THE *Signature* COLLECTION

IZINGA
eco-estate

HERRWOOD DRIVE - UMHLANGA

Balwin PROPERTIES®

THE ECO-FRIENDLY ESCAPE TO A LUXURIOUS LIFESTYLE

Izinga Eco Estate... The benchmark of aspiration.

Izinga Eco Estate is more than a home, it's a luxury lifestyle eco estate close to the Indian Ocean. 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 a Training Science Gym (Discovery Vitality Approved), Padel Courts, Swimming Pool, Wellness Spa, Restaurant, Childrens Play Area, Meeting and Function Room, Laundromat and is also pet-friendly.

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

A COMBINATION OF MODERN **LIFE** & NATURAL **BEAUTY**

Izinga Eco Estate is a piece of paradise nestled in the rolling green hills just north of Umhlanga Ridge and above the town of Umhlanga Rocks. 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.

This magnificent lifestyle is complemented by superb indigenous landscaping on lavish properties situated on the doorstep of Umhlanga Ridge.

Izinga Eco Estate is a unique destination in which to succumb to gracious and secure living.

AN ECO FRIENDLY RETREAT

The Lifestyle Centre brings a touch of luxury to town with exclusive facilities to create a welcome oasis for rest and recreation.

The WiFi ready 2 and 3 bedroom apartments include free eco-friendly appliances, solar-supplemented pre-paid electricity and is Fibre and DSTV ready.

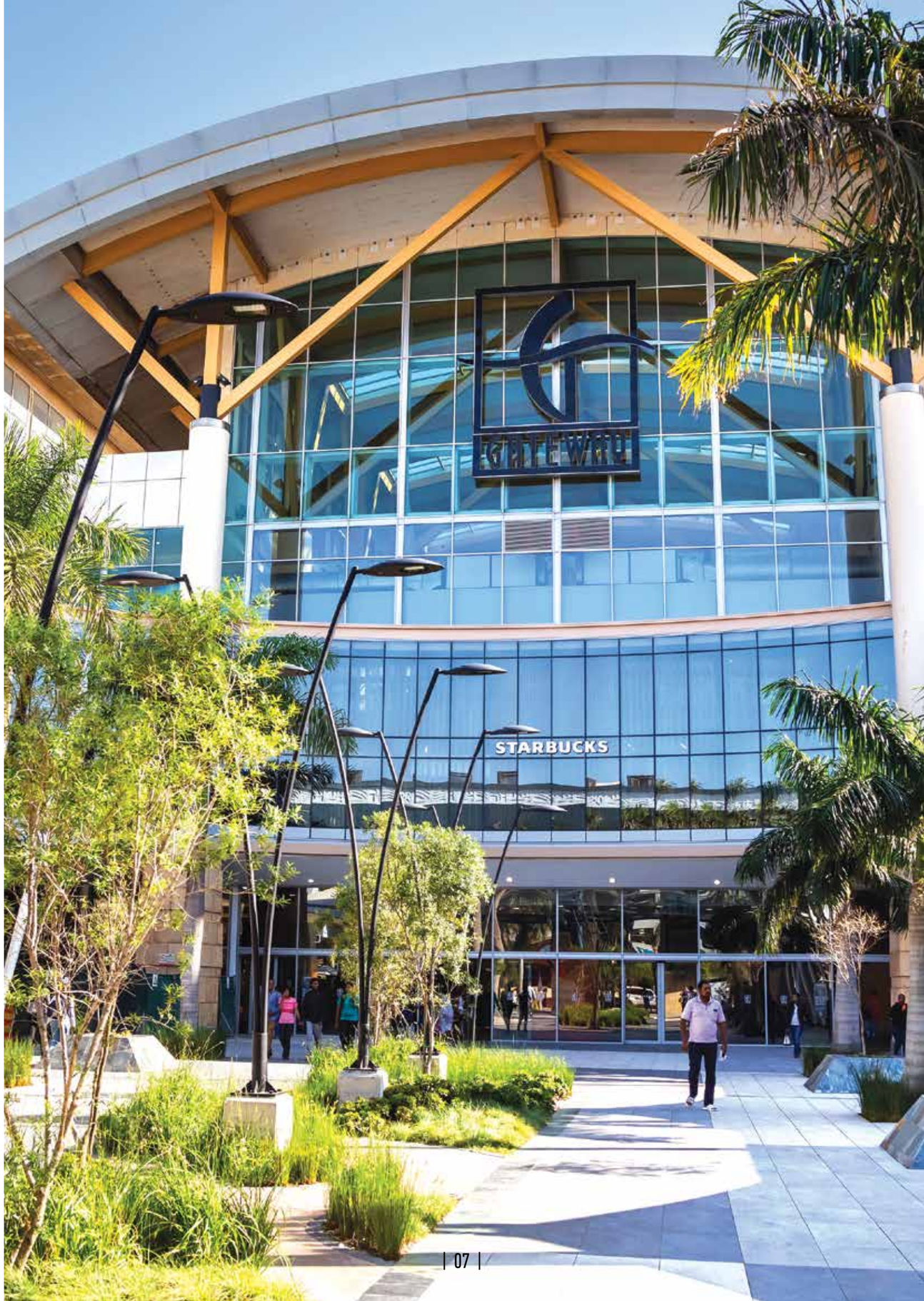
The gated estate offers a secure natural park area and walking trail, as well as abundant indigenous fauna and flora with beautiful beaches nearby.

