

Nestled in the heart of Ballito,
you'll find our world class lifestyle estate.



Apartments priced from **R 1 199 000**

Price includes all transfer, bond, connection costs, 3 eco friendly appliances,
gas top stove and fully integrated inverter.



Table of Contents

- Intro 3
- About Arcis 4
- Future Vision 5
- Growth on the North Coast 6
- Private Park 7
- Points of Interest 8
- Clubhouse and Amenities 9
- Lifestyle Living 10
- Safe Living 11
- Apartment Features 12
- Apartment Interiors 13
- Apartment Types and Savings 14
- Site Plan 15
- Floor plans 16 - 24
- Built Green 25
- Buyers Guide 26
- Great Investment Opportunity 27
- Apartment Finishes 28 - 29
- Get in Touch 30





PHASE 1 - 5 IMMEDIATE OCCUPATION
PHASE 6 - 9 OCCUPATION FROM SEPTEMBER 2023 TO JUNE 2024

True Coastal Living Without Compromise

Exceptional attention to detail, outstanding specification and ideally located in sought after Ballito.

This exclusive collection of 1, 2 and 3 bedroom apartments are part of our state-of-the-art, secure lifestyle estate complete with world class amenities and more.

About Arcis

Arcis Property Development is a residential development business focusing on bringing affordable, quality housing to young families and investors across South Africa.

We bring decades of experience and directly manage all aspects, from financing, marketing, development and management of high-quality estates. All of our developments come with a 5-year NHBRC quality guarantee.



ARCIS

Why Buy With Arcis

Our combined experience and track record means we are able to identify and acquire properties in prime locations, which result in significant capital growth for our investors.

We collaborate with the country's top professionals from engineering and construction to architectural, bringing you the best quality homes at the most affordable prices.

We pride ourselves in after-sales support and ensure the management of our estates is professional and efficient to ensure your capital value grows over time.





Ballito Lifestyle Centre (400m)

Thompsons Bay Beach (3.4km)

Willard Beach (3.1km)

FUTURE DEVELOPMENT
BALLITO LIFE
Future Mixed-use Development

Direct Access to
Ashton Int. College

Private Park

M4

Gatehouse

Clubhouse

FUTURE DEVELOPMENT
BALLITO VIEWS

N2

King Shaka Int Airport (15 min drive)

Umhlanga CBD (30 min drive)

A Look Into The Future

Growth on the North Coast

The North Coast is strategically located in the hub of one of Africa's largest trade ports and South Africa's 3rd largest airport – granting direct and easy access both locally and internationally.



2018 - 2019: Durban ranked
1st in South Africa in Mercer
quality of living index



2016 - 2019: **Ballito and Salt Rock**
towns have experienced an average
sectional title price growth of
7% per annum



10% of buyers from South Africa's
central provinces indicate the KZN
North Coast as an ideal **retirement**
destination



The Dube Tradeport special
economic zone recently received the
2019 United Nations **investment**
promotions award



2019: Afriasia bank SA wealth report
indicates **Durban-Umhlanga-Ballito**
corridor is the fastest growing wealth
market in SA with **25% growth**
trajectory over the last decade



Durban named one of the new
7 wonders cities

Source: Invest Durban (2021)



Life is a Joy in the Park. Your Own Private Park.

FACILITIES INCLUDE:

Picnic areas
Beautiful coastal landscaping
Braai



Perfectly Located.



SCHOOLS

- Ashton School
- Reddam House
- Dolphin Coast Primary
- Umhlali Prep School
- The Graduate Academy



GOLF COURSES

- Simbithi Eco Estate
- Zimbali Coastal Resort
- Umhlali Country Club Estate



SWIMMING BEACHES

- Shaka's Rock Beach
- Salmon Bay Beach
- Thompsons Bay Beach
- Salt Rock Main Beach
- Willards Main Beach
- Tiffanys Beach
- Christmas Bay



HEALTHCARE

- Netcare Alberlito Hospital
- Ballito Clinic
- Ballito Medical Centre
- The Well
- Ear Institute Ballito



