



WATERFALL CITY | GAUTENG | SOUTH AFRICA



THE MOST **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.

EYE-CATCHING DESIGN A NEW FOCAL POINT

Designed by award-winning architects, The Polofields is an example of outstanding urban architecture. Situated between Kyalami and Sandton, The Polofields is a jewel in the crown

of Waterfall City. In case you want to venture outside the estate (not that you'd need to) The Polofields is midway between Pretoria and Johannesburg.



A GREEN OASIS YOUR PRIVATE RETREAT

In every apartment, generous use of glazing maximises the light and sense of space, a feature which is continued by the private balcony or garden.

The Lifestyle Centre is for residents' exclusive use and brings a touch of luxury to town with exclusive facilities to create a welcome oasis for rest and recreation.



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: all just a short distance from The Polofields.

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.





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.

FLOURISHING LOCATION KEY CONNECTIONS

The Polofields, the premier new residential development in town, is symbolic of the regeneration that is transforming Waterfall.

Mall of Africa has been launched to grow and accommodate new retailers. Waterfall Corner just down the road from The Polofields has also welcomed new retail occupants. Polofields Shopping Centre opened 2021 was designed to simplify your life by catering for all your everyday needs at this conveniently located shopping haven. With the revamped Kyalami Race Track just 5 minutes away, it also brings local and international events closer.

The Polofields' proximity to OR Tambo Airport and excellent connections via the N1, N3 and R24 are further advantages.

These factors make it the location of choice for many multinational businesses the likes of PWC and Deloitte.

For business and home buyers alike, The Polofields is an investment opportunity not to be missed.





INTERNATIONAL TASTES LOCAL SPECIALITIES

You can dine out to your heart's content in and around Waterfall whatever the occasion.



Within just a short drive from The Polofields, there's plenty to choose from. Tried and tested favourites such as Life Grand Café, La Parada, Mythos, Rocomamas, Tashas, Andiccio 24 and Hussar Grill compete with a host of other local eateries.

- 🌿 Yamada Sushi
- 🌿 Barcelo's
- 🌿 Col'cacchio
- 🌿 Spur
- 🌿 Casa Bella
- 🌿 Wasabi
- 🌿 A Taste of Punjab
- 🌿 Simply Asia
- 🌿 Tribeca
- 🌿 Vovo Telo

- 🌿 The Raj
- 🌿 Ponta
- 🌿 Kream
- 🌿 Mad Nomad
- 🌿 Manaka Coffee Shop
- 🌿 The Codfather
- 🌿 Potato Shed
- 🌿 PAUL French Bakery & Restaurant.



DAILY PURCHASES

SPECIAL TREATS

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



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

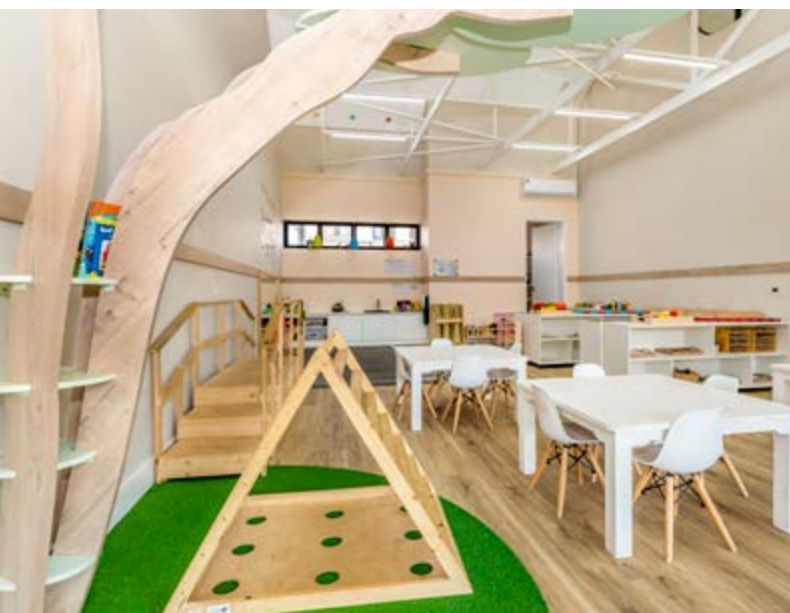


NOW OPEN

LittleHill

MONTESORI

THE POLOFIELDS



**Little Hills Montessori
The Polofields is a
proudly South African
private Early Childhood
Development Facility which
accommodates Toddlers
form 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.

