

Balize

P R I V A T E E S T A T E

~ SIBAYA ~



DISTINCTLY COASTAL



Facing the warm Indian ocean, Balize Private Estate offers endless views from azure blue sea to forest greenery to the silhouette of the cityscape. Experience life with the beauty of nature within arm's reach and enjoy the convenience of mixed-use modernity on your doorstep.

Live a distinctly coastal life at this gated ocean-front estate within the prestigious Sibaya Coastal Precinct.

Set on a unique stretch of land along KZN's North Coast, Balize Private Estate is the first estate within the Sibaya Coastal Precinct with ocean views from every home.

A short drive up a lush tree-lined avenue welcomes you to Balize Private Estate. Drive through the gatehouse to find a place rich in greenery with unparalleled sea views and beautifully-landscaped gardens.

Life at Balize builds on the best that the precinct has to offer. Its location makes embracing the outdoors easy. You could spend a day shucking mussels off the rocks nearby then stretch out on a spacious terrace as the aroma of a creamy mussel pot fills your home. Or, get home from the office, grab your board and head down to the beach for a quick wave or stay within the welcoming enclave of your home and watch dolphins play in the mid-break.

Rich in relaxed experiences and centred around the simple but good things in life, start your day with the sunrise and the sound of the waves and then kiss foreheads and tuck sandy feet into bed after a family day in the sun.

Watch coconut palms sway in the wind from your terrace or keep your beers cold in the clubhouse while you braai the day's catch with friends; take a quick dip in the pool or gather loved ones around the fire pit and make the most of the nights on the coast.

RICH IN RELAXED EXPERIENCES



The depictions herein are for illustration purposes only and are subject to change without prior notice.



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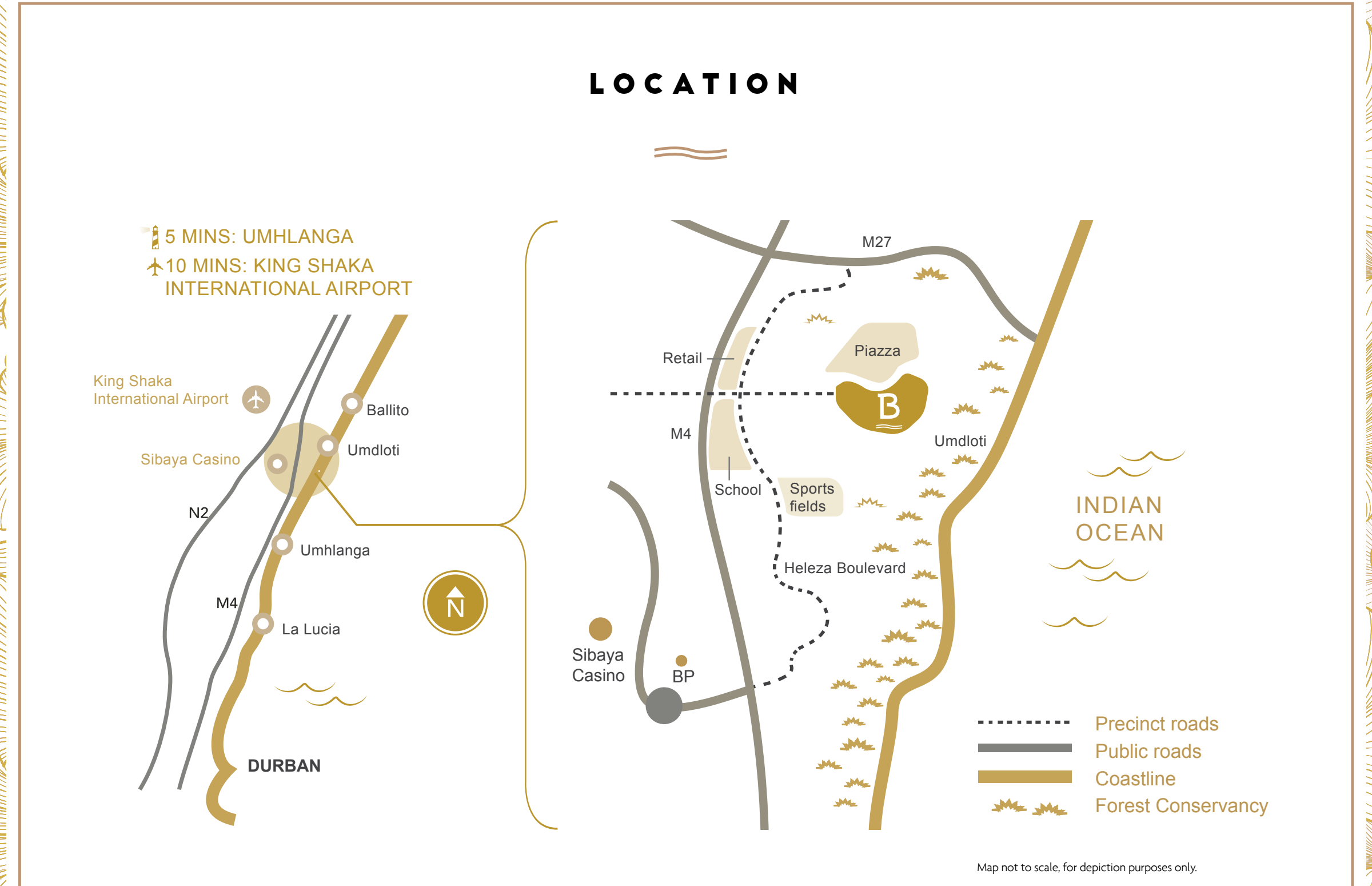
UNQUESTIONABLY
THE FINEST OCEAN VIEWS WITHIN
THE SIBAYA COASTAL PRECINCT



