

BALLITO  
EDGE

BY ARCIS





*North Point Business Park, Ballito*

## LIVE WITH EASE

Set in the heart of the fast-growing North Point Business Park, Ballito EDGE introduces a new standard of modern apartment living on the North Coast. Designed for those who value convenience, community and long-term growth, Ballito EDGE blends smart design with an exceptional coastal location.

Moments from the Shaka's Rock Interchange and the R102, and surrounded by cafés, gyms, offices and everyday essentials, Ballito EDGE places you at the centre of where Ballito is heading next.

# INVEST WITH CONFIDENCE

Whether you're securing your first home, expanding your property portfolio, or looking for a lock-up-and-go lifestyle close to everything, Ballito EDGE offers well-planned apartments within a vibrant, walkable mixed-use environment.

- **1, 2, 3 and 4-Bedroom Apartments from R1,109,000**
- **R50,000 discount limited to the first 20 reservations**
- **First Occupation February 2027**
- **Estimated Completion in October 2027**
- **Shaka's Rock Interchange, R102, Ballito**
- **Now Selling**

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*Apartments*

# DESIGNED FOR THE WAY YOU LIVE

Modern coastal living starts at home. At Ballito EDGE, each apartment has been thoughtfully designed to maximise space, natural light and everyday functionality. Open-plan layouts encourage easy living and seamless flow, while clean architectural lines and contemporary finishes create a calm, modern environment. From efficient one-bedroom lock-up-and-go apartments to spacious four-bedroom family apartments, Ballito EDGE offers flexible living solutions within a secure, connected precinct.





# 4 BEDROOM, 2 BATHROOM

Spacious and versatile, the four-bedroom homes cater to larger families or buyers seeking maximum flexibility. Whether used as a primary residence or a high-demand rental, these apartments combine scale with modern convenience. These apartments come with two dedicated parking bays.

**Sized from 102 m<sup>2</sup>**

**Priced from R1,809,000 – R2,429,000**

[BROWSE COLLECTION](#)

# 3 BEDROOM, 2 BATHROOM

Designed for families or those wanting more space to work and live comfortably. These apartments offer practical layouts, comfortable bedroom separation, and generous living areas suited to long-term coastal living. These apartments come with two dedicated parking bays.

**Sized from 89 m<sup>2</sup>**

**Priced from R1,609,000 – R2,219,000**

[BROWSE COLLECTION](#)





## 2 BEDROOM, 2 BATHROOM

A popular choice for investors and end-users alike, these homes provide added privacy with two bathrooms and generous proportions, making them ideal for long-term tenants or growing households. These apartments come with a dedicated parking bay.

**Sized from 73 m<sup>2</sup>**

**Priced from R1,439,000 – R2,049,000**

[BROWSE COLLECTION](#)

# 2 BEDROOM, 1 BATHROOM

Well-balanced apartments offer additional flexibility for couples, sharers, or young families. Open-plan kitchens and living areas create an easy, social environment suited to both everyday living and entertaining. These apartments come with a dedicated parking bay.

**Sized from 67 m<sup>2</sup>**

**Priced from R1,289,000 – R1,719,000**

[BROWSE COLLECTION](#)





# 1 BEDROOM, 1 BATHROOM

Ideal for first-time buyers, young professionals, or investors seeking strong rental appeal. Smartly designed layouts maximise every square metre while maintaining comfort and light-filled living spaces. These apartments come with a dedicated parking bay.

**Sized from 48 m<sup>2</sup>**

**Priced from R1,109,000 – R1,719,000**

[BROWSE COLLECTION](#)

# GARDEN APARTMENTS

An exclusive selection of ground-floor apartments offering the added benefit of private outdoor space. Each garden apartment includes a patio and fenced off landscaped garden, creating a seamless indoor-outdoor flow ideal for relaxed coastal living.

Perfect for families with young children, pet owners, or buyers who value extra breathing room, these homes combine the convenience of apartment living with the comfort of your own green space.

**Sized from 76 m<sup>2</sup>**

**Priced from R1,429,000**

[BROWSE COLLECTION](#)





*Apartment*

# FINISHES & UPGRADES

Balito EDGE offers thoughtfully designed homes featuring two ranges of fixtures and fittings, and every detail has been carefully curated for quality, durability, functionality, and aesthetic appeal.

The Standard finish comes in a choice of Light or Dark, while the Premium finish provides an elevated option.

Vinyl flooring is also available as an upgrade at an additional cost.

[DOWNLOAD SPEC DOC](#)



BALLITO'S NEXT  
CHAPTER  
BEGINS HERE





*Estate Amenities*

# EVERYDAY LIVING, MADE EFFORTLESS

Life at Ballito EDGE is centred around connection, activity and convenience, all within a secure, family-friendly environment in the heart of North Point.

Designed to support modern lifestyles, the development blends private residential comfort with shared spaces that encourage community and ease. Whether you're working remotely, spending time with family, or unwinding after a long day, Ballito EDGE provides the spaces to do it all.

## **Amenities and facilities:**

- Clubhouse with restaurant
- Dedicated co-working areas
- Pool deck and braai terraces
- Fully equipped gym & multi-court
- Curated kids' play area
- Landscaped parks and green pockets
- Walking and jogging trails
- Double-layer 24/7 security
- Controlled access and perimeter protection
- Secure on-site parking



*Estate Amenities*

# WALKABLE NORTH POINT LIFESTYLE

Beyond your front door, North Point Business Park offers a vibrant, mixed-use precinct where daily essentials and lifestyle experiences are just steps away.

