

THE Signature COLLECTION

THE POLO FIELDS

WATERFALL



WATERFALL
CITY



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 Polofields, 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 Waterfall, 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



CONTENTS

02 The Most
Luxurious Lifestyle

03 Healthy Living,
Active Lifestyle

04 Waterfront Setting,
Relaxed Lifestyle

05 Little Montessori

07 Vibrant Town Centre,
Tranquil Surroundings

08 Daily Purchases,
Special Treats

09 Location Map

10 The Location
The Place To Be

11 Site Map

13 A Leading Address.
**Exclusive Lifestyle
Apartments**

14 Beautifully Planned
Quality Throughout

15 3 Bedroom, 2 Bathroom
Ground Floor

16 3 Bedroom, 2 Bathroom
1st/2nd/3rd Floor

20 Waterfall Notarial
Deed of Lease

THE
POLO FIELDS



W A T E R F A L L



MOST
THE LUXURIOUS
LIFESTYLE IN



**WATERFALL
CITY**

A Way of Life. Five Star living at The Polofields.

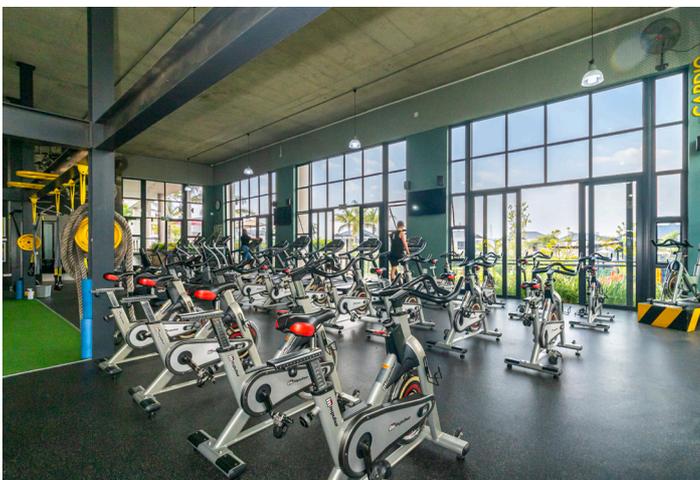
The Polofields is more than a home, it's a lifestyle. Fitness, entertainment and play areas extend your living space, so you get privacy and exclusivity as well as communal and social spaces with safety, freedom and peace of mind. The latest in design, aesthetics, functionality and security within every

unit are complemented by cutting edge amenities including an indoor and outdoor gym, a spa, cinema, restaurant, pool, playground, a convenience store and even an Early Childhood Development Facility inside the development, Little Hills Montessori now open. We have thought of everything, so you don't have to.

HEALTHY LIVING ACTIVE LIFESTYLE

The Polofields was designed with healthy living in mind, catering to a range of lifestyle needs and preferences.

- Swimming Pool
- Training Science Gym
- with a trainer
- Mini Sports Field
- Wellness Spa
- Yoga Deck
- Squash Courts
- Outdoor Gym



WATERFRONT SETTING

RELAXED LIFESTYLE



Convenience, Entertainment and Dining. The waterfront setting of the Polofields is one of its most appealing features, with ample opportunities for leisure activities and the enjoyment of the wealth of wildlife drawn to its banks.

A space where exclusivity meets community, the Lifestyle Centre is designed with your needs in mind. You'll find a lounge and bar with a TV and fireplace, a restaurant, wellness spa, indoor cinema and free WiFi - obviously. The Lifestyle Centre also features a concierge desk, laundromat, eco-friendly car wash,

convenience store and conference centre. Outdoors you'll find a children's play area, Polofields Park, large swimming pool and separate kiddies pool, mini sports field, yoga deck and 2 squash courts - all there so you get the most out of our sunny Joburg skies.

NOW OPEN

LittleHill

MONTESSORI

THE POLOFIELDS



**LittleHill Montessori
The Polofields 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.



VIBRANT TOWN CENTRE

TRANQUIL SURROUNDINGS

The Polofields offers the best of all worlds. The town centre is a lively mix of malls, shops, restaurants, cafés and a cinema, with quieter pockets of green and attractive parks nearby to relax in.

You're minutes from:

- 🌿 Netcare Hospital
- 🌿 Mall of Africa
- 🌿 Waterfall Corner Shopping Centre
- 🌿 Woodmead Retail Park
- 🌿 Polofields Shopping Centre
- 🌿 Kyalami Racetrack
- 🌿 Leeuwkop Golf Club
- 🌿 Top private schools

The best part, of course, is that within the pristine and expansive grounds of The Polofields - you'd never know it.