VIBRANT
TOWN CENTRE
TRANQUIL
SURROUNDINGS

Izinga Eco Estate offers the best of all worlds. The town centre is a lively mix of malls, shops, restaurants, cafés and cinemas, with the Umhlanga beach front close by.

You're minutes from:

- Mount Edgecombe Country Club
- Mount Edgecombe Driving Range
- Busamed Gateway Private Hospital
- Netcare Umhlanga Hospital
- Natal Sharks Board
- Sibaya Casino
- Reddam House Umhlanga
- Crawford Schools - La Lucia Preparatory
- Umhlanga Pre-Primary
- Oceans Mall
- Atholton Primary School
- Gateway Montessori
- New Shoots Pre School
- Little Einsteins Pre-Primary
- Redwood College
- Gateway Theatre of Shopping
- The Cresent Umhlanga
- Cornubia Mall
- Umhlanga Centre
- La Lucia Ridge Office Park
- Ridge Side Office Park
- Umhlanga Parkrun



NATURE **ON YOUR** DOORSTEP

Izinga Eco Estate is in a green area, which supports abundant animals, fish and birdlife.

Izinga Eco Estate protects indigenous fauna and flora in the area and provides an attractive open space within the urban framework where residents can come and enjoy its natural beauty. Created within an urban setting, Izinga Eco Estate is a natural open space which is socially, economically and ecologically sustainable.

KEY CONNECTIONS FLOURISHING LOCATION

Izinga Eco Estate, is based in a fast growing suburb and very popular with the young and upcoming professionals.

Set on a Greenbelt, in a popular hot spot on the coast, Umhlanga is in reach of various key locations such as Ballito, Durban North, and Umdloti offering functionality for modern travelling.

A short drive to King Shaka International Airport , which is a major international and domestic transport hub in the region. Within easy access and close proximity to major roads, which run from Durban City Centre to King Shaka International Airport, just past Umhlanga (N2 & M4).

Izinga Eco Estate is in close vicinity to hospitals in the area.

Sibaya Casino And Entertainment Kingdom is a major attraction which is minutes away.

For business and home buyers alike, Izinga Eco Estate 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.

Top restaurants, pubs and fast food outlets are all in the area to entice your taste buds.

- Café La Plage
- The Chefs' Table
- The Ocean Terrace
- Buonissimo
- Jimmys Killer Prawns
- Little Havana
- Greedy Buddha
- Angelo's Trattoria
- Circus Circus Cafe
- The Hussar Grill
- Col'cacchio
- RocoMamas
- Mozambik
- Adega
- Simply Asia
- Galaxy Grill
- John Dory's
- Dros
- Spur Steak Ranch
- Tashas
- Nonnas Italian Kitchen
- Fego Cafe

ANYTIME TREATS EVERYDAY PURCHASES

Izinga Eco Estate is close to a diverse mix of shopping malls, Gateway Theatre of Shopping, The Cresent Umhlanga and Cornubia Mall, are nearby and are anchored by Checkers, Pick 'n Pay Hyper, 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.

