



**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.

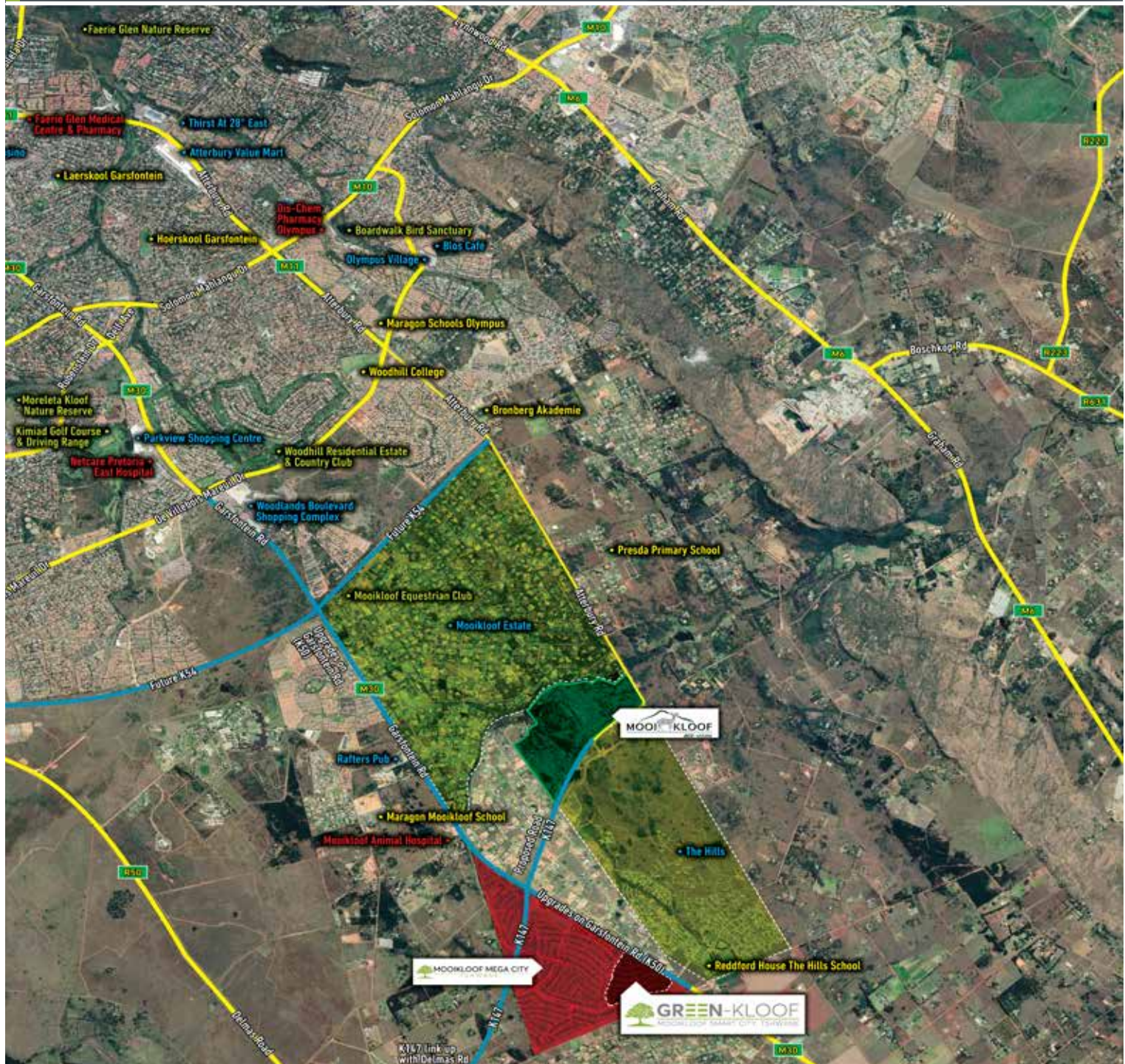
With its prime location, Greenkloof is situated perfectly with easy access to the N4, top education facilities and schools minutes away; various Preschools, Primary and High Schools.

