



CRYSTALLINE LAGOONS OF UNLIMITED SIZE

*Crystal Lagoons*<sup>®</sup>

WORLD'S TOP AMENITY

*Signature*  
**APARTMENTS**



# THE **UNIQUE** LUXURY

CRYSTALLINE LAGOONS OF UNLIMITED SIZE

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WORLD'S TOP AMENITY

LIVING IN



**WATERFALL  
CITY**

## **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, paddle-boarding and canoeing.

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.

Signature apartments have generator back up power.

All this plus state-of-the-art security.

# AN **OUTSTANDING** URBAN **BALANCE** BETWEEN



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CRYSTALLINE LAGOONS OF UNLIMITED SIZE

# Crystal Lagoons®

WORLD'S TOP AMENITY

**FOR EVERYONE**  
**ABSOLUTELY FUN**  
ZIPLINE AND STUNNING HOTEL

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.



# SITE DEVELOPMENT PLAN





AFRICA'S FINEST **AMENITY**  
**UNIQUE** TO **SOUTH AFRICA**

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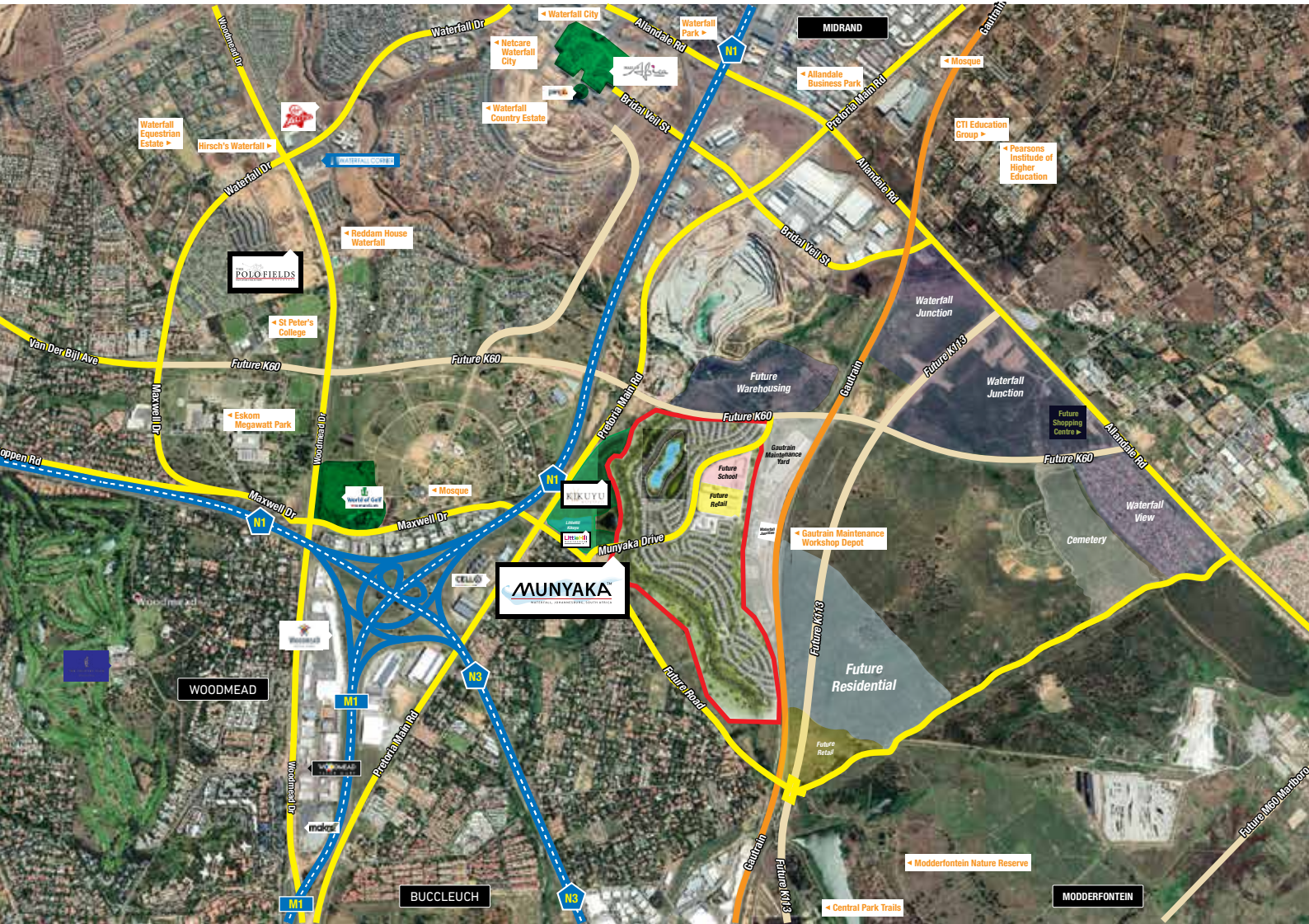


- ✔ South Africa's unique development includes a beach-like crystal-clear sustainable lagoon to use for an array of water activities.
- ✔ The man made lagoon by Crystal Lagoons® offers integrated swimming pools with a separate children's splash pool, large beach areas, surrounded with board walks and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





# LOCALITY MAP



SCAN QR-CODE FOR DIRECTIONS

# REFINED & **EXCLUSIVE** LIFESTYLE **APARTMENTS**



The exclusive Signature apartments offer 1, 2 & 3 bedroom apartments and Uber penthouse apartments with 6 Bedroom and 6 bathrooms, all apartment have private balconies and

air con. All apartments include SMEG kitchen appliances, under-counter electric oven, hob with extractor, fridge/freezer, washing machine and tumble dryer combo and dishwasher.

Each apartment is fibre & DSTV ready and comes with pre-paid electricity & water. Signature apartments have generator back up power.



# QUALITY **THROUGHOUT** BEAUTIFULLY PLANNED

## GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ Aluminium Windows
- ✔ Cornices throughout the Apartment
- ✔ Front Fire Door with Wood Frame
- ✔ Aluminium Patio Sliding Doors
- ✔ Internal Hollowcore Doors with Painted Wood Frames
- ✔ Locksets
  - Sliding Doors with Dead Bolt
  - Internal 3 Lever Brushed Stainless Steel
  - Front Door Knob Cylinder

## KITCHEN AND BATHROOM

- ✔ Tiled Walls
- ✔ Quartz Kitchen Counter Tops
- ✔ Sanitary Ware Kitchen
  - Stainless Steel Sink
  - Pillar Type Sink Mixer
  - Tops
  - Washing Machine Stop Cock
- ✔ Sanitary Ware Bathrooms
  - Free Standing Bath\*
  - Bath Mixer & Niki Spout
  - Basin Vanity
  - Basin Mixer
  - Toilet as per Show Apartment
  - Bathroom Fittings as per Show Apartment
  - Shower Rose and Arm
  - Shower Door with Clear Glass
  - Shower Mixer





# THE BIGGER PICTURE THE FINER DETAILS

## ELECTRICAL

- ✔ Energy Efficient Interior Lighting
- ✔ Durable External Lighting
- ✔ Fibre and DSTV Point
- ✔ Electricity - Prepaid Meters
- ✔ High Quality Lighting Fittings
- ✔ SMEG Appliances
- ✔ All apartments come with generator back up power.

## EXTERNAL FINISHES

- ✔ External Plaster and Paint on all Walls
- ✔ Roof Sheet Covering
- ✔ Concrete Windowsills / Plaster

## 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.
- ✔ Parking allocation may vary from plan to accommodate site conditions.

