

A VISION FOR THE FUTURE



VAAL RIVER CITY

CONNECT, BELONG, PROSPER





A VISION FOR THE FUTURE

Vaal River City is an integrated mixed-use city development designed to create a thriving and sustainable community along the scenic Vaal River. Committed to the economic stimulation of the region, our visionary city development presents a unique opportunity for forward-thinking investors. Combining modern infrastructure, sustainable design, and a thriving commercial hub, this development is set to become a premier destination for business, leisure, learning and comfortable living.

Strategically located to maximise economic growth, tourism potential, and urban convenience, Vaal River City offers a dynamic investment landscape into one of South Africa's most preferred regions.

Join us in shaping a vibrant and prosperous cultural community, where investors, business owners, residents and learners can connect and belong.



MASTER PLAN

Vaal River City presents a prime investment opportunity with a well balanced mix of residential, retail, commercial, and industrial spaces. With its strategic location alongside the Vaal River, newly installed infrastructure, and strong economic incentives, the city is set to become a dynamic hub to connect business, education and secure lifestyle needs.

Vaal River City Sites



Vaal River City is a master-planned development featuring a diverse range of sites tailored for residential, commercial, industrial, and civic purposes. Designed to foster economic growth, innovation,

and community living, each site is strategically positioned to maximise accessibility, sustainability, and long term value.



From premium waterfront residences and vibrant retail spaces to state-of-the-art industrial zones and cultural landmarks, Vaal River City offers a dynamic environment where businesses thrive, families

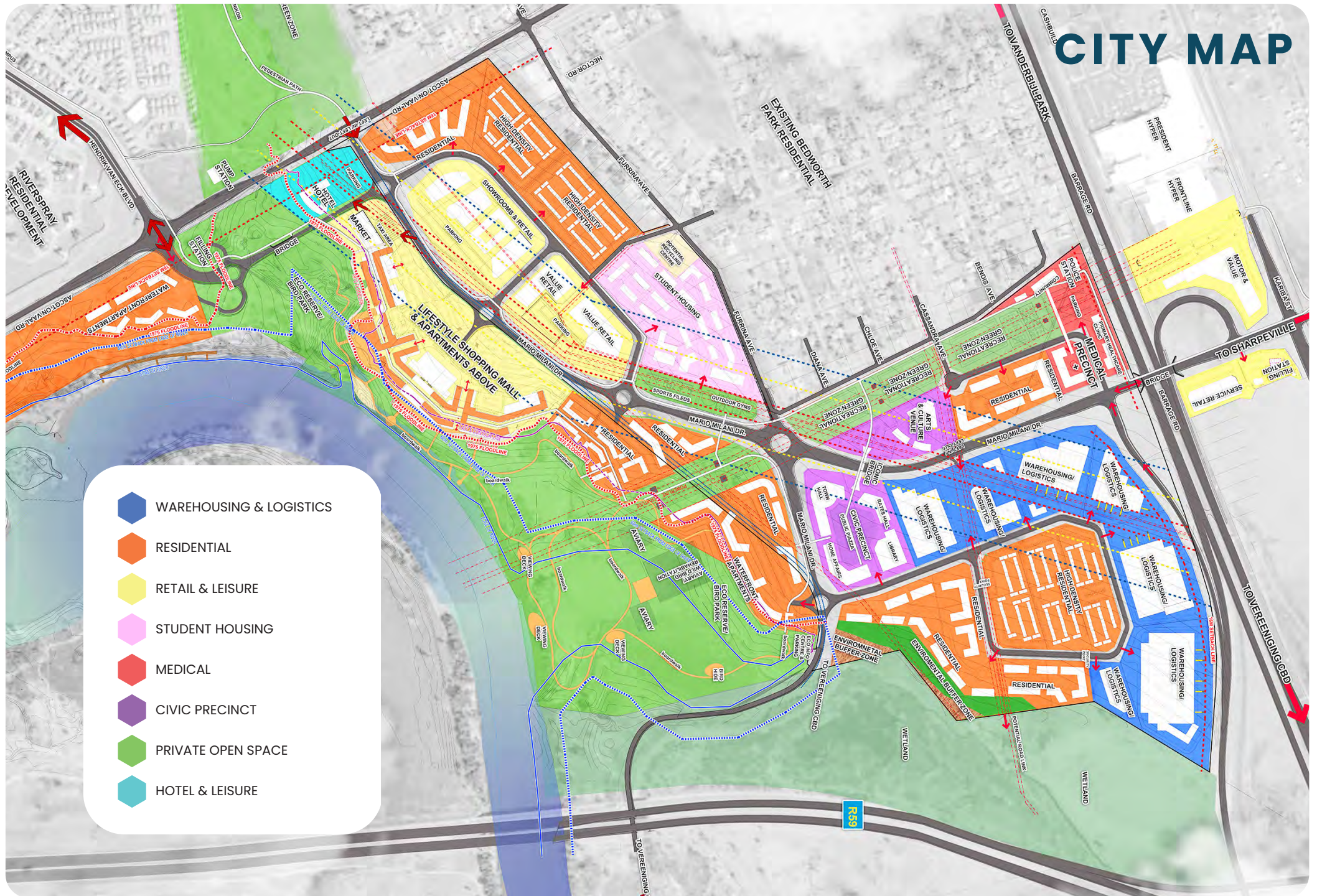
flourish, and communities connect. Whether you're looking to invest, establish, or reside, Vaal River City presents an unparalleled opportunity to be part of a transformative urban experience.

