

THE CLASSIC COLLECTION

SUIKERBOS  
S A N D O W N - C A P E T O W N

SANDOWN | WESTERN CAPE | SOUTH AFRICA

*Balwin*  
PROPERTIES®

# THE **EXQUISITE** & **SECURE** LIFESTYLE LIVING



Introducing Suikerbos, an exceptional new development set amidst the dynamic landscape of Sandown, offering a lifestyle of unparalleled luxury and convenience. Located in one of the most sought-after areas, Suikerbos presents a modern collection of one, two, and three-bedroom apartments, each meticulously designed to blend contemporary elegance with eco-friendly functionality.

Whether you're drawn to the vibrant energy of urban living or the tranquillity of nature, Suikerbos caters to every aspect of your desired lifestyle.

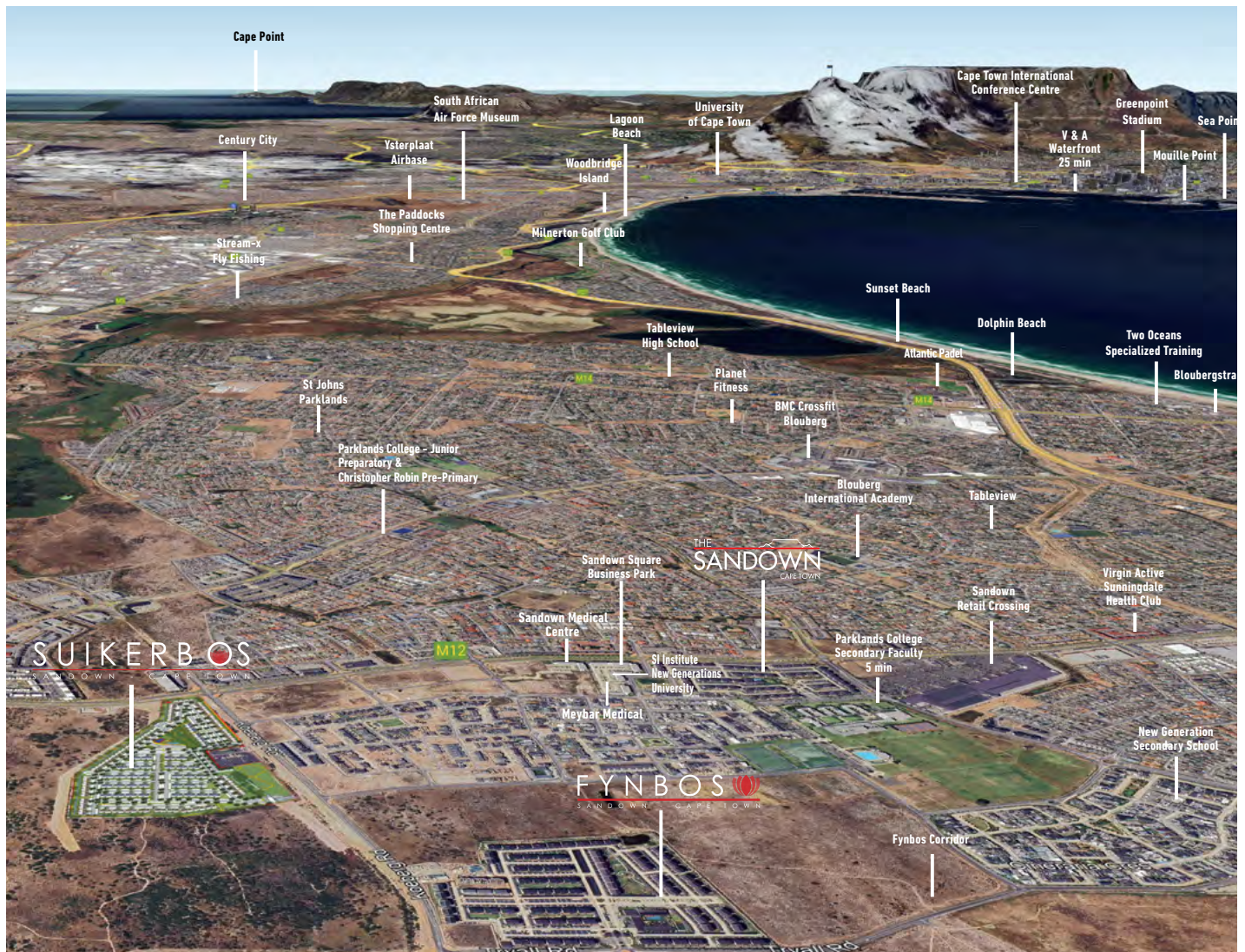
Enjoy covered parking, breath-taking views, and the inclusion of complimentary eco-friendly appliances in every apartment.