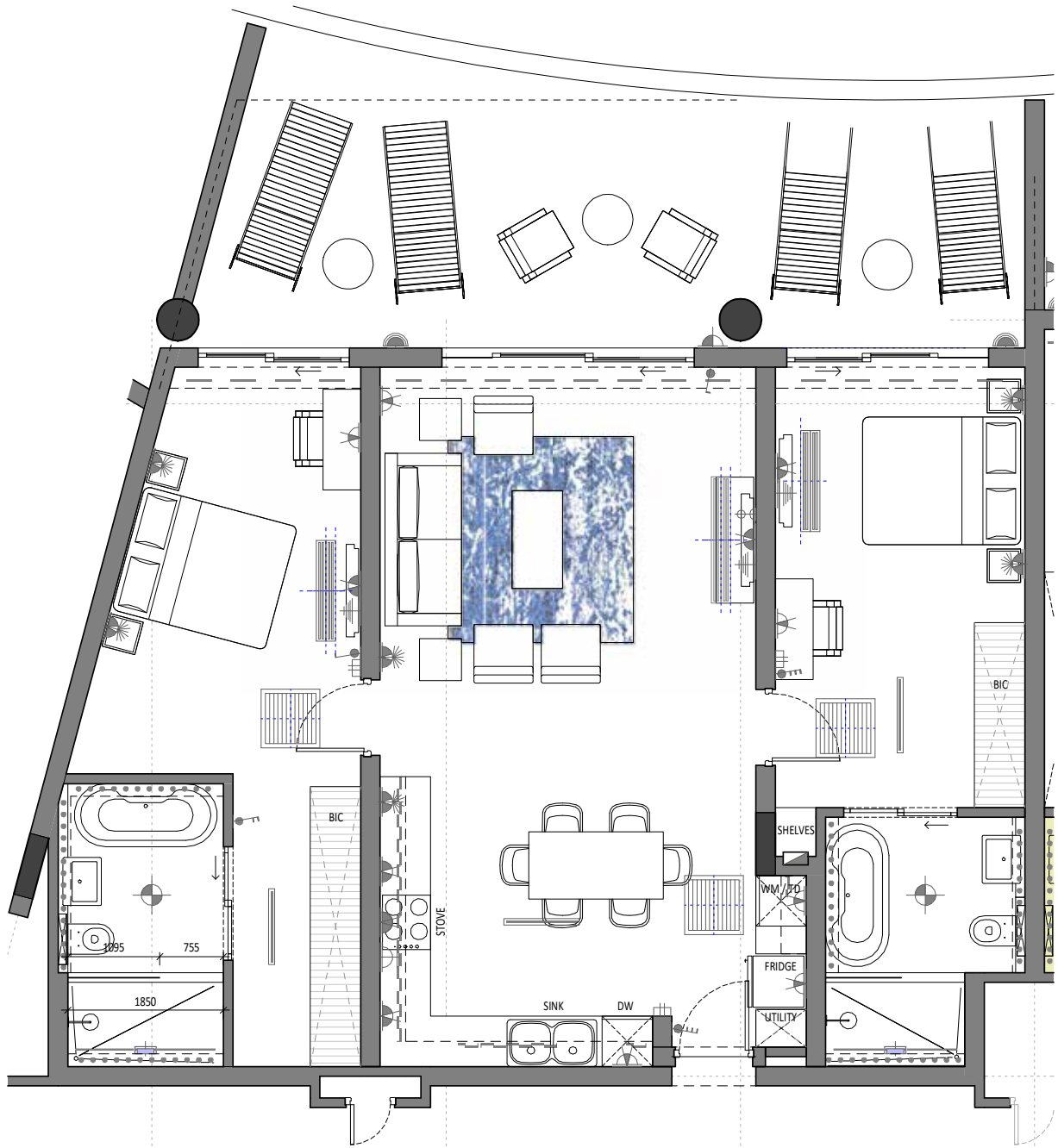
# LIFESTYLE CENTRE – LAGOON FACING





# TANZANITE APARTMENT N

SIGNATURE - LAGOON FACING



**2 BEDROOM 2 BATHROOM**

Apartment Area	100.00m <sup>2</sup>
Covered Balcony	35.00m <sup>2</sup>
<b>Total Area</b>	<b>135.00m<sup>2</sup></b>

