The brown-hooded kingfisher is a regular sight in the Fourways vicinity, drawn to naturally wooded and stream areas.

MODERN HOMES ALONG A QUIET CREEK GREENBELT
A peaceful refuge - **Kingfisher Creek** is a serene new cluster of homes positioned along the natural creek greenbelt that meanders through the suburb of Kengies in Fourways. The development is also positioned off a loop road, adding to the sense of ‘retreat’ within an ever growing and bustling suburb.
The real attraction to this site is the regeneration of a creek greenbelt that enjoys the company of a variety of bird species and even the lesser spotted otter. Pedestrian paths along the edge of the creek provide a relaxing stretch of outdoor walkways to escape to for both young and old.
Green space is becoming scarce and the rehabilitation and preservation of the creek area provides a unique area for residents to walk and spend time outside. The greenbelt covers a total area of nearly an acre (3 842m²) and will remain natural, rejuvenated greenbelt parkland.

As part of restoring the natural creek greenbelt, a wider variety of indigenous and endemic trees, shrubs and wetland vegetation will be planted. This will have a double benefit in the form of water efficiency and the attraction of the indigenous bird life.
Kingfisher Creek is centrally positioned between Broadacres and the Fourways CBD - approximately a kilometer or two in each direction - with easy access to both Cedar Road and William Nicol drive. Other important facilities such as Life Clinic and a range of early years centres and prep schools are easily accessible, making the area a prime position of growing families.

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.

Key Points:
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
MODERN SIMPLICITY

Kingfisher Creek is developed with pride. There is much care and attention invested in ensuring that all good quality building materials are used to respectfully compliment the clean and simple contemporary architecture.
A range of luxury fittings such as glass balustrades accompany quality integrated SMEG appliances, including oven and gas hob, microwave and fully integrated fridge-freezer. The level of detailing and luxury finishing is unmatched within the comparative market offering.

For more on available fittings and finishes, please refer to page 22
The standard of quality is retained in the sanitary fittings and finishes. Wall hung toilets are fitted in a separate downstairs guest toilet as well as in the upstairs bathrooms. A generously sized main bedroom features a walk-in closet (in most of the homes) and an en-suite bathroom. All the upstairs bedrooms have built-in closets.
The site is split in two by the creek greenbelt and connected with a stone bridge and walkway. Homes along the creek have their outdoor living areas facing onto the creek and separated by a Clearview fence to maximize the natural surround.

An outstanding architectural feature of the estate is the wide variety of different home types and layouts. The result of this is that the footprint of the home optimizes the layout of the designated stand.
LUXURY FINISH*

FLOORING AND SKIRTING
Interior Floor Tiles:
60x60 Ceramic tiles
Exterior Floor Tiles:
matching non-slip tiles
Bathroom Floors:
60x60 Ceramic tiles
Shower Floors:
Mosaics 48mmx48mm

BATHROOMS
Built-in Bath:
Libra Elegenica 1800 x 800
Toilet: Concealed cistern with wall hung pan
Accessories: Nero Range toilet roll holder, towel rail, robe hook
Mirrors: Nero round mirror, black

Bedroom and BIC floors:
ArtFloor Urban laminate with silent underlay
Shower and Bath Taps:
A choice of feature tiles for shower walls and around bath
Internal Skirting:
Light grey wooden painted skirting
Bathroom Skirting:
The skirting to match floor

KITCHEN
Kitchen units cupboard finish and colour choices:
1. Dust Colours:
   Berlin Grey and White
2. High Gloss Colours:
   White and Storm Grey
3. Wood-look Colours:
   Soyabeen or Stained
Kitchen Counter Finish:
ProQuartz Premier Range in Platinum Grey and/or Speckle White

Kitchen Sink:
SMEG Omni double bowl sink
Kitchen Taps and Mixers:
Blue Tide Bay sink mixer

APPLIANCES
Sleek built-in appliances from the SMEG Classic range include:
Hob:
SMEG integrated gas hob (enabled cooking even during load shedding)
Extractor:
SMEG integrated telescopic 60cm extractor fan
Oven:
SMEG integrated classic 66cm eye level oven
Microwave:
SMEG integrated classic 25 litre microwave
Fridge-Freezer:
SMEG Integrated fridge-freezer

Dishwasher:
SMEG - silver
Combi Washer-Dryer:
SMEG 60cm combi washer 7kg / dryer 4kg - silver
Washing Machine:
SMEG - silver
Tumble Dryer:
SMEG - silver

*Subject to change and availability during the time of construction
**LIGTHS AND ELECTRICAL**

**Stairwell Feature Light – wide staircase options:**
1. Large Prism Cage Fitting
2. Glass Fitting
3. Wood Fitting

**Stairwell Feature Light – narrow staircase options:**
1. Small Cage Fitting with 3 drops
2. Glass Fitting with 3 drops
3. Wood Fitting

**Dining Room Feature Light:**
1. Large Prism Cage
2. Small Cage Fitting with 3 drops
3. Glass or Wood Fitting

**External Wall Lights**

**Down lighters:**
- LED Panel Downlight 6W Round 105mm

**Lights Scullery and Garage:**
- 600mm FTL700 LED

**Electrical switches and plugs:**
- Schneider S2000
- Fibre ready

**OTHER FINISHING DETAILS**

**Staircase Balustrades**
- 50mm stainless steel posts with 8mm toughened safety glass

**Front Door:**
- Marine ply - horizontal slatted contemporary design painted dark colour in most colour schemes

**Internal Doors:**
- Semi-solid wooden doors with horizontal slatted contemporary design. Doors will be painted light grey.

**Ceilings:**
- Downstairs: Soffit Slab with Namastyle ST2 cornices
- Upstairs: Dropped ceilings with shadow line

**Ironmongery**
- Handles: Calini Stainless Steel Lever Handle on Rose IW1045
- Internal Locks: Ironware 76mm SABS vari lever sash lock
- Hinges: Ironware 100*76*3mm 4bb butt hinges

**Aluminium Doors and Windows:**
- 38mm Casement - charcoal Anodised Aluminium
- Glazing as per schedule

**Garage Doors:**
- Flat panelled automated Chromoweld garage doors - colour - charcoal

**Braai:**
- Homefires 700 Built in Braai

**Garden Gate:**
- Charcoal De-Fence gate

**Landsceped Garden:**
- Lawn and beds with Indigenous shrubs & ground covers. PLUS 2x 40l indigenous trees and an automated irrigation system

**Yards and Driveways:**
- Grey cobbled paving

**Water Heating:**
- Geysers – 2x 26L Paloma gas geyser

**UPGRADE OPTIONS**

**Electrical Back-up Options:**
- 5kw inverter with batteries and with or without solar panels
- 1000 litre buffer tank system

*Subject to change and availability during the time of construction*
Lumal Projects is a family owned, residential property developer with a history stretching back to 1970. A few years after their establishment, Lumal were approached by the then United Building Society (Now part of Absa) to design and build over 100 houses for their development section. Thereafter Lumal moved on to bigger developments, both sectional title and cluster. During this time Lumal developed a reputation for quality of construction and an unwillingness to compromise on materials which enabled Lumal built homes to resell at a premium.

Over the past few years Lumal has been operating in Waterfall Estate on high end houses, and the development of Kingfisher Creek incorporates many of the aspects that this luxury sector requires. 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.

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 4 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 fulfill 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.

www.lumal.co.za
www.kentgush.co.za