

ON BOULEVARD

# THE ADDRESS 2



**HB** HARDBLACK ARCHITECTS

10 ALBIZIA DRIVE | PTN 315 on THE BOULEVARD  
ZIMBALI LAKES



## **THE ADDRESS 2**

**on BOULEVARD**

At Zimbali Lakes, South Africa's number one destination, you don't just live, you command an unmatched, one-of-a-kind lifestyle. There is only one estate that offers beach, lakes and golf, all on your doorstep. That is Zimbali Lakes. Convenience reigns being 15 minutes from everywhere and a life of leisure calls. Secure your place within South Africa's pinnacle destination.'



# THE BOULEVARD



THE BOULEVARD STREETSCAPES



**ZIMBALI LAKES GOLF COURSE**

# THE ADDRESS 2

ON BOULEVARD



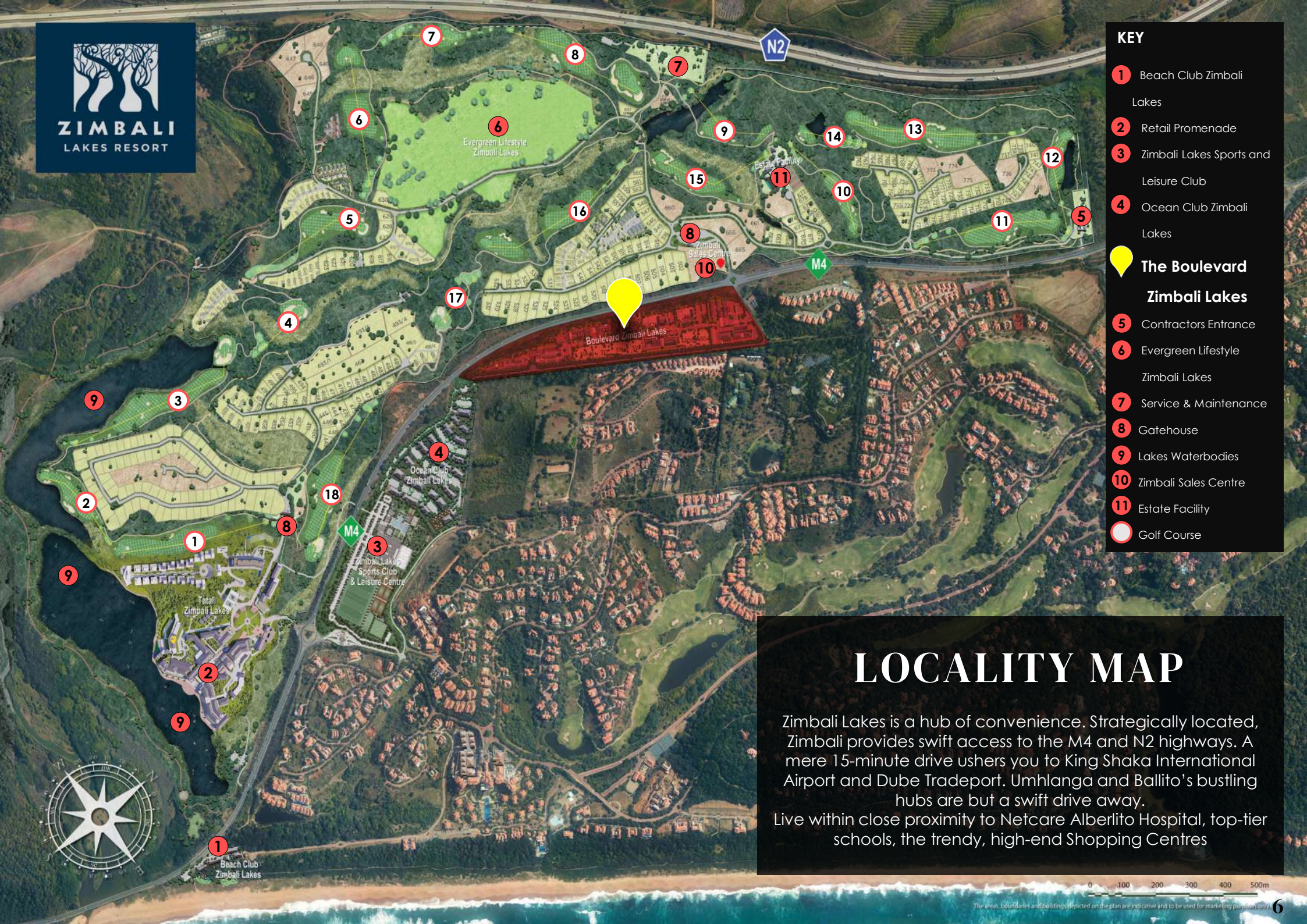
ZIMBALI GYMNASIUM



ZIMBALI BEACH CLUB



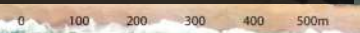
ZIMBALI LAKES  
FACILITIES



- KEY**
- 1 Beach Club Zimbali Lakes
  - 2 Retail Promenade
  - 3 Zimbali Lakes Sports and Leisure Club
  - 4 Ocean Club Zimbali Lakes
  - **The Boulevard Zimbali Lakes**
  - 5 Contractors Entrance
  - 6 Evergreen Lifestyle Zimbali Lakes
  - 7 Service & Maintenance
  - 8 Gatehouse
  - 9 Lakes Waterbodies
  - 10 Zimbali Sales Centre
  - 11 Estate Facility
  - 12 Golf Course

# LOCALITY MAP

Zimbali Lakes is a hub of convenience. Strategically located, Zimbali provides swift access to the M4 and N2 highways. A mere 15-minute drive ushers you to King Shaka International Airport and Dube Tradeport. Umhlanga and Ballito's bustling hubs are but a swift drive away. Live within close proximity to Netcare Alberlito Hospital, top-tier schools, the trendy, high-end Shopping Centres



The area, boundaries and buildings depicted on the plan are indicative and to be used for marketing purposes only.