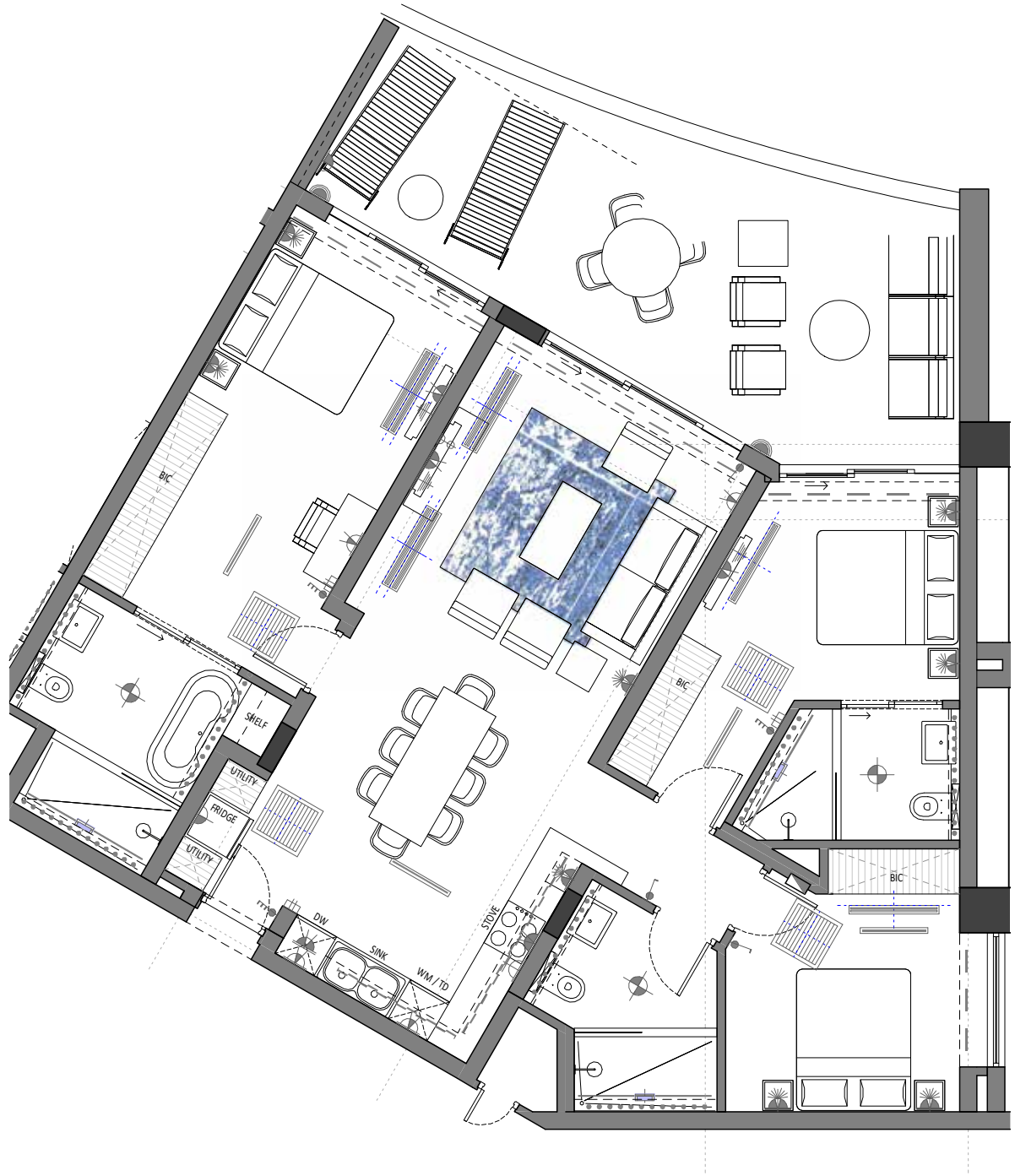






# TANZANITE APARTMENT P

SIGNATURE - LAGOON FACING



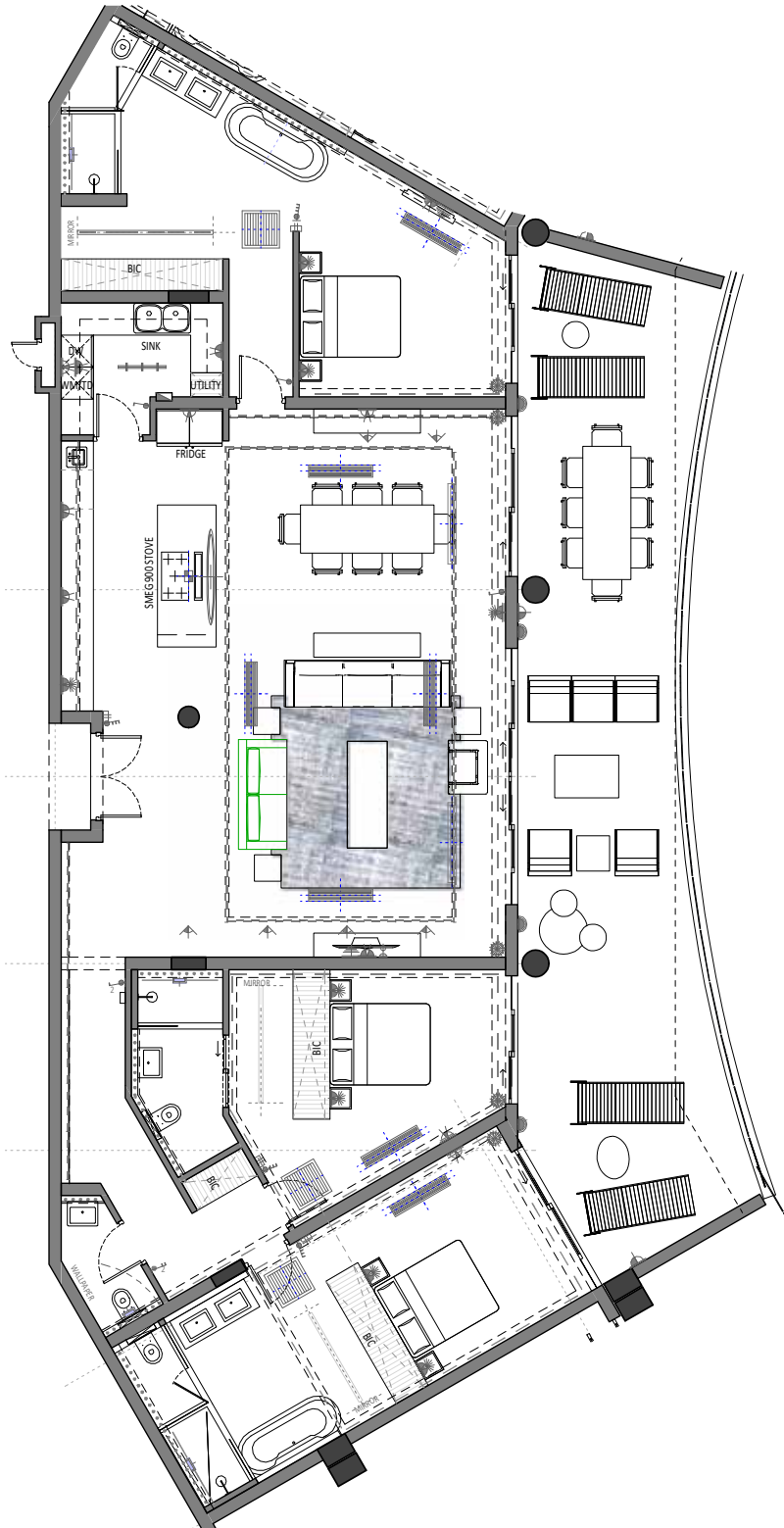
**3 BEDROOM 3 BATHROOM**

Apartment Area	110.00m <sup>2</sup>
Covered Balcony	30.00m <sup>2</sup>
<b>Total Area</b>	<b>140.00m<sup>2</sup></b>



