

Discover MIDSTREAM ESTATES



20/20 Reasons to become a part of Midstream

1. Central location

Midstream is situated halfway between Sandton and Centurion, close to the SA Mint. The Estate has been in existence for 17 years and houses more than 5800 homes.

2. Security is top priority

Midstream boasts a unique combination of security and functions that has led to an excellent security-record. Security functions include 50km long, 5m wide double security wall around the estate, a double entrance-control system, as well as 24/7 internal foot patrols. Furthermore, a number plate recognition system monitors all vehicles going in and out of Midstream.



Retire@Midstream Main Building with fish ponds in foreground, and Midstream MediClinic in the background.

3. Outstanding schools on your doorstep

Three baby houses and three primary schools, with the motto "Learn to Play", ensure convenient educational opportunities for young professionals and families. The two primary schools are parallel medium and excel academically, on the sport fields and in the cultural arena. The high school, that have obtained a fantastic reputation over the past 10 years, boasted a 100% pass rate and a total of 512 distinctions in 2019 and excel in sports like athletics, cricket, swimming, rugby and mountain biking.

4. Medical Facilities inside the estate

The Mediclinic Hospital in Midstream is a flagship development for this international group. This hospital is supported by the nearby medical park, an oncology- and radiation centre, nuclear medicine practice, dialysis facility and a number of pathology laboratories. Cure Day Hospital, a step-down centre, the local medical practice, two pharmacies, bio-kineticists and physiotherapy practices the support the other medical services. A frail care facility, as well as a dementia facility contributes to the quality of living of the residents of Retire@Midstream. A 24/7 paramedic service is in place, exclusive to Midstream residents and their guests.

5. Variety of housing options

Houses ranging between R2,5m and R20m, luxury 2- and 3-bedroom apartment units between R2,8m and R5,4m, and single-to 3-bedroom retirement units between R1,5m and R4m are available. Midstream has an active real estate market with more than 422 houses, with a combined value of R1,413 billion, receiving new owners in 2019. These sales were fully supported by financial institutions with new bonds to a total value of R931m registering throughout the year at the deeds office. Midstream also has a dynamic rental market and reaches some of the highest average rentals.

6. Affordable Home Owners Associations

The levies amount to an average of R1900 per month. The Home Owners Associations have reserve funds of more than R60m, ensuring that funds are in place for unforeseen expenses that would otherwise have required additional special levies.

7. Estate Convenience

Midstream SuperSpar was elected "Super Spar of the year" for the region in 2018, confirming that convenience and quality products work well together. Turn 'n Tender, Mugg & Bean, 24/7 Sasol, Hi-Q Wheels, various hair salons, travel merchants, hardware store, dry-cleaners and many more, make it easy for you to get your necessities

and more, close to your home. The new "Shopping on Ridge-way" centre boasts The Godfather, Wimpy, Lupa and Shagun restaurants. Adjacent to the centre you will find a gymnasium (WOW Gym), indoor swimming pool and bicycle shop.

8. Lightning fast internet connection

Every house is connected to a fibre-optic cable. Connecting is optional and users connect uncapped at 50Mbps or more. MTN supports the FTTH (Fibre to the home) service, assuring every user of competitive prices and world-class service. More than 15 cell phone towers have been constructed throughout Midstream and is connected to the fibre-optic commu-

nication network cable to improve service, specifically for 4G data transfer.

9. An Outdoor Lifestyle for the whole family

Children can cycle to school safely, and sport enthusiasts can jog and enjoy mountain biking on the footpaths that stretch more than 50km, all inside the secure area of the greater estate boundary. The Midstream Parkrun is a part of the international Parkrun network and takes place every Saturday at 8am. The route, for walkers or runners, is 5km long and welcomes all ages and fitness levels. The 9-hole par-3 golf course, with bent-grass greens, ensures a strong test for any serious golfer, with the long-

10. Small-town lifestyle in an urban Gauteng

Midstream is focussed on the goal of allowing families the opportunity to live in a safe environment, with access to a variety of facilities, all while their investments are protected through responsible management.

11. #HealthyLiving

In Midstream Estate there are various facilities to keep you fit and healthy, from squash courts, tennis courts and mountain biking trails to action sports like cricket, hockey and netball available at Midstream's Action Sport Centre. Enjoy the fresh air and de-

stress by fishing at one of our dams. Lunula Yoga and Inside-Out Pilates are there for your comfort, as well as Run/Walk for Life, the Midstream Jukskei Club and Lanifit Bootcamp. Everything you need to help you with your #HealthyLiving in 2020!

12. Midstream loves our animals

Apart from the well-known PetStream, there is a Bark Park where you can take your beloved furry friend to run. Midstream also has wildlife, like the small buck that can be found in Retire@Midstream.

13. Relax in Midstream

When life becomes busy and stressful, relax at Trouville Boutique Day Spa or Bamboo Health and Wellness. There you will find numerous treatments that will rejuvenate you.

