

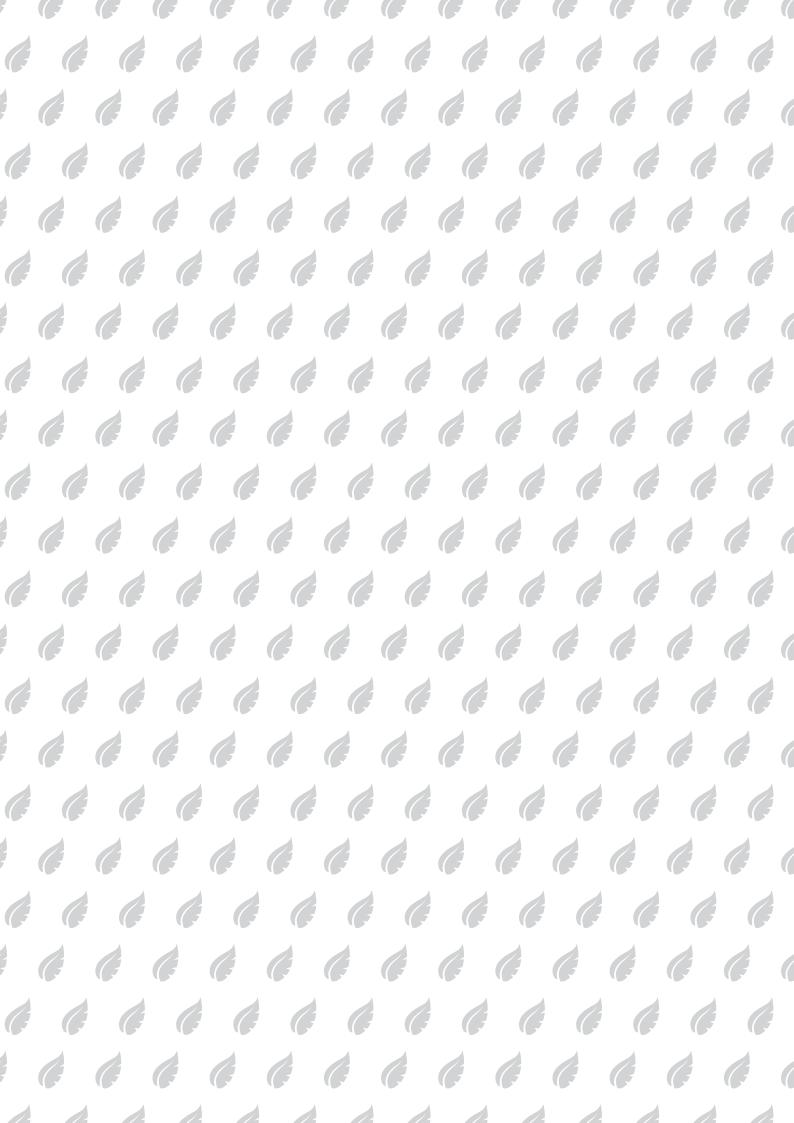


CRYSTALLINE LAGOONS OF UNLIMITED SIZE









### #UNIQUE LUXURY

CRYSTALLINE LAGOONS OF UNLIMITED SIZE

## Crystal Lagoons. WORLD'S TOP AMENITY

LIVINGIN



#### Move your Life to Unique Luxury Lifestyle Living.

A water-lover's paradise, this unique development incorporates a crystal-clear lagoon (by Crystal Lagoons®) for swimming, paddleboarding and canoeing.

The crystal lagoon is filled with filtered water from the river.

All apartments come with generator back up power.

Munyaka has new and exciting water activities. The Munyaka Tower offers spectacular views over the exquisite development and beyond.

The apartments come standard with appliances, prepaid utilities and the quality finishes that Balwin is renowned for.
All this plus state-of-the-art security.

