



ARTIST IMPRESSION



UMTHUNZI  
• ORIGINS •

WHERE IT BEGINS

LUXURY LIFESTYLE APARTMENTS

[WWW.FOCE.CO.ZA](http://WWW.FOCE.CO.ZA)

# a word from our ceo



UMTHUNZI  
• ORIGINS •

Umthunzi Origins is the product of years of hard work, vision and a dream, birthed from a family business to culminate in our greatest project yet.

Inspired by nature, family and collective values, encapsulated in the hexagonal shape which can be seen throughout the development.

The six integral parts needed to create this robust shape symbolizes the core principles of Umthunzi Origins:

- LEGACY
- VALUE
- FAMILY
- SECURITY
- QUALITY
- LIFESTYLE

The goal is to create a lifestyle estate where people, families and nature can all co-exist in harmony, offering a more integrated and sustainable living environment.

We have put immense energy into the design element of this project, our teams are ready and committed to delivering an incredible product that is a balance of nature and structure, culminating into your dream home.

*Nicholas Foce*

Nicholas Foce  
CEO

“It takes hands to build a house, but only hearts can build a home.”

INTRODUCING  
UMTHUNZI ORIGINS

WHERE LUXURY LIFESTYLE BEGINS



ARTIST IMPRESSION

WHERE LUXURY LIFESTYLE BEGINS

## THIS IS WHERE IT BEGINS.

This modern lifestyle development in the heart of Carlswald North, Midrand is set to be one of the premier living destinations that will combine live, work and play into one perfect location. Umthunzi Origins is centrally located with access routes in all directions, close to shopping centres, schools and entertainment. But with the exquisite planned clubhouse and world class amenities, there will hardly be a reason to leave...

Each luxury apartment is timelessly designed and is sure to fit your idea of your next dream home or successful investment. Each unit will be completed with the best quality finishes and meticulous attention to detail. The complex will have an abundance of open spaces, gorgeous gardens and a variety of amenities to keep the whole family satisfied.

1, 2 & 3  
BEDROOM  
UNITS

STARTING  
FROM  
R930 000

APPLIANCES  
INCLUDED

ON SHOW  
WED | SAT | SUN  
12PM - 5PM

BUY  
ONLINE

For more information contact our Sales Team  
[sales@umthunziproperty.co.za](mailto:sales@umthunziproperty.co.za) | 060 611 6878 | [WWW.FOCE.CO.ZA](http://WWW.FOCE.CO.ZA)



# MIDRAND, JOHANNESBURG IDEAL LOCATION

Midrand is growing at an incredible rate, with property values increasing exponentially! Some of the nearby amenities include the Mall of Africa, Vodaworld, the Gautrain Station, Virgin Active Gyms, Netcare Waterfall Hospital, Beaulieu Preparatory and College, Kyalami Race Track, Gallagher Convention Centre, Grand Central Airport and many more.

