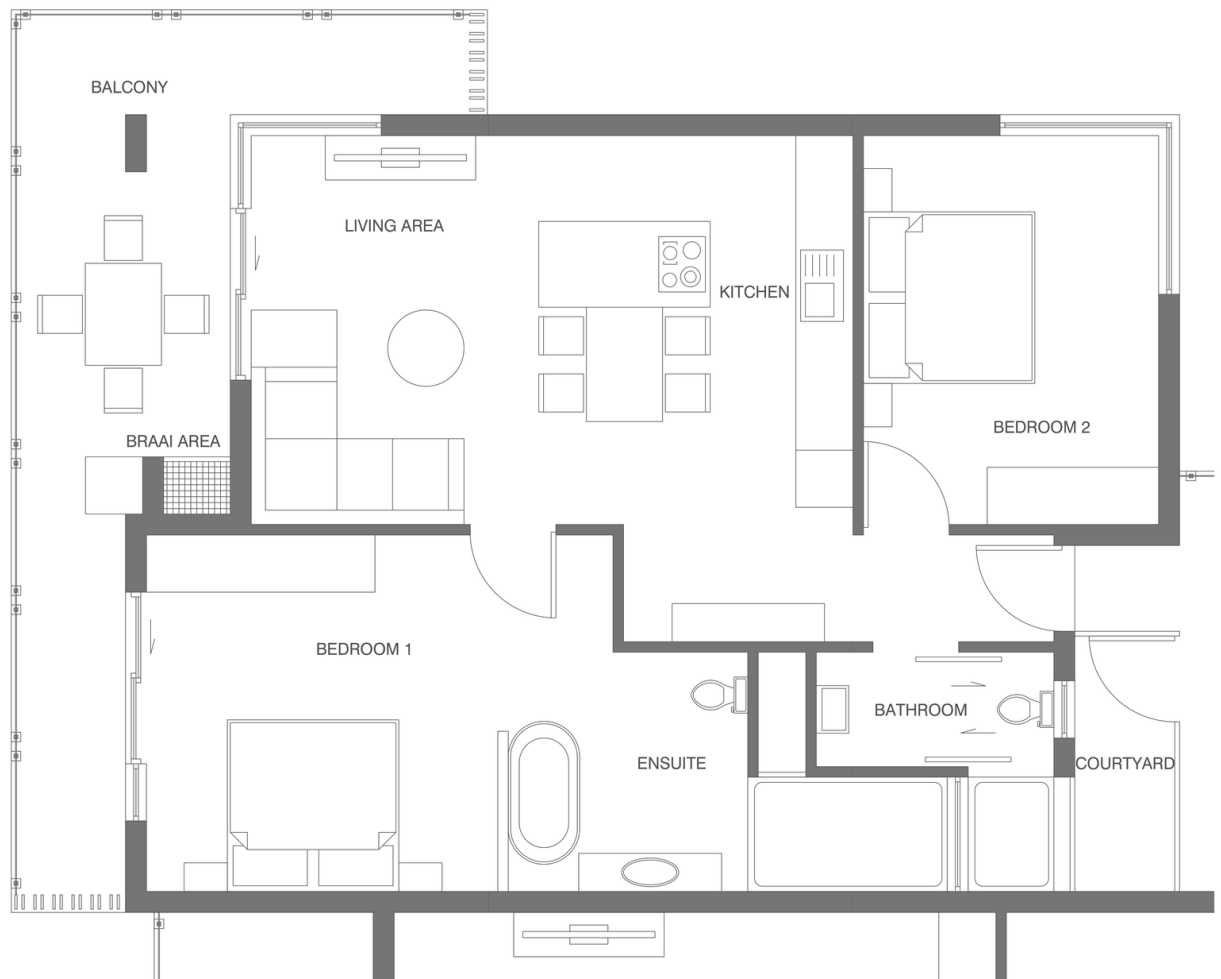


95,12



24/7 Security

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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CONDO

Option 2: Equestrian Condo (U02)

