

THE CLASSIC COLLECTION



CRYSTALLINE LAGOONS OF UNLIMITED SIZE

Crystal Lagoons[®]

WORLD'S TOP AMENITY

Classic
APARTMENTS





THE **UNIQUE** LUXURY CRYSTALLINE LAGOONS OF UNLIMITED SIZE *Crystal Lagoons*[®] LIVING IN

Crystal Lagoons[®]

WORLD'S TOP AMENITY



**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.

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** URBAN **BALANCE** BETWEEN



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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.



HEALTHY ACTIVE **LIFESTYLE** LIVING



- 🌿 Munyaka's Lifestyle Centre offers a fully equipped and Vitality approved Training Science Gym with trainers.
- 🌿 It also offers Padel courts*

- 🌿 The unique Lifestyle Centre offers a variety of activities on the crystal-clear lagoon (by Crystal Lagoons®), keeping you fit whilst having fun.



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

CRYSTALLINE LAGOONS OF UNLIMITED SIZE

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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.



LIFESTYLE CENTRE – LAGOON FACING



SITE DEVELOPMENT PLAN





THE AREA
THE **LOCATION**
THE EXCITING
PLACE
TO BE..

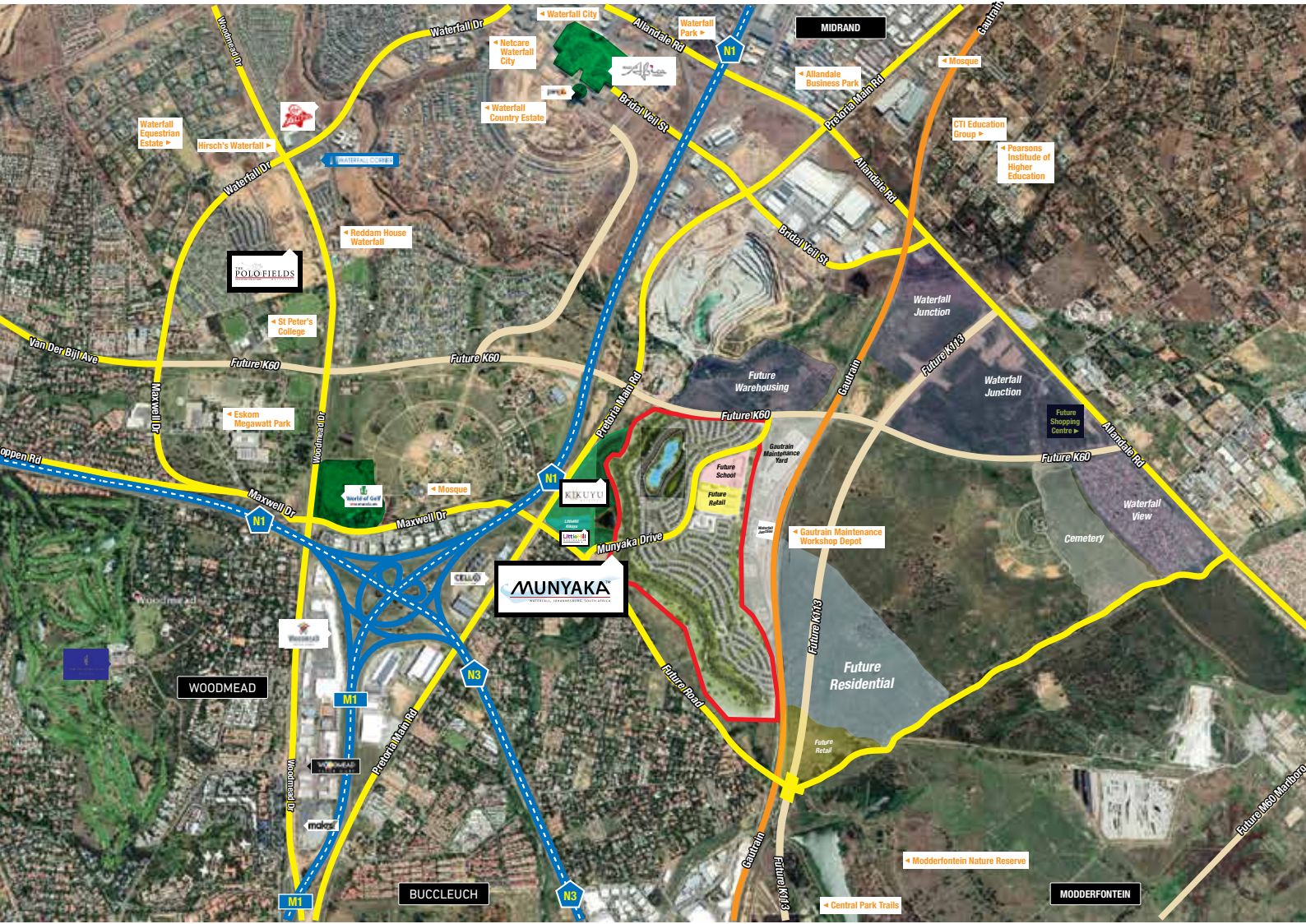


PwC TOWER

Waterfall City, Gauteng

7min | 4.3km

LOCALITY MAP



SCAN QR-CODE FOR DIRECTIONS

REFINED & **EXCLUSIVE** LIFESTYLE APARTMENTS

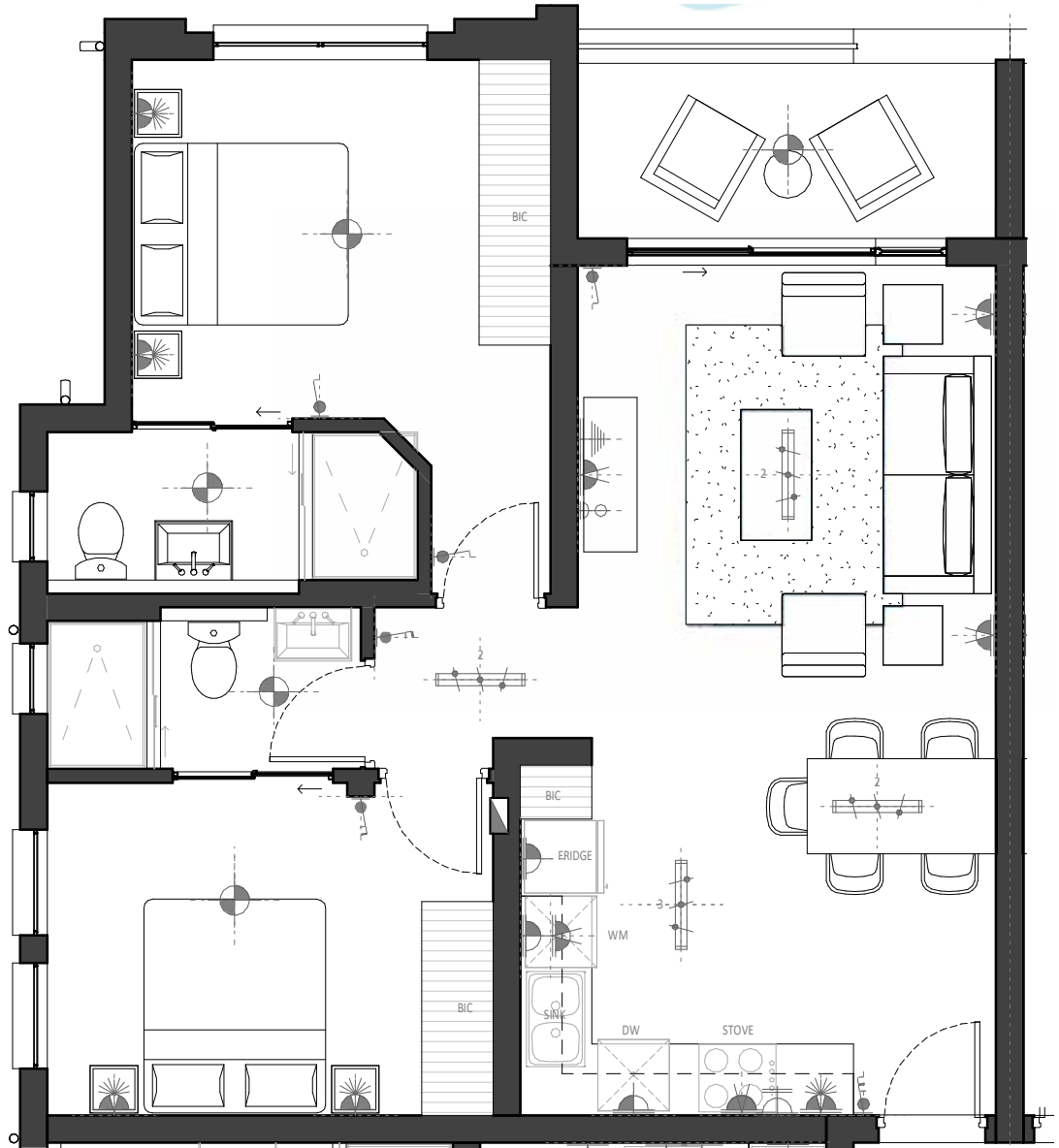
The exclusive development offers 1, 2- and 3- bedroom and penthouse apartments with private gardens for the ground floor apartments and private balconies for

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



APARTMENT C

SECOND FLOOR



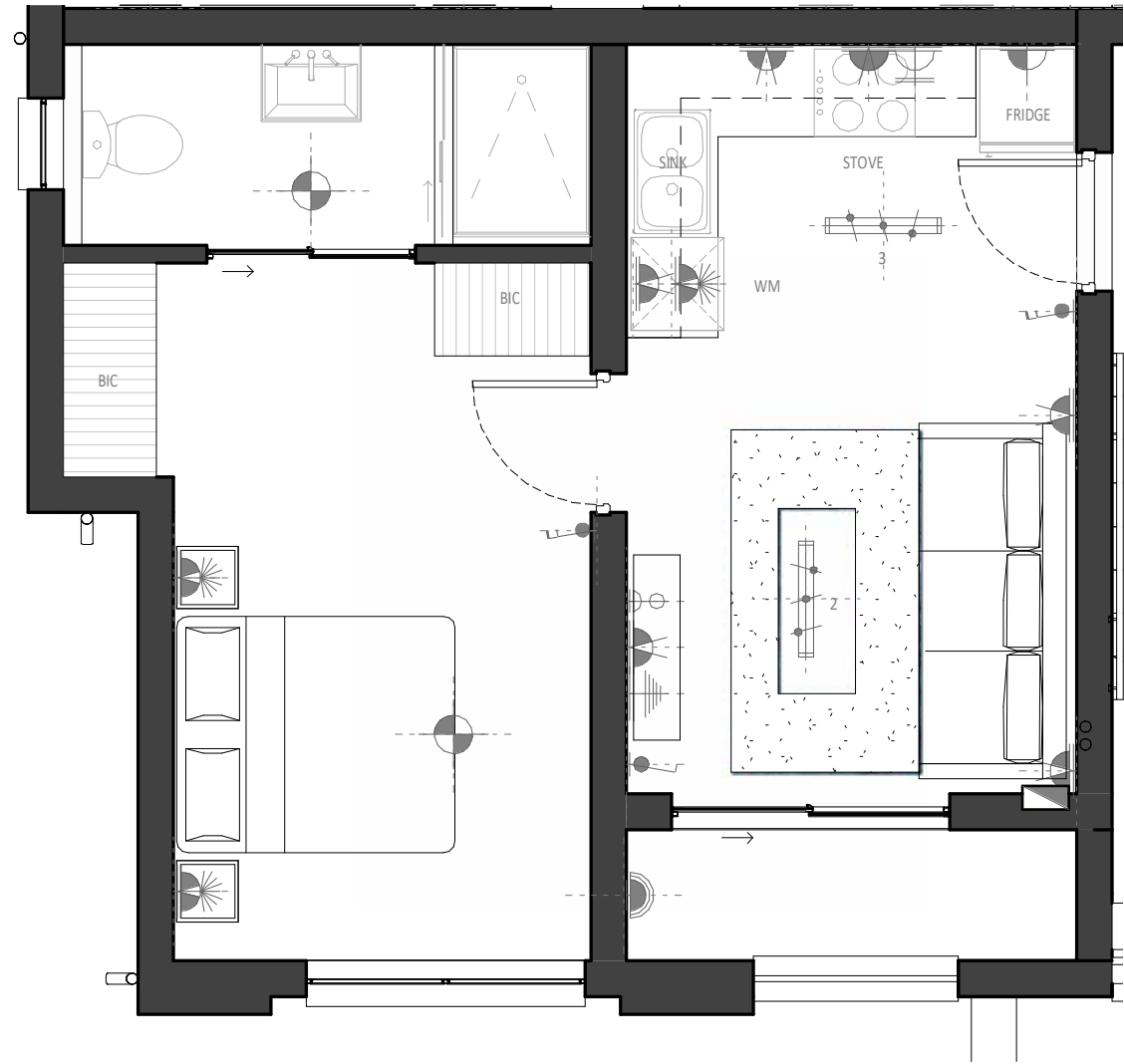
2 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area	68.00m ²
Covered Balcony	7.00m ²
Total Area	75.00m²