Experience a harmonious fusion of modernity and serenity at Suikerbos, where every detail is crafted to elevate your living experience."



# THE LOCATION

# THE PLACE TO BE



Suikerbos is only:

- 🌿 30 minutes to Cape Town's CBD
- 🌿 25 minutes to the University of Cape Town (UCT)
- 🌿 25 minutes to the V & A Waterfront
- 🌿 8 minutes to Table Bay Mall
- 🌿 20 minutes to Canal Walk Shopping Centre
- 🌿 12 minutes to Blouberg Beach
- 🌿 Sandown Medical Centre (Open 9h00 - 19h00) everyday.

A short hop to the beach, near to nature reserves and so much more.

With its prime location and unrivaled views of Table Mountain, Suikerbos is situated perfectly with easy access to main roads, highways (N1 and R27) and top education facilities and schools (pre-school, primary and high schools) minutes away.

For entertainment outside of the development you don't need to look far, top restaurants and fast food outlets are conveniently located close by.





# CONTEMPORARY STYLE & ULTIMATE LUXURY AUTHENTIC **LIVING**

A spacious, upmarket lifestyle estate, inspired by modern family life, surrounded by natural beauty. Suikerbos lays great emphasis on creating a vibrant and joyous lifestyle.

Suikerbos apartments seamlessly blends with the luxurious conveniences of modern-day living, providing residents with incredible beauty, 24/7 protection, as well as impressive features to enjoy.