DAILY PURCHASES

SPECIAL TREATS

At The Polofields, you could not be better placed for shopping of every variety. Both of town's retail hubs, Polofields Crossing, the Mall of Africa and Waterfall Corner, are only a few the minutes' drive away.

Between them they offer a multitude of well-known retail outlets.

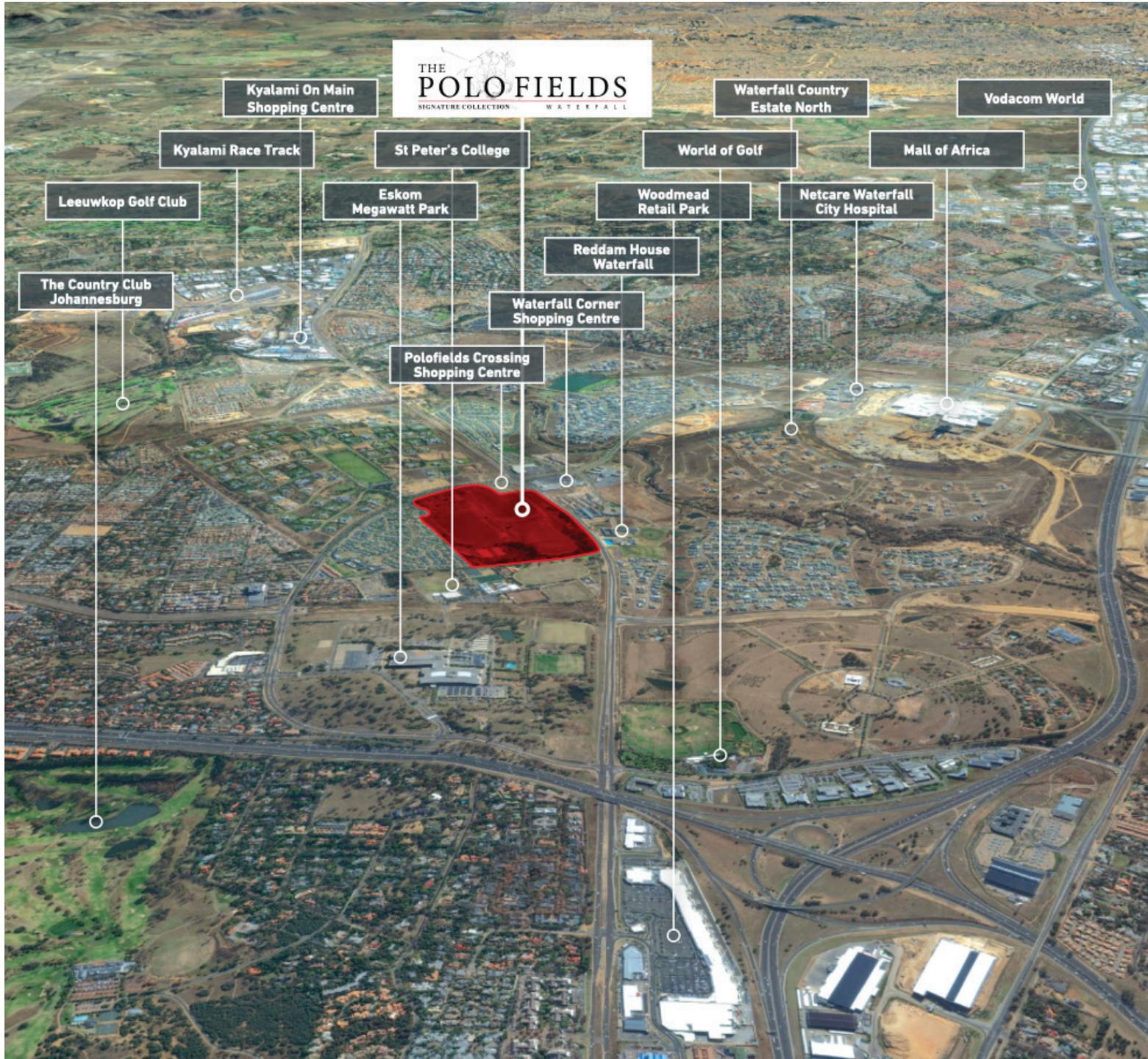
- Woolworths
- @Home
- Cape Union Mart
- Carol Boyes
- Coricraft
- Cotton On
- Dion Wired
- Clicks
- Edgars
- H&M
- Foschini
- Incredible Connection
- Apple iStore
- MAC
- Markhams
- Mr Price
- Mr Price Sport
- Miladys
- NWJ
- Total Sports
- Truworths
- Checkers Hyper
- Pick n Pay
- Super Spar
- West Pack Lifestyle
- Pressed In Time
- Petzone
- Waterfall Arms & Outdoor



THE LOCATION



THE PLACE TO BE



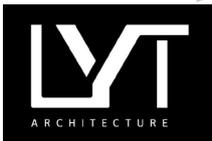
SITE DEVELOPMENT PLAN

WOODM...

