

MUST-READ



Safeguarding investments

PAGE 4



Return of luxury rentals

PAGE 6



A noble retirement

PAGE 7



Safe as houses, property is still a solid investment

● The South African property market remains a good option when it comes to investment. Semigration to coastal cities is driving up prices as available housing stock becomes harder to find. Even though the country has experienced a recent rate increase, that is not the only consideration to keep in mind – shifts in working behaviours are a key influence on commercial and residential values

PAGE 2

50+ LIFESTYLE ESTATES!

SPRING

OPEN WEEKEND

27-28 AUG | 9 JHB & PTA

You don't have to be retired to enjoy a relaxed retirement lifestyle.

READ MORE INSIDE:
Why more 50 plussers move to retirement estates.

INVESTMENT



Property is still a good investment option

Despite the challenges the property sector has experienced over the past number of years, investing in property remains a compelling proposition for many investors – with good reason. While the various sectors of the SA property market behave in unique ways and react differently to market forces, on the whole the market has served most of those who have invested in it very well

WORDS: BY PAUL HASELAU AND THEO DU PLESSIS, TEAM LEADERS: STRUCTURED LENDING, NEDBANK PRIVATE WEALTH :: PHOTOS: ENVATO ELEMENTS

The recent volatility seen in the property market in response to Covid-19 is evidence of these different moving parts. While there are specific considerations that must be made, depending on the sector in which you wish to invest, there are also a few universal truths about SA's economy that should inform any property investment decision.

SA's economy finally appears to be on a relatively firm, albeit gradual, recovery trajectory, but local and domestic market-moving components are very much in play. The most obvious of these for property stakeholders is undoubtedly rising interest rates. The recent spate of rate hikes implemented by the South African Reserve Bank in response to climbing inflation has understandably generated nervousness among property investors. It is important to consider, however, that short-term rates in this country are still relatively low. Granted, they may not be as low as they were this time last year, but when you compare them to the 25%-plus of the late nineties, we certainly can't claim to be in a very high interest rate environment right now.

Whether we eventually find ourselves facing those interest rate extremes again remains to be seen (unlikely as it is), but any property purchase or investment decision made today should include a careful consideration of the likely

rate trajectory in coming years. More importantly, it should also be based on a comprehensive contingency or mitigation plan if rates do continue to rise.

But while interest rates are top of mind, it is worth remembering that there is much more to consider than just interest rates when making sound and secure property investment decisions.

Shifts in working behaviours are another key influence on property trends and values, both commercial and residential.

During Covid-19 there was a widespread belief that the office had gone the way of the dinosaur. Today, it seems that belief was

somewhat misguided.

Both employers and employees are realising that physical interaction is essential for business success and employees' mental wellbeing.

The resultant hybrid workplace is causing businesses to relocate to smaller offices closer to where people live, and skyrocketing petrol prices are prompting many employees to move closer to their place of work.

This trend is translating to increasing tenant demand for smaller, well-priced and well-located commercial spaces, with shorter lease periods, lower overall tenancy costs, good municipal service delivery and, possibly most

importantly, reliable backup energy supply. Properties that tick all these boxes will almost certainly find themselves in increasing demand going forward.

For investors who are less interested in owning physical properties, listed properties remain a viable option. But there are a few things to consider here as well. The most important of these is to ensure that you fully understand the sectors in which your target investment fund is involved, so that you can assess, and hopefully predict, future market influences on your investment.

Making good sector choices is also imperative, and all the considerations that apply to physical

property investment also apply. Finally, due consideration of the sustainable development commitments of a fund and its underlying investments is non-negotiable. Environmental, social and governance (ESG) commitments are fast becoming the most important success drivers for any fund or business. It's best to prioritise them in your property investment choices now.

Let's assume that as a discerning property investor you have carefully considered all these factors. The question remains: Where is the best place to invest? Unfortunately, the answer is neither straightforward nor the

same for any two prospective property investors, as individual preferences, objectives and risk-and-reward requirements will always be factors.

The most prudent approach in these uncertain times is to seek out opportunities in sectors where market and economic factors are likely to have the least impact in the coming years.

The logistics industry is certainly one such sector, as its resilience has been demonstrated throughout the Covid-19 pandemic.

Student accommodation is another sector with good potential. While it did succumb to the effects of Covid-19, most students are

now returning to campus and demand is unlikely to abate going forward, given that the majority of SA's students live far from where they study.