Balize Private Estate is located on Beacon Hill and overlooks Umdloti village below. Situated within the Sibaya Coastal Precinct it enjoys prime positioning close to the N2 highway and M4 freeway. Balize Private Estate is easily accessed from King Shaka International Airport, the business hubs of Umhlanga and Ballito and surrounding nodes within the Sibaya Coastal Precinct.

At the centre of this location will be a retail piazza with a myriad of dining choices, medical suites and an educational institution from Grade R to Matric, all within walking distance. Residents of Balize Private Estate will have convenient access to the Heleza Boulevard which runs through the Precinct, allowing unhindered movement throughout via walkways and cycling lanes.

LOCATION



ELEVATED OCEAN LIVING



Balize Private Estate offers smart-ready 2, 3 and 4-bedroom luxury Villas, Cabanas and Penthouses. Designed to inspire a resort-living feel, each home boasts highest-quality finishes, generous outdoor living and an ocean-front lifestyle.

All Villas and Cabanas will feature a double lock-up garage with storage racks to store your surfboard or surf-ski safely and comfortably. A functional wash bay is used to hose down sandy feet, boards and pets at the end of a summer's day on the coast.

Your home at Balize is designed to enjoy the warm coastal climate. Living areas are fitted with semi-framed glass stackable doors to create an inside-outside feel, live on your large terrace and take advantage of the unparalleled ocean views.





A PLACE
WHERE
LIGHT,
AIR AND
AESTHETICS
COME
TOGETHER



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VILLA

Villa living at Balize offers a host of lifestyle benefits; enjoy total privacy while benefitting from being within a secure estate with access to world-class lifestyle amenities on your doorstep. Accessibility becomes a breeze as all Villas have on-grade entrances which means you won't ever have to negotiate steps when entering your home.

Most Villas have the option of adding a plunge pool to enhance their exclusive outdoor space at Balize. Privacy is paramount, and each Villa will feature an exclusive-use garden where carefree relaxation awaits you. Homes flow onto a generous terrace that has a space for your braai, bar fridge, a work surface and prep bowl which means that al-fresco dining at home becomes a way of life.

CABANA

The Cabanas at Balize Private Estate provide an ideal living space for those looking for uninterrupted ocean and sunrise views over the beautifully landscaped estate. The ideal lock-up-and-go home, each Cabana has its own double lock-up garage and enjoys easy access into and out of the estate.

PENTHOUSE

With amazing elevated sights these homes turn every day views into a picturesque panorama. Each Penthouse is designed to make your home a place where light, air and aesthetics come together with a raised roof and expansive high-level windows. Elevate the mood of your living area with hues and silhouettes inspired by the sea.

EXPRESSIVE INTERIORS

Owners can express themselves through one of three home interior finish options. Imagine a Contemporary look in cool greys, Beach House with whites, earth tones and timbers, or a Classic feel made up of crisp whites and simple lines juxtaposed against the softness of the estate landscape.



