



Launching
14 March 2026

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KALEIDO

WESTOWN

Modern Condos from
R880k - R4.5m



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The Westown Precinct **Vision**

Driven by a powerful mix of private investment, smart infrastructure and long-term precinct stewardship, Westown is rapidly evolving into a vibrant metropolitan node with its own economic gravity. The vision includes a fully integrated precinct that blends retail, healthcare, hospitality, mobility links, business districts, lifestyle hubs and public spaces into one cohesive environment.



At the heart of this vision:



Westown Square

The retail and dining anchor, already bringing the precinct to life.



The West Private Hospital

A new 100-bed medical precinct opening in 2028.



Farrier Business Park

An emerging commercial powerhouse attracting professionals and enterprise.



The Barn & Shongweni Market District

Curated culture, entertainment, food, makers and events.



Equestrian fields, paddocks, and outdoor trails

Expanding the region's signature active lifestyle.



Future schools, mobility networks and green infrastructure

Creating a connected, walkable smart city.



Privately managed utilities, energy resilience and smart-city systems

Ensuring reliability and long-term value.



This is **Life in Motion**

A new chapter is unfolding within the Westown precinct, and you're among the first to discover it.

Kaleido Westown reimagines what living in the Upper Highway area can be, a bold expression of contemporary design, connected living, and countryside calm, within the growing Westown smart city ecosystem. A modern, secure estate with urban infrastructure, thoughtfully elevated to capture sweeping valley views.



It offers a diverse range of **modern condos** and features seamless access to schools, retail, and lifestyle amenities. Kaleido's future value is embedded in every detail - from its **managed environment** to its prime position within the greater precinct vision that's shaping a **new destination for living, working, and leisure.**





Modern Condos

A collection of **modern, pet-friendly condos** featuring **1, 2, 3 and 4-bedroom** options available.

Every home is **design-led** to maximise light, privacy, and flow, with expansive valley views enjoyed from each unit. Ground-level residences feature private gardens that extend living outdoors. Kaleido homes offer drive-up access and embrace lock-up-and-go convenience with modern finishes and future-focused architecture.





Each Kaleido condo comes complete with a host of premium features, making every home move-in ready:

- Electric oven
- Gas hob with extractor
- Gas geyser
- Backup water & power to common areas
- Fibre and DStv-ready connectivity



1-Bed Condos from R880 000

Smartly appointed homes with thoughtful layouts, natural light, and easy everyday flow.

1-Bed Penthouse from R2 552 000

Elevated above the precinct, offering expansive valley views, open-plan living, premium finishes, and a private top-floor vantage point.

2-Bed Condos from R1 699 000

Versatile layouts with strong appeal for both owners and investors, blending flexibility with privacy.



The depictions herein are for illustration purposes only and are subject to change without prior notice.



3-Bed Penthouse from R4 741 000

Spacious, family-ready plans that balance flow, privacy, and everyday comfort.