 2 Bedroom

 2 Parking Bays

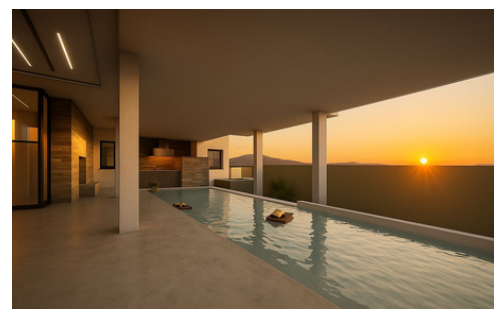
 2 Bathroom

 Built in Braai

 96,86

 24/7 Security

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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CONDO

Option 3: Forest Condo (U03 | U04 | U05)

 2 Bedroom

 2 Parking Bays

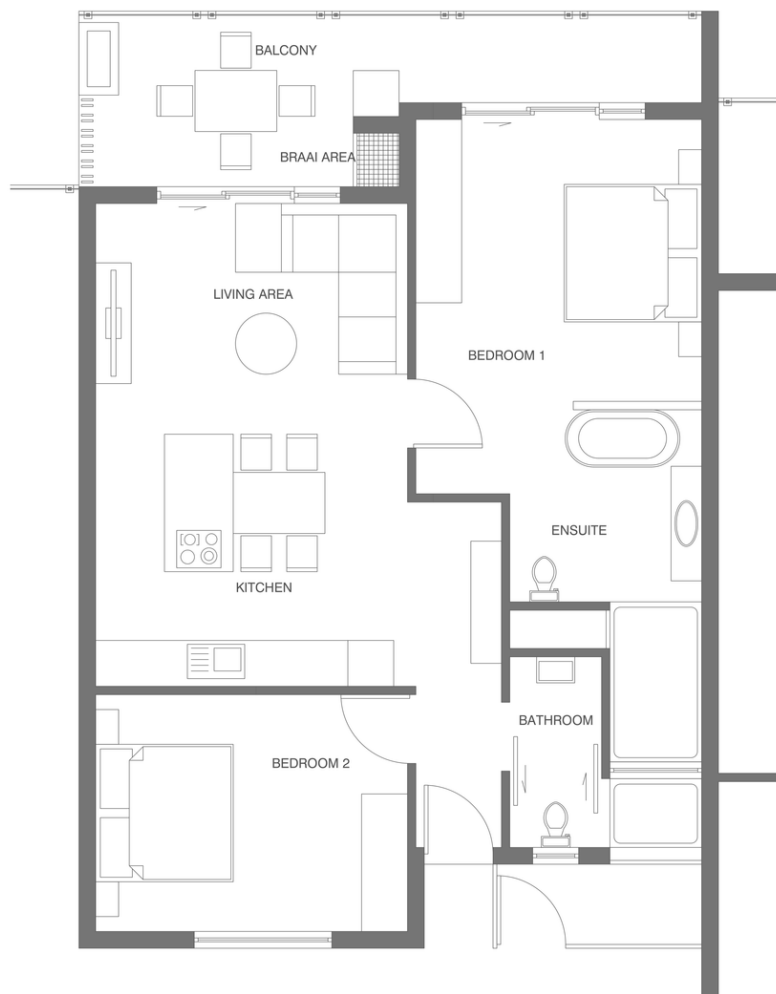
 2 Bathroom

 Built in Braai

 89,11

 24/7 Security

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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CONDO

Option 4: Valley Condo (U06)

 3 Bedroom

 Built in Braai

 2 Bathroom

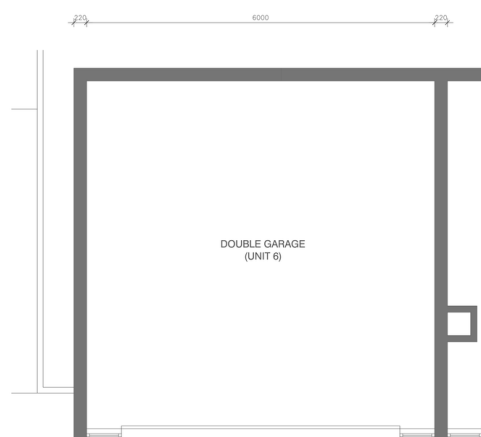
 Gas fireplace

 Double Garage

 24/7 Security

 186,64

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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CONDO

Option 5: Equestrian Condo (U07)



