



# The Reeds at Balgowan™

HOMES IN HARMONY WITH NATURE

## BACKGROUND FACTS

The Reeds at Balgowan nature estate development is now infrastructure ready and open to both building stand and model home purchase. It features:

- Breakthrough, award-winning, eco-friendly home designs that challenge architectural traditions and colonial values in The Midlands of South Africa.
- Original concept created by California architect and South African expatriate Stan Field, who was schooled at the University of Cape Town.
- Design localization and construction optimization done by Marita Nell of Elements Architecture, the site architect and a green building innovator at Stellenbosch University.
- High-end estate homes that sit in harmony with nature just minutes from the N3 highway at Balgowan and very close to the well-known Boshhoek Golf Estate near Curry's Post.
- Set on a pristine KwaZulu nature-preserve with inspiring forest, dam and mountain vista outlooks in the heart of The Midlands Meander, a relatively easy drive from both Durban (90 minutes) and Johannesburg.
- Bold, contemporary styling and clean, modern aesthetics that will appeal to urban transplants seeking a rural refuge. Close to South Africa's best private schools (Michaelhouse, Hilton College, Cowan House, St. Anne's Diocesan College).
- Eco-friendly, low profile footprint blends into the landscape and maximizes outdoor living in an enervating climate and peaceful, secure retreat location.
- Ideal for those seeking luxury living, combined with an active, outdoor lifestyle; close to the Drakensberg Mountains (the highest mountain range in South Africa), freshwater fishing, horse back riding, birding, as well as mountain bike and hiking trails.
- Unique site footprint, spectacular high-ceilinged interior, refined and elegant finishing, as well as tasteful furnishings, artwork and aesthetics are a feature of the first model home.
- Expansive indoor space and outdoor deck and entertainment areas with over 200 square meters of decking and 380 square meters of spacious living.
- Extensive use of local materials, including stone, glass, concrete, steel, as well as African Panga-Panga (interiors) and South American Balau woods (decks).
- Luxury interior fittings, large sliding doors and shutters, as well as energy efficient appliances combined with in-floor heating powered by solar roof panels.

## The Nature Estate:

- Not fenced to allow natural migration and movement of wildlife; all services underground to maintain the integrity of the natural setting.
- Excellent security provided by topography and geo-setting supplemented by fully staffed security gatehouse, motion detection systems, and armed, rapid response security patrols.
- Architectural guidelines protect the indigenous forests on, and adjoining, the estate, as well as visual integrity of The Midlands landscape, especially the hills overlooking Balgowan Valley.
- Excellent water quality from aquifers and spring supplying the dams; boreholes, storage tanks and new regional water line ensure water supply to homes on the estate.



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## Green Building Ethos:

- Structure is designed to be cool in summer by preventing the sun to enter the spaces during the day. Cross-ventilation allows summer breeze to flow over the interior cement floor (Cemcrete), cooling the air as it moves through the space and eliminating the need for air conditioning.
- Large floor-to-ceiling, adjustable shutters act as an additional control mechanism to direct airflow and block out or allow sun into the home as needed.
- Home architecture allows solar light and warmth penetration deep into the living spaces during winter days, heating up the well-insulated cement floor, which then warms the house during the night.
- Passive heating mechanism will assist the radiant, under-floor heating system (water circulating in under-floor pipes heated by an energy efficient heat pump and solar roof panels).
- High ceilings insulated with accredited sustainable material made from recycled plastic bottles further assist the passive heating and cooling mechanism described above.
- Hot water supply for the house is powered by solar power; water line length from geyser to bathrooms and kitchen was minimized in distance to ensure efficient delivery of hot water and minimize water wastage.
- Energy efficient lighting throughout the house, as well as latest technology in energy efficient appliances including energy saving gas/electric stove.
- Low maintenance environmentally friendly exterior finishes; where possible construction material was sourced from the immediate area. This includes stone cladding sourced from a quarry nearby, reed ceilings under roof projections harvested from the area, and concrete used in the structure left natural and sealed, not painted.

## Interior Aesthetics:

- All timber furniture manufactured from African hardwoods sourced from sustainable, managed forests (Forest Stewardship Council).
- External furniture made from recycled materials and recycled plastics manufactured in the area.
- Interior accessories and fittings mainly purchased from craftsmen and designers in The Midlands Meander, and are made from local and natural materials found in South Africa.
- All art is being acquired from local artists, photographers and craftsmen.
- Interior fittings, furniture, linens, carpets, rugs, tapestries and kitchenware come from tribal, traditional and modern design studios, weavers and custom manufacturers based in KwaZulu and other parts of South Africa.

## Pricing:

- Prices range from R1.6 million to R1.8 million; the fully furnished model home is on the market for R7.2 million (plus VAT) and plans are available for construction of other uniquely situated homes on the eight remaining lots.