

 **GREENPARK™**
BOKSBURG

BOKSBURG | GAUTENG | SOUTH AFRICA



Balwin
PROPERTIES®

BOKSBURG, EAST RAND



GATE HOUSE



DEVELOPMENT



LIFESTYLE CENTRE



LIFESTYLE CENTRE



SHOW APARTMENT



SHOW APARTMENT



APARTMENT LAYOUTS

A E I N

TYPE A1
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 1 Bathroom



Apartment Area 52.46m²
 Covered Patio / Balcony 5.76m²
TOTAL AREA 58.22m²

B F J O

TYPE A1
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 2 Bathroom



Apartment Area 62.90m²
 Covered Patio / Balcony 5.76m²
TOTAL AREA 68.66m²

C G

TYPE A1
GROUND & FIRST FLOOR
3 Bedroom 2 Bathroom



Apartment Area 74.31m²
 Covered Patio / Balcony 4.41m²
TOTAL AREA 78.72m²

APARTMENT LAYOUTS

L **Q**

TYPE A1
SECOND & THIRD FLOOR

1 Bedroom 1 Bathroom

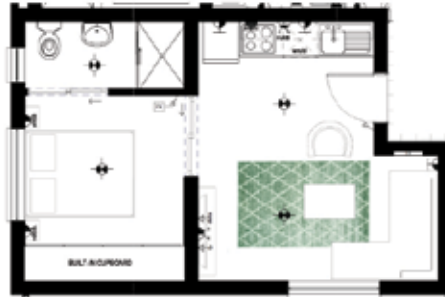


Apartment Area	38.36m ²
Covered Patio / Balcony	4.41m ²
TOTAL AREA	42.77m²

K **P**

TYPE A1
SECOND & THIRD FLOOR

1 Bedroom 1 Bathroom LIFESTYLE



Apartment Area	32.67m ²
TOTAL AREA	32.67m²

D **H** **M** **R**

TYPE A1
GROUND, FIRST, SECOND & THIRD FLOOR

1 Bedroom 1 Bathroom



Apartment Area	37.19m ²
Covered Patio / Balcony	3.17m ²
TOTAL AREA	40.36m²

APARTMENT LAYOUTS

A

E

J

O

TYPE A2
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 1 Bathroom



Apartment Area 52.47m²
 Covered Patio / Balcony 5.76m²
TOTAL AREA 58.22m²

B

F

K

P

TYPE A2
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 2 Bathroom



Apartment Area 62.86m²
 Covered Patio / Balcony 5.76m²
TOTAL AREA 68.62m²

C

TYPE A2
GROUND FLOOR
3 Bedroom 2 Bathroom



Apartment Area 74.31m²
 Covered Patio / Balcony 4.41m²
TOTAL AREA 78.72m²

APARTMENT LAYOUTS

D I N S

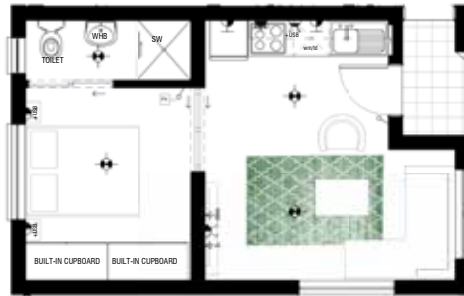
TYPE A2
GROUND, FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area 37.19m²
 Covered Patio / Balcony 3.17m²
TOTAL AREA 40.36m²

G L Q

TYPE A2
FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom LIFESTYLE



Apartment Area 32.67m²
TOTAL AREA 32.67m²

H M R

TYPE A2
FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area 39.45m²
 Covered Patio / Balcony 4.41m²
TOTAL AREA 43.85m²

APARTMENT LAYOUTS



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



Apartment Area	58.22m ²
Covered Patio / Balcony	6.04m ²
TOTAL AREA	64.26m²



TYPE A3 GROUND & FIRST FLOOR 3 Bedroom 2 Bathroom



Apartment Area	75.89m ²
Covered Patio / Balcony	6.47m ²
TOTAL AREA	82.36m²



APARTMENT LAYOUTS

C G

TYPE B1
GROUND & FIRST FLOOR
3 Bedroom 2 Bathroom



Apartment Area	74.57m ²
Covered Patio / Balcony	4.41m ²
TOTAL AREA	78.98m²

D H M R

TYPE B1
GROUND, FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area	37.32m ²
Covered Patio / Balcony	3.17m ²
TOTAL AREA	40.49m²

APARTMENT LAYOUTS

C G

TYPE B1
GROUND & FIRST FLOOR
3 Bedroom 2 Bathroom



Apartment Area	74.57m ²
Covered Patio / Balcony	4.41m ²
TOTAL AREA	78.98m²

D H M R

TYPE B1
GROUND, FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area	37.32m ²
Covered Patio / Balcony	3.17m ²
TOTAL AREA	40.49m²

