

# WILLOW FALLS PHASE 1A

A decorative pattern of light blue, stylized wavy lines resembling water or grass, filling the bottom half of the image.

OVERFLOWING WITH  
**POSSIBILITIES**

# OVERFLOWING WITH CHOICE

Live a life filled with possibilities at Willow Falls in the connected suburb of Wilgeheuwel. The highly-crafted, freestanding homes and apartments are brimming with exceptional interiors, top security features and estate amenities.



# A life of abundance

An estate catering for distinct lifestyles with a variety of product offerings and superb estate amenities.

## Estate features & offerings



3- and 4-bedroom freestanding houses



Clubhouse with swimming pool



3- and 4-bedroom freestanding villas



Ample visitors' parking



2-bedroom apartments



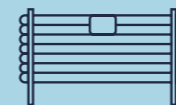
Pedestrian boulevard



2-bedroom, 1-bathroom lofts



Communal braai area



Electric fencing around perimeter



Guarded gatehouse with 24-hr security



Caretaker's unit

# All unit types

**Unit Type A**  
3-bed, double garage



**Unit Type B**  
3-bed, double garage



**Unit Type BM**  
3-bed, double garage



**Unit Type C**  
4-bed, double garage



**Unit Type D**  
4-bed, double garage



**Unit Type DM**  
4-bed, double garage



**Ground Floor Apartment**  
Type G, H & J units



**First Floor Apartment**  
Type G, H & J units



**Second Floor Loft Apartment**  
2-bed Loft



**Unit Type R**  
3-bed, double garage



**Unit Type S**  
3-bed, double garage



**Unit Type T**  
4-bed, double garage



**Unit Type U**  
4-bed, double garage



# Freestanding houses and Villas

The flagship offering within the estate is a select choice of 3- or 4-bedroom duplex Houses and Villas. All homes come with 2.5 bathrooms, are pet-friendly with private gardens and boast superior features and finishes.

\*Solar and inverter solutions are available and can be included in the buyer's finance.



# Unit types: Houses & Villas

**Unit type A**

3-bed, double garage



**Unit type B**

3-bed, double garage



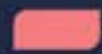
**Unit type BM**

3-bed, double garage



**Unit type C**

4-bed, double garage



**Unit type D**

4-bed, double garage



**Unit type DM**

4-bed, double garage



**Unit Type R**

3-bed, double garage



**Unit Type S**

3-bed, double garage



**Unit Type T**

4-bed, double garage



**Unit Type U**

4-bed, double garage



# The luxury of space

- Pet-friendly, private gardens
- Standard open patio
- Pantry, broom, and linen cupboard
- Prepaid electricity meters
- Space for 2 appliances in the kitchen
- Automated double garages
- Fibre-ready
- Extra storage in garage
- Water tank-ready (power + connection)



## Unit type A

### 3 Bedroom Unit

#### Area Summary

Ground floor	38.6m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	51.6m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
<b>Area Summary</b>	<b>131.0m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Roof Below



First Floor

## Unit type B

### 3 Bedroom Unit

#### Area Summary

Ground floor	40.2m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	51.6m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
<b>Area Summary</b>	<b>132.6m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Roof Below



First Floor

## Unit type BM

### 3 Bedroom Unit

#### Area Summary

Ground floor	40.2m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	51.6m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
<b>Area Summary</b>	<b>132.6m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Roof Below



First Floor

## Unit type C

### 4 Bedroom Unit

#### Area Summary

Ground floor	38.6m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	59.7m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
<b>Area Summary</b>	<b>139.1m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Bedroom 04 / Study
08	Roof Below



First Floor

## Unit type D

### 4 Bedroom Unit

#### Area Summary

Ground floor	40.2m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	59.8m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
<b>Area Summary</b>	<b>140.8m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Bedroom 04 / Study
08	Roof Below



First Floor

## Unit type DM

### 4 Bedroom Unit

#### Area Summary

Ground floor	40.2m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	59.8m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
<b>Area Summary</b>	<b>140.8m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Bedroom 04 / Study
08	Roof Below



First Floor



25 Unit type S - main bedroom



Unit type S - kitchen

## Unit type R

### 3 Bedroom Unit

#### Area Summary

Ground floor	39.3m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	63.0m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
Covered Patio	8.0m <sup>2</sup>
<b>Area Summary</b>	<b>151.2m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Roof Below



First Floor

## Unit type S

### 3 Bedroom Unit

#### Area Summary

Ground floor	40.9m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	65.0m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
Covered Patio	7.9m <sup>2</sup>
<b>Area Summary</b>	<b>154.6m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Roof Below



First Floor

## Unit type T

### 4 Bedroom Unit

#### Area Summary

Ground floor	39.3m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	73.2m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
Covered Patio	8.0m <sup>2</sup>
<b>Area Summary</b>	<b>161.4m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Bedroom 04 / Study



