

**NEW
DEVELOPMENT BY**



CREATING A SENSE OF PLACE

73 GROSVENOR ROAD, BRYANSTON, JOHANNESBURG

36 Contemporary apartments

12 Garden apartments

Two bedrooms, two bathrooms

From R1.690 million

No transfer duty or transfer cost

www.longitudedev.co.za



INDEX

Welcome to 73 on Grosvenor	1
The Neighbourhood	2
Inside the apartment	3
Site development plan	6
Apartment floor plans	7
Landscaping	9
Selling price	10
Financing your apartment	13

WELCOME TO 73 ON GROSVENOR

Your own front door in the heart of Bryanston.

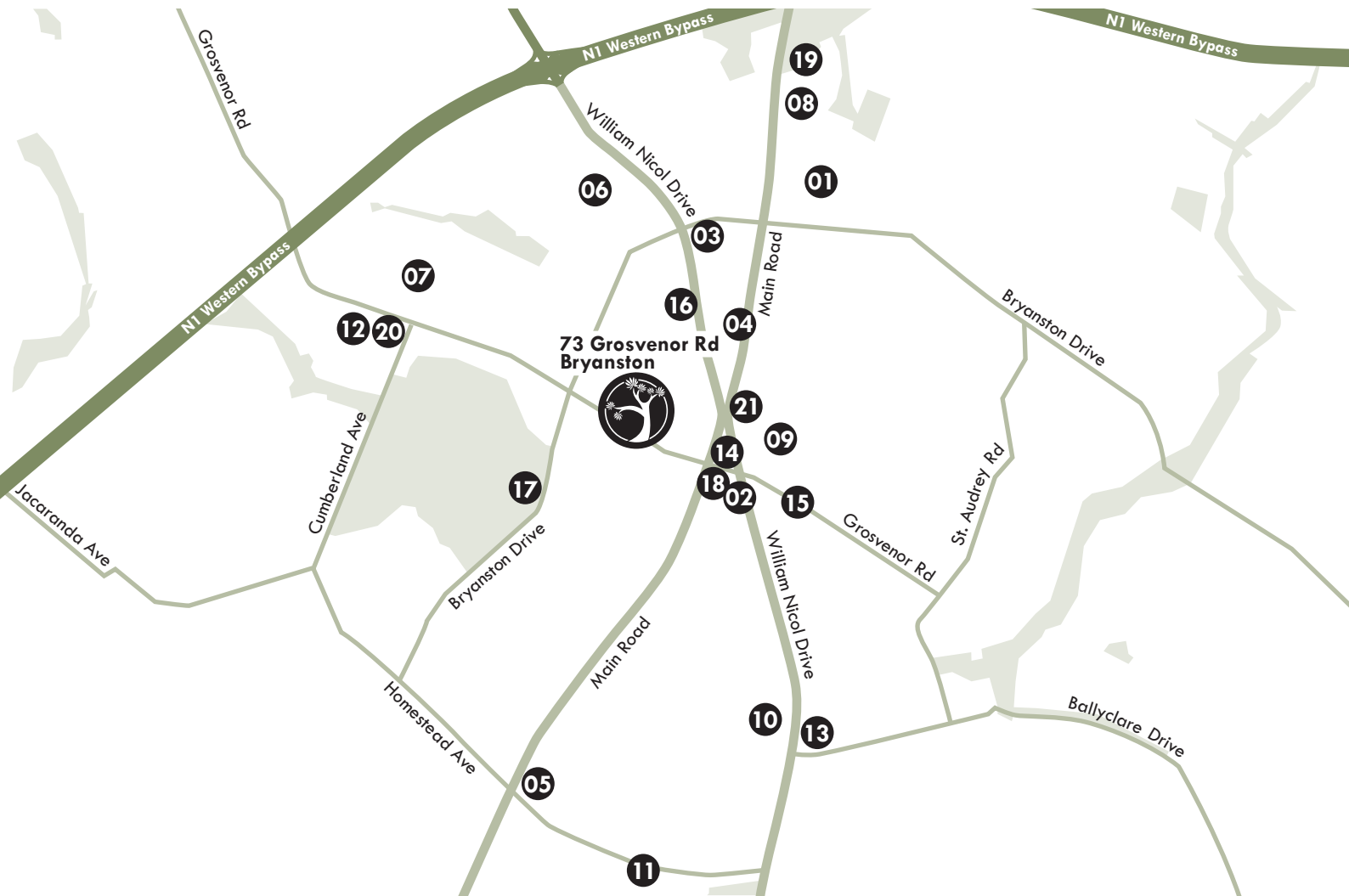
The North facing orientation of 73 on Grosvenor offers a westerly view of the Magaliesberg mountains to the north, and the West Rand to the south. The east facing open staircases and entrances reveal a treed view of Bryanston and Northcliff.