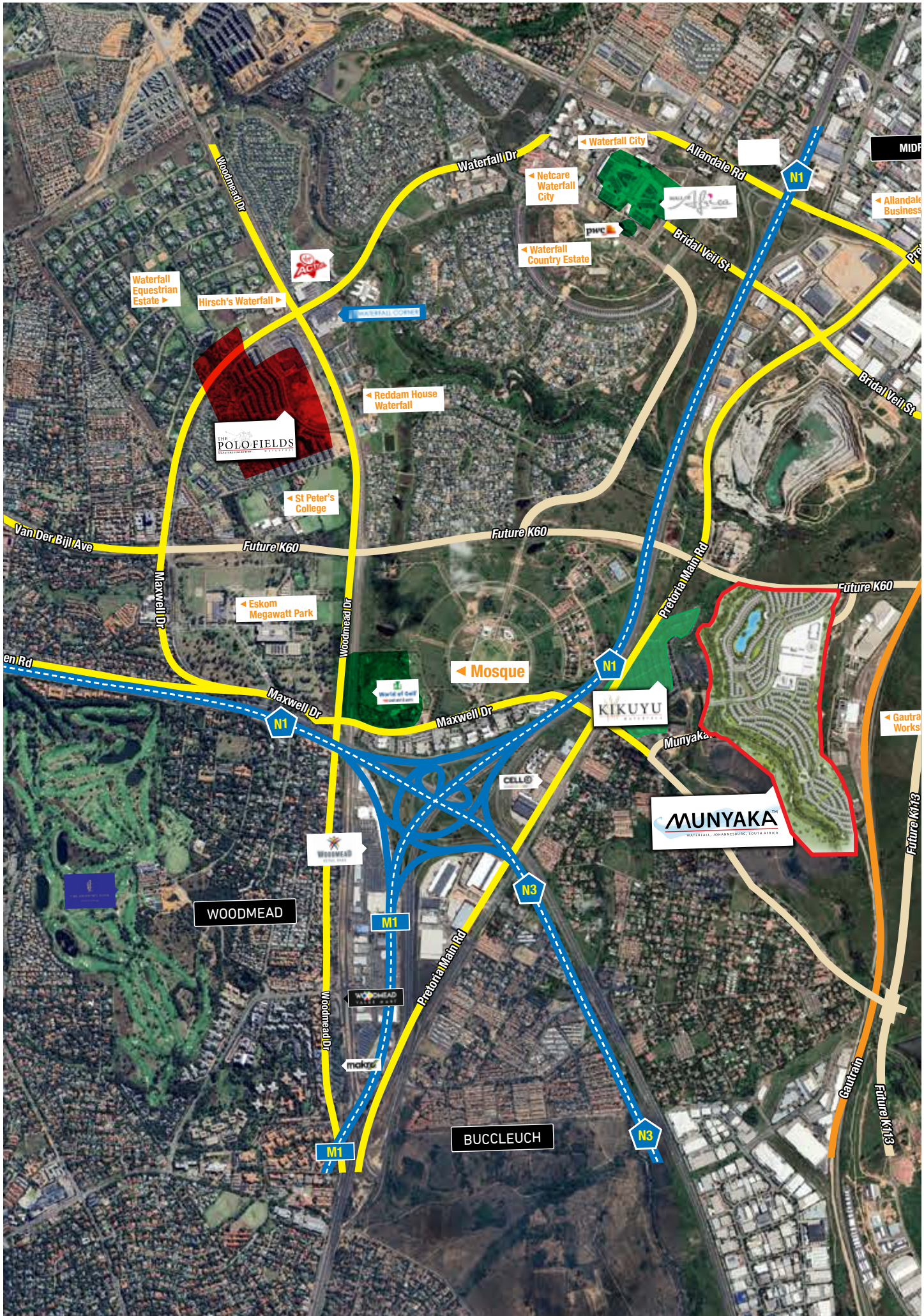
Bright, airy, inviting classrooms, and the freedom to move from the indoor environment to the outdoors,

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.