There are also a number of emerging property growth sectors that are worth considering.

Health care is a case in point, and we can expect governments to invest heavily in this sector to bolster its capacity to deal with any possible future health crises.

Finally, there's the residential market. Very low interest rates in 2020 and 2021 prompted a move from renting to buying. But as interest rates rise, affordability levels drop, causing investment in

buy-to-rent residences to become a viable option again.

Finally, one of the most important considerations to bear in mind when investing in property is that it involves much more than just putting your money into a brick-and-mortar structure or a fund that invests in buildings. It's about the people involved in or linked to those buildings.

People will always need places to live, work, shop, socialise and run their businesses. Ensuring that you understand the relationships that those people have with the properties they use is the key to making good property investment decisions.



PRODUCED BY ARENA PROPERTY PUBLISHING

EDITORIAL TEAM

Editor: Mark Pettipher mark@augmentcreative.com
Designer: Samantha Durand

Copy Editor: Esther van der Vyver

Production: Lucea Goosen

ADVERTISING SALES

Chantelle Balsdon chantelle@augmentcreative.com
Wendy Navarra wendy@augmentmentcreative.com

084 061 7888
082 894 5617

50+ LIFESTYLE ESTATES!



WATERKLOOF MARINA
AFREELANDGOED · RETIREMENT ESTATE



LAST PHASES
SELLING NOW!



TOP REASONS WHY 50-PLUSSERS ARE MOVING TO RETIREMENT ESTATES

Retirement estate developers have noticed an interesting trend where an increasing number of younger seniors are moving to retirement estates. According to Roland Behrens, director at Central Developments – the developers of **Waterkloof Marina Retirement Estate in Waterkloof Ridge, Pretoria**, and **Celebration Retirement Estate near Fourways, Johannesburg** – they have seen more people in their early fifties establishing themselves in these sought-after retirement estates over the last two years specifically. These modern retirement estates not only offer traditional care and support services but also focus on an active and healthy lifestyle for all residents over 50. As a result, it now makes more sense for younger seniors to move into retirement estates earlier.

He believes that there are a few important reasons why **people are increasingly moving to retirement estates shortly after turning 50:**

Security. Once their kids have moved out and 50-Plussers have more time available to travel, visit their kids overseas, or one or both partners must regularly travel for work, the safe environment offered by these retirement estates, where there is a

strong emphasis on security, provides the perfect solution for their security needs.

Consolidating costs. Once their adult children have moved out, 50-Plussers often find that their large family home isn't functional anymore and incurs unnecessary expenses that they could rather save for their retirement instead. Rather than just scaling down to a smaller house, they often scale down and move to a retirement estate at an earlier stage where costs are less, and they can enjoy a safe and relaxed lifestyle among their peers.

Quality of life. After 50, many people have reached the peak of their career, or their work has become very demanding, and they realise they want a less complicated life. Life in a retirement estate means fewer responsibilities regarding security, garden services, cleaning services and the maintenance that comes with a large property. Furthermore, these estates offer access to nature walking trails, gymnasiums, heated swimming pools, restaurants, and coffee shops for a more convenient and relaxed life. Modern fibre internet connectivity also enables residents to conveniently work from home which further contributes to a better quality of life.

Planning for the future. For most 50-Plussers, the most important consideration is probably the fact that they will have access to the necessary medical care and support services should they need them in their later years. With on-site, 24-hour emergency services, medical consulting rooms, and a world-class, frail- and dementia-care unit, they can have complete peace of mind that their later years will also be carefree. **Waterkloof Marina Retirement Estate in Pretoria, and Celebration Retirement Estate in Johannesburg,**



offer 50-Plussers an active and healthy lifestyle now while they also get peace of mind that they will have a relaxed and carefree retirement in their later years. For those who want to just slow down a bit before retirement, you can now scale down from your large property while also improving your quality of life.

Both retirement estates have an **open weekend on Saturday, 27 August, and Sunday, 28 August**, where interested parties can view the beautiful show houses, lifestyle facilities, available units and medical and frail-care facilities. Visit us now if you are a young-at-heart 50-Plusser that's not yet ready for retirement but yearns for a more relaxed and sensible lifestyle. Call us on **060 076 6641** to book a viewing appointment at either one of these senior lifestyle estates or visit www.retirenow.co.za for more information.

Houses and apartments
with a remarkable
holiday atmosphere!