APARTMENT D

SECOND FLOOR

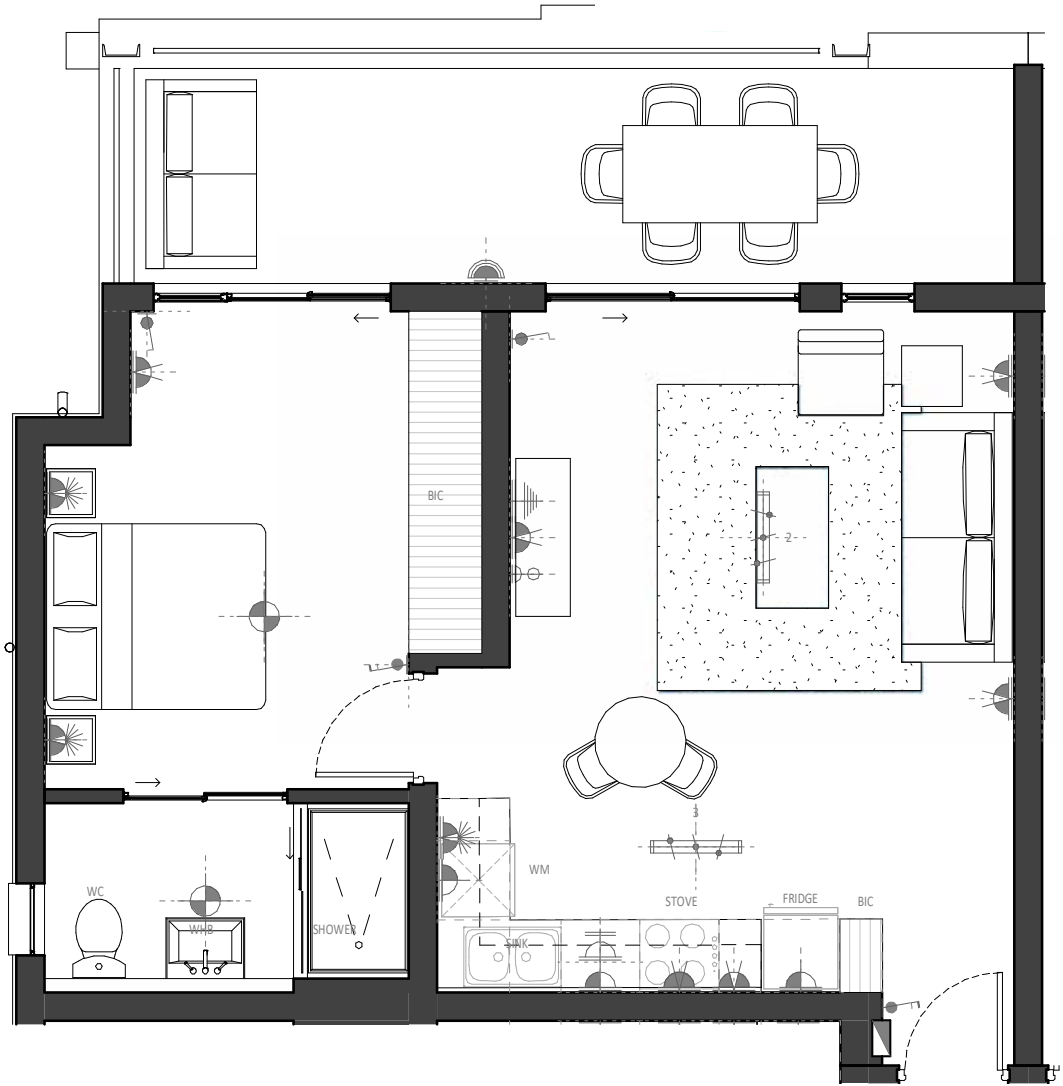


1 BEDROOM 1 BATHROOM
PHASE 21 ONWARDS

Apartment Area	38.00m ²
Covered Balcony	3.00m ²
Total Area	41.00m²

APARTMENT E

THIRD FLOOR



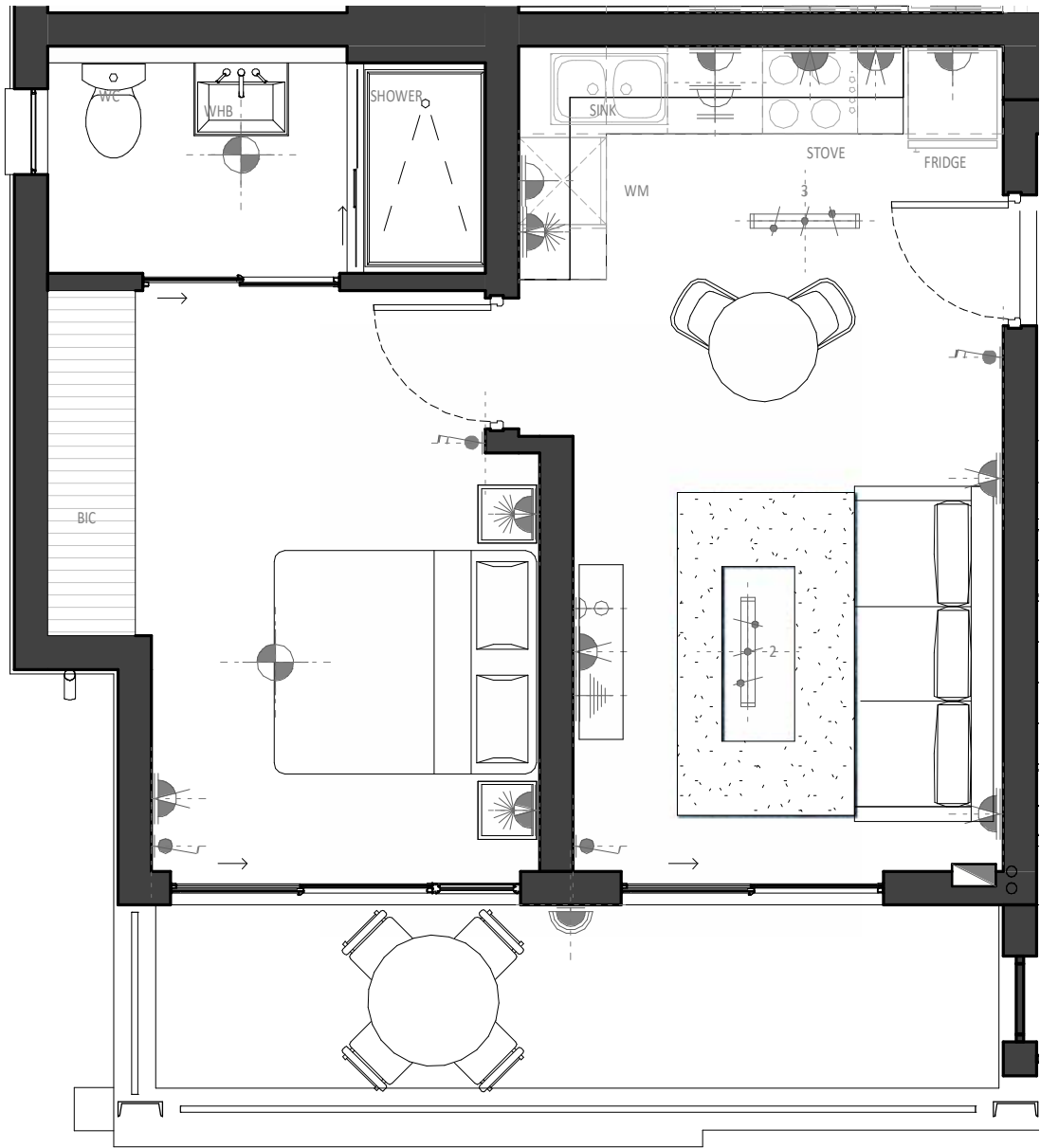
1 BEDROOM 1 BATHROOM

PHASE 21 ONWARDS