- Truworths
- Polo
- H&M
- Jet
- Foschini
- Cotton On
- Ackermans
- The Hub
- Game
- Woolworths
- Edgars
- Babies R Us
- Incredible Connection
- Dion Wired
- Earthchild
- Guess Kids
- Kids Emporium
- Naartjie Clothing
- Cellucity
- Apple iStore
- Musica Megastore
- CNA
- CUM Books
- Exclusive Books
- Chelino Baby
- Mr Price Home
- Checkers Hyper

ACTIVE LIFESTYLE CUTTING EDGE

At Izinga Eco Estate we encourage an active lifestyle with on-site Lifestyle Centre featuring cutting-edge leisure and sport facilities, such as:

- Training Science Gym (Discovery Vitality Approved)
- Padel Courts
- Swimming Pool
- Wellness Spa
- Restaurant
- Childrens Play Area
- Meeting / Function Room
- Laundromat

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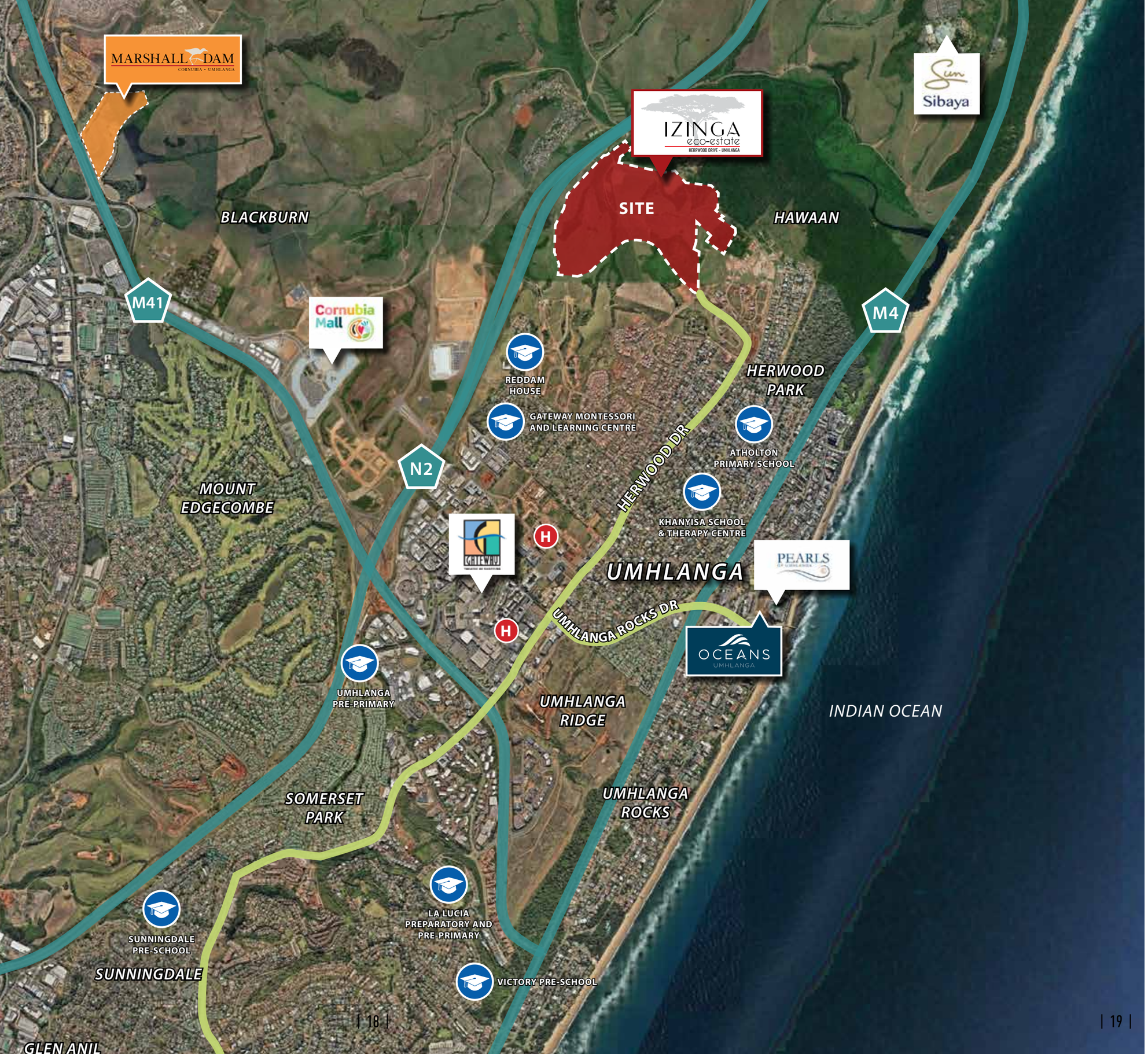

