BATELEUR

LANDMARK IN SANDHURST

SIGNATURE PENTHOUSE APARTMENTS



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Welcome to exceptional

(View from Penthouse No.52 – P4)



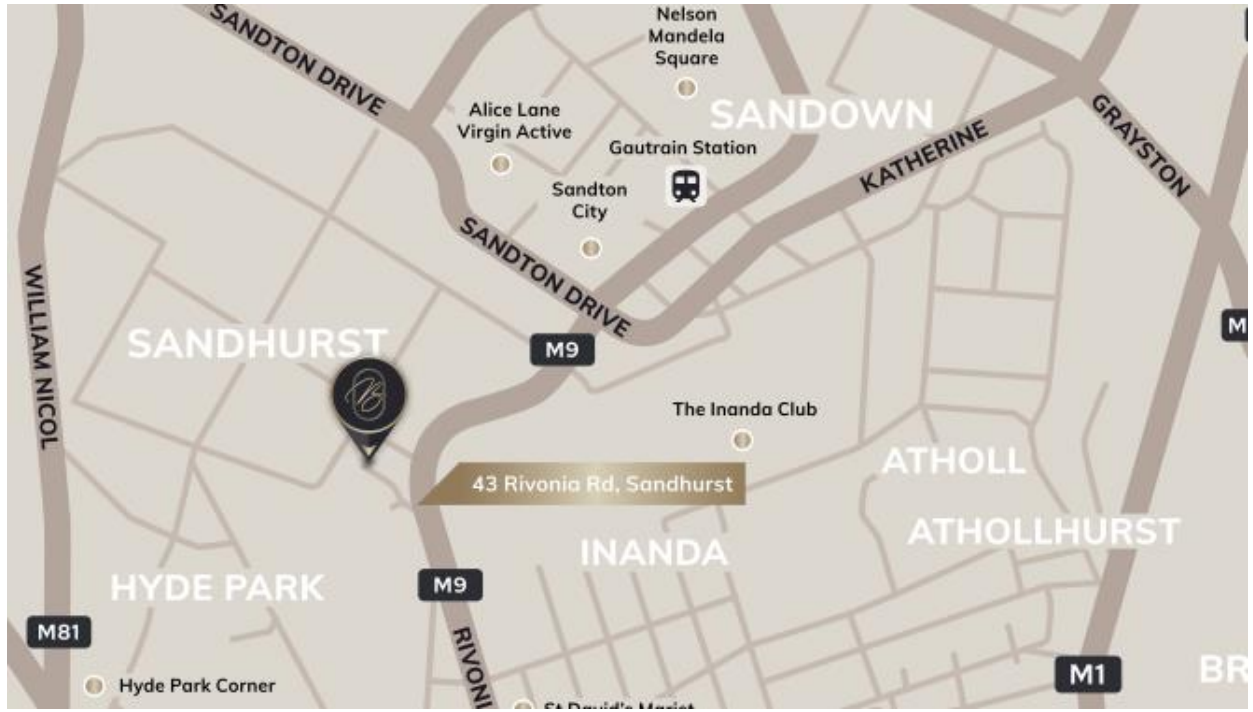
(Guardhouse entrance)

BATELEUR LOCATION

43 Rivonia Road, Sandhurst

The Bateleur is located in Sandhurst, the wealthiest neighbourhood in Johannesburg, and is **within walking distance of Sandton City and the leading business district of South Africa.**

The apartments will offer quick access to Sandton City Mall, the Gautrain express rail station as well as offices of international blue-chip companies. The popular high-performing private school of St David's Marist Brothers is opposite the development and access to the major M1 highway is only 4km way. Residents will enjoy proximity to areas such as Rosebank, Hydepark and Illovo which also offer a wealth of popular eateries, sports clubs and top art and cultural attractions.





