



BALLITO | KWAZULU-NATAL | SOUTH AFRICA



THE CLASSIC COLLECTION



THE OCEANIC ESCAPE

TO A LUXURIOUS
LIFESTYLE

Ballito Hills... The benchmark of aspiration.

Ballito Hills is more than a home, it's a luxury lifestyle on the east coast of KwaZulu-Natal.

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 apartment are

complemented by cutting edge amenities including an indoor gym, outdoor fitness area, multi-purpose sports field, squash courts, swimming pool, wellness spa, restaurant, children's play area, cinema room, games room, entertainment area, meeting and conference rooms, laundromat and is also pet-friendly.

We've thought of everything, so you don't have to.

A COMBINATION OF MODERN LIFE & NATURAL BEAUTY

Ballito Hills is a piece of paradise nestled on the KwaZulu-Natal East Coast. This property is designed for discerning purchasers looking for luxury living whilst enjoying the tranquility of coastal life and a rich natural environment, just minutes from a bustling commercial hub.

These 3 bedroom, 2 bedroom and 1 bedroom apartments have been designed with modern living in mind from open-plan living, free eco-friendly kitchen appliances, prepaid utility meters, Fibre & DSTV ready and access to a lifestyle centre. The Lifestyle Centre provides access to an array of facilities that make everyday living effortless.



AN **ECO** FRIENDLY STYLISH **COMMUNITY**



BALLITO LIFESTYLE

This enchanting lifestyle centre creates a space where exclusivity meets community, the Lifestyle Centre is designed with your needs in mind.

- Training Science Gym
(Discovery Vitality Approved)
- Multi-purpose sports field
- Squash court
- Padel Court
- Swimming pool
- Wellness Spa
- The Local Restaurant
- Children's play area
- Entertainment area
- Meeting & Conference room
- Cinema Room
- Laundromat
- Dog Park







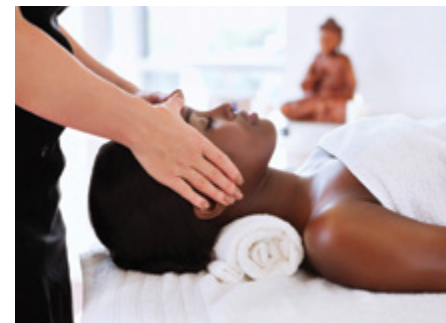
ACTIVE LIFESTYLE CUTTING **EDGE**

🌿 TRAINING SCIENCE GYM AT THE LIFESTYLE CENTRE



PERFECT BLEND OF TRANQUILITY & **RELAXATION**

🌿 WELLNESS SPA AT THE LIFESTYLE CENTRE



A REAL TREAT... AFTER A **LONG DAY**

 RESTAURANT AT THE LIFESTYLE CENTRE

The on-site restaurant at the Lifestyle Centre is the perfect venue to unwind after a long day at work or to have a meal when you don't feel like cooking.

Whether you just want to unwind, socialize, or enjoy some well-deserved family time; it has the perfect atmosphere and the best part is that it's right on your doorstep.



VIBRANT TOWN TRANQUIL SURROUNDINGS

Ballito Hills offers the best of all worlds. The town centre is a lively mix of malls, shops, restaurants, cafés and cinemas, with the Ballito beach front, all just a short distance from Ballito Hills.

Enjoy fishing, swimming, strolls along the beach, cycling and other outdoor activities, making the most of the beautiful warm weather.



You're minutes from:

- 🌿 Monkey Land
- 🌿 The Litchi Orchard Market
- 🌿 Sugar Rush Market /Park
- 🌿 Microflight Trips
- 🌿 Great Railroad Brewing Company
- 🌿 Holla Mountain Bike Trails
- 🌿 The Ndondlo Reptile Park
- 🌿 Flag Farm Animal Farm
- 🌿 The Waterberry Coffee Shoppe
- 🌿 The Ballito Cable Ski Park
- 🌿 King Shaka Zulu Heritage Route
- 🌿 Great Fishing Spots

RELAXED SETTING CHALLENGING COURSES



There are a number of superb and challenging golf courses on The North Coast. Some of them are rated as some of the best 100 Golf Courses in the country.

