



AFRICAN  
PROPERTY  
AWARDS

LAUFEN

AWARD  
WINNER

2023-2024

*Balwin*  
PROPERTIES®





## LOCATION

Greencreek is a unique development in the Riverwalk Estate. Situated in the rapidly expanding suburbs East of Pretoria. This amazing development is the link bridge between Mamelodi and Silverlakes

Allowing you to enjoy almost every leisure available in the development and surrounding area which is close to Woodhill Country Estate, Silverlakes Golf Estate, Trail & Mountain Bike Parks and so much more.

With its prime location, Greencreek is situated perfectly with easy access to the N4, top education facilities and schools minutes away; Curro Hazeldean Primary School, Curro College, Curro Academy, University of Pretoria, various Preschools, Primary and High Schools.

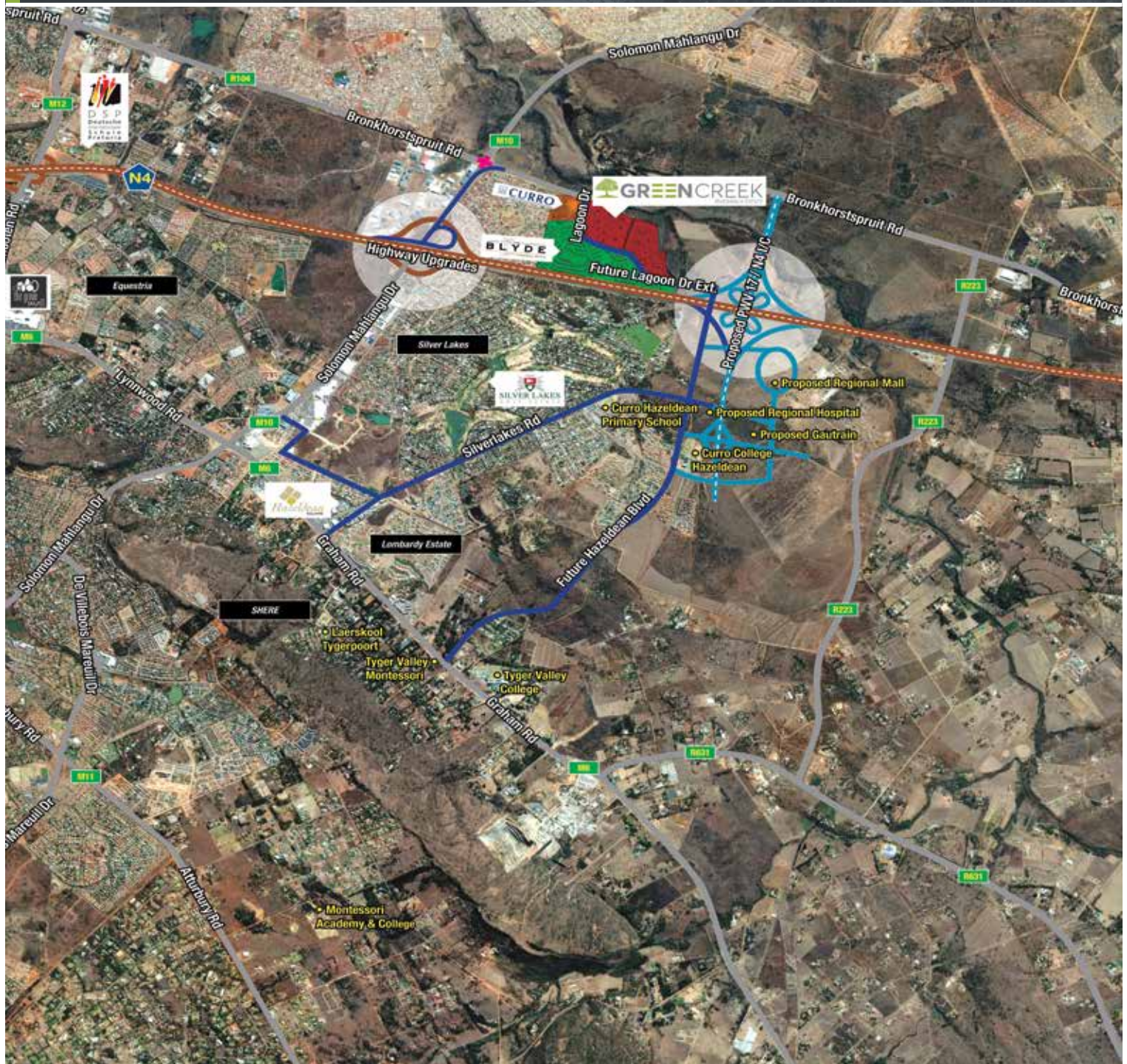
For entertainment outside the development you don't need to look far, top restaurants and fast-food outlets are conveniently close by.