DEVELOPMENT AMENITIES

(Shared rooftop pool & executive lounge)

- Rooftop pool & skyline views.
- Private Gym
- Executive Lounge & Bar
- CCTV security cameras & guardhouse
- Secured lift lobbies
- Water & electricity back up systems
- Welcome Concierge
- Garden Walkways
- Extra staff accommodation
- Basement storage
- Facial recognition access control system
- Secure basement parking



BATELEUR

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ICONIC DESIGN by award-wining, **AMA ARCHITECTS**, local S.A architects well-known for their extensive portfolio of commercial and residential buildings. **www.amagroup.co.za**

Zoned for **52 MAXIMUM** apartments only, ensuring more privacy and exclusivity.

PRIVATE LIFT ACCESS for penthouses.

Nuuma range cabinetry & kitchens of quality and luxury by well known **blu_line kitchens.** **www.blu-linekitchens.co.za**

HIGH QUALITY Fittings and appliances by Smeg Hansgrohe and Duravit.

SPACIOUS APARTMENTS . Over 20 different layouts ranging from 1,2,3 bed apartments to 4-5 bed penthouses

(Concierge & Gym)

FEATURES OF EXCELLENCE

Penthouse floor LEVEL



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(Front view of building)



Exceptional views

(Drone photography of views spanning over Northcliff Hill, Sandton treetops the Sandton City skyline)

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Penthouse locations



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SIGNATURE PENTHOUSES

(Kitchen & Entertainment – P4 double level)

*All renders are artist impressions only. Furniture & joinery other than kitchens & bedroom cabinetry are not included in the purchase price.



SIGNATURE PENTHOUSES

(Patio – P4)

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Virtual reality tour & video clip of penthouse

We have created a virtual online tour and animation sequence of one of our signature penthouses to showcase the stunning internal features and give a sense of the overall space and ambience. We invite you to click on the links below to view the spaces.

VIEW ANIMATION ON YOUTUBE

Click on the above link to view our video walkthrough on our Landmark Consortium Youtube Channel

VIEW VR TOUR OF PENTHOUSE

Once clicking the link above click and drag your mouse to swing around and view the spaces. Don't forget there is more than one tour – the bar at the bottom of the page features more.



(Living area & double volume – P4)



Upper level

PENTHOUSE NO.52 – P4

Double level
4 Bedroom En-suite
R 22,950,000

Internal	341sqm
Balcony	49sqm
Balcony uncovered	20sqm
Total Area	410sqm

Luxurious double volume penthouse with all 4 beds and bathrooms en-suite on the lower level plus additional guest bathroom at entrance **(Refer to both pages showing for both the Upper and Lower level layouts).**

Upper level features a central open plan lounge with gorgeous views of the Sandton Skyline, dining area and modern kitchen with breakfast nook and separate scullery. SMEG eye-level oven, 60cm gas hob, fully integrated fridge freezer and fully integrated dishwasher included with apartment - Additional appliance options available. Signature kitchen finishes included (upgrade material choice of supamatt or high-gloss, glass cabinet with LED lighting and stone counter plus full stone splashback). Soft close mechanisms throughout.

Space for bar and/ or wine cellar on upper floor – internal customisation packages available. Splashpool on patio included.

Ceiling feature bulkheads with additional LED surround lighting in all bedrooms, lounge and kitchen.

Entertainment balcony for relaxation and entertaining with gorgeous treelined and prime Sandton city skyline views.

4 basement parking bays included with private lift access direct to your apartment (additional parking & storage can be purchased).

5KVA back up inverter included

Modern development with access to concierge, gym, rooftop pool with skyline views & executive lounge. Generator, solar and battery back-up systems. Water back-up system. Excellent security.



Lower level



PENTHOUSE NO.52 – P4

Double level
4 Bedroom En-suite
R 22,950,000

Internal	341sqm
Balcony	49sqm
Balcony uncovered	20sqm
Total Area	410sqm

Lower level features a central open plan lounge leading onto a wrap-around balcony. 5th enclosed room can be used for a study, playroom, separate TV lounge – internal customisation packages available.

