



HELDERFONTEIN

ESTATE





Helderfontein Estate

Residents of Helderfontein Estate have embraced a unique duality between country living and a cosmopolitan suburbia. This is one of the prime secure lifestyle estates located along William Nicol Drive in Fourways, adjacent to Steyn City and Dainfern Golf Course. Within its gradual slopes, flows the ever rambling Jukskei River, showcasing some of the most magnificent flora on its embankments. Several shopping centres, including Dainfern Square and the newly completed Fourways Mall, are located in the immediate vicinity. Helderfontein Estate has its own prestigious school, Reddam House Helderfontein, which is internationally recognised. Purchasers may use their own architects and contractors to design and construct their dream home with a “green” approach to uniquely South African architecture. The four cornerstones of this estate are: state-of-the-art security measures, a “green” consciousness, uniquely South African design and an unparalleled quality of life.



Lifestyle Facilities

Helderfontein Estate was conceptualised as a healthy, wholesome environment where the facilities are conducive to a safe, family-friendly lifestyle. This estate offers resident families a wide variety of leisure outdoor activities, ranging from walking and cycling trails through indigenous landscaping, children's play parks with picnic spots, and catch-to-release fishing dams. The estate boasts two clubhouses, the smaller Riverside Clubhouse and the main Lifestyle Centre. The latter consists of a comprehensive double-storey gym and restaurant with boardrooms and meeting rooms and pause areas that can be booked out. Both of these clubhouses have swimming pools and are available exclusively for residents of the development. The development is a haven for nature enthusiasts, with many sightings of rare bird species. The intention is for residents to enjoy an unparalleled quality of life by focussing on their lifestyle rather than being concerned about the well-being, safety and security of loved-ones.



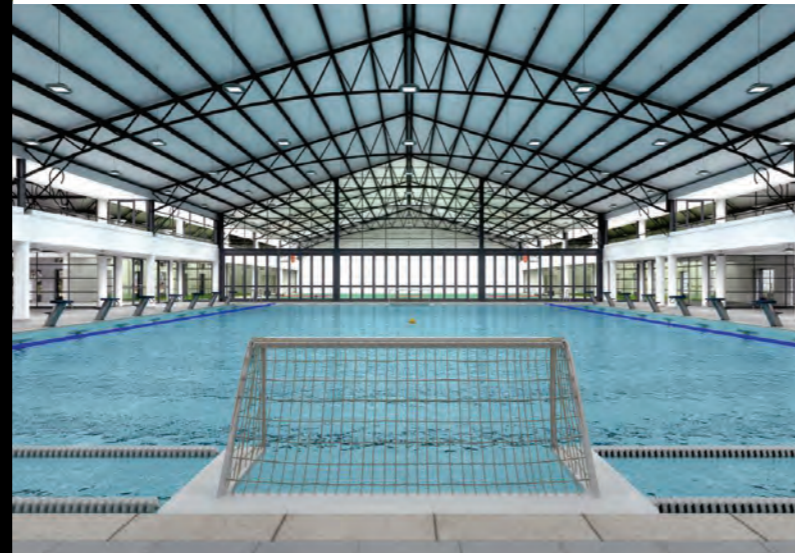


-  Gatehouses
-  Helderfontein Lifestyle Centre
-  Riverside Clubhouse
-  Reddam House Helderfontein
-  Fishing Dams



Reddam House

The Reddam House Helderfontein campus opened its doors in January 2017 and is geared to accommodate students ranging from 1 year old to Grade 12, with Boarding facilities from high school onwards. Affiliated to the Independent Examinations Board (IEB) and offering a diverse, stimulating subject selection - this facility has some of the country's most dynamic and experienced teachers. These teachers work together to formulate the possible directions of a provocation, the materials needed, and possible community support and involvement. The layout of the physical space at Reddam House Helderfontein has been designed to encourage choices, problem solving and exploration. At the boarding facilities, students can reside in boutique-style rooms, complete with en-suite facilities, private study areas, and concierge services. Reddam House Helderfontein has a unique Sports Centre, which includes an indoor heated pool and a 'small child' pool, multipurpose playing surface and cricket nets, fully equipped with bathrooms and shower facilities. This optimal training environment caters to a range of different sports.