Also minutes away from shopping centres with supermarkets and popular retail stores.



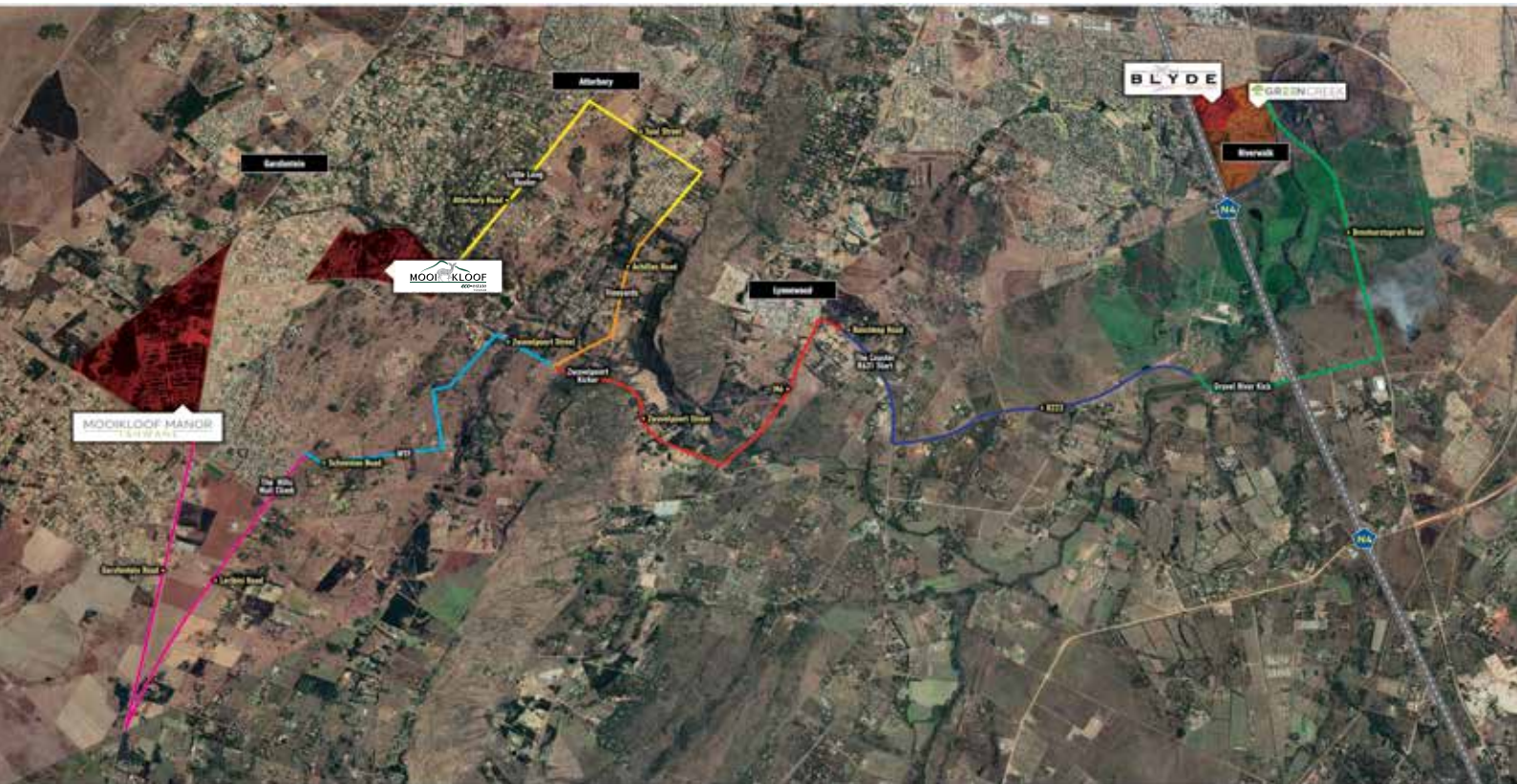


# LOCATION MAP





# CYCLE MAP



- The Hills Wall Climb Cycling Route - 7km**
- WTF Cycling Route - 4.2km**
- Little Lung Buster Cycling Route - 5.3km**
- Vineyards Cycling Route - 2.5km**

- Zwavelpoort Kicker Cycling Route - 4.5km**
- The Coaster R631 Start Cycling Route - 6km**
- Gravel River Kick Cycling Route - 6km**
- N4 Highway**



## THE GATE HOUSE

With state-of-the-art developments it has to have state-of-the-art security. Greencreek has two secure main entrances with automated boom systems and 24-hour security. The boundary walls have electric fencing.





## DEVELOPMENT



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

Each apartment comes with 2 parking bays for the 2 and 3 bedroom apartments and 1 parking bay for the 1 bedroom apartments and studios. There is visitors parking throughout the development as well as by the Lifestyle Centre. There is also an eco-friendly car wash facility.





# DEVELOPMENT





# DEVELOPMENT





## LIFESTYLE CENTRE

From the farm, to your table. We promote seasonal eating which benefits your health and supports environmental sustainability.