3-Bed Duplex from R3 599 000

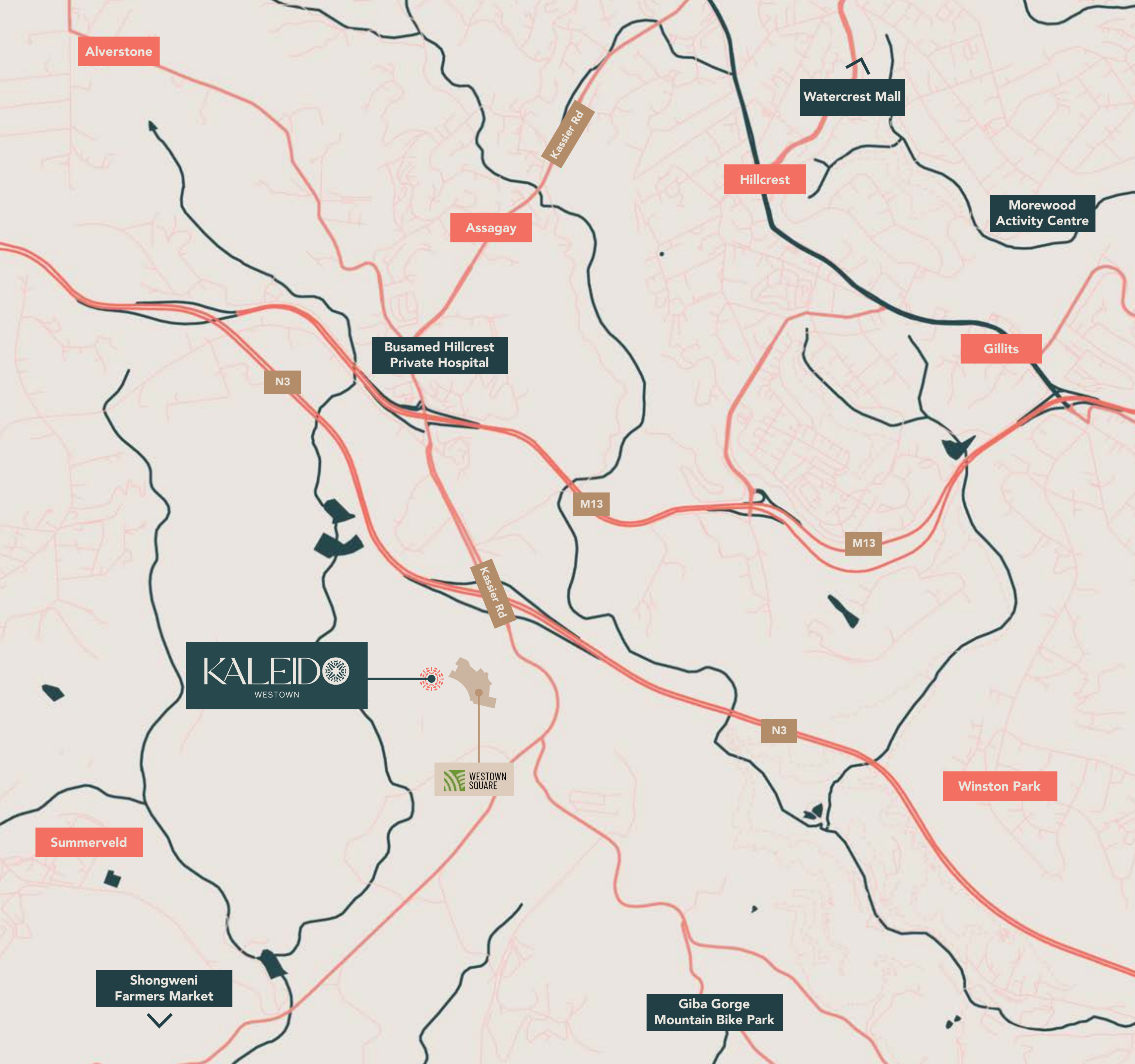
Sophisticated top-floor residences with generous terraces, elevated finishes, and beautiful views.

4-Bed Duplexes from R4 500 000

Townhouse-style living with double-volume space and expansive views for growing families.



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Perfectly Placed

Medical

Busamed Hillcrest Private Hospital
Netcare Medicross Hillcrest

5-7 mins
9 mins

Schools

Waterfall College
Hillcrest Primary and High Schools
Curro Hillcrest
Highbury Preparatory School
Winston Park Primary School
Kearsney College

6 mins
8-10 mins
10 mins
10 mins
12 mins
12 mins

Recreation and Nature

Westown Green Network & Trails
Shongweni Farmers Market
Summerveld Equestrian Estate
Giba Gorge Mountain Bike Park
Morewood Activity Centre
Krantzkloof Nature Reserve

0-2 mins
3 mins
7 mins
8 mins
12 mins
15 mins

Main Highways and Interchanges

Kassier Road / Shongweni Road Link
N3 to Durban / Pietermaritzburg corridor
M13 Highway

2-3 mins
5 mins
8-10 mins

Live Easy. Live Local.
Live Smart.

