

THE CLASSIC COLLECTION

THE WHISKEN

C R O W T H O R N E

CROWTHORNE | GAUTENG | SOUTH AFRICA

Balwin
PROPERTIES®



THE MOST **LUXURIOUS,** **STYLISH** AND MODERN LIVING

The Whisken is absolutely magnificent in design and aesthetics. Not only is it appealing to the eye, but it also provides residents high quality of life in the form of comfort, relaxation, entertainment, fitness and more without having to leave the premises.

The Whisken is more than a home, it's a lifestyle. With beautifully finished ultra modern kitchens and eco-friendly appliances, The Whisken also has a Lifestyle Centre offering residents access to leisure facilities with beautifully landscaped surrounds. The Whisken has a spa, playground for the kids, fitness centre, indoor soccer field, outdoor swimming pool.

The latest in design, aesthetics, functionality and security within every apartment are complemented by either a balcony or patio with a garden for outdoor entertainment.

CUTTING EDGE DESIGN **LUXURY** **AND COMFORT**

Outstanding architecture, situated in Kyalami, The Whisken is in a great location, surrounded by schools, shopping centres, entertainment and recreation for your pleasure.

The Whisken is located close to the Kyalami Race Track and the Mall of Africa.



A GREEN OASIS FOR YOUR SPA RETREAT

Find the Cspa at the Lifestyle Centre and make use of the fantastic services available.



VIBRANT TOWN CENTRE TRANQUIL SURROUNDINGS

Surrounding the The Whisken, residents can find various schools, shopping centres, recreation, entertainment and more. Focused on absolute comfort, having these facilities closeby is convenient in every way!

You're minutes from:

- Netcare Waterfall City Hospital
- Kyalami Downs Shopping Centre
- Mall of Africa
- Kyalami Racetrack
- Waterfall Corner Shopping Centre
- Woodmead Retail Park
- Carlswald Schools
- Kyalami Country Club

- Beaulieu College
- Grand Central Airport
- Lory Park Zoo
- Blue Valley Golf and Country Estate
- Kyalami Corner Shopping Centre