# AN OUTSTANDING URBANBALANCE BETWEEN



Crystal Lagoons

WORLD'S TOP AMENITY



CRYSTALLINE LAGOONS OF UNLIMITED SIZE

## Crystal Lagoons. WORLD'S TOP AMENITY



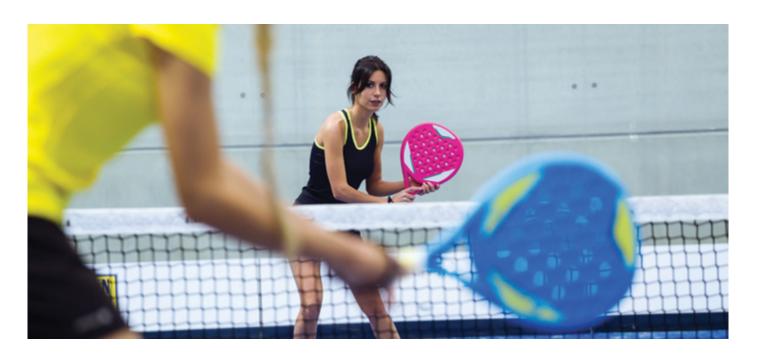
Munyaka offers lots of entertainment activities which include a crystal-clear lagoon (by Crystal Lagoons®) with water activities, Munyaka Tower, cinema, spa, restaurant, laundromat and concierge.



# ACTIVE MESIME ACTIVING



- Munyaka's Lifestyle Centre offers a fully equipped and Vitality approved Training Science Gym with trainers.
- It also offers Padel courts\* (coming soon)
- The unique Lifestyle
   Centre offers a variety of activities on the crystal-clear lagoon (by Crystal Lagoons<sup>®</sup>), keeping you fit whilst having fun.





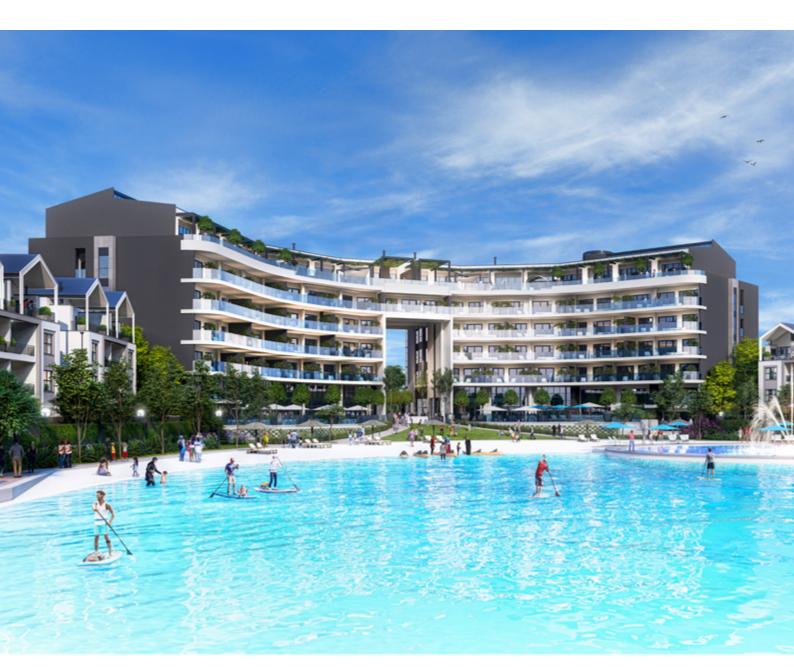
### AFRICA'S FINEST AMENITY

## UNIQUE SOUTH AFRICA

CRYSTALLINE LAGOONS OF UNLIMITED SIZE

## Crystal Lagoons

WORLD'S TOP AMENITY



- South Africa's unique development includes a beach-like crystal-clear sustainable lagoon to use for an array of water activities.
- ✓ The man made lagoon by Crystal Lagoons® offers integrated swimming pools with a separate children's splash pool, large beach areas, surrounded with board walks and resting areas.
- It is perfect for fun-filled day activities and then a peaceful stroll at night.