Next door to the **Simbithi Golf Course** is South Africa's first executive golf course. Designed by Peter Matkovich, it has spectacular scenery and a beautifully groomed course. This short course is a challenge for both low and high handicapped golfers, and is a hugely enjoyable course to play.

Umhlali, the 18 hole Peter Matkovich designed golf course, known as 'the gem of North Coast' melts into the surroundings with indigenous vegetation.

Dwarf Paspalum greens in all year round great condition coupled with beautifully manicured fairways provides for an easy walk for every category of golfer.

Internationally renowned **Zimbali's** 18 holes are laid out within a coastal forest reserve and the course is routed through wetlands and woodland with substantial changes in elevation throughout.

Prince's Grant Golf Estate offers a links course with majestic fairways and greens that run all the way down to the sea with the well known 560-yard par five signature hole.

KEY CONNECTIONS

FLOURISHING LOCATION

Ballito Hills, is based in a fast growing suburb and very popular with the young and upcoming professionals.

Ballito, on the Dolphin Coast is just 40 minutes from Durban, 20 minutes from the business office parks of Umhlanga and just 15 minutes from King Shaka International Airport. The area has quickly become the preferred residential neighbourhood for wealthy business professionals and moderate income earners alike. The lifestyle retains the relaxed ambiance of a resort town with a strong emphasis on family values and prosperous economic growth.

Ballito have no shortage of world-class schooling facilities some of which include, Ashton International College, Ballito Bay Montessori Pre-School, Curro School Mount Richmore, Umhlali Preparatory School and Reddam House Ballito.

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



LOCAL SPECIALITIES

INTERNATIONAL TASTES

Get ready to raise that glass of bubbly and dine – or relax and enjoy – in style at one of these great restaurants in your area.



No shortage of great restaurants and popular takeaways in the area to entice your taste buds.

- ✔ A Pescatore Italian Restaurant
- ✔ Chateau Gateaux
- ✔ Alchemy / Blackstrap
- ✔ Toast
- ✔ Fiamma Grill
- ✔ Beira Alta
- ✔ Zaras café
- ✔ Attikos Mediterranean Grill
- ✔ RocoMamas
- ✔ Wimpy
- ✔ Cafe@Lifestyle
- ✔ Nandos
- ✔ 45 on Eat Street
- ✔ Spur Steak Ranch
- ✔ Kauai
- ✔ Lupa
- ✔ Peron Peron Argentinian Grill

ANYTIME TREATS

EVERYDAY PURCHASES

Ballito Hills is close to a diverse mix of shopping malls including The Ballito Junction Mall which is anchored by Checkers, Pick 'n Pay, Game and Woolworths. A mix of over 250 stores and restaurants offer sheer shopping pleasure, entertainment, dining and fun for the whole family!

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

- ✔ Queenspark
- ✔ Polo
- ✔ Identity
- ✔ Big Blue
- ✔ Foschini
- ✔ Cotton On
- ✔ Coricraft
- ✔ The Hub
- ✔ Game
- ✔ Woolworths
- ✔ Edgars
- ✔ Puma
- ✔ Incredible Connection
- ✔ Rip Curl
- ✔ Toy Kingdom
- ✔ Guess Kids
- ✔ Cotton On Kids
- ✔ Old Khaki
- ✔ Gadget World
- ✔ Rage
- ✔ Musica
- ✔ PNA
- ✔ Bargain Books
- ✔ Exclusive Books
- ✔ Sportscene
- ✔ @ Home
- ✔ Checkers Hyper





THE LOCATION THE PLACE TO BE



THE SITE DEVELOPMENT PLAN



REVISION J







BEAUTIFUL & ELEGANT FINISHES **THROUGHOUT**

GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ One Coat Sponge Plaster and Paint
- ✔ Aluminium Windows
- ✔ Front Fire Door with Frame
- ✔ Aluminium Patio Sliding Doors
- ✔ Internal Hollowcore Doors with Painted Frames
- ✔ Timber Door Frames
- ✔ Locksets
 - Sliding Doors with Dead Bolt
 - Internal 3 Lever Brushed Stainless Steel
 - Front Door Cylinder Lock

