



WEAVER CREEK

Serene modern living





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PARKLAND SERENITY IN THE HEART OF BROADACRES.



The southern masked weaver, or African masked weaver, is a resident breeding bird species common throughout southern Africa.



A Cocoon of Carefree Living

From the developers of Kingfisher creek, Lumal Projects, comes a new residential estate development in the heart of Broadacres – Weaver Creek.

Offering its residents an oasis of calm from the hustle and bustle, each of the 51, full-title, freestanding homes come in a range of configurations designed to meet a family's every need.

Featuring modern design, with a focus on energy efficiency and low maintenance, Weaver Creek strikes a balance between clean lines and functionality, delivering a home that is as stylish as it is comfortable.

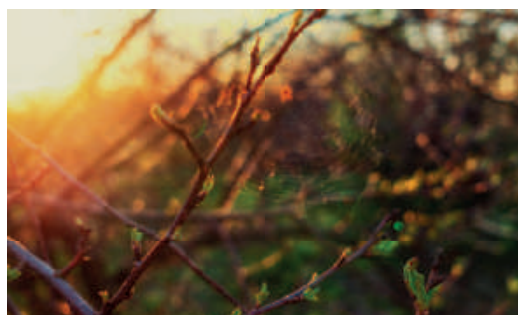
As part of the “Cocoon of Carefree Living” Weaver Creek addresses some of the key service delivery challenges facing South Africans today. All properties come fitted with a water back up system and access to a supply of filtered water from a central borehole system. This will reduce monthly water charges as well as protecting residents from any water outages that may occur. Purchasers can opt to include a state of the art solar back up system which will significantly reduce their electrical bill while also shielding them from the headaches of load shedding. As the system can be included as part of the purchase price, this can be cost effectively financed via the purchaser's home loan.

PARKLAND AND INDIGENOUS GARDENS

Boasting nearly an acre of parkland and indigenous gardens, Weaver Creek combines the benefits of an urban lifestyle with the tranquillity that comes with living alongside a greenbelt.



Artist's impression of the rehabilitation of the natural green belt and parkland buffering the development from Frederick Road



A generous parkland welcomes the visitor to Weaver Creek, providing space for family fun, or simply to unwind and soak up the natural splendour of the surrounds.

The parkland and channel system are home to a rich variety of bird species, such as the elusive kingfisher, guinea-fowl, cormorant, lapwing, and bishop.

Weaver Creek provides residents the freedom to enjoy a natural outdoor space with a wholesome family environment.



Weaver Creek is sensitively designed with particular focus on minimising its environmental impact. Eco-conscious building practises are a cornerstone of the development, ensuring the integrity of the natural surrounds and reducing its overall footprint.

Particular attention is given to the green spaces within the estate and, as such, investment has been made into the landscaping and sourcing of larger trees and indigenous flora to provide a more established feel from the onset.



PRIME POSITION

Weaver Creek is centrally situated between the vibrant hubs of the greater Broadacres and Fourways localities, and blends inner-city convenience with suburban serenity. Positioned within easy access of William Nicol Drive and Cedar Road, Weaver Creek affords its residents access to a range of world-class shopping and dining experiences, as well as excellent schools and medical facilities in close proximity.



As one of Johannesburg's fastest growing commercial and residential nodes, Fourways is centrally located along the main arterial roads and Gautrain bus routes, in addition to future access to the Gautrain station. With Lanseria Airport a short commute away, this area is a prime location for those needing to find a balance between work and a home retreat.



Fourways has long been one of the fastest growing residential zones in the country. The newly refurbished Fourways Mall which is officially the largest mall in Southern Africa, lies within a 3km radius.



The surrounding infrastructure development indicates that the Fourways precinct is an important developing node and an investment in the area is likely to see a favourable return.

1. Buckets & Books Preschool
2. Broadacres Academy
3. Fourways Gardens Spar Centre
4. Broadacres Virgin Active
5. Broadacres Shopping Centre
6. Shop Steyn City
7. Dainfern Golf Club
8. Dainfern College
9. Makro
10. Dainfern Square
11. Dainfern Virgin Active

12. Palm Gardens Vet
13. Life Hospital
14. Cedar Square
15. Fourways Mall
16. Leaping Frog Centre
17. Builders Warehouse
18. Fourways Crossing
19. Pineslopes Shopping
20. Future Gautrain Station
21. Montecasino
22. Fourways High





The artist representations and interior decorations, fittings and finishes are provided for illustrative purposes only.

ARCHITECTURAL PHILOSOPHY

Much like the birds who inspired the name, Weaver Creek presents the epitome of meticulous construction. In constant pursuit of perfection, the weaver will work tirelessly to ensure that its nest is imperishable and can withstand the elements, casting aside shells that do not match their exacting standards. This design philosophy is reflected in each of the individual stands, which have been thoughtfully planned and constructed. By maximising the space of every residence, amplifying the natural light, and employing hard-wearing, low maintenance materials, Weaver Creek provides a home that is not only in harmony with its natural environment, but built to last.

On approach, one is greeted by the striking high-contrast colour treatment, artfully highlighting the architectural elements of the home, and further accentuating the natural hues of its surrounds. Each unit is set off the road by an automated garage, providing direct access to the home.