#### **LIFESTYLE CENTRE - LAGOON FACING**



#### SITE DEVELOPMENT PLAN



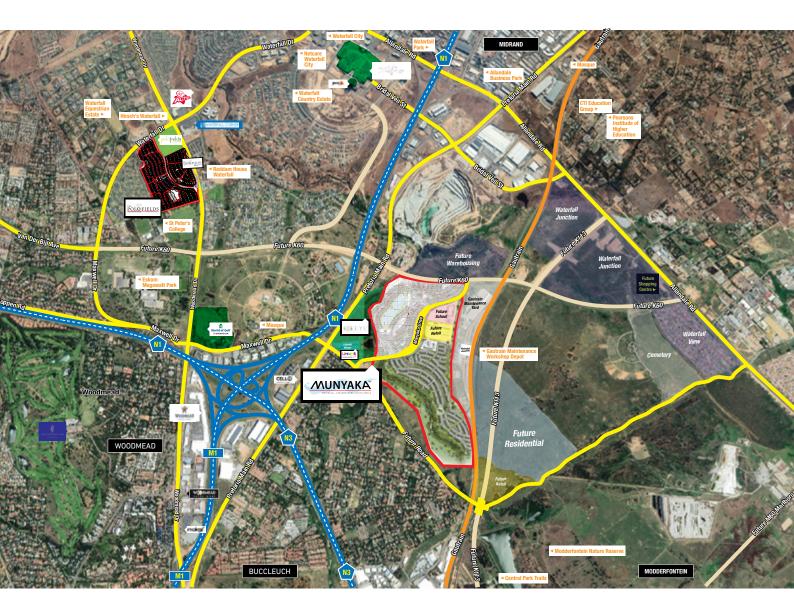


# THE LOCATION THE EXCITING PLACE TO BE..



PwC TOWER
Waterfall City, Gauteng
7min | 4.3km

### LOCALITY MAP





**SCAN QR-CODE FOR DIRECTIONS** 

# REFINED & EXCLUSIVE LIFESTYLE APARTMENTS

The exclusive development offers 1, 2- and 3- bedroom and penthouse apartments with private gardens for the ground floor apartments and private balconies for

all. All apartments include appliances. Each apartment is Fibre & DSTV ready and comes with prepaid electricity & water.