3 Bedroom



Built in Braai



2 Bathroom



Gas fireplace



Double Garage

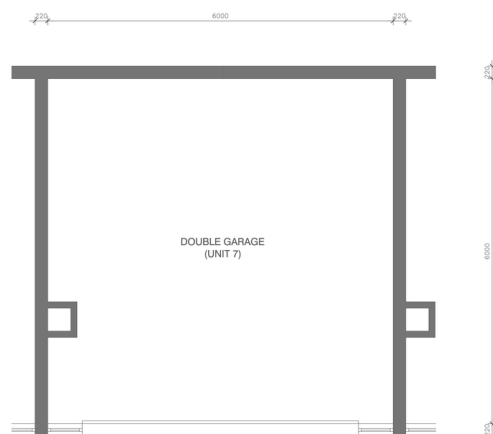


24/7 Security



184,71

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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LOFT

Option 6: Equestrian Penthouse Condo (U08)



2 Bedroom



Built in Braai



2 Bathroom



Loft



Double Garage

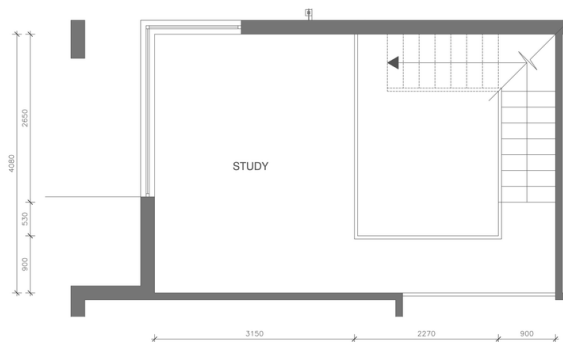
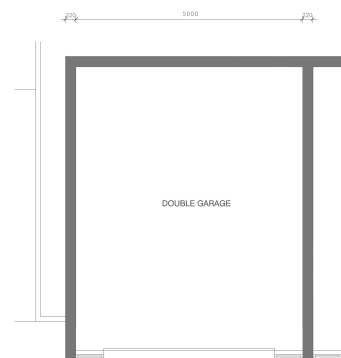
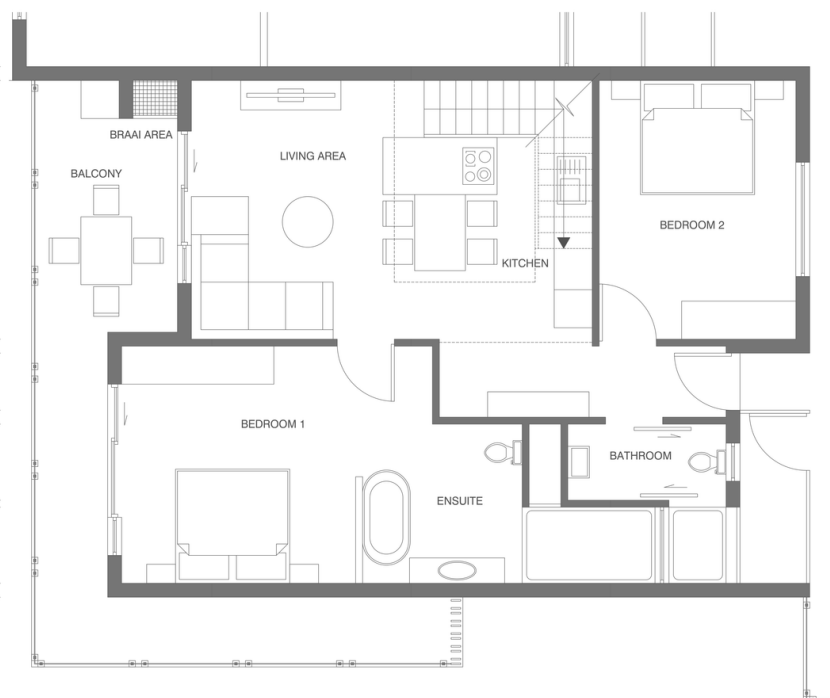
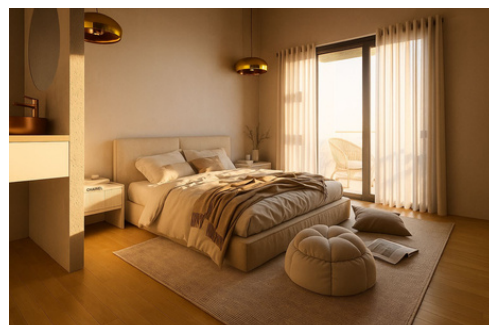