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YOUR HOME

- Choice of three interior design finishes
- Generous terraces with al-fresco dining features
- On-grade entrance
- Smeg oven and hob
- Fibre to the home
- Smart-ready homes
- Double lock-up garage



BALIZE PRIVATE ESTATE

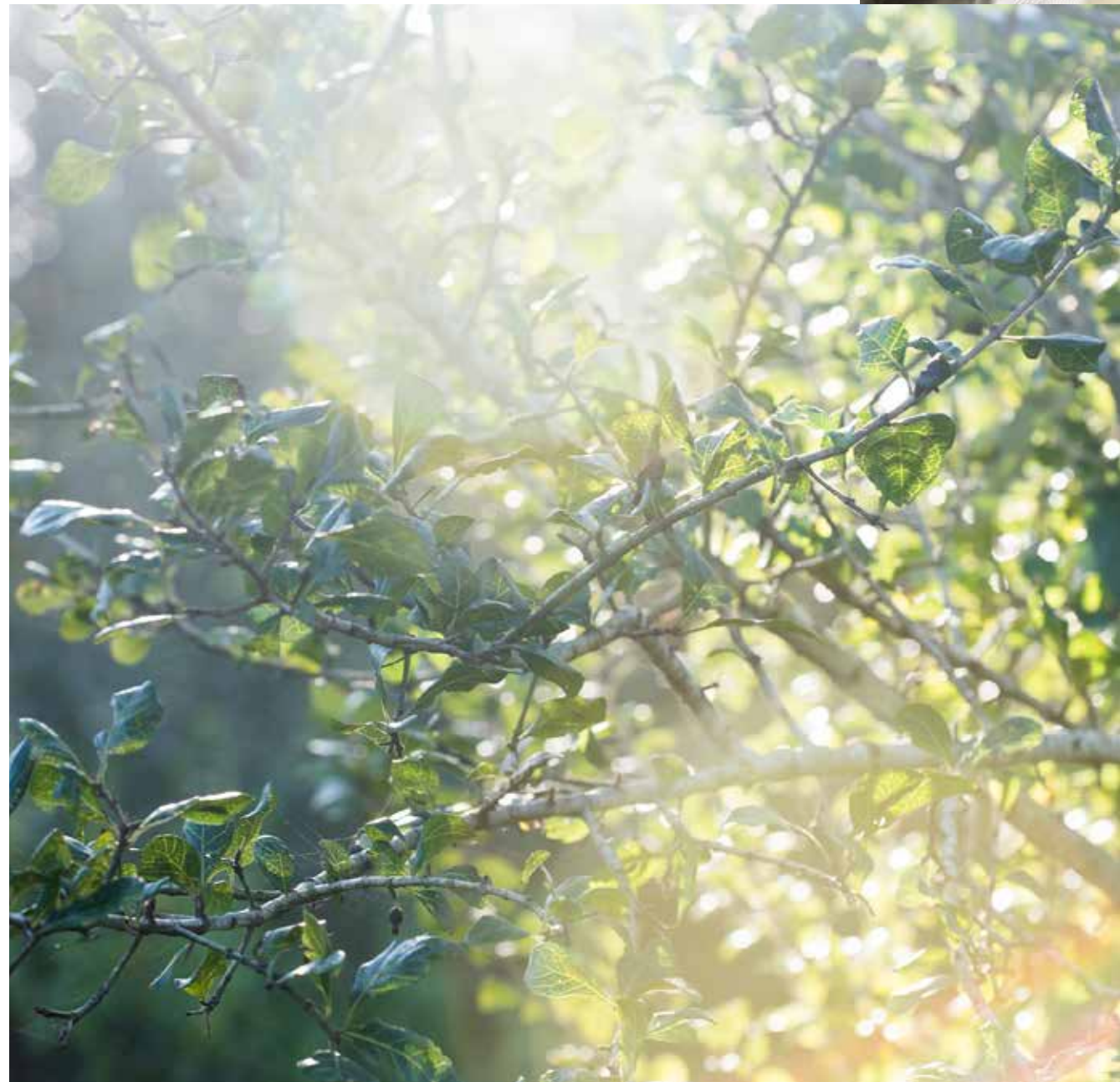
- ~ Clubhouse including outside shower, changerooms, kitchenette and braai areas (also available for private functions)
- ~ Resort-style infinity pool
- ~ Babies' pool
- ~ Kids' pool and play area
- ~ 2 fire pits with braai facilities
- ~ Pet-friendly living
- ~ State-of-the-art security
- ~ Landscaped gardens
- ~ Dam for catch-and-release fishing
- ~ Ample visitor parking
- ~ A dedicated shuttle service from the estate to the beach
- ~ Access from the estate to the Sibaya forest green belt