Go Green with Balwin. Balwin's GreenBarn is an eco-friendly oasis offering environmental friendly produce and products to residents who wish to minimise their carbon footprint while saving on utility costs.

The GreenBarn offers the following features:

- 🌿 Green Café
- 🌿 Swimming Pool
- 🌿 Eco Adventure Area
- 🌿 Concierge Service
- 🌿 Energy Efficient Laundromat
- 🌿 Outdoor Gym
- 🌿 Indoor Gym
- 🌿 Meeting Room
- 🌿 Outdoor Chess
- 🌿 Multi-purpose Sports field
- 🌿 Children's Play Area





# LIFESTYLE CENTRE





# SHOW APARTMENT





# SHOW APARTMENT









# APARTMENT LAYOUTS



**TYPE A3**  
**GROUND, FIRST, SECOND & THIRD FLOOR**  
**2 Bedroom 2 Bathroom**



Apartment Area	58.22m <sup>2</sup>
Covered Patio / Balcony	6.04m <sup>2</sup>
<b>TOTAL AREA</b>	<b>64.26m<sup>2</sup></b>



**TYPE A3**  
**GROUND & FIRST FLOOR**  
**3 Bedroom 2 Bathroom**



Apartment Area	75.89m <sup>2</sup>
Covered Patio / Balcony	6.47m <sup>2</sup>
<b>TOTAL AREA</b>	<b>82.36m<sup>2</sup></b>





# APARTMENT LAYOUTS

J M P S

**TYPE A3**  
**SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom**



Apartment Area	42.01m <sup>2</sup>
Covered Patio / Balcony	6.43m <sup>2</sup>
<b>TOTAL AREA</b>	<b>48.43m<sup>2</sup></b>

K L Q R

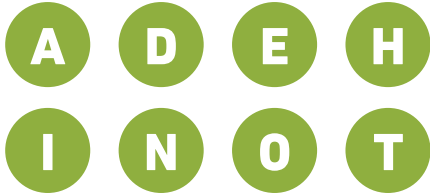
**TYPE A3**  
**SECOND & THIRD FLOOR**  
**1 Bedroom 1 Bathroom LIFESTYLE**