24/7 Security



138,30

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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LOFT

Option 7: Equestrian Penthouse Condo (U09)

 2 Bedroom

 Built in Braai

 2 Bathroom

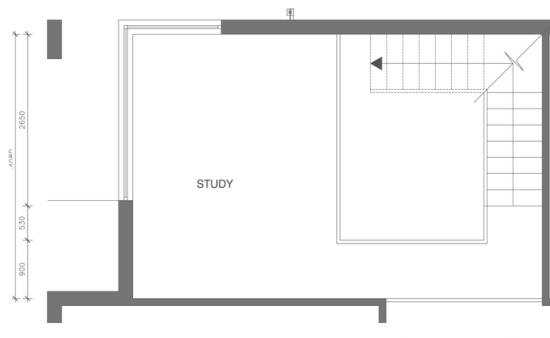
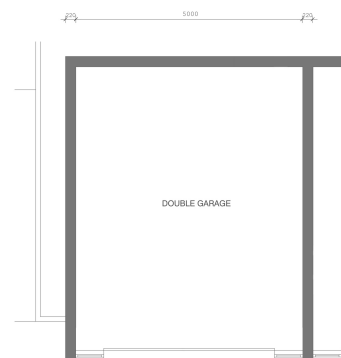
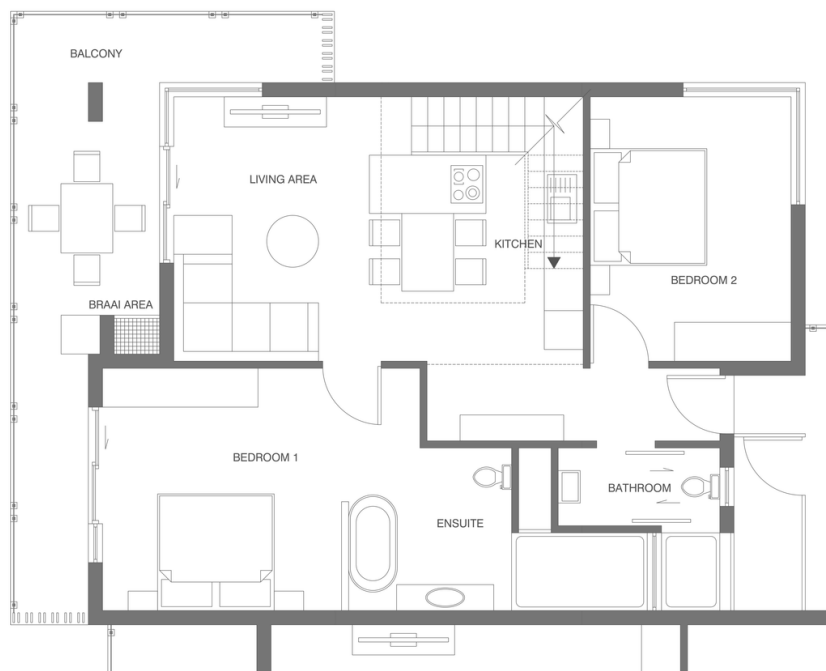
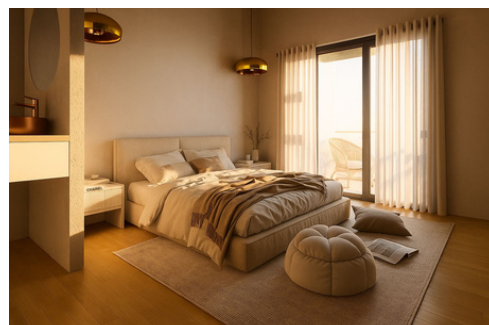
 Loft

 Double Garage

 24/7 Security

 136,56

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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LOFT

Option 8: Forest Penthouse Condo (U10 | U11 | U12)