Signature bedroom and bathroom cabinetry finishes all included (upgrade material choice of supamatt or high-gloss, double vanity mirror with LED lighting surround, soft close mechanisms throughout and dressing tables included in all bedrooms) Bathrooms feature Hansgrohe tapware and Duravit bathroom fittings.

Ceiling feature bulkheads with additional LED surround lighting in all bedrooms, lounge and kitchen.

4 basement parking bays included with private lift access direct to your apartment (additional parking & storage can be purchased).

5KVA back up inverter included

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SIGNATURE PENTHOUSES

(Living Area – P4)

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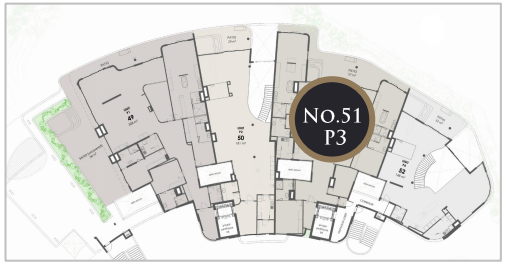
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SIGNATURE PENTHOUSES

(Entertainment area, balcony and splashpool – P4)

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PENTHOUSE NO.51 – P3

4 Bedroom En-suite

R 16,950,000

Internal	308 sqm
Balcony 1	57 sqm
Total Area	365 sqm

4 beds with bathrooms all ensuite plus extra guest toilet.

Additional enclosed study or playroom or home cinema.
Space for bar and/ or wine cellar – internal customisation packages available.

Central open plan lounge, dining and modern kitchen with breakfast nook and large separate scullery. SMEG eye-level oven, 60cm gas hob, fully integrated fridge freezer and fully integrated dishwasher included with apartment - Additional appliance options available. Signature kitchen finishes (upgrade material choice of supamatt or high-gloss, glass cabinet with LED lighting and stone counter plus full stone splashback). Soft close mechanisms throughout.

Signature bedroom and bathroom cabinetry finishes all included (upgrade material choice of supamatt or high-gloss, double vanity mirror with LED lighting surround, soft close mechanisms throughout and dressing tables included in some bedrooms) Bathrooms feature Hansgrohe tapware and Duravit bathroom fittings.

Ceiling feature bulkheads with additional LED surround lighting in all bedrooms, lounge and kitchen.

Large balcony with space for a pool or jacuzzi (P.O.A), relaxation and outdoor eating with gorgeous treelined and Sandton city skyline views.

4 basement parking bays included with private lift access direct to your apartment (additional parking & storage can be purchased).

5KVA back up inverter included

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SIGNATURE PENTHOUSES

(Bedroom)

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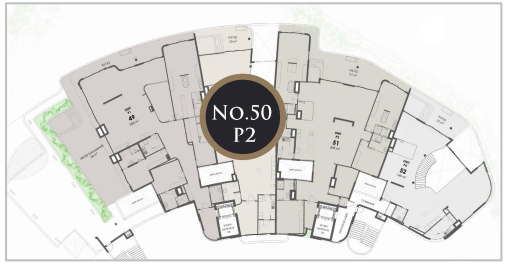
SIGNATURE PENTHOUSES

(Living area)

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Upper level





Lower level

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PENTHOUSE NO.50 – P2

4-5 Bedroom En-suite
R 22,950,000

Internal	397 sqm
Balcony 1	65 sqm
Balcony 2	17sqm
Total Area	479sqm

5 bedrooms in total. 4 bedrooms with en-suite bathrooms and 5th bedroom flatlet for staff or can be converted to a 5th bedroom. Extra guest toilet at entrance of the penthouse.

Additional enclosed study or playroom or home cinema.
Space for bar and/ or wine cellar – internal customisation packages available.

