

**NEW  
DEVELOPMENT BY**



## **CREATING A SENSE OF PLACE**

**79 EAST HERTFORD ROAD, BRYANSTON, JOHANNESBURG**

22 Elegant apartments

10 Two-bedroom, two bathroom garden apartments

Six two-bedroom, two bathroom mid-level apartments

Two three-bedroom family apartments

Four two-bedroom, two bathroom rooftop  
terrace penthouses

Prices start from R2.150 million

[www.longitudedev.co.za](http://www.longitudedev.co.za)



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## WELCOME TO 79 EAST HERTFORD

A space made for you.

79 East Hertford by Longitude Developments brings to market a secure park-like complex of 22 apartments within proximity to numerous lifestyle amenities in the desirable eastern corner of Bryanston, bordering Rivonia.

Designed by Mark Laburn Architects, apartments offer high end finishes in a peaceful treed setting on the corner of Coleraine Drive and East Hertford Road.

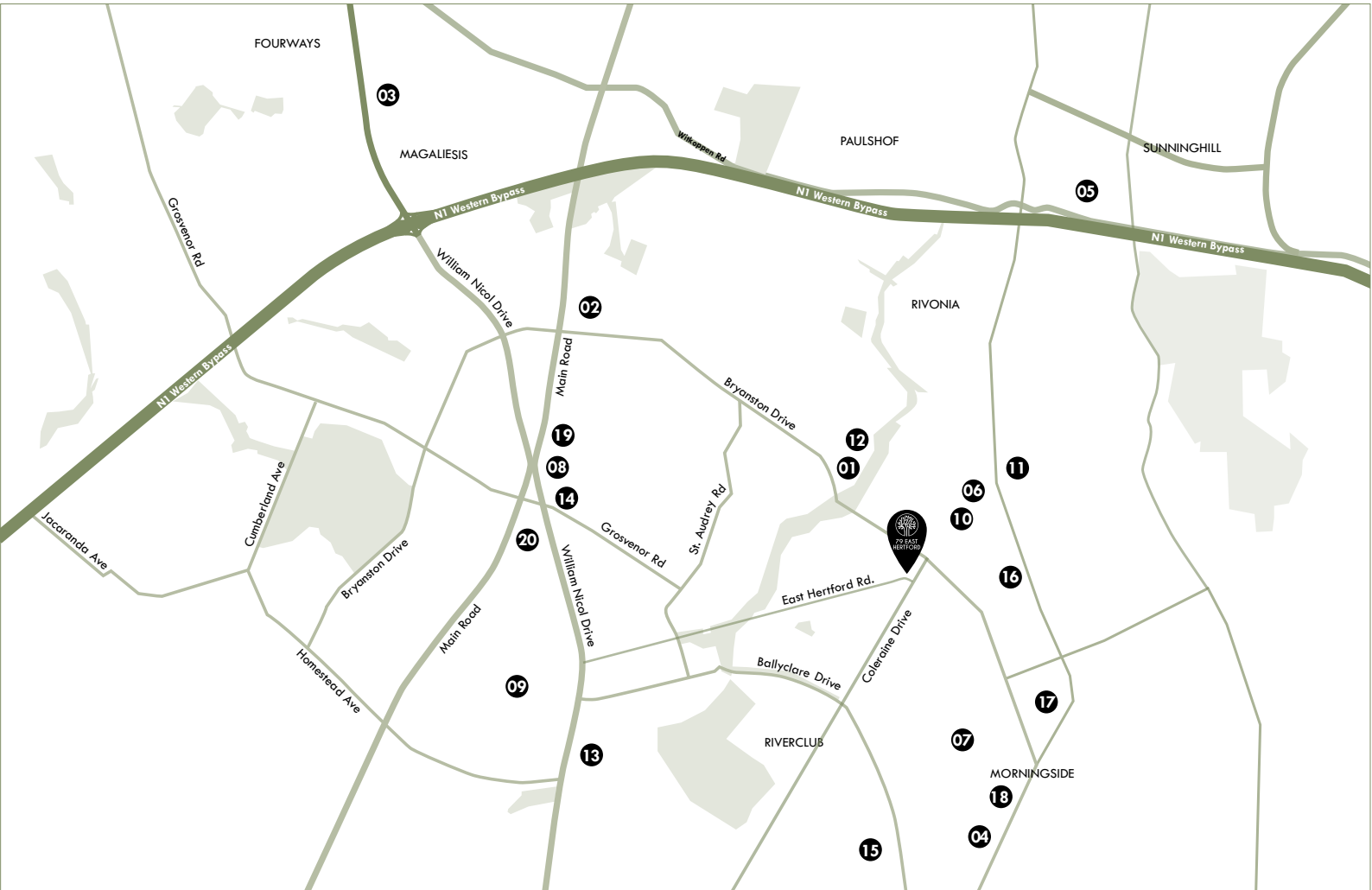


79 EAST  
HERTFORD



# THE NEIGHBOURHOOD

79 East Hertford is within proximity to many schools, shops, dining, lifestyle, sport, fitness & entertainment facilities,



## LIFESTYLE & ENTERTAINMENT

Riverside Park	01
Bryanston Market	02
Montecasino	03

## MEDICAL

Mediclinic Morningside	04
Netcare Sunninghill Hospital	05

## SCHOOLS

Sandton Primary	06
Redhill School	07
Bryanston Primary	08
Bryanston High	09
Sandton Junior Morningside Pre-Primary	10

## SHOPPING & DINING

Rivonia Village	11
Riverside Shopping Centre	12
Bryanston Shopping Centre	13
Hobart Grove Shopping Centre	14
Morningside Shopping Centre	15

## SPORT & FITNESS

Morningside Country Club	16
Planet Fitness Morningside	17
Virgin Active Morningside	18
Virgin Active Bryanston	19
Bryanston Sports Club	20



## INSIDE THE APARTMENT

79 East Hertford offers elegant living to match your busy urban lifestyle. Carefully selected finishes in a muted neutral colour palette provide the perfect backdrop for you to add your décor signature.



