

20 Reasons to become part of MIDSTREAM

Midstream Estates has been in existence for 20 years and houses 6300 homes and families who chose Midstream Estates for the following reasons:

1. Central location

Midstream Estates is situated halfway between Sandton and Centurion and has two main access gates giving residents easy access to both the N1 and R21 highways. The close proximity to two Gautrain stations allows Midstream Estates to have a dedicated Gautrain bus service with routes throughout the estate. Midstream is 30 minutes' drive from OR Tambo International Airport and Lanseria Airport.

2. Security is top priority

Midstream boasts a unique combination of security systems and infrastructure that has led to an excellent security record. Security functions include a more than 50km long, 5m wide double security wall surrounding the estate, a double entrance-control system as well as 24/7 internal foot patrols. Security systems are continually updated to the latest technology.

Furthermore, a number plate recognition system and a 24/7 Control Room monitor all vehicles going in and out of Midstream.

3. Outstanding schools on your doorstep

Start your child's schooling career with a choice of three baby houses and three pre-primary schools, with their motto being "Learn to Play". These facilities ensure personal, convenient educational opportunities for

residents and their guests.

Exevia, Midstream Mental Health facility, is the newest addition to the many valuable medical facilities already established in the greater estate.

5. Variety of Housing options Supported by Banking Institutions

Midstream offers a variety new and existing housing options, with houses ranging between R3 mil and R20 mil.

Ascend to Midstream Luxury Apartments offers an easy living, lock-up-and-go Estate lifestyle with resort-style facilities such as a rooftop entertainment area, swimming pool, gym, MasterChef kitchen, cinema room, workspaces & meeting rooms – exclusive for their residents' use and enjoyment.

Units range between R2.5mil and R5.4 mil.

The estate offers the best in Retirement options with new 2 bedroom garden units, including a lockup garage, from R2.7 mil, with clubhouse and a vibrant, caring community.

Midstream has an active real estate market coming out tops in SA with recorded property transfers totaling around 686 properties in 2021, with a total value of R2.4 billion. These sales are fully supported by financial institutions, happy to grant mortgage bonds. Sound investment purchases fuel a healthy and stable rental market.

within the first line of security, providing a safe shopping experience for all.

Shopping-on-Ridgeway center boasts a Spar, The Godfather Steakhouse, Lupa Italian, Wimpy and a variety of convenience stores.

8. Outdoor Living for everyone

Midstream Golf Course consists of 9 par 3 holes with USGA Standard bent grass greens designed to test your game from 80 metres all the way to 220 metres from the green. Lessons by our local golf pro, Patrick O'Brien, makes it easy to take up this popular sport with ample practice opportunity at the driving range.