KITCHEN AND BATHROOM

- ✔ Tiled Walls
- ✔ Quartz Stone Kitchen Counter Tops
- ✔ Sanitaryware Kitchen
 - Stainless Steel Sink
 - Pillar Type Sink Mixer
- ✔ Sanitaryware Bathrooms
 - Freestanding Bath
 - Bath Mixer & Niki Spout
 - White Basin Vanity
 - Basin Mixer
 - White Toilet
 - Shower Rose and Arm
 - Chrome Shower Door With Clear Glass
 - Shower Mixer

IT'S ALL IN 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
- 🌿 Kitchen Appliances for 1, 2 & 3 Bedrooms
 - Undercounter Electric Oven
 - Electric Hob And Extractor
 - Fridge
 - Washing Machine
 - Dishwasher (2 & 3 Bedroom Only)

EXTERNAL FINISHES

- 🌿 External Plaster and Paint on all Floors
- 🌿 Concrete Windowsills / Plaster

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

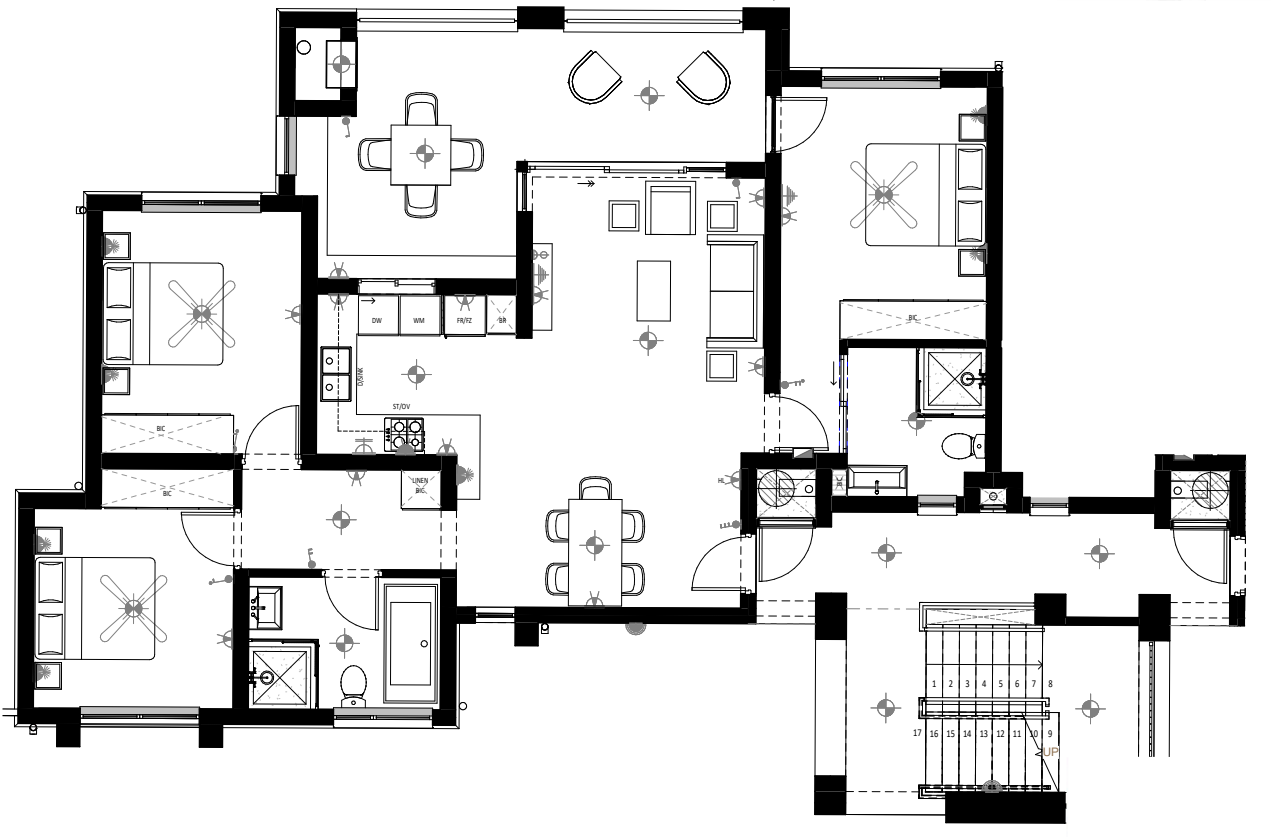
- 🌿 Fittings and Finishes as per Show Apartment / Floor Plan
- 🌿 The developer reserves the right to substitute or replace any of the above with an equivalent or improved product should problems of availability arise, or for any other reason.
- 🌿 No private work or alterations will be tolerated.
- 🌿 Garden sizes and configuration may vary from plan to accommodate site conditions.
- 🌿 Parking allocation may vary from plan to accommodate site conditions.
- 🌿 Subject To Approval.