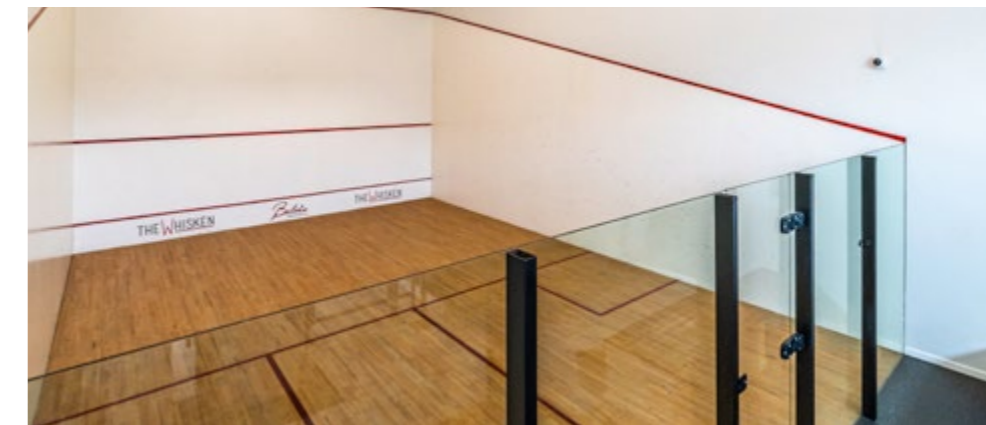


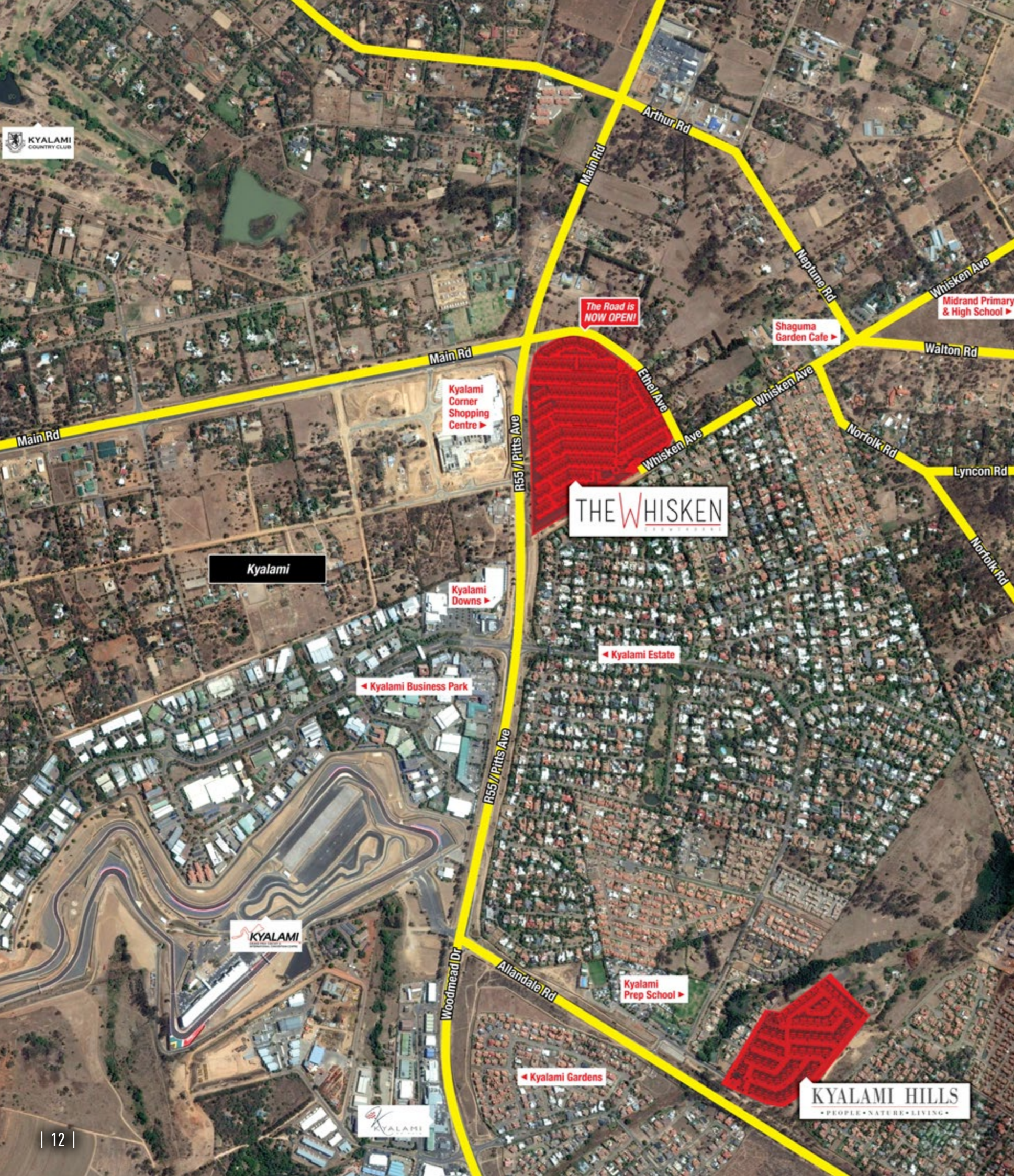


HEALTHY LIVING ACTIVE LIFESTYLE

At The Whisken it is easy to unwind after a stressful day. Whether this means being active, playing some games or going to the spa. The Lifestyle Centre is designed with healthy living in mind, catering to a range of lifestyle needs and preferences suitable for the whole family.

- Multi Purpose Sports Field
- Wellness Spa
- Cinema Room
- Shop
- Table Tennis
- Entertainment Area
- Gym
- Outdoor Pool
- Children's play area
- Restaurant
- Squash Court
- Laundromat
- and more...