2 Bedroom



Built in Braai



2 Bathroom



Loft



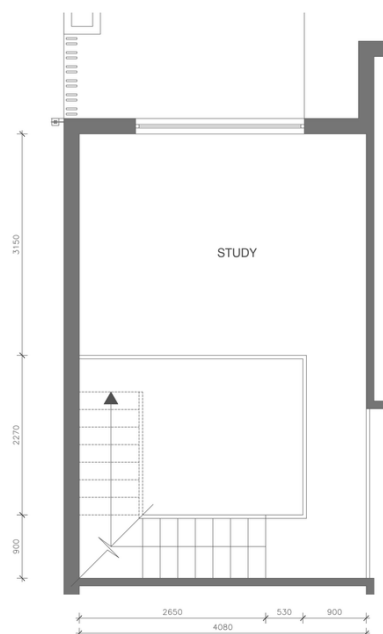
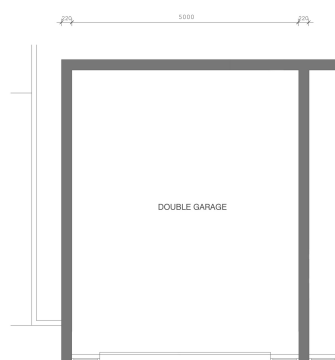
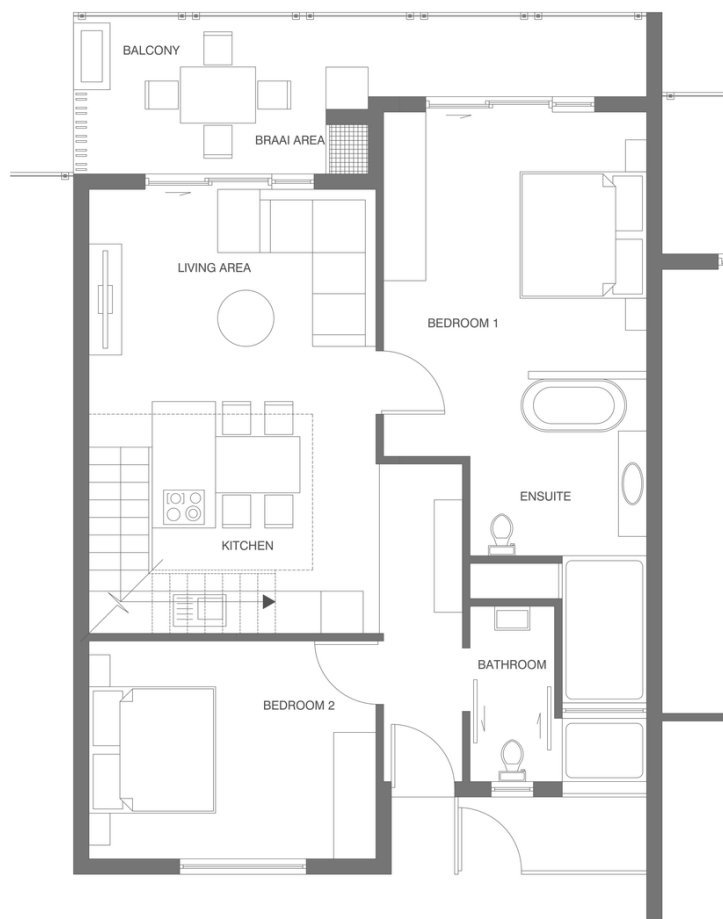
Double Garage



24/7 Security



130,55



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LOFT

Option 9 : Valley Penthouse Condo (U13)