HEAR THE HUM OF THE OCEAN



OCEAN VIEWS FROM EVERY HOME



PEACE OF MIND



Balaze Private Estate has secure access control, with a state-of-the-art access management system for both residents and visitors. The sole entrance into the Estate is manned at the Gatehouse and the perimeter is fitted with ClearVu electric fencing.

As a secure, managed space, the independent security provided by Sibaya Coastal Precinct is an additional security layer to the already robust security systems within Balaze Private Estate.



EXPERIENCE THE AMBIENCE OF SPACE

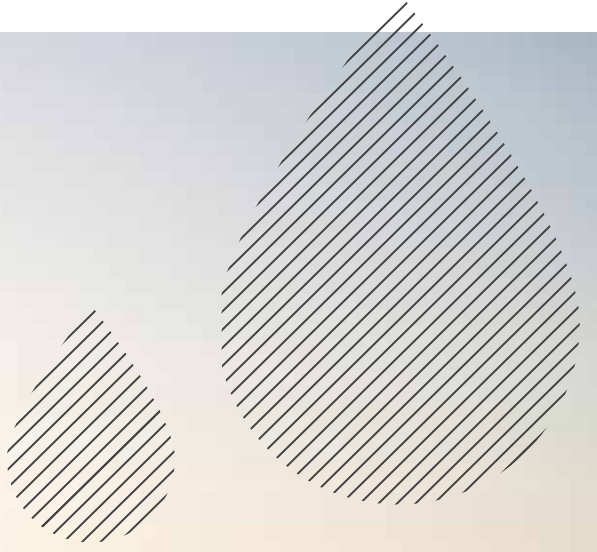
Spanning over 1000 hectares, and undoubtedly the most prestigious node in the country, the Sibaya Coastal Precinct encompasses some of the most beautiful coastline in KZN to become a distinct place to live, work and play.

As a purpose-built precinct centred around connecting people to each other and to nature, the Sibaya Coastal Precinct fuses residential, retail and commercial developments.

Forward-thinking, functional, modern and infrastructurally-advanced, this holistically-planned precinct will become the location of choice for families looking to embrace every facet of life from recreational to relaxing; and everything else you could need in-between including educational institutions, sporting facilities and essential services.



FAMILY NATURE COMMUNITY



**WATCH THE
PATH OF THE SUN
ACROSS A PERFECT
PANORAMA**





BUYER'S GUIDE

Each home at Balize Private Estate has a large covered terrace, with many others having additional features such as open terraces and exclusive-use gardens.

Please refer to specific unit layouts for details.

CABANA TYPE 2A

2-BEDROOM

SINGLE-STOREY CABANA



POINT BREAK 101 - 104

AZURE 101 - 104

Internal	80.4m ²
Covered terrace	44.1m ² - 55.3m ²
Garage	39.1m ²
TOTAL	163.6m² - 174.8m²

CABANA TYPE 3A

3-BEDROOM

SINGLE-STOREY CABANA



POINT BREAK 201, 203, 204 | 301, 303, 304 | 401, 403, 404

AZURE 201, 202, 204, 205 | 301, 302, 304, 305 | 401, 402

Internal	111.1m ² - 140.6m ²
Covered terrace	50.0m ² - 88.7m ²
Garage	37.3m ² - 39.1m ²
TOTAL	198.4m² - 268.4m²

