



PRETORIA EAST | GAUTENG | SOUTH AFRICA



The Blyde Lifestyle



Balwin
PROPERTIES®

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 The Blyde, 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 Pretoria East, 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



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ULTIMATE THE **LUXURY** **LIFESTYLE** LIVING



Move your Life to a Better Place. Unique Living.

A water-lover's paradise, this one-of-a-kind development incorporates a crystal clear lagoon for swimming, paddle-boarding and canoeing. Along with the on-site Lifestyle Centre and its many leisure facilities, The Blyde has something for everyone.

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The apartments come standard with free appliances, prepaid utilities and the quality finishes that Balwin is renowned for. All this with state-of-the-art security.



A UNIQUE URBAN BALANCE BETWEEN CITY AND BEACH



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The Blyde has its own distinctive attitude and offers a unique atmosphere to residents who make it their home. With beautiful grounds, exceptional apartments and a wide range of activities and facilities.

Discover the incredible lifestyle The Blyde has to offer that distinguishes it from other developments.



A WATER LOVER'S PARADISE

The Blyde offers lots of entertainment activities which includes a crystal clear lagoon beach, cinema, spa, restaurant, laundromat, concierge and games room.

THE LOCATION

THE PLACE ...TO BE



Discover more



THE SITE

DEVELOPMENT

PLAN



UNIQUELY EXCLUSIVE LIFESTYLE APARTMENTS

The exclusive development offers 1, 2 and 3 bedroom apartments with private gardens for the ground floor apartments and private balconies for first, second and third floor apartments. All apartments include kitchen appliances.

Each apartment is Fibre & DSTV ready and comes with prepaid electricity & water.

Each apartment block is solar supplemented.



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BEAUTIFULLY PLANNED QUALITY THROUGHOUT



GENERAL

- ✓ All Floors Tiled
- ✓ Painted Ceiling
- ✓ Aluminium Windows
- ✓ Cornices throughout the Apartment
- ✓ Front Fire Door with Frame
- ✓ Aluminium Patio Sliding Doors
- ✓ Internal 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
- ✓ Granite Kitchen Counter Tops
- ✓ Sanitary Ware Kitchen
 - Stainless Steel Sink
 - Pillar Type Sink Mixer
 - Washing Machine Stop Cock

- ✓ Sanitary Ware Bathrooms
 - White Free Standing Bath
 - Black Bath Mixer & Niki Spout
 - Basin Mixer
 - White Toilet Semi-Close Couple
 - Bathroom Fittings
 - Shower Rose and Arm
 - Chrome Shower Door with Clear Glass
 - Shower Mixer

THE BIGGER PICTURE

THE FINER DETAILS



ELECTRICAL

- Energy Efficient Interior Lighting
- Durable External Lighting
- Fibre and DSTV Point
- Hot Water Heating System
- Electricity - Prepaid Meters
- High Quality Lighting Fittings

- Intergrated Kitchen Appliances for 2 & 3 Bedroom:
 - Black Undercounter Electric Oven, Hob & Extractor
 - Metallic Fridge
 - Washing Machine
 - Dishwasher
- Intergrated Kitchen Appliances for 1 Bedroom:
 - Black Undercounter Electric Oven, Hob & Extractor
 - Metallic Fridge
 - Metallic Washing Machine

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EXTERNAL FINISHES

- External Plaster and Paint on all Floors
- Roof Sheet Covering
- Concrete Windowsills / Tiled internally
- Stone Cladding Facades

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.

APARTMENTS **BEDROOM**

TWO BATHROOMS



3 Bedroom 2 Bathroom

THESE APARTMENTS ARE AVAILABLE ON:

- Ground floor
- First floor
- Second floor
- Third floor penthouse
- First floor lagoon facing
- Second floor lagoon facing
- Third floor lagoon facing penthouse



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3 Bedroom 2 Bathroom floorplan

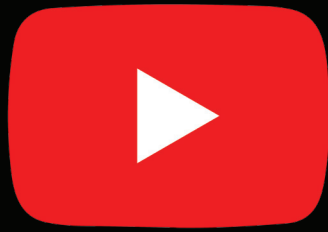


3 Bedroom 2 Bathroom apartments (continued)



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APARTMENTS **TWO BEDROOM** **TWO BATHROOMS**