APARTMENT TYPE A

GROUND FLOOR

REV G
3 BEDROOM 2 BATHROOM

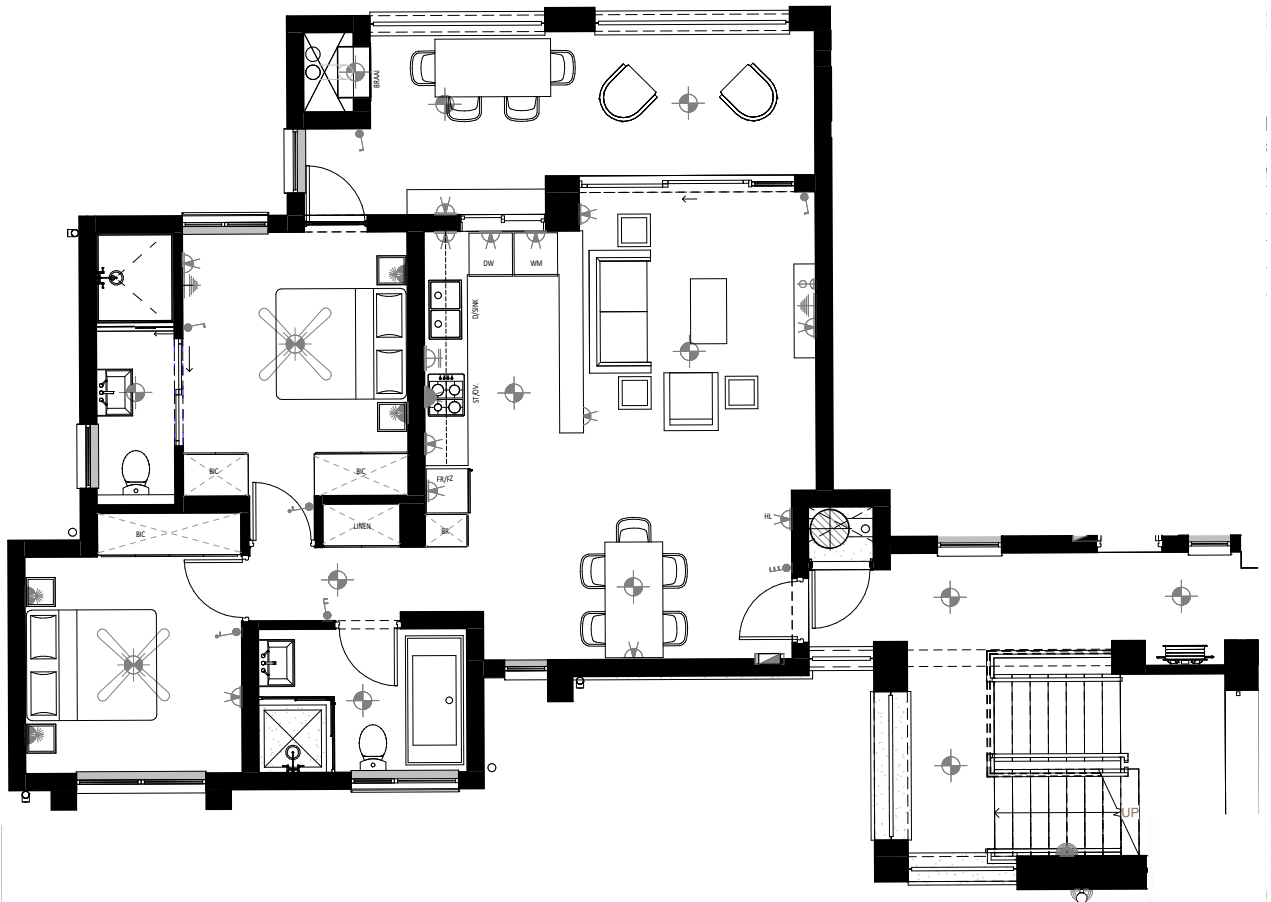


| | |
|-------------------|----------------------------|
| Apartment Area | 97.35m ² |
| Covered Balcony | 22.35m ² |
| Store Room | 5.98m ² |
| Total Area | 125.68m² |