Buy from only **R990 000**

OR

Rent from only **R6 950 pm**

win up to
R50K

WHEN YOU SIGN
ON THE DAY*

**ON SHOW DAILY. BOOK YOUR PRIVATE TOUR OF OUR 50+ LIFESTYLE ESTATES TODAY!
CALL US ON 060 076 6641**

retirenow
.co.za

Proudly
central
developments

Safeguarding commercial real estate investments

Economic forecasters agree that the world is currently in a stagflation cycle with the possibility of a recession on the cards. Commercial property owners who don't take appropriate action and adjust their thinking stand to lose considerable value on their investments

WORDS: SUPPLIED :: PHOTOS: ENVATO ELEMENTS



Lew Geffen Sotheby's International Realty commercial property chief operating officer

Brent Townes says that in SA, this period of high inflation and low growth is exacerbated by high unemployment, which means consumer demand-led growth out of this cycle is going to be problematic.

"Considering that SA is only just emerging from the disruption of the pandemic which significantly impacted the commercial sector, what landlords do - or don't do - during the next year will have considerable impact on their investments."

With real estate still considered the surest long-term investment, those thinking of adding property to their investment portfolios shouldn't be discouraged - but they should more carefully consider the type of property they buy and also where they invest.

"In Cape Town, the picture is a little rosier than many other parts of the country.

Migration is driving the relocation of not only families but also businesses to the region and has resulted in a spike in demand for business premises, not only to rent but also to buy," say Townes.

"We are starting to see a high buying demand, with the total value of our current enquiries standing at R1.04bn. Bucking the recent trend for industrial properties demand to significantly outweigh other sectors, the majority of our queries have been for office space (R380m) and retail (R394m) premises.

"Interestingly only 20% of our enquiries are from large investment purchasers while 80% are from small and medium-sized business owners who are looking for new homes for their companies.

"Small and medium enterprises are the backbone of any economy and therefore owners should not only be gearing their businesses to weather the storm, but also their primary

investments - their business premises."

Townes advises potential landlords to do their homework. Find out exactly what types of properties are in demand and which are the most sought-after commercial hubs before making an investment.

"The industrial sector, which was dominant before the pandemic, has remained robust, although a notable shift has been the growing demand for 'big box' industrial spaces rather than the small- to medium- sized properties which were more popular prior to lockdown.

"Before the pandemic, we were already experiencing a shortage of large warehousing space and this has continued with an acute shortage of specific-to-purpose industrial properties for sale and, in some cases, to let as well."

Townes adds that malls in the retail sector have become a landlord's market, with owners being

able to select the tenants they desire.

He lists high-value hubs in Cape Town as follows: Airport Industria, Bellville, Boquinar, the CBD (including the Foreshore and the Waterfront, which is mainly a leasehold environment), Century City, Epping 1 & 2, Goodwood, Milnerton, Ndabeni, Parow, Westlake, Woodstock and Wynberg.

"In the Mother City, it appears that the trend for most commercial property owners is to hold in this cycle or extend their exit timing, where their balance sheets can absorb the threat of rising interest rates (if geared) and low growth."

Townes recommends the following to mitigate the threat as the recession emerges:

- Re-look at the timing of your investment - can you delay or hold through the cycle?
- Assess your tenants carefully - do you have good payers and do you hold enough security, either in deposits and/or

suretyships? In commercial real estate, the primary recessionary risk is that a sales decline in tenant businesses results in them not being able to pay their rent.

Nurture the relationship you have with your quality tenants as they will also help to carry you through the cycle.

Do you need to land bank now, or can you wait as the market begins to bottom out? Or, if you have to keep your development core skills busy, can you get your pre-sales team to de-risk your project?

The extension to any gross building area (GBA) to increase lettable volumes should preferably be undertaken with a back-to-back potential lease in place. If you hold more than a few properties, assess your geographic risk as well as your asset class

risk ie shops vs offices vs industrial vs blocks of flats.

If your investment is a multiple retail property, can you secure a dual food anchor into your retail space? Look at specialised properties where your tenant has invested in either location (especially logistics) or technology or security as they are at a

premium to the market. What are your gearing terms - are they negotiable or can you switch debt and fix new rates?

Zero base your expenses and see what savings can be realised - especially energy efficiency. "Privately owned commercial real estate has historically offered a strong hedge against inflation and

can show more resilience than other investments during a recession, but not all asset classes of real estate investments will be able to weather the storm.