2 Bedroom 2 Bathroom

THESE APARTMENTS ARE AVAILABLE ON:

-  First floor
-  Second floor
-  Third floor penthouse



Discover more



2 Bedroom 2 Bathroom floorplan



APARTMENTS **ONE BEDROOM**

ONE BATHROOM



1 Bedroom 1 Bathroom

THESE APARTMENTS ARE AVAILABLE ON:



First floor



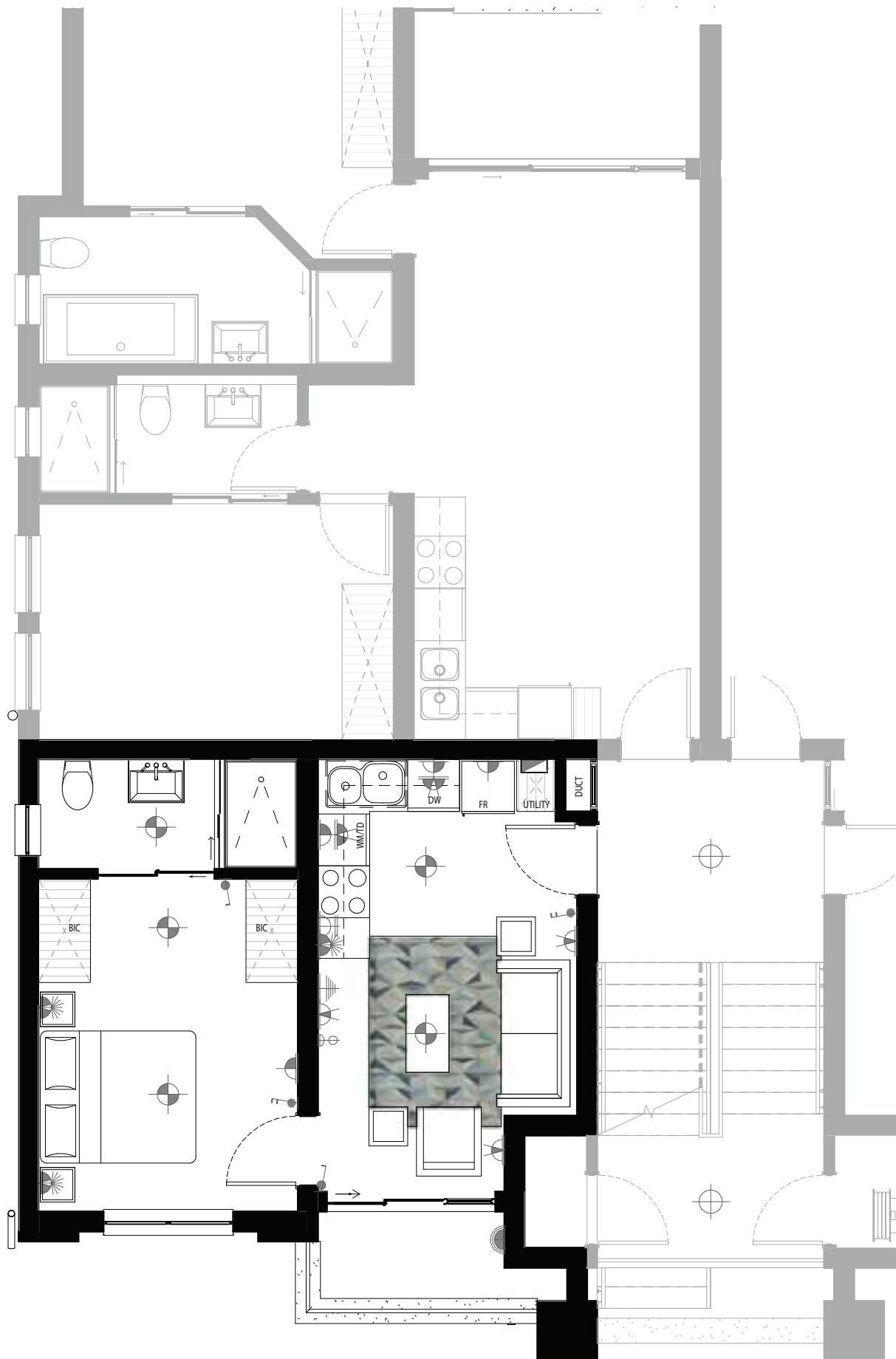
Second floor



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1 Bedroom 1 Bathroom floorplan