3 Bedroom



Built in Braai



2 Bathroom



Gas fireplace



Double Garage



Loft

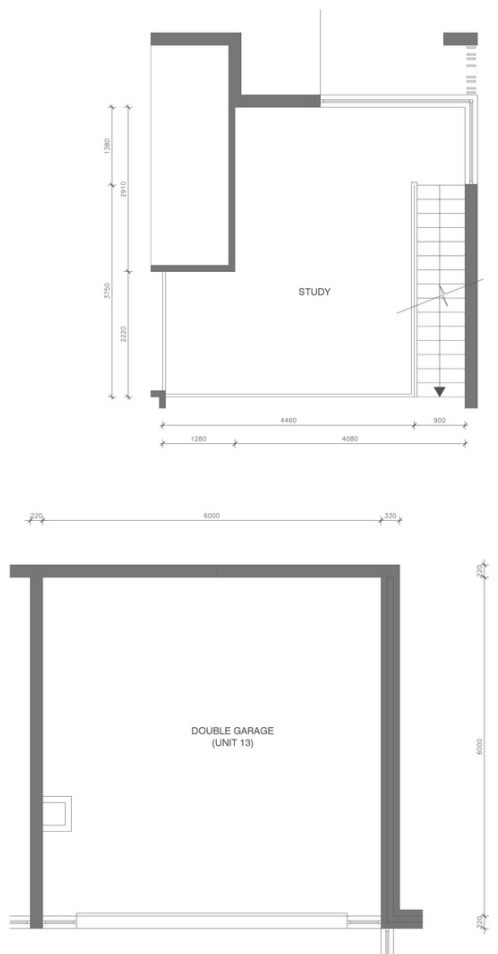


207,03



24/7 Security

Clubhouse Amenities: Heated Pool | Exclusive Pet Park | Sauna | Gym | Lounge



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LOFT

Option 10 : Valley Penthouse Condo (U14)



3 Bedroom



Built in Braai



2 Bathroom



Gas fireplace



Double Garage



Loft

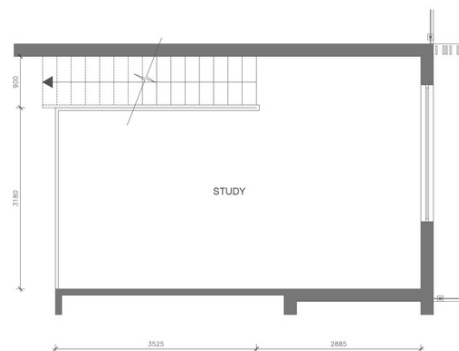
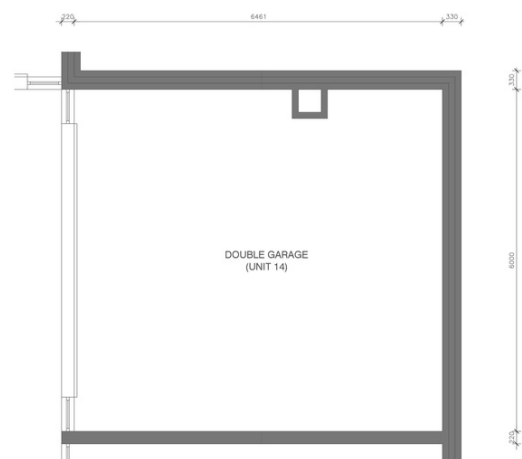


204,26



24/7 Security

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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LOFT

Option 11 : Equestrian Penthouse Condo (U15)

