



 **GREEN-KLOOF**  
MOOIKLOOF-SMART CITY-TSHWANE

PRETORIA | GAUTENG | SOUTH AFRICA

*Balwin*  
PROPERTIES®





## LOCATION

Situated in the rapidly expanding suburbs East of Pretoria, Greenkloof is a unique development.

Allowing you to enjoy almost every leisure available in the development and surrounding area, Woodhill Country Club and Golf Course, Vineyard Mountain biking, Moreleta Kloof Hiking Trail, Summit Skybar & Grill Parkview and so much more.

With its prime location, Greenkloof is situated perfectly with easy access to the N4, top education facilities and schools minutes away; various Preschools, Primary and High Schools.

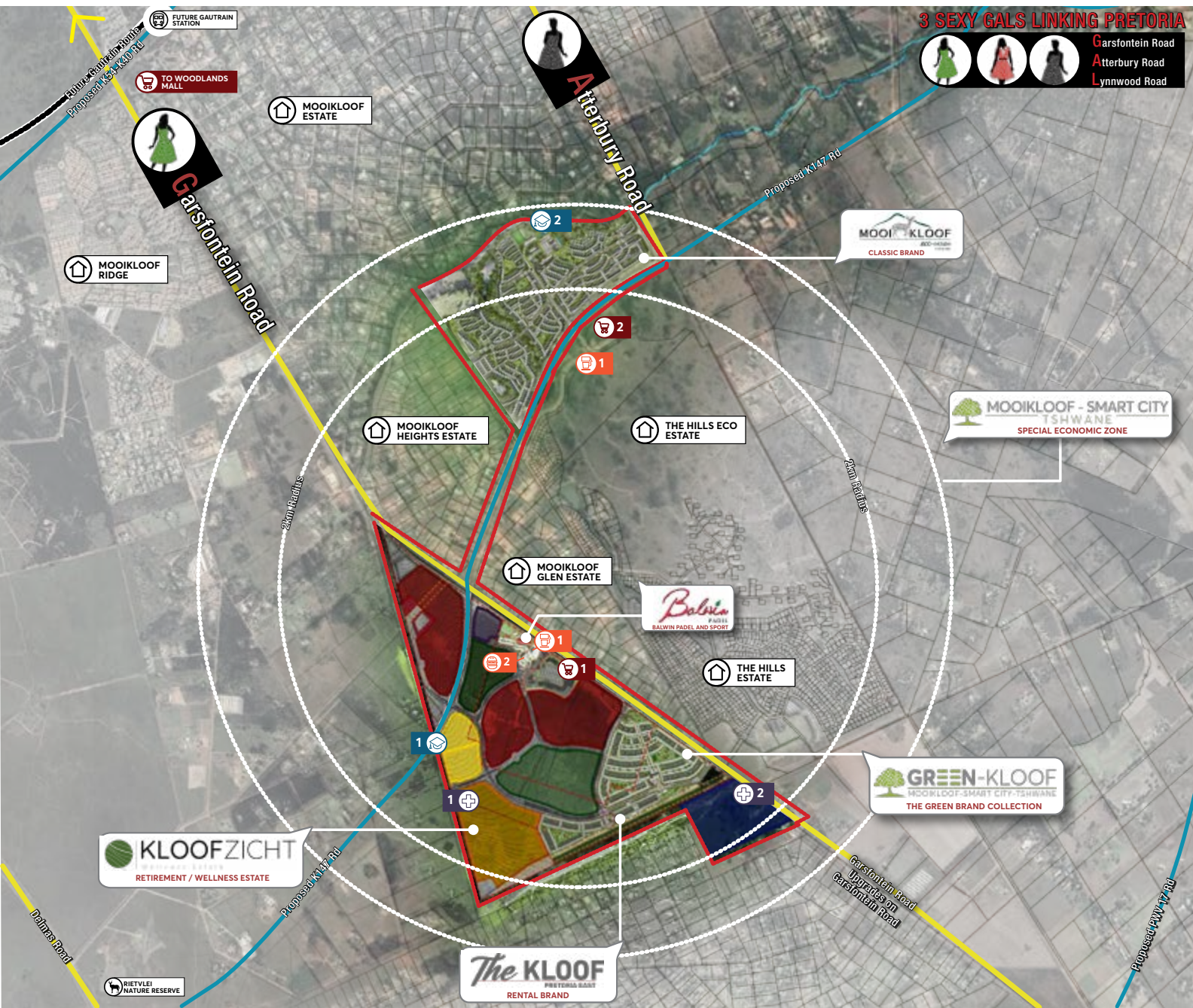
For entertainment outside the development you don't need to look far, top restaurants and fast-food outlets are conveniently close by.