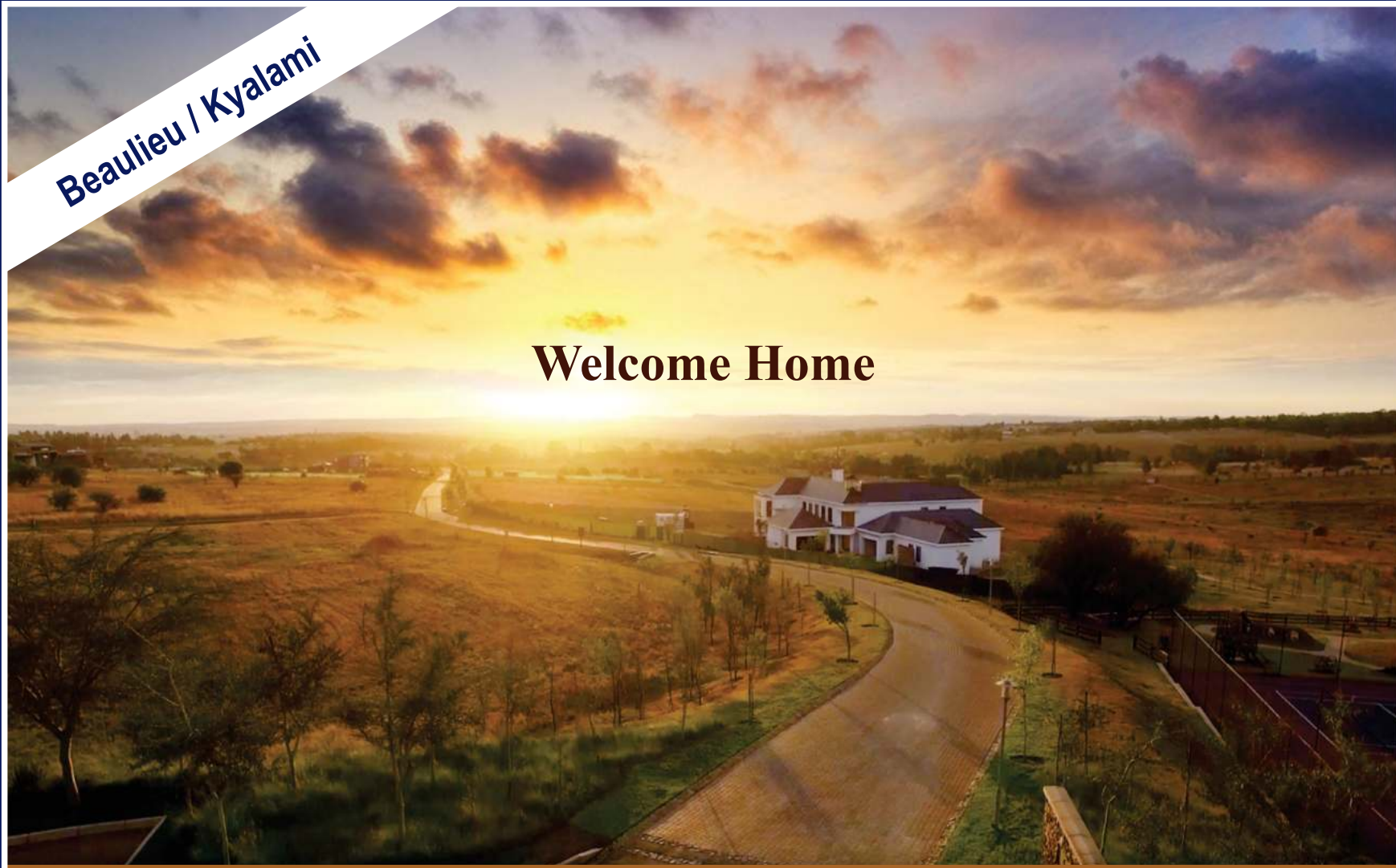
"Savvy investors who will continue to achieve returns are those who have done their homework and manage their investments well during this period," says Townes.