SHOPPING ATTRACTIONS

- Ballito Lifestyle Centre
(incl. Woolworths & Superspar)
- Ballito Junction
(Incl. Checkers & Pick n Pay)
- Balvista Centre



PETROL STATIONS

- Engen Garage
- BP Garage
- Shell Garage
- Shiptech Service Station



FAMILY OUTINGS

- Sugar Rush Park
- Ballito Cable Ski Park
- Flag Animal Farm
- Burndale Farm
- Monkey Land
- Ballito Skate Park



Our World Class Clubhouse and Amenities



Swimming pool



Fully equipped indoor gym



Restaurant



Private park with picnic and braai facilities



Co-working space which serves as an opportunity to network with others



Childrens play area



Free clubhouse WIFI



Easy access to the M4 and N2



Laundromat





Safety & Style •

For the whole family.



24-hr Access & CCTV Controlled Security



Biometric access



CCTV



24 Hour security patrol



Armed reaction



Electric fencing







Built to Live and Enjoy



OUR APARTMENT FEATURES

- 482 state-of-the-art apartments
- A variety of 1, 2 and 3 bedroom options, most options available with gardens
- Prepaid electricity and metered water
- Aircon ready
- 3 Eco friendly appliances - fridge, dishwasher and washing machine
- Ceiling fans in all bedrooms and lounge
- LED lighting
- Energy efficient heat pumps and geysers
- Pet friendly
- Fibre connected
- Tiled throughout
- Built-in cupboards in all bedrooms
- Fully functional inverter in each apartment
- Gas top stoves from Phase 5 - 9

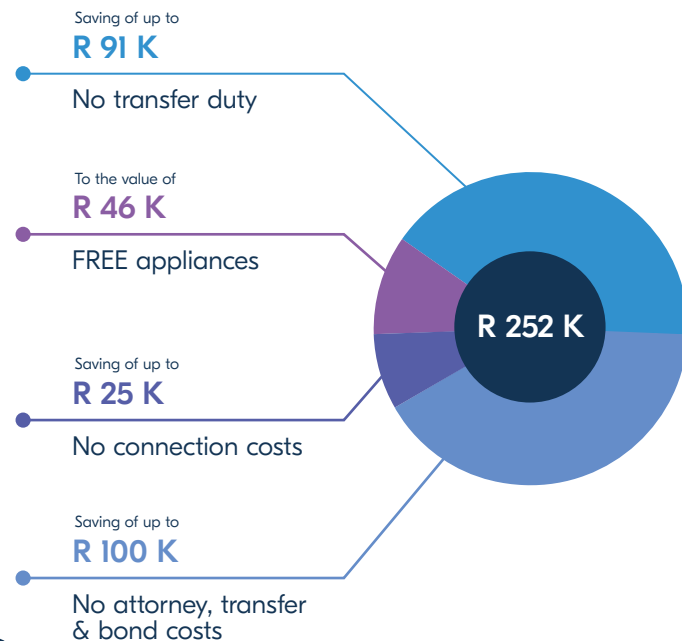


A Variety of 9 Apartment Types

All apartments come with 3-eco friendly kitchen appliances, a fully functional inverter, and are pet friendly.

Most apartment types are available on the ground floor with private, fully landscaped and maintained gardens.

SAVE UP TO R 252 000 WITH ARCIS



Apartment Type	Size (m ²)	Priced From	Rates	Levies
A4 - 1 Bed, 1 Bath	49.7	R 1 199 000	R 770	R 950
A1 - 1 Bed, 1 Bath	56.8	R 1 259 000	R 800	R 1 083
A3 - 1 Bed, 1 Bath	57.5	R 1 259 000	R 800	R 1 102
A2 - 1 Bed, 1 Bath	60.9	R 1 399 000	R 800	R 1 159
B3 - 2 Beds, 2 Baths	78.9	R 1 649 000	R 980	R 1 501
B1 - 2 Beds, 2 Baths	79.6	R 1 649 000	R 980	R 1 520
B2 - 2 Beds, 2 Baths	95.2	R 1 799 000	R 1 100	R 1 805
C2 - 3 Beds, 2 Baths	95.1	R 1 799 000	R 1 100	R 1 805
C1 - 3 Beds, 2 Baths	110.6	R 2 099 000	R 1 600	R 2 109

Price includes all transfer, bond, connection cost, 3 eco friendly appliances, gas top stove and fully integrated inverter.