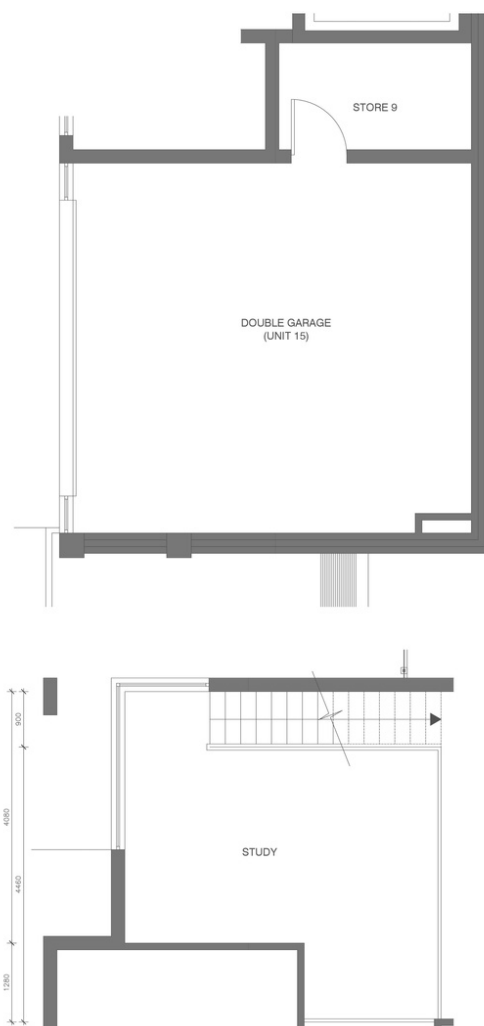
 3 Bedroom  Storage Unit  24/7 Security

 2 Bathroom  Built in Braai

 Double Garage  Gas fireplace

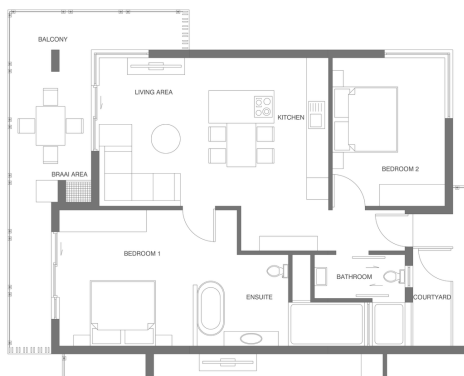
 210,50  Loft

Clubhouse Amenities: Heated Pool | Exclusive
Pet Park | Sauna | Gym | Lounge



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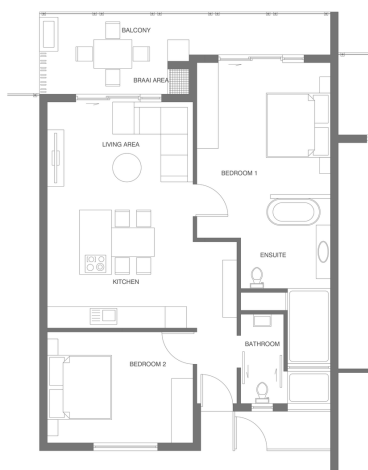
2 BEDROOM OPTIONS