APARTMENT TYPE B

FIRST FLOOR

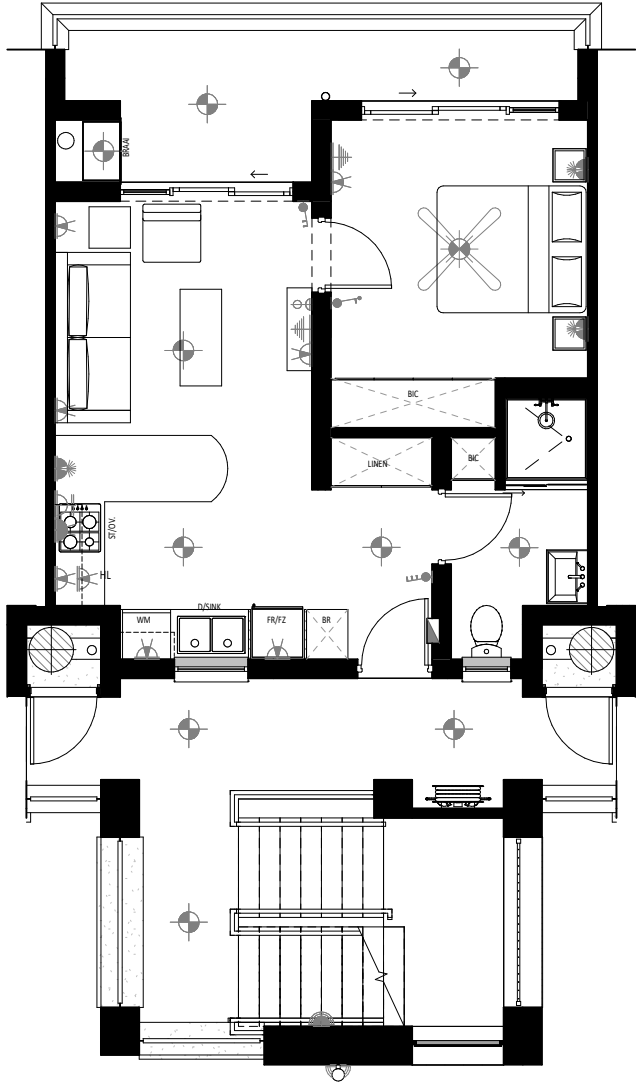
REV G
2 BEDROOM 2 BATHROOM



| | |
|-------------------|----------------------------|
| Apartment Area | 79.48m ² |
| Covered Balcony | 18.88m ² |
| Store Room | 5.86m ² |
| Total Area | 104.22m² |