Apartment Area	48.00m ²
Covered Balcony	16.00m ²
Total Area	64.00m²

APARTMENT F

THIRD FLOOR



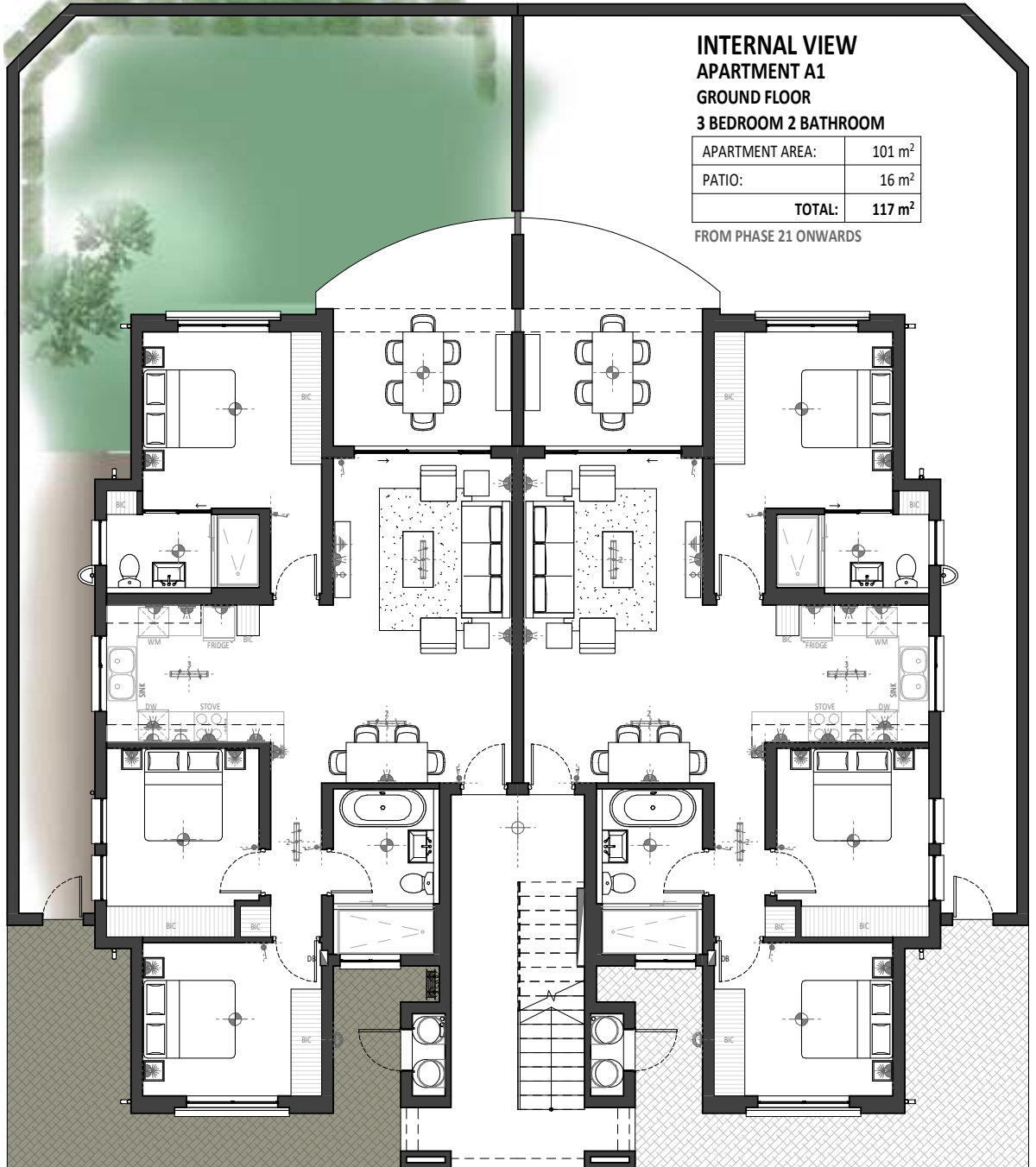
1 BEDROOM 1 BATHROOM

PHASE 21 ONWARDS

Apartment Area	43.00m ²
Covered Balcony	8.00m ²
Total Area	51.00m²

APARTMENT A1

GROUND FLOOR



