

THABA - ECO VILLAGE

KLIPRIVIER

GAUTENG

JOHANNESBURG SOUTH | GAUTENG | SOUTH AFRICA

THE **GREEN** ECO-FRIENDLY **LIFESTYLE**

A new, eco-friendly green lifestyle... Thaba Eco Village.

Thaba Eco Village offers a new eco-friendly lifestyle. 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 the Lifestyle Centre featuring

cutting edge amenities including a Restaurant, Indoor gym, Thaba Trails, laundromat, outdoor swimming pool, kids play area, two Padel courts, two mini pitches, half basketball court, skate park and Montessori pre-school.

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

A **NEW** COMBINATION OF THE **BEAUTY** OF NATURE **AND MODERN LIVING**

This upmarket lifestyle estate, inspired by village living, is located right in the middle of nature. Thaba Eco Village offers urban living

surrounded by natural beauty and is near major highways.



AN ENVIRONMENTALLY FRIENDLY COMMUNITY

In every apartment, generous use of glazing maximises the light and sense of space, a feature which is continued by the private balcony or garden.

The Lifestyle Centre is open to the public and brings a step closer to nature with exclusive eco-friendly facilities that creates a welcoming oasis for rest and recreation.





NATURE ON YOUR DOORSTEP



The Klipriviersberg nature reserve is right next Thaba Eco Village and supports abundant animals and birdlife.

Thaba Eco Village seeks not only to protect indigenous fauna and flora in the area, but also provides an attractive open space within the urban fabric where residents can come and enjoy its natural beauty, created within an urban setting, a natural open space which is socially, economically and ecologically sustainable.

Located right next to Klipriviersberg Nature Reserve, residents will enjoy the overflow of nature's beauty on your doorstep.

When inside Thaba Eco Village you have an opportunity to embrace nature while exploring the Koppie Park, bicycle trail and an Eco Adventure area.