ALBIZIA DRIVE

# THE ADDRESS 2

ON BOULEVARD



10 ALBIZIA DRIVE  
PTN 315

8 ALBIZIA DR.  
PTN 306

12 ALBIZIA DR.  
PTN 316

ENTRANCE/EXIT

ALBIZIA DRIVE

SITE PLAN

# THE ADDRESS 2

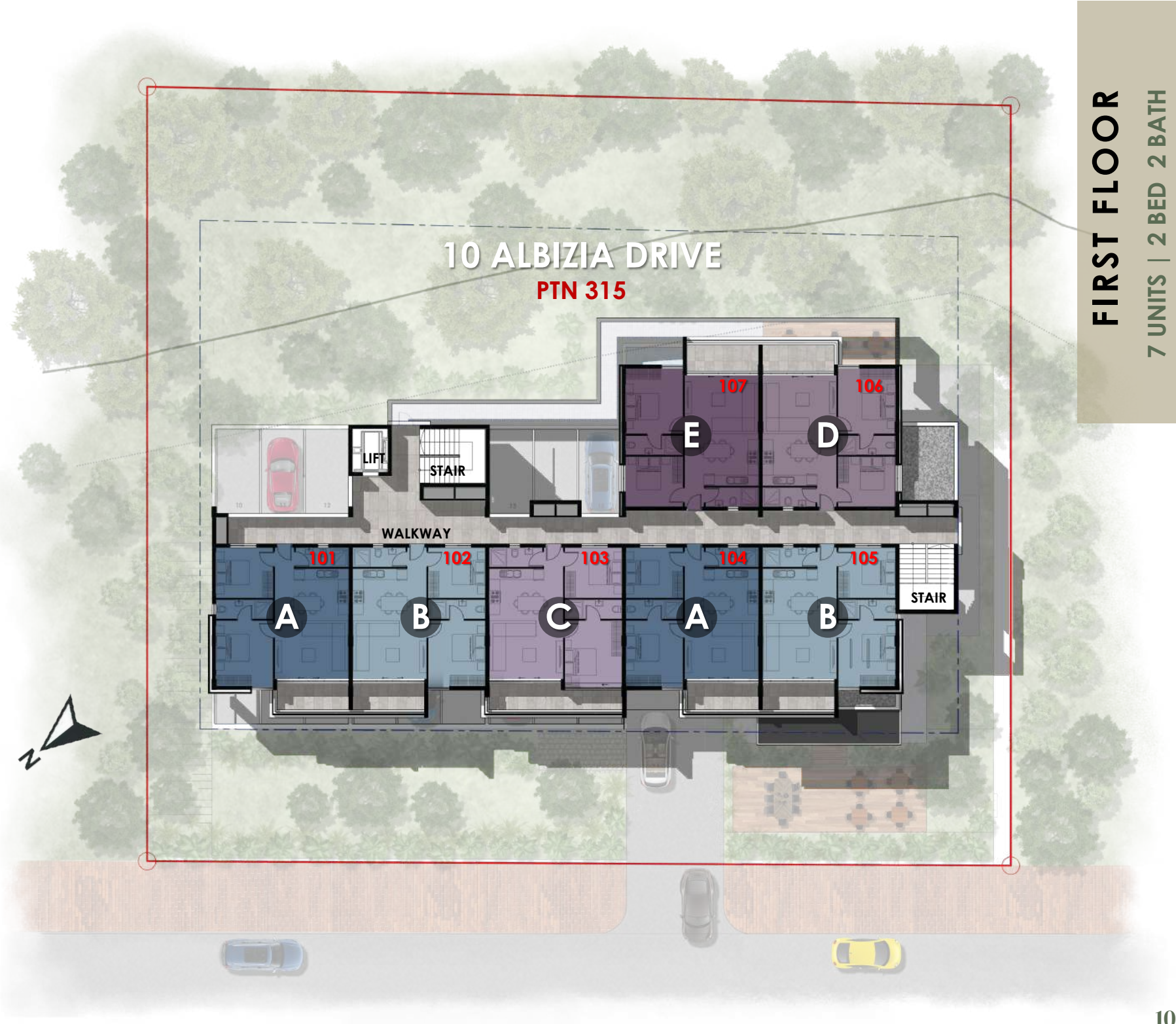