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

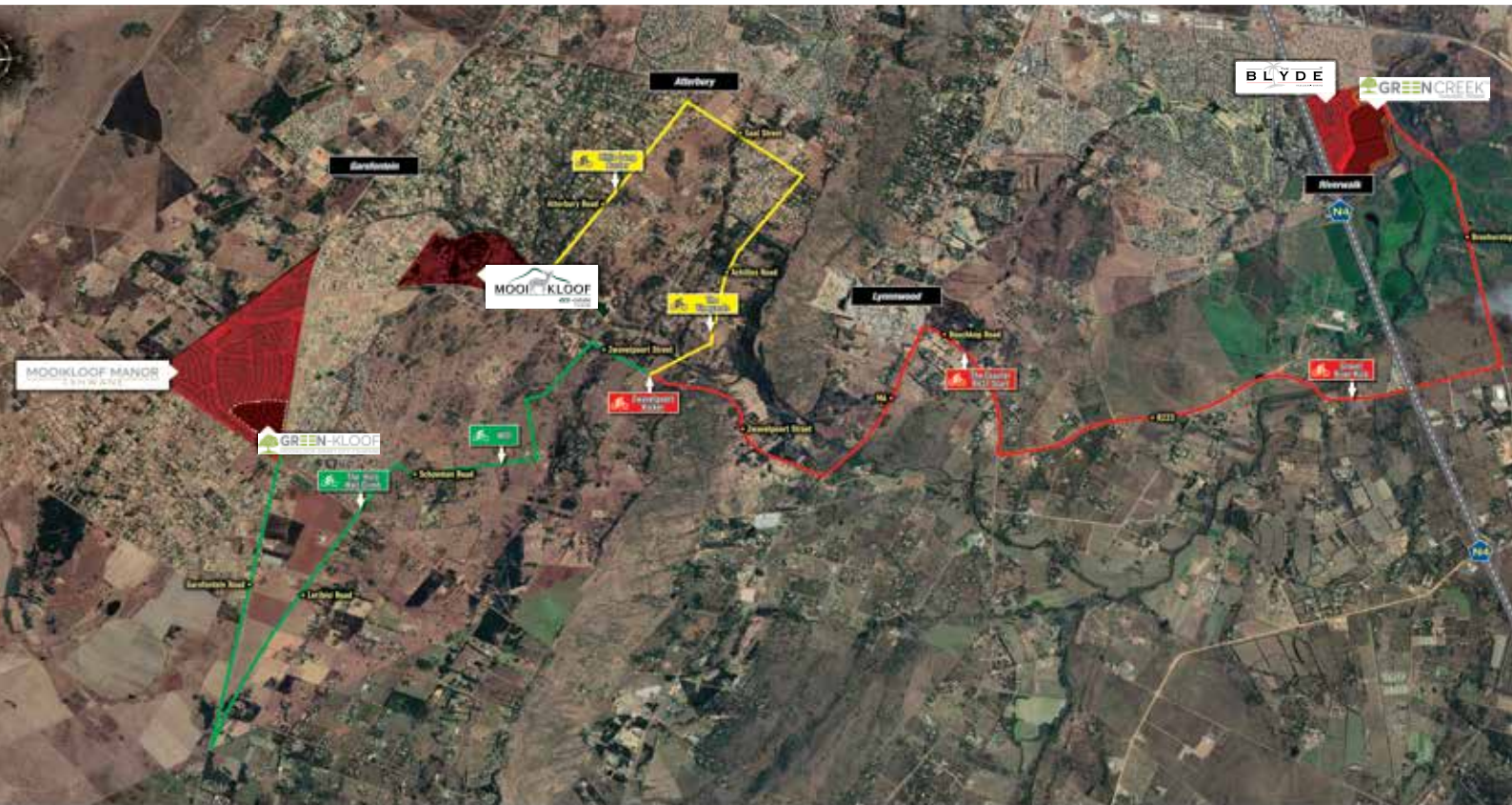
Also minutes away from shopping centres with supermarkets and popular retail stores.



# 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 **MOOKLOOF MANOR** to **BLYDE** = 27.8km

Distance from **MOOKLOOF** 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

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:

- 🌿 Gym Café
  - 🌿 Swimming Pool
  - 🌿 Energy Efficient Laundromat
  - 🌿 Training Science Indoor Gym
  - 🌿 Meeting/Function Rooms
  - 🌿 Outdoor Chess
  - 🌿 Multi-purpose Sports field
  - 🌿 Children's Play Area
- Gym café and Training Science indoor gym





# LIFESTYLE CENTRE



# DEVELOPMENT



# DEVELOPMENT



# APARTMENT LAYOUTS

J M P S

**TYPE A4  
SECOND & THIRD FLOOR**

**1 Bedroom 1 Bathroom**



K L Q R

**TYPE A4  
SECOND & THIRD FLOOR**

**1 Bedroom 1 Bathroom LIFESTYLE**



A D E H  
I N O T

**TYPE A4  
FIRST FLOOR**

**2 Bedroom 2 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 Area    | 32.17m <sup>2</sup>       |
| <b>TOTAL AREA</b> | <b>32.17m<sup>2</sup></b> |

|                         |                           |
|-------------------------|---------------------------|
| Apartment Area          | 59.16m <sup>2</sup>       |
| Covered Patio / Balcony | 5.74m <sup>2</sup>        |
| <b>TOTAL AREA</b>       | <b>64.90m<sup>2</sup></b> |

# APARTMENT LAYOUTS

B

C

F

G

## 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> |

## APARTMENT LAYOUTS



# SITE DEVELOPMENT PLAN



# SITE DEVELOPMENT PLAN

THE HILLS ECO ESTATE





## 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<br>- Internal 3 Lever Brushed Stainless Steel<br>- Front Door Knob Cylinder  |
| Wall Tiling             | - As per Show Apartment   |
| Kitchen Tops            | - Quartz Stone  |
| Sanitary Ware Kitchen   | - Stainless Steel Sink<br>- Pillar Type Sink Mixer<br>- Washing Machine Stop Cock   |
| Sanitary Ware Bathrooms | - White Free Standing Bath<br>- Bath Mixer & Niki Spout<br>- White Basin Vanity<br>- Basin Mixer<br>- White Toilet as per Show Apartment<br>- Bathroom Fittings as per Show Apartment<br>- Shower Rose and Arm<br>- Shower Door as per Show Apartment<br>- 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.<br>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<br>- 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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