# EXPLORE AT YOUR LEISURE

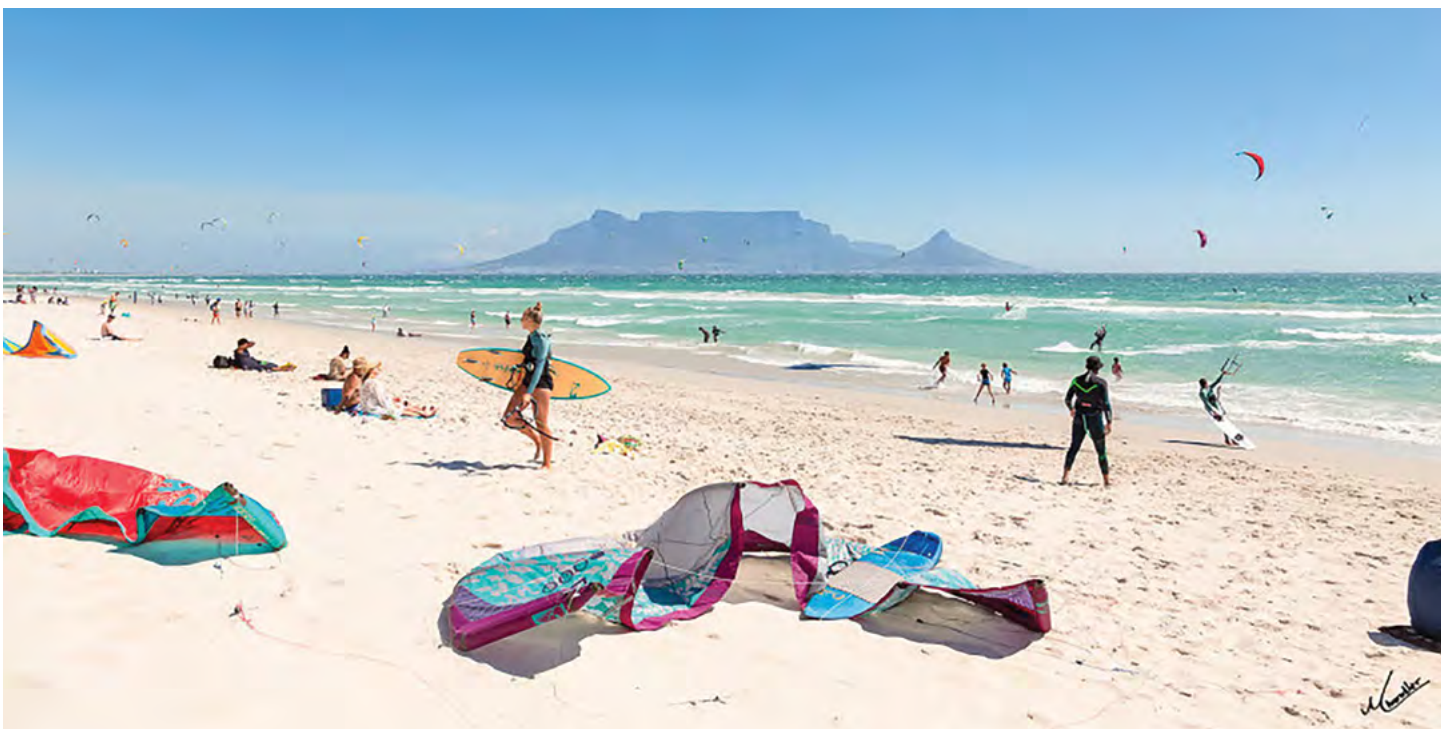


**Within just a short drive from Suikerbos, there's plenty to choose from, catering for everyone's needs.**

- 🌿 Hoogekraal MTB Trail
- 🌿 Rietvlei Nature Reserve
- 🌿 Blouberg Private Nature Reserve
- 🌿 Majiek Forest

- 🌿 Hillcrest Wine & Olive Estate
- 🌿 Durbanville Hills Winery
- 🌿 Sunningdale Recreation Centre
- 🌿 Leadville Dog Park
- 🌿 MMMA Music Academy Sunningdale
- 🌿 Blouberg Beach
- 🌿 Big Bay
- 🌿 Table Bay Mall
- 🌿 Eden on the Bay

- 🌿 Bayside Mall
- 🌿 West Coast Village Shopping Centre
- 🌿 Netcare Blaauwberg Private Hospital
- 🌿 Medicross Tableview
- 🌿 Intercare Blaauwberg
- 🌿 West Beach Clinic







# THE SCIENCE OF WELL BEING

**With wellness at its core, the Suikerbos state-of-the-art Lifestyle Centre offers you the best in fitness and rejuvenation. Keep your body, mind and spirit in balance all day.**

Immerse in clear, pristine beauty and float in the pool of serenity, unwind and relax with fitness at the Training Science Gym. Our outdoor and indoor activities give you an engaging environment where the mind

and body can unravel life's mysteries, you can escape with a walk in the park and your children get the time to interact in the children's play area.



# DEVELOPMENT SITE PLAN



REVISION 16

# WHERE **CRAFTSMANSHIP** TAKES CENTRE **STAGE**

Suikerbos is a beautifully designed, pet-friendly estate that offers a choice of 1, 2 and 3 bedroom apartments.

The apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes.

The modern apartments are WiFi ready, include kitchen appliances and prepaid utility meters (water and electricity).







# SEAMLESSLY DESIGNED TO BE EXCEPTIONAL

## GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ Aluminium Windows
- ✔ Cornices - as per Show Unit
- ✔ Aluminium Sliding Doors
- ✔ Hollowcore Doors with Painted Frames
- ✔ Locksets
  - Sliding Doors with Dead Bolt on Ground Floor Units
  - Internal 3 Lever
  - Front Door Knob Cylinder

## KITCHEN AND BATHROOM

- ✔ Tiled (As per show unit)
- ✔ Engineered Stone Kitchen Counter Tops
- ✔ Sanitary Ware Kitchen
  - Stainless Steel Sink
  - Pillar Type Sink Mixer
  - Washing Machine Stop Cock
- ✔ Sanitary Ware Bathrooms
  - White Free Standing Bath (only in 3 bedrooms)
  - Bath Mixer & Niki Spout
  - White Basin
  - Basin Mixer
  - White Toilet Semi-Close Couple
  - Bathroom Fittings as per Show Unit
  - Shower Rose and Arm
  - Black Finish Shower Door with Clear Glass
  - Shower Mixer

# THE SPECIFICATION

## IT'S ALL IN THE DETAILS



### ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre Point
- ✔ Hot Water Heating System
- ✔ Electricity - Metered
- ✔ Lighting Fittings - As per Show Unit

- ✔ All Apartments:
  - Undercounter Electric Oven
  - Hob & Extractor
  - Metallic Colour Fridge
  - Washing Machine
  - Dishwasher (2 & 3 Bedroom)

### EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Floors
- ✔ Concrete Windowsills
  - Internal Tiled

### SECURITY

- ✔ Electric Fencing around entire development
- ✔ Boomed QR/Facial scanner access controlled entrance
- ✔ Trained Security Guards at the entrance
- ✔ State-of-the-Art CCTV camera system and perimeter 24/7 off site monitoring

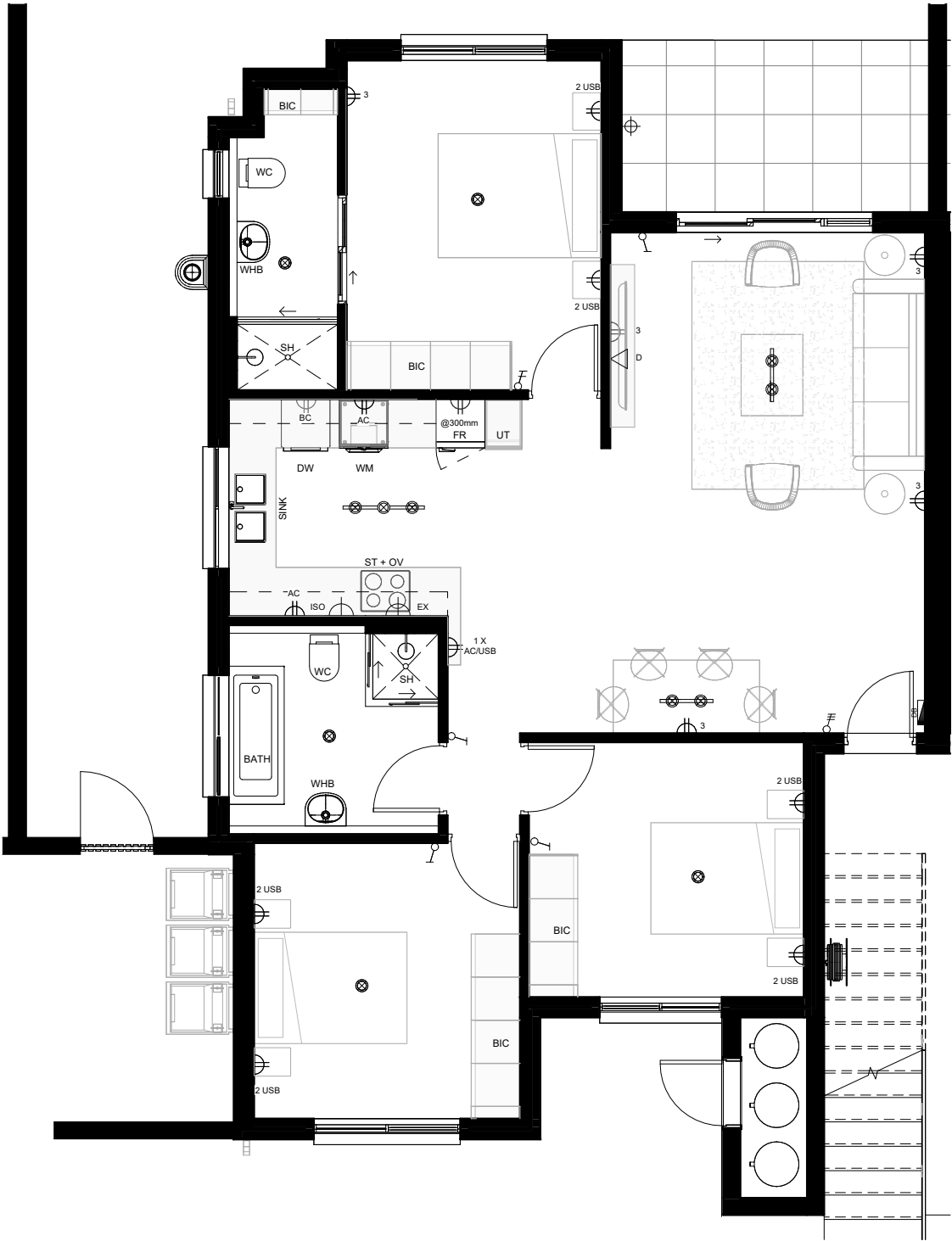
### CLAUSE

- ✔ 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.