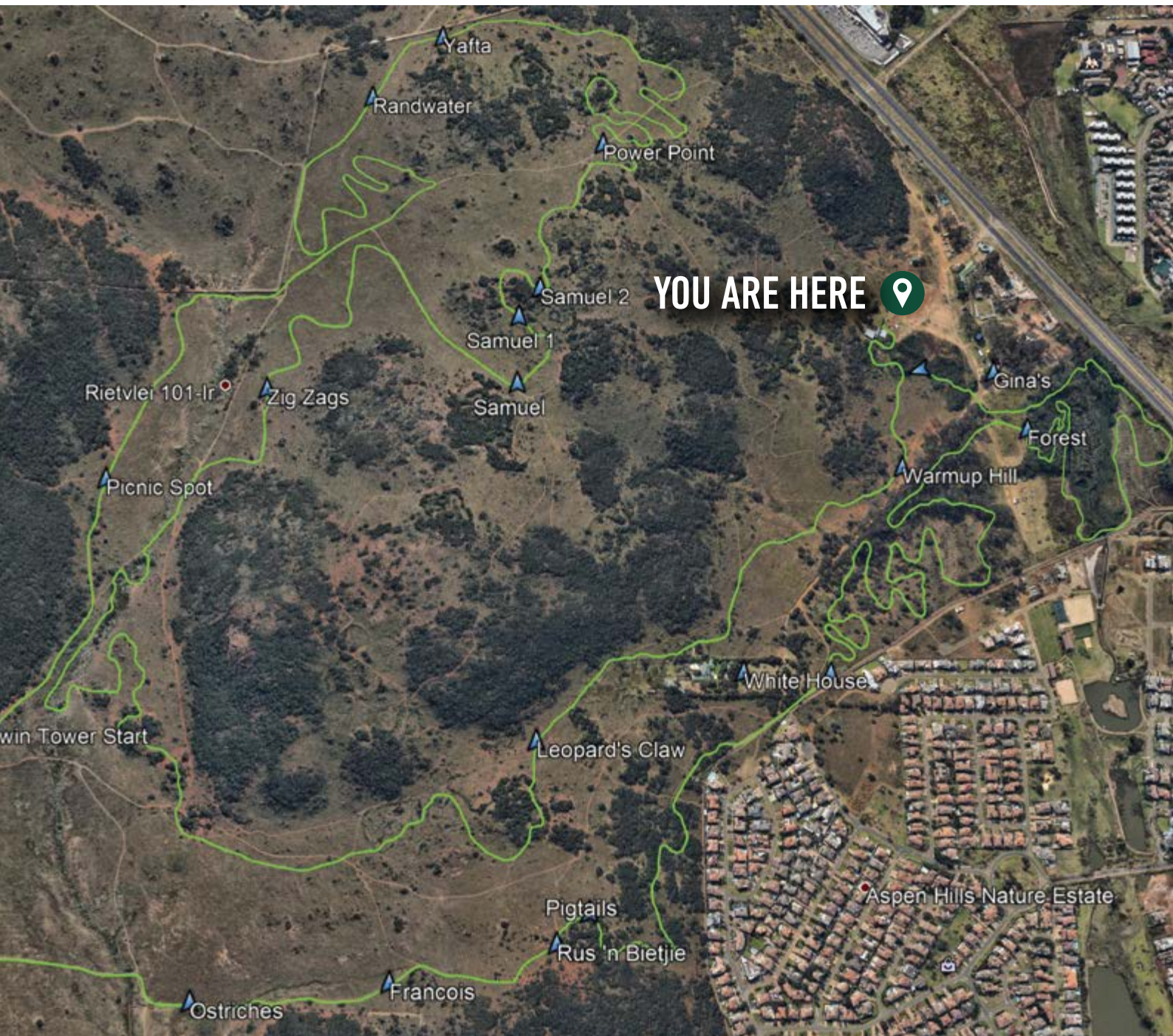


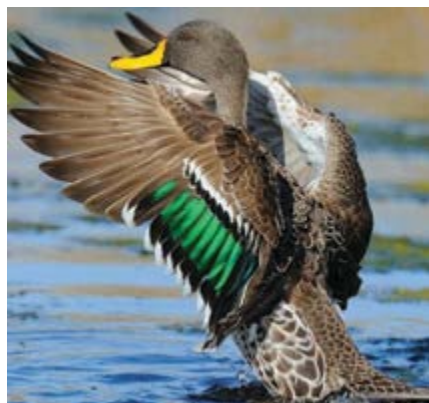


CYCLE ROUTES

Thaba Trails sometimes referred to as the “Jewel of the South,” offers an immense array of trails catering for all skill levels.

There are plenty of trails, spanning over hills, along the Bloubos Spruit stream, and through picturesque grasslands on the 640 hectare preserve.





ANIMALS AT THE NATURE RESERVE

Here is a list of some of the animals that can be seen at the Klipriviersberg Nature Reserve:

The reserve has a wonderful mix of birds to discover. So far over 230 birds have been recorded with new surprises popping up constantly.

- Jameson's Firefinch
- Red-collared Widowbird
- Brown-headed Tchagra
- Red-throated Wryneck
- Black-throated Canary
- Bronze Mannikin
- Black-chested Prinia
- Tawny-flanked Prinia
- Black-throated Apla
- Brown-backed Honeybird
- Bokmakierie
- Cape Robin
- Chestnut-vented Titbabbler
- Cardinal Woodpecker
- Pied Barbet
- Chinspot Batis
- Ashy Tit
- Verreaux's Eagle
- Paradise Flycatcher
- Willow Warbler
- Icterine & Garden Warbler
- Jacobin Cuckoo
- Steppe Buzzard

- Fairy Flycatcher
- Orange River Francolin
- Zitting
- Cloud Cisticola
- Cape Longclaw
- African Pipit
- Rufous-naped Lark
- Cape Rock Thrush
- Sentinal Rock Thrush
- White Stork
- African Snipe
- Green-backed Heron
- Moorhen Duck
- Yellow-billed Duck
- Red Bishops
- Levillant's Cisticola
- African Reed Warbler
- Pied Starling
- Wattled Starling
- Hamerkop
- African Black Duck
- Common Sandpiper
- Three-banded Plover

There is a big variety of Butterflies and Arachnids throughout the reserve.

Some of the mammals & reptiles found in the reserve:

- Porcupine
- Hedgehog
- Scrub Hare
- Dassies
- Slender & Yellow Mongoose
- Small Spotted Genet
- Tree Squirrel
- Grey Duiker
- Black Backed Jackel
- Cape Fox
- African Civet
- Cape Spotted Otter
- Cape Clawless Otter
- Black Wildebeest
- Bles Buck
- Red Hartebees
- Springbok
- Zebra
- Duiker
- Mountain Reedbuck
- Frogs
- Brownhouse Snake
- Mole Snake
- Rinkals
- Highveld Garter Snake



JUST DARLING

LIFE AT THABA **AT ITS FINEST**



Enjoy the luxury world-class facilities at your convenience. The Thaba-Eco Lifestyle Centre offers a variety of amenities for you to choose from.

- ✔ Training Science Gym
- ✔ Just Darling Restaurant
- ✔ Thaba Trails
- ✔ Washzone
- ✔ CSpa Wellness Centre
- ✔ Courier Guy
- ✔ QwikR Convenience
- ✔ LittleHill Montessori



ACTIVE LIFESTYLE CUTTING EDGE



Thaba Eco Village portrays a very active lifestyle with on-site Lifestyle Centre features cutting-edge leisure and sport facilities, such as:

- Indoor Gym
- Thaba Trails
- Outdoor Swimming pool
- Six Padel Courts
- Two Mini Pitches
- Half Basketball Court
- Skate Park



VIBRANT TOWN CENTRE

TRANQUIL SURROUNDINGS

Thaba Eco Village offers the best of all worlds. The local area is a lively mix of malls, shops, restaurants, cafés and a cinema, a green nature reserve and attractive active parks nearby to enjoy and relax in, all just a short distance from Thaba Eco Village.

You're minutes from:

- 🌿 Thaba Eco Hotel
- 🌿 Klipriviersberg Nature Reserve
- 🌿 Rietvlei Zoo Farm
- 🌿 Glenvista Country Club
- 🌿 South Downs Country Club
- 🌿 Jackson Dam
- 🌿 Alzu Weltmeyer Stables
- 🌿 Netcare Mulbarton Hospital
- 🌿 Panorama Shopping Centre
- 🌿 Mall of The South
- 🌿 Columbine Square Shopping Centre
- 🌿 The Glen Shopping Centre
- 🌿 Brackencity Shopping Centre
- 🌿 Brackenhurst Square
- 🌿 Meyersdal Mall







EXTRAORDINARY EXPERIENCE @ PANORAMA SHOPPING CENTRE



Panorama Shopping Centre is a one stop shopping mall in Mulbarton, Johannesburg. Whether you're after some retail therapy or just a day of window shopping, you're promised hours of fun at Panorama!