APARTMENT LAYOUTS

K P

TYPE B1
SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area 33.81m²
TOTAL AREA 33.81m²

Q L

TYPE B1
SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom

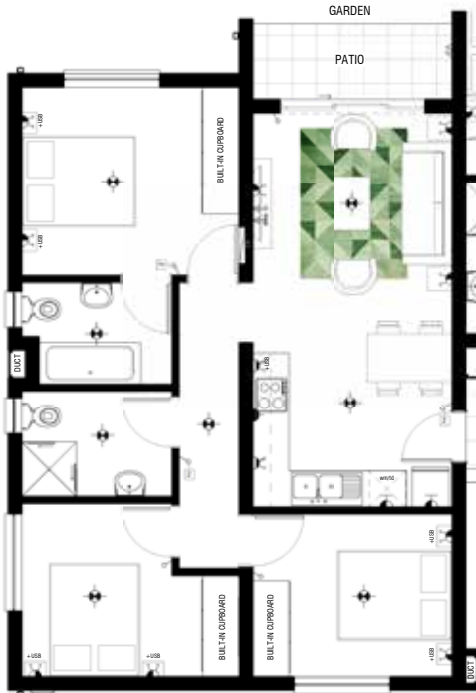


Apartment Area 38.36m²
Covered Patio / Balcony 4.14m²
TOTAL AREA 42.77m²

APARTMENT LAYOUTS

C

TYPE B2 GROUND FLOOR 3 Bedroom 2 Bathroom



Apartment Area	74.42m ²
Covered Patio / Balcony	4.41m ²
TOTAL AREA	78.73m²

D I N S

TYPE B2 GROUND, FIRST, SECOND & THIRD FLOOR 1 Bedroom 1 Bathroom



Apartment Area	37.19m ²
Covered Patio / Balcony	3.17m ²
TOTAL AREA	40.36m²

APARTMENT LAYOUTS



G L Q

TYPE B2
FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom STUDIO



Apartment Area	32.66m ²
TOTAL AREA	32.66m²

H M R

TYPE B2
FIRST, SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area	39.46m ²
Covered Patio / Balcony	4.41m ²
TOTAL AREA	43.86m²

APARTMENT LAYOUTS



TYPE B3 GROUND FLOOR

3 Bedroom 2 Bathroom



Apartment Area	75.87m ²
Covered Patio / Balcony	6.49m ²
TOTAL AREA	82.36m²



TYPE B3 GROUND, FIRST, SECOND & THIRD FLOOR

2 Bedroom 2 Bathroom



Apartment Area	58.19m ²
Covered Patio / Balcony	6.14m ²
TOTAL AREA	64.32m²

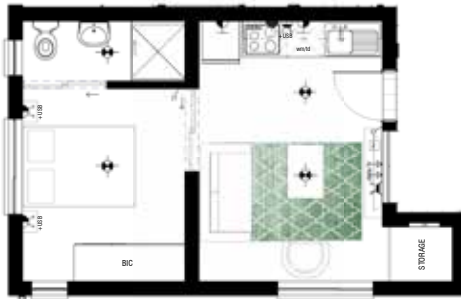
APARTMENT LAYOUTS



L R

TYPE B3
SECOND & THIRD FLOOR

1 Bedroom 1 Bathroom LIFESTYLE



Apartment Area 30.76m²
TOTAL AREA 30.76m²

M S

TYPE B3
SECOND & THIRD FLOOR

1 Bedroom 1 Bathroom



Apartment Area 42.01m²
Covered Patio / Balcony 6.43m²
TOTAL AREA 48.44m²

APARTMENT LAYOUTS



TYPE C1

GROUND, FIRST, SECOND & THIRD FLOOR

2 Bedroom 1 Bathroom



TYPE C1

GROUND, FIRST, SECOND & THIRD FLOOR

2 Bedroom 2 Bathroom



Apartment Area	50.90m ²
Covered Patio / Balcony	4.21m ²
TOTAL AREA	55.10m²

Apartment Area	62.41m ²
Covered Patio / Balcony	5.75m ²
TOTAL AREA	68.16m²

SITE DEVELOPMENT PLAN





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	- 2 & 3 Bedroom Undercounter Electric Oven, Hob & Extractor - 1 Bedroom 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
Solar	- 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	- Two Covered Bays per 3 Bed and 2 Bed Unit - One Covered Bay per 1 Bed - 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



Outdoor Gym



Restaurant & Pizzeria



Sports Field



Dog Friendly Park



Children's Play Area



Fibre & DSTV Ready



Solar Supplemented
Electricity



Laundromat



Prepaid Utilities



24 Hour Security

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