



The Forbes

@ WATERKLOOF | PRETORIA

Come Home To The Forbes

Defined by its exclusivity and prestige, The Forbes is a rare addition to Waterkloof Heights, & the area's only five-storey development.

- One & Two Bed Apartments
& Two Penthouses
- Priced from R1,85 - R6,495 million
- R150,000 Launch Discount
- 29 Forbes Reef Road,
Waterkloof Heights, Pretoria
- Sales Launch Online on Wednesday,
14 October at 1pm

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Designed With Distinction

The collection of just 20 modern one & two-bedroom apartments, alongside two distinguished penthouses, boasts elevated views & offers a sophisticated lock-up-and-go lifestyle seldom found in this established suburb.



One Bedroom Apartments

Premium lock-up-and-go apartments ideal for young professionals & investors seeking strong rental demand.

Sized from 56m²

Priced from R1,85 million

EXPLORE ONE BEDS





Two Bedroom Apartments

Spacious deluxe apartments suited to owner-occupiers or tenants requiring additional comfort and flexibility.

Sized from 108m²

Priced from R 4,365 million

[EXPLORE TWO BEDS](#)



Prestige Penthouse Collection

Exclusive, high-end, penthouse apartments offering elevated living,
prime positioning, & enhanced privacy.

Sized from 154m²

Priced from R6,495 million

EXPLORE PENTHOUSES



Comfort Without Complexity

Designed for secure, connected, & effortless living, this exclusive development offers a curated selection of premium lifestyle amenities. From advanced security infrastructure & reliable backup utilities to high-speed connectivity & convenient resident parking, every detail has been considered to ensure comfort, peace of mind, & everyday convenience.





- 24/7 security guard house
- Access controlled gate
- Electric fence and CCTV
- High-speed Wi-Fi connectivity as standard
- Backup power solutions
- Borehole water backup
- Energy-efficient central hot water plant
- Resident & visitor parking bays

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Waterkloof, Well Lived

Positioned within the prestigious enclave of Waterkloof Heights, The Forbes enjoys a prime address in Pretoria's sought-after Old East lifestyle node. Surrounded by established restaurants, retail destinations, office facilities, scenic walking, jogging, & cycling routes, the development offers a lifestyle defined by everyday convenience & understated sophistication.

Defined by its elevated setting & gentle ridgelines, Waterkloof Heights is renowned for its sweeping views across the Pretoria landscape and its rare balance of suburban tranquillity & urban accessibility. With seamless connectivity via the nearby N1 Highway to Centurion & Johannesburg, residents are perfectly placed to enjoy both peaceful residential living & effortless access to the city's leading social & commercial hubs.



[VIEW ON GOOGLE MAPS](#)

Retail

- Menlyn Park Shopping Centre 7 mins
- Hazelwood Food Market 9 mins
- Brooklyn Mall 10 mins
- Castle Gate Shopping Centre 10 mins

Recreational/Lifestyle

- Restaurants Priva & Prosopa 1 min
- Pretoria Country Club 8 mins
- Waterkloof Golf Club 9 mins
- Hazelwood Food Market 9 mins
- Groenkloof Nature Reserve 17 mins

Schools

- Hatfield Christian School 9 mins
- Waterkloof House Preparatory School 11 mins
- Hoerschool Waterkloof School 11 mins

Health

- Planet Fitness 4 mins
- Waterkloof Ridge Medical & Wellness Centre 6 mins
- Pulse Gym 7 mins