The Weaver Creek home is characterised by open-planned living, allowing a natural flow from the generous living space into the dining area, and luxuriously appointed kitchen with integrated SMEG appliances. A large centre island commands the area providing additional seating and preparation space – ideal for the entertainer. The living areas transition seamlessly, by way of stackable doors, to the covered patio area with built-in braai overlooking the fully contained and private, pet-friendly garden.

Lending itself to the overall sense of space and light is the glass balustraded staircase that leads to the second-story bedrooms and bathroom spaces. Top floor designs come in a choice of layouts including: 3 bedroom, 3 bedroom pajama lounge and 4 bedroom configurations. The high standard of quality is retained in the sanitary fittings and finishes, Traviata flooring, and built-in closets in all bedrooms.

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QUALITY FINISH



Using high quality finishes and expert craftsmanship, Weaver Creek also offers homeowners a further opportunity to put their individual stamp on the home. Specially curated by Lumal Projects' in-house design team, new owners have a choice of finishing palettes encompassing elements from kitchen finishes, light fixtures to flooring options. The result is a tasteful rendering that is uniquely yours. The kitchen design encompasses quality built-in SMEG appliances, including oven and gas hob, microwave, and fully integrated fridge-freezer. Each unit also includes a range of luxury fittings such as glass balustrades, stackable doors, and an oversized main shower.



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SUSTAINABLE LIVING

All properties come fitted with a water back up system and access to a supply of filtered water from a central borehole system, reducing the usage from Joburg water.

Purchasers can also opt to include a state of the art solar back up system to reduce their demand from the grid and coal power. This can be added to the sale price and financed by home loan where required.





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SITE PLAN

Each of these 51 residences have been carefully designed to take full advantage of the individual plots, whilst retaining breathing space between the dwellings. Smart landscaping and considered placement provide enhanced privacy from the neighbours, whilst interior spaces have been maximised to eliminate wasted space.

SECURITY

A secure and safe lifestyle is the cornerstone of Weaver Creek. As a standard, access to the estate is controlled by a dedicated and highly trained team of security personnel, offering 24/7 patrols. Perimeters are monitored via mounted CCTV cameras and secured with electric fencing atop the boundary walls.

UNIQUE BUYING OPTIONS

Investing in a home takes careful financial consideration. For many first-time buyers, saving for a deposit or navigating through the costly processes of buying off plan, seems daunting and unattainable. Lumal Projects has eliminated these challenges by delaying transfer of the home until completion. This means that instead of applying for a building loan, buyers can apply for a standard home loan benefitting from its lower rates and deposit requirements. Furthermore, buyers do not have to cover the costs of levies, rates, and financing over the build period – leading to even greater savings.

FREDERICK ROAD



FLOOR PLAN

TYPE A



Type A	
Ground Floor Area	104.6 - 106.0m2
Louvered Patio	11.25m2
First Floor Area	76.2 - 77.2m2
Open Balcony	4m2
Total Area	192.05 - 194.45m2
ERF Size	226 - 231m2



3 Bedroom pyjama lounge



3 Bedroom



4 Bedroom

FLOOR PLAN

TYPE B



Type B	
Ground Floor Area	106.0 - 107.0m2
Louvered Patio	13.5m2
First Floor Area	74.2 - 77.2m2
Open Balcony	4m2
Total Area	194.3 - 196.7m2
ERF Size	228 - 240m2



3 Bedroom pyjama lounge



3 Bedroom



4 Bedroom

SALES

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Lumal Projects is a family owned, residential property developer with a history stretching back to 1970. A few years after its establishment, Lumal was approached by, the then United Building Society (now part of ABSA), to design and build over 100 houses for their development section.

Lumal continued to move onto bigger developments, both sectional title and cluster. During this time Lumal developed a reputation for quality construction and an unwillingness to compromise on materials, resulting in Lumal-built homes to resell at a premium. In recent years, Lumal has been operating in Waterfall Estate producing high-end houses.

Its latest offering of Weaver Creek, and its sister development, Kingfisher Creek, incorporates many of the aspects that this luxury sector demands. Investing in a Lumal development you will benefit from:

- An experienced, qualified team that oversees the day-to-day construction to ensure the highest quality end product.
- A developer with a long-term commitment to being in the industry, our past projects are our best advertisement.
- A deep level of thought that goes into our designs which maximises the liveability of the finished homes.
- Practical experience with green technologies which enables you to benefit from the lower living costs and greater comfort that these technologies provide.

www.lumal.co.za



The management of the business have dedicated their careers to property and have extensive experience. The business is managed by Kent and Raquel Gush. Kent formed his own business, Uptown Houses in 1986 where it specialised in the sale of sectional title units in the North-west of Johannesburg. With a need to grow, Arndt and Gush Property Brokers was formed in 1991 where Kent ran and managed the business until joining Montagu Property Group in January 1998 as the Marketing Director and partner.

Raquel joined Montagu Property Group in 1999 where her primary focus was the sale of vacant land and building contracts at Cedar Lakes where she successfully completed the sale of the development within four years of the initial launch. Her involvement extended to the successful launch and sale of Katherine Quay, The Emperor and Jackal Creek.

A change in focus and strategic direction resulted in Raquel starting an internal mortgage origination business in conjunction with Bond Choice as a value-added service to the Montagu Property Group. Pursuant to fulfil their dream and establish a unique brand Kent and Raquel left Montagu in late 2009, after 12 wonderful years, to form Kent Gush Properties. We see Kent Gush Properties as a specialised boutique real estate company that is a recognised market leader in the consulting, sales, marketing, and administration of residential developments.

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