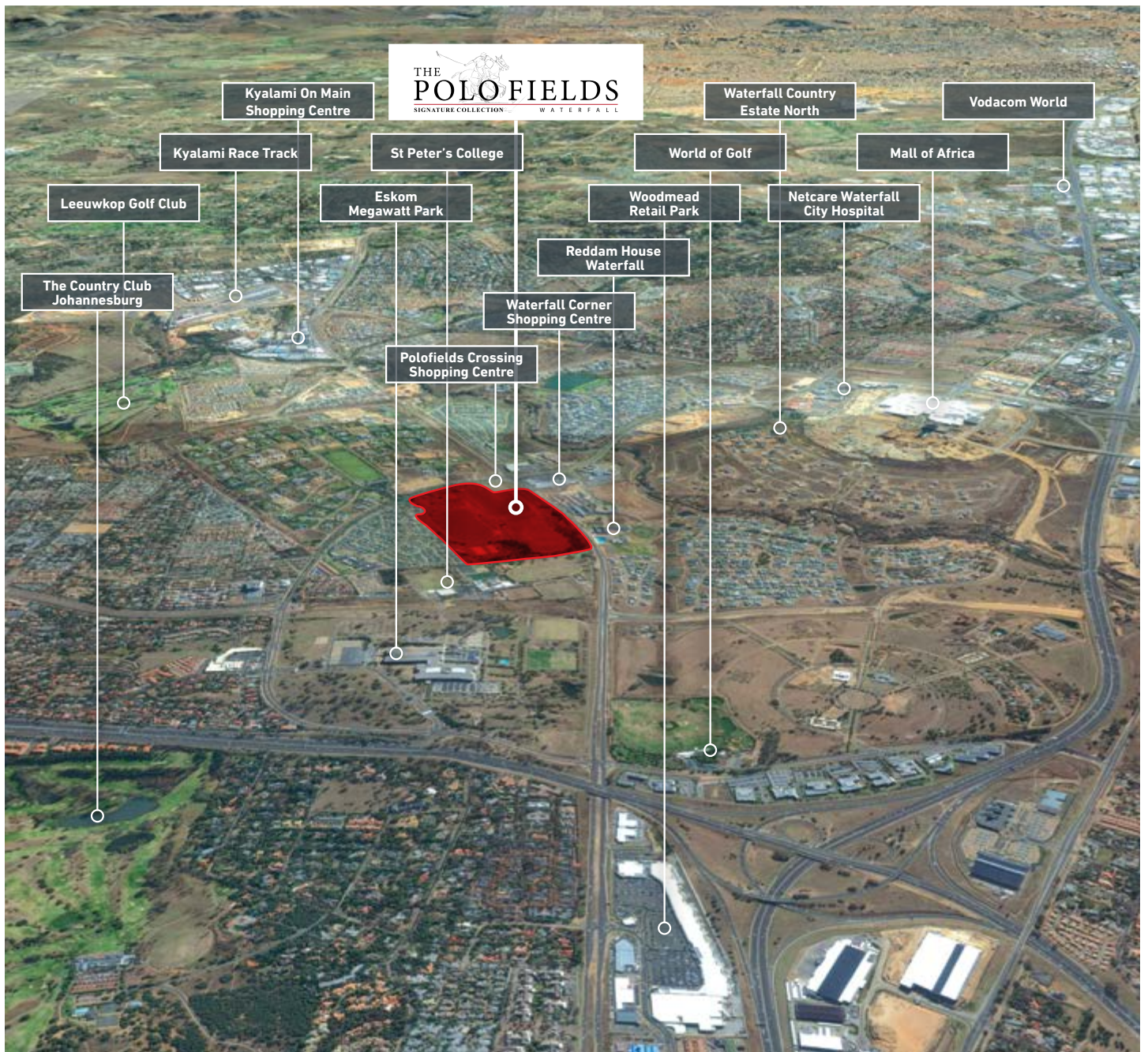


THE LOCATION

THE PLACE

TO BE

AERIAL VIEW



SITE DEVELOPMENT PLAN



POLOFIELDS LIFESTYLE ESTATE
MARKETING SITE PLAN - JULY 2022

*SOP SUBJECT TO CHANGES WITHOUT PRIOR CONSENT



A LEADING **ADDRESS** **EXCLUSIVE LIFESTYLE** **APARTMENTS**

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

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

The 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 Wood Frame and door closer
- ✔ Aluminium Patio Sliding Doors
- ✔ Internal Hollowcore Doors with Painted Wood 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 Tops
 - Washing Machine Stop Cock
- ✔ Sanitary Ware Bathrooms
 - White Free Standing Bath
 - Black Bath Mixer & Niki Spout
 - White Basin Vanity
 - Black Basin Mixer
 - White Toilet wall hung pan with concealed cistern
 - Bathroom Fittings as per Show Unit
 - Black Shower Rose and Arm
 - Black Shower Door with Clear Glass
 - Black Shower Mixer

THE BIGGER PICTURE

THE FINER DETAILS

ELECTRICAL

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

EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Floors
- ✔ Roof 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.