# APARTMENT TYPE W

GROUND FLOOR



3 BEDROOM 2 BATHROOM

Apartment Area	99m <sup>2</sup>
Covered Patio	8m <sup>2</sup>
<b>Total Area</b>	<b>107m<sup>2</sup></b>

# APARTMENT TYPE X

FIRST FLOOR

3 BEDROOM 2 BATHROOM

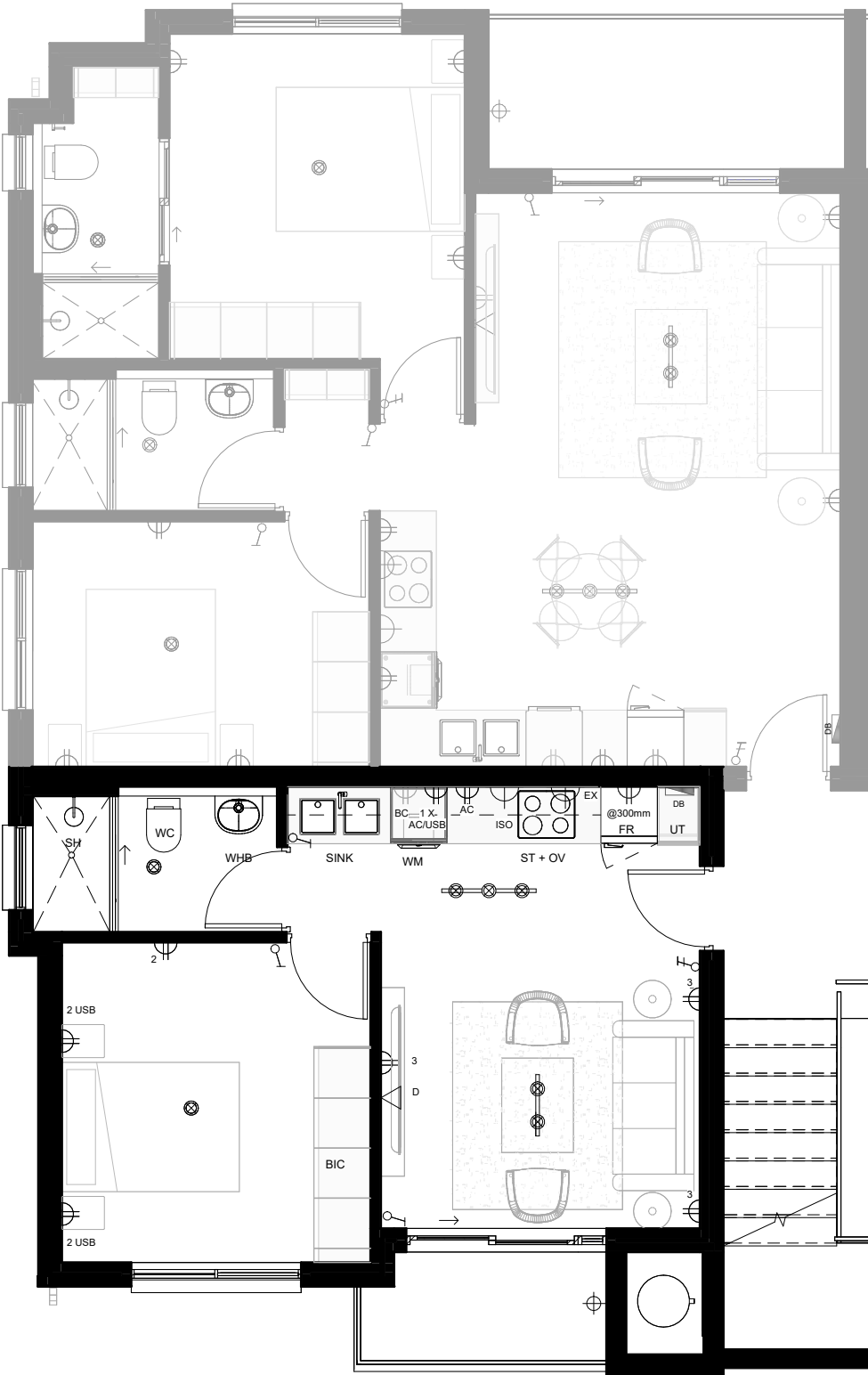


Apartment Area	99m <sup>2</sup>
Covered Patio	8m <sup>2</sup>
<b>Total Area</b>	<b>107m<sup>2</sup></b>