Ballito Village From Above

Our site plan

- 1 Clubhouse, restaurant, gym, workspace, and pool
- 2 Private park with braai facilities and picnic area's
- 3 Gatehouse
- 4 Laundromat

Apartment Type A4

APARTMENT TYPE

1 Bed, 1 Bath

SIZE

Unit area: **43.2m²**

Balcony area: **6.5m²**

Apartment total: 49.7m²

Average garden: **32m²**

Total area: 81.7m²



Apartment Type A1

APARTMENT TYPE

1 Bed, 1 Bath

SIZE

Unit area: **47.3m²**

Balcony area: **9.5m²**

Apartment total: 56.8m²

Average garden: **57m²**

Total area: 113.8m²



Apartment Type A3

APARTMENT TYPE

1 Bed, 1 Bath

SIZE

Unit area: **47.9m²**

Balcony area: **9.6m²**

Apartment total: 57.5m²

Average garden: **49m²**

Total area: 106.5m²



Apartment Type A2

APARTMENT TYPE

1 Bed, 1 Bath

SIZE

Unit area: 45.8m²

Balcony area: 15.1m²

Apartment total: 60.9m²



Apartment Type B3

APARTMENT TYPE

2 Bed, 2 Bath

SIZE

Unit area: 69.2m²

Balcony area: 9.7m²

Apartment total: 78.9m²



Apartment Type B1

APARTMENT TYPE

2 Bed, 2 Bath

SIZE

Unit area: **69.5m²**

Balcony area: **10.1m²**

Apartment total: 79.6m²

Average garden: **60m²**

Total area: 139.6m²



Apartment Type B2

APARTMENT TYPE

2 Bed, 2 Bath

SIZE

Unit area: **77m²**

Balcony area: **18.2m²**

Apartment total: 95.2m²

Average garden: **62m²**

Total area: 157.2m²



Apartment Type C2

APARTMENT TYPE

3 Bed, 2 Bath

SIZE

Unit area: **84.2m²**

Balcony area: **10.9m²**

Apartment total: 95.1m²

Average garden: **66m²**

Total area: 161.1m²



Apartment Type C1

APARTMENT TYPE

3 Bed, 2 Bath

SIZE

Unit area: **93.4m²**

Balcony area: **17.2m²**

Apartment total: 110.6m²

Average garden: **62m²**

Total area: 172.6m²



Built Green for Your Well-Being

As a green development, Ballito Village is strategically designed to respect both the intrinsic value of the environment as well as cost savings for you, whilst ensuring you the best quality of life.

- Energy saving heat pumps
- LED lighting
- Energy efficient appliances
- Prepaid electricity meters
- Ceiling fans
- Natural ventilation
- Low-flow shower heads and faucets
- Fully green, beautifully landscaped gardens



Buying With Arcis is Seamless

Our team is ready to guide you from start to finish!

○ **STEP 1: CHOOSE YOUR APARTMENT**

Set up a meeting with our dedicated sales team, who will help you find your dream apartment, whether it's on the top floor with amazing views, or on the ground floor with a beautiful garden.

○ **STEP 2: FICA DOCUMENTS**

Send us your FICA documents so we can prepare your offer to purchase. We'll need your: Proof of residence, proof of ID, proof of tax, proof of bank account details, and proof of marriage (if applicable).

○ **STEP 3: SIGN YOUR OFFER AND PAY YOUR DEPOSIT**

Send us the signed offer to purchase along with the proof of payment for your securing deposit of R 20 000. Paid into our attorneys Trust account.