First Floor

## Unit type U

### 4 Bedroom Unit

#### Area Summary

Ground floor	40.9m <sup>2</sup>
Garage	38.4m <sup>2</sup>
First Floor	74.8m <sup>2</sup>
Covered Porch	2.4m <sup>2</sup>
Covered Patio	7.9m <sup>2</sup>
<b>Area Summary</b>	<b>164.3m<sup>2</sup></b>



Ground Floor

#### Ground Floor

01	Open Patio
02	Dining
03	Lounge
04	Guest WC
05	Kitchen
06	Garage
07	Covered Porch
08	Visitor's Parking
09	Counter Top
10	Refuse Bin
11	Drying Line
12	Storage
13	Landscaping

#### First Floor

01	Main Bedroom
02	En-Suite
03	Bedroom 03
04	Passage
05	Bedroom 02
06	Bathroom 02
07	Bedroom 04 / Study



First Floor

# Modern apartments

The modern apartments come in 2-bedrooms with 2 and 2.5 bathrooms respectively. Crafted for modern-day lifestyles, experience the flexibility of a lock-up and go lifestyle or to indulge in each curated space.

\*Solar and inverter solutions are available and can be included in the buyer's finance.



Block B apartments - exterior view

# Unit types: Apartments

Ground Floor Apartment  
Type G, H & J units



First Floor Apartment  
Type G, H & J units



# Filled with contemporary features

- ① Fibre-ready
- ① Pet-friendly \*available only on ground floor apartments
- ① Covered balcony on first floors
- ① Covered patio on ground floors
- ① Space for multiple appliances
- ① Inverter-ready
- ① Prepaid electricity meters
- ① Pantry-, broom-, and linen cupboard
- ① Main en-suite bathroom with shower





41 Unit type H - kitchen



Unit type H - main bedroom 42

## Ground floor apartment

Type G, H & Type J units

### Area Summary

GF Type G	62.5m <sup>2</sup>
GF Type G Patio	8.53m <sup>2</sup>
GF Type H	63.1m <sup>2</sup>
GF Type H Patio	8.23m <sup>2</sup>
GF Type J	64.5m <sup>2</sup>
GF Type J Patio	8.21m <sup>2</sup>

### Ground Floor

01	Hallway
02	Dining
03	Lounge
04	Bathroom 01
05	Kitchen
06	Ensuite
07	Bedroom 02
08	Main Bedroom
09	Refuse Bin
10	Refuse Bin



Ground Floor

## First floor apartment

Type G, H & Unit Type J units

### Area Summary

FF Type G	62.5m <sup>2</sup>
FF Type G Balcony	8.53m <sup>2</sup>
FF Type H	63.1m <sup>2</sup>
FF Type H Balcony	8.23m <sup>2</sup>
FF Type J	64.5m <sup>2</sup>
FF Type J Balcony	8.21m <sup>2</sup>

### First Floor Apartments

01	Hallway
02	Dining
03	Lounge
04	Bathroom 01
05	Kitchen
06	Ensuite
07	Bedroom 02
08	Main Bedroom
09	Refuse Bin
10	Refuse Bin



First Floor

## 2-bedroom Lofts

Innovative in design yet very stylish and cosy. Willow Falls' lofts are perfect for either professionals, young students or investors. All lofts have 2 bedrooms, 1 bathroom and open-plan kitchenette.

\*Solar and inverter solutions are available and can be included in the buyer's finance.



# Unit types: Lofts

Second Floor Loft Apartment  
2-bed Loft



# Cosy and classy

- 0 Study and main bedroom upstairs
- 0 Juliet balcony
- 0 2nd bedroom downstairs