# APARTMENT TYPE Y

SECOND FLOOR

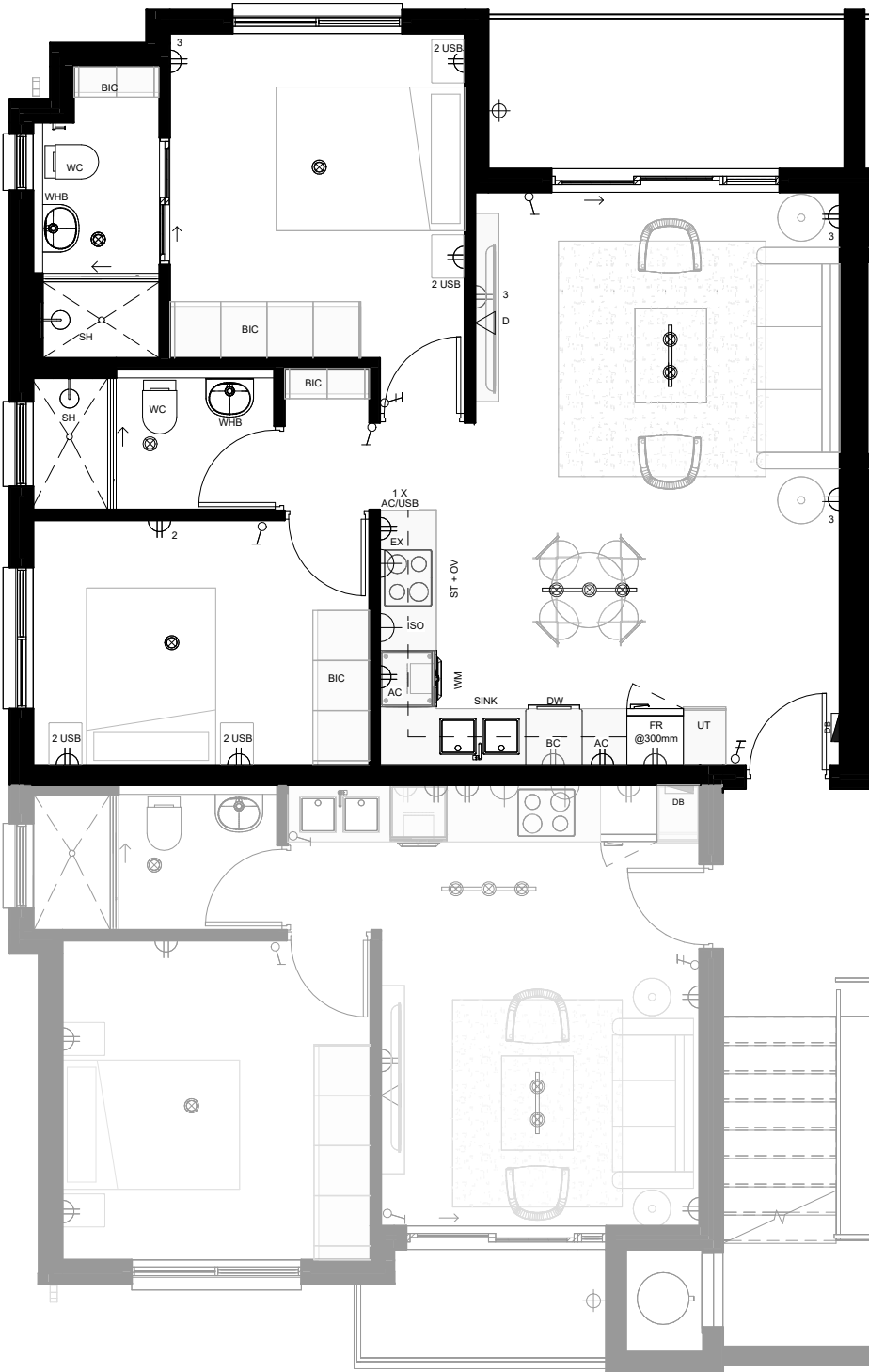


1 BEDROOM 1 BATHROOM

Apartment Area	39m <sup>2</sup>
Covered Patio	3m <sup>2</sup>
<b>Total Area</b>	<b>42m<sup>2</sup></b>