Apartment Area	30.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>30.76m<sup>2</sup></b>



# APARTMENT LAYOUTS



**TYPE A4**  
GROUND, FIRST, SECOND & THIRD FLOOR  
**2 Bedroom 2 Bathroom**



Apartment Area	59.67m <sup>2</sup>
Covered Patio / Balcony	5.74m <sup>2</sup>
<b>TOTAL AREA</b>	<b>65.41m<sup>2</sup></b>



**TYPE A4**  
GROUND & FIRST FLOOR  
**3 Bedroom 2 Bathroom**



Apartment Area	75.74m <sup>2</sup>
Covered Patio / Balcony	6.14m <sup>2</sup>
<b>TOTAL AREA</b>	<b>81.88m<sup>2</sup></b>



**TYPE A4**  
SECOND & THIRD FLOOR  
**1 Bedroom 1 Bathroom**



Apartment Area	40.76m <sup>2</sup>
Covered Patio / Balcony	6.38m <sup>2</sup>
<b>TOTAL AREA</b>	<b>47.15m<sup>2</sup></b>



# APARTMENT LAYOUTS

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**TYPE A4**  
**SECOND & THIRD FLOOR**

**1 Bedroom 1 Bathroom LIFESTYLE**



Apartment Area

32.17m<sup>2</sup>

**TOTAL AREA**

**32.17m<sup>2</sup>**





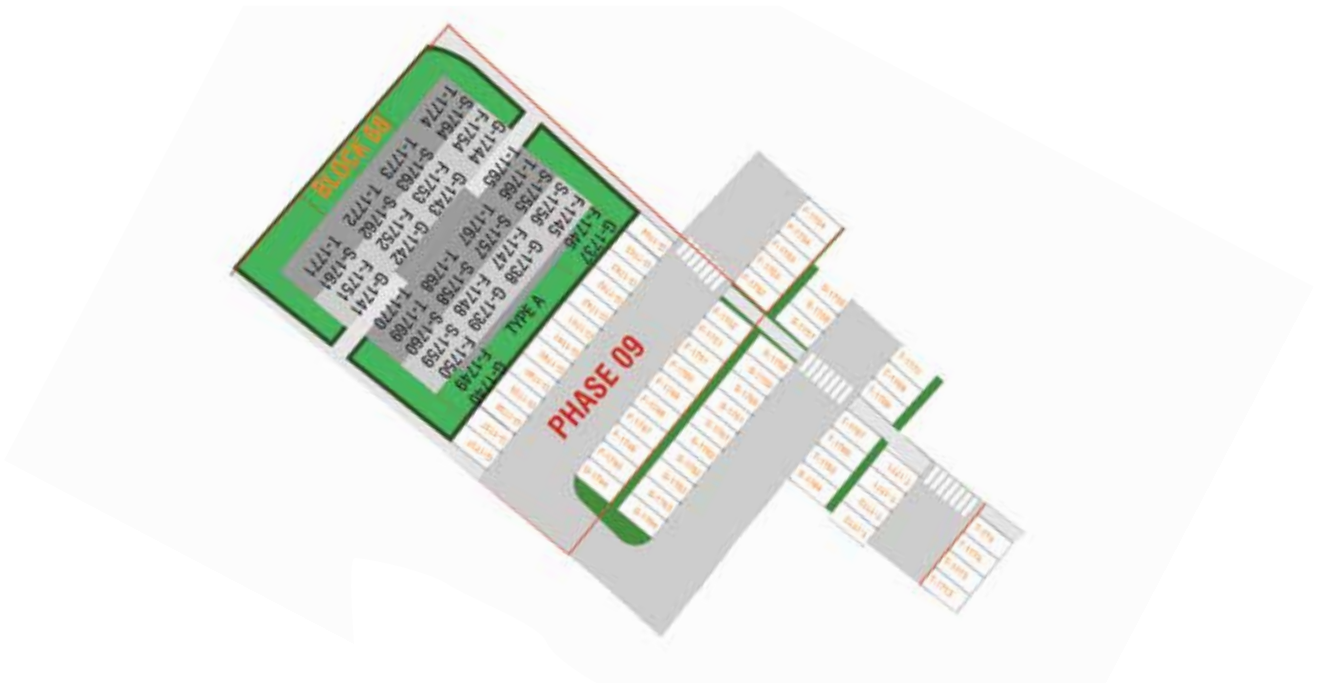


# SITE DEVELOPMENT PLAN

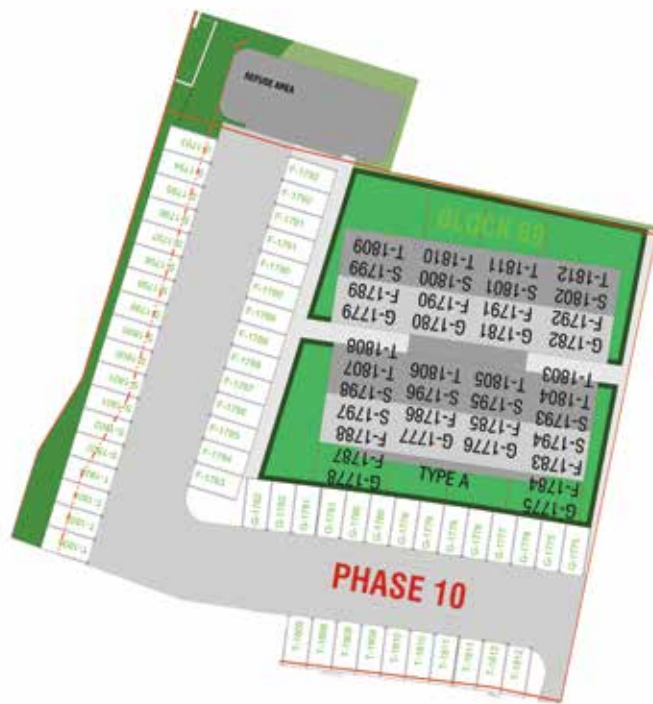




# PARKING LAYOUT PLAN - PHASES



**PHASE 09**

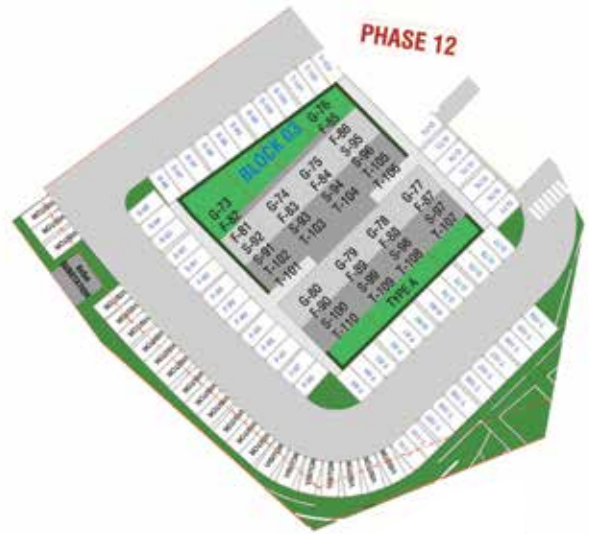


**PHASE 10**

# PARKING LAYOUT PLAN - PHASES



PHASE 11



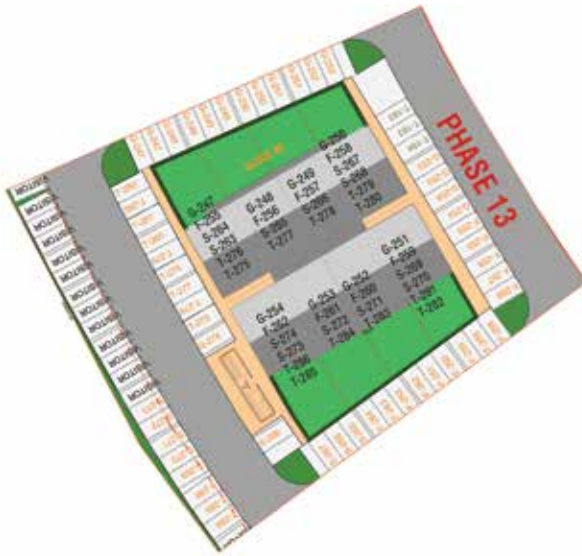
PHASE 12



PHASE 12B



# PARKING LAYOUT PLAN - PHASES



PHASE 13



PHASE 14



PHASE 15