Two central open plan lounges, a large dining area, modern kitchen with breakfast nook and separate scullery. SMEG eye-level oven, 60cm gas hob, fully integrated fridge freezer and fully integrated dishwasher included with apartment - Additional appliance options available. Signature kitchen finishes (upgrade material choice of supamatt or high-gloss, glass cabinet with LED lighting and stone counter plus full stone splashback). Soft close mechanisms throughout.

Signature bedroom and bathroom cabinetry finishes all included (upgrade material choice of supamatt or high-gloss, double vanity mirror with LED lighting surround, soft close mechanisms throughout and dressing tables included in some bedrooms) Bathrooms feature Hansgrohe tapware and Duravit bathroom fittings.

Ceiling feature bulkheads with additional LED surround lighting in all bedrooms, lounge and kitchen.

Large balcony with space for relaxation and outdoor eating with gorgeous treelined views.

4 basement parking bays included with private lift access direct to your apartment (additional parking & storage can be purchased – limited availability).

5KVA back up inverter included

Modern development with access to concierge, gym, rooftop pool with skyline views & executive lounge. Generator, solar and battery back-up systems. Water back-up system. Excellent security.

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SIGNATURE PENTHOUSES FEATURES

- Hansgrohe & Duravit fittings
- Floating double vanity
- Freestanding bath
- Frameless glass enclosure to shower and toilet
- Upgrade stone and cabinetry finishes included
- Internal strip window feature allowing for additional light transference









SIGNATURE PENTHOUSES FEATURES

- Full height floor to ceiling glazing & sliding doors
- Feature bulkheads with cove LED lighting
- Large kitchen island with breakfast nook
- Upgrade stone and cabinetry finishes included
- Kitchen undercounter LED lighting
- Integrated Smeg fridge, gas hob and oven
- Separate scullery with double sink
- Dressing table drawers in some bedrooms

VOGUE SCHEME

Customisations available on request | For the full specification sheet please enquire





Smeg appliances





Duravit & Hansgrohe Bathroom fittings



Kitchen cabinetry example as featured in showroom





Vinyl floor or carpet to bedrooms



Quartzstone counters & matt charcoal cabinetry



Feature wood look cabinetry



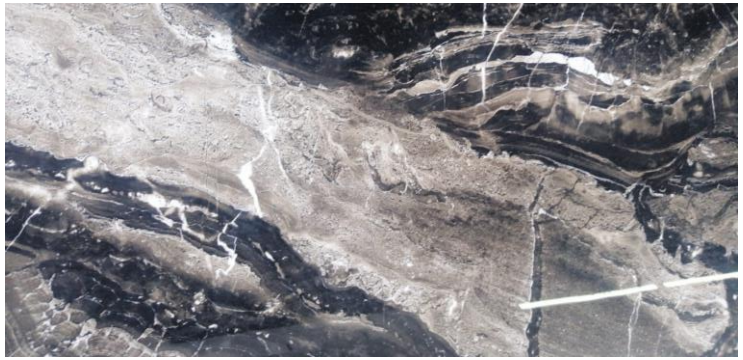


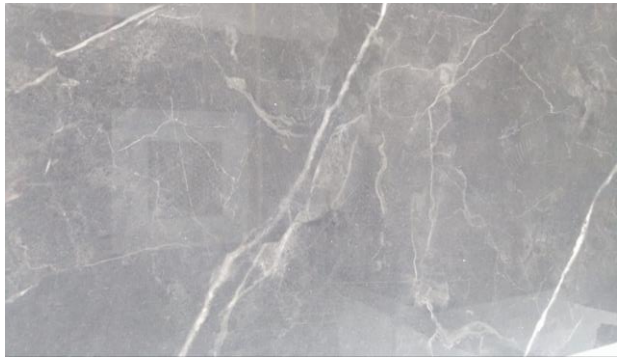


General area light fittings



Floor tile to gen living areas & bathroom floor





Wall tile options to shower and toilet enclosures



Perimeter bulkhead

ELEGANCE SCHEME

Customisations available on request | For the full specification sheet please enquire