# DIAMOND APARTMENT Q

SIGNATURE - LAGOON FACING PENTHOUSE



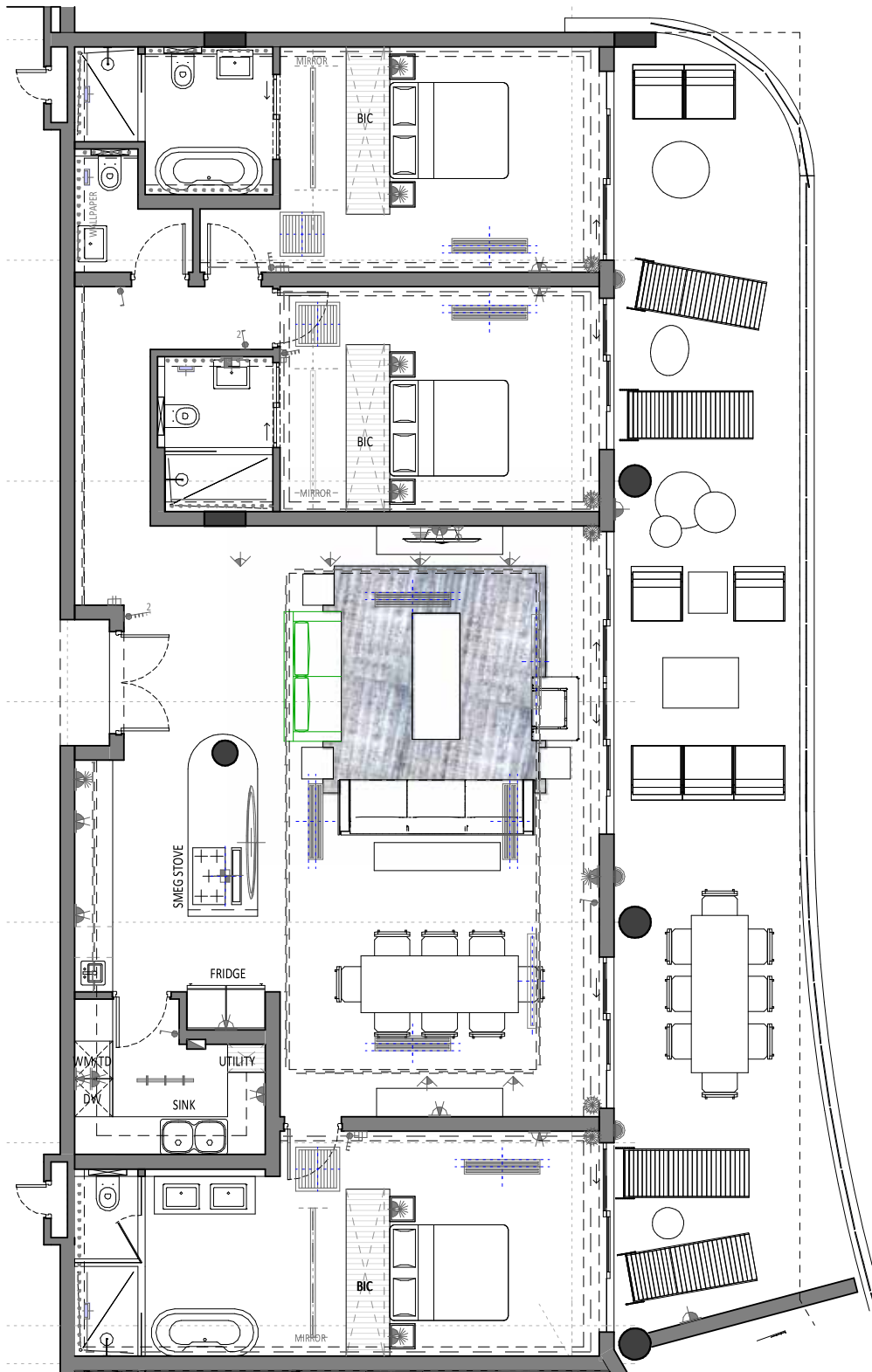
**3 BEDROOM 3 BATHROOM**

Apartment Area	215.00m <sup>2</sup>
Patio	65.00m <sup>2</sup>
<b>Total Area</b>	<b>280.00m<sup>2</sup></b>
Basement Storage	15.00m <sup>2</sup>
<b>Overall Total</b>	<b>295.00m<sup>2</sup></b>



# DIAMOND APARTMENT R

SIGNATURE - LAGOON FACING PENTHOUSE

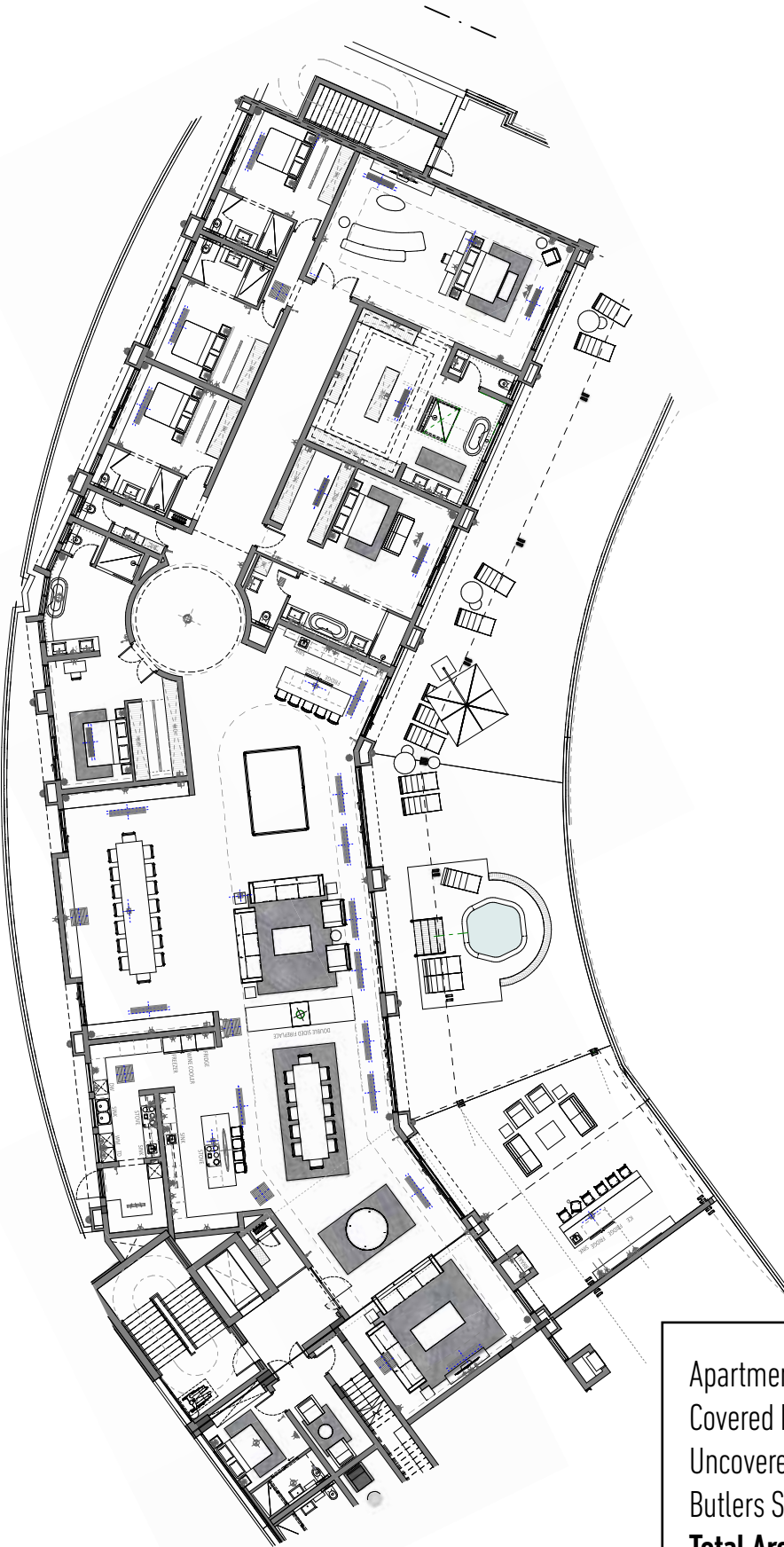


**3 BEDROOM 3 BATHROOM**

Apartment Area	180.00m <sup>2</sup>
Patio	65.00m <sup>2</sup>
<b>Total Area</b>	<b>245.00m<sup>2</sup></b>
Basement Storage	15.00m <sup>2</sup>
<b>Overall Total</b>	<b>260.00m<sup>2</sup></b>

# DIAMOND APARTMENT S

SIGNATURE - LAGOON FACING PENTHOUSE



**6 BEDROOM 6 BATHROOM**

Apartment Area	695.00m <sup>2</sup>
Covered Patio	85.00m <sup>2</sup>
Uncovered Patio	405.00m <sup>2</sup>
Butlers Suite	20.00m <sup>2</sup>
<b>Total Area</b>	<b>1 205.00m<sup>2</sup></b>
Basement Storage	25.00m <sup>2</sup>
<b>Overall Total</b>	<b>1 230.00m<sup>2</sup></b>

