



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 R1.7 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.