You'll find safe, free parking, customer services facilities and, most importantly, a secure, welcoming and comfortable atmosphere for your whole family to enjoy. Shops at the centre include Pick n Pay, Incredible Pets, Pressed in Time, Pool Express and Liquor City.

Services include Postnet, free parking, disabled bays, and a carwash facility. Restaurants include Mugg & Bean, Fishmonger, Nando's and Steers should you have worked up an appetite after your shopping experience.

THE LOCATION EVERYONE WANTS TO BE A PART OF...





URBAN PLAN





URBAN & MODERN BREATH **TAKING** APARTMENTS



The WiFi ready 1, 2 and 3-bedroom apartments include free eco-friendly appliances, solar-supplemented electricity plus pre-paid electricity and water meters, fibre and DSTV ready.

The gated estate offers a secure natural Koppie Park, Mountain Bike Trail and Eco Adventure Area, as well as abundant indigenous fauna and flora.

All residents have access to the on-site Lifestyle Centre and its selection of leisure and sport facilities.



PROFESSIONAL & ELEGANT FINISHES **THROUGHOUT**

GENERAL

- ✔ All Floors Tiled
- ✔ Painted Ceiling
- ✔ Aluminium Windows
- ✔ Front Fire Door with Frame
- ✔ Aluminium Patio Sliding Doors
- ✔ Internal Hollowcore Doors with Painted Frames
- ✔ Wooden Door Frames
- ✔ Locksets
 - Sliding Doors with Dead Bolt
 - Internal 3 Lever Brushed Stainless Steel
 - Front Door Cylinder Lock

KITCHEN AND BATHROOM

- ✔ Kitchen Tiled Splash Back
- ✔ Bathroom Shower Tiled Splash Back Vanity
- ✔ Quartz Kitchen Counter Tops
- ✔ Sanitary Ware Kitchen
 - Stainless Steel Sink
 - Pillar Type Sink Mixer
 - Washing Machine Angle Valve
- ✔ Sanitary Ware Bathrooms
 - White Free Standing Bath
 - Bath Mixer & Spout
 - White Basin Vanity
 - Basin Mixer
 - White Toilet Semi-Close Couple
 - Bathroom Fittings as per Show Unit
 - Shower Rose and Arm
 - Black Shower Door With Clear Glass
 - Shower Mixer



IT'S ALL IN THE **FINER DETAILS**

ELECTRICAL

- 🌿 Energy Efficient Interior Lighting
- 🌿 Durable External Lighting
- 🌿 Fibre and DSTV Point
- 🌿 Electricity - Prepaid Meters / Solar assisted
- 🌿 High Quality Lighting Fittings
- 🌿 Kitchen Appliances for 1, 2 & 3 Bedrooms
 - DEFY Black Undercounter Electric Oven
 - DEFY Electric Stove & Extractor
 - DEFY Metallic Fridge
 - DEFY Washing Machine
 - DEFY Dishwasher

EXTERNAL FINISHES

- 🌿 Combination of external Facebrick, Plaster & Paint
- 🌿 Roof Sheet Covering
- 🌿 Concrete Windowsills / Plaster

