

BATELEUR

LANDMARK IN SANDHURST

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“We shape our buildings;
thereafter they shape us.”

Winston Churchill

FOREWORD.

Introducing an iconic new residential development, perfectly located in the coveted suburb of Sandhurst.

Named after the Bateleur eagle, a spectacularly majestic bird, the Bateleur is a striking residential development of 52 luxurious units in Johannesburg's most exclusive suburb. Offering the best in architectural design, and including high-quality finishes and workmanship, generous internal spaces, and excellent security and facilities.

The Bateleur is a haven of calm and sophisticated comfort against a backdrop of bustling city life.

A LEGACY DEVELOPMENT BY

landmark
consortium







BATELEUR

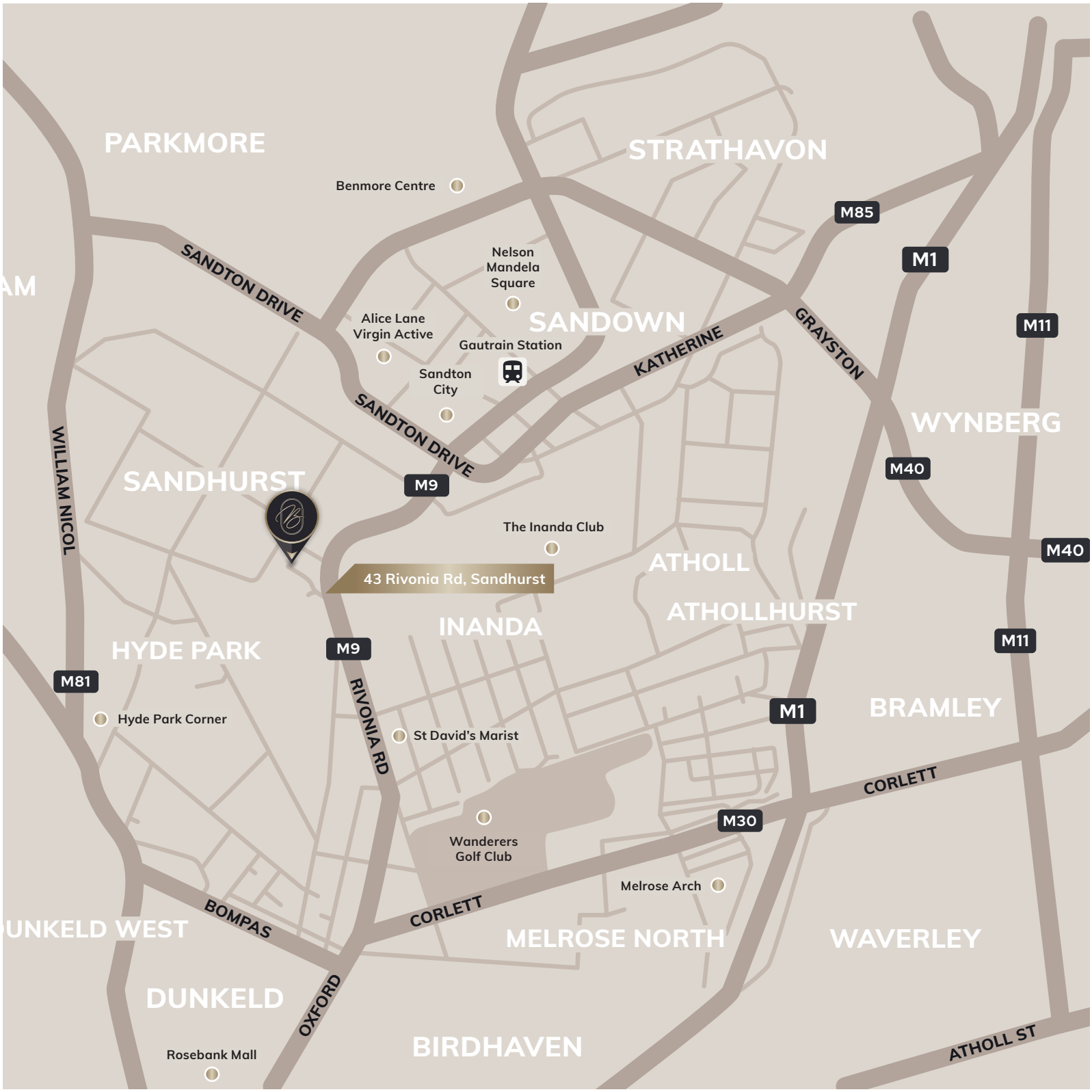
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SUPERB LOCATION.



