



SANDTON, LINBRO PARK | GAUTENG | SOUTH AFRICA



**INTERNATIONAL
PROPERTY
AWARDS**
DEVELOPMENT

BEST INTERNATIONAL
SOCIAL HOUSING

Greenlee
by Balwin Properties

2020-2021



**INTERNATIONAL
PROPERTY
AWARDS**
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BEST SOCIAL
HOUSING AFRICA

Greenlee
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2020-2021



**AFRICAN
PROPERTY
AWARDS**
DEVELOPMENT

★★★★★

BEST SOCIAL HOUSING
SOUTH AFRICA

Greenlee
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**AFRICAN
PROPERTY
AWARDS**
DEVELOPMENT

AWARD WINNER

SUSTAINABLE RESIDENTIAL
DEVELOPMENT
SOUTH AFRICA

Greenlee
by Balwin Properties

2020-2021



SANDTON, LINBRO PARK



GATE HOUSE



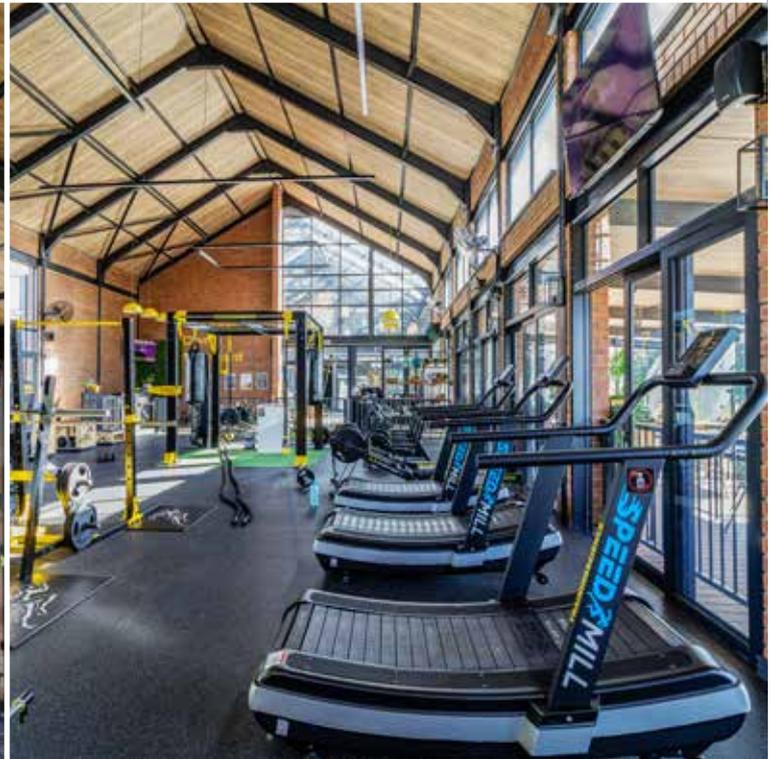
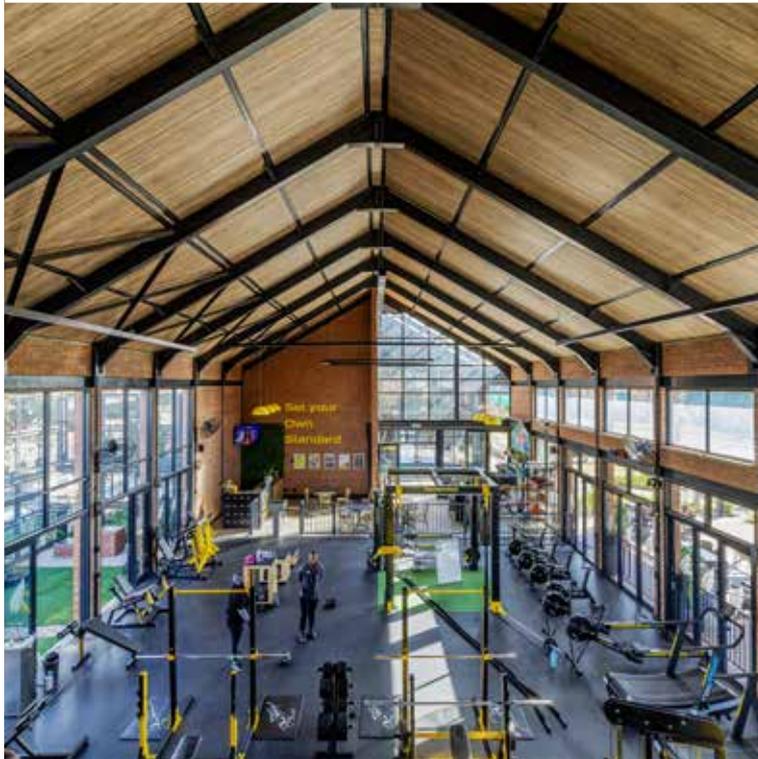
DEVELOPMENT



LIFESTYLE CENTRE



LIFESTYLE CENTRE



SHOW APARTMENT



SHOW APARTMENT



APARTMENT LAYOUTS



TYPE A4
GROUND & FIRST FLOOR
3 Bedroom 2 Bathroom



TYPE A4
GROUND, FIRST, SECOND & THIRD FLOOR
2 Bedroom 2 Bathroom



TYPE A4
SECOND & THIRD FLOOR
1 Bedroom 1 Bathroom



Apartment Area 74.74m²
 Covered Patio / Balcony 6.14m²
TOTAL AREA 81.88m²

Apartment Area 59.16m²
 Covered Patio / Balcony 5.74m²
TOTAL AREA 64.9m²

Apartment Area 40.76m²
 Covered Patio / Balcony 6.38m²
TOTAL AREA 47.15m²

APARTMENT LAYOUTS



TYPE A4
SECOND & THIRD FLOOR

1 Bedroom 1 Bathroom LIFESTYLE



Apartment Area
TOTAL AREA

32.17m²
32.17m²

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 Pedestal - 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
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	- As per Layout
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.

Lily De Sousa

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📍 Cnr. Clulee & 2nd Ave, Sandton, Linbro Park

🌐 www.balwin.co.za



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