# APARTMENT TYPE Z

SECOND FLOOR



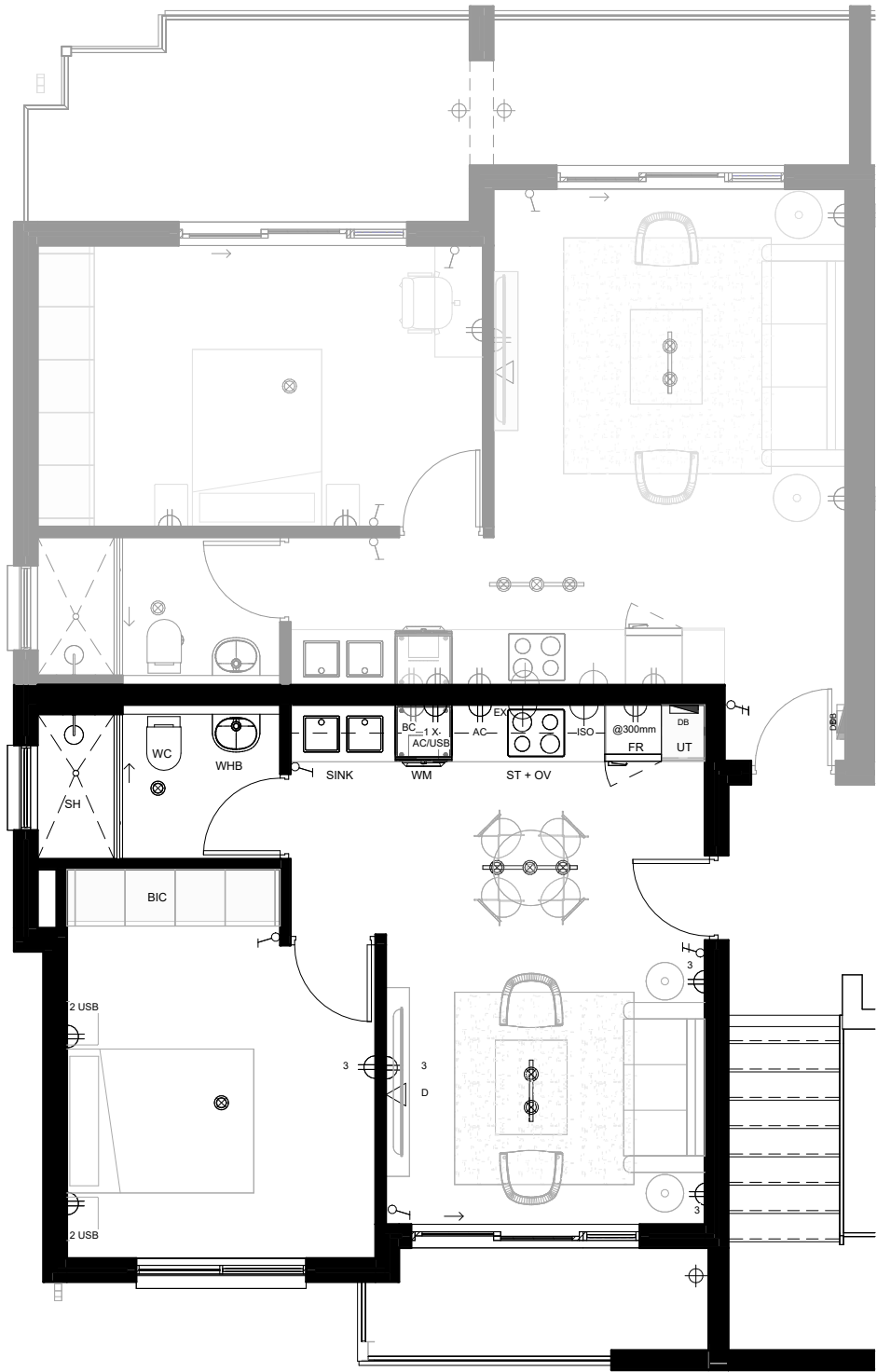
2 BEDROOM 2 BATHROOM

Apartment Area	66m <sup>2</sup>
Covered Patio	7m <sup>2</sup>
<b>Total Area</b>	<b>72m<sup>2</sup></b>