THE LOCATION

THE PLACE TO BE

LOCALITY PLAN

THE **DEVELOPMENT** PLAN

REV **AA**

THE **DEVELOPMENT** PLAN

PROFESSIONAL & 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
- Steel 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
  - Washing Machine Stop Cock
- Sanitaryware Bathrooms
  - Bath Mixer & Niki Spout
  - White Basin Vanity
  - Basin Mixer
  - White Toilet
  - Bathroom Fittings as per Show Unit
  - Shower Rose and Arm
  - Chrome Shower Door With Clear Glass
  - Shower Mixer

ITS 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 as per layout
  2 & 3 Bedrooms
  - Undercounter Electric Oven
  - Hob And Extractor
  - Metallic Fridge
  - Washing Machine & Tumble Dryer Combo
  - Dishwasher
- 18000btu Samsung air-conditioner

EXTERNAL FINISHES

- External Plaster and Paint on all Floors
- Roof Tiles Covering
- Concrete Windowsills / Plaster
- Cornices as per Show Unit

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

- 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 IZEMA Approval.

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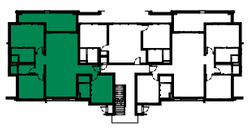
estate

APARTMENT **TYPE 6** A/D/G

3 BEDROOM 3 BATHROOM

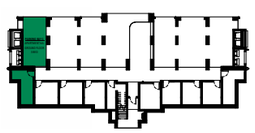
REV **CC**

BUSHWILLOW - GROUND / FIRST / SECOND FLOOR



APARTMENT POSITION

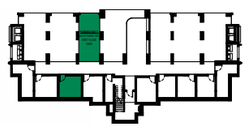
TYPE A



STORE ROOM POSITION & BASEMENT PARKING

Apartment A - Area	112.8m²
Covered Balcony	18.2m²
Store Room	9.2m²
Total Area	**140.2m²**

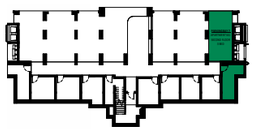
TYPE D



STORE ROOM POSITION & BASEMENT PARKING

Apartment D - Area	112.8m²
Covered Balcony	16.7m²
Store Room	9.2m²
Total Area	**138.7m²**

TYPE G



STORE ROOM POSITION & BASEMENT PARKING

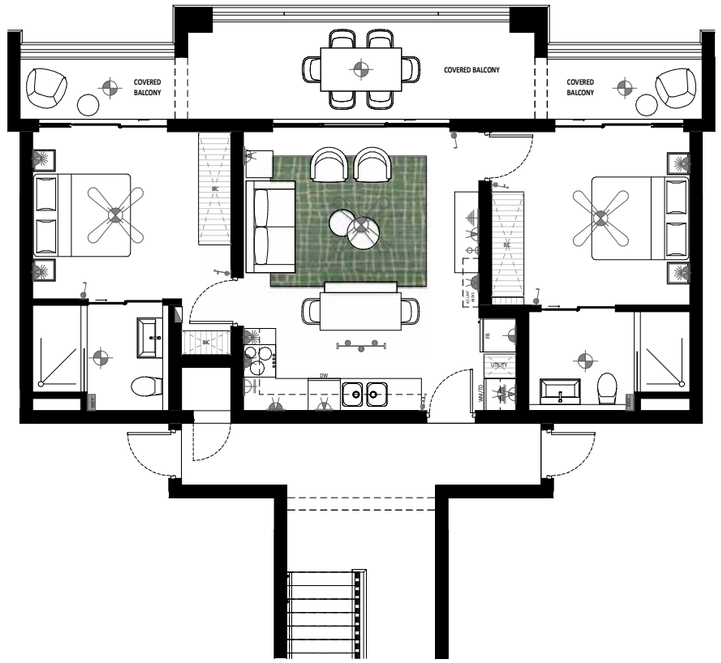
Apartment G - Area	112.8m²
Covered Balcony	18.2m²
Store Room	9.2m²
Total Area	**140.2m²**