○ **STEP 4: HOME LOAN APPLICATION**

We shall guide you through the home loan application with our dedicated bond originator, who will ensure you are offered the best possible rate from any of the major SA retail banks. *Please do not submit your own application or we will not be able to cover the costs. If you are purchasing cash, we'll need a bank guarantee within 15 days of signing your offer.

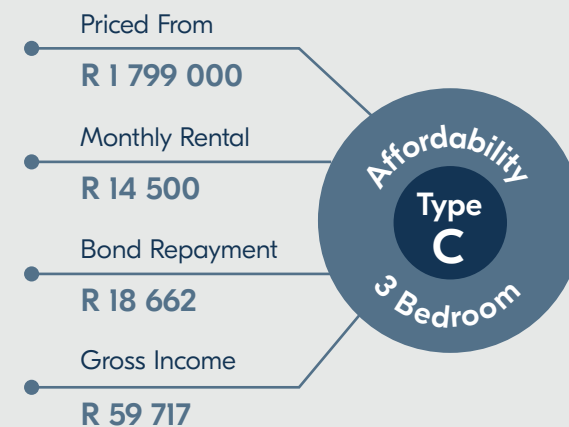
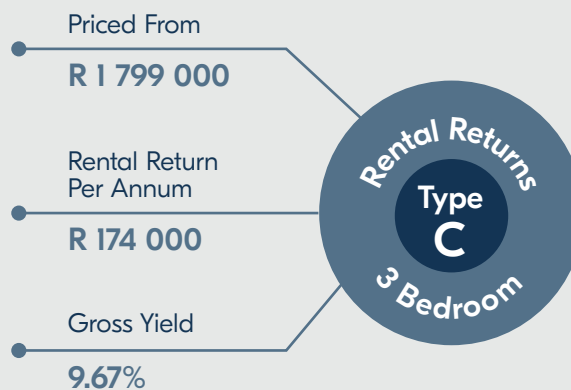
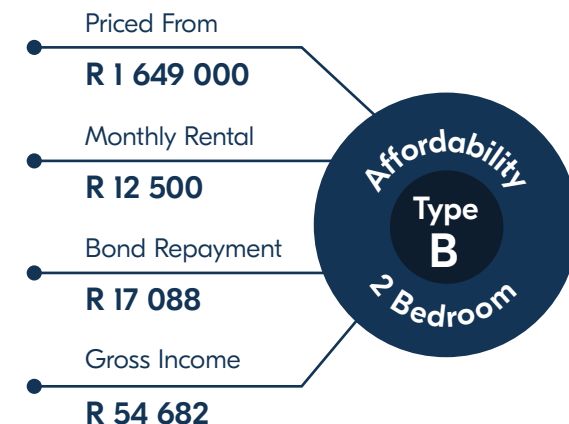
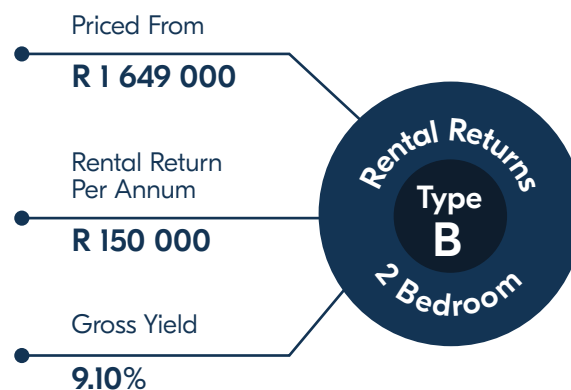
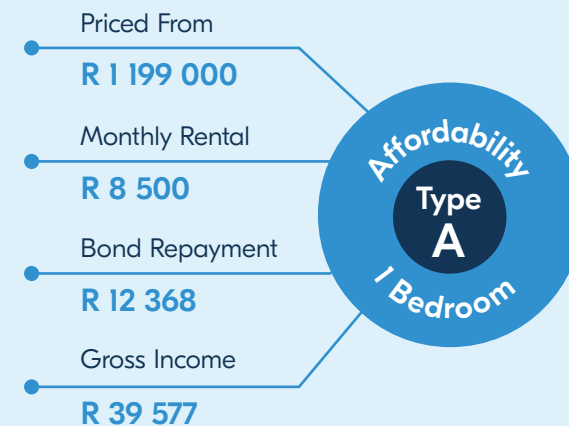
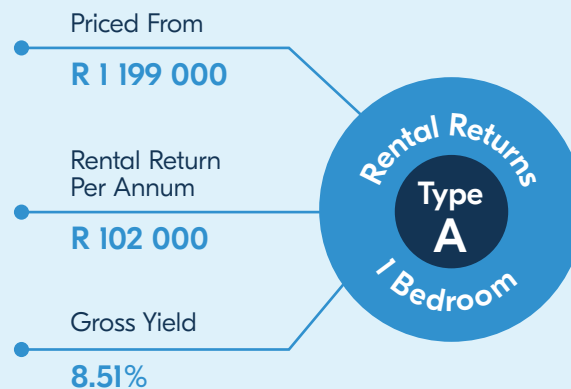
○ **STEP 5: SHORTFALL**