## **Within the business park you'll find:**

- Lefika Coffee, Food Route, Ultra Liquors and Fresh Flowers SA
- Ballito CrossFit and local wellness studios
- Morgan Furniture & curated design stores
- Nearby schools and medical facilities
- Quick access to the R102 and N2 via Shaka's Head Interchange

At Ballito EDGE, you're not just buying an apartment, you're securing a connected lifestyle in one of the North Coast's fastest-growing neighbourhoods.



# SECURE ESTATE LIVING

Ballito EDGE has been designed as a secure and carefully managed estate, offering residents the peace of mind that comes with controlled and monitored access. Positioned within the broader North Point precinct, the estate benefits from a double layer of security – the first at the entrance to North Point itself, followed by the estate's own dedicated security measures.

The development features a fully enclosed perimeter with reinforced fencing and strategically positioned surveillance cameras monitoring the boundaries. Entry is managed through a controlled access gate, ensuring that only authorised residents and visitors can enter. Dedicated on-site security personnel conduct regular patrols throughout the estate, maintaining an active and visible presence that supports a safe and well-managed residential environment.



*Location*

# LIVE AT THE HEART OF BALLITO'S NORTH COAST LIFESTYLE

Ballito EDGE occupies a strategic address within the secure, master-planned North Point Business Park, a vibrant mixed-use precinct set between the N2 Highway and the R102 in Ballito's rapidly evolving north coast urban landscape.

This location offers the best of everyday convenience and coastal living: easy walking access to cafés, gyms, retail and wellness services, direct links to major transport routes, and just minutes from beaches, schools, medical facilities and family-friendly attractions.

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*Everything you need. Right where you live.*

BALLITO **EDGE** at North Point

*Location*

# LOCATION HIGHLIGHTS

A secure, landscaped precinct offering cafés, wellness studios, gyms and design-focused retail within walking distance.

## Major Retail Centres

From national retailers and supermarkets to boutique stores, restaurants and cinemas, everything you need is within easy reach.

- 5 min | Salt Rock City Shopping Centre
- 6 min | Ballito Junction Regional Mall
- 7 min | The Quarter Boutique Shopping Centre
- 8 min | Lifestyle Centre Ballito
- 8 min | Odyssey Mall





## Beaches & Outdoor

Ballito's coastline remains one of the North Coast's strongest lifestyle attractions, supporting both residential demand and rental appeal.

- 9 minutes | Salt Rock Beach
- 10 minutes | Thompson's Bay
- 12 minutes | Willard Beach

## Schools & Healthcare

Quality education and trusted healthcare are conveniently close, supporting long-term family living and everyday peace of mind.

- 5–10 min | Curro Ballito, Ashton International College, Crawford International
- 9 min | Netcare Alberlito Hospital
- 10 min | Ballito Medical Centre





## Direct Connectivity

Seamless access to major transport routes keeps you connected to the wider North Coast and beyond, making commuting and travel simple and efficient.

- Immediate access to the R102
- 3 minutes | Shaka's Head Interchange (N2)
- 15 minutes | King Shaka International Airport
- 25 minutes | Umhlanga

At Ballito EDGE, you're not just positioned for convenience, you're positioned at the centre of Ballito's continued expansion, infrastructure growth and coastal demand.

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BALLITO



At Ballito EDGE, you're not just positioned for convenience, you're positioned at the centre of Ballito's continued expansion, infrastructure growth and coastal demand.

*Investment*

# POSITIONED FOR GROWTH STRUCTURED FOR RETURNS

Ballito EDGE offers a smart entry into the North Coast property market, combining modern, high-demand apartments with a prime position in one of Ballito's fastest-growing precincts. With continued infrastructure development, strong rental demand and increasing buyer interest in secure coastal living, Ballito EDGE is positioned for both immediate rental performance and long-term capital growth.

All transfer and bond registration costs are included in the purchase price, allowing your investment to work harder from day one with no hidden surprises.

## **Investor benefits:**

- All transfer & bond registration costs included – Upfront savings of up to R189,000.
- Yield estimates indicate net returns up to 9.08% based on projected rentals
- Capital growth estimated at 7.5%
- Total annualised ROI's up to 16.53%
- Green Financing Benefit – All banks offer up to 0.25% off your interest rate due to EDGE Certification.
- Prime position within North Point, Ballito
- Strong long-term rental demand in the North Coast

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*What you need to know*

# ONLINE SALES PLATFORM



## Step One | Create Your Buyer Profile

Register on the secure sales platform to browse the available apartments.

## Step Two | Shortlist Your Preferred Apartments

Browse floor plans and layouts, then shortlist your favourites to add to your profile.

## Step Three | Reserve Online

Apartments can be secured directly through the platform with a R1,000 reservation fee.

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*Edge Certification*

# BUILT SMART BUILT GREEN

Ballito EDGE is EDGE-certified by the International Finance Corporation and meets global standards for energy-saving buildings. This means at least 20% less energy use, water consumption and embodied carbon in materials.

## **What this means for you:**

- 0,25% saving on your bond repayment
- Lower monthly utility costs
- Healthier, more comfortable living spaces
- Stronger resale value and future relevance
- Reduced exposure to rising utility prices
- Potential access to green finance options

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*Developer*

# ARCIS PROPERTY DEVELOPMENT

## **Proven experience. Trusted delivery.**

Ballito EDGE is developed by Arcis Property Development, a KwaZulu-Natal-based residential developer with decades of experience creating secure, high-quality communities on the North Coast.

Arcis manages the full development process, from planning and construction to estate management, ensuring consistent standards, transparent pricing and long-term value for homeowners and investors.





Their portfolio includes successful developments such as Ballito Village, Woodlands Estate and Ballito Life, reflecting a strong track record of delivering well-designed homes in high-demand coastal nodes. With a focus on quality, efficiency and sustainable design, Arcis brings confidence and credibility to every project.

 **ARCIS**

[VISIT WEBSITE](#)



*A new rhythm for modern coastal living.*

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