## SHOPS & RESTAURANTS

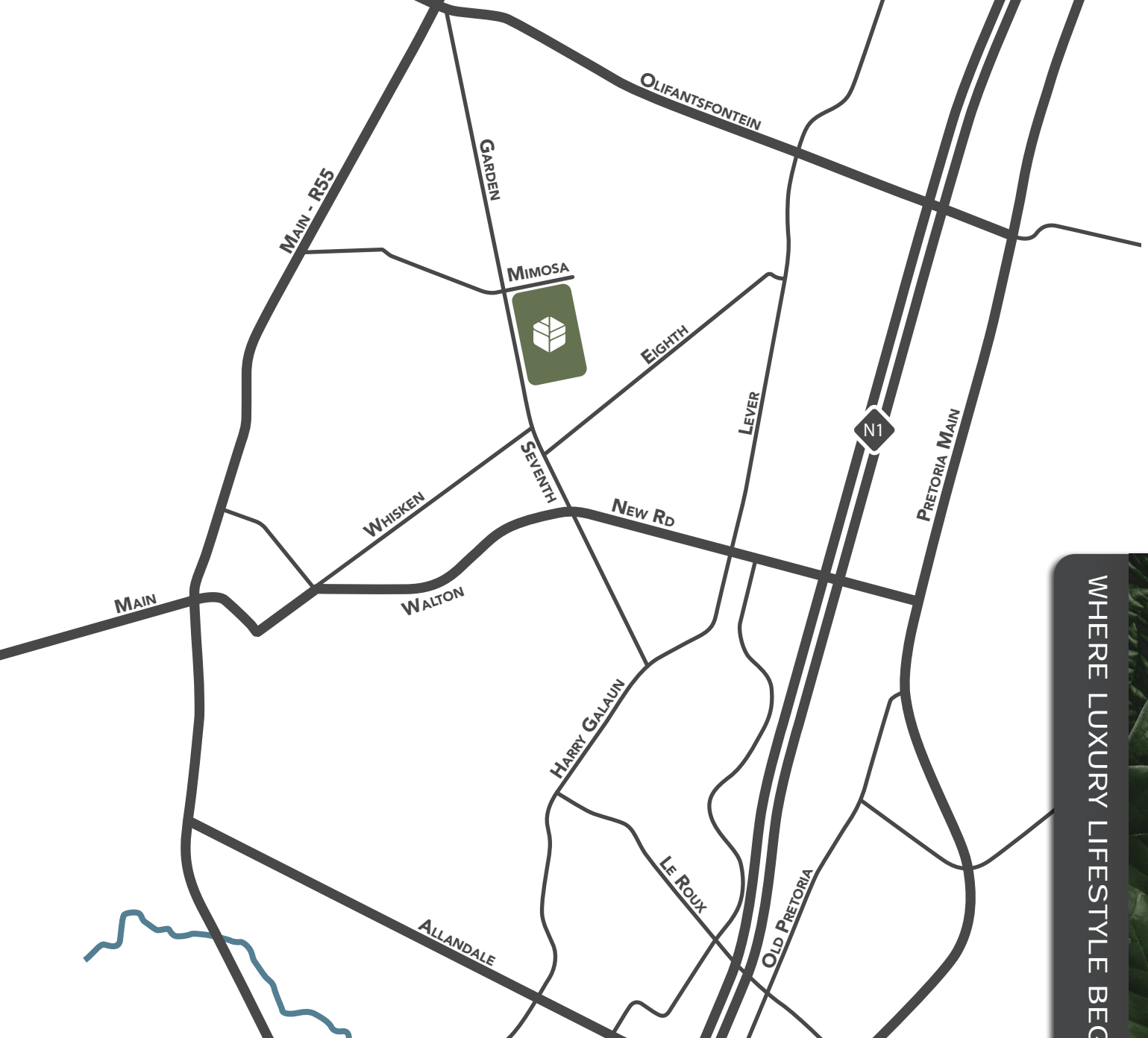
Carlswald Lifestyle 3.2km  
 Spar, DisChem  
 Mugg & Bean, Piatto  
 Sanridge Square 3.2km  
 Woolworths, Pick 'n Pay, Clicks  
 News Cafe, Nandos  
 Midway Mews 3.4km  
 Pick n Pay, Clicks  
 Mo's Cafe  
 Crowthorn 4.3km  
 Woolworths, Spar, Clicks  
 Big Bad Wolf, Tomo Izakaya, Raj, Munch Cafe  
 Noordwyk 4.7km  
 Spar  
 Kyalami Corner 4.8km  
 Woolworths, Jacksons, Checkers, Clicks  
 Piza e Vino, The Baron, Salsa  
 The Boulders Mall 6km  
 Mall of Africa 6.9km  
 Waterfall Corner 8.1km

## SCHOOLS

Noordwyk Primary 1.9km, High 1.1km  
 Curro Building Blocks 3.2km  
 Curro Sagewood Nursery, Primary & High 1.7km  
 Summerhill Nursery & Prep 2.3km, High 1.9km  
 Midland Primary & High 3km  
 Midrand Primary 3.9km, High 3.9km  
 Reddford Primary & High 2.3km  
 Montessori - Various  
 Carlswald Prep 3.5km  
 Halfway House Primary 3.8km  
 Kyalami Pre & Prep 6.9km  
 Beaulieu Prep 4.8km, High 7.2km  
 Reddam Waterfall Pre, Prep & High 8.5km  
 St. Peter's College 11.7km  
 UNISA 4.9km