An architectural rendering of a proposed urban development along a river. The scene is set during sunset or sunrise, with warm golden light reflecting on the water and illuminating the sky. On the left, a calm river flows. To its right is a wide, paved pedestrian promenade with modern street furniture, including benches and small tables. People are depicted walking and sitting, suggesting a vibrant public space. Behind the promenade, there are landscaped green areas with various trees, including several tall palm trees, and flowering plants. In the background, a modern building with large glass windows and a flat roof is visible. To the right of the promenade, a row of multi-story buildings with traditional-style tiled roofs and large glass facades is shown. These buildings appear to be commercial or mixed-use, with people walking on the sidewalks and some on balconies. The overall atmosphere is one of a modern, sustainable, and community-oriented urban environment.

THE FUTURE OF THE VAAL.



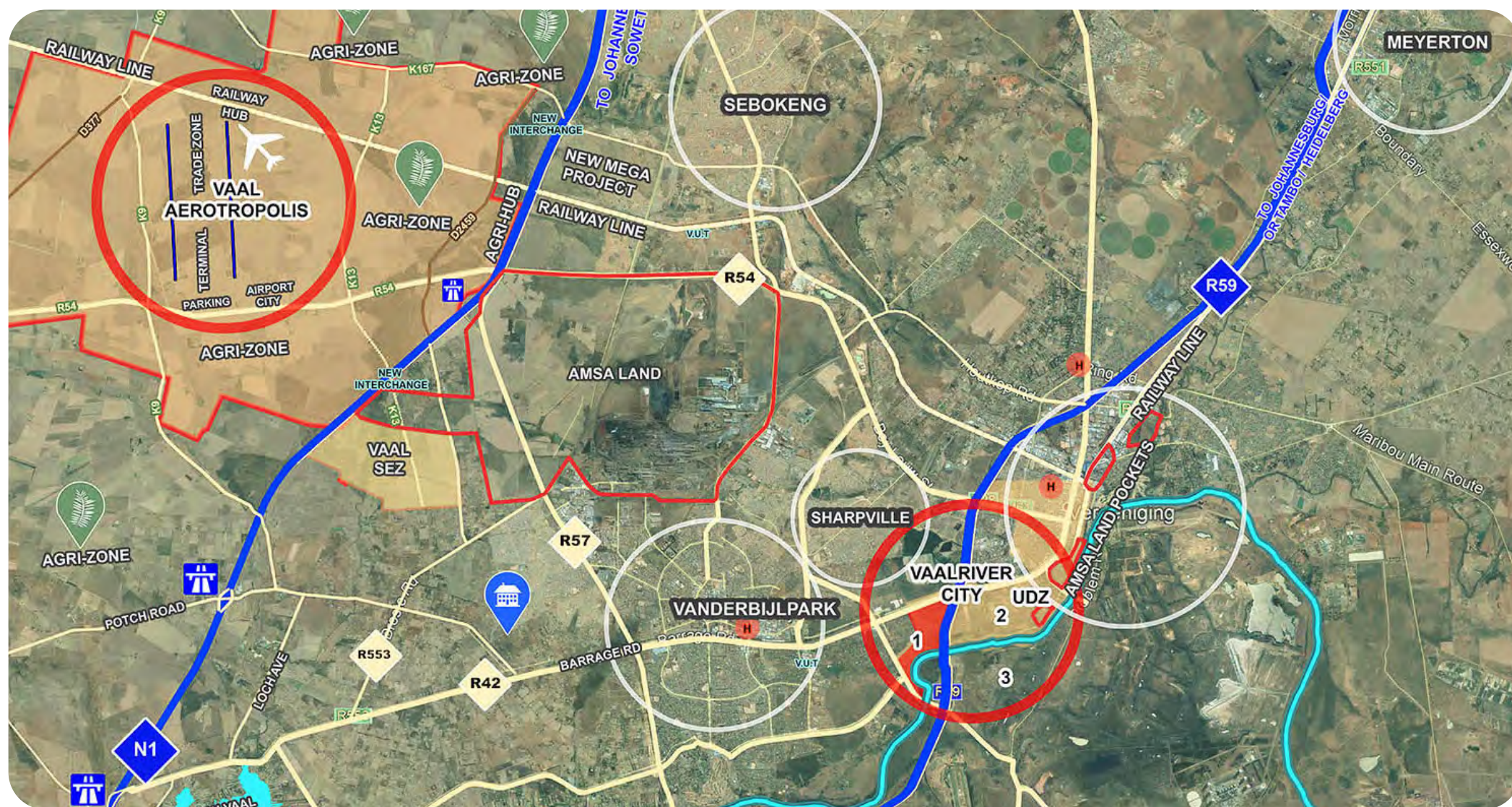
CITY MAP



The map illustrates the Vaal River City area, highlighting various urban zones and infrastructure. Key features include:

- Urban Zones:** Vanderbijlpark CBD, Sharpeville, Vaal River City 2, Vaal River City 3, and River City 5.
- Infrastructure:** Major roads like Westinghouse Blvd, Playfair Blvd, Hendrik Van Eck Blvd, and the Vaal River.
- Landmarks:** Leeuwkuil Dam, Vaal University of Technology, Curro School, and the NWU Vaal Triangle Campus.
- Corridors:** The Green Corridor and the Vaal River City area.
- Other Areas:** Station Precinct, Verere Site, and the Maccauvlei Golf Course.

The map is titled "Vaal River City" and includes a legend for the Green Corridor and the Vaal River City area.





A COHESIVE AND INSPIRED URBAN IDENTITY

Vaal River City is designed with a distinct architectural language that harmonises modern aesthetics with functional, eco-friendly urban planning. Rooted in sustainability, innovation, and a deep connection to its natural surroundings, Vaal River City's design philosophy fosters a seamless blend of residential, commercial, retail, industrial and communal public spaces.