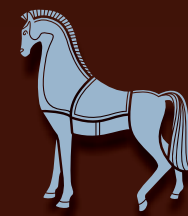
With its proven track record of numerous residential and commercial developments, Century Property Developments continues to deliver a superior product to residents and investors alike with its uniquely South African architecture, indigenous landscaping, state-of-the-art security, green approach, proven high return on investment as well as a family centred lifestyle. Century has several award-winning lifestyle estates in its portfolio - such as Waterfall Estates in Midrand. Feel free to visit our NEW website to explore our different secure lifestyle estates on offer.

www.century.co.za

Beaulieu / Kyalami



Welcome Home



BLUE HILLS

COUNTRY & EQUESTRIAN ESTATE

Blue Hills Equestrian Estate is a prime residential development is the epitome of country living and provides the ideal opportunity to build your dream family home in a secure environment away from the hustle-and-bustle of everyday life. This sought-after estate offers residential stands that are larger than any other competing development in the area. Living at Blue Hills Equestrian Estate, you can expect a unique duality between country living and a cosmopolitan suburban lifestyle. The property is known for some of the most magnificent fauna and flora sighting, paired with spectacular views towards the Magaliesberg. Large natural dams and indigenous trees are situated in greenbelts and are home to abundant bird life. The four cornerstones of this estate are: state-of-the-art security measures, uniquely South African design, a "green" consciousness, and an unparalleled quality of life.



— 5,000m² - 10,000m² stands selling from —
R2.8m - R4.1m

Mmusi
082 806 1735

ON SHOW:
Sundays between
09h00 and 17h00



Fourways / Dainfern



HELDERFONTEIN

RESIDENTIAL ESTATE

Helderfontein Residential Estate was conceptualised as a healthy, wholesome environment where the facilities are conducive to a safe, family-friendly lifestyle. This is one of the prime ultra-secure lifestyle estates located along William Nicol Drive in Fourways, adjacent to Steyn City and Dainfern Golf Course. This estate offers residents a wide variety of leisure outdoor activities, ranging from walking and cycling trails through indigenous landscaping, children's play parks with picnic spots, and catch-to-release fishing dams. The development is a haven for nature enthusiasts, with many sightings of rare bird species. The intention is for residents to enjoy an unparalleled quality of life by focusing on their lifestyle rather than being worried about the well-being and security of their loved ones. Helderfontein Estate has its own prestigious school, Reddam House Helderfontein, which is internationally recognised. Purchasers may use their own architects and contractors to design and construct their dream home.



— 600m² - 1,088m² stands selling from —
R1.8m - R4.1m

Vee
082 937 1680

ON SHOW:
Sundays between
09h00 and 17h00





Super luxury property rentals are back

Seeff Property Group's rental agents report a strong recovery in the luxury housing rental market

WORDS: SUPPLIED :: PHOTOS: ENVATO ELEMENTS AND SUPPLIED



Constantia Upper – R130,000 a month for this spectacular estate with a five-bed main residence plus two cottages and three staff suites



Franschhoek – R65,000 a month for this luxury home in the La Bella Vita Estate within the Santé Winelands Estate where you can reside among vineyards

Rental rates have also escalated notably in the high-demand price brackets on the Atlantic Seaboard, according to Jessica Marais, rentals manager for Seeff Atlantic Seaboard.

With economies opening up and international travellers returning to SA, Seeff expects a strong summer and tourist season. "We have already achieved significant rentals over the past year," says Seeff Property Group chairman Samuel Seeff.

These include R130,000 a month in Upper Constantia on a three-year lease which was paid upfront by a tenant from Ireland, and two high-value rentals in Camps Bay of R100,000 and R95,000 a month, respectively.

In Sandton, Johannesburg North, Seeff also secured a significant R92,700 a month for a penthouse in the Park Central development in Rosebank.

STOCK SHORTAGES AND PREMIUM RENTAL RATES PAID ON THE ATLANTIC SEABOARD

Marais agrees that there has

been a huge uptick in luxury rental demand this year across high-end suburbs such as Camps Bay, Fresnaye and Tamboerskloof in the City Bowl.

Demand is coming from both local and foreign tenants. Seeff has concluded a number of high-end rentals to foreign tenants.

These include R100,000 a month in Camps Bay to a family from Sweden, R80,000 per month in Fresnaye to a family from Switzerland and R70,000 a month in Camps Bay to an American corporate tenant.

Looking ahead to the summer high-season period, she notes that stock levels are depleted with quality properties renting out quickly.

Due to the high demand for luxury rentals, rental prices are up by between 15 to 20% from 2021.