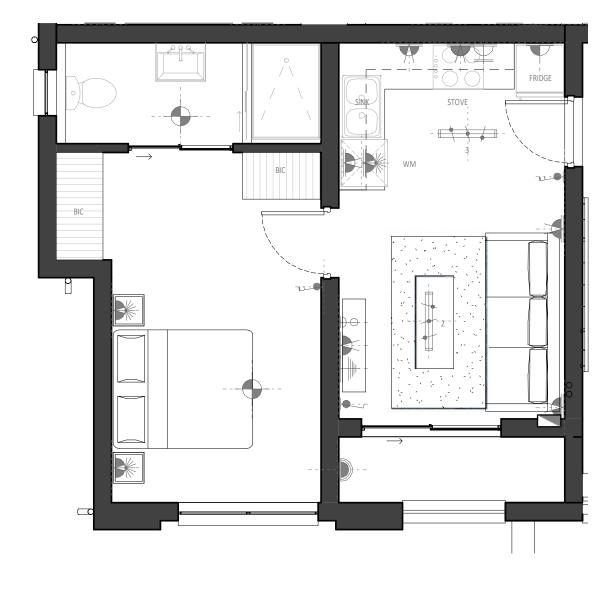




PHASE 21 ONWARDS

Apartment Area 68.00m²
Covered Balcony 7.00m² **Total Area 75.00m²** 

#### **APARTMENT** D

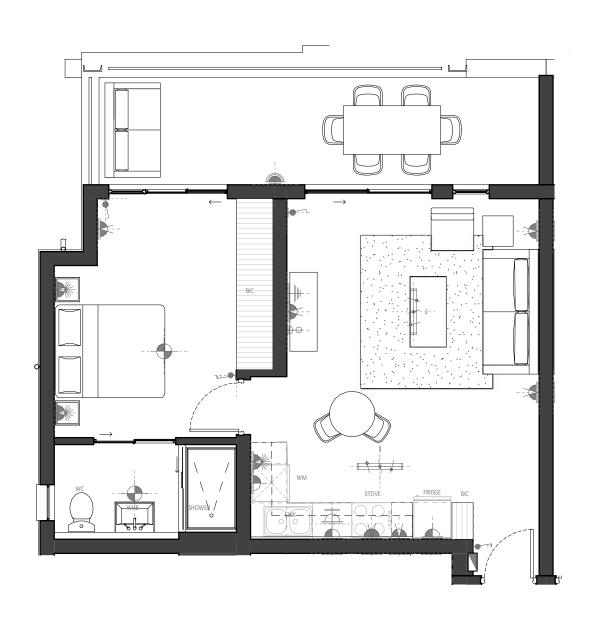


# SECOND FLOOR

#### 1 BEDROOM 1 BATHROOM

PHASE 21 ONWARDS

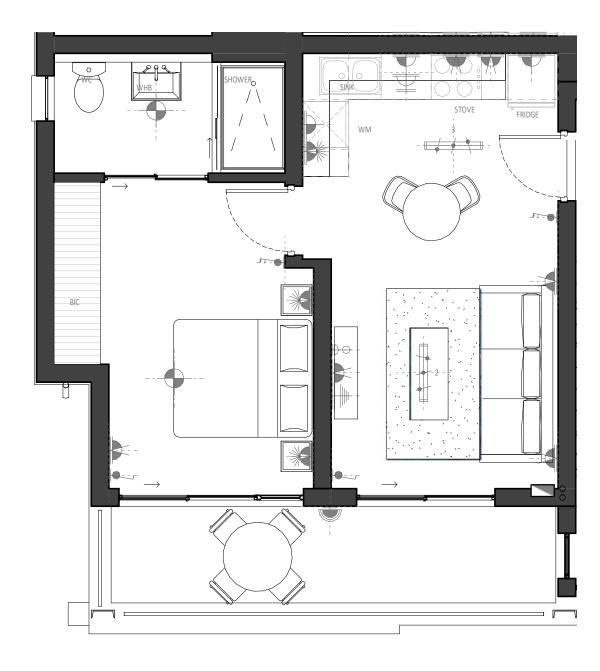
Apartment Area 38.00m²
Covered Balcony 3.00m² **Total Area** 41.00m²