VIBRANT LIVELY MIX & TRANQUIL SURROUNDINGS

Situated in the rapidly expanding suburbs East of Pretoria, The Blyde offers the perfect balance.

The town centre is a lively mix of malls, shops, restaurants, cafés and a cinema with easy access to the N4 and top education facilities and schools minutes away, with quieter pockets of green and attractive parks nearby to relax in: or the exclusive lagoon found inside The Blyde premises.



Discover more





YOU'RE MINUTES FROM:

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ✓ The Grove Mall ✓ Hazeldean Square ✓ Silver Place ✓ Parkview Shopping Centre | <ul style="list-style-type: none"> ✓ Menlyn Park Shopping Centre ✓ The German Language & Cultural Institute ✓ Curro Hazeldean | <ul style="list-style-type: none"> ✓ University of Pretoria ✓ Waterkloof High ✓ Woodhill Country Club ✓ Trail & Mountain Bike Parks ✓ Silverlakes Golf Estate |
|--|--|--|

The best part, of course, is that there is so much more to do within the pristine and expansive grounds of The Blyde too.



INTERNATIONAL TASTES

LOCAL SPECIALITIES

Within just a short drive from The Blyde there's plenty to choose from.

Tried and tested favourites such as Amici, Malt Bar & Grill, Rocomamas, The Butchers House and compete with a host of other local eateries.

- ✓ Fermier
- ✓ Crawdaddy's Silver Lakes
- ✓ Cafe 41
- ✓ Mozambik

- ✓ Spur
- ✓ Plaka
- ✓ Nikos
- ✓ Hard Rock Cafe

- ✓ Simply Asia
- ✓ Cappuccino's
- ✓ Cubañia
- ✓ Tashas

- ✓ Ponta
- ✓ Tin Roof Café
- ✓ Kung-fu Chinese Restaurant and Sushi Bar



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SHOPPING SPREE

SPECIAL TREATS

At The Blyde you could not be better placed for shopping of every variety.



Both of the town's retail hubs, the The Grove and Menlyn Mall, are only a few minutes' drive away. Between them they offer a multitude of well-known retail outlets.

- Woolworths
- @Home
- American Express
- Cape Union Mart
- Carrol Boyes
- Coricraft

- Cotton On
- Dion Wired
- Dischem
- Edgars
- H&M
- Foschini

- Incredible Connection
- Apple iStore
- Jet
- MAC
- Markhams
- Mr Price

- Mr Price Sport
- Miladys
- NWJ
- Total Sports
- Truworths
- Checkers Hyper
- Pick n Pay

HEALTHY LIVING

ACTIVE LIFESTYLE

The Blyde's Lifestyle Centre offers a fully equipped Training Science Gym with trainers. It also offers 2 squash courts and vitality approved gym.



If you just cannot get enough of the beach, the Lifestyle Centre offers a variety of activities on the crystal lagoon, keeping you fit whilst having fun.



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CRYSTAL LAGOON

WORLD'S TOP **AMENITY**



A South African first, this unique development includes a beach-like crystal-clear sustainable lagoon **to use for an array of water sports.**

The lagoon offers integrated swimming pools with a separate children's splash pool, two large beach areas, surrounded with board walks and resting areas.

It is perfect for fun-filled day activities and a peaceful stroll at night.



LEISURE **ARCHITECTURE**
FOR SOUTH AFRICA **AWARD**



LEISURE **ARCHITECTURE**
FOR AFRICA **AWARD**



LEISURE **ARCHITECTURE**
FOR SOUTH AFRICA **AWARD**



LEISURE **INTERIOR**
FOR AFRICA **AWARD**

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