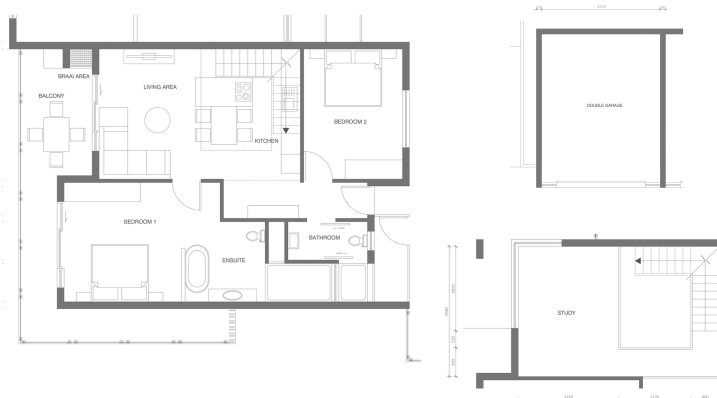
Option 01: Equestrian Condo
U01



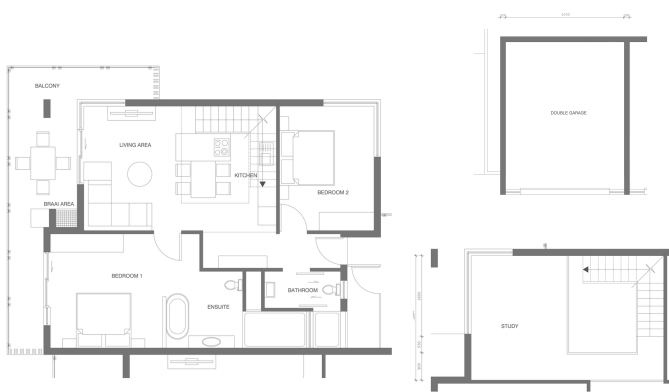
Option 02: Equestrian Condo
U02



Option 03: Forest Condo
U03 | U04 | U05



Option 06: Equestrian Penthouse Condo
U08



Option 07: Equestrian Penthouse Condo
U09



Option 08: forest Penthouse Condo
U10 | U11 | U12

KAIROS CONDOS

3 BEDROOM OPTIONS



Option 04: Valley Condo
U06



Option 05: Equestrian Condo
U07



Option 09: Valley Penthouse Condo
U13



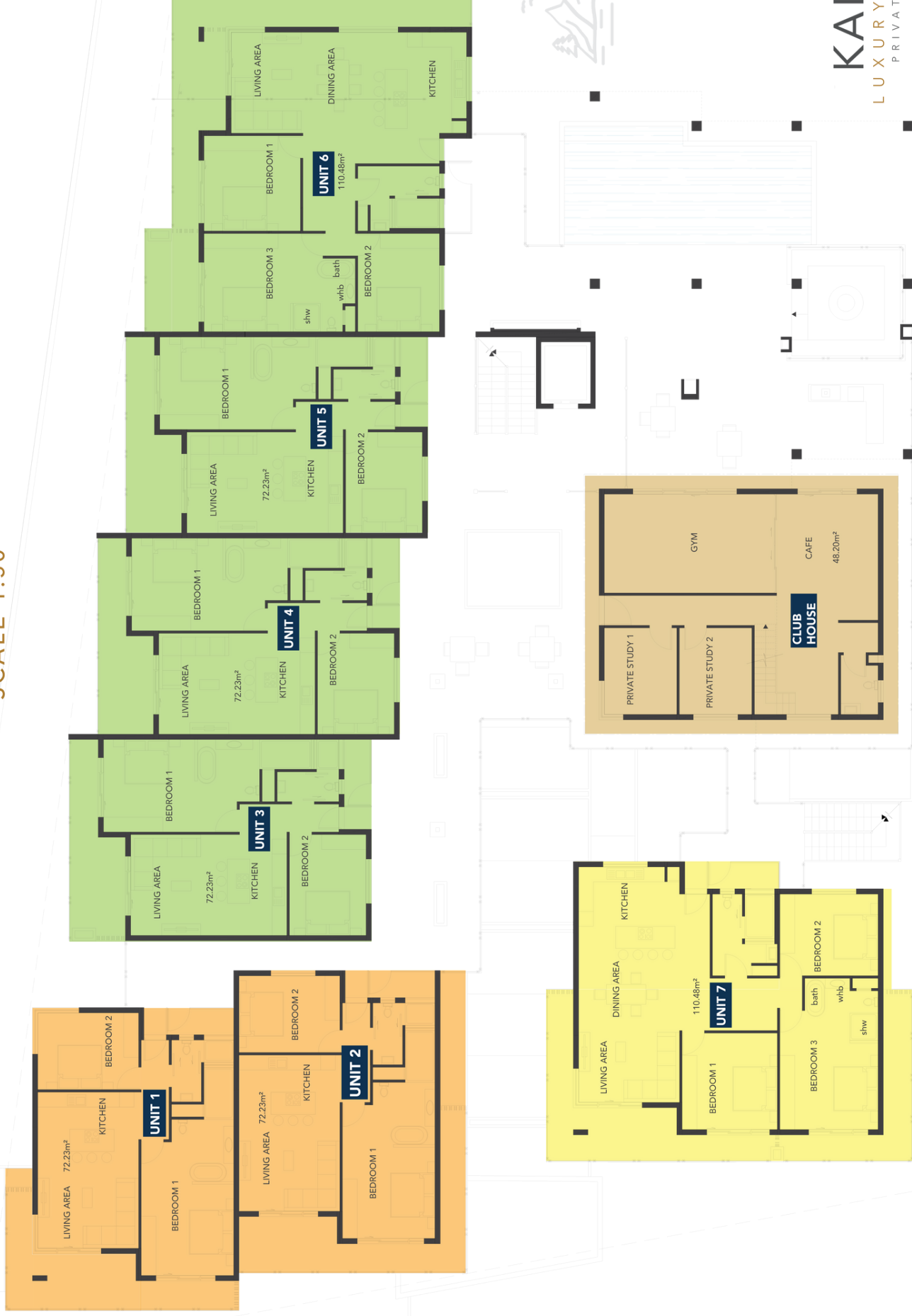
Option 10: Valley Penthouse Condo
U14



Option 11: Equestrian Penthouse Condo
U15

FIRST STOREY PLAN

SCALE 1:50



SECOND STOREY PLAN

SCALE 1:50