PHASE 21 ONWARDS

Apartment Area 48.00m²
Covered Balcony 16.00m² **Total Area 64.00m²** 

#### **APARTMENT** F



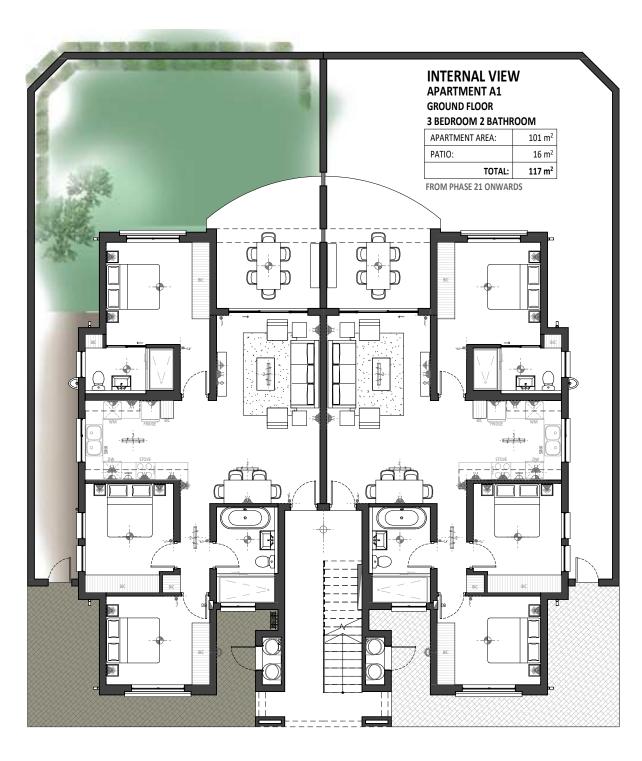
# THIRD FLOOR

#### 1 BEDROOM 1 BATHROOM

PHASE 21 ONWARDS

Apartment Area 43.00m²
Covered Balcony 8.00m² **Total Area** 51.00m²

# GROUND FLOOR

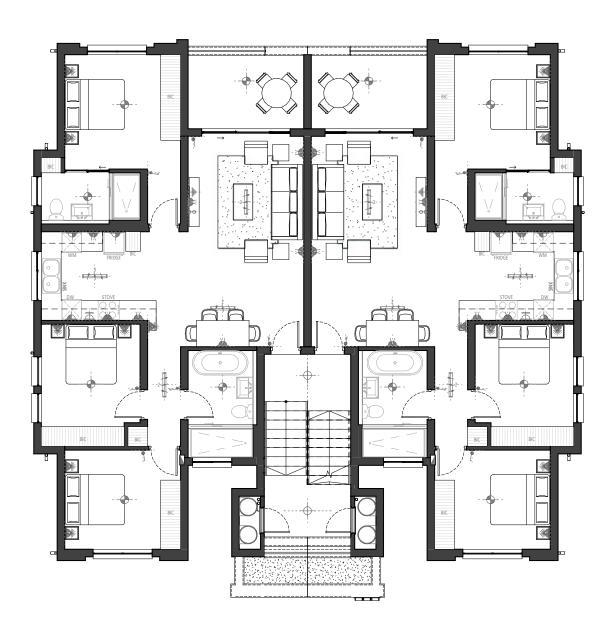


#### 3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area 101.00m²
Covered Balcony 16.00m²
Total Area 117.00m²

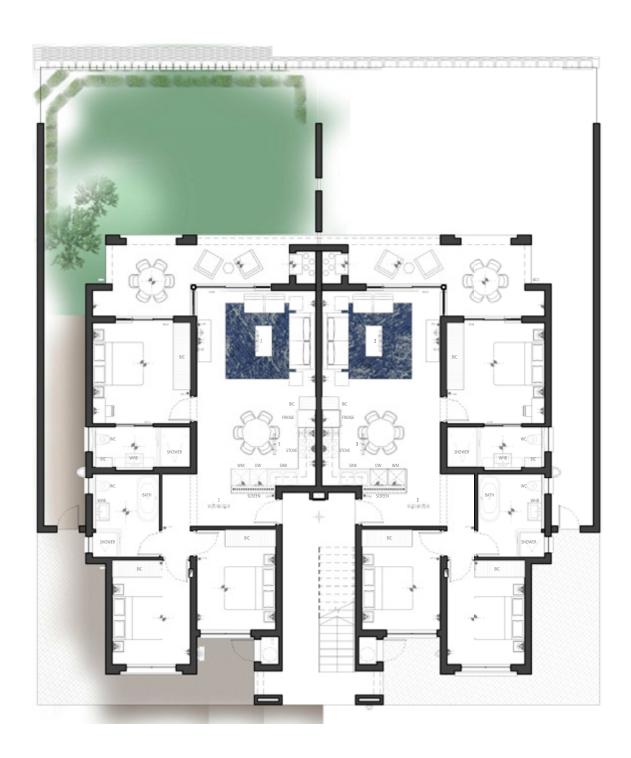
FIRST FLOOR



#### 3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

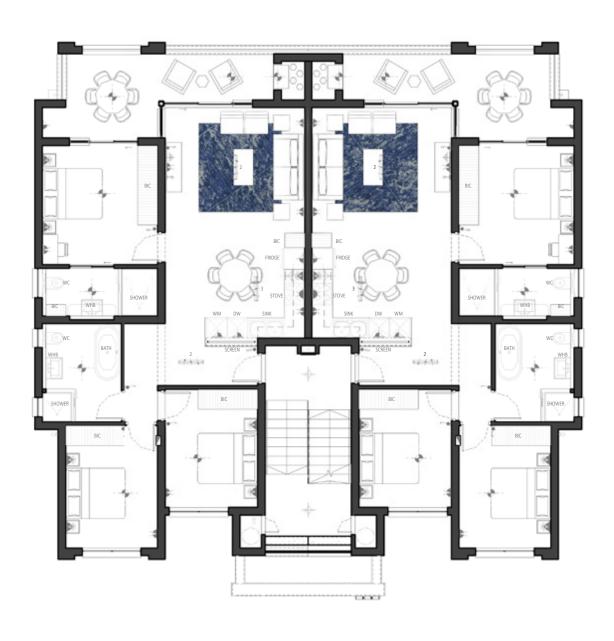
Apartment Area Covered Balcony **Total Area**  101.00m<sup>2</sup> 9.00m<sup>2</sup> **110.00m<sup>2</sup>** 