Life at Kaleido moves with you. Here, **work, wellness and community** flow naturally together, where your morning ride (your choice of bike or horse), padel or coffee catch-up, and evening stroll all happen within reach of home. It's **urban living with space to breathe**, and a community that moves at the pace of your life.





Our 15 Minute Neighbourhood

Step outside and everything you need for daily life sits within an easy walk or short cycle, or a gallop on your horse, from your front door. Designed for effortless connection, Westown brings retail, healthcare, hospitality, schooling, public spaces, mobility routes, culture and recreation together in one cohesive environment.

From your home at Kaleido, you can reach Westown Square in minutes. The hospital, hotel precinct, Farrier Business Park, The Barn, Shongweni Farmers Market, padel courts, Training Science gym and expansive trails, paddocks and green corridors, an ecosystem that supports effortless living. Every daily need, groceries, coffee, fitness, medical care, workspace, leisure, outdoor activity, sits within a compact, well-planned radius supported by privately managed utilities and smart infrastructure.

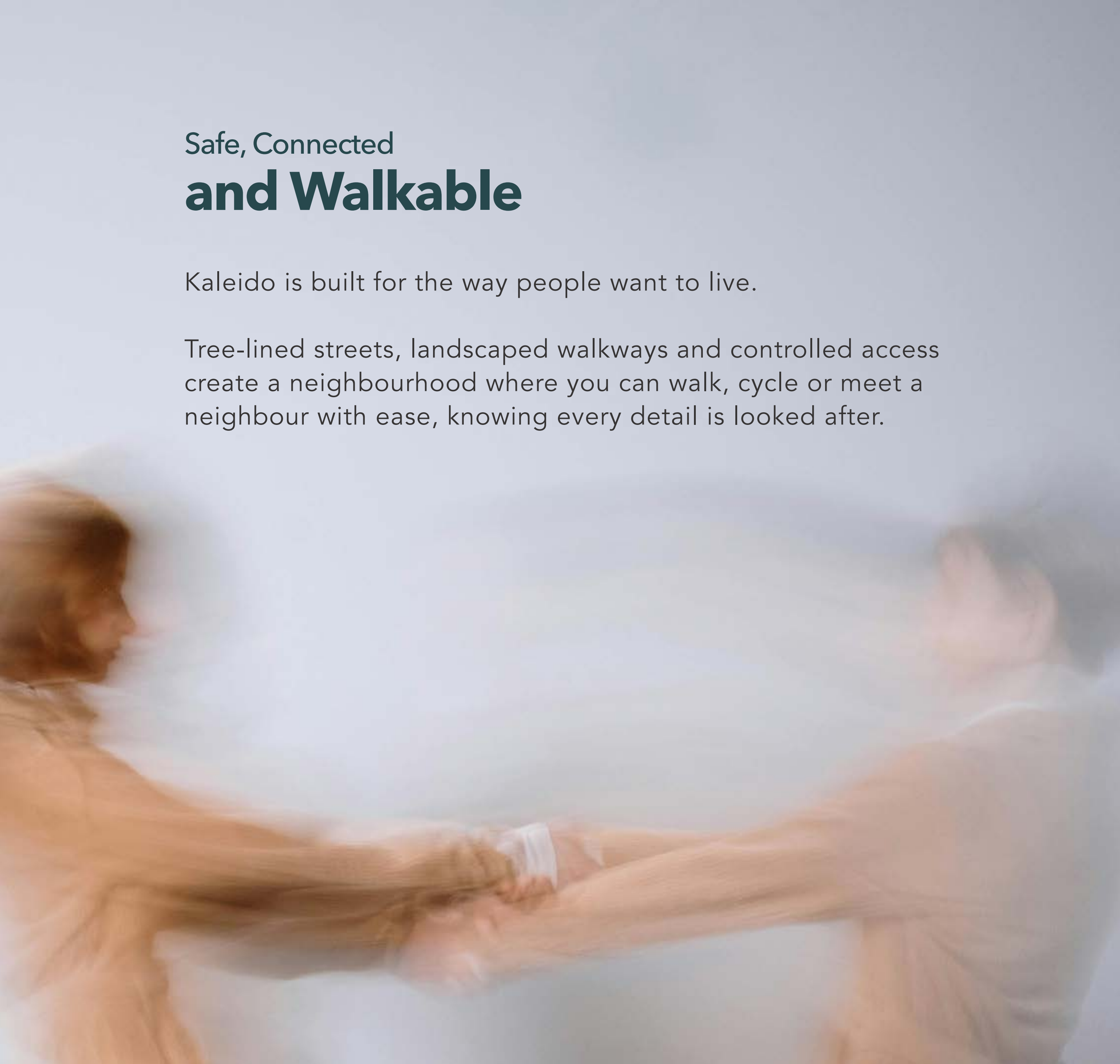
Within Kaleido:

- ☼ Pool and landscaped central courtyard
- ☼ Residents' clubhouse
- ☼ Bicycle wash bay and service centre

Amenities:

- ☼ Westtown Square
- ☼ Children's play area
- ☼ The Barn
- ☼ Training Science Gym
- ☼ Indoor padel courts





Safe, Connected and Walkable

Kaleido is built for the way people want to live.

Tree-lined streets, landscaped walkways and controlled access create a neighbourhood where you can walk, cycle or meet a neighbour with ease, knowing every detail is looked after.

-  24/7 monitored security with CCTV and controlled access
-  Dedicated on-site management and private HOA oversight
-  Smart estate systems for solar, water, waste and power resilience
-  Continuous maintenance of public spaces and landscaping
-  Value protection through consistent, high-standard management

Own Early in an Estate

Designed for Growth and Movement

Kaleido offers investors a first mover opportunity to capitalise on the vision shaping the Upper Highway's new urban evolution. Kaleido delivers early access to long-term capital growth driven by new infrastructure, mixed-use development momentum, and strong residential demand.

With limited secure estate supply and strong semigration inflow from the outer west of KZN, this node is positioned for sustained capital appreciation, ideal for those diversifying portfolios in a market backed by the Westown vision.



Early-phase equity in a major growth corridor



Limited secure estate supply and consistent tenant demand (95% area average)



Solid gross yields of **up to 12.3%**



Professionally managed ensuring lasting value



Entry prices from R880 000, ideal for first-time and portfolio investors

Kaleido

Yield Potential

Unit Type	Price From (R)	Est. Monthly Rent (R)	Est. Annual Rent (R)	Est. Gross Yield
1-Bed	880 000	Up to 9 000	108 000	Up to 12.3%
1-Bed Penthouse	2 552 000	Up to 12 000	144 000	Up to 5.6%
2-Bed	1 699 000	Up to 13 000	156 000	Up to 9.2%
3-Bed Penthouse	4 741 000	Up to 15 000	180 000	Up to 3.8%
3-Bed Duplex	3 599 000	Up to 16 000	192 000	Up to 5.3%
4-Bed Duplex	4 500 000	Up to R20 000	240 000	Up to 5.3%

The Buying Process



Choose Your Unit

On launch day, select your preferred condo type, layout, and position from the Kaleido Listings Platform.



Apply for Finance

If you're financing through a bank, our bond originators will assist with your bond application and approval process. First-time buyers receive full support through every step.



Reserve Your Home

Secure your chosen unit with a R10 000 reservation fee. This amount is fully credited toward your purchase on transfer.

The Buying Process



Sign Your Documents

Once reserved, you'll sign your Offer to Purchase and supporting paperwork. No transfer duty or levy stabilisation fee applies.



Finalise and Transfer

Once your bond is granted, the transfer attorneys prepare all documents for registration. You'll be guided through signing, payment, and final handover timelines.



Move In

On completion, you'll receive your keys - your new Kaleido home includes a dedicated parking bay.