# SPECIFICATIONS & FINISHES

## INTERNAL WORKS

External Brickwork	- Sponge Plaster And Paint / Facebrick
Internal Brickwork	- One Coat Sponge Plaster and Paint
Roof Covering	- Roof Sheetting
Windowsills	- Concrete Sill, Internal Tiled
Floor Covering	- All Floors Tiled
Ceilings	- Painted Ceiling
Windows	- Aluminium
Cornices	- As per Show Apartment
Front Door	- Fire Door with Frame
Patio Door	- Aluminium Sliding Doors
Internal Doors	- Hollowcore Doors with Painted Frames
Locksets	- Sliding Doors with Dead Bolt - Internal 3 Lever Brushed Stainless Steel - Front Door Knob Cylinder
Wall Tiling	- As per Show Apartment
Kitchen Tops	- Quartz Stone
Sanitary Ware Kitchen	- Stainless Steel Sink - Pillar Type Sink Mixer - Washing Machine Stop Cock
Sanitary Ware Bathrooms	- White Free Standing Bath - Bath Mixer & Niki Spout - White Basin Vanity - Basin Mixer - White Toilet as per Show Apartment - Bathroom Fittings as per Show Apartment - Shower Rose and Arm - Shower Door as per Show Apartment - Shower Mixer
Skirting	- Skirtings per Show Apartment
Plumbing	- As per Municipal Requirements
Garden Taps	- One per Ground Floor Apartment in Garden
Sewers	- To Municipal Requirements
Internal Lighting	- As per Layout (Energy Efficient Lighting)
External Lighting	- As per Layout
Plug Points	- As per Layout

TV Point	- As per Layout (Lounge only)
Data (Point Only)	- One per Apartment As per Layout
Heating	- Hot Water System