## GAS STATIONS

Sasol 2.7km  
 Shell 3.7km  
 Engen 4.3km  
 BP 5.7km



WHERE LUXURY LIFESTYLE BEGINS

## CHURCHS & MOSQUES

Godfirst 2km  
 Centre Stage 2.2km  
 Urban Life 3.9km  
 Christ Church 3.6km  
 Rivers Kyalami 5.5km  
 Russian Orthodox 3.1km  
 Noordwyk Musallah 4.5km  
 Nizamiye Mosque 9km  
 Masjid Al Kawthar 13.1km

## MEDICAL

Health Worx 3.2km  
 Medicross 3.5km  
 Netcare Waterfall Hospital 7.2km  
 Carstenhof Clinic 10.7km

## ATM

Capitec, FNB, Standard Bank,  
 ABSA, Nedbank 3.2km

## SPORTS & LEISURE

Virgin Active Carlswald 3.2km  
 Virgin Active Vodaworld 5km  
 Kyalami Race Track 6.1km  
 Guthries Shooting Range 5.6km  
 Ster-Kinekor, Mall of Africa 6.9km  
 Blue Valley Golf 7.2km  
 SA Lippizaners 9km  
 Bounce Waterfall 9.5km  
 Arms & Outdoor Shooting Range 9.7km  
 TreeTop Adventures 13.2km  
 Montecasino 14.2km

## TRANSPORT

New Road Offramp 3.8km  
 Olifantsfontein Offramp 5.9km  
 Gautrain Station 6.6km  
 Gautrain Bus Stop 3.1km  
 Grand Central Airport 5.7km



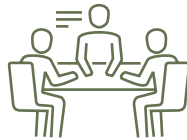
WHERE LUXURY LIFESTYLE BEGINS

# THE ORIGINS LIFESTYLE

## UMTHUNZI ORIGINS AMENITIES



**MEDIA RECORDING  
ROOM**



**BOARDROOM**



**FUNCTION ROOM**



**SHARED OFFICE  
AREA**



**COMMUNAL LOUNGE  
WITH WIFI**



**LAUNDROMAT**



**BRAAI AREAS**



**CAFÉ &  
COFFEE SHOP**



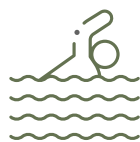


WHERE LUXURY LIFESTYLE BEGINS

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YOGA SPACE



SWIMMING POOLS



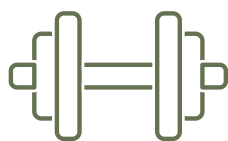
DOG PLAY PARK



KIDS PLAY AREAS



ZEN GARDEN



FULLY EQUIPPED GYM



MULTI-SPORTS COURT



TRIM PARKS (OUTDOOR GYM)



EXTENSIVE PARKS & GARDENS



RUNNING / WALKING PATHS



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WHERE LUXURY LIFESTYLE BEGINS





**NO  
TRANSFER  
FEES**

**ON  
SHOW**

**WHERE LUXURY LIFESTYLE BEGINS**

ARTIST IMPRESSION

## ENJOY EVERYTHING LIFE HAS TO OFFER

### 1, 2 & 3 BEDROOM APARTMENTS

- 1 Bed Apartments From R930 000
- 2 Bed Apartments From R1 320 000
- 3 Bed Apartments From R1 950 000

### THE DEVELOPMENT

- Fibre Ready
- Prepaid Metering
- Communal Solar Power
- Clubhouse, Pool & Amenities
- High-End Security
- Green Spaces & Walking Paths
- No Transfer Fees or Duties

## EXTRAORDINARY FINISHES

The exceptional list of accessories is an attraction in itself and offers great functional and aesthetic value:

- High-end modern kitchens with stone tops & designer cupboards
- Bosch Appliances Included (Stove, hob, washing machine, dishwasher & fridge)
- Stylish bathrooms with quality finishes
- High quality porcelain tiles
- Built-in luxury cupboards in each bedroom
- Well thought out and designed interior spaces