POLC...

polofields
CROSSING

WATERFALL DRIVE



REVISION SS
2025-02-24
3516 ST-A9001-01

rev	description	date
SS	Polofields blocks updated to show new footprint	2025-02-24

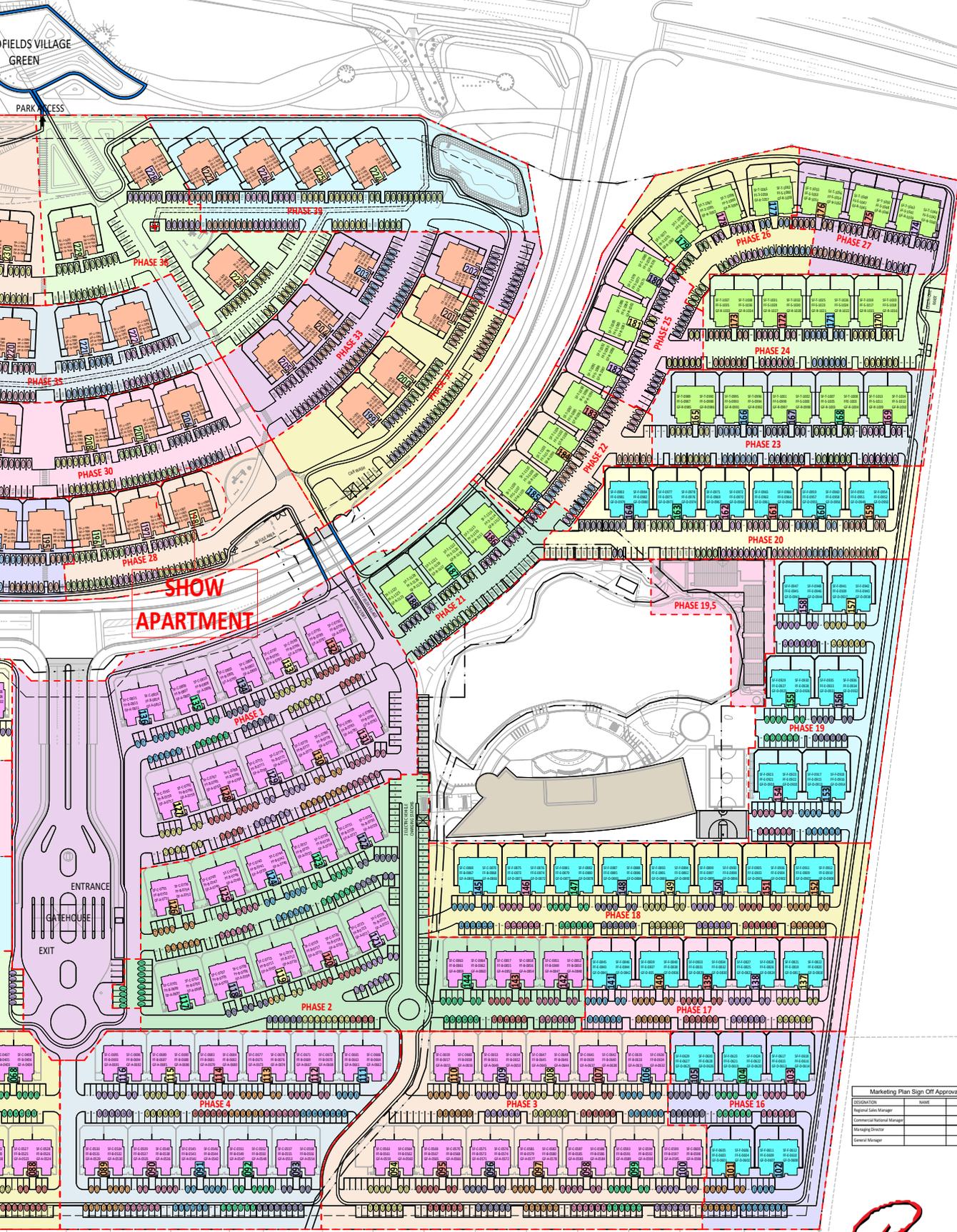
CONTRACT SITE PLAN AND

THE POLO FIELDS

WATERFALL



MEAD DRIVE



SHOW APARTMENT

Marketing Plan Sign Off Approval

Signature	Name	Title	Date
	Regional Sales Manager		
	Commercial National Manager		
	Marketing Director		
	General Manager		