CONSTANTIA UPPER AND BISHOPSCOURT ACHIEVING RECORD RENTALS

Seeff Constantia rental agent Jacqui Bush confirms there is now strong demand from international tenants.

Aside from achieving a record rental of R130,000 a

month in Constantia Upper, she is working with various clients from the US and UK.

They are looking for premier properties in Constantia Upper, often coming to SA for work or business, and demand high quality rentals.

While there is generally adequate stock at the high end of the market, she says there is a shortage of mid-market stock in the R20,000 to R30,000 a month range on the back of high demand.

SANDTON, JOBURG NORTH ATTRACTS MORE TENANTS FROM OTHER AFRICAN COUNTRIES

The greater Sandton and Johannesburg North areas are prime rental markets for luxury rentals driven by local as well as international demand (including from other Africa countries). Seeff Sandton rentals manager Rochelle Holland also notes that there has been a huge increase in demand across Sandton and Johannesburg North this year, especially in golf estates in the Fourways area and in suburbs close to the

Sandton CBD.

These include Morningside in the R25,000 to R35,000 a month range as well as Hyde Park and Sandhurst, generally in the R70,000-plus a month range.

While the majority of high-end leases are concluded with local tenants, she says there has been an uptick in demand from international tenants as well as from other African countries. Many are relocating to Joburg for work and mainly looking at the inner Sandton suburbs.

Numerous corporate relocation agencies have also reached out to Seeff's agents in the Sandton and Fourways areas, specifically looking for properties within security estates, in the R30,000 to R65,000 a month rental price bracket.

PRETORIA EAST IS A HOTSPOT FOR LUXURY ESTATE RENTALS

Seeff Pretoria East rentals manager PG van der Linde says the area is in high demand for luxury rentals, especially in security estates.

This market is driven by

demand from high-end tenants including government officials and foreign embassy staff.

Luxury homes rent for upwards of R30,000 to between R70,000 and R80,000 a month with security and lifestyle a main priority for tenants.

In Woodhill Golf Estate for example, a rental of R64,000 a month has been achieved.

FOREIGN AND SEMIGRATION TENANTS ATTRACTED TO THE WINELANDS

Seeff Franschhoek rental agent Moira Atkinson says there has been increased demand from foreign visitors as well as people semigrating to the Cape.

It is expected that both the Cape Peninsula as well as the surrounding coastal and winelands areas will be in high demand over the summer and holiday season.

This, says Atkinson, will naturally further boost the demand for rentals.

Seeff is also observing that a renewed trend of semigration to the Cape is adding further impetus to the rental market with people moving to the Winelands often looking to rent before they buy.

KWAZULU-NATAL NORTH COAST ATTRACTS LOCAL AND FOREIGN TENANTS

Aside from local tenants the KwaZulu-Natal North Coast area is also popular with international tenants.

Semigration is also a big driver of demand for rentals in the area.

Seeff Umhlanga licensee Brett Botsis says the rental market continues to perform well as the area is now a hotspot for high-net-worth buyers and tenants.

Rates for high-end properties range from between R35,000 a month to as much as R60,000 in Hawaan Forest Estate and R100,000 a month for a luxury house in Umhlanga Rocks.

Market stock in estates such as Zimbali in the Ballito area is currently renting at about R45,000 to R55,000 a month.



Sandhurst – R195,000 a month for this spectacular Sandhurst estate

FOCUS ON: NOBLE RESORTS RETIREMENT DESTINATIONS



Enjoy a luxury lifestyle in your golden years at one of Noble Resorts' retirement estates where prime location and sophisticated resort-style amenities are par for the course

WORDS AND PHOTOS: SUPPLIED



GET IN TOUCH

Sales@nobleresorts.co.za
010 612 6060
nobleresorts.co.za



A combination of spectacular locations, timeless architecture and premium health and wellness care see independent property development company Noble Resorts spearheading a new approach to retirement. Highlights include beautifully designed homes situated in some of SA's most pristine and sought-after locations, five star around-the-clock hotel service and top-of-the-range amenities and facilities.

FOCUS ON WELLNESS

According to the Global Wellness Summit's annual trends report titled The Future of Wellness 2022, senior citizens are the healthiest and most active they have ever been. They don't want to be defined by their age or be socially segregated because of it. In response to this global trend, Noble Resorts has pioneered health and wellness and entertainment spaces at their estates to encourage an engaged and active lifestyle.