If there is a shortfall between purchase price and bond, or cash purchase, the balance of the purchase price is to be transferred by EFT or bank guarantee. The second deposit must be paid within 48 hours from your bond approval into the Strauss Daly Trust account.

○ **STEP 6: HANDOVER AND TAKING OWNERSHIP**

[The best part!](#) Our team will contact you to make an appointment for the handover of your new home which will include your keys.

A Great Investment Opportunity



Our Apartment Finishes

SANITARY FITTINGS

Bathroom basin and cabinet -

White 470mm x 610mm x 460mm

Shower arm and rose -

Ultra thin stainless steel round shower rose

Bath -

White 700mm x 1700mm

Toilet -

White

Stainless steel shower trap -

White 110mm x 110mm

Towel rail -

Contract Hardware Square double

Toilet paper holder -

Contract Hardware Square

Shower frame -

Silver Aluminium framed pivot shower door 900 x 1806mm (h) with 900 x 1806mm glass side panel

FLOOR FINISHES

Floor tiles -

Grey 600mm x 600mm or
Light grey 600mm x 600mm

WALL FINISHES

Wall tiles -

Grey 600mm x 600mm or
Light grey 600mm x 600mm

Curtain rail -

White double c-track

KITCHEN FINISHES

Cupboards -

Supreme White (smooth) and
Melawood Woodgrain or
Melawood Grey (smooth)

Handles -

Blushed Aluminium

Countertops -

Eezi Quartz Whisper

BEDROOM FINISHES

Cupboards -

Supreme white (smooth)

Handles -

Blushed aluminium



Wall & Floor
Grey

Wall & Floor
Light Grey

Cupboards
Melawood Woodgrain

Cupboards
Melawood Grey

Countertops
Whisper

Cupboard
Supreme White





ELECTRICAL FITTINGS & APPLIANCES

Oven -

Defy Black Slimline Glass Undercounter 600U

Hob-

Defy Black Slimline Ceran NPC

Cookerhood -

Defy Black Slimline 600mm

Washing machine -

Defy Metalic

Dishwasher -

Defy Metalic

Fridge/Freezer -

Defy Metalic

Light fitting -

White Brightstar Large 24w m 4000K
1680 Lumens 300x40m

Plugs -

White

Light switches -

White

Ceiling fan -

4 blade aluminium with LED light

EXTERIOR FINISHES

Floor -

Grey Zorah multicolor 400mmx400mmx-
8mm

Plugs -

White

**All specifications are to developers
discretion and subject to change.**

Let's talk

Speak to our Head of Sales, Andrea Santoriello who will assist you with any questions and guide you through our quick and easy sales process.

Don't get left behind and create the dream life you've always envisioned for your family. Ballito Village affords the perfect synergy between work, play and family.

Now is the time to have it all!

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