Environmental Consciousness

Residents of Helderfontein Estate have adopted a "greener" lifestyle through many different strategies. One of the most cost effective methods to ensure a reduced carbon footprint, is passive climatic design of home dwellings. This entails the clever design and layout of a home within its environment to reduce the need for heating during winter, and cooling during summer months. Filled with immense natural beauty, the riverbanks and dams running through the estate boast some of the finest bird and tree populations in Johannesburg. Research has shown that indigenous plants are much more frost resistant and better adapted to our unique Highveld climate than exotic species. In most cases, they need only 10% of the water required by their exotic counterparts and they attract a wide selection of bird- and insect life. The horticultural strategy at Helderfontein Estate is to attract and feed birds throughout the year by planting a wide selection of indigenous nectar- and berry-bearing specimens.



Estate Security


Security is one of the cornerstones of Helderfontein Estate and is designed to provide a sense of personal freedom and expression while maintaining tight measures for all resident families. Security is managed at the highest level, with state-of-the-art CCTV, thermal imaging cameras and access control systems, supported by highly trained and motivated staff. These systems are integrated, both effectively and aesthetically, into the lifestyle of the residents so as to be non-intrusive, yet highly visible to the outside world. The aim is to prevent an intrusion from occurring in the first place. As a standard, access to Helderfontein Estate is controlled 24 hours a day by highly trained, courteous security personnel. Perimeters are secured by walls, topped with electric fencing and mounted CCTV cameras, in addition to being frequently patrolled. At Helderfontein Estate, quality of life is enhanced through a sense of comfort and peace of mind - especially when it comes to security matters.




Architectural Guidelines

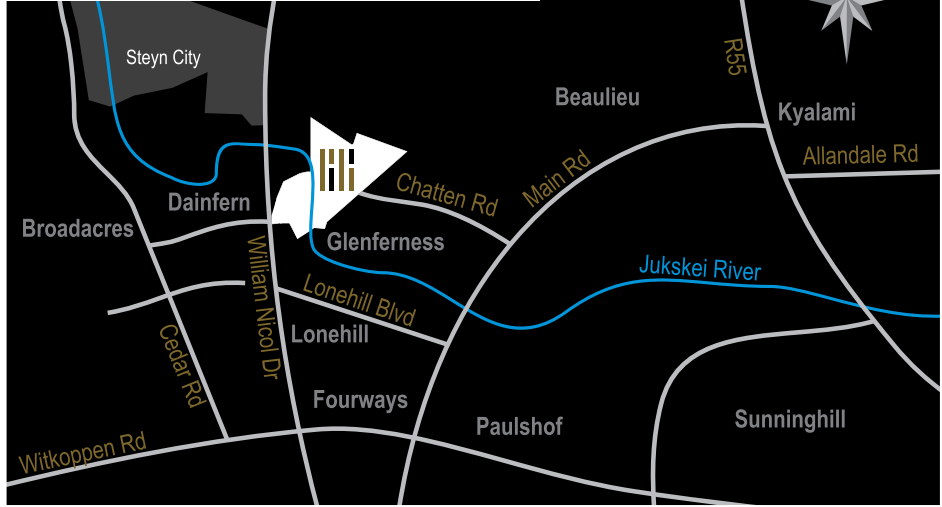
Purchasers have the freedom to design and construct their own homes and therefore the goal of these guidelines is to provide flexibility and diversity of choice, while ensuring overall aesthetic harmony and high standards within Helderfontein Estate. The guidelines embrace design styles that reflect both classical and contemporary interpretations of a Highveld vernacular such as farmhouses, barns, manor houses and sheds. It encourages the use of materials such as wood, stone and concrete in their natural state. Apart from being low maintenance, and blending harmoniously with the striking indigenous landscaping, these will improve as the building matures over time.






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