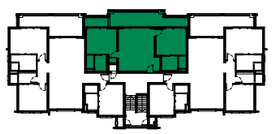
APARTMENT **TYPE 6** B/E/H

2 BEDROOM 2 BATHROOM

REV **CC**

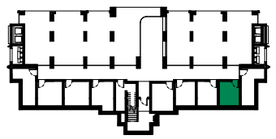
BUSHWILLOW - GROUND / FIRST / SECOND FLOOR





APARTMENT POSITION

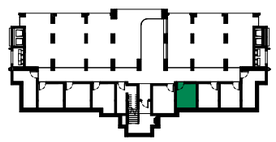
TYPE B



STORE ROOM POSITION & BASEMENT PARKING

Apartment B - Area	68.7m²
Covered Balcony	22.6m²
Store Room	7.3m²
Total Area	**98.6m²**

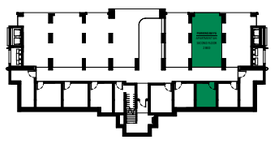
TYPE E



STORE ROOM POSITION & BASEMENT PARKING

Apartment E - Area	68.7m²
Covered Balcony	22.0m²
Store Room	7.3m²
Total Area	**98.0m²**

TYPE H



STORE ROOM POSITION & BASEMENT PARKING

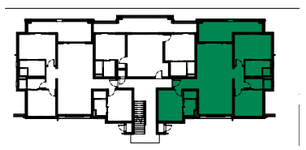
Apartment H - Area	68.7m²
Covered Balcony	22.6m²
Store Room	7.3m²
Total Area	**98.6m²**

APARTMENT **TYPE 6** C/F/I

3 BEDROOM 3 BATHROOM

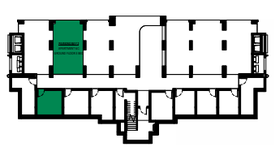
REV **CC**

BUSHWILLOW - GROUND / FIRST / SECOND FLOOR



APARTMENT POSITION

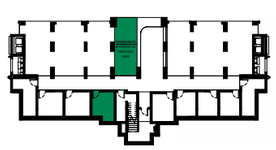
TYPE C



STORE ROOM POSITION & BASEMENT PARKING

Apartment C - Area	112.8m²
Covered Balcony	18.2m²
Store Room	9.2m²
Total Area	**140.2m²**

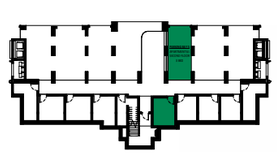
TYPE F



STORE ROOM POSITION & BASEMENT PARKING

Apartment F - Area	112.8m²
Covered Balcony	16.7m²
Store Room	9.2m²
Total Area	**138.7m²**