## KITCHEN

- SMEG appliances (electric oven, gas hob and wall-mounted chimney extractor with single gas point)
- Electrical and plumbing points for two undercounter appliances
- Double-bowl stainless steel sink
- Luxurious 20 mm Quartz counter tops



## BEDROOMS

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

## BATHROOMS

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



## DESIGN ELEMENTS

- Flush-plastered ceilings to underside of slabs (all apartment interiors)
- Flush-plastered ceilings to underside of roof trusses (top floor under-cover terraces)
- Generous ceiling height @ 2.7 m
- Shadow line wooden skirting
- Solid timber door frames
- Semi-solid timber internal doors
- Solid Meranti horizontally slatted front door
- Aluminium windows and sliding doors (38 mm profile)

## CONNECTIVITY & ENERGY EFFICIENCY

- Fibre line installed and terminated
- Energy-efficient LED lighting throughout
- Kwikot Geyser in combination with water heating solution per apartment
- Energy-efficient gas hob
- Individually metered water and electrical supply
- Naturally ventilated bathrooms
- Electricity backup consisting of a 1 kW inverter and battery storage system



## SECURITY & ACCESS CONTROL

- 24-hour access-controlled main gate
- Visitors' access via Mircom intercom system

## GROUNDS & LANDSCAPING

- Two allocated covered parking bays per garden unit
- Two allocated covered parking bays per two-bedroom apartment
- Allocated double garage per family unit
- Allocated single garage and one allocated covered parking bay per penthouse
- Indigenous waterwise landscaping in a park-like setting with mature trees
- Outdoor gym, pool and pergola





# SITE DEVELOPMENT PLAN



- 1 ENTRANCE AND GUARDHOUSE**
- 2 BLOCK 1**  
Garden apartments | Units 1 + 2  
Rooftop terrace penthouse | Unit 3
- 3 COVERED PARKING BAYS**  
1 – 42
- 4 SWIMMING POOL**
- 5 PERGOLA**
- 6 OUTDOOR GYM AND CHILDREN'S PLAY AREA**
- 7 DOUBLE GARAGES**  
Units 21 + 22
- 8 SINGLE GARAGES**  
Units 3, 8, 13 + 18

- 9 BLOCK 2**  
Garden apartments | Units 4 + 5  
Mid-level apartments | Units 6 + 7  
Top level | Rooftop terrace penthouse | Unit 8
- 10 BLOCK 3**  
Garden apartments | Units 9 + 10  
Mid-level apartments | Units 11 + 12  
Top level | Rooftop terrace penthouse  
Unit 13
- 11 BLOCK 4**  
Garden apartments | Units 14 + 15  
Mid-level apartments | Units 16 + 17  
Top level | Rooftop terrace penthouse | Unit 18
- 12 BLOCK 5**  
Garden apartments | Units 19 + 20  
Mid and top level | Three-bedroom family apartments | Units 21 + 22



# APARTMENT FLOOR PLANS

## 10 GARDEN APARTMENTS



Left side



Right side

Apartments consist of two bedrooms & two bathrooms

Floor area: 85 m<sup>2</sup>

Balcony: 10 m<sup>2</sup>

Total size: 95 m<sup>2</sup>

(Internal floor space + balcony)

Gardens vary from 70 m<sup>2</sup> - 186 m<sup>2</sup>

Parking: two allocated covered parking bays per apartment



# APARTMENT FLOOR PLANS

## 6 MID-LEVEL APARTMENTS



Left side

Apartments consist of  
Two bedrooms & two  
bathrooms

Floor area: 85 m<sup>2</sup>

Balcony: 10 m<sup>2</sup>

Total size: 95 m<sup>2</sup>

(Internal floor space  
+ balcony)

Parking: 2 allocated  
covered parking bays  
per apartment



Right side



## APARTMENT FLOOR PLANS

### 2 FAMILY APARTMENTS ON THE MID-AND TOP LEVELS



Apartment consists of three bedrooms & two bathrooms  
Floor area: 150 m<sup>2</sup>  
Covered terrace: 31 m<sup>2</sup>  
Balcony: 3 m<sup>2</sup>  
Total size: 220 m<sup>2</sup>  
(Internal floor space, open + covered balcony)  
Parking: one double garage (35 m<sup>2</sup>)

Top-level



Apartment consists of three bedrooms & two bathrooms  
Floor area: 152 m<sup>2</sup>  
Covered terrace: 30 m<sup>2</sup>  
Balcony: 15 m<sup>2</sup>  
Total size: 232 m<sup>2</sup>  
(Internal floor space, open + covered balcony)  
Parking: one double garage (35 m<sup>2</sup>)

Mid-level

## APARTMENT FLOOR PLANS

### 4 ROOFTOP TERRACE PENTHOUSES



Penthouses consist of two bedrooms & two bathrooms

Floor area: 85 m<sup>2</sup>

Covered terrace: 47 m<sup>2</sup>

Total size: 132 m<sup>2</sup> (Internal floor space + covered terrace)

Parking: single garage

(22 m<sup>2</sup>) + one allocated covered parking bay per penthouse



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