



KAIROS

LUXURY CONDOS
PRIVATE ESTATE



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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.



A modern, minimalist interior space featuring a white marble fireplace with a fire burning inside. The fireplace is set against a wall with light-colored wood paneling. In the foreground, there is a white dining table with several white chairs. Two circular pendant lights hang from the ceiling. The overall aesthetic is clean and contemporary.

Why KAIROS

Eco-Estate Design: Integration of natural water supply systems, dual 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 Work spaces: Sophisticated areas including serviced co-working spaces, private meeting rooms, a family-friendly clubhouse, cozy lounges, and an indoor fireplace, productivity, comfort connection and coffee.

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.

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The
FEATURES

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Lillies Quarter Lifestyle
Centre 5,7km

Kearsney College
4.4km

Roseway Waldorf
4.8km

Shongweni Farmers
Market
16,3km

Costwold Square
6.7km

Hillcrest Corner
Shopping Mall 4.72km

Curro Hillcrest High
10.6km

Camp Orchids
9,6km

Fig Tree Farm
9,2km

Inanda Dam
2,4km

Watercress Shopping Mall
12,5km

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

Springside Nature
Reserve
5,8 km

The Mushroom Farm
8,8km

PheZulu Safari Park
150km

West Town
10,6km

Highbury Preparatory
School 7.1km

Iphithi Nature Reserve
8,2 km

Cotswold Down Golf
Course
11,1km

Polo Pony
Equestrian Club
16,6km

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.

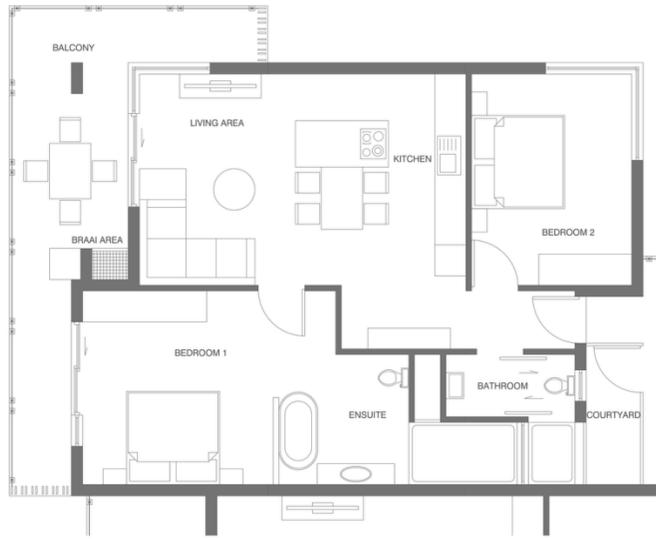


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Two Bedroom CONDOS

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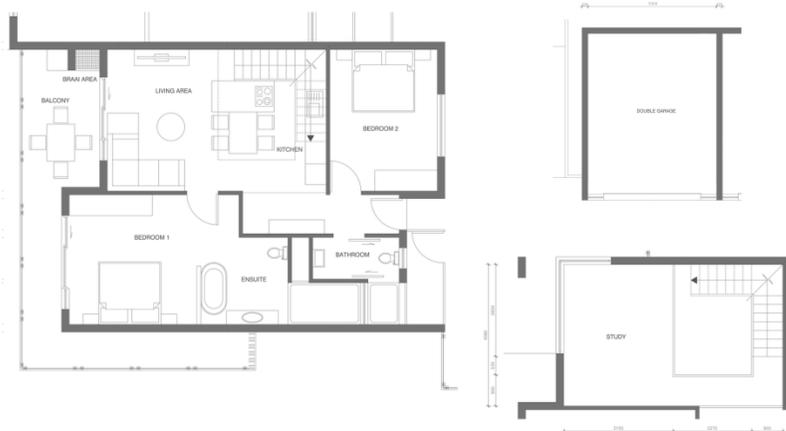
Option 01: Equestrian Condo
U01