TYPE I



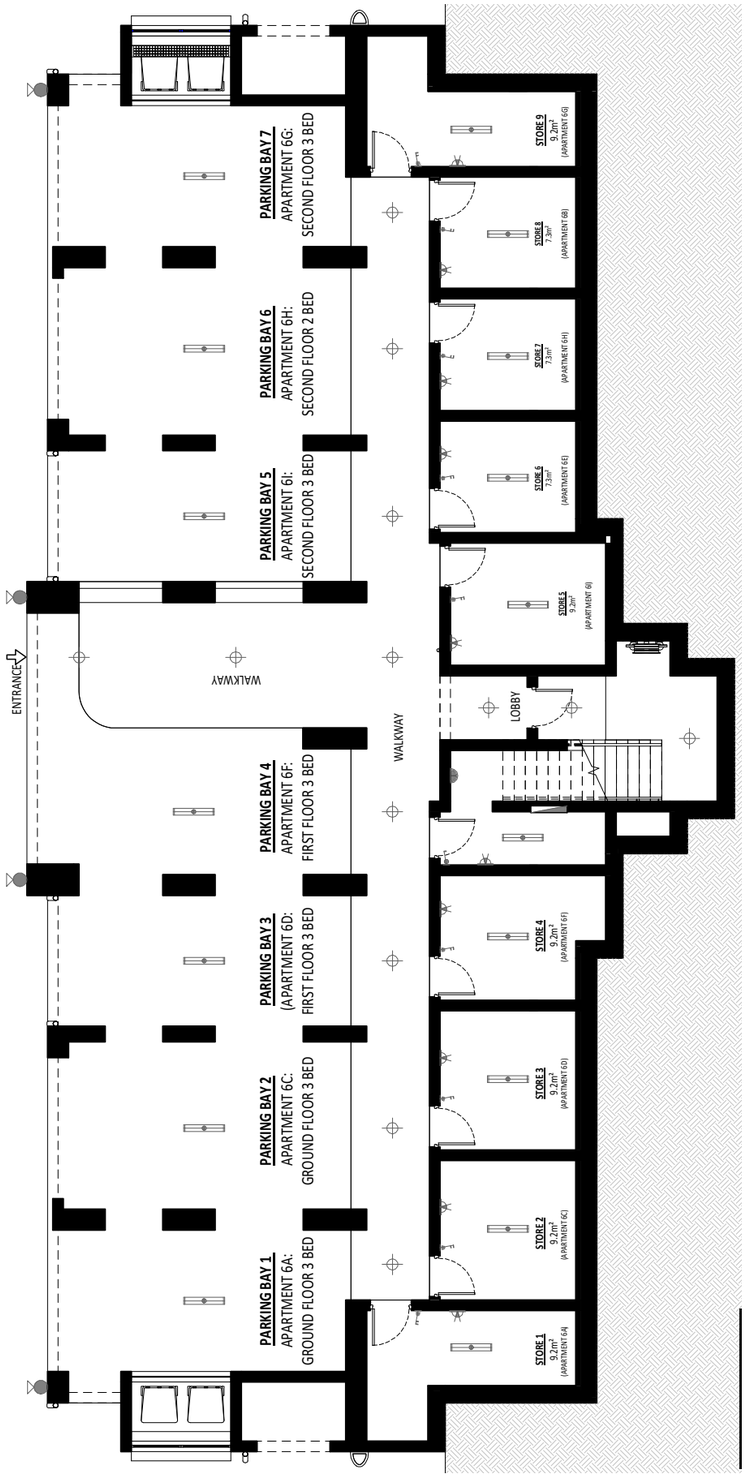
STORE ROOM POSITION & BASEMENT PARKING

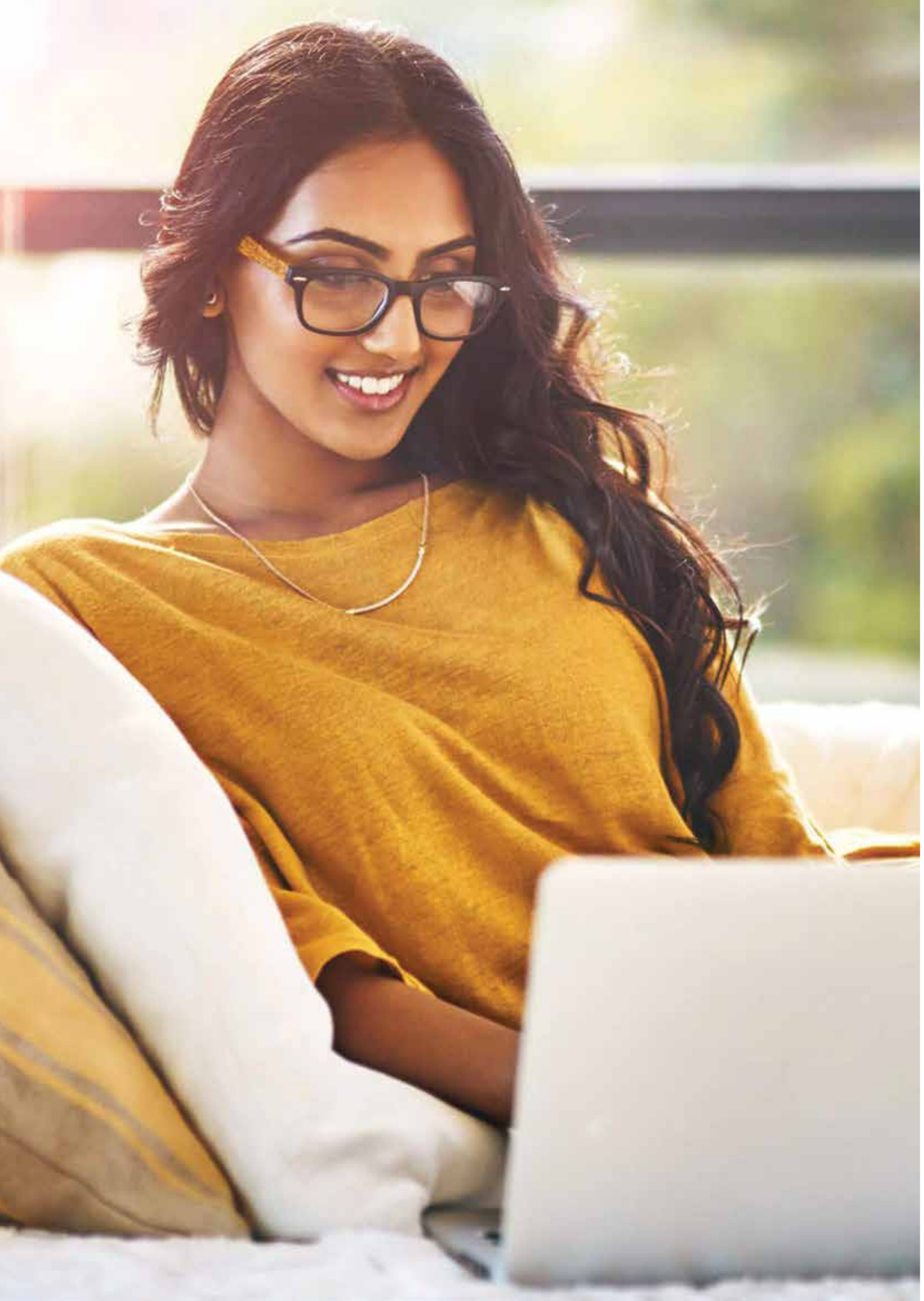
Apartment I - Area	112.8m²
Covered Balcony	18.2m²
Store Room	9.2m²
Total Area	**140.2m²**

THE **PARKING** LAYOUT

BUSHWILLOW BLOCK

REV **CC**





FREQUENTLY ASKED QUESTIONS

- **When will the development be completed?**
  December 2033

- **Are the apartments pet friendly?**
  Yes (two small dogs as per body corporate rules)

- **What appliances are provided?**
  As per floor plan.

- **Who are the managing agents?**
  Landsdowne Property management

- **What are the additional costs?**
  - Levies R15.92 per sqm
  - Rates & taxes approximately R3000.00 per month
  - Sewer charges as per municipal tariffs
  - IZEMA levy 76c/m^2

- **What is IZEMA?**
  Izinga Estate Management Association (which you will become a member of upon registration)

- **How is water and electricity paid for?**
  Electricity is prepaid, water is not prepaid

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

- **Are the apartment's aircon ready?**
  Yes

- **What facilities are in the development?**
  - Restaurant
  - Wellness Spa
  - Children's play area
  - Training Science Gym
  - Swimming pool
  - Meeting and conference rooms
  - Laundromat

  Developer can amend if necessary

- **Who has access to the lifestyle centre?**
  Certain areas are for residents only, however some areas will have public access

- **What is the distance from the airport to Izinga Estate?**
  15 minutes from King Shaka International Airport

- **What rules apply within the development?**
  As per the Body Corporate and Home Owners Association as well as the IZEMA Association

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 Izinga Eco Estate, which is more than a home, it's a lifestyle. This is a luxury development and 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

IZINGA
estate

AFRICAN PROPERTY AWARDS
Roca
LAUFEN
AWARD WINNER
2024-2025

Latest Awards

47 International Property Awards

GREEN BUILDING COUNCIL SOUTH AFRICA
Edge — Excellence In Design For Greater Efficiencies
bsi — ISO 9001 Quality Management Systems CERTIFIED | ISO 14001 Environmental Management CERTIFIED | ISO 45001 Occupational Health and Safety Management CERTIFIED

Chantelize Gallagher

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Corner Herrwood Dr & Wager Ave, Umhlanga

On Show

2-6pm | Wed, Sat, Sun & All Public Holidays

Balwin PROPERTIES®