"Residents have access to a fully equipped gym, indoor and outdoor pools, as well as guided exercise classes such as Qigong, Pilates and yoga," says Noble Resorts CEO and developer Harry Pretorius.

"Our luxury spas offer hydro and heat therapies, and a selection of skin care and body treatments. Residents can also make use of dedicated nutritionists and restaurant chefs for individualised dietary plans and healthy food choices."

AT YOUR SERVICE

Noble Resort residents are discerning homeowners who have lived and travelled well. They are retired or nearing retirement and have either enjoyed lucrative and busy careers or continue to work later in their lives.

While enjoying independent living, they may have security or health concerns and want peace of mind should their health needs change.

Most importantly, they want somewhere to continue a life of lock-up and-go convenience with excellent amenities on their doorstep and access

to the finer things in life.

Noble Resorts meets all these needs. Its unique WELL programmes encourage continued learning through a variety of master classes, which include current affairs, cookery, wine tasting, visits to art galleries, guided hikes and sporting events.

Noble Resorts also has comprehensive on-site medical facilities to ensure as little disruption as possible should residents require assistance. These include a state-of-the-art memory care unit, assisted living units and an on-site clinic managed by Medwell SA.

Other facilities include a café, library lounge, cocktail bar, wine room, small event venues, the Harbour Bay yacht club (at their new Harbour Bay estate), 24-hour security, high speed Wi-Fi, pet sitting and pet care services, and a dog park.

RESORT LIFESTYLE

To further ensure comfort and security as residents age, Noble Resorts appointed as operations director, hotelier Roy Davies, who has extensive experience running luxury hotels and resorts, including managing the Vineyard Hotel in Newlands, Cape Town.

"Just as an all-inclusive holiday resort emanates a sense of luxury and relaxation, so our estates aim to provide personal comfort and easy access to amenities ensuring a lifestyle where everything can be enjoyed effortlessly, from the beautiful environment to the nutrition and wellness facilities, and any of the numerous activities," says Davies.

PART OF THE FAMILY

While it is an exciting time, one's later years can also be daunting. The main challenge is dealing with the emotional aspects of downscaling.

At Noble Resorts, residents are supported by relevant staff throughout the "move-in" process. This means by the time the residents spend their first night in their new homes, they feel

reassured and part of the Noble Resorts family.

Residents have direct access to the client relations director who guides them through their move-in process. The care director and care manager also meet them beforehand with residents each undergoing a health assessment to determine any concerns from the get-go.

Led by Davies, the hospitality team are then on hand to meet their everyday needs.

HOME EXCHANGE

Noble Resorts' home-exchange programmes allow owners to experience the company's other distinctive resorts in various locations while still enjoying the same luxury and world-class amenities they would in their own homes.

These options offer flexibility on a short, medium or long-term basis and allow members to explore new surroundings.

"There is something special for every lifestyle choice," says Pretorius. "Far from segregating people in their later years, Noble Resorts celebrates graceful, engaged retirement living by making healthy choices available on-site. This is truly retirement redefined for the discerning homeowner."

LOOKING AHEAD

Pretorius' vision for all their developments – Allesverloren in Riebeeck Valley, Harbour Bay in Simonstown and Robberg Bay in Plettenberg Bay – is to be the market leaders in multigenerational residential estates.

"Later life living should be celebrated, and at Noble Resorts we do just that, offering residents peace of mind, convenience and luxury," he says.

Noble Resorts' Allesverloren is now selling Phase 1, Harbour Bay is under construction and Robberg Bay is launching later this year.

THE CLASSIC COLLECTION



AWARD WINNER

2022-2023

AWARDS WON 2022:

- Leisure Architecture SA
- Leisure Development SA

WATERFALL



WATERFALL | GAUTENG | SOUTH AFRICA

SELECTED LAGOON FACING APARTMENTS WITH NO OCCUPATIONAL RENT!



LAGOON FILLING IN PROGRESS!



TRAINING SCIENCE GYM



STUNNING SPA

1, 2 & 3 BEDROOM APARTMENTS FROM R999 900*

Balwin GREEN BONDS MASSIVE 20 YEAR SAVINGS!*

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



SCAN ME to view the latest Brochure



Latest Awards 38 International Property Awards



Jason Heywood

083 327 6434 jason@balwin.co.za

Cnr Maxwell & Waterfall MIA Drive, Waterfall

www.balwin.co.za

Balwin PROPERTIES *Terms & Conditions Apply