ON BOULEVARD



GROUND FLOOR  
RETAIL SPACE & PARKING

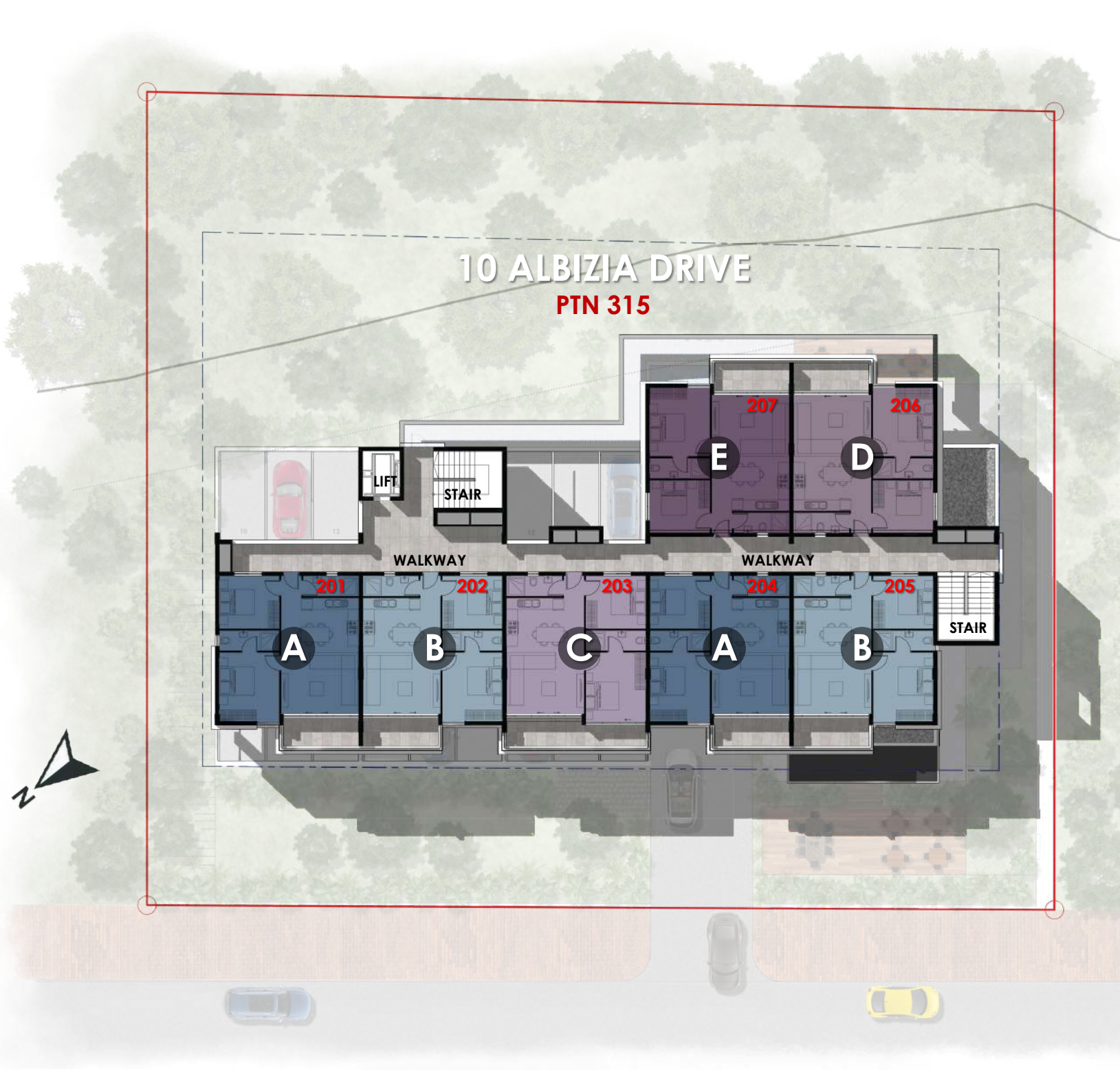
# THE ADDRESS 2

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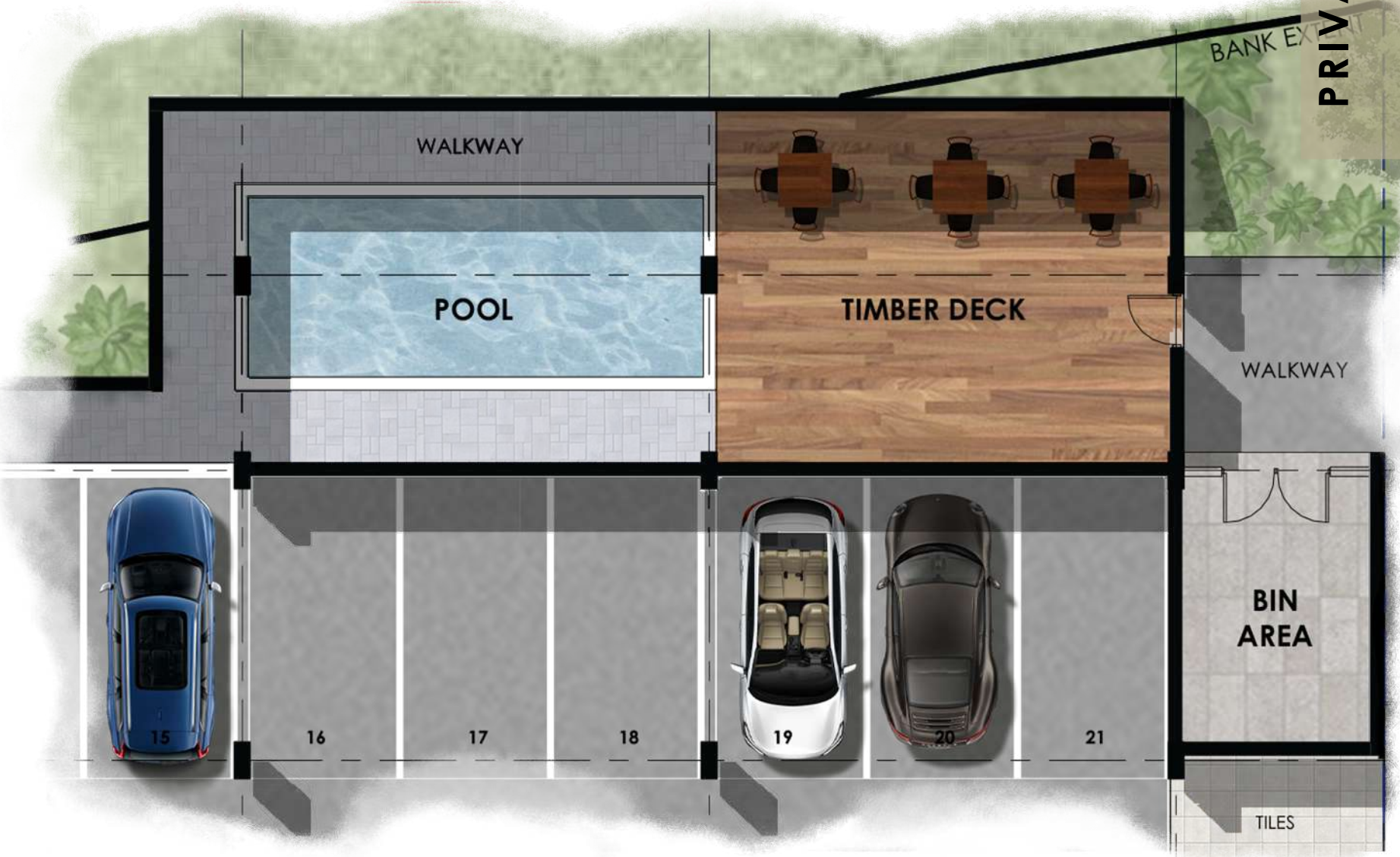
ON BOULEVARD



**SECOND FLOOR**  
7 UNITS | 2 BED 2 BATH

# THE ADDRESS 2

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PRIVATE POOL

# THE ADDRESS 2

ON BOULEVARD



SHOP  
UNIT  
**G01**

EXCL. USE  
30 SQ.M.