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VILLA TYPE 3B

3-BEDROOM, DOUBLE-STOREY VILLA



02 - 11 ON FERN

Internal	138.8m ²
Covered terrace	77.0m ²
Garage	37.6m ²
TOTAL	253.4m²

VILLA TYPE 3C

3-BEDROOM, SINGLE-STOREY VILLA



07 - 10 ON PALM

Internal	110.0m ²
Covered terrace	54.9m ²
Garage	36.7m ²
TOTAL	201.6m²

VILLA TYPE 4A

4-BEDROOM, SINGLE-STOREY VILLA



1 - 4 ON PALM

Internal	150.0m ²
Covered terrace	67.8m ²
Garage	38.8m ²
TOTAL	256.6m²

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VILLA TYPE 4B

4-BEDROOM, SINGLE-STOREY VILLA



05 - 06 ON PALM

Internal	160.9m ² - 162.3m ²
Covered terrace	66.0m ²
Garage	38.8m ²
TOTAL	265.7m² - 267.1m²

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**CENTRED
AROUND THE
SIMPLE BUT
GOOD THINGS
IN LIFE**



FACT SHEET

DEVELOPMENT: Balize Private Estate

DEVELOPER: Jentry Investment (Pty) Ltd managed by GAP Properties (Pty) Ltd

PRODUCT USE: Residential

BUILDING CONTRACTOR: To be confirmed once tender awarded.

DESIGN CONSULTANTS AND PROFESSIONAL TEAM:

- Project Managers & Principal Agents: Schoombie Hartmann KZN (Pty) Ltd
- Architect: Sagnelli Associate Architects in JV. with Justin Bate Architecture
- Interior Architect: ZAARC Associated Architects
- Landscape Architect: Uys & White Landscape Architects
- Quantity Surveyors: Schoombie Hartmann KZN (Pty) Ltd
- Structural Engineer: Sutherland
- Civil Engineer: Sutherland
- Electrical Engineer: Rawlins Wales Consulting Engineers KZN
- Mechanical Engineers: HFW Consulting
- Fire and wet services Engineers: HFW Consulting
- Conveyancers: Garlicke & Bousfield
- Land Surveyors: L D Baker
- Sales: Balize Internal Sales
- Marketing: Rainmaker Marketing

RESIDENTIAL FACILITIES:

- Fibre to the home
- Smart-ready homes
- State-of-the-art security
- Double lock-up garage for each home
- Smeg oven and hob in each home
- Choice of three interior design finishes
- Generous terraces with al-fresco dining features
- Clubhouse including outside shower, changerooms, kitchenette and braai areas (also available for private functions)
- Resort-style infinity pool
- Babies' pool
- Kids' pool and play area
- 2 fire pits with braai facilities
- Pet-friendly living
- Landscaped gardens
- Dam for catch-and-release fishing
- Ample visitor parking
- A dedicated shuttle service from the estate to the beach
- Access from the estate to the Sibaya forest green belt

AREA AMENITIES:

- 350 ha of coastal dune forest
- 6.5km of beach from estuary to estuary
- 60% Green space
- 75km of foot paths, trails and boardwalks
- Central boulevard connecting all nodes within the precinct
- Central retail piazza
- Dedicated pedestrian, cycling and walking paths
- Hotels
- Marine conservancy
- Medical precinct
- Private school from grade R-12
- Private university
- Privately-managed precinct
- Retail and recreational nodes incorporating shops and restaurants
- Shuttle services to beach, retail piazzas and surrounding areas
- Sports complex

LEVY STABILISATION FUND: Levy stabilisation fund of R15,000

TOTAL SITE AREA: 2.2468 ha

TOTAL NUMBER OF UNITS: 100 units planned

CONSTRUCTION START: Anticipated February 2019

ESTIMATED COMPLETION: Anticipated November 2020

DISCLAIMER:

Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice.

FREQUENTLY ASKED QUESTIONS

WHO IS THE DEVELOPER?

Jentry Investment (Pty) Ltd managed by GAP Properties (Pty) Ltd.

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

eThekweni Municipality.

WHERE ARE THE NEAREST SHOPS, HOSPITAL AND BUSINESS NODES IN THE AREA?

You will be close to King Shaka International Airport, Gateway Theatre of Shopping, La Lucia Mall, Netcare Umhlanga Hospital and Netcare Umhlanga Medical Centre, however once the Sibaya Coastal Precinct is established a variety of nearby amenities will become available.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

Balize Private Estate has secure access control, with a state-of-the-art access management system for both residents and visitors. The sole entrance into the Estate is manned at the Gatehouse and the perimeter is fitted with ClearVu electric fencing. The Sibaya Coastal Precinct will independently provide state-of-the-art security.