WHERE LUXURY LIFESTYLE BEGINS

OCCUPATION  
DATE

MID 2022

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VISIT OUR  
INTERACTIVE  
MAP ON OUR  
WEBSITE

WWW.FOCE.CO.ZA

GARDEN ROAD

MIMOSA ROAD



# CHAPTER 1 INFORMATION

- GATEHOUSE
- YOGA / MEDITATION AREA
- MULTI USE SPORT COURT
- RUNNING PATH
- ADULTS POOL
- TRIM PARK / OUTDOOR GYM X3
- OUTDOOR BRAAI X5
- ATTENUATION DAM
- RECREATIONAL/PLAY AREA X3
- COMMUNAL GARDEN X5
- TEMPORARY GYM

- BLOCK A
- BLOCK B

WHERE LUXURY LIFESTYLE BEGINS

SEE PAGE 23 FOR REMAINING PHASES

WHERE LUXURY LIFESTYLE BEGINS

## WELCOME HOME

To your brand new sophisticated, metropolitan lifestyle, located in the heart of a very vibrant Carlswald North, Midrand.

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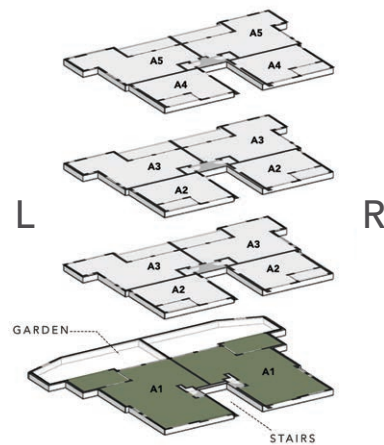
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3 BEDROOM 2 BATHROOM  
BLOCK TYPE A

TYPE A1

PRICED FROM  
R1 950 000



WHERE LUXURY LIFESTYLE BEGINS

AREA SCHEDULE

UNIT SIZE	116m <sup>2</sup>
COVERED PATIO SIZE	17m <sup>2</sup>
GARDEN	60m <sup>2</sup>
COVERED PARKING BAYS	2
<b>TOTAL UNIT SIZE</b>	<b>133m<sup>2</sup></b>

UNIT FEATURES INCLUDE:

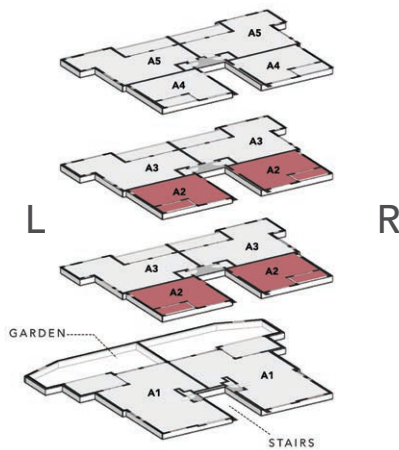
- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready
- Spacious private garden



# TYPE A2

1 BEDROOM 1 BATHROOM  
BLOCK TYPE A

PRICED FROM  
**R930 000**



WHERE LUXURY LIFESTYLE BEGINS

## AREA SCHEDULE

UNIT SIZE	46m <sup>2</sup>
COVERED PATIO SIZE	7m <sup>2</sup>
COVERED PARKING BAYS	1
<b>TOTAL UNIT SIZE</b>	<b>53m<sup>2</sup></b>

## UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready



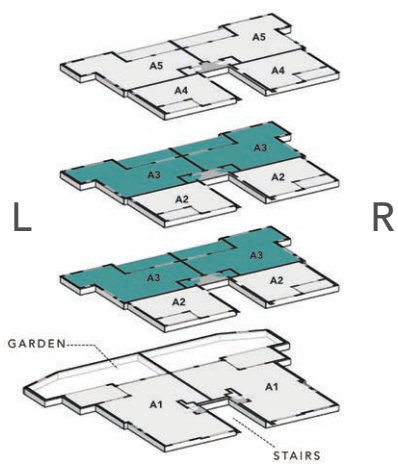
2 BEDROOM 2 BATHROOM  
BLOCK TYPE A

**TYPE A3**

**PRICED FROM  
R1 320 000**



WHERE LUXURY LIFESTYLE BEGINS



<b>AREA SCHEDULE</b>	UNIT SIZE	68m <sup>2</sup>
	COVERED PATIO SIZE	12m <sup>2</sup>
	COVERED PARKING BAYS	2
	<b>TOTAL UNIT SIZE</b>	<b>80m<sup>2</sup></b>