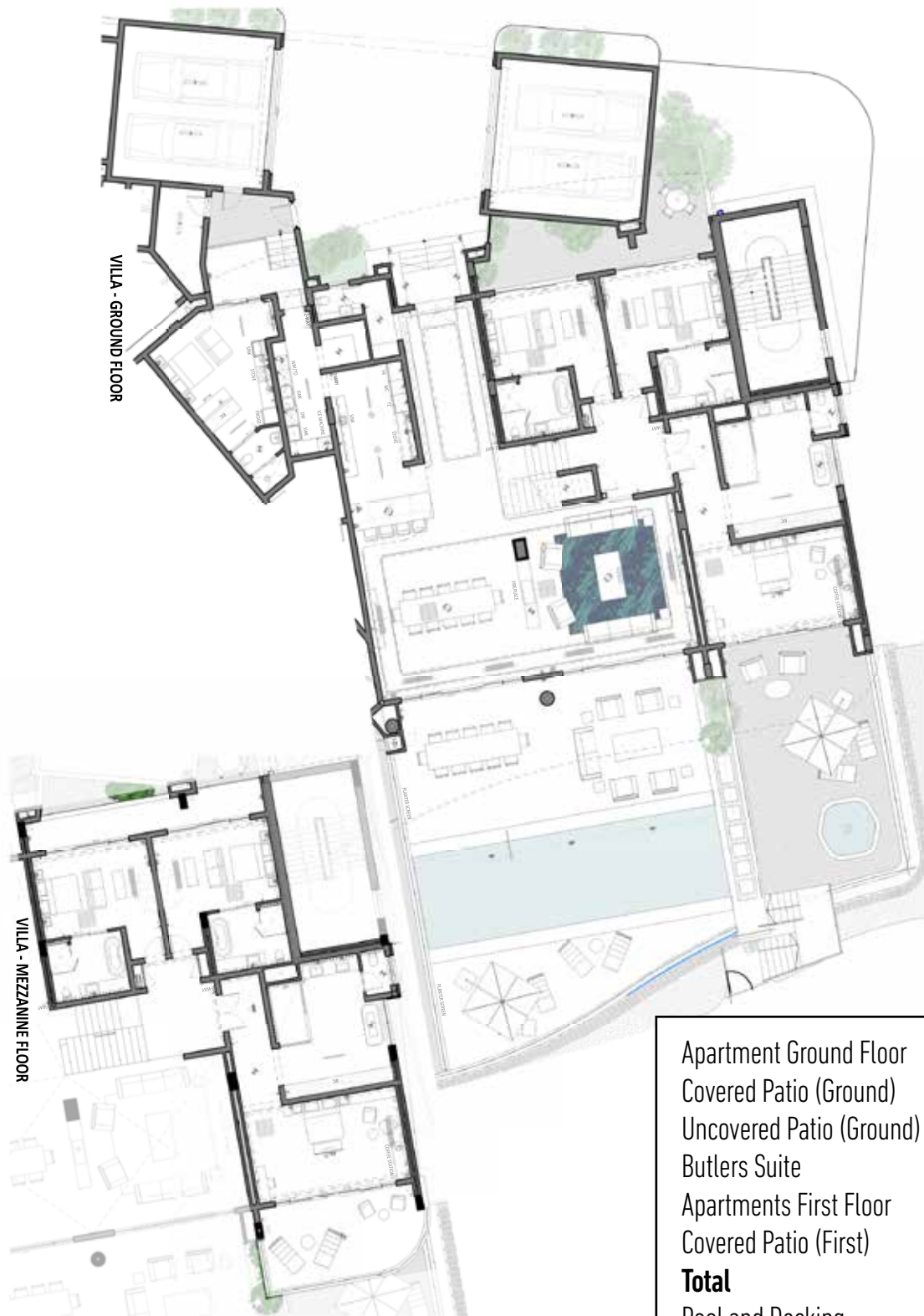






# VILLA APARTMENT

SIGNATURE - LAGOON FACING PENTHOUSE



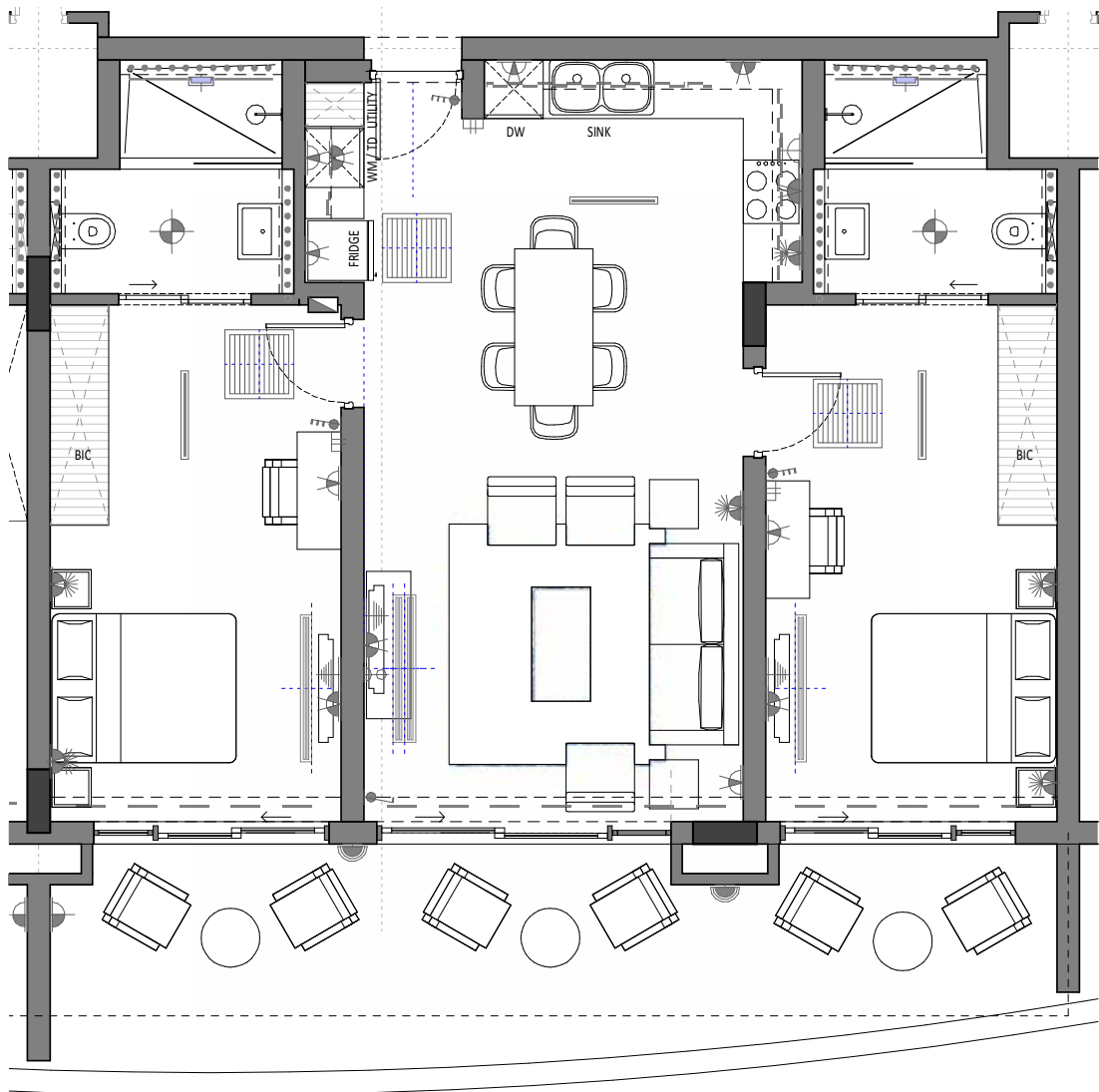
**6 BEDROOM 6 BATHROOM**

Apartment Ground Floor	350.00m <sup>2</sup>
Covered Patio (Ground)	100.00m <sup>2</sup>
Uncovered Patio (Ground)	100.00m <sup>2</sup>
Butlers Suite	30.00m <sup>2</sup>
Apartments First Floor	155.00m <sup>2</sup>
Covered Patio (First)	40.00m <sup>2</sup>
<b>Total</b>	<b>775.00m<sup>2</sup></b>
Pool and Decking	105.00m <sup>2</sup>
Courtyard	15.00m <sup>2</sup>
Covered Entrance	5.00m <sup>2</sup>
Garages	100.00m <sup>2</sup>
Storage	10.00m <sup>2</sup>
<b>Total</b>	<b>235.00m<sup>2</sup></b>
<b>Overall Total</b>	<b>1 010.00m<sup>2</sup></b>