# THE ADDRESS 2

ON BOULEVARD



UNIT  
TYPE

A

2 BED  
2 BATH

FIRST FLOOR 101 | 104  
SECOND FLOOR 201 | 204



UNIT  
BALCONY  
TOTAL AREA

61 SQ.M.  
07 SQ.M.  
68 SQ.M.

OPEN PLAN LIVING  
KITCHEN & DINING  
LOUNGE  
BALCONY  
BEDROOM 1  
EN-SUITE  
BEDROOM 2  
BATHROOM

# THE ADDRESS 2

ON BOULEVARD



UNIT  
TYPE

# B

2 BED  
2 BATH

FIRST FLOOR 102 | 105  
SECOND FLOOR 202 | 205



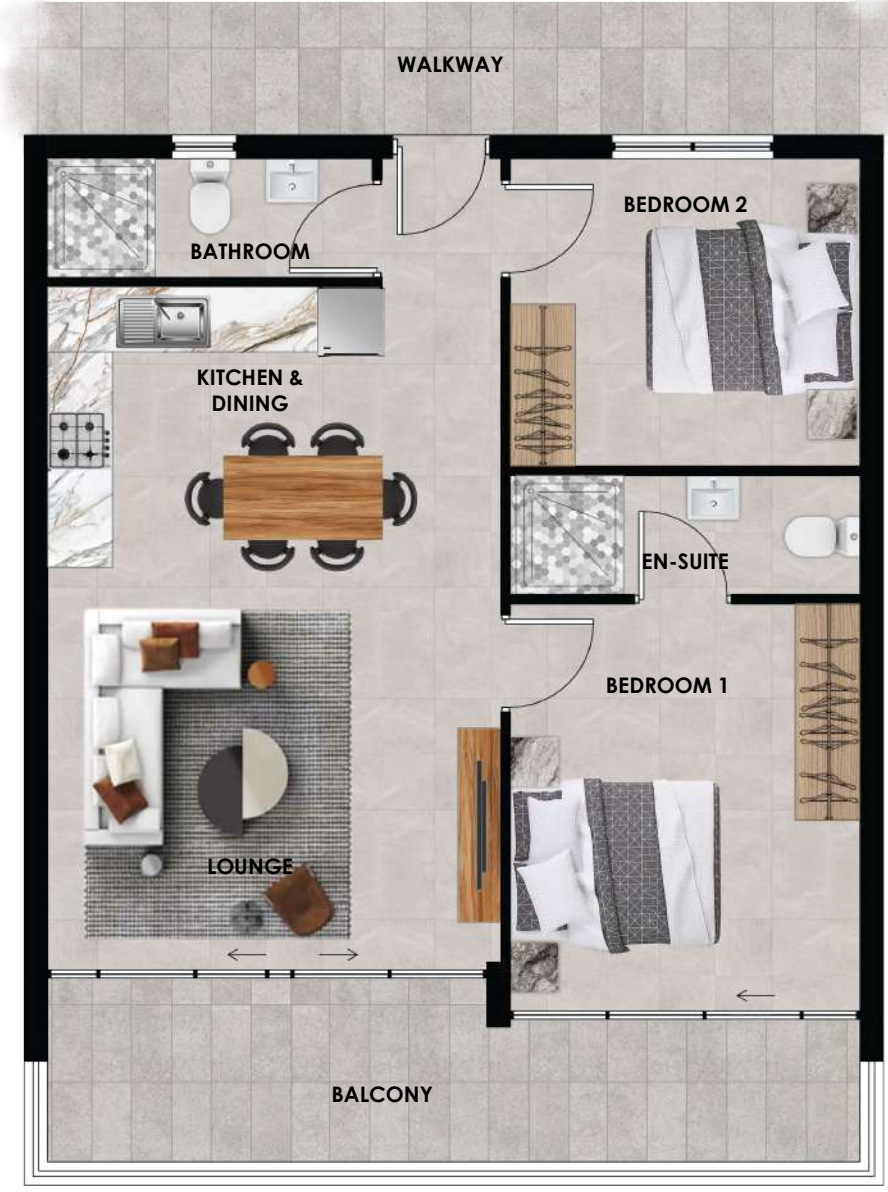
UNIT  
BALCONY  
TOTAL AREA

61 SQ.M.  
07 SQ.M.  
68 SQ.M.

OPEN PLAN LIVING  
KITCHEN & DINING  
LOUNGE  
BALCONY  
BEDROOM 1  
EN-SUITE  
BEDROOM 2  
BATHROOM

# THE ADDRESS 2

ON BOULEVARD



UNIT  
TYPE  
**C**

2 BED  
2 BATH

FIRST FLOOR 103  
SECOND FLOOR 203



UNIT 61 SQ.M.  
BALCONY 11 SQ.M.  
**TOTAL AREA 72 SQ.M.**

- OPEN PLAN LIVING
- KITCHEN & DINING
- LOUNGE
- BALCONY
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BATHROOM

# THE ADDRESS 2

ON BOULEVARD



UNIT  
TYPE

D

2 BED  
2 BATH

FIRST FLOOR 106  
SECOND FLOOR 206



UNIT 61 SQ.M.  
BALCONY 07 SQ.M.  
TOTAL AREA 68 SQ.M.

OPEN PLAN LIVING  
KITCHEN & DINING  
LOUNGE  
BALCONY  
BEDROOM 1  
EN-SUITE  
BEDROOM 2  
BATHROOM

# THE ADDRESS 2

ON BOULEVARD



UNIT  
TYPE

E

2 BED  
2 BATH

FIRST FLOOR 107  
SECOND FLOOR 207



UNIT 61 SQ.M.  
BALCONY 07 SQ.M.  
TOTAL AREA 68 SQ.M.