Drawing inspiration from contemporary cityscapes and waterfront living, the architectural city vision emphasises clean lines, open spaces, and energy-efficient designs. A consistent material palette, dynamic facades, and integrated green spaces ensure a visually striking yet timeless environment. Every structure is crafted to enhance community connection, optimise natural eco-usage, in order to create vibrant atmospheres that redefines urban living where everyone belongs.

RIVERSIDE LEISURE ACTIVITIES



METRO PRECINCT DESIGN



HOUSING



PHASE 1



SPACES AVAILABLE

The first phase of Vaal River City sets the foundation for a vibrant, multi-use urban destination. Designed to balance residential, commercial, industrial, and student housing needs, phase 1 introduces carefully curated mixed-spaces that cater to a diverse range of investors, businesses and residents.

VAAL RIVER CITY AREAS & UNIT COUNTS

PHASE 1 – SPACES AVAILABLE

RESIDENTIAL	EXTENSION	UNIT COUNT
	EXT 4- ABOVE RETAIL	600
	EXT 4- WATERFRONT UNITS	340
	EXT 4- WATERFRONT UNITS	800
	EXT 6	350
	EXT 9	250
	EXT 10	350
	EXT 11	400
	EXT 19 & 20	600
	EXT 21	775
	EXT 23	300
	TOTAL	4765
	<i>Unit count areas can be subdivided for smaller development offerings.</i>	
STUDENT	EXT 12	1900-2000 BEDS
INDUSTRIAL		ERF SIZE m2
	EXT 16	24000
	EXT 17	25000
	EXT 18	20000
	EXT 19	3000
	TOTAL	72000
RETAIL & SHOWROOMS	EXT 13 -SHOWROOMS	12600
	EXT 13 -VALUE RETAIL	11000
	EXT 4 - SHOPPING MALL	24500
	POWERVILLE PARK	13000
	TOTAL	61100
MEDICAL & COMMUNITY	EX 22	13000
	CIVIC PRECINCT (4 STOREYS)	6000
	EXT23 ARTS & CULTURE VENUE	40000

Spaces available reflect the masterplan of the Vaal River City however, these are subject to the evolving needs of the development.



A CATALYST FOR SUSTAINABLE GROWTH

Vaal River City is set to drive economic prosperity through job creation, revenue growth, and increased investment appeal by fostering a diversified economy, enhancing property values, and attracting talent. This city development is positioned to uplift the entire region.