SECURITY

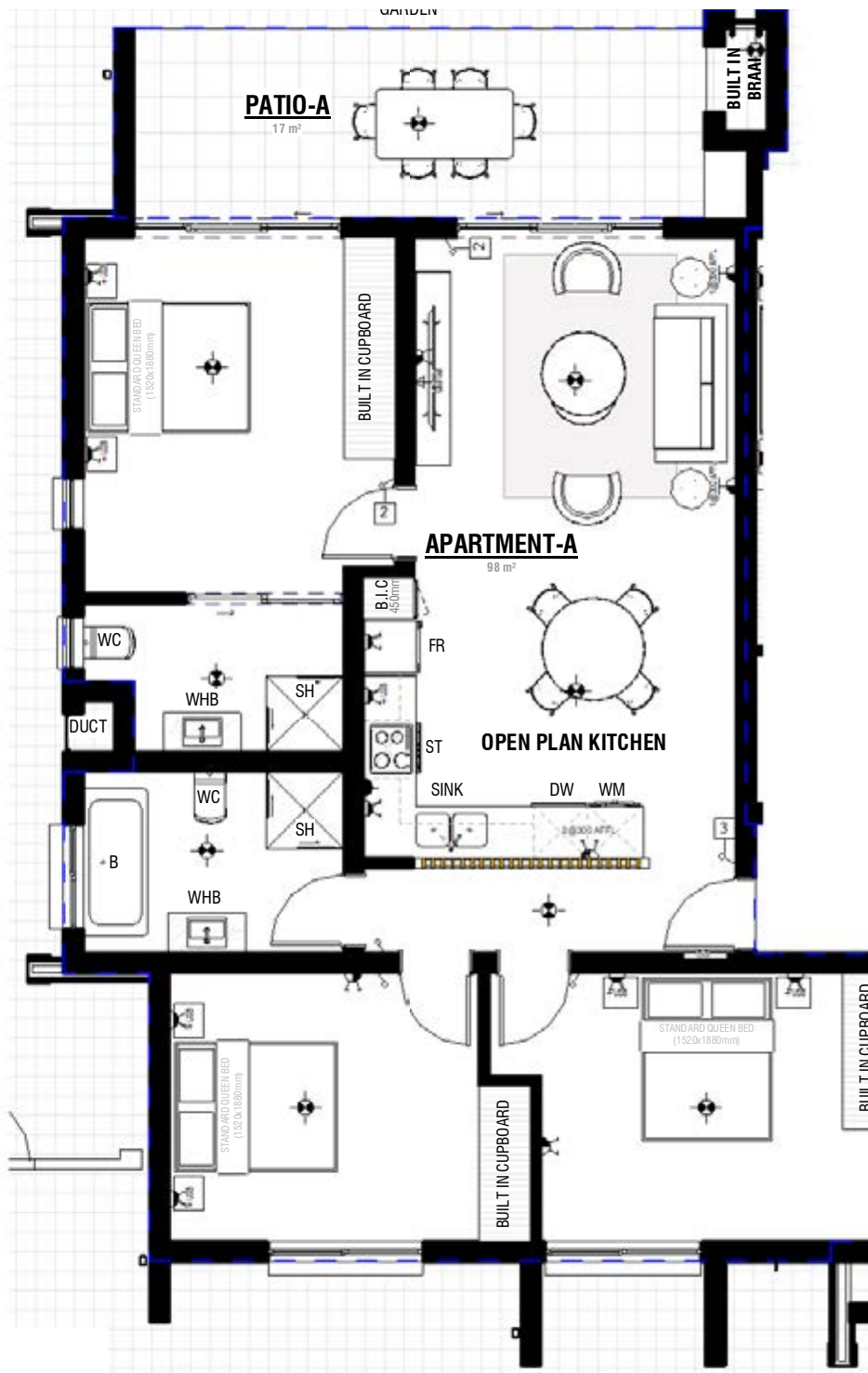
- 🌿 Electric Fencing around entire development
- 🌿 Boomed access controlled entrance
- 🌿 Trained Security Guards at the entrance
- 🌿 State-of-the-Art CCTV camera system

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.