Smeg appliances









Duravit & Hansgrohe Bathroom fittings

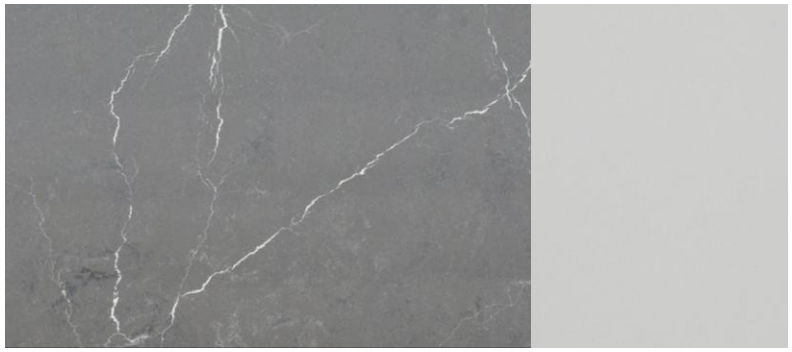


Bed cabinetry example as featured in showroom





Vinyl floor or carpet to bedrooms



Quartzstone counters & light grey cabinetry



Feature wood look cabinetry





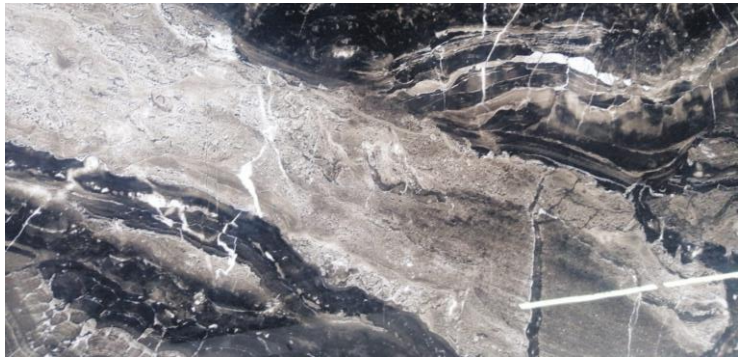


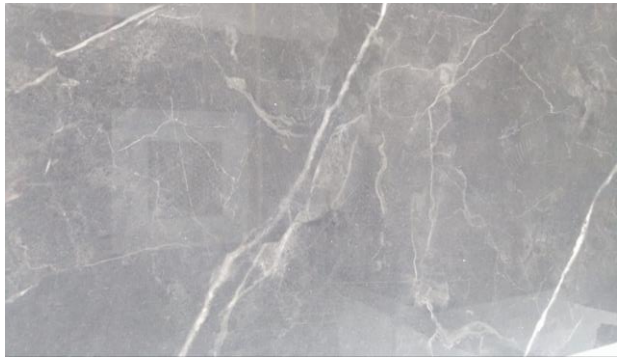
General area light fittings



Perimeter bulkhead

Floor tile to general living areas & bathroom floor





Feature wall tile options to shower and toilet enclosures

A SELECTION OF PAST & PRESENT PROJECTS



The Wahlberg, Atholl

Situated 3 minutes from Melrose Arch on the corner of Cross and South Avenue, this estate has 22 free-standing homes in total. Featuring striking contemporary design, high-quality build and upmarket finishes. Phase 1 has sold out 80% with only 8 homes available.







COHO, Dunkeld West

This modern apartment building of 24 units featured top of the range finishes and was sold out and completed in 2017 realizing a return of 20% on the total cost of the development. Current landlords continue to enjoy excellent rental yields on this exclusive, well-located development.



About the developers

www.landmark-sa.com

Landmark Consortium, with over 20 years of experience, is a property development company specializing in the conceptualisation, development and project management of high-quality residential developments.
Our strength lies in creating unique, bespoke, luxury residential developments for a discerning clientele who appreciate the value of an inspired location, distinctive design and impeccable build quality.

We are driven by:
LOCATION, DESIGN AND QUALITY

landmark consortium



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