



Waterfall
CRESCENT

Waterfall has been nicknamed “the land of dreams” and today this development has proven to be worthy of this title due to numerous awards in the international arena. These include the “*Best Mixed-use Development in the World*”, “*Best Residential Development in Africa*” “*Best Retirement Resort in the World*” from the CNBC International Property Awards. Within the estates’ secure perimeters, residents have access to walking trails, fishing dams, clubhouses, mountain bike tracks, two private schools, modern hospital, two luxurious hotels, numerous retail nodes and two retirement villages.

W A T E R F A L L

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Waterfall Crescent, is a precinct within the overall Waterfall Estates and enjoys access to all its amenities at a fraction of the cost of renting a typical home within Waterfall Estates. These amenities include:

- A world-class 5000m² **clubhouse** with fully equipped double-storey gym and restaurant.
- **Walking trails** that meander through 300 acres of green belt and indigenous parkland.
- Close proximity to **shopping facilities**, like Waterfall Corner and Mall of Africa.
- Numerous **Private Schools** in the area, two of which are located inside Waterfall Estates.
- Waterfall Crescent was designed to have **spectacular views** in close proximity to the river.
- **Care-free living** as garden maintenance and all other building maintenance is included.
- Each unit has fibre to the home with **free internet package** (capped to 60GB, 10MBp/sec).
- Extremely high levels of security with **biometric fingerprint access**.
- Residents will be renting from a big corporate, with **a professional team** available 24hrs.



Ground Floor



Some units vary in size depending on the stand size and configuration.

Some units don't have swimming pools or vary in position and size.

First Floor



Avg. Ground Floor Area: 234m²

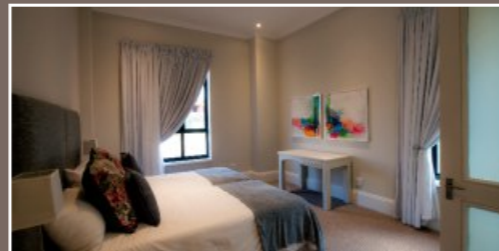
Avg. First Floor Area: 192m²

Avg. Overall Unit Size: 426m²



Luxury and Opulence

The units at Waterfall Crescent have been designed by an expert team of architects and interior space planners, to capitalise on space and light through the clever use of high ceilings, large windows and general flowing spaces. Attention to detail was key in the design process – and only the best fittings and finishes were installed. Natural tones and textures sets the tone when furnishing these spacious rooms.



Going Green

Many initiatives have been implemented to reduce your carbon footprint at Waterfall Crescent:

- Buildings are orientated to maximise energy efficiencies and capitalise on spectacular views.
- Double Glazed windows as well as low E-glass.
- Raw exposed materials to enhance energy efficiency and minimise maintenance.
- Units are naturally cool in summer and warm during winter due to effective insulation in the floor slab.
- Solar panels with backup power saves electricity and ensures hot water - even during power outages.
- All roofing and concrete roof slabs are insulated.
- Raised ceiling for maximising air flow and enhancing cross ventilation.
- Use of screens on the North elevation to screen direct sunlight.
- Slow combustion fire places in all the units.
- Energy-efficient cooking through gas hobs.
- LED lighting is used throughout the house, reducing electricity consumption.





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For more information on any of these developments, contact us on **0800 736825**