THE LOCATION OF THE PLACE TO BE AERIAL VIEW

SCHOOLS CLOSE TO THE WHISKEN

Poplar Academy	1km
Midrand Primary & High School	1km
Bentley Prep School	2km
Sandton Akademie	2km
Beaulieu Prep School	2km
345 Nursery School	1km
Midrand Montessori Preschool & Primary School	2km
Jubilate Primary School	2km
345 Primary School	2km
Carlswald House Prep School	2km
Kyalami Pre-Primary	3km
Kyalami Prep-School	3km
Sparks Carlswald	5km
Earth Kids Pre-Primary	2km
Kyalami Ridge Creche & Pre-School	3km
Little Beens Creche	2km
Little Honey Bees Nursery School	3km

SITE DEVELOPMENT PLAN



EXCLUSIVE LIFESTYLE APARTMENTS A LEADING ADDRESS

The Whisken offers a choice of 1,2 and 3 bedroom apartments.

The apartments are fibre and DSTV ready. Each apartment features a prepaid meter for electricity and water.





IMPECCABLE QUALITY PLANNED & IMPLEMENTED THROUGHOUT

GENERAL

- ✔ Tiling as per show unit
- ✔ Painted ceiling
- ✔ Aluminum windows
- ✔ Cornices as per show unit
- ✔ Front fire door with frame
- ✔ External brickwork - sponge plaster and paint
- ✔ Internal brickwork - one coat sponge plaster and paint
- ✔ Aluminium patio sliding doors
- ✔ Internal hollowcore doors with painted frames
- ✔ Locksets
 - sliding doors with dead bolt
 - internal 3 lever brushed stainless steel
 - front door knob cylinder
- ✔ Roof sheeting
- ✔ Windowsills concrete sill and internal tiled

KITCHEN AND BATHROOM

- ✔ Tiled walls
- ✔ Quartz kitchen counter tops
- ✔ Sanitary ware kitchen
 - stainless steel sink
 - pillar type sink mixer
 - washing machine stop cock
- ✔ Sanitary ware bathrooms
 - white free standing bath
 - black bath mixer & niki spout
 - white basin vanity
 - basin mixer
 - white toilet semi-close couple
 - bathroom fittings as per show unit
 - shower rose and arm
 - shower door with clear glass
 - shower mixer



THE WHOLE PICTURE THE NITTY GRITTY

ELECTRICAL

- Internal lighting & fitting as per layout (energy efficient lighting)
- External lighting & as per as per layout
- Plug points as per layout
- Tv point as per layout (lounge and main bedroom)
- Data (point only) one per unit as per layout
- Electricity - prepaid meters
- Hot water system
- High quality lighting fittings

EXTERNAL FINISHES

- Boundary walling as per site layout
- Paving as per plan
- Landscaping as per plan
- Painting as per architect specification
- Garden walls and unit position determined according to site conditions
- Parking bays
 - Two covered bays per 3 bed & 2 bed unit
 - One covered bay per 1 bed
 - Positioning of Parking to be determined according to site conditions
- Refuse has eco-friendly waste management system