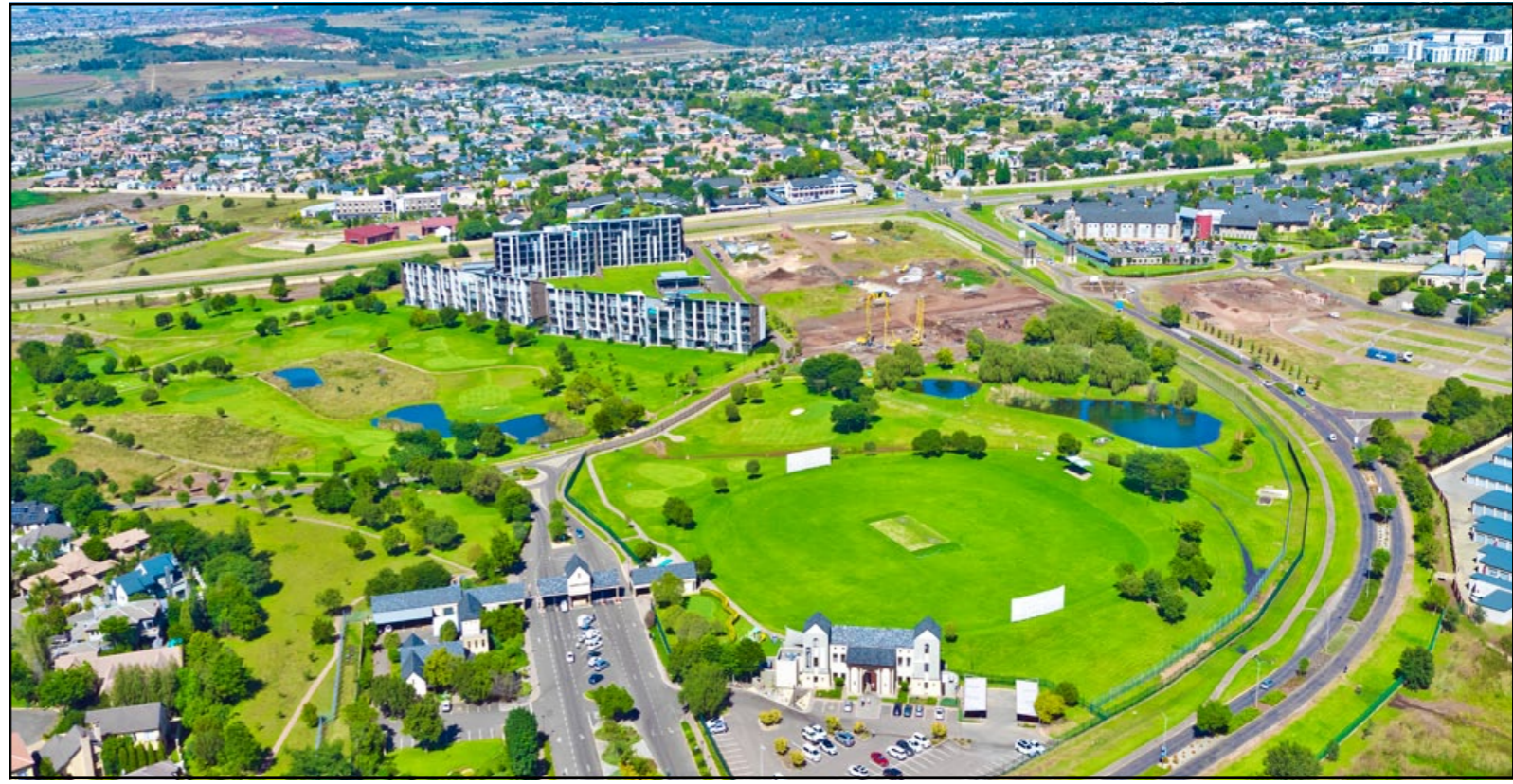
The weekly 5km International Parkrun for walkers or runners, welcomes all ages and fitness levels. The Parkrun community boasts record-breaking participation!

Sport enthusiasts can jog and enjoy mountain biking on the footpaths that stretch more than 50km, all within the secure boundaries of the greater estate boundary.

Enjoy the fresh air and destress by fishing at one of our dams.

9. Lightning-fast Internet connection

Every house is connected to the high-speed fibre-optic network. MTN supports the FTTH (Fibre to the home) service, assuring every user of competitive prices and world-class service. More



Midfield Clubhouse and cricket oval front right in photo. Ascend to Midstream living onto the golf course in the middle. Retire@Midstream to the right and MediClinic far right top in the photo.

the large Midstream cycling community.

12. Midstream is pet friendly

In addition to the well-known Petstream Vet and Pika's Pets doggy parlour, there is a Bark Park where you can take your beloved furry friend to run around and socialise.

Resident, free roaming buck delight residents with their presence and the bird life in and around the Midfield and Midlands dams and parks will impress any bird watching enthusiast.

13. Relax in Midstream

When life becomes busy and stressful, relax at Trouville Boutique Day Spa or Bamboo Health and Wellness, where you will find a wide variety of treatments to relax, restore and rejuvenate the mind and body.

14. Establish your business in Midstream Estates

There are various opportunities to lease commercial and office space inside Midstream, from which business owners can safely build their businesses within the secure boundaries of the estate and gain direct access into the Midstream market.

Co-work @ Midstream is a modern shared workspace environment that offers companies and individuals a professional home for their businesses. It allows residents to operate their businesses only minutes away from home, with furnished serviced workspaces, private meeting rooms, reception and other business services and amenities available.

15. Children and families just love Midstream

Midstream caters for our children's joy with numerous beautiful, manicured parks and play areas.

The Hyto Tyto Playpark and Restaurant offers children's parties, scrumptious food and everything your child's heart desires.

The Arabesque Ballet Studio for all the young ballerinas, Gauteng Dance Studios and soon to join this list of activities is the brand new karate centre ensures active young boys and girls.

Give your child the opportunity to enjoy their precious childhood in Midstream Estate! Come settle down in a town where safety wins awards, your children can play in the street, cycle to school and easily visit their grandparents who can retire peacefully and comfortably at Retire@Midstream.

16. Church Communities

The four Christian churches in Midstream serve the community in and outside of Midstream and fulfil an important, supportive role at the schools and retirement village.

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 find solace.

17. Storage solutions

Do you own a boat, trailer or anything too big or too much to fit in your garage? No need to worry because Storage@ Midstream offers you a convenient and accessible storage solution in the Estate.