HOW IS THE PROPERTY OWNERSHIP MANAGED?

This will be facilitated by a body corporate entity, which is still to be established.

WHEN WILL CONSTRUCTION BEGIN AND END?

It is estimated that construction will commence in February 2019 and be complete by November 2020.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

Owners will be allowed to move into their purchased units when the beneficial occupation has been approved by local authorities.

HOW MUCH IS THE LEVY AND WHEN IS THE FIRST PAYMENT DUE?

The levy charges will be determined 6 months prior to occupation and due from registration of transfer.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?

The owner has independent contracts with each of the service providers and will be responsible for each directly.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

This will be decided by the Body Corporate once it is established.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, both long-term and short-term rentals will be permitted, however this is subject to Body Corporate authorisation.

WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?

To ensure security is maintained, all real estate companies operating within Balize will have to adhere to an accreditation process.

ARE PETS ALLOWED?

Balize Private Estate has a pet policy that permits a maximum of two small to medium-sized dogs which do not weigh more than 15kg each.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, all residents residing within Balize Private Estate will have access to the facilities.

WILL THE OPTION OF HOME AUTOMATION BE AVAILABLE?

Yes, all homes will be 'smart ready', with the infrastructure provided should residents wish to automate their home to their specifications after transfer.

WILL THERE BE AIR-CONDITIONING IN THE UNITS, OR WILL I BE ABLE TO INSTALL MY OWN?

Each home will have an air-conditioner in the main bedroom and living area. All bedrooms in the penthouses will have air conditioning. Residents may have additional units installed, at their own cost, after transfer.

HOW DO I GET TO THE BEACH FROM BALIZE PRIVATE RESIDENCE?

Residents can access the beach along natural walking footpaths within the Sibaya Coastal Precinct or via the estate shuttle.

WHERE CAN MY GUESTS PARK?

Ample visitor parking bays are provided throughout the estate.

CAN I USE THE CLUBHOUSE FACILITIES FOR A PRIVATE FUNCTION?

This will be subject to the Body Corporate rules.

HOW MANY PARKING BAYS DO I GET?

Each home at Balize Private Estate will have a double lock-up garage.

CAN I BUY ADDITIONAL PARKING BAYS?

Yes, there are a limited number of bays that will be available to purchase should a resident require more than a double lock-up garage.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed.

WHO TAKES CARE OF THE MAINTENANCE OF THE BUILDING?

This will be the responsibility of the elected Body Corporate.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, the building will have a NHBRC certificate.

WHAT IS THE BUILDING WARRANTY?

The building warranty is based on the JBCC standard, which is 3 years.

WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation and fire doors.

WHAT ARE THE MUNICIPAL RATES?

Estimated rates can be calculated using the below formula:
Property Value - rebate = rebate valuation x randage (R0,0119000) = gross rates/12 months.

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

1. FOUNDATIONS AND STRUCTURE

1.1 The building is founded on piled foundation where required, with reinforced concrete footings, columns and walls with concrete slabs.

2. FLOOR SLABS

2.1 Ground bearing slabs are RC surface beds.

3. WALLS

3.1 Cabana party, external, and internal walls are masonry walls.
3.2 Simplexes and Villas-external and internal walls are masonry.

4. EXTERNAL ENVELOPE

4.1 Combination of glass façades, aluminium windows and masonry walls.
4.2 'Balau' timber lattice screens on building façades, as indicated on architect's drawings.
4.3 Perforated aluminium screens, as indicated on architect's drawings.
4.4 Natural stone cladding, as indicated on architect's drawings.
4.5 Timber garage doors.

5. ROOF

5.1 Concrete slabs. Proprietary torch on waterproofing membrane to roof slabs, Derbigum or equal approved. Roof protected with stone chips.

6. INTERNAL PLUMBING AND FIRE SERVICES

6.1 HDPE drainage pipes with natural vent stacks, HDPE or copper water reticulation pipes from individual hot water system, and pressurised fire hose reels and hydrants all according to national building regulations.

7. BALUSTRADES

7.1 Mixture of galvanised steel, stainless steel and glass balustrades.

8. LOUVERED SCREENS

8.1 External service ducts to be covered with timber screens.

9. LIFT INSTALLATION

9.1 Lift installation designed to the required capacity and speed to adequately accommodate traffic flow, with car interior and lift lobby to architect's specifications.