SECURITY

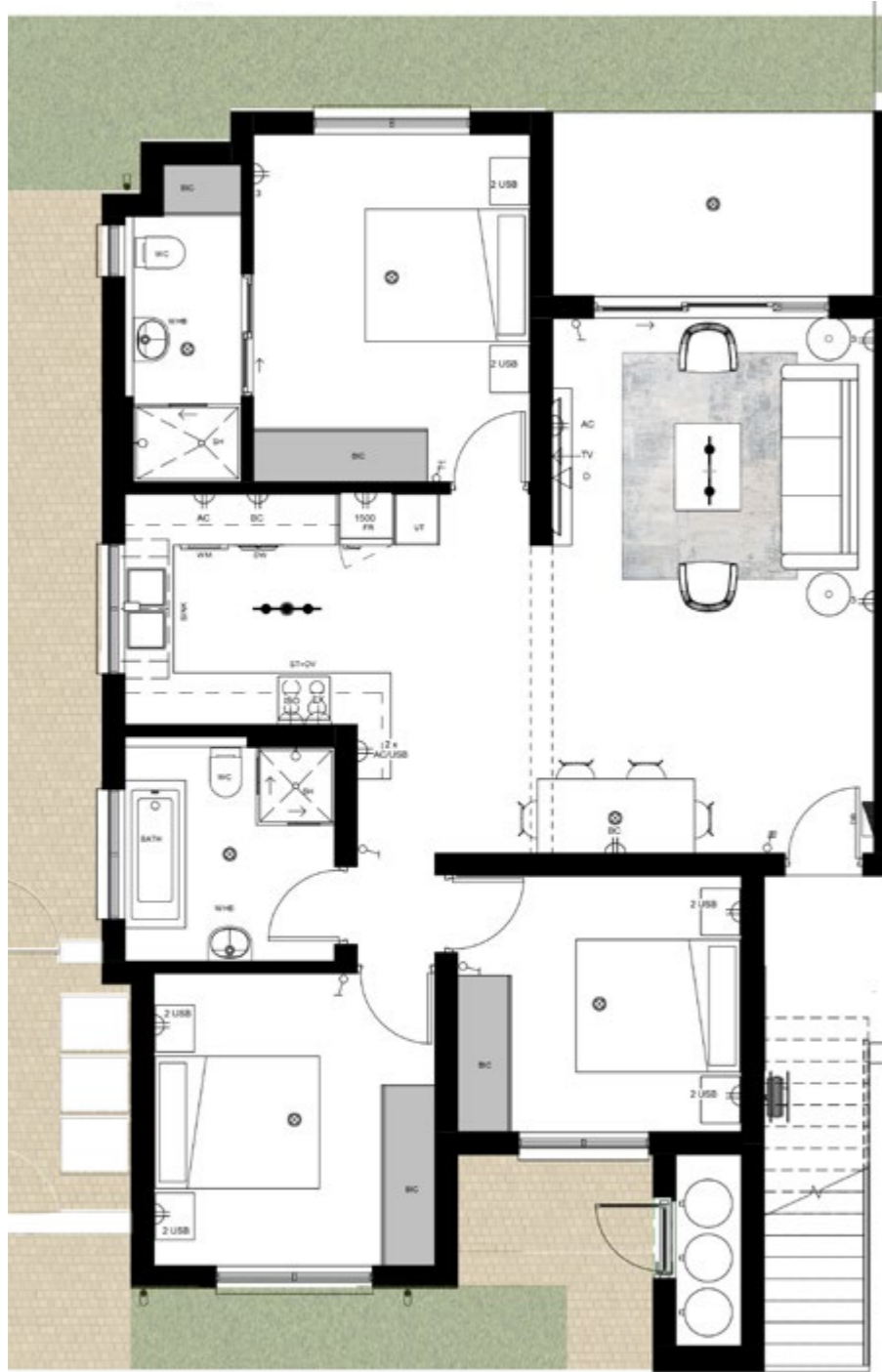
- Electric Fencing
- Boomed Biometric access controlled entrance
- Trained Security Guards at the entrance
- State-of-the-Art CCTV camera system

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.
- Garden sizes and configuration may vary from plan to accommodate site conditions.
- Parking allocation may vary from plan to accommodate site conditions.