**INTERNAL VIEW
APARTMENT A1
GROUND FLOOR
3 BEDROOM 2 BATHROOM**

APARTMENT AREA:	101 m ²
PATIO:	16 m ²
TOTAL:	117 m²

FROM PHASE 21 ONWARDS

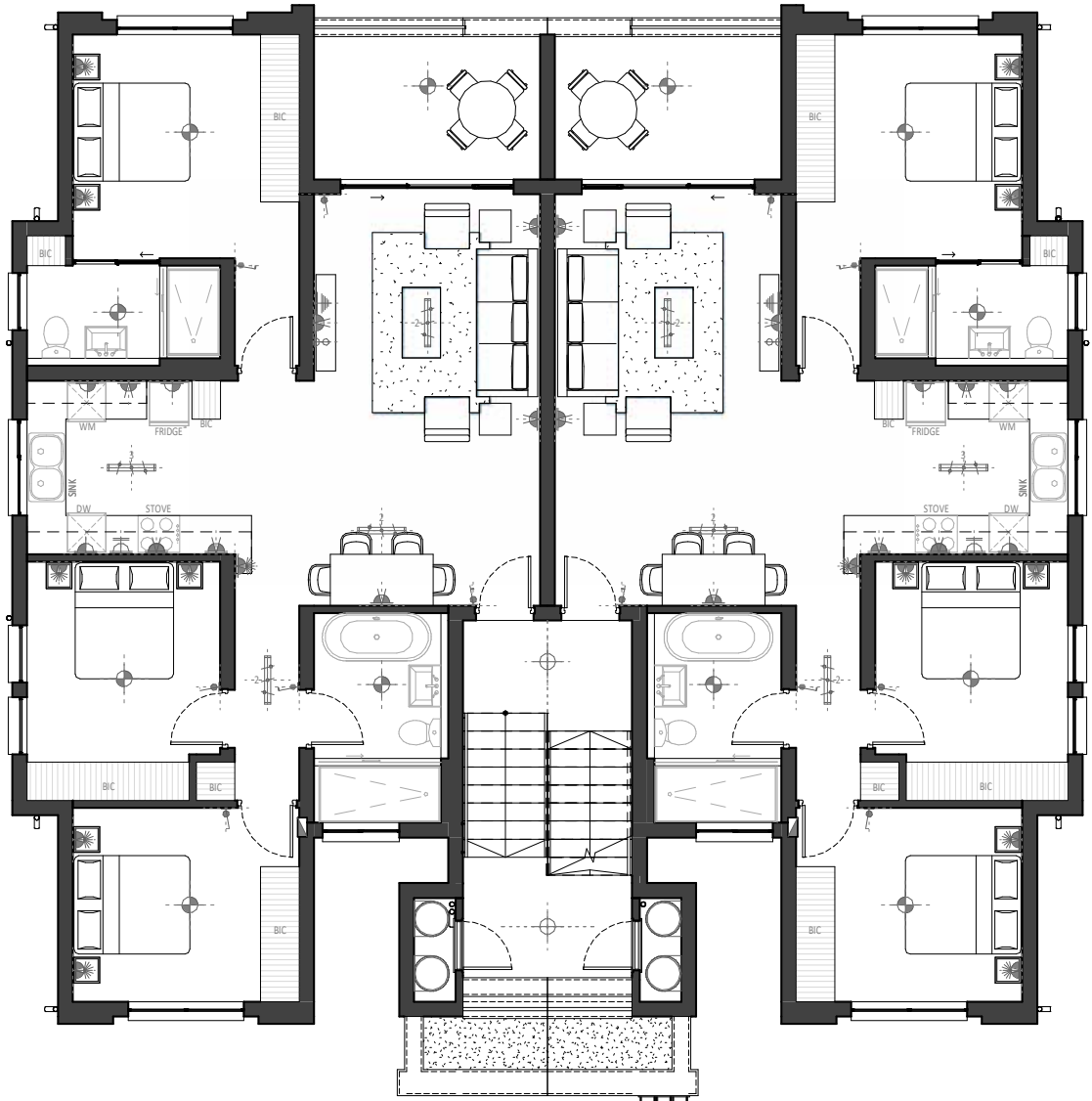
3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area	101.00m ²
Covered Balcony	16.00m ²
Total Area	117.00m²