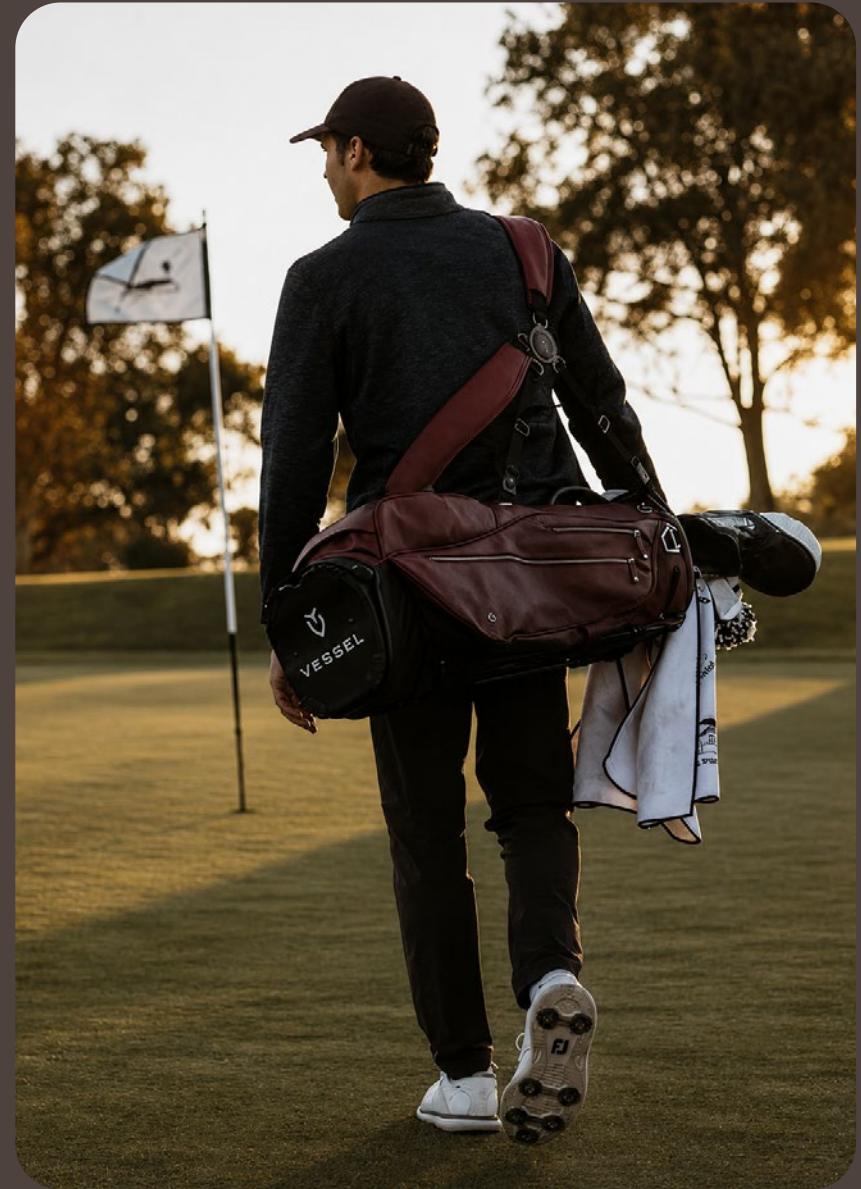




Tap into Prime Pretoria Growth

Waterkloof Heights is one of Pretoria's most established & tightly held residential enclaves, a location long favoured by high-net-worth individuals, diplomats, & discerning professionals seeking secure, well-connected suburban living.

This is a market defined by scarcity & stability. With limited sectional title stock in the area, demand consistently outpaces supply. As a boutique-scale development of just 20 apartments, The Forbes meets this demand, offering strong appeal to both investors & owner-occupiers seeking a low-maintenance, lock-up-and-go lifestyle in an enduringly sought-after suburb.