18. Midstream keeps you informed

Stay up to date with everything in the Estate by downloading the new Midstream APP on your smartphone. Information on everything happening in



Landmark Tower of Midstream Ridge overlooking the luxurious homes and building projects.



The Square@Midstream Shopping Centre with SASOL filling station and Garden Centre.



Midlands Office Park with Co-Work offices and Pre-primary school. The Dementia Care and Sub-Acute buildings are visible on the far left in the photo.



Entrance gate to Midstream Ridge Estate with Midstream Ridge Primary School.

young professional families.

Midstream has two parallel-medium primary schools with 950 learners each, which excel academically, on the sports field and in the cultural arena, ensuring a holistic development for each child.

Midstream College high school has earned a reputation for excellence over the past 15 years, boasting a 100% pass rate and a total of 580 distinctions in 2021 between 190 matriculants. A number of learners achieved more than 6 distinctions, and even 10, 11 or 12 distinctions. On the sport fields, the College competes in the highest leagues and achieves excellent results.

4. Medical facilities

The Midstream Mediclinic Hospital provides world-class specialists and medical facilities, and is connected to the Midstream Hill Medical Park, which houses an oncology and radiation center, nuclear medicine practice, dialysis facility and a number of pathology laboratories.

The Midstream Medical Centre includes a Cure Day Hospital, a step-down center, the local medical practice of general practitioners, a pharmacy, bio-kineticists, a dental practitioner, physiotherapy practice, and pathology services.

A frail care facility, as well as a dementia facility contributes to the quality of living for Retire@ Midstream residents.

A dedicated paramedic team provides a 24/7 emergency medical service exclusively to Midstream



Retire@Midstream Main Building and Medical Centre.

6. Keeping the lights on

The medical facilities, shopping centers, offices, main streetlights, Retire@Midstream and Ascend to Midstream never have to worry about loadshedding as these facilities have generators that automatically switch on when Eskom goes off.

Midstream Electrical Supplies is the dedicated and exclusive service provider that runs the electrical supplies in Midstream effectively and efficiently, ensuring the residents have a friendly and accessible 'go-to' portal and office where they can have all their electrical needs and questions answered.

7. Estate convenience

Square@Midstream SuperSpar offers safe, convenient grocery shopping on your doorstep. Turn 'n Tender restaurant, Mugg & Bean, Salsa Mexican Grill and fast-food establishments such as Steers and Pizza Box and Gary Rom hair stylists are but a few of the conveniently located stores right on your doorstep.

Two 24/7 Sasol fuel stations and ATM's are also located

than 18 cell phone towers have been constructed throughout Midstream and are connected to the fibre-optic communication network cable to improve service.

10. Small-Town Lifestyle

Midstream is focused 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. It provides a space where children can play outside, you can walk your dog and where the community supports each other.

11. Healthy & fit community

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.

The brand new Train Station Gym offers a community health and fitness centre with state of the art training equipment, professional trainers and a variety of exercise options such as boxing, spinning, HIIT training, bootcamp, Barre Body, yoga and pilates.

Young and old can also enjoy a social game of bowling on either the outdoor greens or the International standard indoor bowling green.

The indoor heated pools are used during all seasons by learn-to-swim toddlers, training swimming athletes and water enthusiasts.

The new bicycle club and shop provides a home base for



Mediclinic Midstream hospital.

Midstream such as community calendars, school news, loadshedding, your HOA's contact information and everything that is available to you in Midstream Estate. Contact numbers of, as well as a direct emergency link to the security offices and paramedics are among the many features of the Midstream App.

The Midstream Magazine and Midstream Pulse bring you the latest Midstream news.

19. Strong Homeowners' Associations with large cash reserves

Midstream provides exceptional value when it comes Home Owners Association Levies that average at about R 2 000 per home per month. This is

achieved through efficient and effective financial management, as well as through economies of scale, where currently around 6 300 homes all contribute to Midstream Estates finances.

The Home Owners Associations have reserve funds of more than R90mil, ensuring that funds are available for unforeseen expenses that could otherwise have required additional special levies.

20. Always improving, always developing

For the past 20 years, Bondev, the developer, has developed and built up Midstream, with all the facilities and amenities, to the superb and safe estate that it is today. Their drive and commitment to growth and

improvement have ensured that Midstream is constantly evolving and improving, playing a significant role in the strong growth of property values and residents' property investments in Midstream. Today and going forward Bondev remains as committed to Midstream as ever and are continuously planning, developing and creating value.

MIDTEAM
Real Estate

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