APARTMENT TYPE A

GROUND FLOOR

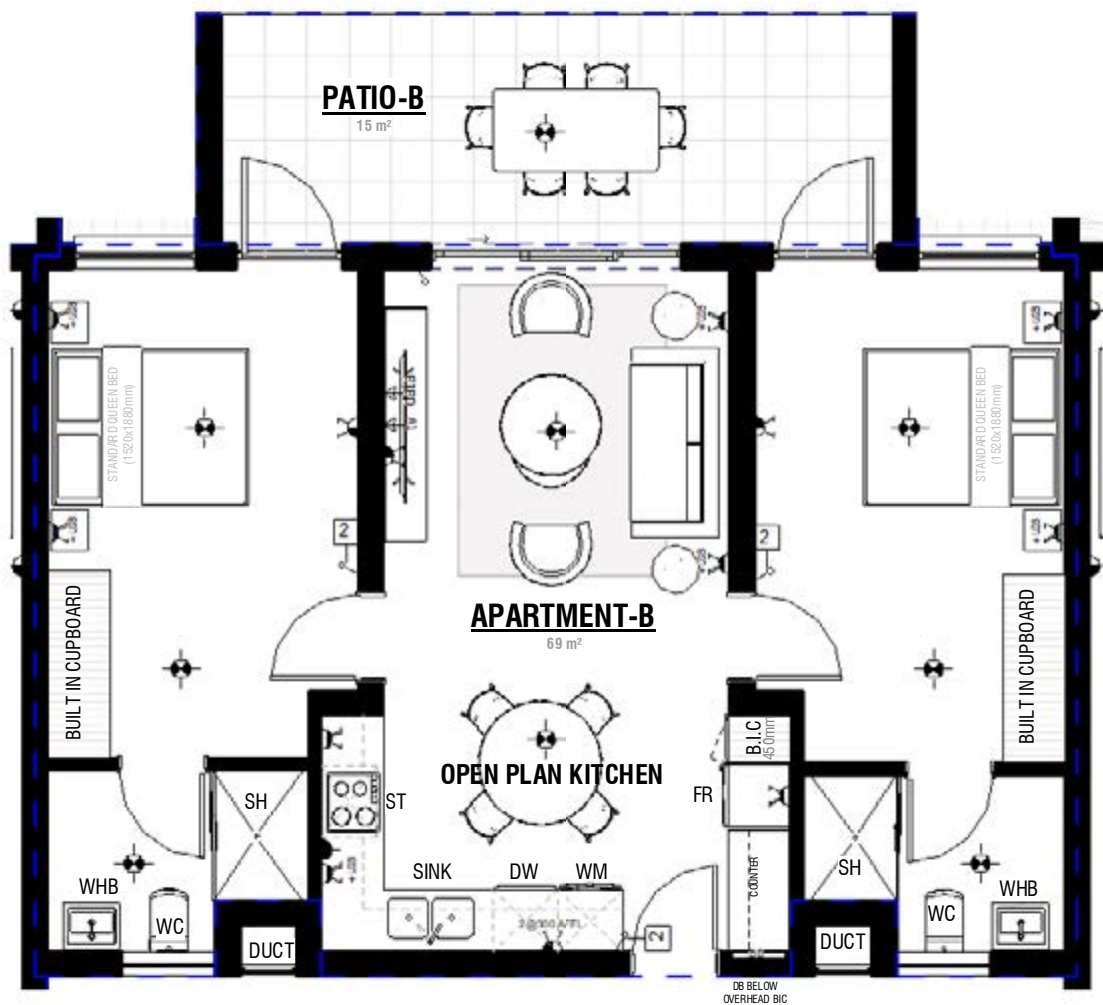


3 BEDROOM 2 BATHROOM
BLOCK B6

Apartment Area	98m ²
Covered Patio	17m ²
Total Area	115m²

APARTMENT TYPE B

GROUND FLOOR

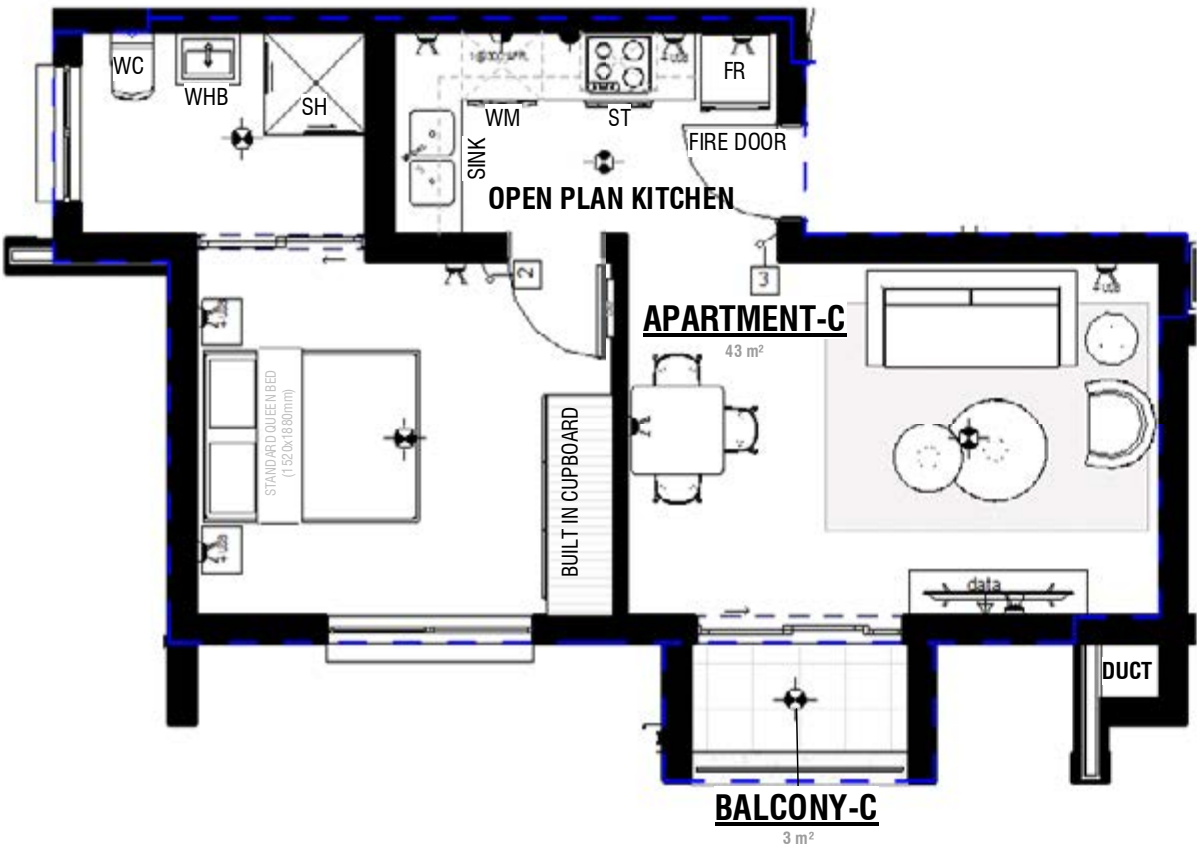


2 BEDROOM 2 BATHROOM
BLOCK B6

Apartment Area	69m ²
Covered Balcony	15m ²
Total Area	84m²

APARTMENT TYPE C

FIRST FLOOR



1 BEDROOM 1 BATHROOM
BLOCK B6

Apartment Area	43m ²
Covered Balcony	3m ²
Total Area	46m²

APARTMENT TYPE D

FIRST FLOOR

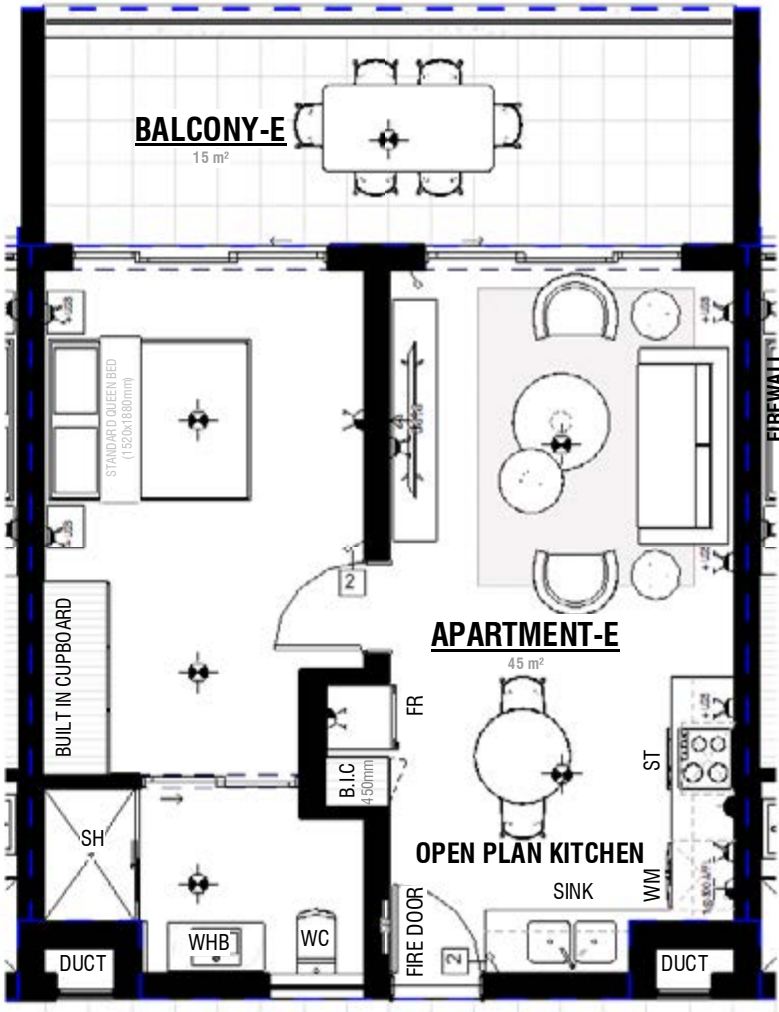


2 BEDROOM 2 BATHROOM
BLOCK B6

Apartment Area	63m ²
Covered Balcony	17m ²