10. SECURITY SYSTEM

10.1 Advanced access control with security card access to estate.
10.2 24-hour onsite security guarding; with CCTV monitoring and recording.

11. ELECTRICAL INSTALLATION

11.1 Individual electrical meters for all residential units.
11.2 Emergency power supply for common area emergency systems and all elevators.

12. AIR-CONDITIONING

12.1 Standalone split systems for each unit; comprising of wall mounted units in the main bedroom and living rooms with external condensers housed in service zones on the external passageways for the Cabanas and in screened service ducts in the Villas.

13. TELEVISION AND TELEPHONE

13.1 TV outlets and telephone outlet in living area and main bedroom.

14. SMART HOME

14.1 All homes are all provided with fibre reticulation connectivity and conduiting providing flexibility for the purchaser to adapt the smart-home solution to their individual needs.

15. WATER SYSTEM

15.1 Individual water meters for all residential villas.
15.2 Individual geysers and heat pumps to each home.

16. WASTE WATER TREATMENT SYSTEM

16.1 All waste water disposed into municipal waste system.

17. LIGHTNING PROTECTION

17.1 Lightning protection system in accordance with SANS 10313.

18. SIGNAGE

18.1 Unit and directory signage to architect's specifications and to match existing development signage.

19. BOUNDARY AND SCREEN WALLS

19.1 Screen walls including entrance gates to all architect's designs and specifications.

20. SWIMMING POOLS, GARDENS AND TERRACES

20.1 Landscaping to landscape architect's designs and specifications.

21. CAR PARKING

21.1 Approximately 114 lock up garages and 64 open bays in phase 1 - car parking bays allocated accordingly to sale agreement.
21.2 Parking garage, entertainment area, pools and decks to architect's and structural engineer's designs and specifications.

22. GENERAL DRAINAGE AND MAINS

22.1 Storm water and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

INTERNAL FINISHES

1. FLOORS

1.1 1200 x 600mm hardbody ceramic tiles.

2. SKIRTING

2.1 80mm high timber skirting.

3. DOORS

3.1 Entrance door – Purpose made solid wood with stainless steel ironmongery.
3.2 Internal doors – Solid timber jam linings and architraves; all doors to be semi-solid timber with stainless steel ironmongery.

4. CEILINGS

4.1 Flush plastered concrete soffits with flush plastered bulkheads with recessed shadow-line details to perimeter, painted with super acrylic paint.

5. AIR-CONDITIONING

5.1 Air-conditioning to living areas and main bedroom.
5.2 Penthouses to have air conditioning throughout.

6. BEDROOM CUPBOARDS

6.1 Fitted built in cupboards - doors to be hung on concealed hinges.

7. BATHROOMS

7.1 Toughened frameless glass shower screens.
7.2 Imported sanitary ware and brassware – Hansgrohe taps, Catenalo Geberit cisterns.

8. KITCHEN

8.1 Designer fitted kitchen.
8.2 20mm thick engineered Quartz counter tops.
8.3 Stainless steel sink and drainer with Hansgrohe mixer.
8.4 Prep bowl where space allows.
8.5 SMEG oven and hob or similar approved.

9. WALLS

9.1 Masonry wall with 2 coat plaster, painted with super acrylic paint.
9.2 Kitchen splash backs, to match tops, to interior designer's specifications.
9.3 Bathroom walls tiled full height.

10. ELECTRICAL

10.1. BEDROOMS
10.1.1 Two normal sockets allowed per bedroom with LED down lights. Only main bedroom provided with a communal aerial television and telephone outlet.
10.2. LIVING AREAS
10.2.1 Two double sockets in the living area and one double socket in the dining area. Kitchen and scullery provided with four double sockets, stove and geyser isolator. All lighting LED down lights. TV outlet provided in the living area, as well as telephone and intercom outlets.

10.3. GENERAL

10.3.1 External areas and passages to have LED down lights, normally switched. Provision for socket outlets dependent on the space allocation.

NOTE: Finishes/Materials - Natural materials such as stone and timber may be changed to equal other and approved alternatives. Selected natural materials such as stone and timber will have natural variations in colour and tone.



087 095 2744



BALIZE.CO.ZA