THE Signature COLLECTION

GROUND FLOOR



3 BEDROOM 2 BATHROOM
REVISION F

Apartment Area	104m ²
Covered Patio	15m ²
Total Area	119m²

THE Signature COLLECTION

FIRST FLOOR



3 BEDROOM 2 BATHROOM
REVISION F

Apartment Area	104m ²
Covered Balcony	20m ²
Total Area	124m ²

THE Signature COLLECTION

SECOND FLOOR PENTHOUSE

3 BEDROOM 2 BATHROOM
REVISION F



Apartment Area	104m ²
Covered Balcony	20m ²
Total Area	124m ²

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 resale 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.



BEST **RESIDENTIAL** DEVELOPMENT **AWARD**



**AFRICAN
PROPERTY
AWARDS**
DEVELOPMENT

AWARD WINNER

RESIDENTIAL
DEVELOPMENT
SOUTH AFRICA

The PoloFields Waterfall
by Balwin Properties Ltd

2017-2018

BEST LEISURE INTERIOR **AWARD**





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.

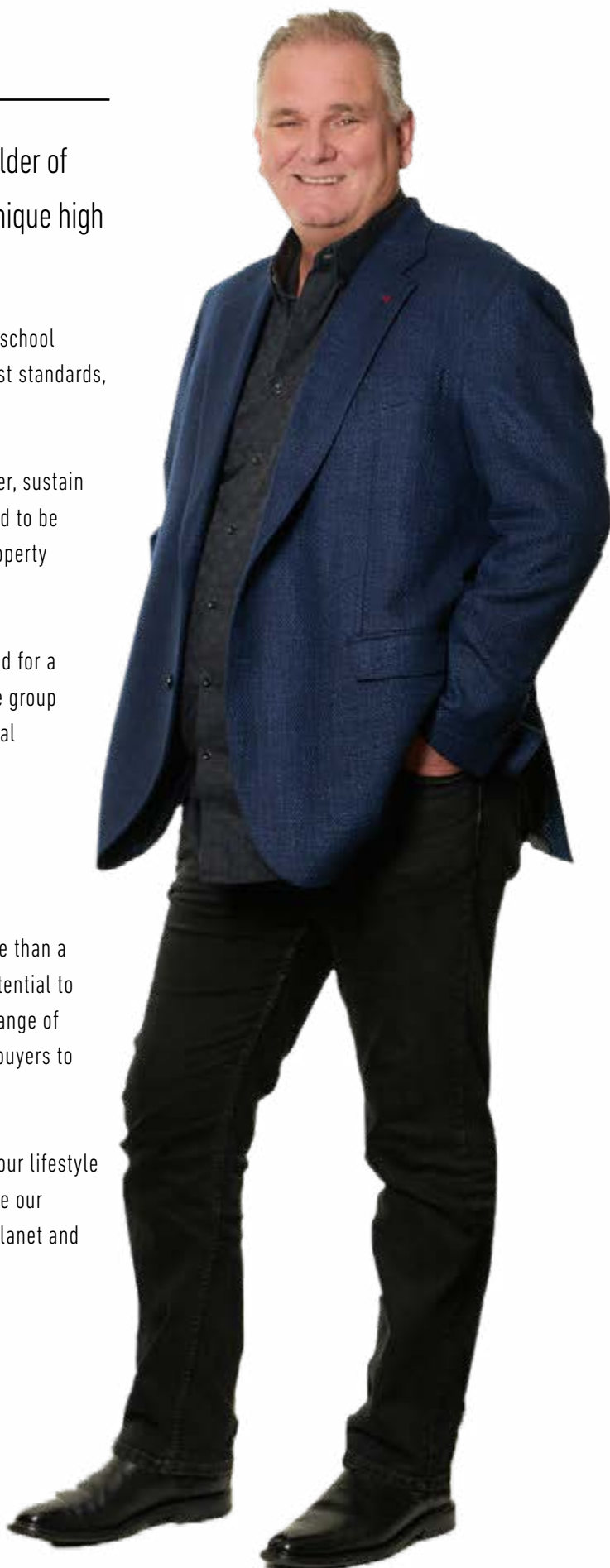
All Balwin Properties Limited homes are Edge Green certified and our lifestyle centres are "6-Star" Green Rated. We passionately strive to improve our developments and have also created Balwin Parks to protect our planet and further enhance the lifestyle offering to our clients.

Yours sincerely



Steve Brookes

Chief Executive Officer







Latest Awards

50 International Property Awards



Kgoshi Maupa

📞 064 539 2613

📍 Polofields Drive, Waterfall City

On Show

2-5pm | Wed, Sat, Sun & All Public Holidays