Total Area	81m²

APARTMENT TYPE E

FIRST FLOOR



1 BEDROOM 1 BATHROOM
BLOCK B6

Apartment Area	45m ²
Covered Balcony	15m ²
Total Area	61m²

APARTMENT TYPE F

SECOND FLOOR

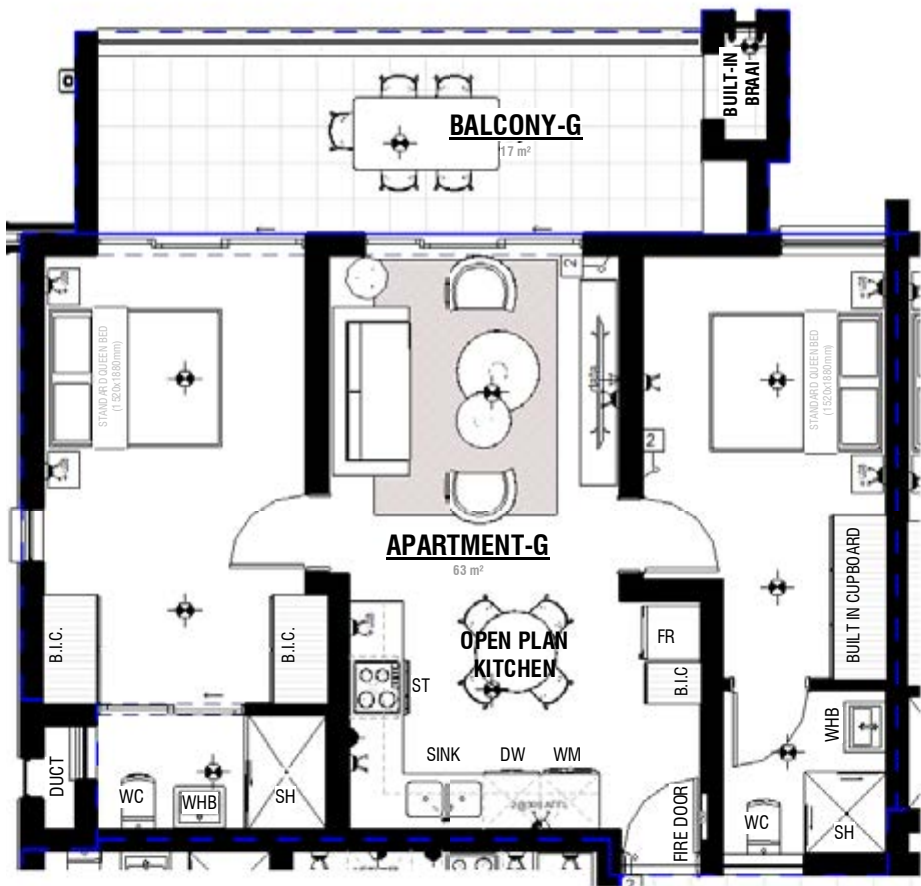


1 BEDROOM 1 BATHROOM
BLOCK B6

Apartment Area	43m ²
Covered Balcony	3m ²
Total Area	46m²

APARTMENT TYPE G

SECOND FLOOR



2 BEDROOM 2 BATHROOM
BLOCK B6

Apartment Area	63m ²
Covered Balcony	17m ²
Total Area	81m²

SECOND FLOOR

| 33 |

APARTMENT TYPE |

THIRD FLOOR

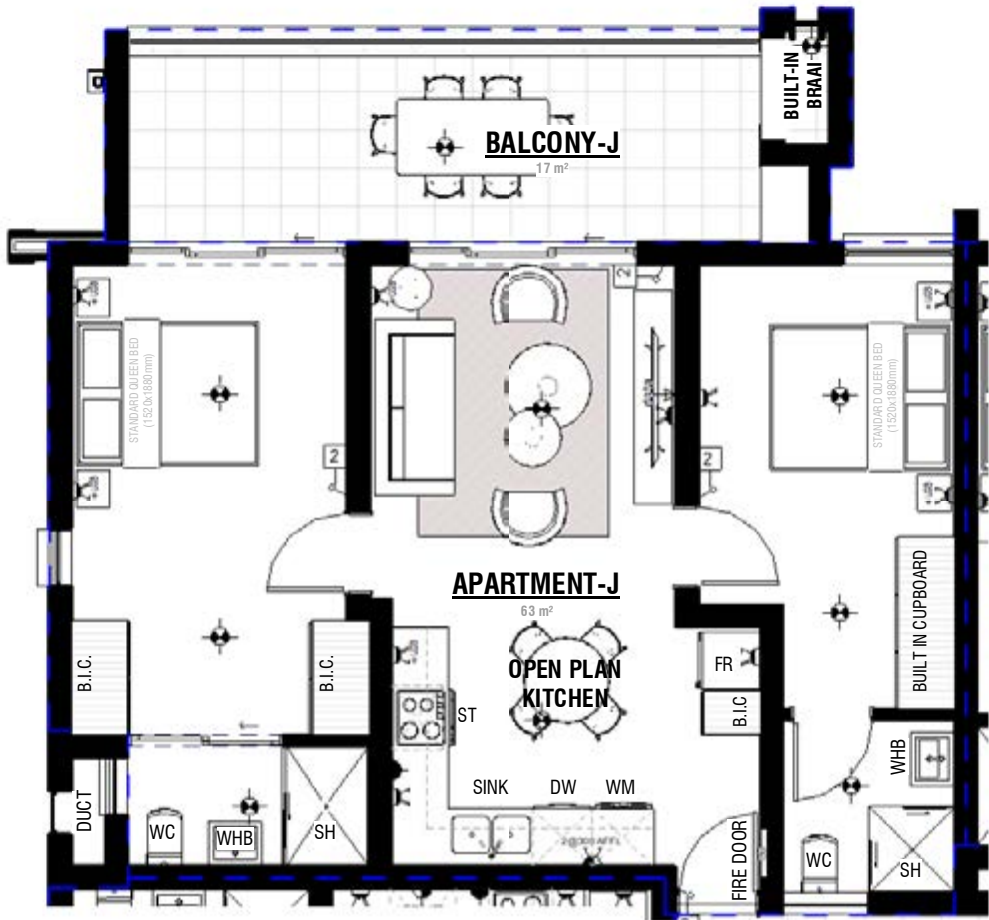
1 BEDROOM 1 BATHROOM BLOCK B6



Apartment Area	43m ²
Covered Balcony	3m ²