Electricity	- Prepaid Meters
Painting	- As per Architect Specification
Lighting Fittings	- As per Show Apartment
Kitchen Appliances	- Undercounter Electric Oven, Hob & Extractor
Kitchen	- As per Layout
B.I.C.	- As per Layout
Gutters	- As per Layout
Tiling	- All Tiling to be as per the Show Unit. No Deviation would be allowed
Electrical	- As per Layout
Patio	- As per Layout

## EXTERNAL WORKS

Boundary Walling	- As per Site Layout
Security	- Electric Fence / Access Control / CCTV Monitoring
Paving	- As per Plan
Landscaping	- As per Plan
Entrance System	- Biometric
Entrance	- Automated Boom System
Garden Walls and Unit Position	- To be Determined According to Site Conditions
Parking Bays	- As per layout
Refuse	- Eco-Friendly Waste Management System

## CLAUSE

1. 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.
2. No private work or alterations will be tolerated.
3. Garden sizes and configuration may vary from plan to accommodate site conditions.
4. Parking allocation may vary from plan to accommodate site conditions.





Lifestyle Centre



Swimming Pool



Outdoor & Indoor Gym



Dog Friendly Park



Sports Field



Fibre & DSTV Ready



Children's Play Area



Laundromat



Solar Supplemented  
Electricity



24 Hour Security



Prepaid Utilities



Outdoor Chess



Meeting Room

## Austin Heywood

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