POSITIVE ECONOMIC IMPLICATIONS

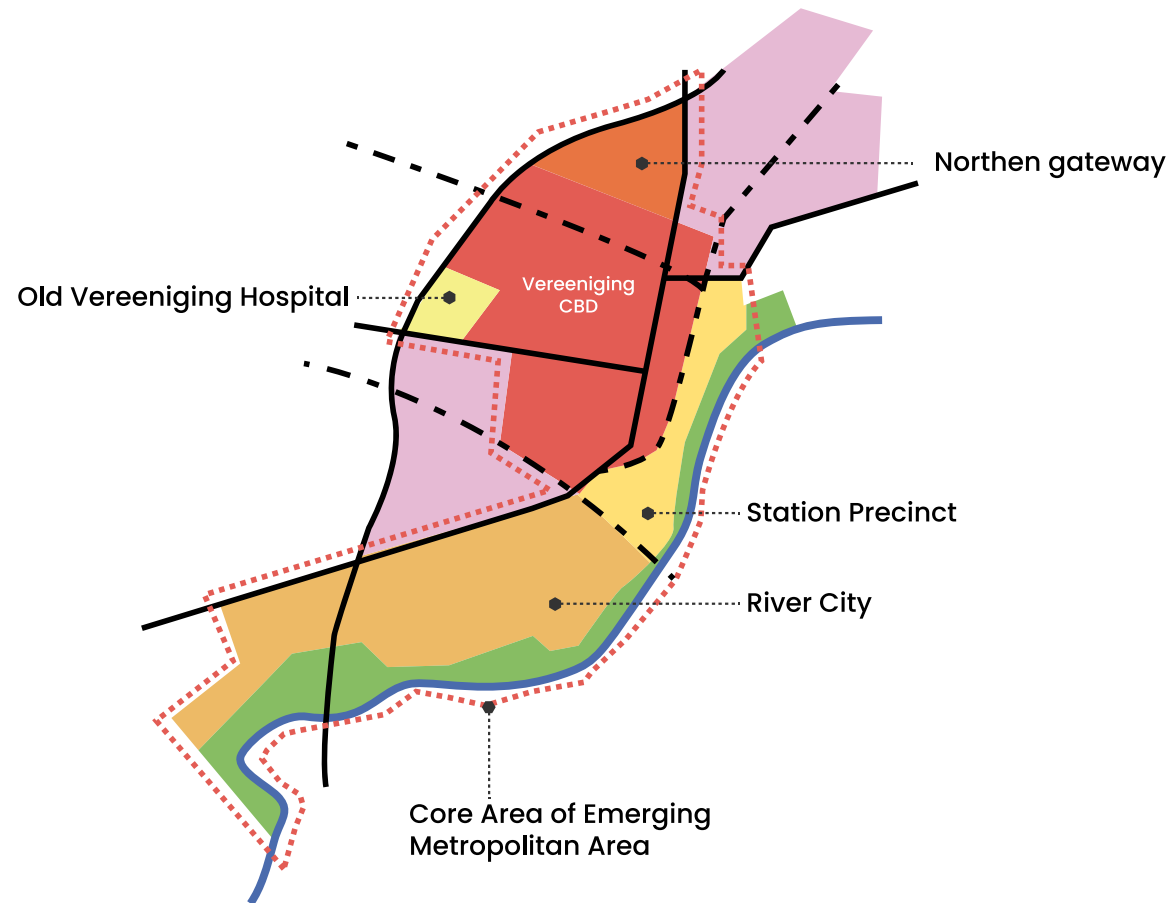
- ◆ Job creation
- ◆ Economic stimulation
- ◆ Revenue growth (both public & private sector)
- ◆ Diversification of economic activities
- ◆ Property value appreciation
- ◆ Attraction of talent and investment
- ◆ Enhanced tourism potential
- ◆ Sustainable community development
- ◆ Thriving student community/facility



A THRIVING CITY

Vaal River City is committed to overcoming infrastructure, environmental, and community challenges with smart town planning, innovative design-thinking practices and proactive stakeholder and community engagements. Our vision is to build a city that thrives on self-sustaining solutions once the spaces are developed.

EMFULENI SPATIAL DEVELOPMENT FRAMEWORK



Proposed Vereeniging CBD Intervention

An endeavor to renew traditional CBD's and attract private sector investments back to traditional CBDs (such as the Vereeniging CBD) was initiated by the National Department of Finance through its Urban Development Zone (UDZ) initiative, which incentivizes private sector investments in traditional CBDs. The Vereeniging CBD was demarcated an Urban Development Zone.



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For investment opportunities, development partnerships, and stakeholder engagement, please contact us at, Vaal River City, Gauteng, South Africa.
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