Total Area	46m²

APARTMENT TYPE J

THIRD FLOOR

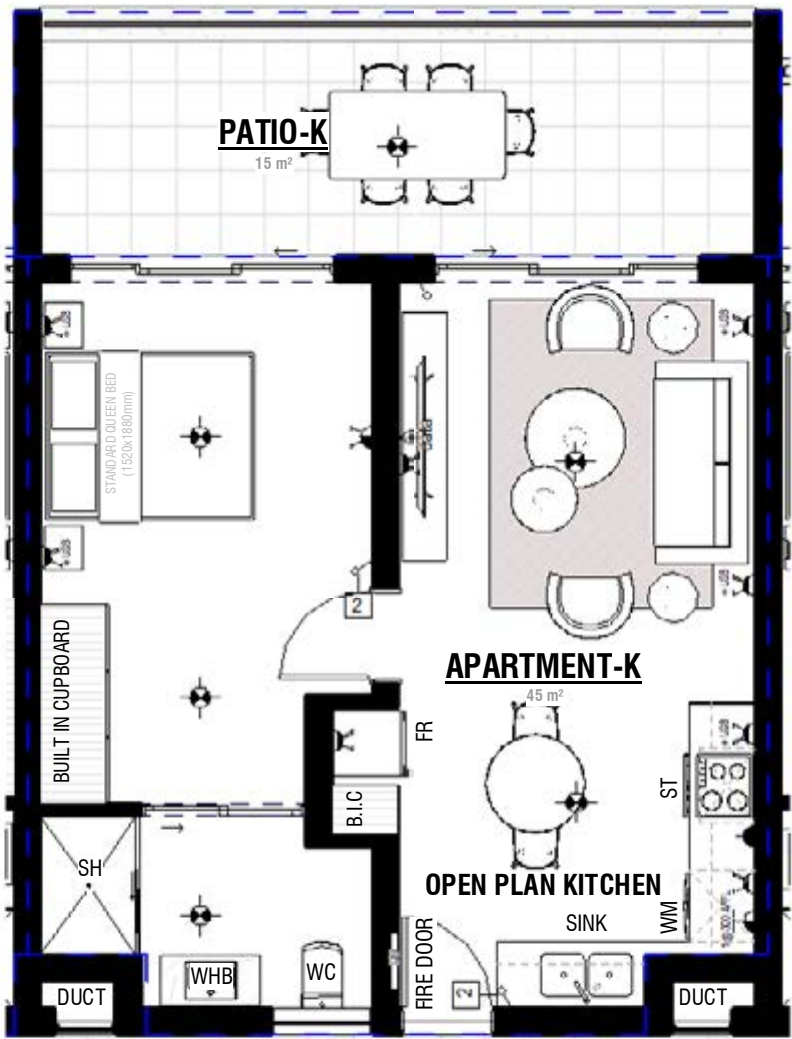


2 BEDROOM 2 BATHROOM
BLOCK B6

Apartment Area	63m ²
Covered Balcony	17m ²
Total Area	81m²

APARTMENT TYPE K

THIRD FLOOR



1 BEDROOM 1 BATHROOM
BLOCK B6

Apartment Area	45m ²
Covered Balcony	15m ²
Total Area	61m²



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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 Thaba Eco Village, 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 Johannesburg South. We are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors.