Area Demarcation



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1-Bed, 1-Bath Condo



Schedule of areas

Internal	30m ²
Total	30m ²

1-Bed , 1-Bath Corner Condo



Schedule of areas

Internal	34m ²
External	6.5m ²
Total	40.5m ²

2-Bed , 2-Bath Condo



Schedule of areas

Internal	70m ²
External	5m ²
Total	75m ²

3-Bed , 2.5-Bath Duplex



First floor



Ground floor

Schedule of areas

Internal	114m ²
External	19.2m ²
Garage	36m ²
Total	169.2m ²

4-Bed , 2.5-Bath Duplex



First floor



Ground floor

Schedule of areas

Internal	123m ²
External	37m ²
Garage	36m ²
Total	196m ²

Professional Team

Led by Fundamentum, an experienced developer known for delivering high-quality, precinct-integrated projects across KwaZulu-Natal, together with Axiom Architect's design excellence, Rainmaker Marketing's proven sales and marketing strategy, and the transformative Westown Precinct vision, this professional team brings a trusted, future-focused approach to creating benchmark residential communities.

FUNDAMENTUM
PROPERTY GROUP



AXIOM
ARCHITECTS



Pricing and Legal

Please request the latest pricing and availability schedule at Kaleido Westown online at kaleidowestown.co.za

Contact

087 377 0407

Contract of sale

This document is available for download on kaleidowestown.co.za for your perusal.

Kindly ensure that you have read and fully understand the terms and conditions prior to the launch and subsequent signing hereof.

Sectional Title Properties Act

Kaleido Westown falls under the Sectional Title Properties Act. For further information on the act, kindly go to: www.acts.co.za

Payment Terms

All amounts paid are held in the attorney's trust account, pending transfer.

An initial R10 000 deposit (incl. VAT) is payable to secure the reservation of each unit.

Upon signature of the contract of sale, the balance of the deposit is due within 5 days.

Thereafter, the balance of the purchase price is to be secured either by way of a bond, granted from an approved financial institution within 30 days, or a guarantee issued from a registered South African commercial bank within 7 days of request by the conveyancer. Alternatively, the funds may be deposited into the conveyancer's trust account, within 7 days from request, which shall be invested in an interest-bearing account with Investec, all interest accrued will be to your benefit.

It is advisable that pre-approved finance is confirmed.

Frequently Asked Questions

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

eThekweni Metropolitan Municipality

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

Kaleido Westown is within the secure Westown Precinct, which has:

- ☀ 24-hour security
- ☀ CCTV monitoring
- ☀ Perimeter fencing
- ☀ Secure access control
- ☀ Guard patrols

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS WITHIN THE RESIDENTIAL COMPONENT?

Once the unit is constructed and transfer has taken place, it is the responsibility of the owner to pay their electricity, water and property rates.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

An onsite management service will be appointed once construction is complete, through the approved processes of the body corporate.

ARE PETS ALLOWED?

Yes, Kaleido is a pet-friendly development and residents will need to comply with the pet policy.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, if you reside within Kaleido then you will have full access to all facilities.

WHERE CAN MY GUESTS PARK WITHIN THE ESTATE?

Parking provisions for guests will be outside your unit.

HOW MANY PARKING BAYS DO I GET?

Each unit has respective parking and garages allocated to their apartment, these also vary for each unit type.

Frequently Asked Questions

WHO TAKES CARE OF THE MAINTENANCE OF THE RESIDENTIAL BUILDINGS?

Maintenance to the outside of the residential buildings will be carried out through the approved processes of the body corporate. Maintenance within your apartment is the responsibility of the homeowner.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, your home will have an NHBRC Certificate.

WILL YOU NEED A BUILDING WARRANTY?

All buildings will need to have a warranty based on the NHBRC standard, which is 5 years.

WILL FIRE PROTECTION SYSTEMS NEED TO BE IN PLACE?

Yes, Kaleido will be fully compliant with the local fire safety requirements. All SANS fire requirements will be in place, including hose reels, hydrant points, ventilation, and fire doors.

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Register Now



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