APARTMENT A2

FIRST FLOOR



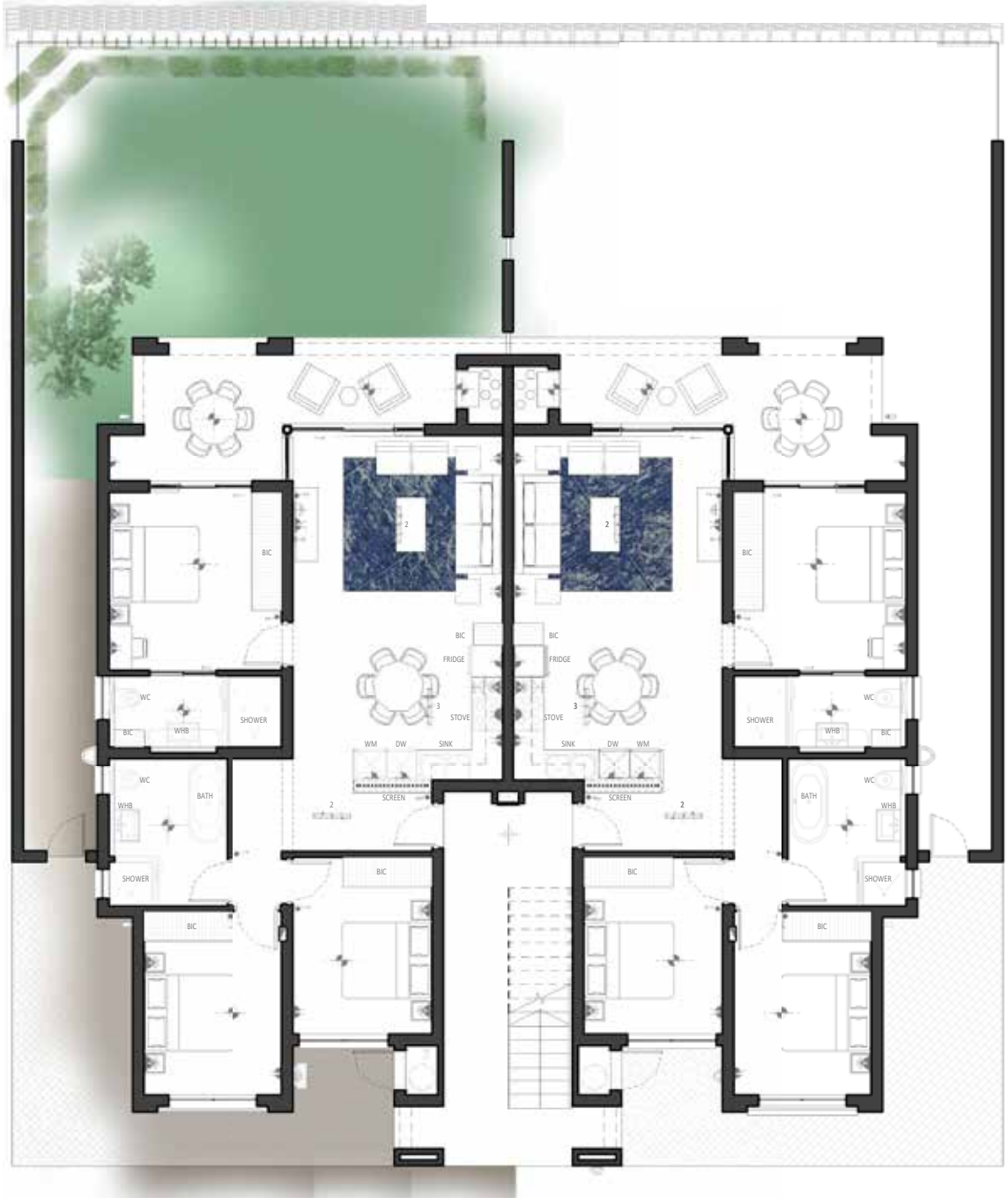
3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area	101.00m ²
Covered Balcony	9.00m ²
Total Area	110.00m²