D PARKING ALLOCATION



A LEADING **ADDRESS** EXCLUSIVE LIFESTYLE APARTMENTS

The Polo Fields offers 3 bedroom apartments, each with 2 bathrooms on the ground, first, second and third floors.

All apartments feature integrated DEFY appliances in London styled kitchens and built-in gas braai areas for easy living and entertainment

All apartments are Fibre and DSTV ready. Each apartment features a prepaid meter for electricity, water and gas.



BEAUTIFULLY PLANNED QUALITY THROUGHOUT

GENERAL

- ✔ All Floors Tiled
- ✔ Painted ceiling
- ✔ Aluminum Windows
- ✔ Cornices throughout the Apartment
- ✔ Front Fire Door with WoodFrame and door closer
- ✔ Internal Hollowcore Doors - one coat sponge plaster and paint
- ✔ 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
- ✔ Quartz Kitchen Counter Tops
- ✔ Sanitary Ware Kitchen
 - Stainless Steel Sink
 - Pillar Type Sink Mixer
 - Black Bath Mixer & Niki Spout
 - White Toilet
 - Black Basin Mixer
 - White Toilet Semi-Close Couple
 - Bathroom Fittings As Per Show Unit
 - Black Shower Rose And Arm
 - Black Shower Door With Clear Glass
 - Black Shower Mixer
 - Gold Bath Mixer
 - Gold Basin Mixer
 - Gold Shower Mixer

THE BIGGER PICTURE THE FINER DETAILS

ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre
- ✔ Gas Hot Water Heating System
- ✔ Electricity - Prepaid Meters
- ✔ High Quality Lighting Fittings
- ✔ Kitchen Appliances for 2&3 Bedrooms
 - Defy Black Undercounter Electric Oven
 - Defy Gas Hob and Extractor
 - Defy Fridge
 - Defy Washer Dryer Combo
 - Defy Dishwasher

EXTERNAL FINISHES

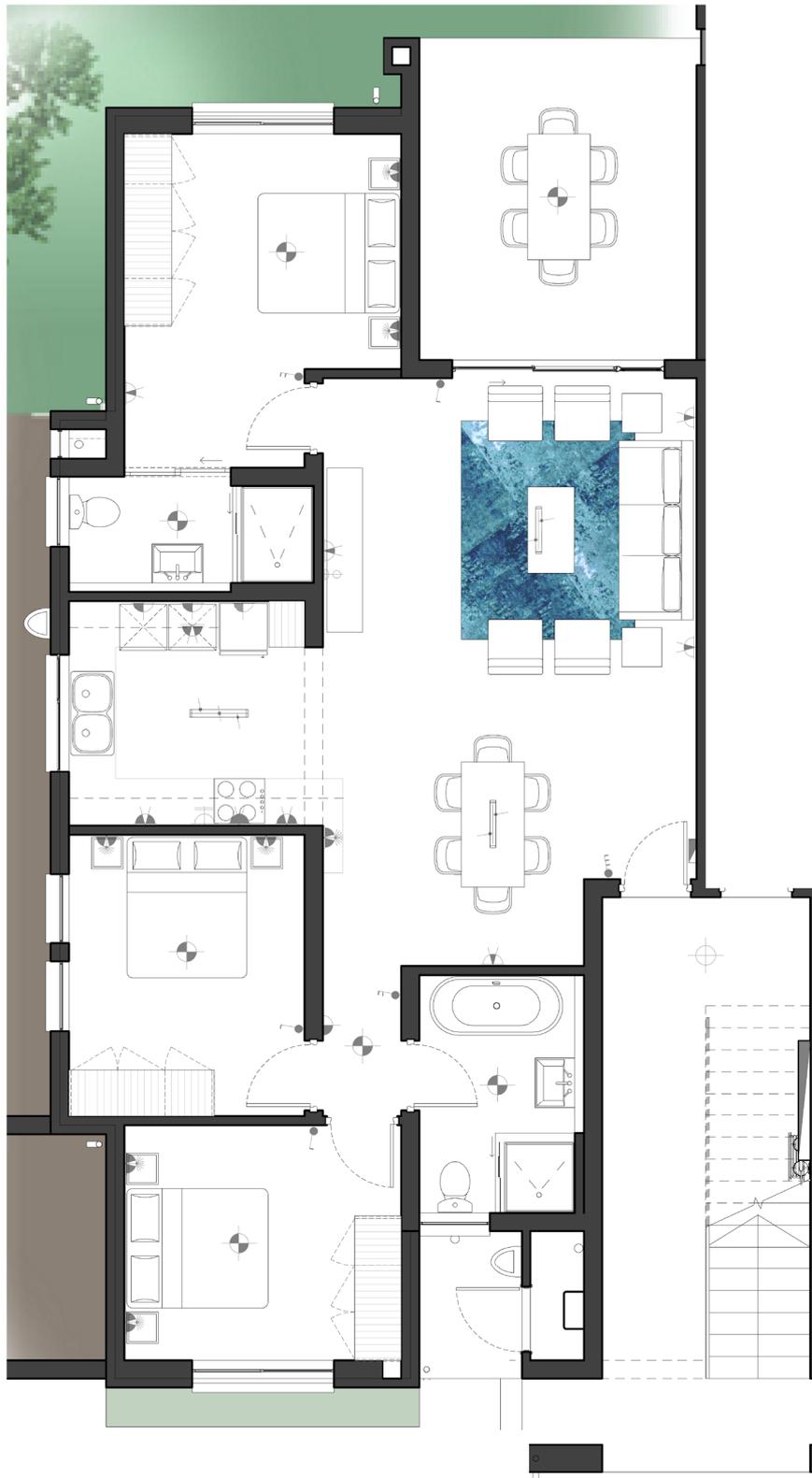
- ✔ External Plaster and Paint on all Floors
- ✔ Road Sheet Covering
- ✔ Concrete Windowsills / Plaster
- ✔ Stone Cladding Facades