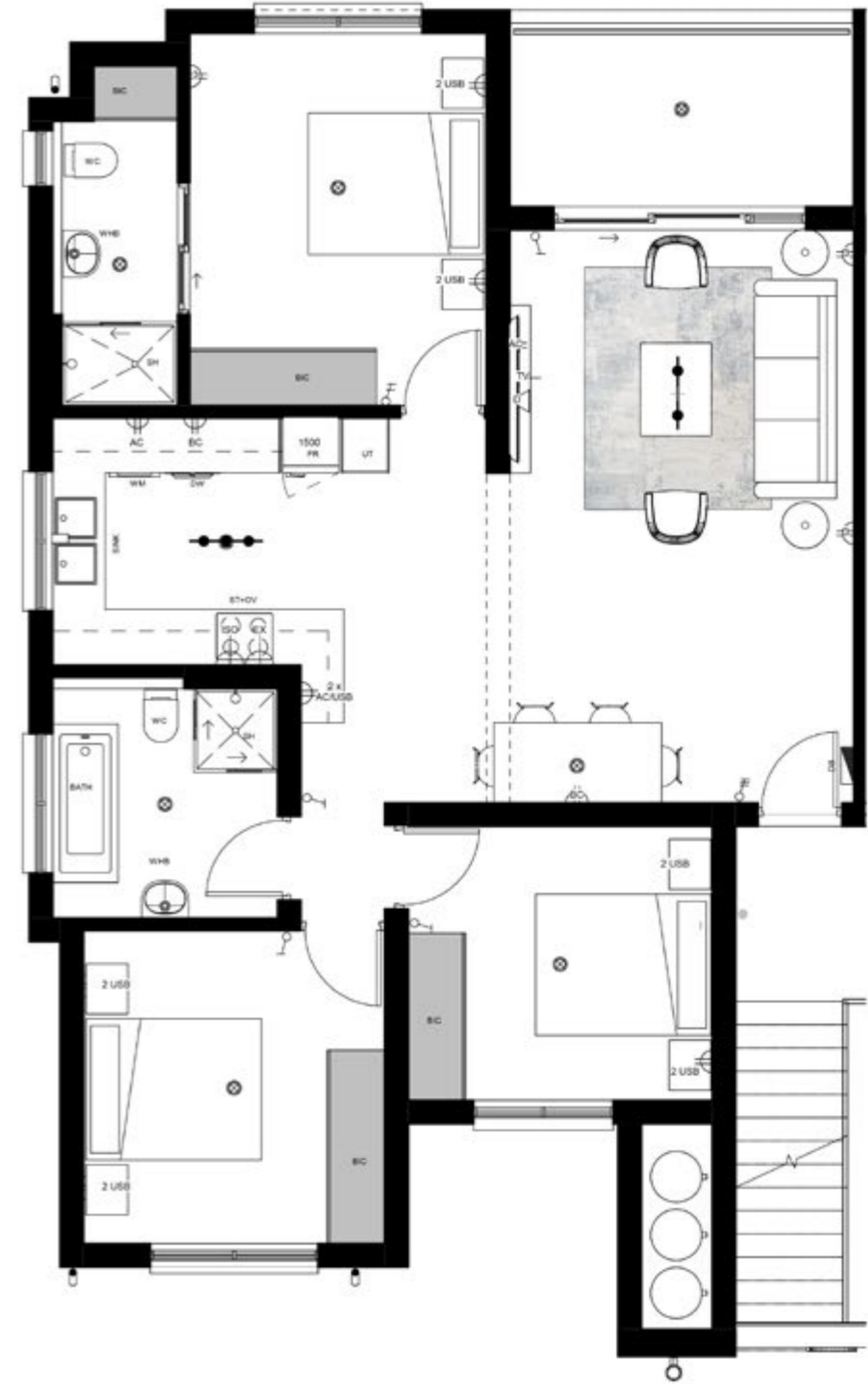
GROUND FLOOR



3 BEDROOM 2 BATHROOM

Apartment Area	99m ²
Covered Balcony	8m ²
Total Area	107m²

FIRST FLOOR



3 BEDROOM 2 BATHROOM

Apartment Area	99m ²
Covered Patio	8m ²
Total Area	107m²

APARTMENT TYPE EE

BLOCK I



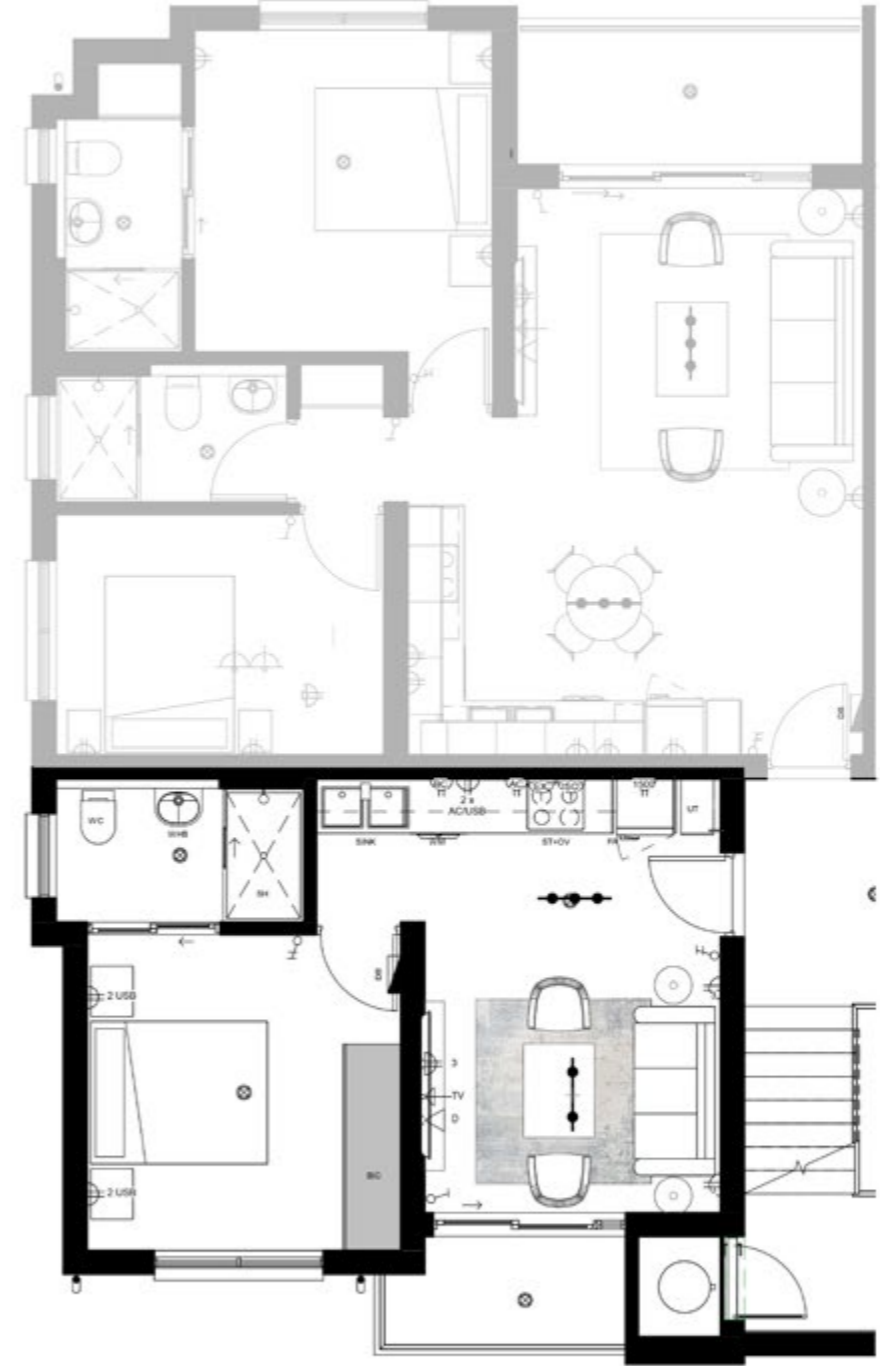
SECOND FLOOR

2 BEDROOM 2 BATHROOM

Apartment Area	66m ²
Covered Balcony	6m ²
Total Area	72m²

APARTMENT TYPE FF