14. All the shops you need around the corner

If you are looking for something more, don't go too far. Adele's Manufacturing Jewellers, Aurora Boutique, Castle Walk

15. Child Friendly

Stationers, Eventology and Eventology Florist are all situated in Midstream. Furthermore, all your household needs are met through Earthbound Interiors, Gardening Concepts, Leighanne's Flooring Solutions, Trendy Gadgets, Modern Woven, The Apron Butchery, The Pool Company, You're Framed, Tina Cowley Reading Centre and Master Maths.

16. Rest in peace

The "Time Garden" memorial garden gives families the opportunity to find a final resting place for their loved ones in a beautiful garden, in close proximity for the family to visit and say goodbye.

17. Too much stuff?

Do you own a boat, trailer or anything too big to fit in your garage? No more need to worry if you need to move and you have too many belongings. Storage@Midstream allows you to store all you need in a safe and secure place.

18. Stay Updated!

Stay up to date with everything

19. Gautrain

Due to Midstream's unbelievable setting you are in close proximity to various roads. Furthermore there are Gautrain buses to take you to the Gautrain station. Exclude traffic stress from your life. Uber vehicles are in abundance around Midstream, for those nights you want to be sure get home safely. Midstream is also conveniently located for access to OR Tambo and Lanseria airports.

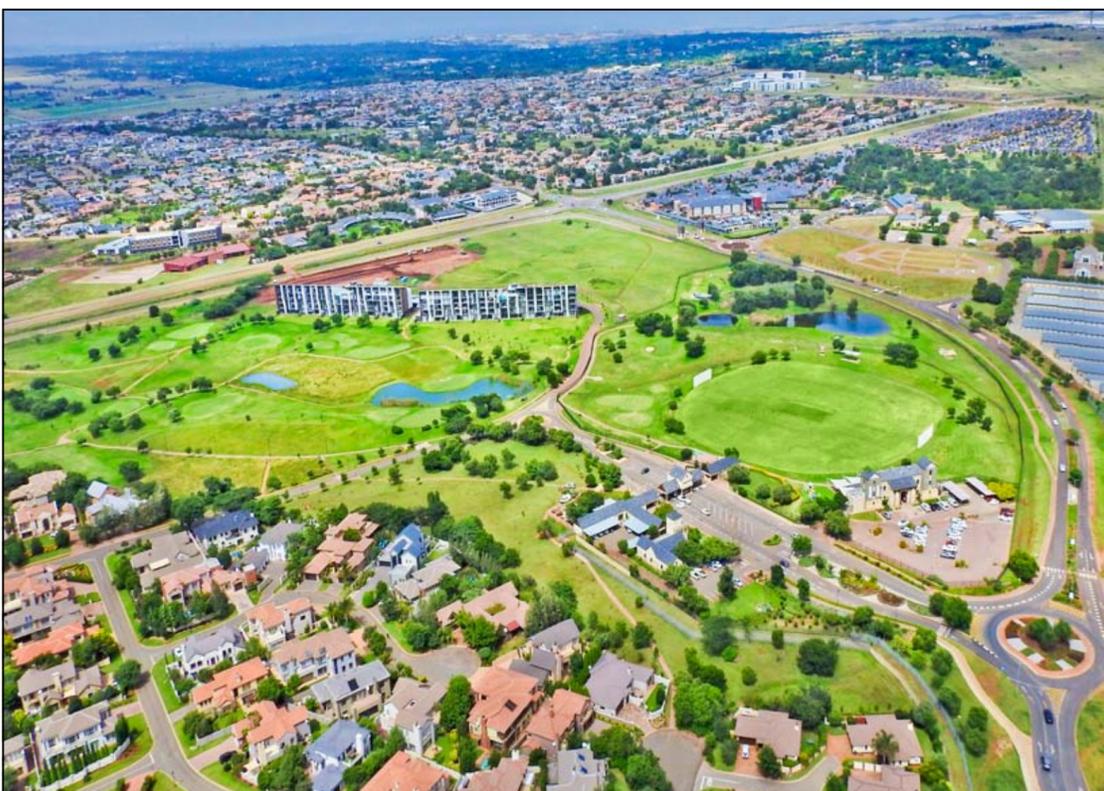
20. Family life

Something for the whole family can be found in Midstream.

Come settle down in a town where safety wins awards, your children can play in the street and Grandma and Grandpa can retire peacefully and comfortably at Retire@Midstream.



Landmark Tower of Midstream Ridge between luxurious homes and building projects.



Midfield Clubhouse front right and Ascend to Midstream in the middle of photo. The Dementia Care unit is visible at left in the photo.

Soon Midstream Ridge will welcome more wildlife to the Mini Wildlife area.

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Midstream College, primary and secondary schools with sport facilities, shopping centre and SASOL filling station left.

More information:

Johan: 083 409 2999

Maureen: 083 269 5585

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www.midstream.co.za