APARTMENT TYPE C

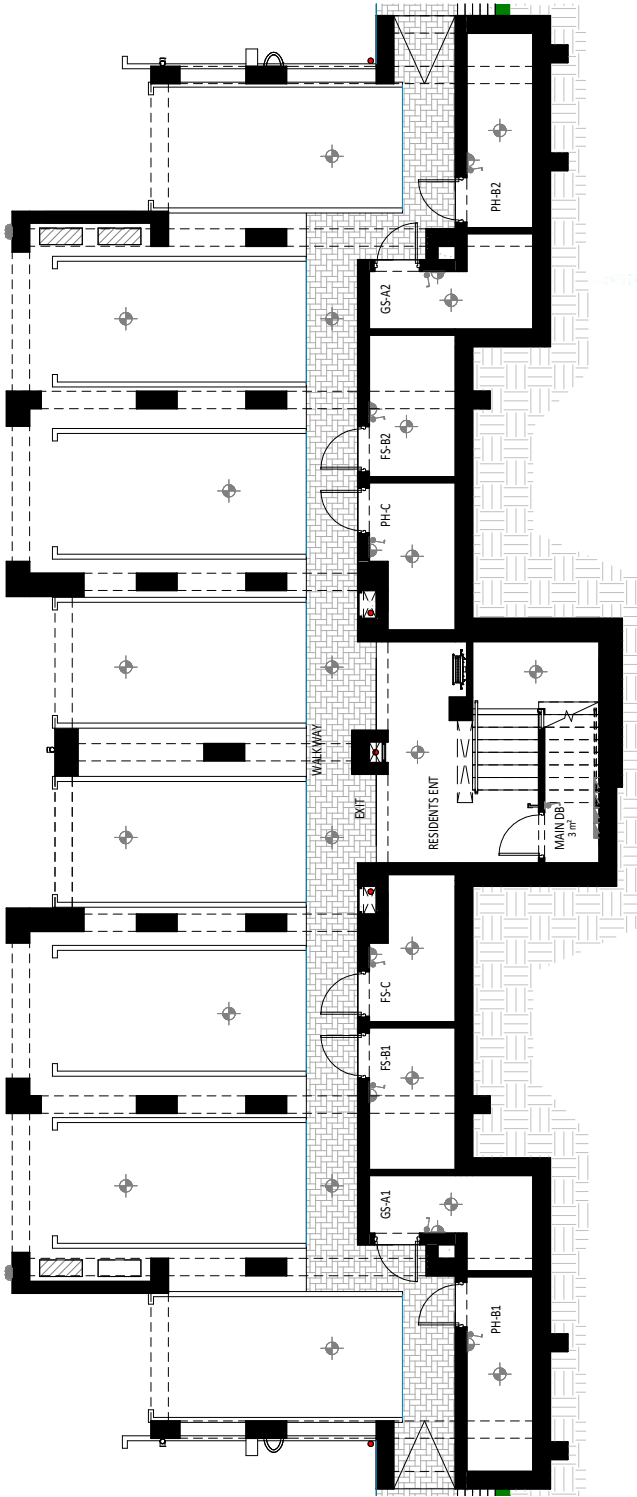
FIRST FLOOR
REV G
1 BEDROOM 1 BATHROOM



| | |
|-------------------|---------------------------|
| Apartment Area | 42.13m ² |
| Covered Balcony | 9.99m ² |
| Store Room | 5.76m ² |
| Total Area | 57.88m² |

THE BASEMENT LAYOUT

REV G





FREQUENTLY ASKED QUESTIONS

🌿 **When will the development be completed?**
2027

🌿 **Who are the managing agents?**
Landsdowne Property Management

🌿 **What are the additional costs?**
- Levies R14.95/m²
- Rates & taxes approximately R1500.00 per month

🌿 **Are the apartment's fibre ready?**
Yes

🌿 **How is electricity paid for?**
Prepaid

🌿 **When will the Lifestyle Centre be completed?**
Lifestyle Centre is open and available to all residents

🌿 **Are the apartments pet friendly?**
Yes, as per Body Corporate rules

🌿 **Who has access to the Lifestyle Centre?**
Residents have exclusive access to all amenities

🌿 **What is the distance from the airport to Ballito Hills?**
20 minutes from King Shaka International Airport

🌿 **What rules apply within the development?**
As per the Body Corporate and Home Owners Association

🌿 **What facilities are in the development?**

- Training Science Gym
(Discovery Vitality Approved)
- Multi-purpose sports field
- Squash court
- Padel Court
- Swimming pool
- Wellness Spa
- The Local Restaurant
- Children's play area
- Entertainment area
- Meeting & Conference room
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- Laundromat
- Dog Park





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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.