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



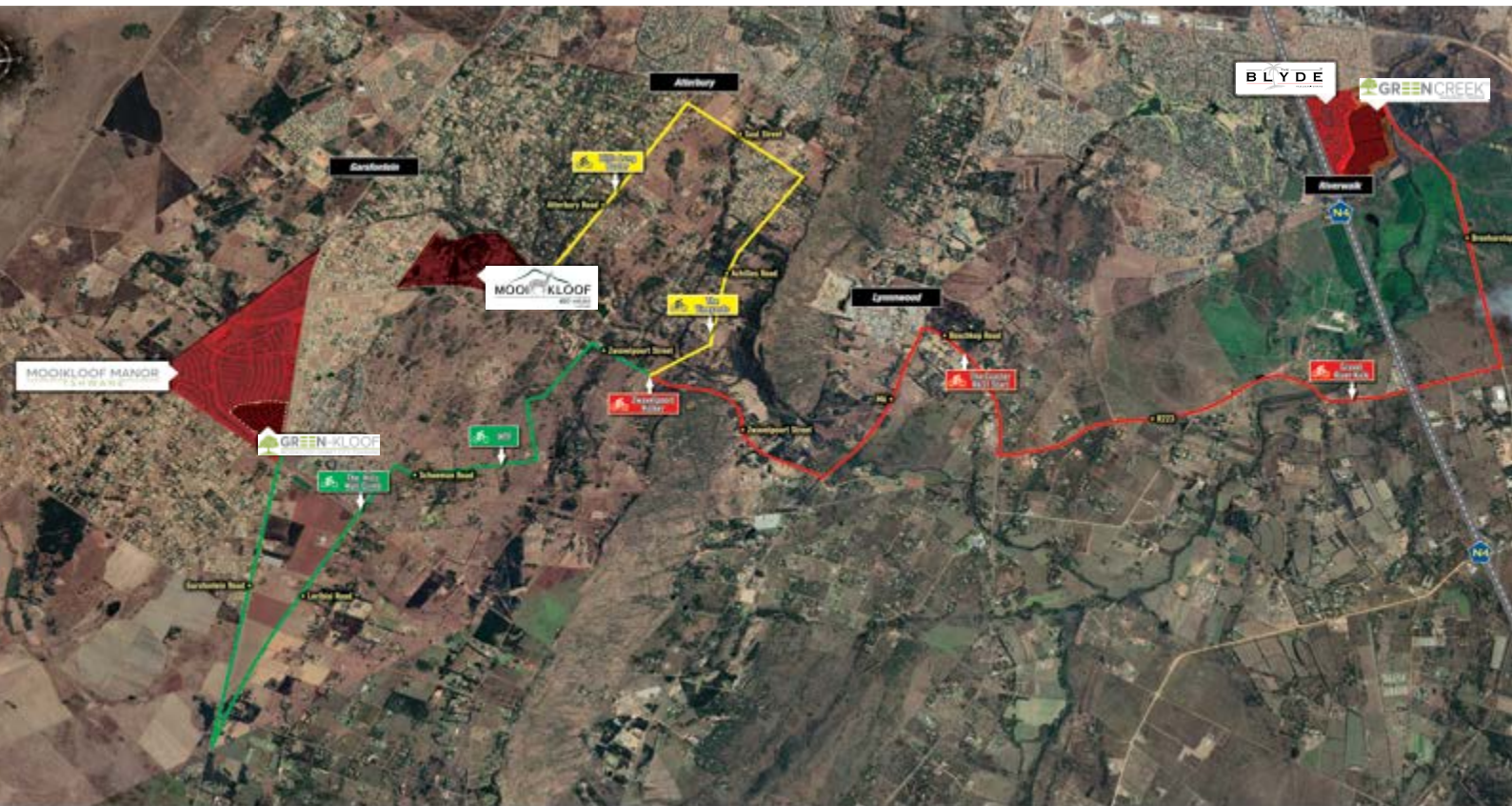


## LOCATION MAP





# 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

Distance from **MOOIKLOOF MANOR** to **BLYDE** = 27.8km

Distance from **MOOIKLOOF** to **BLYDE** = 24.3 km

## SECURITY & DEVELOPMENT

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

The exclusive development offers 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 apartment. There is visitors parking throughout the development as well as by the Lifestyle Centre. There is also an eco-friendly car wash facility.





## DEVELOPMENT





## LIFESTYLE CENTRE





## DEVELOPMENT





## DEVELOPMENT





APARTMENT LAYOUTS

E

TYPE A4  
SECOND & THIRD FLOOR  
1 Bedroom 1 Bathroom



Apartment Area	40.00m <sup>2</sup>
Covered Patio / Balcony	6.00m <sup>2</sup>
<b>TOTAL AREA</b>	<b>46.00m<sup>2</sup></b>

F

TYPE A4  
SECOND & THIRD FLOOR  
1 Bedroom 1 Bathroom LIFESTYLE



Apartment Area	31.00m <sup>2</sup>
<b>TOTAL AREA</b>	<b>31.00m<sup>2</sup></b>

B

D

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



Apartment Area	58.00m <sup>2</sup>
Covered Patio / Balcony	6.00m <sup>2</sup>
<b>TOTAL AREA</b>	<b>64.00m<sup>2</sup></b>



APARTMENT LAYOUTS

A C

TYPE A4  
GROUND & FIRST FLOOR  
3 Bedroom 2 Bathroom



Apartment Area	74.00m <sup>2</sup>
Covered Patio / Balcony	6.00m <sup>2</sup>
<b>TOTAL AREA</b>	<b>80.00m<sup>2</sup></b>



APARTMENT LAYOUTS

E

TYPE B4  
SECOND & THIRD FLOOR  
1 Bedroom 1 Bathroom



Apartment Area	40.00m <sup>2</sup>
Covered Patio / Balcony	6.00m <sup>2</sup>
<b>TOTAL AREA</b>	<b>46.00m<sup>2</sup></b>

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SECOND & THIRD FLOOR  
1 Bedroom 1 Bathroom LIFESTYLE



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## APARTMENT LAYOUTS



# SITE DEVELOPMENT PLAN





## PARKING LAYOUT PLAN - PHASES



# 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
Water 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 site plan - Positioning of Parking to be Determined According To Site Conditions
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



Indoor Gym



Gym Café



Sports Field



Dog Friendly Park



Children's Play Area



Fibre & DSTV Ready



Solar Supplemented  
Electricity



Laundromat



Prepaid Utilities



24 Hour Security



Meeting /Function Room



Outdoor Chess

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