OPEN PLAN LIVING  
KITCHEN & DINING  
LOUNGE  
BALCONY  
BEDROOM 1  
EN-SUITE  
BEDROOM 2  
BATHROOM

# THE ADDRESS 2

ON BOULEVARD



3D VIEWS

# THE ADDRESS 2 ON BOULEVARD



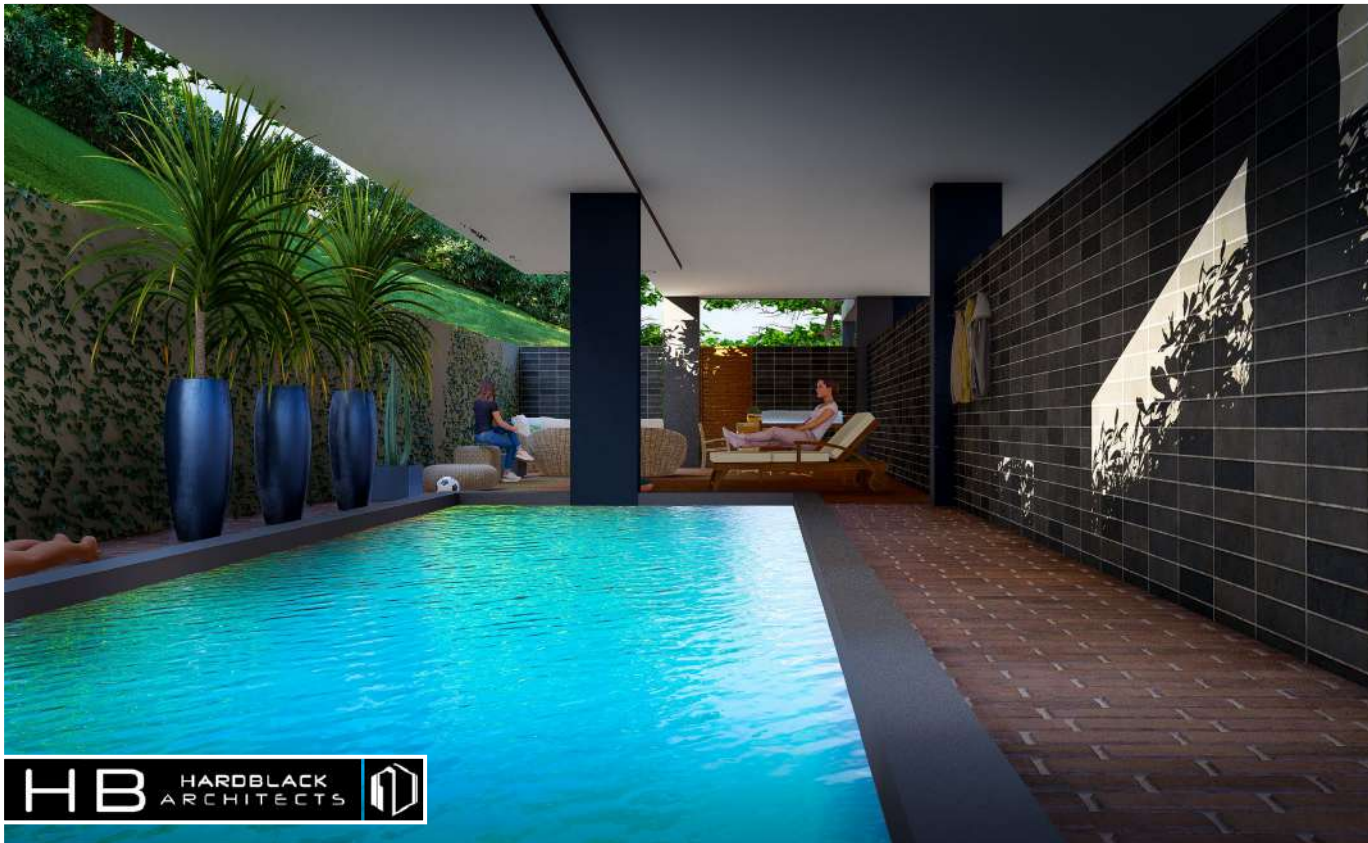
3D VIEWS

# THE ADDRESS 2 ON BOULEVARD



3D VIEWS

# THE ADDRESS 2 ON BOULEVARD



**HB** HARDBLACK ARCHITECTS



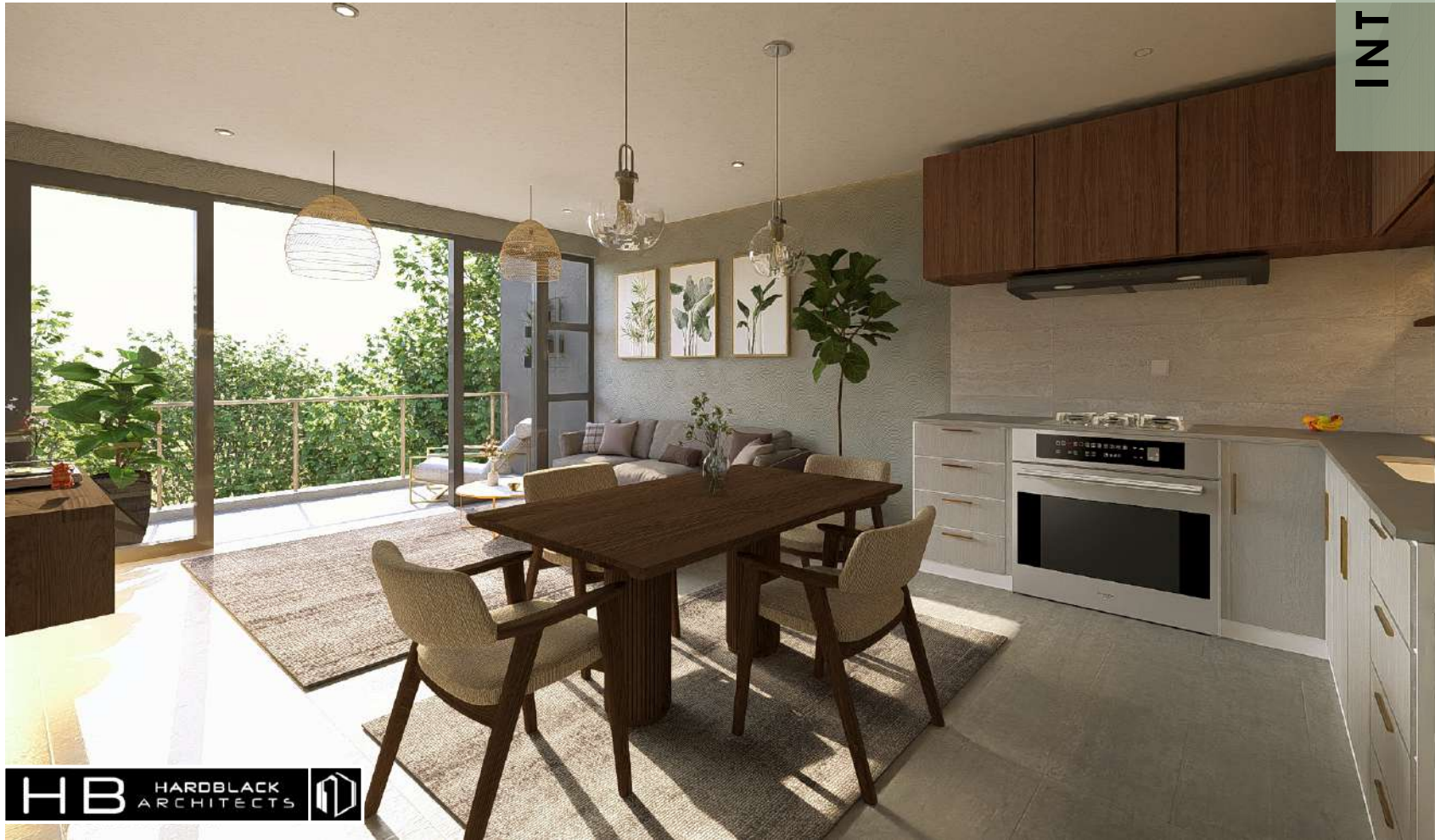
3D VIEWS

# THE ADDRESS 2 ON BOULEVARD



INTERIORS

# THE ADDRESS 2 ON BOULEVARD



**HB** HARDBLACK ARCHITECTS

INTERIORS

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INTERIORS

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INTERIORS

## FLOORS

### **Entrances, living rooms, bedrooms, bathrooms, balconies and kitchens.**

- 600 x 600 Tiles, as per the Architects spec.

### **Shower Floors**

- Tiles, as per the Architects spec.

### **External Decking**

- Balau decking

## SKIRTING

- Timber skirting painted to Architects specification.

## WALLS

- External walls plaster and painted using Plascon or equivalent, colour per Architects spec.
- Internal walls one coat skim plaster over & above first coat plaster
- Bathrooms - Tiles to showers & vanity walls, as per Architects spec.

## SOFFITS

- Soffits generally internally - Skimmed and painted rhino board soffits with shadow line cornice.
- Soffits on Balconies & Walkways- Plastered soffits finished with appropriate paint