APARTMENT AA

GROUND FLOOR
LAGOON FACING



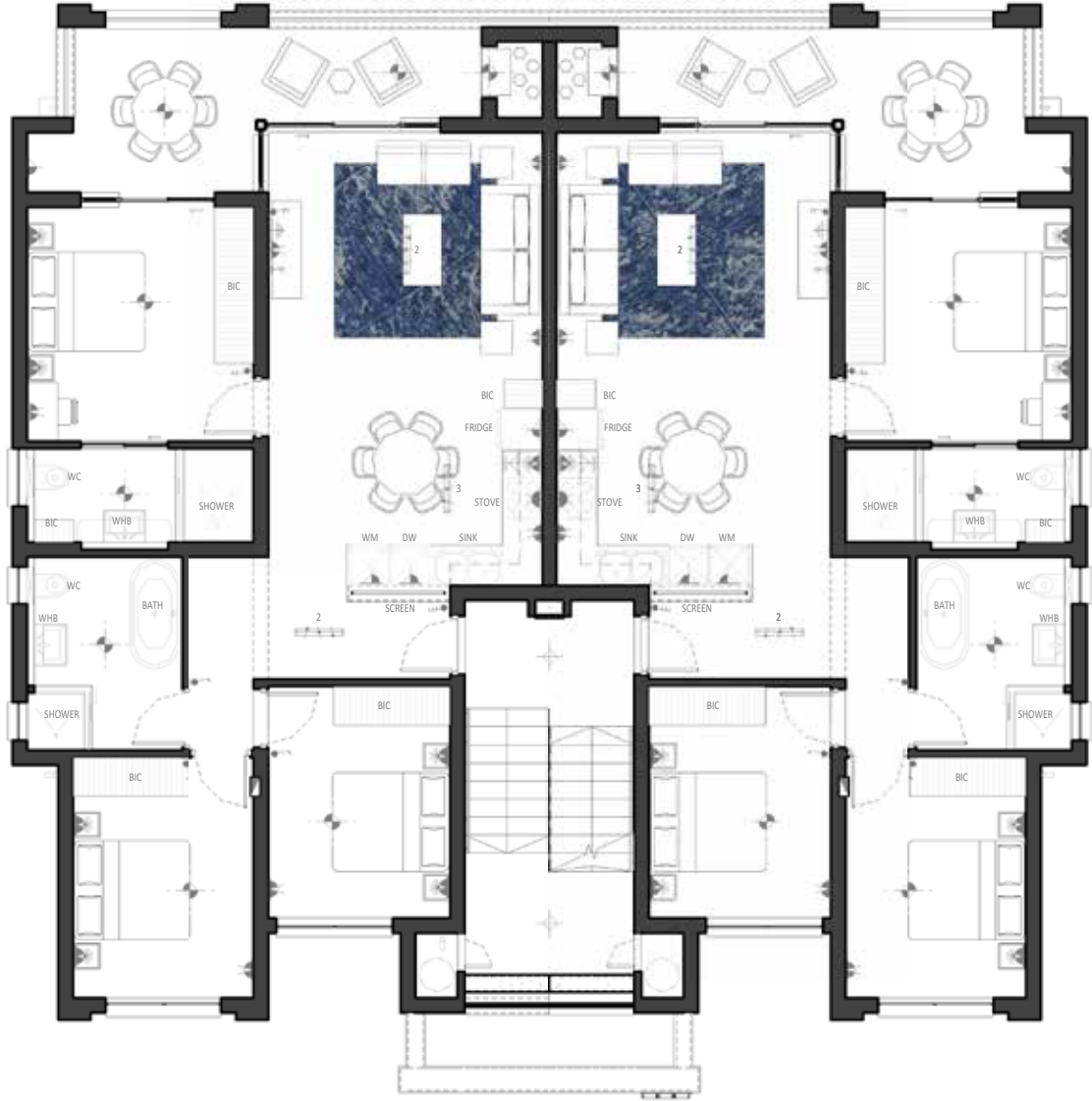
3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area	96.00m ²
Covered Balcony	16.00m ²
Total Area	112.00m²

APARTMENT BB1

FIRST FLOOR
LAGOON FACING



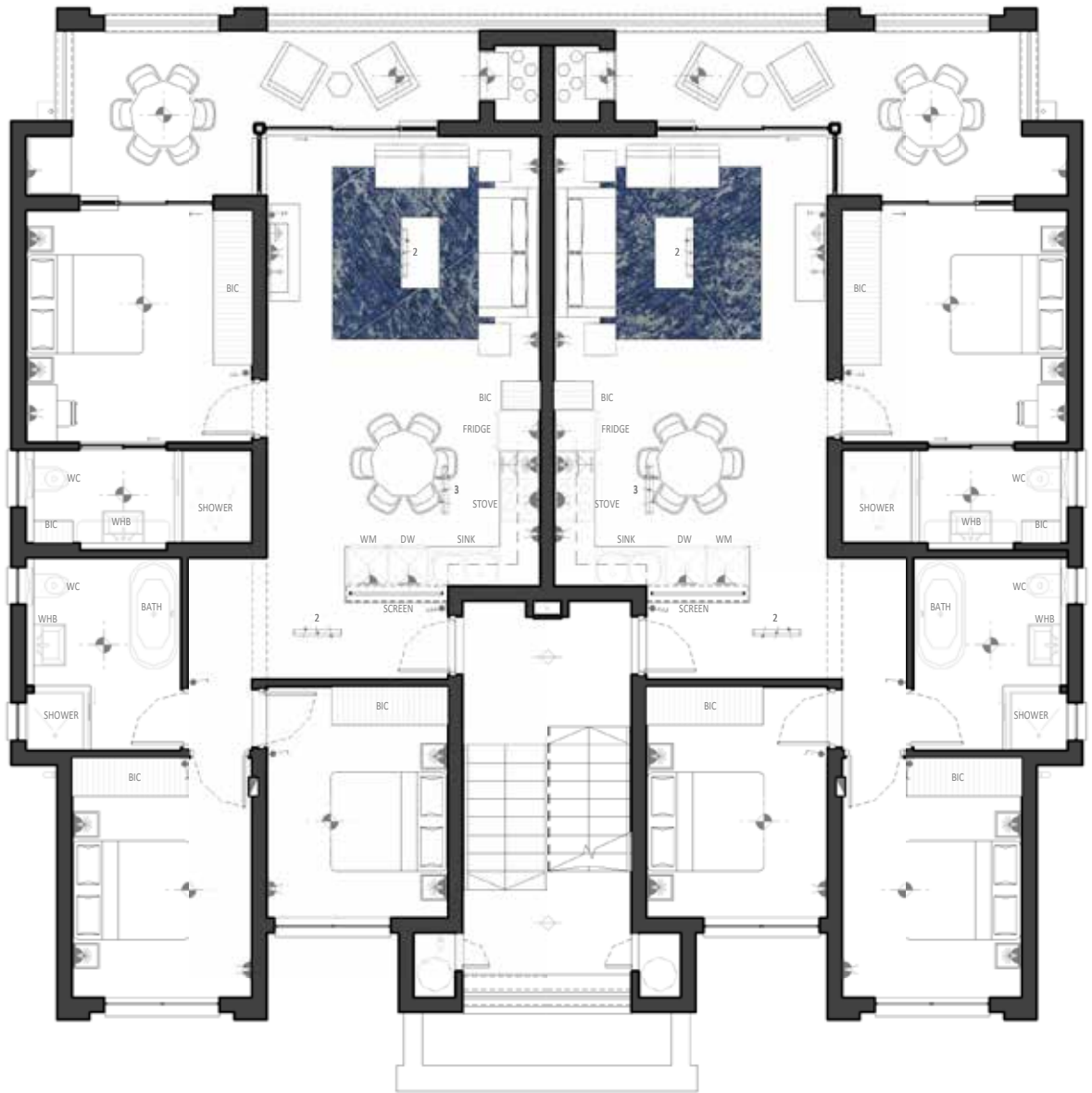
3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area	96.00m ²
Covered Balcony	16.00m ²
Total Area	112.00m²

