

WATERFALL

Commercial  
**NOVARTIS**  
FACT SHEET

The ideal place to play,  
work and stay in the  
heart of Gauteng.

## Functional elegance that integrates seamlessly with the city

### Gauteng's premier commercial destination.

This award-winning development connects infrastructure, technology, efficiency, convenience and quality of life to bring you industry excellence and exceptional work-life balance. Grow your business at Waterfall, the place that inspires success and progress.

### This single-tenant building is a contemporary architectural statement.

The building is designed to integrate seamlessly with the fabric of the city and encourage pedestrian movement to, from and around the building. One of the key features is the ground floor podium, which is designed to raise the building above natural ground level, giving it an impressive presence. A grand staircase that merges the pedestrian walkway with the podium starts to blur the lines between public and private space resulting in an elegant and functional building.

#### Novartis Amenities



Sustainability - LEED Gold



Generator



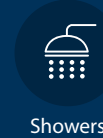
Cyclist facilities



Wheelchair access



Outdoor social spaces



Showers



Gautrain bus stop



Gautrain station  
(10 - 15 mins)



Parking



Renewable energy  
(solar panels)



Water and energy  
sub metering



Public transport  
access (5 mins)



Mall access  
(5mins)



Water harvesting



24-hour access  
control & CCTV  
monitoring

#### Waterfall Core Values



##### locality

Exactly where you need to be



##### safety

Your safety is our priority



##### vitality

Enjoy an active lifestyle in a pedestrian-friendly and bikeable neighbourhood



##### infrastructure

Waterfall connects infrastructure, efficiency and convenience with quality of life



##### amenities

Work, stay, shop and play in one convenient neighbourhood



##### sustainability

A green environment that's good for you and the planet



##### technology

A world-class fibre optic and wireless communication network keeps you up to speed



##### waterfall cares

Giving back to our communities



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**ATTACQ**  
INVEST • DEVELOP • GROW