

No Transfer Duties



**SECURE BRYANSTON OPULENCE**  
from **R 7 500 000** to **R 11 100 000**

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# INVESTOR BROCHURE





These 6 exclusive homes, designed by master architect Gavin Warburton, will deliver lavish homes with high end finishes filled with natural light on stands sizes ranging from 412m<sup>2</sup> – 1011m<sup>2</sup>. Under roof from 360m<sup>2</sup> to 530m<sup>2</sup>.



No Transfer Duties

A brand new upmarket development situated inside a secluded, highly secure, boomed enclosure within **Bryanston East**, with huge trees on stands.

Situated on a quiet street which is not a through route and has hardly any traffic, residents are walking in the streets.

**6 Units**

Complex size

**411m<sup>2</sup> > 1011m<sup>2</sup>**

Stand Sizes

**360m<sup>2</sup> > 530m<sup>2</sup>**

Unit Sizes

**7.5M > 11.1M**


Unit Pricing

# Uplift your lifestyle

Uniquely designed homes, estate is situated inside of a boomed off area with a guard house at the only entrance.




True peace of mind comes standard.



2.4m  
Boundary Walls



CCTV  
Surveillance



Electric Fencing



Intercom  
Access Control



Guardhouse

# Reliable living



**OFF GRID SOLAR**  
NO MORE LOAD SHEDDING &  
NOT SUBJECT TO ELECTRICITY  
PRICE INCREASES



**GAS OVEN & HOB**



**RAIN WATER**  
COLLECTION SYSTEMS

## Personalize yours!

Meet with the Architect and the Interior Designer, then relax while your dream home unfolds with your own personal touches.





You have a choice of 3 or 4 bedroom configurations with staff accommodation and study rooms.

Every home present with a beautifully landscaped garden including an irrigation system, spacious covered patios and built-in braai facilities. Each house has owned walled garden with motorise gate with double garage and ample paved parking area.

### Each home also features:

- Modern designer kitchens with gas oven and hob
- Open plan living spaces
- Generous bedrooms all with en suite bathrooms
- Study/guest suite
- Pyjama lounge
- Glamorous double volume entrance
- Covered Patio with built in braai
- Landscaped gardens with irrigation system
- Swimming pool
- Staff accommodation
- Rain water collection systems
- Solar Geysers
- Double glazed windows

# Urban delight!

A central location without the hassle and bussle of the city



2 Hans Crescent, Bryanston

## Shopping

1. Bryanston Shopping Centre	6mins	2.7km
2. Sandton City	16mins	9km
3. Hobart Grove Centre	5mins	1.9km
4. Nicolway Bryanston	8mins	3.1km
5. Riverside Shopping Centre	6mins	3km

## Schools

6. Redhill	9mins	4.9km
7. St Stithians	7mins	4km
8. Crawford College Sandton	11mins	6km
9. King David	17mins	11.4km
10. St Peter's College	8mins	4km
11. Michael Mount Waldorf	8mins	4km
12. Lycée Jules Verne French International	7mins	3.5km

## Recreation

13. River Club Golf Course	10mins	4.8km
14. Bryanston Country Club	9mins	3.8km
15. Virgin Active Bryanston	8mins	4.4km
16. Montecasino	13mins	6.8km

## Hospitality & Business Travel

Close proximity to **Sandton CBD and the Sandton Convention Centre** with a great selection of hotels. 25 Minutes commute to OR Tambo International Airport via Gautrain.

Emperor	Da Vinci
Amazonas	The Raphael
The Regent	The Regent
Michelangelo Towers	The Hilton
The Leonardo	The Maslow
Sandton Skye	Radisson

## Nearby Businesses

RMB	Sasol	Webber Wentzel
Investec	Ernst & Young	Microsoft
Nedbank HQ	Discovery	Ogilvy & Mather
JSE	Alexander Forbes	Tiger Brands
DiData	Old Mutual	Synovate
Nestle	Bowman Gilfillan	Google





UNIT  
3

UNIT  
4

UNIT  
5

UNIT  
6

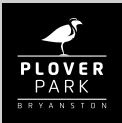
UNIT  
2

UNIT  
1



UNIT  
**2**

TYPE  
**C**



**4**

**5**

**2**

BUILD  
AREA  
**528m<sup>2</sup>**

STAND  
AREA  
**1011m<sup>2</sup>**



**FIRST FLOOR**

**90% Use Efficiency**  
*(Excluding Patio)*

**Area**

Ground Floor 255m<sup>2</sup>  
First Floor 241m<sup>2</sup>

**Total 496m<sup>2</sup>**

**Usable Area**

Ground Floor 231m<sup>2</sup>  
First Floor 219m<sup>2</sup>

**Total 450m<sup>2</sup>**

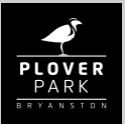
Covered Patio 32m<sup>2</sup>





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*(Excluding Patio)*

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Covered Patio 32m<sup>2</sup>

Visit [www.ploverpark.co.za](http://www.ploverpark.co.za) for more info and updated unit availability