PHASE 21 ONWARDS

Apartment Area
Covered Balcony **Total Area** 

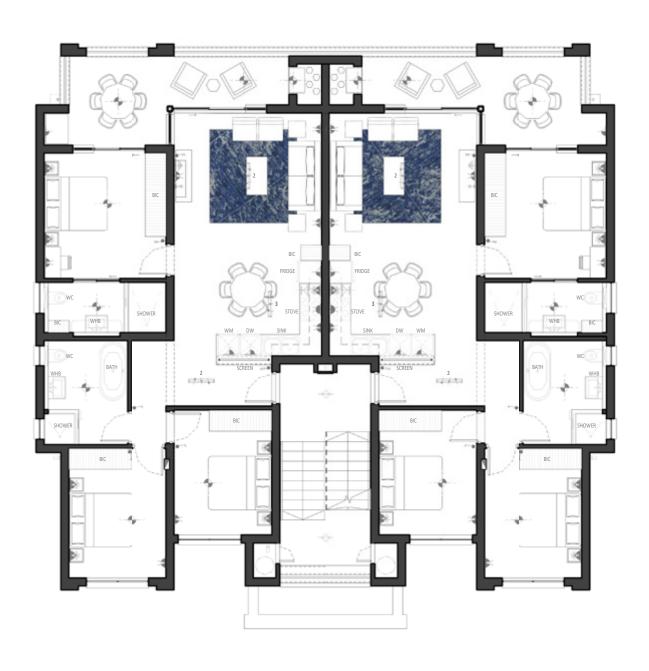
96.00m<sup>2</sup> 16.00m<sup>2</sup> **112.00m<sup>2</sup>** 



PHASE 21 ONWARDS

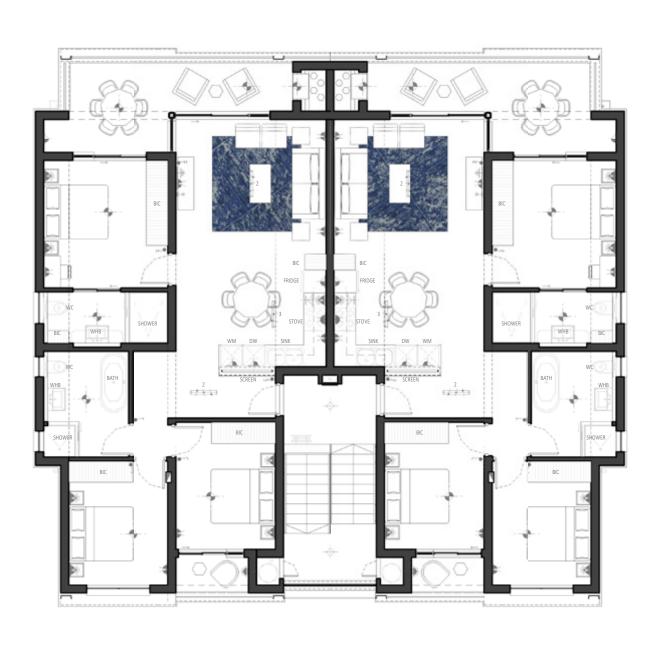
Apartment Area **Covered Balcony Total Area** 