- UNIT FEATURES INCLUDE:**
- Open Plan Designer Kitchen with stone tops
  - Bosch fridge, oven & hob, dishwasher and washing machine included
  - High quality bathroom finishes
  - DSTV & High-speed fibre internet ready

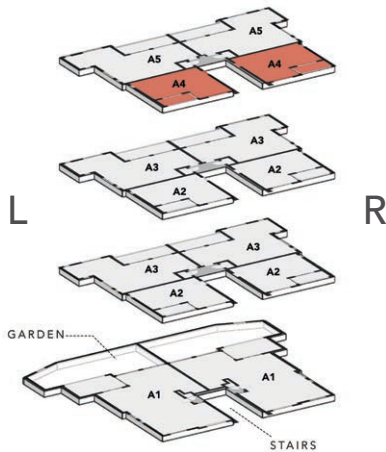


# TYPE A4

1 BEDROOM 1 BATHROOM  
BLOCK TYPE A

PRICED FROM  
R950 000

WHERE LUXURY LIFESTYLE BEGINS



## AREA SCHEDULE

UNIT SIZE	48m <sup>2</sup>
COVERED PATIO SIZE	7m <sup>2</sup>
COVERED PARKING BAYS	1
<b>TOTAL UNIT SIZE</b>	<b>55m<sup>2</sup></b>

## UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready

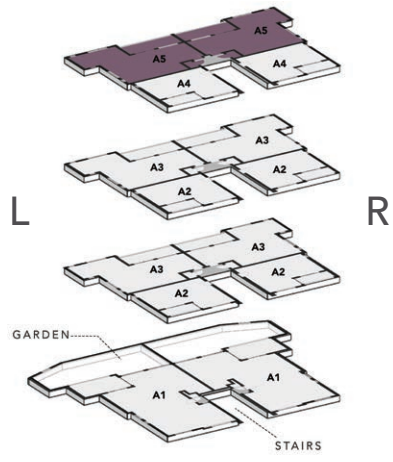




1 BEDROOM 1 BATHROOM  
BLOCK TYPE A

**TYPE A5**

**PRICED FROM  
R1 250 000**



WHERE LUXURY LIFESTYLE BEGINS

<b>AREA SCHEDULE</b>	UNIT SIZE	50m <sup>2</sup>
	COVERED PATIO SIZE	12m <sup>2</sup>
	OPEN PATIO SIZE	16m <sup>2</sup>
	COVERED PARKING BAYS	1
	<b>TOTAL UNIT SIZE</b>	<b>78m<sup>2</sup></b>

- UNIT FEATURES INCLUDE:**
- Open Plan Designer Kitchen with stone tops
  - Bosch fridge, oven & hob, dishwasher and washing machine included
  - High quality bathroom finishes
  - DSTV & High-speed fibre internet ready





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WHERE LUXURY LIFESTYLE BEGINS



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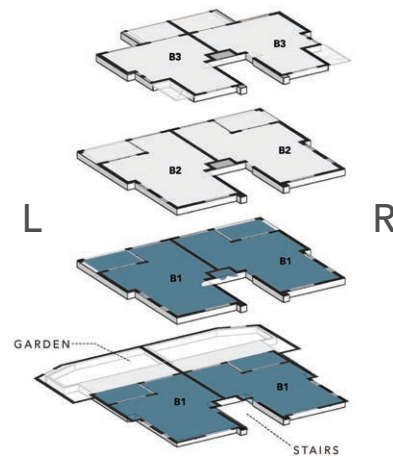
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2 BEDROOM 2 BATHROOM  
BLOCK TYPE B