# APARTMENT M

SIGNATURE - APARTMENTS



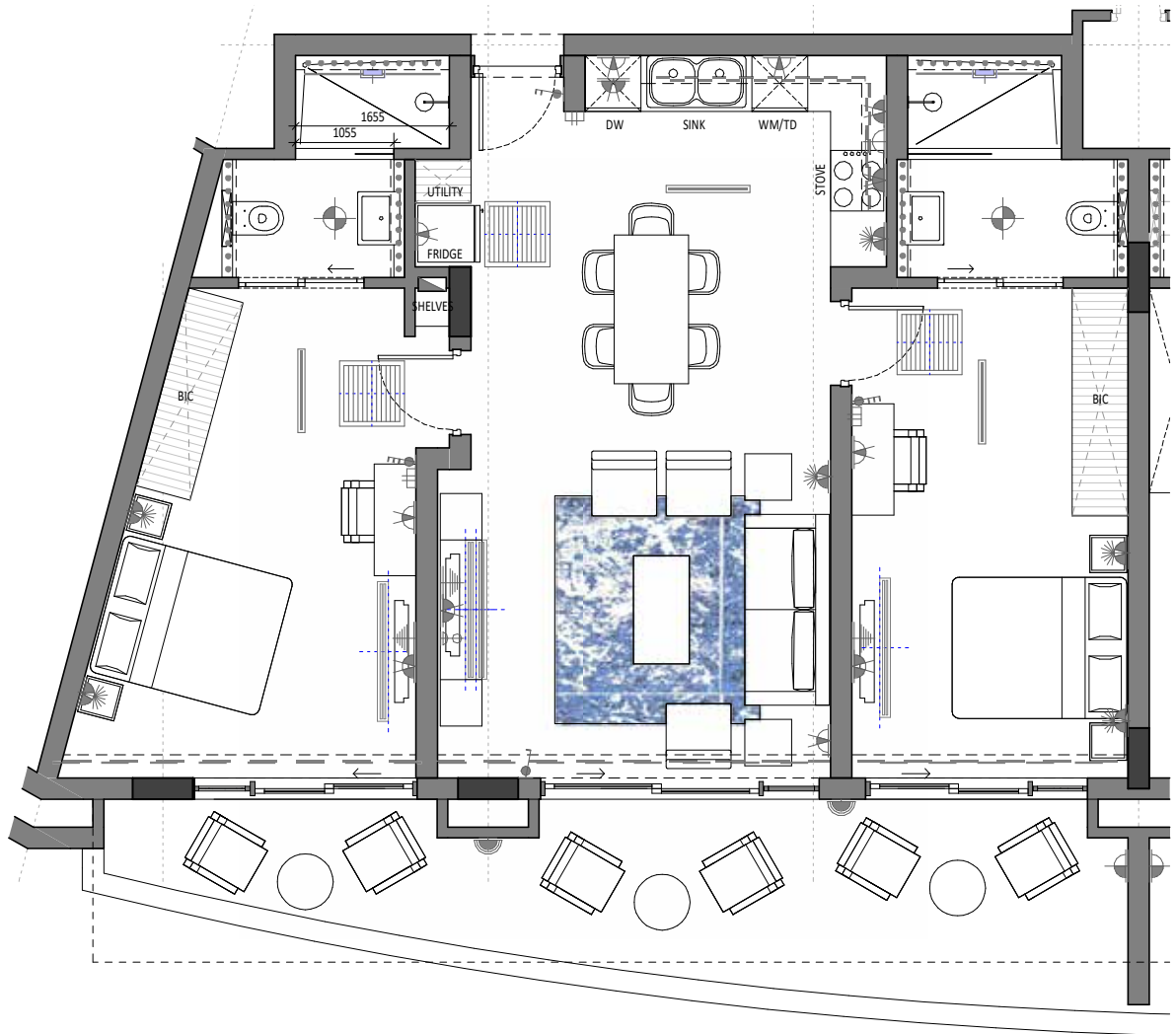
## 2 BEDROOM 2 BATHROOM

Apartment Area	85.00m <sup>2</sup>
Covered Balcony	25.00m <sup>2</sup>
<b>Total Area</b>	<b>110.00m<sup>2</sup></b>



# APARTMENT 0

SIGNATURE - APARTMENTS



## 2 BEDROOM 2 BATHROOM

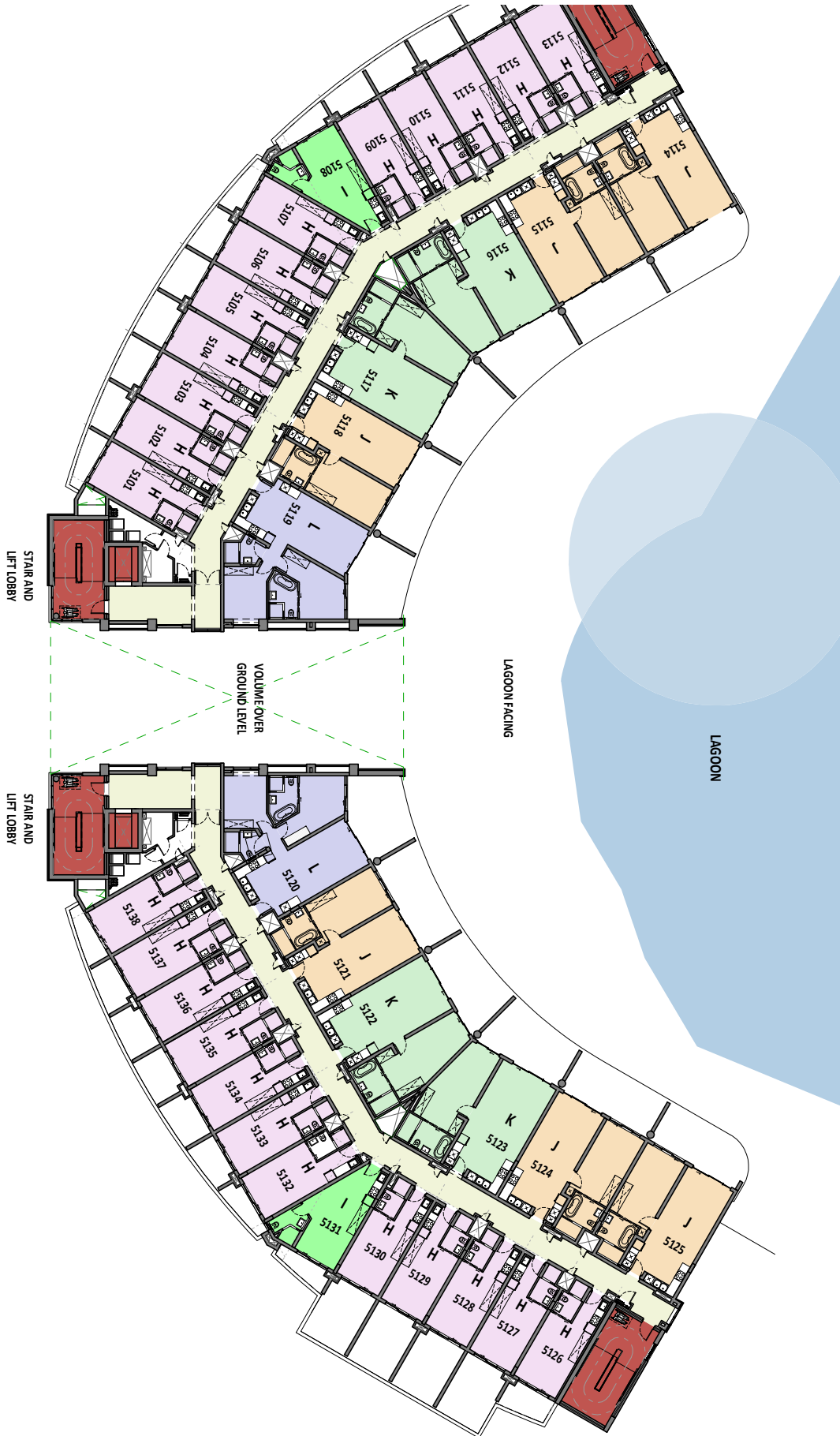
Apartment Area	85.00m <sup>2</sup>
Covered Balcony	20.00m <sup>2</sup>
<b>Total Area</b>	<b>105.00m<sup>2</sup></b>