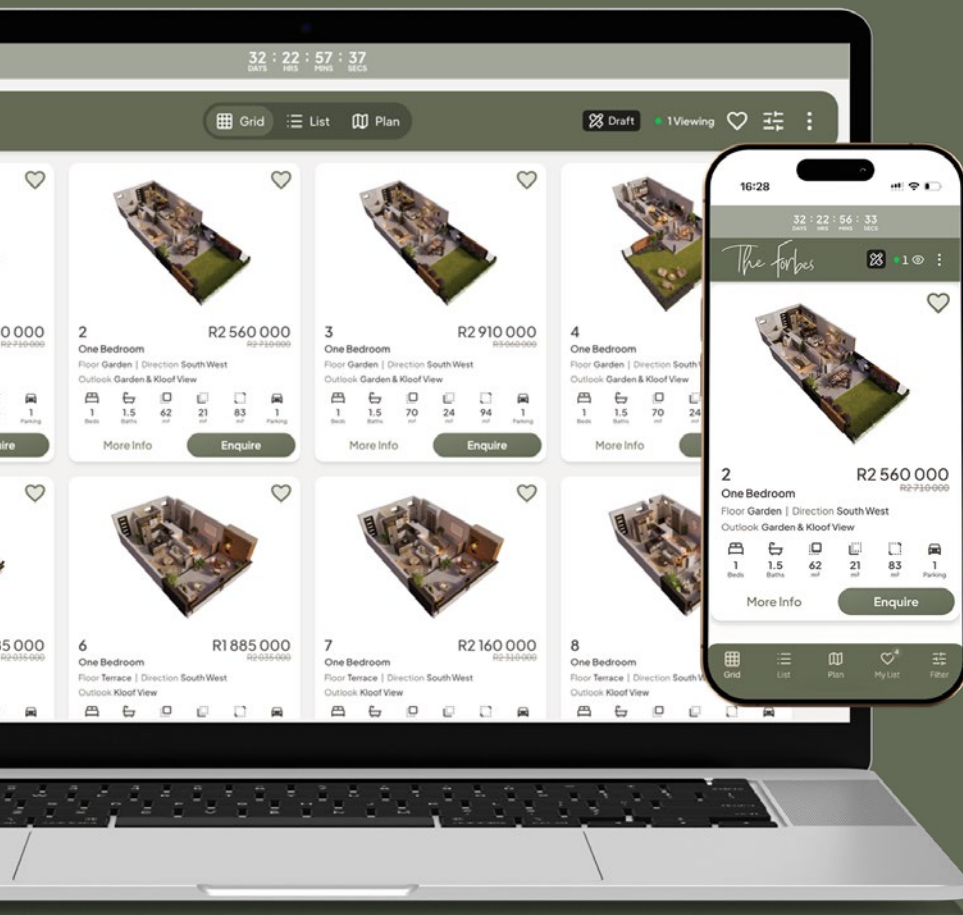
Investment Highlights

- Exclusive R150 000 launch day discount
- All transfer & bond registration costs included
- Yield estimates indicate net returns up to 9.08% based on projected rentals
- Capital growth estimated at 7%
- Total annualised ROI's up to 15%
- Prime position within Pretoria's Old East, within a proven, established residential node
- A rare opportunity in a traditionally freehold neighbourhood



Sales Platform

Sales at The Forbes launches online via an interactive sales platform



1.

Step One | Create Your Buyer Profile

Register on the secure sales platform to browse the available apartments, & unlock your R150 000 launch discount.

2.

Step Two | Shortlist Your Preferred Apartments

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

3.

Step Three | Reserve Online

Apartments can be secured directly through the platform with a R10,000 reservation fee.

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A Shared Vision, Expertly Executed

The Forbes is a collaboration between Optimprops 90 (Pty) Ltd, Hofman Architects & Pont Projects cc. United by a shared commitment to quality, precision, & enduring value, they each bring distinct expertise in development, design, & construction to create a one-of-a-kind residential offering in Waterkloof Heights.

Optimprops 90

A privately owned, family-run development company with a diverse & established property portfolio. The business is focused on uplifting well-located properties & delivering modern, luxury residential solutions within established suburban environments across South Africa.

Hofman Architects

Hofman Architects, an award-winning studio based in Waterkloof, leads the architectural vision for The Forbes. The firm is recognised for its refined, contemporary approach to high-end residential design, balancing form, function, & contextual sensitivity.

Pont Projects cc

Construction of The Forbes is undertaken by Pont Projects cc, led by owner Karel Pont. The firm is highly regarded for its precision, build quality, & consistent delivery of well-executed residential projects within the area, with a strong reputation for craftsmanship & attention to detail.



ANDREW LOUW

andrew.theforbes@remaxcapital.co.za

079 306 9693

LELANIE SCHOEMAN

lelanie.theforbes@remaxcapital.co.za

082 568 3637

The Forbes

@WATERKLOOF | PRETORIA

www.theforbes.co.za