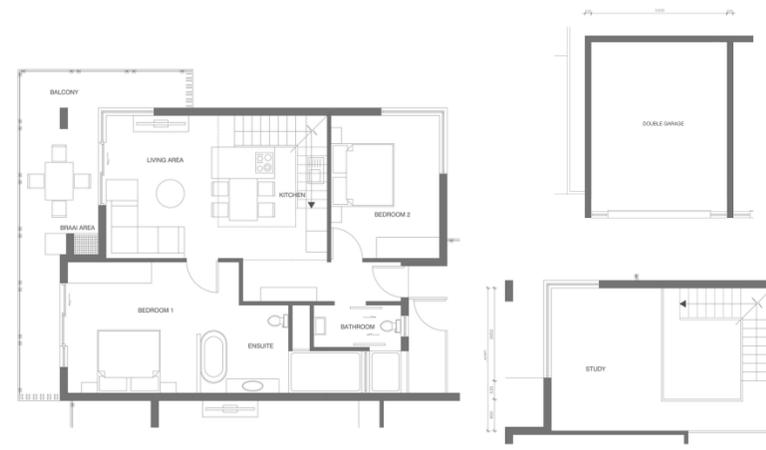
Option 02: Equestrian Condo
U02



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
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2 Bed | 2 Bath
Condos
Starting from
R2,800,000

Equestrian & Forest
Views

2 Bed | 2 Bath
Penthouse Condos
Starting from
R4,125,000

Equestrian, Forest
& Valley Views

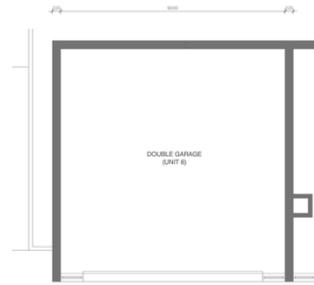


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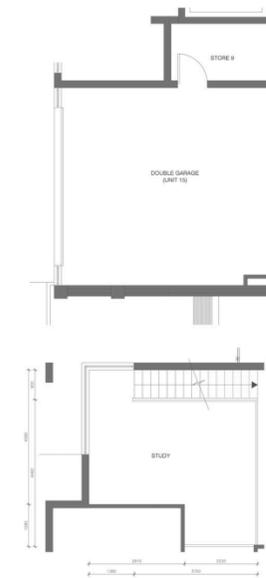
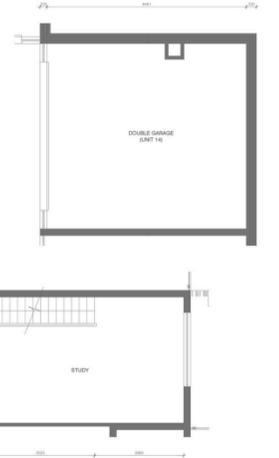
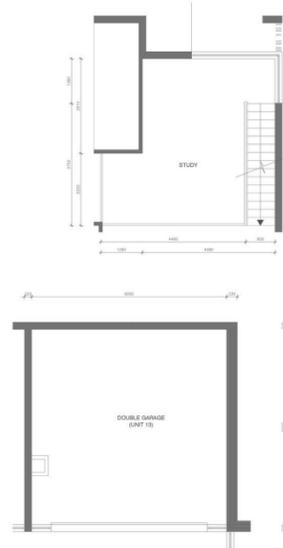
Three Bedroom CONDOS

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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

KAIROS
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3 Bed | 2 Bath
Condos
Starting from
R5,550,000

