



60 ON BROOKE  
BRYANSTON  
JOHANNESBURG





YOUR ENTRY INTO  
CLASSIC BRYANSTON



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Architect Mark Laburn has designed a timeless, classic contemporary mini estate with many luxurious touches. The well-proportioned street entrance allows for easy access and departure, while a wide internal road includes an 850mm verge on both sides.

Eight north-facing homes range in size from 257m<sup>2</sup> to 291m<sup>2</sup>\* on individual land parcels ranging from 530m<sup>2</sup> to 614m<sup>2</sup> and present smartly conceived spaces that are airy and roomy and include an entrance hall, guest bathroom and scullery.

\*Option to alter the footprint and size of your home.





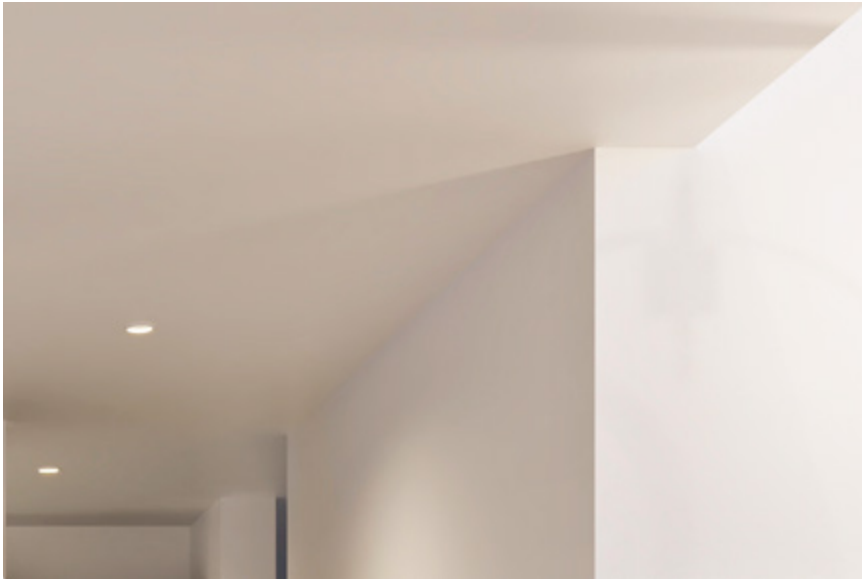


Convenience and ease of living is achieved by spacious double garages, an enclosed courtyard and utility space that houses water tanks, and off-street guest parking. Indigenous landscaping incorporates existing big trees and complements the design.



## LUXURY FINISHES

The design approach is based on simple elements that exude elegance and each home comes standard with these finishes:



- 2.7m flush plastered ceilings completed with decorative moulded cornices
- 2.4m solid timber internal doors and frames
- Shadow-lined solid timber skirtings
- 38mm profile corrosion-resistant aluminium window frames











## CUSTOMISE YOUR HOME

The luxury of choice - being able to custom-design the important aspects of your new home, and the sense of fulfilment derived from creating spaces that reflect the way you want to live. Your sanctuary.



We've created a stylish canvas for you to make your own\*. Select one of four standard layout templates\*\* and complete it with your selection of wall and floor finishes, light fittings, a custom kitchen, built-in cupboards, sanitaryware for the bathrooms and a choice of either a modern glazed aluminium or painted solid timber front door.

A handpicked team of fine finishes suppliers will guide you through the process of making the right choices for your lifestyle.

\*Custom elements are based on a generous provisional cost amount.  
\*\*Option to alter the footprint and size of your home.









UTILITIES + SERVICES





These utilities are standard features in each home:

- Individual prepaid electricity meter
- Electrical back-up system consisting of a 5kW inverter and 4.8kW lithium battery, with the option to scale up to your needs
- Individual water meter
- Fully integrated 2 000 litre back-up water tank including a booster pump with the option to scale up to your needs
- Terminated high-speed fibre line





Shared features and services:

- DStv over internet with one central dish at the gatehouse
- Engineered stormwater management
- Ablution facilities for service providers and ground staff at the gatehouse
- 24-hour access control via remote-controlled security gate
- 3m perimeter wall with a six-strand electric fence













# YOUR ENTRY INTO CLASSIC BRYANSTON

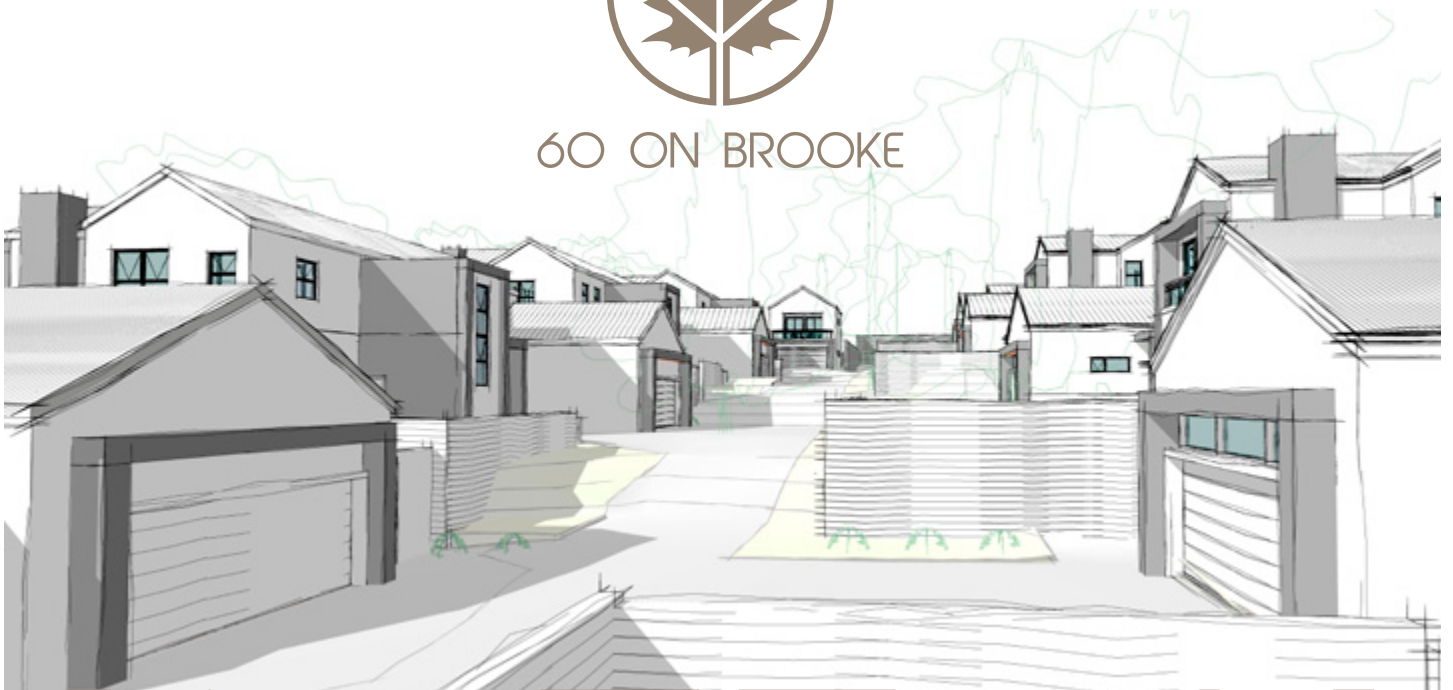
SALES

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