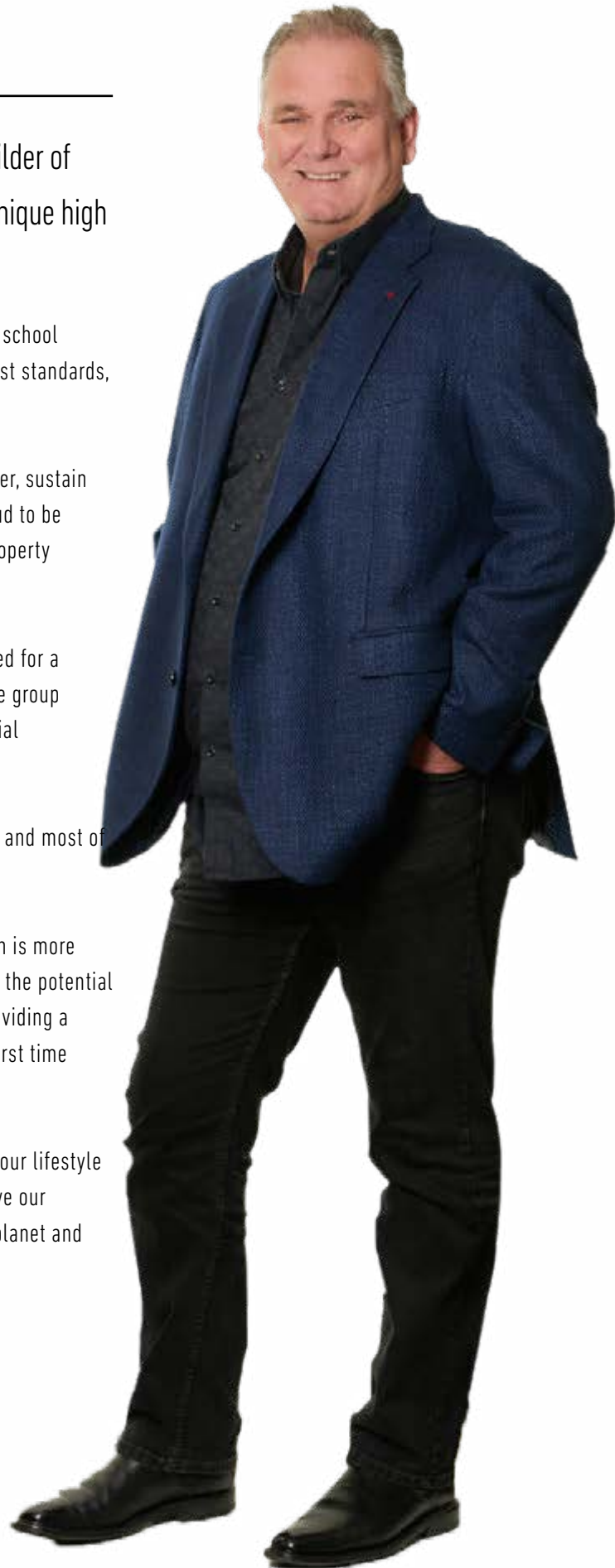
All Balwin Properties Limited homes are Edge Green certified and our lifestyle centres are “6-Star” Green Rated. We passionately strive to improve our developments and have also created Balwin Parks to protect our planet and further enhance the lifestyle offering to our clients.

Yours sincerely



Steve Brookes

Chief Executive Officer







Latest Awards

50 International Property Awards



William Wall

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📍 Kliprivier Drive, Rietvlei, Johannesburg South

On Show

2-5pm | Wed, Sat, Sun & All Public Holidays