Equestrian, Forest
Views & Valley
Views

3 Bed | 2 Bath
Penthouse Condos
Starting from
R7,055,000

Equestrian, Forest
& Valley Views

LOCATION

DETAILS OF FINISHES

Stove & Oven

SMEG

Kitchen

Soft closing mechanism matte finish

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

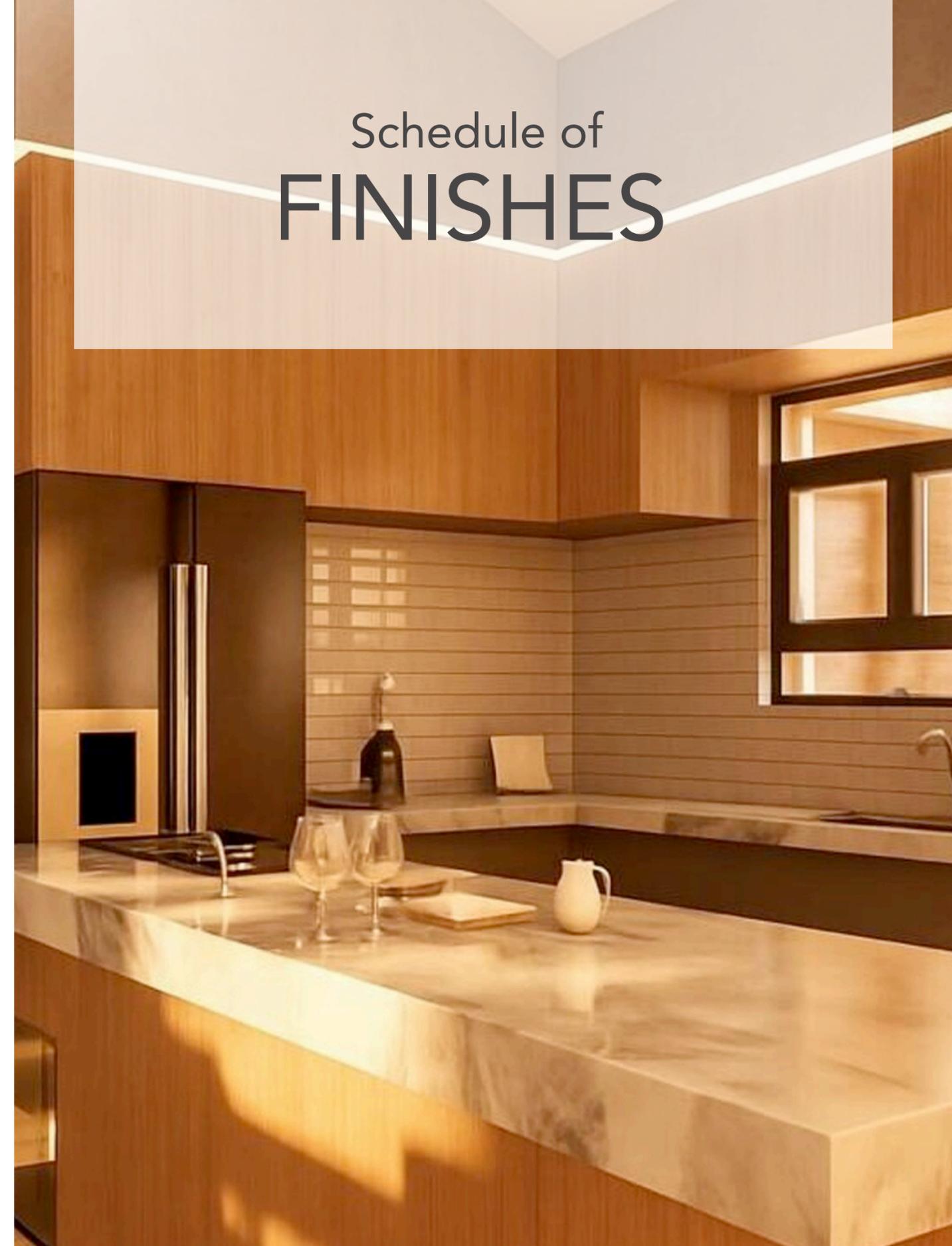
Back Up power

Dual Efficiency

Blinds

Automated

Schedule of
FINISHES



FIRST STOREY PLAN

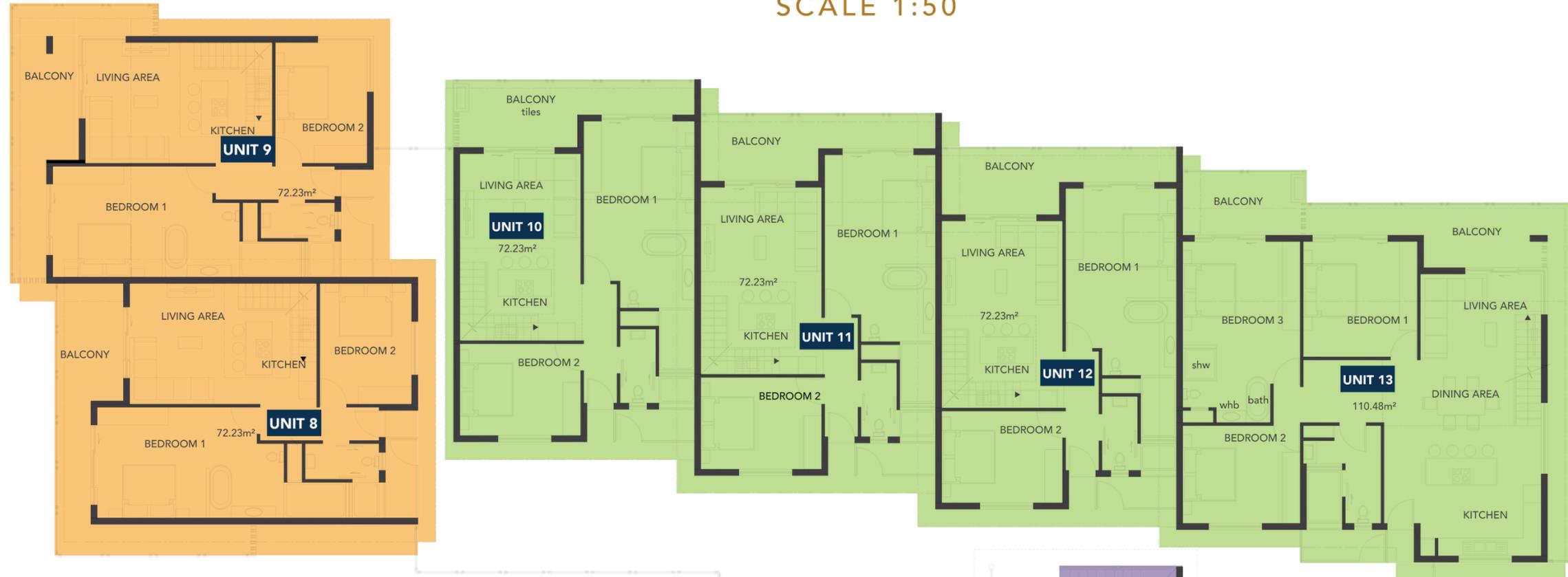
SCALE 1:50



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SECOND STOREY PLAN

SCALE 1:50



1. The Vision

KAIROS is more than a residence – it's a moment in time. A luxury private estate designed for those who value serenity, sophistication, and sustainability.

Each condo is an expression of timeless architecture, refined finishes, and modern living, set against the breathtaking backdrop of Botha's Hill.

2. The Buying Process

Step 1: Select Your Condo

Review the available 2-bedroom and 3-bedroom options in the KAIROS brochure or during your private viewing.

Step 2: Submit an Offer to Purchase

Once you've chosen your preferred unit, our legal partner Anthony Whatmore Attorneys will prepare the Offer to Purchase (OTP).

Step 3: Pay the Deposit

A 15% deposit secures your unit, held safely in the conveyancer's trust account.

Step 4: Our Property Professionals

Our trusted property partners will guide you seamlessly through every stage of your purchase – from bond approval to registration.

Finance Partner – Ooba Home Loans

Our dedicated finance specialist, Linda Rall, will assist you with:

- Pre-qualification for your selected unit.
- Clear, transparent communication throughout the approval process.

Linda Rall – Ooba Home Loans

Conveyancer Attorney – Anthony Whatmore Attorneys

Our appointed conveyancer, Anthony Whatmore, will oversee all legal and transfer processes to ensure a smooth and secure registration.

Step 5: Registration & Handover

Upon completion of construction and formal registration, ownership of your unit will be transferred into your name.

No transfer duty applies.





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[Book a private viewing](#)

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