## THE MALACHITE BLUE HILLS

## 

W. W. WWW.







Welcome to The Malachite Blue Hills

#### WHERE LUXURY MEETS TRANQUILITY IN MIDRAND

Leogem Property Projects proudly unveils a new dimension of living with The Malachite, a premier residential estate nestled in the serene suburb of Blue Hills, Midrand. Following the overwhelming success and high demand for Phase 1, which captured the attention of discerning buyers, we are thrilled to announce the launch of **Phase 2**. This exciting new phase introduces full-title houses, further enhancing the luxury and exclusivity that The Malachite represents.

This meticulously crafted development remains an emblem of modern sophistication, offering an exclusive collection of freestanding family homes designed for those who value elegance, security, and modern convenience. Phase 2 brings even greater opportunity for families and investors to embrace sophisticated living with unmatched amenities in a tranquil setting.

The Malachite offers a prime investment opportunity with homes starting at competitive prices. Benefit from no transfer or bond registration costs. Each home is crafted with quality materials and smart design, ensuring enduring guality and a lifestyle of uncompromising comfort.

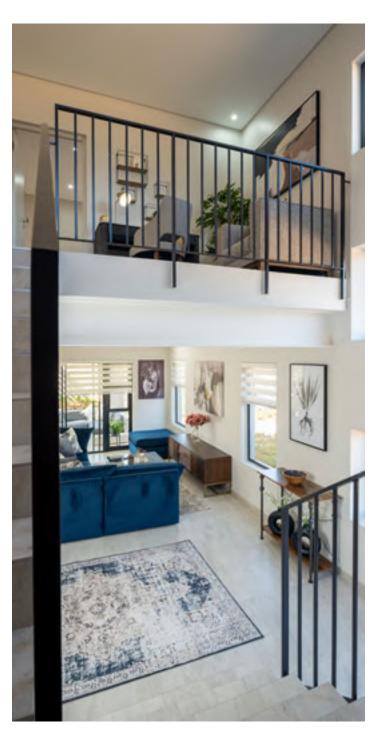




# Why call The Malachite Home?

Each home in The Malachite reflects a commitment to luxury, innovation, and functionality. Enhance your lifestyle with features like prepaid utilities, private petfriendly gardens, and optional inverters. Enjoy community amenities such as a clubhouse with a gym, swimming pool, kids' splash fountain and jogging trails. The Malachite's thoughtful design encourages a vibrant, healthy lifestyle for all residents.

# Enbrace A LIFESTYLE OF HEALTH AND HAPPINESS.







### A SECLUDED HAVEN WITH ACCESS TO THE WORLD

Situated in a serene and secure setting, The Malachite offers tranquility amidst the vibrant Blue Hills of Midrand. Enjoy seamless connectivity with easy access to major routes like the N1, M1, and R55, placing you just minutes away from prime destinations. Proximity to top shopping centers, business districts, and schools ensures convenience and enhances your urban lifestyle.

## <sup>を</sup> IS LIFE LIVED





#### LEOGEM'S STAMP OF APPROVAL

We govern ourselves by one simple ethos, and that's that we wouldn't build or design anything we wouldn't live in ourselves, and it's no secret that Leogem homes are built with the utmost passion, precision and meticulous craftsmanship. Elegance, opulence and luxury can be found in every detail in what we consider to be our flagship development.



#### **ENSURE YOUR FAMILY'S PEACE OF MIND**

Your safety and peace of mind are our top priorities at The Malachite. Enjoy 24-hour security with state-of-the-art features, including wall-to-wall electric fencing, CCTV and round-theclock responsive reaction units. Our dedicated security staff ensures you and your family are protected, allowing you to live comfortably and securely.



#### SUSTAINABILITY AND GREEN INNOVATION

Our dedication to sustainability is evident in the thoughtful choices we make throughout the development process. By incorporating solar, water efficient taps, aerators in shower roses, smart water meters and responsibly sourced local and sustainable materials we help lower the carbon footprint and the impact on our environment.