73 ON
GROSVENOR

THE NEIGHBOURHOOD

73 on Grosvenor is well-located to many nearby schools, shops, dining, lifestyle & entertainment facilities, as well as sports, medical and essential services.



LIFESTYLE

Bryanstons Organic and Natural Market	01
Bryanstons Library	02

MEDICAL

N.H.C. Medical & Dental Centre	03
Sandton Medical Centre	04
Sandton Mediclinic	05

SCHOOLS

Brescia House	06
Bryandale Primary	07
Bryanstons Parallel Medium & Pre-Primary	08
Bryanstons Primary	09
Bryanstons High	10
St Sithians College	11

SHOPPING & DINING

Bryan Park Shopping Centre	12
Bryanstons Shopping Centre	13
Grosvenor Crossing	14
Hobart Grove Centre	15
Nicolway Centre	16

SPORT

Bryanstons Country Club	17
Bryanstons Sports Club	18
PWC Bike Park	19
Virgin Active Bryan Park	20
Virgin Active Bryanstons	21

INSIDE THE APARTMENT

Longitude Developments bring to market tastefully designed apartments in the heart of Bryanston that offer understated luxury finishes and many thoughtful touches for ease of living.



KITCHEN

- Smeg appliances (60 cm electric oven, 4-burner gas hob and extractor fan)
- Electrical and plumbing points for a dishwasher and washing machine
- Double-bowl stainless steel Franke sink
- Luxurious 20 mm Quartz counter tops



BEDROOMS

- Contemporary wood-look vinyl flooring
- Generous built-in cupboards

BATHROOMS

- 600 x 600 floor and wall tiles
- Full height wall tiling
- Fitted vanities and mirrors
- Fitted bathroom accessories (towel rails etc)

DESIGN ELEMENTS

- Flush-plastered suspended ceilings
- Generous ceiling height @2.63m
- Shadow line solid Meranti skirting
- Solid timber door frames
- Semi-solid timber internal doors
- Solid Meranti horizontally slated front door
- Aluminium windows and sliding doors (38mm profile)

CONNECTIVITY & ENERGY EFFICIENCY

- Fibre line installed and terminated
- Energy-efficient LED warm white downlighters throughout
- Heat pump and geyser combination for hot water generation
- Energy-efficient Smeg gas hob
- Individually metered water and electrical supply
- Naturally ventilated bathrooms

SECURITY & ACCESS CONTROL

- 24-hour access-controlled main gate
- Visitors' entrance powered by Mircom intercom system

GROUNDS & LANDSCAPING

- 1 allocated, shade-covered parking bay per apartment
- Indigenous, waterwise landscaping
- Shaded, open-air gym

SITE DEVELOPMENT PLAN



- Twelve garden apartments [1 – 12]
Garden apartments include walled gardens ranging from 35 – 113 m²
- Twelve first floor apartments [13 – 24]
- Twelve second floor apartments [25 – 36]

APARTMENT FLOOR PLANS

12 GARDEN APARTMENTS



Left side

Apartments consist of two bedrooms & two bathrooms.



Right side

Floor area: 85 m²
Balcony area: 10 m²
Total size: 95 m²

APARTMENT FLOOR PLANS

24 FIRST AND SECOND FLOOR APARTMENTS



Left side

Apartments consist of two bedrooms & two bathrooms.