# APARTMENT TYPE AA

THIRD FLOOR

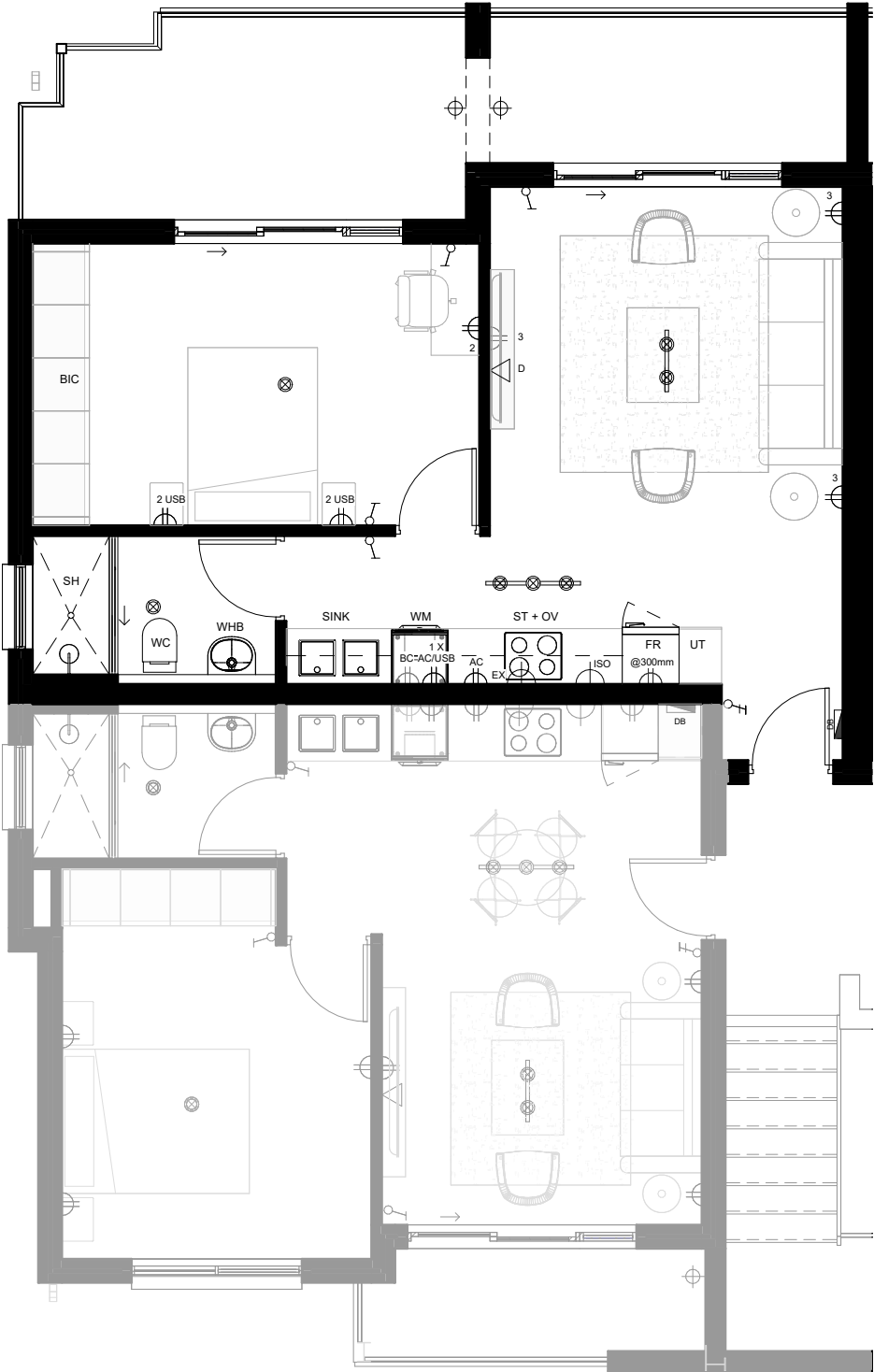


1 BEDROOM 1 BATHROOM

Apartment Area	45m <sup>2</sup>
Covered Patio	4m <sup>2</sup>
<b>Total Area</b>	<b>49m<sup>2</sup></b>

# APARTMENT TYPE BB

THIRD FLOOR



1 BEDROOM 1 BATHROOM

Apartment Area	49m <sup>2</sup>
Covered Patio	17m <sup>2</sup>
<b>Total Area</b>	<b>66m<sup>2</sup></b>







# SUIKERBOS

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# STEVE BROOKES

CEO - BALWIN PROPERTIES LTD

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“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.

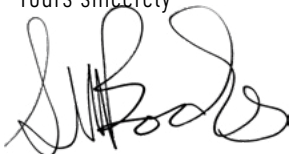
When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

Our brand values represents quality, innovation, passion, integrity and most of all, people.

We are very pleased to bring our brand to Suikerbos, 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 Sandown, Cape Town, 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

45 International Property Awards



## Ansie Gates

📞 079 012 6171 ✉️ [ansie@balwin.co.za](mailto:ansie@balwin.co.za)

📍 Koeberg Road, Sandown, Cape Town

## On Show

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