APARTMENT BB2

SECOND FLOOR
LAGOON FACING



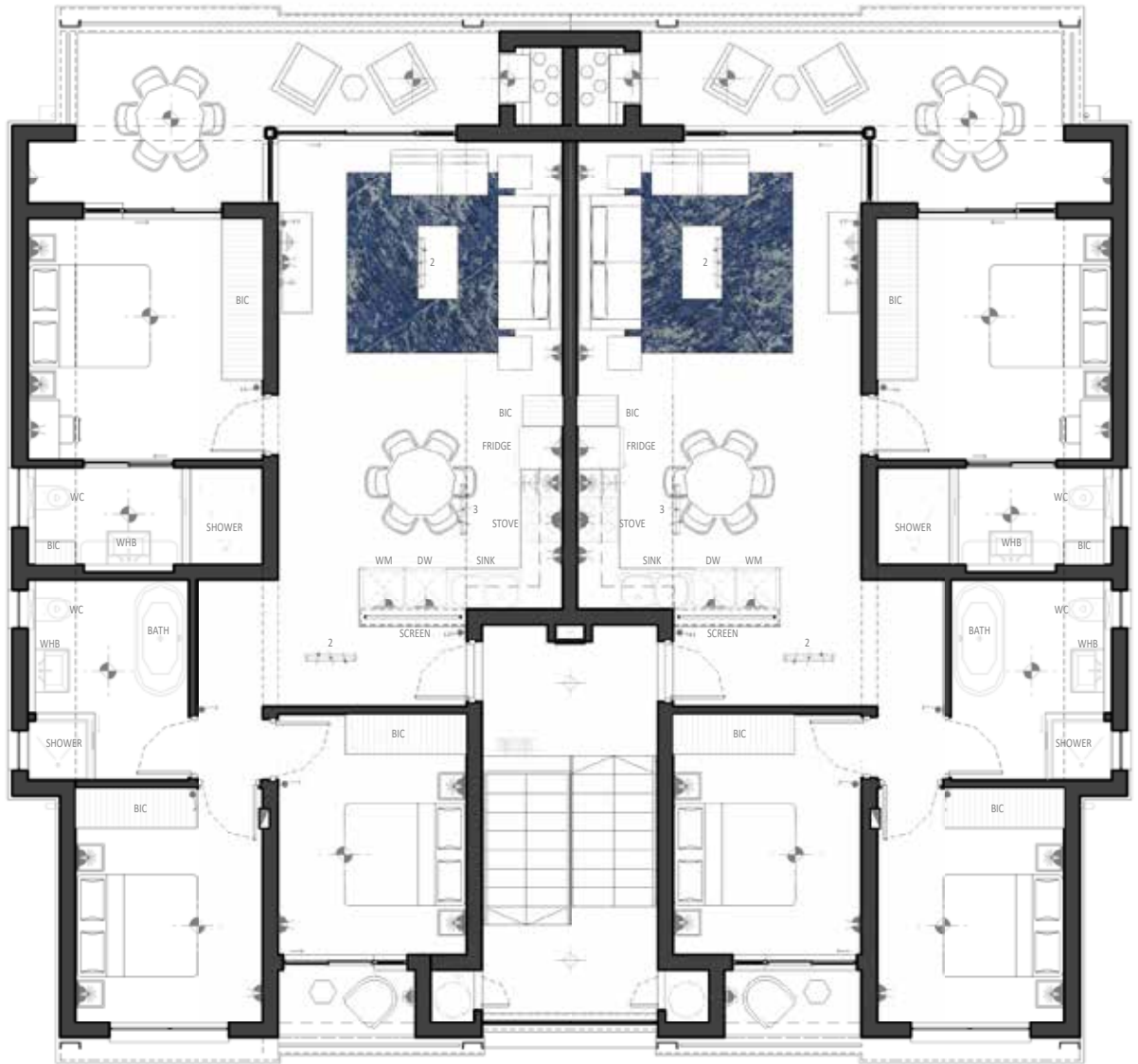
3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area	96.00m ²
Covered Balcony	16.00m ²
Total Area	112.00m²

APARTMENT GG

THIRD FLOOR
LAGOON FACING



3 BEDROOM 2 BATHROOM

PHASE 21 ONWARDS

Apartment Area	95.00m ²
Covered Balcony	18.00m ²
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 R18.13 per/m² - classic apartments
 - Levies R22.58 per/m² - 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.



MUNYAKA™

WATERFALL CITY | GAUTENG | SOUTH AFRICA

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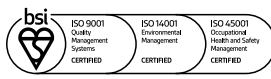






Latest Awards

39 International Property Awards



Jason Heywood

📞 083 327 6434 ✉️ jason@balwin.co.za

📍 Cnr Maxwell & Munyaka Drive, Waterfall City

On Show

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