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.

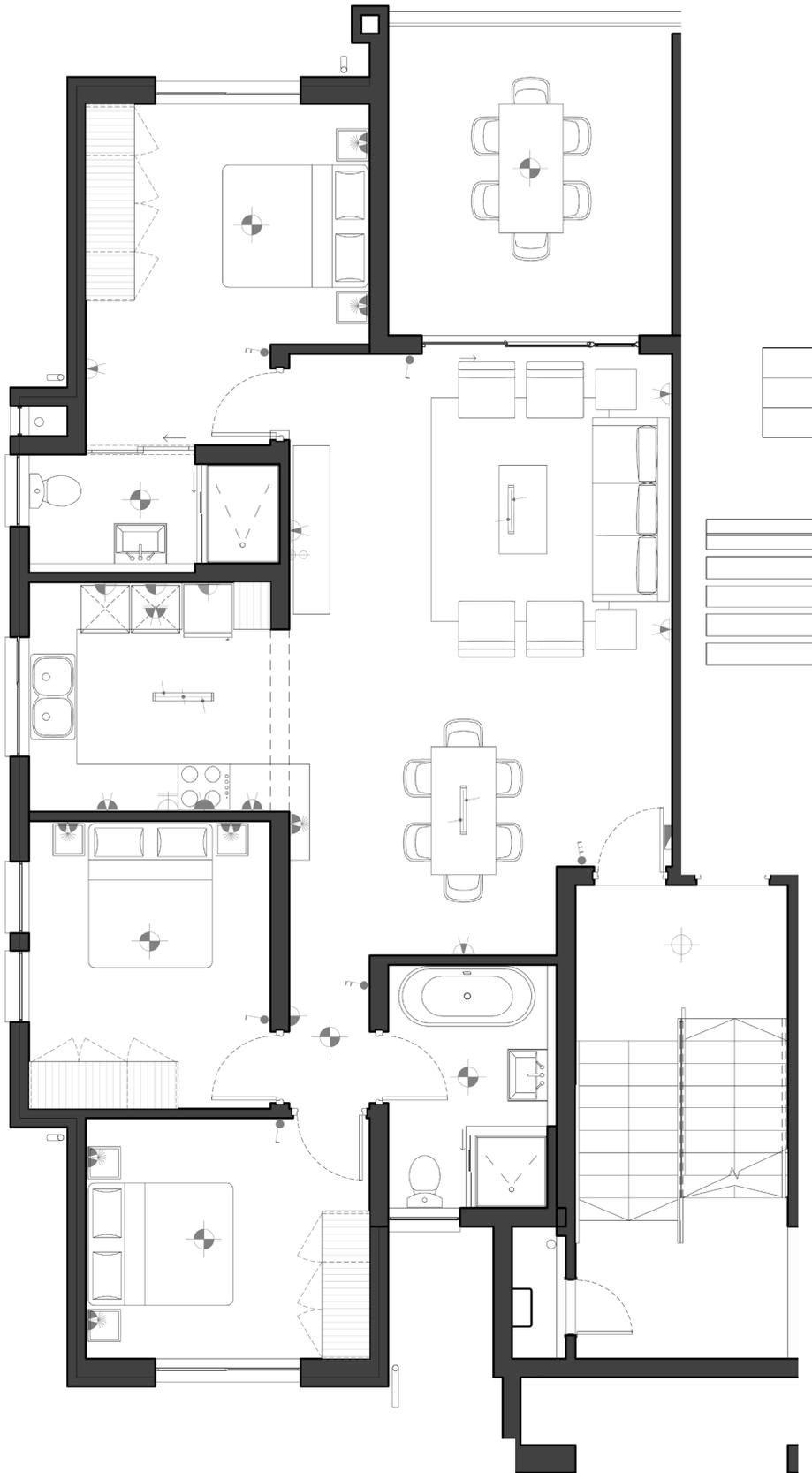


3 BEDROOM 2 BATHROOM

Apartment Area	107m ²
Covered Patio	15m ²
Total Area	122m²

APARTMENT TYPE

1st/2nd/3rd FLOOR



3 BEDROOM 2 BATHROOM

Apartment Area	106m ²
Covered Balcony	15m ²
Total Area	121m²

WATERFALL NOTARIAL DEED OF LEASE

WHAT IS THE 99 YEAR LEASE?

- Properties are sectional title leasehold & not owned freehold.
- The lease is registered for a period of 99 years.
- The entire Waterfall suburb is leasehold ownership.
- The 99 year lease is able to achieve an Infinite number of extensions restoring it to 99 years.

HOW IT WORKS?

- The property is purchased from Balwin (as the developer) and a long term lease is concluded between the Lessee (You) and Lessor (WUQF).
- The lease agreement is registered in the Pretoria Deeds Office.
- 99 Years commences on date of registration of the lease.
- Undisturbed right of use & enjoyment over the property and facilities within the rules and regulations set by the residents association.

SELLING THE PROPERTY?

- Seller (you) reserves the right to sell privately or through an agent at any point during the 99 years.
- WUQF (Waterfall Trust) panel of agents are capped at 5% commission to resell properties.

- Seller will be liable to pay 3% + VAT of sales price to WUQF upon sale of property.
- Seller will be liable to pay 0.5% of sale price to the Levy Stabilisation Fund of the Residents Association.
- Once sold the new owner receives a new 99 year lease.