- Soffits in parking garages - Rubbed down concrete

## WINDOWS AND DOORS

- Aluminium external Doors & Windows - as per Architects detail powder coated finish.
- Internal - 2,1m high, with semi-solid flat faced to Architects spec., finished off with appropriate paint.

## IRONMONEY AND DOOR FURNITURE

- External - Aluminium with cylinder lockset.
- Internal - Aluminium with cylinder lockset.

## PLUMBING AND SANITARY WARE

### **BASIN**

- Porcelain Basin (or similar approved), sit on
- Grohe mixer (Or similar approved)

### **WC**

- Geberit WC wall hung. (Or similar approved)

### **SHOWER**

- Grohe mixer, rose & trap. (Or similar approved)
- Safety glass clear screen / door as required.

## ACCESSORIES

### **Each bathroom:**

- 1 x shower soap dish
- 1 x TRH / Toilet
- 1 x double towel rail
- 1 x hand towel ring

### **KITCHEN**

- Stainless steel double bowl sink with single drainer. (Or similar approved)
- Grohe kitchen mixer with high spout. (Or similar approved)

### **PLUMBING PROVISION FOR APPLIANCES**

- Provision made in kitchen for water supply and waste outlet only, to washing machine, dishwasher and fridge.

## **HOT WATER CYLINDERS**

- 1 x 30 litre gas geyser per 2-bedroom apartment
- 1 x 16 litre gas geyser (1-bedroom apartments only)

## **KITCHEN, BIC's, VANITY CUPBOARDS AND GRANITE TOPS**

### **KITCHEN**

- Kitchen Cupboards – MelaWood Timber (or equivalent)
- Kitchen Counter Tops – Engineered Stone