 $96.00m^{2}$ 16.00m<sup>2</sup> 112.00m<sup>2</sup>



PHASE 21 ONWARDS

Apartment Area 96.00m²
Covered Balcony 16.00m²
Total Area 112.00m²



PHASE 21 ONWARDS

Apartment Area 95.00m²
Covered Balcony 18.00m²
Total Area 113.00m²









# FREQUENTLY ASKED QUESTIONS

- Is there going to be a Gautrain station nearby?
  - Yes (coming soon)
- When is construction starting?
  - Construction has already commenced
- When is the lagoon opening?
  - Crystal Lagoon opened 1st March 2023 and Padel Courts coming soon!
- When is the hotel opening?
  - To be confirmed
- When is the lifestyle centre opening?
  - It is already open.
- When will construction be complete?
  - 2032
- Are the apartments pet friendly?
  - Yes, as per Body Corporate Rules
- What appliances are in the apartment?
  - Fridge, dishwasher (2 & 3 apartments only) and washing machine
- Who is the managing agent?
  - Elgaru at Waterfall company
- Who is funding the project?
  - ABSA Bank

#### What is the additional costs?

Levies R20.90 per/m<sup>2</sup> - classic apartments Levies R32.08 per/m<sup>2</sup> - lifestyle apartments

#### Leasehold for Waterfall?

- Property ownership 99 year leasehold (Renewable)

#### What facilities are in the estate?

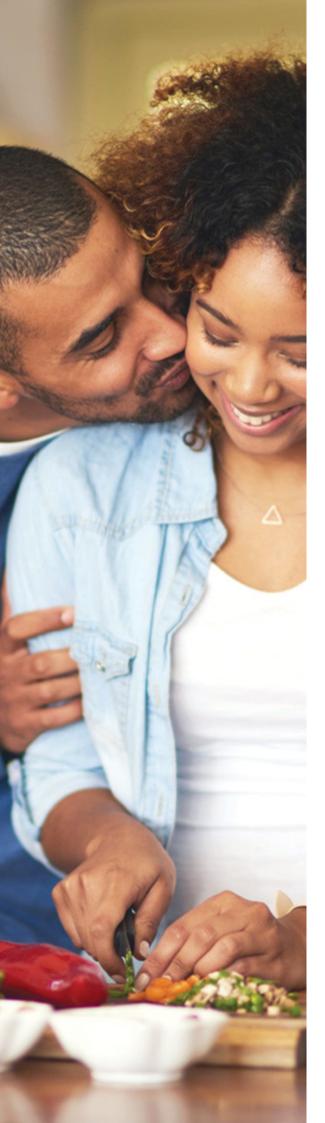
- Crystal Lagoons®
- Restaurant
- Coffee bar
- Gym
- Laundromat
- Spa
- Concierge service
- Padel courts\*
- Swimming pool
- Hotel\*

#### What rules apply?

- As per the Body Corporate & Residents Association

#### Do the apartments have back up power?

- Yes, All apartments come with generator back up power.



#### WATERFALL NOTARIAL DEED OF LEASE

#### WHAT IS THE 99 YEAR LEASE?

- Properties are sectional title leasehold & not owned freehold.
- The lease is registered for a period of 99 years.
- The entire Waterfall City is leasehold ownership.
- The 99 year lease is able to achieve an Infinite number of extensions restoring it to 99 years.

#### **HOW IT WORKS?**

- The property is purchased from Balwin (as the developer) and a long term lease is concluded between the Lessee (You) and Lessor (WUQF).
- The lease agreement is registered in the Pretoria Deeds Office.
- 99 Years commences on date of registration of the lease.
- Undisturbed right of use & enjoyment over the property and facilities within the rules and regulations set by the residents association.

#### **SELLING THE PROPERTY?**

- Seller (you) reserves the right to sell privately or through an agent at any point during the 99 years.
- WUQF (Waterfall Trust) panel of agents are capped at 5% commission to resell properties.
- Seller will be liable to pay 3% + VAT of sales price to WUQF upon sale of property.
- Seller will be liable to pay 0.5% of sale price to the Levy Stabilisation Fund of the Residents Association.
- Once sold the new owner receives a new 99 year lease.
  - \*\*\* No 3.5% to be paid in the event of death or divorce.
  - \*\*\* In the case of a bequest (will), the heir will take ownership of the balance of the 99 years remaining without 3.5% fee payable.
- Once the 99 year period has expired you will need to renew the lease agreement with the same (3% + VAT) fee to the WUQF and (0.5% to the residents association (at current market value).