**TYPE B1**

GARDEN UNIT  
PRICED FROM  
**R1 550 000**

1ST FLOOR UNIT  
NO GARDEN  
PRICED FROM  
**R1 390 000**



WHERE LUXURY LIFESTYLE BEGINS

**AREA SCHEDULE**

UNIT SIZE	77m <sup>2</sup>
COVERED PATIO SIZE	10m <sup>2</sup>
GARDEN (GROUND FLOOR ONLY)	60m <sup>2</sup>
COVERED PARKING BAYS	2
<b>TOTAL UNIT SIZE</b>	<b>87m<sup>2</sup></b>

**UNIT FEATURES INCLUDE:**

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready
- Spacious private garden (Ground Floor Only)

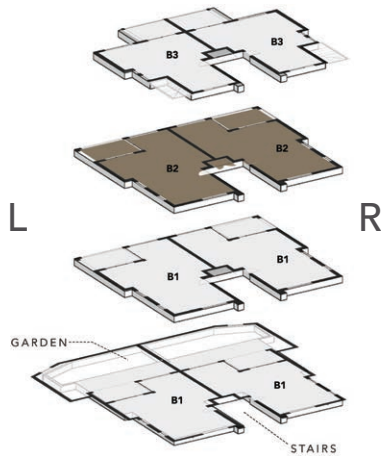


# TYPE B2

2 BEDROOM 2 BATHROOM  
BLOCK TYPE B

PRICED FROM  
**R1 390 000**

WHERE LUXURY LIFESTYLE BEGINS



**AREA SCHEDULE**

UNIT SIZE	72m <sup>2</sup>
COVERED PATIO SIZE	15m <sup>2</sup>
COVERED PARKING BAYS	2
<b>TOTAL UNIT SIZE</b>	<b>87m<sup>2</sup></b>

**UNIT FEATURES INCLUDE:**

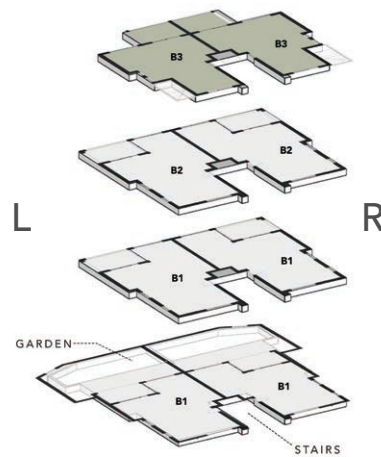
- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready



DELUXE 1 BEDROOM 1 BATHROOM  
BLOCK TYPE B

TYPE B3

PRICED FROM  
R1 190 000



WHERE LUXURY LIFESTYLE BEGINS

AREA SCHEDULE

UNIT SIZE	61m <sup>2</sup>
COVERED PATIO SIZE	11m <sup>2</sup>
COVERED PARKING BAYS	1
<b>TOTAL UNIT SIZE</b>	<b>72m<sup>2</sup></b>

UNIT FEATURES INCLUDE:

- Open Plan Designer Kitchen with stone tops
- Bosch fridge, oven & hob, dishwasher and washing machine included
- High quality bathroom finishes
- DSTV & High-speed fibre internet ready



“A house is made of  
brick and mortar,  
but home is made  
by the people  
who live there.”  
M.K. SONI

WHERE LUXURY LIFESTYLE BEGINS

WHERE YOUR FUTURE  
**LIFE BEGINS**





UMTHUNZI  
ORIGINS  
**MASTER  
PLAN**

WHERE LUXURY LIFESTYLE BEGINS



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ONLINE**



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• ORIGINS •

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**SHOW  
DAYS**

**WED | SAT | SUN**  
**12PM TO 5PM**



**CONTACT US ON**  
**060 611 6878**

**INDEMNITY**

- All images and layouts are artist impressions and could be subject to change.
- Furniture not included with any of the units.
- The Developer reserves the right to substitute or replace any of the mentioned or displayed items with an equivalent or improved product should problems of availability arise, or for any reason.
- No private work or alterations will be accepted or tolerated.
- Garden sizes and configuration may vary from the plan to accommodate site conditions.
- Parking allocation might vary from plan to accommodate site conditions.
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