- Architect Specified Handles

**NOTE:** Items shown on kitchen visuals which are **NOT INCLUDED:** Fridge, washing machine, dishwasher, microwave, bar stools. Kitchen appliances included are recorded below.

### **BEDROOMS**

- Built-In cupboards – MelaWood Timber (or equivalent)
- Architect Specified Handles

### **BATHROOMS**

- Floating vanity unit – MelaWood Timber (or equivalent)
- Vanity tops - Engineered Stone

## **KITCHEN APPLIANCES**

**Defy** (Or similar approved)

- Brushed steel, multifunction electric oven (under-counter)
- 4 Plate Electrical Hob

## **ELECTRICAL**

- Downlights, plugs and light switches, allowed per unit.
- Lights to be recessed, down lighters in suspended ceilings.
- Fiber compatible
- DSTV compatible

## **AIR-CONDITIONING AND EXTRACTOR**

- First Fix for Split units to 2-Bedroom units
- Fitment of physical AC units optional
- Extractors included for within bathrooms where necessary (i.e.: bathrooms with no windows)

## **EXTERNAL AREAS**

- External and undercover roadways to be asphalt
- External finish to be wood float plaster with Architects specification in colours and textures.
- Balustrading - 0,5m high Glass balustrading and handrail where applicable applied to all units
- Water Meter per unit

**NOTE:**

*The Developers reserve the right to change any of the items listed in this schedule for another equal or similar in quality.*