*** No 3.5% to be paid in the event of death or divorce.
*** In the case of a bequest (will), the heir will take ownership of the balance of the 99 years remaining without 3.5% fee Payable.
- Once the 99 year period has expired you will need to renew the lease agreement with the same (3% + VAT) fee to the WUQF and (0.5% to the residents association (at current market value).

BENEFITS!!!

- NO TRANSFER DUTIES APPLICABLE AT ANY STAGE, not on purchase or resale, unless there is a change in legislation stipulating otherwise.
- More favourable resales prices negotiable in the future due to no transfer duties.
- Transaction time from signature of the sale agreement to registration in the deeds office is quicker.
- Being a part of the Greater Waterfall, benefiting from infrastructure, services and Facilities.







**WATERFALL
CITY**

THE POLO FIELDS

WATERFALL

WATERFALL | GAUTENG | SOUTH AFRICA




**INTERNATIONAL
PROPERTY
AWARDS**
DEVELOPMENT

BEST SOCIAL
HOUSING AFRICA

Greencreek
by Balwin Properties

2021-2022



**INTERNATIONAL
PROPERTY
AWARDS**
DEVELOPMENT

BEST LEISURE
DEVELOPMENT
AFRICA

Munyaka
by Balwin Properties

2021-2022



**INTERNATIONAL
PROPERTY
AWARDS**
ARCHITECTURE

BEST LEISURE
ARCHITECTURE
AFRICA

The Blyde
by Balwin Properties

2021-2022



Kgoshi Maupa

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Polofields Drive, Waterfall City

On Show

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

Latest Awards

39 International Property Awards