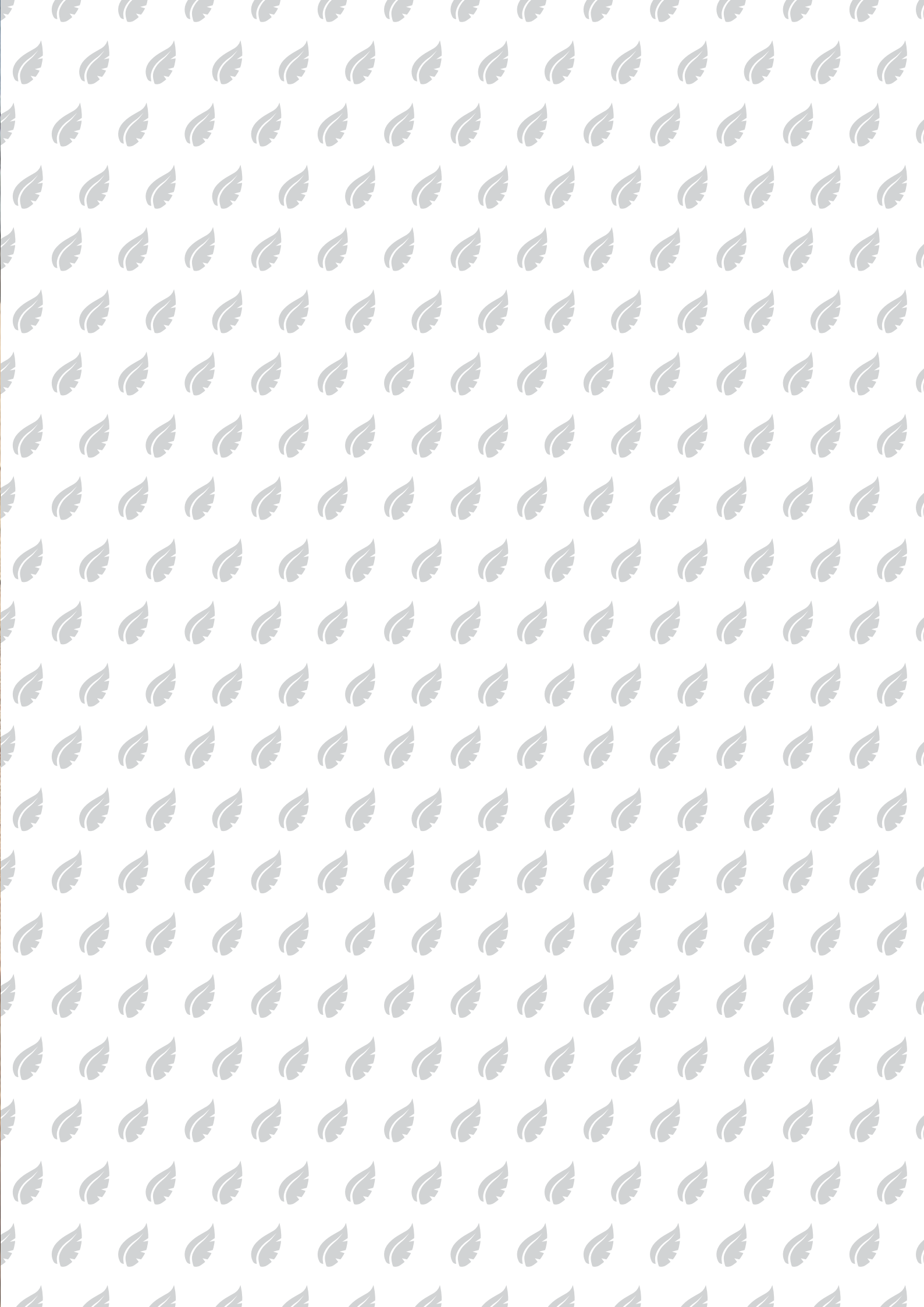
We are very pleased to bring our brand to Ballito Hills, which is more than a home, it's a lifestyle development has the potential to become the leading address in Umhlanga, and we are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors.

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



Khuthala Mthembu

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📍 Hills Avenue, Ballito

On Show

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