BLOCK I



SECOND FLOOR

1 BEDROOM 1 BATHROOM

Apartment Area	38m ²
Covered Patio	3m ²
Total Area	42m²

APARTMENT TYPE GG

BLOCK I



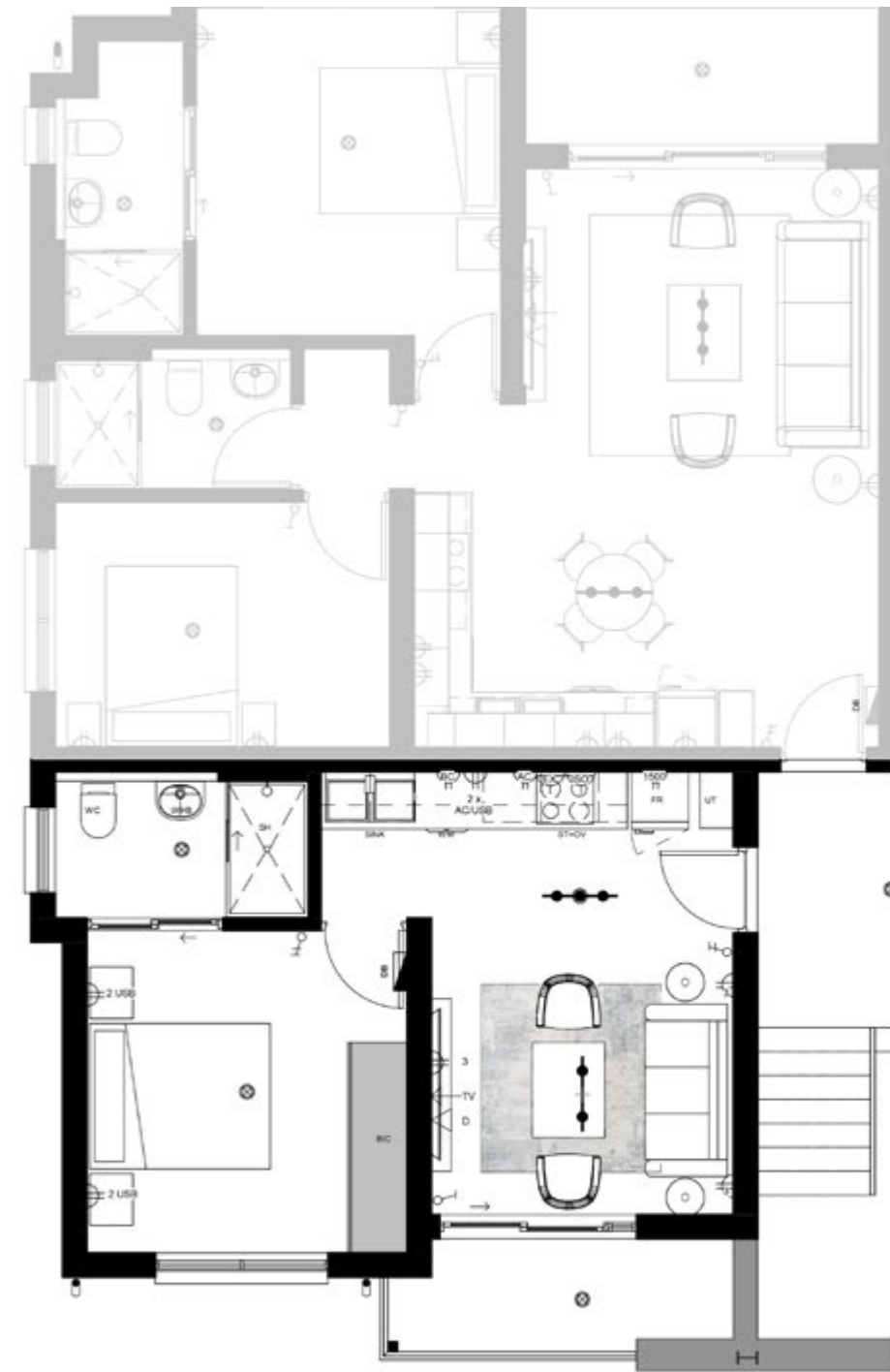
THIRD FLOOR

2 BEDROOM 2 BATHROOM

Apartment Area	66m ²
Covered Balcony	6m ²
Total Area	72m²

APARTMENT TYPE HH

BLOCK I



THIRD FLOOR

1 BEDROOM 1 BATHROOM

Apartment Area	38m ²
Covered Patio	4m ²
Total Area	43m²

1 BEDROOM PLAN



SECOND & THIRD FLOOR

2 BEDROOM PLAN



SECOND & THIRD FLOOR



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 The Whisken, 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 Crowthorne, 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

50 International Property Awards



Nic Serfontein

☎ 083 460 0928 ✉ nic@balwin.co.za

📍 Ethel Ave, Crowthorne, Midrand

On Show

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