Family FOCUSSED





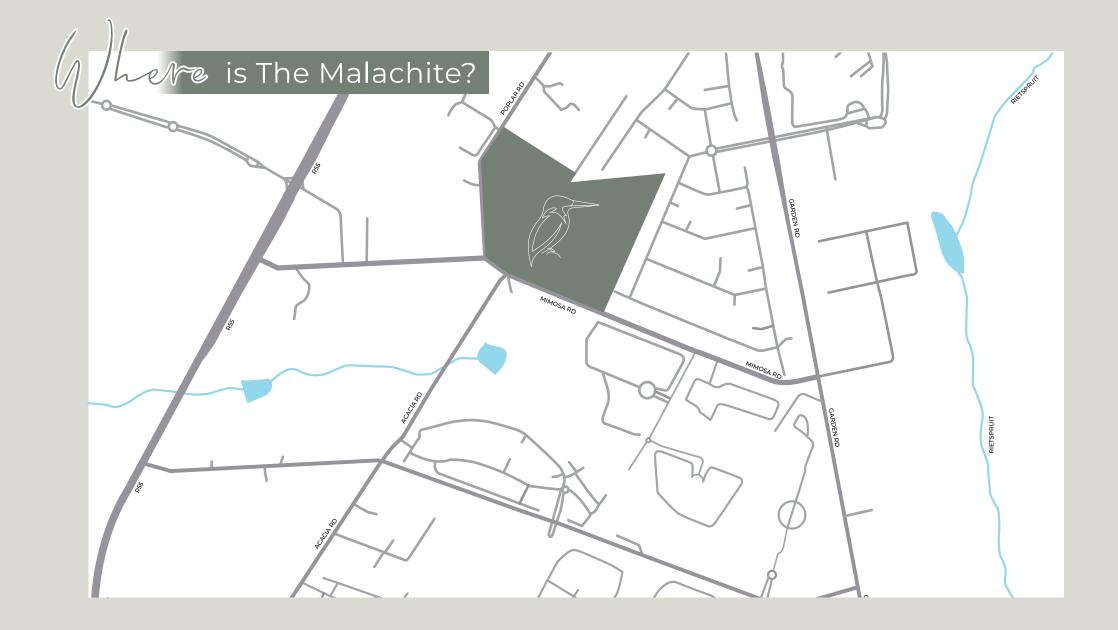
Feel at Home in the Heart of Midrand Clubhouse with Gym, Pool Communal Spaces & Business Centre





Artists Jupressions







Artists Impression pha UNIT Bedroom 4 3m x 4m En-Suite 3m x 1.6m Garage 5.5m x 5.5m Guest WC 2.3m x 1.3m .... <u>্র</u> আর্ট্র.5 Bedroom 3 3m x 3.5m 2 Scullery 3m x 2m Bathroom 241m<sup>2</sup> Landing Area 2m x 3.5m 2.8m x 3m Í. GROUND Bedroom 2 3m x 3.4m En-Suite 3m x 3m FLOOR Kitchen Closet 1.9m x 3m 3m x 5.5m Living Area 5m x 5.5m Q ... Covered Patio 4.6m x 3m Main Bedroom 4.2m x 3m -----















#### **SHOPPING CENTRES**

- Crowthorne
- Kyalami Corner
- Mall of Africa
- Waterfall Corner
- Blue Hills
- Prison Break

#### **SCHOOLS**

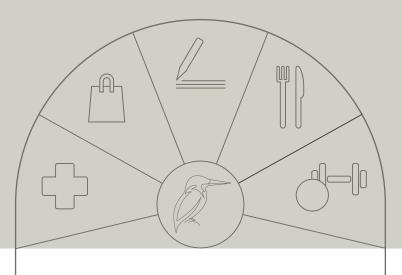
- 345 Nursery School
- Midrand Montessori
- Redford House
- Blue Hills College
- Beaulieu College
- Reddam House

#### RESTAURANTS

- The Codfather
- The Rock Kyalami
- The Herb Café
- Turn 'n Tender
- Nostimo
- Life Grand Café

#### MEDICAL

- Crowthorne Medical Centre
- Blue Hills Medical Centre
- Midrand Medical Centre
- Netcare Waterfall City Hospital
- Sunninghill Medical Centre
- Life Fourways Hospital



#### **SPORTS & LEISURE**

- Virgin Active
- Fight Club / Crossfit
- Prison Break Function Venues
- Kyalami Equestrian Park
- Kyalami Race Track
- Kyalami Country Club

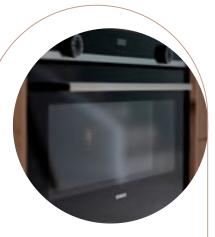
## WWW AND UNMATCHED INNOVATION







"We partner with the best, to give you the best". Our partnership with Siemens will revolutionize the way you run your home. It gives you the opportunity to turn an everyday moment into an extraordinary experience through unmatched innovation, efficiency and luxury. The Malachite is proud to boast a full suite of Siemens products in the kitchens of every home.



## Photo Gallery















## LIFE · LIVE · BETTER





#### CONTACT US

- (L) +27 60 960 1112
- 🖂 sales@leogem.co.za
- leogemprop.co.za