## Lower floor Loft

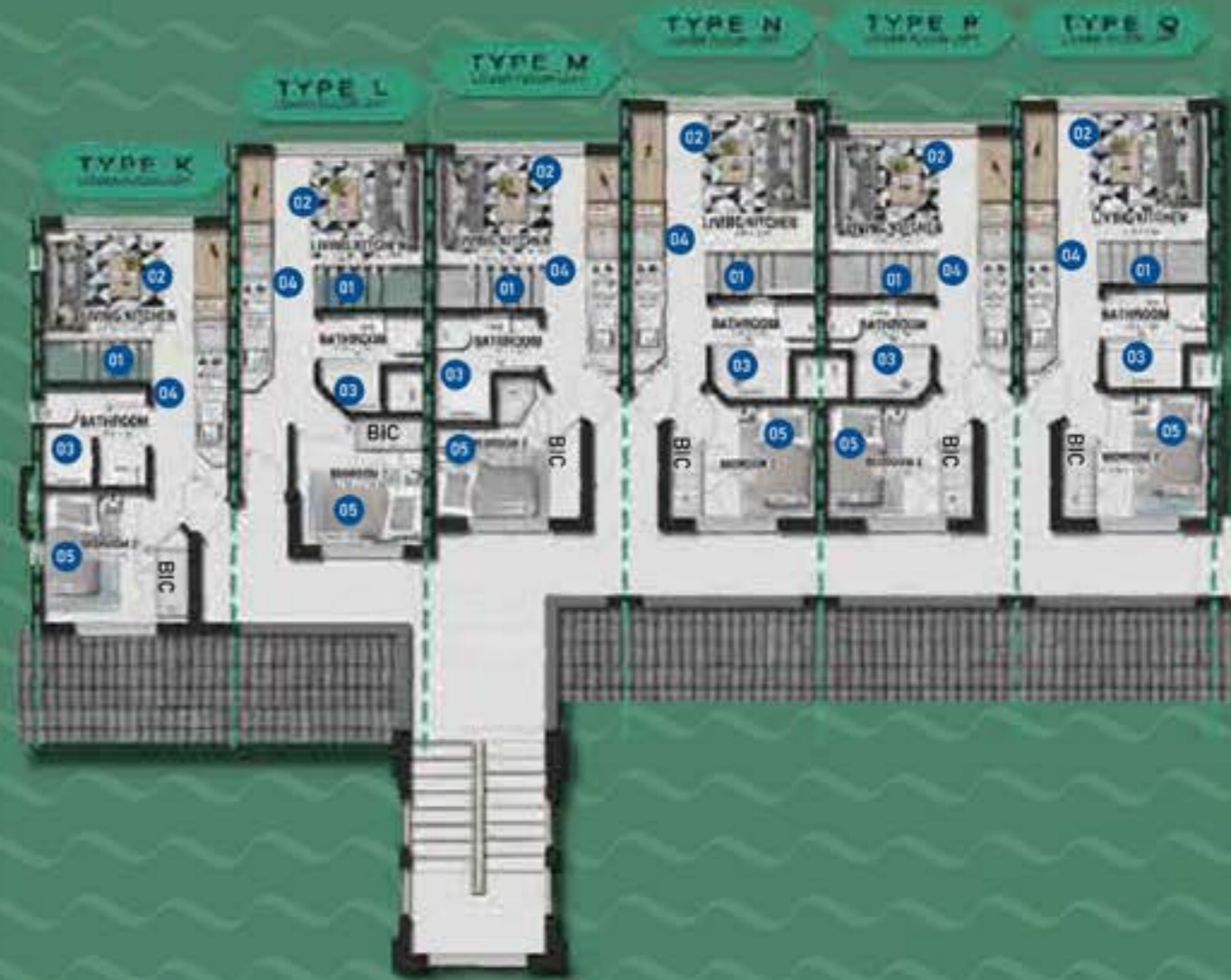
Type K, L, M, N, P & Q units

### Area Summary

Loft Type K	40.5m <sup>2</sup>
Loft Type L	39.4m <sup>2</sup>
Loft Type M	36.4m <sup>2</sup>
Loft Type N	39.9m <sup>2</sup>
Loft Type P	38.2m <sup>2</sup>
Loft Type Q	39.8m <sup>2</sup>

### Lower Floor Apartments

01	Stairway
02	Lounge
03	Bathroom
04	Kitchen
05	Bedroom 02



Lower Floor

## Upper floor Loft

Type K, L, M, N, P & Q units

### Area Summary

Loft Type K	40.5m <sup>2</sup>
Loft Type L	39.4m <sup>2</sup>
Loft Type M	36.4m <sup>2</sup>
Loft Type N	39.9m <sup>2</sup>
Loft Type P	38.2m <sup>2</sup>
Loft Type Q	39.8m <sup>2</sup>

### Upper Floor Apartments

06	Study
07	Main Bedroom
08	Double Volume







Upper Floor



# Connected to convenience

Find all your daily essentials on your doorstep in this connected suburb of Wilgeheuwel.

-  Clearwater Mall
-  Lifestyle Crossing
-  Life Wilgeheuwel Hospital

 763 Shearwater Road  
Wilgeheuwel, Roodepoort

-  Willow Creek
-  Willow Grove

\*Recently completed developments by Craft Homes.

# Developing homes with craftsmanship & care

Established in 1993, Craft Homes is a residential developer specialising in quality homes ranging from modern bachelor apartments to luxury, family-sized homes. Our developments span across Gauteng and Mpumalanga, all the way to the banks of the Vaal River. We are committed to creating homes that are not only beautiful but also last for generations to come.

## Get in touch

For more info, please explore Willow Falls through our interactive website or contact our friendly Craft Homes sales team on any of the following platforms:

 [info@crafthomes.co.za](mailto:info@crafthomes.co.za)

 [crafthomes.co.za](http://crafthomes.co.za)

 08600 CRAFT (272 38)



## Care centre hours

Weekdays: 7am – 4pm | Weekends: 10am – 3pm

## On show weekdays by appointment

Weekends from 12pm – 5pm