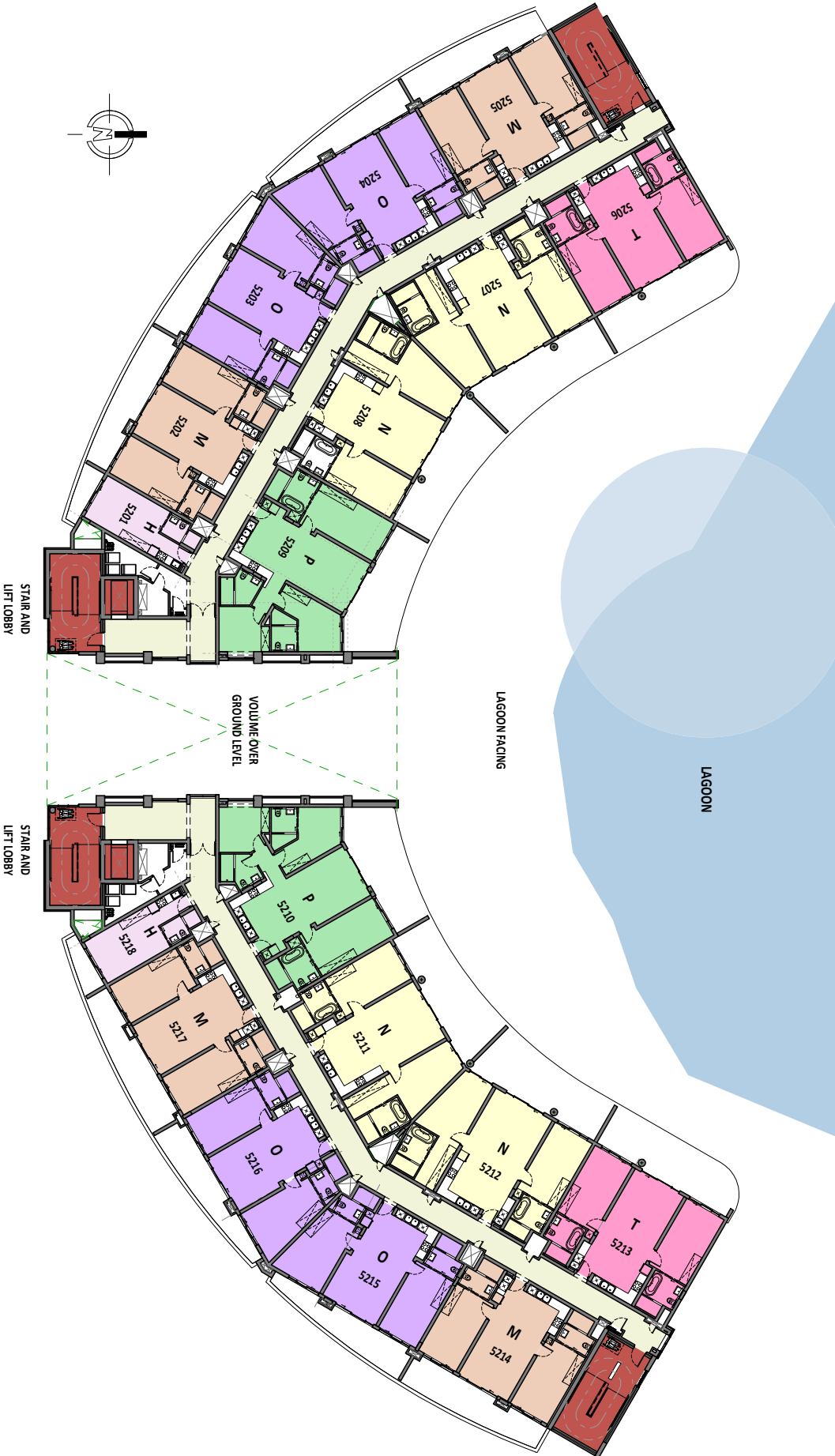


# FIRST LEVEL FLOOR PLAN



SIGNATURE - APARTMENTS

# SECOND LEVEL FLOOR PLAN



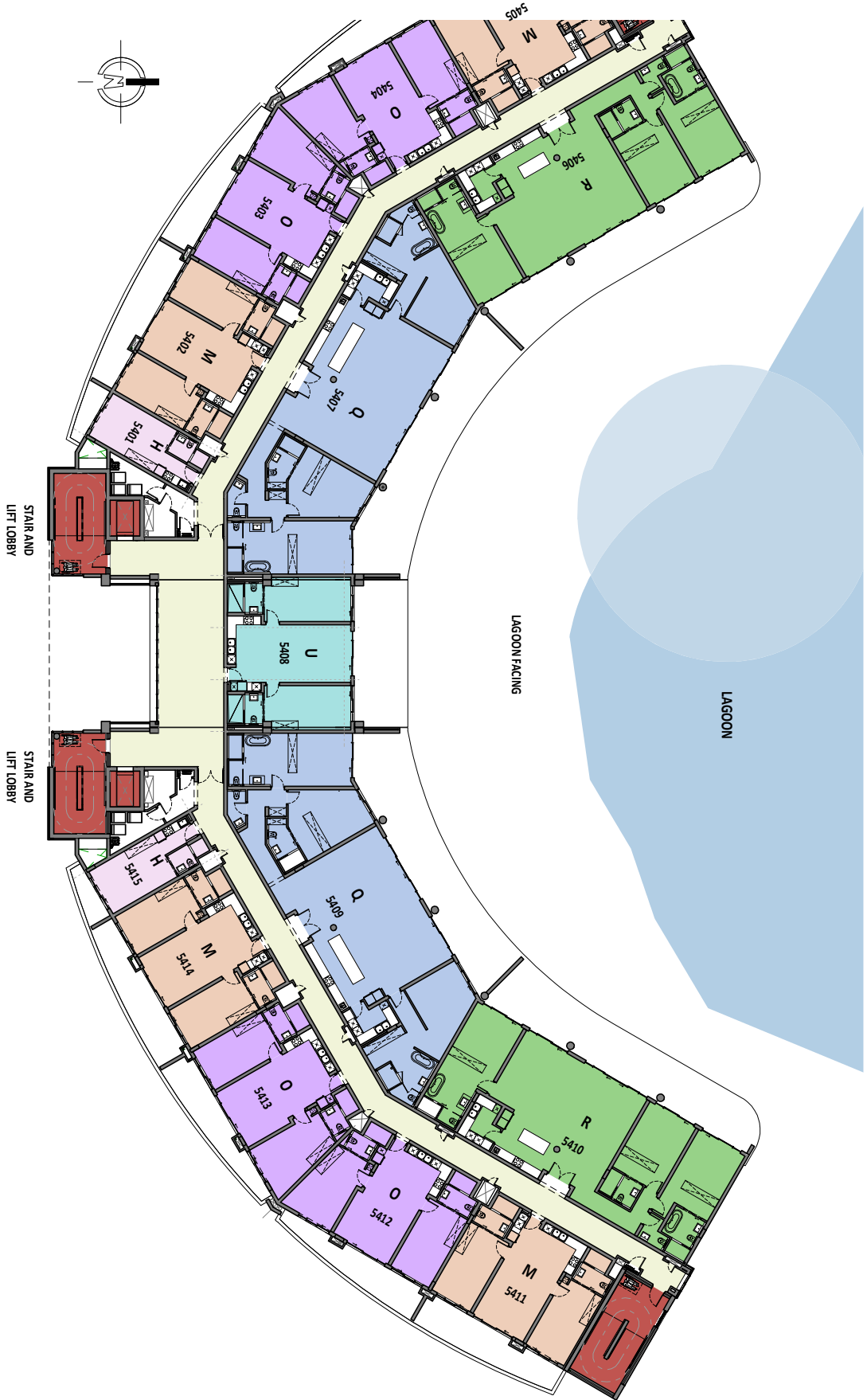
SIGNATURE - APARTMENTS

# THIRD LEVEL FLOOR PLAN



SIGNATURE - APARTMENTS

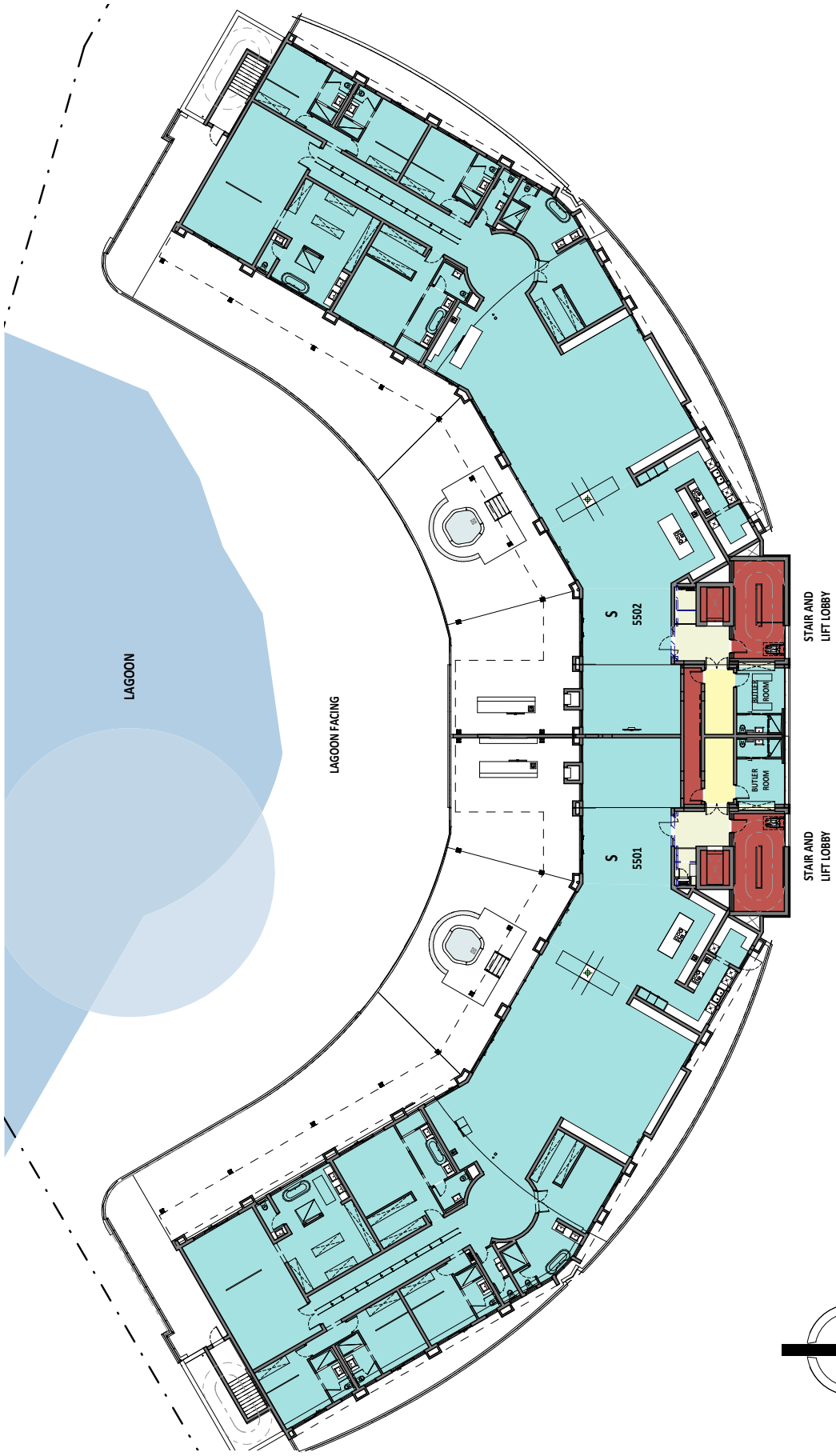
# FOURTH LEVEL FLOOR PLAN



SIGNATURE - APARTMENTS

# FIFTH LEVEL FLOOR PLAN

SIGNATURE - APARTMENTS





# 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?**
  - SMEG Fridge, dishwasher, washing machine and tumble dryer combo
- 🌿 **Who is the managing agent?**
  - Elgaru at Waterfall company
- 🌿 **Who is funding the project?**
  - ABSA Bank
- 🌿 **What is the additional costs?**
  - Levies R18.13 per/m<sup>2</sup> - Classic apartments
  - Levies R22.58 per/m<sup>2</sup> - Signature apartments
- 🌿 **Leasehold for Waterfall?**
  - Property ownership 99 year leasehold (Renewable)
- 🌿 **What facilities are in the estate?**
  - Crystal Lagoons®
  - Restaurant
  - Coffee bar
  - Gym
  - Laundromat
  - Spa
  - Cinema room
  - 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 part of Waterfall City, benefiting from infrastructure, services and Facilities.

# MUNYAKA™

WATERFALL CITY  
WATERFALL CITY | GAUTENG | SOUTH AFRICA



# STEVE BROOKES

CEO - BALWIN PROPERTIES LTD

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“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.

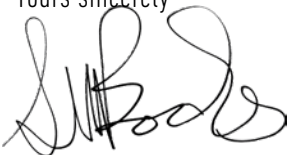
When I launched Balwin Properties, the company name was created for a simple reason. To create a brand that every community and people group would live and experience a true culture of excellence in residential properties.

Our brand values represents quality, innovation, passion, integrity and most of all, people.

We are very pleased to bring our brand to Munyaka, 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 Waterfall City, 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







# Latest Awards

39 International Property Awards



**Jason Heywood**

📞 083 327 6434 ✉️ [jason@balwin.co.za](mailto:jason@balwin.co.za)

📍 Munyaka Drive, Waterfall City

*On Show*

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

