

Discover MIDSTREAM's ESTATES

10 Reasons to be part of Midstream

1. Central location:

Midstream is well located midway between Sandton and Centurion and is close to two Gautrain stations with a dedicated Gautrain shuttle service to and from Midstream.

2. Secure living is a priority:

- Midstream boasts a unique combination of security features which has led to an exemplary security record.
- Security features include a 50km long/5m-wide double-security-fence around the estates and dual security access control system with 'bobbies-on-the-beat' patrolling estates internally 24/7.
- A number plate recognition system records the movement of all vehicles entering and leaving Midstream, and checks the integrity of said number plates in the cloud.

3. Excellent schools on your door step:

- A high school and two primary schools, with a track record built up over more than ten years, gives preferential enrolment to Midstream residents.
- Three pre-primary schools and three baby houses provide comfort with education to young professional couples.

4. Medical facilities within the estate:

- The Mediclinic hospital in Midstream is one of the flagship developments of this international group. It is ably supported by adjacent medical rooms that provide an oncology and radiation centre, nuclear medicine practise and a number of pathology labs, bio-kineticists and physiotherapist practices.
- The local medical practice, two pharmacies, a sub-acute centre and the Cure Day Hospital supports the other medical services.
- A medical care facility and dementia care facility, aimed towards the retirement village, will open early in 2018. These will make a difference in the lives of the elderly.
- A 24/7 Paramedic service available exclusively to Midstream residents & their visitors.

5. Variety of residential housing options:

- Houses priced from R2,5m up to R16m, with townhouses in the R2 – R3,5m bracket and luxury, lock-up-and-go apartments selling between R2,9 and R5,7m.
- Retirement village units from single room to 3-bedroom units priced from R1,25m to R4m.
- Midstream has an active property market with more than 354 houses - with a combined value of R1,156 billion - finding new owners in 2016. The sales were proficiently supported by financial institutions with new bonds totalling R931 million registered at the deeds office during the year.
- Midstream has a dynamic rental market with approximately 10% of the 5 000 completed houses being rented at any given time.

6. Affordable Home Owner Association (HOA) levy:

- HOA levy for 2017/18 is on average R1 600 per month.

- The HOAs have more than R60 million in reserve funds, ensuring that cover is in place for unforeseen expenses that may require special additional levies.

7. Convenience in the village:

- The Midstream SUPERSPAR was awarded "SuperSpar-store of the year" for the region, confirming that local convenience combines well with a top-class product.
- Turn-and-Tender, SASOL, Mugg & Bean, Hi-Q Tyre Shop, various hair salons, travel agent, hardware store, launderette and many more, makes it easy to get the bare necessities (and more) close to home.
- Four churches within Midstream serves the community within and well beyond Midstream's boundaries, and play an important supportive role at the retirement village.

8. Lightning fast internet connectivity:

- Every new house is connected to a fibre optic cable – connection is optional, and users connect uncapped at 50Mbps or more.
- With MTN supporting the FTTH (Fibre to the home) service, every user is assured of competitive pricing and world class service levels.
- More than 15 mobile towers have been developed throughout Midstream and were recently connected to a fibre optic backhaul-cable to enhance service levels - specifically 4G data transmission.

9. An outdoor lifestyle for the whole family:

- Children cycle to school, and sport enthusiasts jog on the footpaths that span more than 50 km within the estates and along the regional roads - all within the first line of security.

- The Midstream Parkrun forms part of the International Parkrun Network and takes place every Saturday at 8am; it covers 5km for runners and walkers, catering for all ages and fitness levels.
- The 9-hole par-3 golf course, with bend grass greens, provides a stern test for the serious golfers with the longest hole from the back tee stretching 210m. Forward tees allow for the introduction of golf to newcomers. Lessons by our local professional golfer, Patrick O'Brien, makes it easy to start out on this popular sport.

10. Village lifestyle in an urban area of Gauteng:

Midstream is orientated towards families having a residential experience, with a range of facilities in a secure environment, whilst protecting your investment through proper management of the various estates by the HOAs.



RETIRE @ MIDSTREAM



2 Bedroom units from R2,5mil



• MIDSTREAM Medical Care



• Dementia Centre

Maureen – (083) 269 5585 **www.midstream.co.za**