Right side

Floor area: 85 m²
Balcony area: 10 m²
Total size: 95 m²

LANDSCAPING



It is said that Johannesburg is the largest man-made urban forest in the world with some 10 million trees greening the landscape. The 73 on Grosvenor logo proudly displays the Kapok tree, a tree that's prevalent in the Bryanston area.

Many indigenous cabbage trees found on site have been carefully removed and transferred to a holding nursery where they are being nurtured for replanting in the main entrance landscaping design. Several smaller plants and waterwise succulents have also been salvaged by the landscapers and will be re-used in the gardens of the development.

The removal and re-use of flora have been a hallmark of the responsible and gentle approach adopted by Longitude Developments and an important part of retaining living elements of the former property to be reintroduced into the new development.

SELLING PRICE

UNIT NO.	TYPE	FLOOR SIZE - m ²	PATIO / BALCONY SIZE - m ²	GARDEN SIZE - m ²	PRICE
1	Garden Unit	85	10	113	SOLD
2	Garden Unit	85	10	48	SOLD
3	Garden Unit	85	10	55	SOLD
4	Garden Unit	85	10	58	SOLD
5	Garden Unit	85	10	61	SOLD
6	Garden Unit	85	10	65	SOLD
7	Garden Unit	85	10	68	SOLD
8	Garden Unit	85	10	70	SOLD
9	Garden Unit	85	10	72	SOLD
10	Garden Unit	85	10	73	SOLD
11	Garden Unit	85	10	40	SOLD
12	Garden Unit	85	10	98	SOLD

All sizes depicted are approximate

SELLING PRICE

UNIT NO.	TYPE	FLOOR SIZE - m ²	PATIO / BALCONY SIZE - m ²	GARDEN SIZE - m ²	PRICE
13	1st Floor Unit	85	10	* N/A	R1 690 000,00
14	1st Floor Unit	85	10	N/A	SOLD
15	1st Floor Unit	85	10	N/A	R1 690 000,00
16	1st Floor Unit	85	10	N/A	R1 690 000,00
17	1st Floor Unit	85	10	N/A	UNDER OFFER
18	1st Floor Unit	85	10	N/A	SOLD
19	1st Floor Unit	85	10	N/A	R1 690 000,00
20	1st Floor Unit	85	10	N/A	SOLD
21	1st Floor Unit	85	10	N/A	SOLD
22	1st Floor Unit	85	10	N/A	SOLD
23	1st Floor Unit	85	10	N/A	SOLD
24	1st Floor Unit	85	10	N/A	SOLD

All sizes depicted are approximate

*Not Applicable

SELLING PRICE

UNIT NO.	TYPE	FLOOR SIZE - m ²	PATIO / BALCONY SIZE - m ²	GARDEN SIZE - m ²	PRICE
25	2nd Floor Unit	85	10	* N/A	SOLD
26	2nd Floor Unit	85	10	N/A	UNDER OFFER
27	2nd Floor Unit	85	10	N/A	R1 750 000,00
28	2nd Floor Unit	85	10	N/A	R1 750 000,00
29	2nd Floor Unit	85	10	N/A	UNDER OFFER
30	2nd Floor Unit	85	10	N/A	R1 750 000,00
31	2nd Floor Unit	85	10	N/A	R1 750 000,00
32	2nd Floor Unit	85	10	N/A	SOLD
33	2nd Floor Unit	85	10	N/A	SOLD
34	2nd Floor Unit	85	10	N/A	SOLD
35	2nd Floor Unit	85	10	N/A	SOLD
36	2nd Floor Unit	85	10	N/A	SOLD

All sizes depicted are approximate

*Not Applicable

FINANCING YOUR APARTMENT

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MARKET

Longitude Developments have partnered with MortgageMarket.co.za to offer you home loan deals from South Africa's top six banks.

Their FREE 2-minute pre-approval tool provides you with a real-time credit and affordability check and they will enable you to submit your home loan application in minutes.

MortgageMarket.co.za home loan consultants will guide you through the home buying journey and will negotiate the best interest rate on your behalf.

Click [here](#) for pre-approval and start the journey to securing your own front door in Bryanston.



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