#### BENEFITS!!!

- NO TRANSFER DUTIES APPLICABLE AT ANY STAGE, not on purchase or resale, unless there is a change in legislation stipulating otherwise.
- More favourable resales prices negotiable in the future due to no transfer duties.
- Transaction time from signature of the sale agreement to registration in the deeds office is quicker.
- Being a part of the Waterfall City, benefiting from infrastructure, services and Facilities.





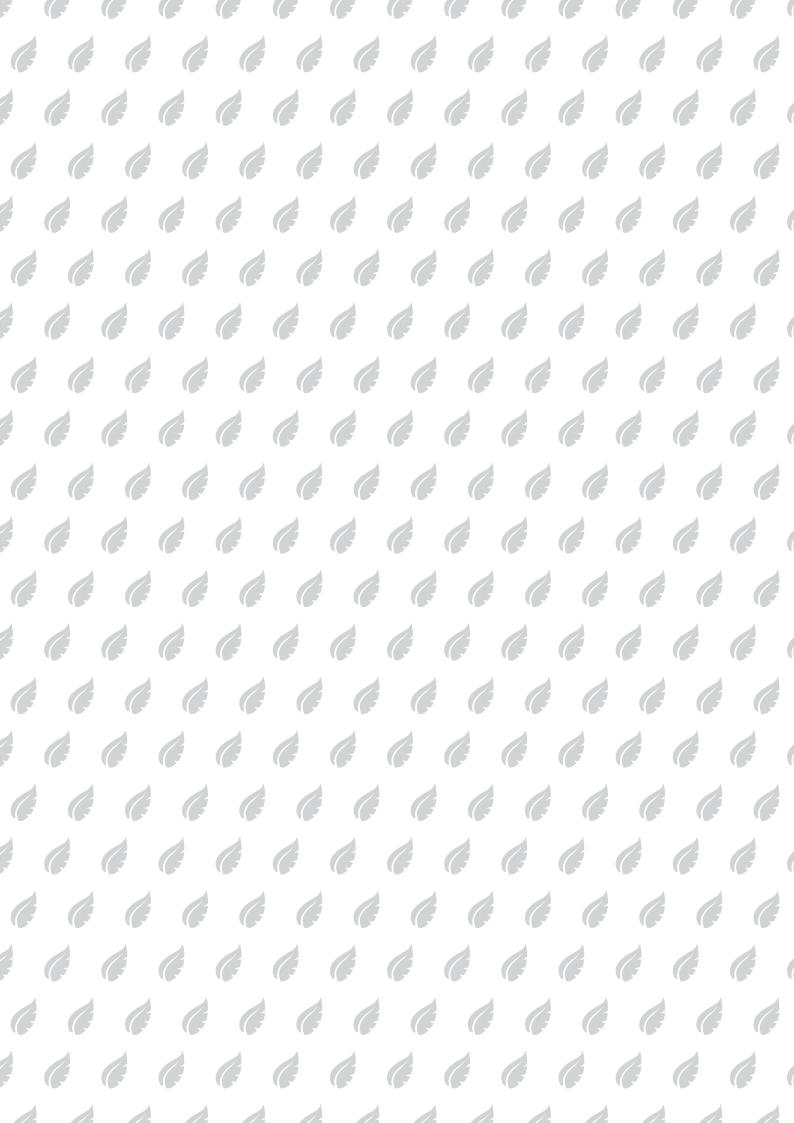
WATERFALL CITY | GAUTENG | SOUTH AFRICA

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#### Latest Awards

45 International Property Awards







#### Jason Ferreira

- **③** 083 269 3848 **❷** jasonf@balwin.co.za
- Orr Maxwell & Munyaka Drive, Waterfall City

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