Situated in Sandhurst, less than 500m from the richest square mile in Africa, The Bateleur offers all the accessibility and convenience of living close to the city's thriving business and lifestyle hub, combined with the tranquillity of Sandhurst's lush, tree-lined streets. It's the place where dynamic urban energy and quiet, peaceful living meet – truly the best of both worlds.

With city-style panoramic views over Sandton and Bryanston, stretching out towards Northcliff Hill and beyond, The Bateleur offers a vision of luxury and freedom. While the development has convenient direct access onto Rivonia Road, the location of the building away from the main road, surrounded by established neighbouring estates, promises a rare suburban lifestyle as stylish as it is serene.


PARKMORE
STRATHAVON
Benmore Centre
M85
M1
SANDTON DRIVE
Nelson Mandela Square
SANDOWN
Alice Lane Virgin Active
Gautrain Station
Sandton City
KATHERINE
GRAYSTON
M11
WILLIAM NICOL
SANDTON DRIVE
WYNBERG
SANDHURST
M9
M40
The Inanda Club
43 Rivonia Rd, Sandhurst
ATHOLL
ATHOLLHURST
INANDA
HYDE PARK
M9
M11
M81
RIVONIA RD
Hyde Park Corner
St David's Marist
M1
BRAMLEY
CORLETT
M30
Wanderers Golf Club
Melrose Arch
BOMPAS
CORLETT
UNKELD WEST
MELROSE NORTH
WAVERLEY
DUNKELD
OXFORD
Rosebank Mall
BIRDHAVEN
ATHOLL ST









YOUR EXCLUSIVE HOME, CLOSE TO ALL THE MAIN CITY HUBS – A TRUE LIFESTYLE GAME-CHANGER.

Centrally located for quick access to the Sandton CBD (1.2km), Rosebank (3.5km), Johannesburg CBD (14km) and major arterial routes, such as the M1 highway (4km), The Bateleur is also within walking distance of Sandton City and Sandton Square shopping centres.

Step outside and enjoy easy, instant access to some of Johannesburg's most popular eateries and nightlife spots in Nelson Mandela Square, Rosebank, Hyde Park and Illovo. Or take a short drive and find every other modern convenience just minutes away, from shopping and parks to sports clubs, the Gautrain, and top art and cultural attractions.

All the benefits of city living, all the relaxation of a quiet life, all in one completely unique location.



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ICONIC DESIGN.





GRANDEUR. FUNCTIONAL. ICONIC.

This is the design of The Bateleur, with an architectural style inspired by the organic peeling of forms and shapes found in nature – one that references ripples and waves, and the gentle arc of an eagle's wingspan.

It's this signature curved design that allows The Bateleur to make the most of the land's size and position, offering views that reach out towards the infinity of the Highveld horizon across the forests of Sandton.



With a full variety of 52 upmarket apartments, The Bateleur caters for all preferences, ranging from spacious 1 bedroom units up to 5 bedroom ultra-exclusive penthouses. Seventeen different layouts offer an abundance of options and sizes, each one allowing you to tailor-make your living space to suit your lifestyle.





Penthouse apartments along the entire top floor of the building, with private lift use and access, features spectacular unobstructured 270-degree views as well as additional bespoke options such as a private swimming pool or jacuzzi. In this way, The Bateleur allows for complete individualism and total luxury, both inside and out.







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ELEGANT INTERIORS.





MODERN, YET TIMELESS. BOLD, YET ELEGANT.

At The Bateleur, the interiors may be sleek and sophisticated, but they still exude all the warmth and welcome of home.

Each apartment is designed to provide a wholly harmonious living experience, with the lounge, kitchen and dining room combined into a single open-plan space – one that seamlessly flows outside onto the generous patio, with ample privacy and unobstructed views of the horizon beyond. Inside, warm tones and subtle textures accentuate the main open-plan living area perfectly, with sleek bulkheads, recessed lighting and large imported optional extras adding to the elegant character of the space.

Optional additions, such as air-conditioning, home automation and state-of-the-art sound systems and lighting offer complete customisation, and the ideal opportunity for a showcase of self-expression and personal taste.

All kitchens are fitted with top-tier imported Italian Smeg appliances, including a hob, oven and dishwasher. Upgraded appliances, additional finishes and insert options are also available to help you create the perfect, fully customisable space – one equally suited to cooking, hosting and entertainment.

Flawlessly designed to cater to your individual needs, the unique range of optional extras includes a wide range of upgraded appliances from stoves and hobs to built-in microwave ovens, integrated fridge/freezers, extractors, washing machines and dryers.

Further options include insert items, such as pull-out larders, plate trays and cutlery divisions – all cleverly hidden away behind ample kitchen cupboards and spaces – allowing you to create your own unique kitchen and home. Additional options extend to lighting and textural features, such as LED mood lighting and distinctive stone finishes, with high-quality materials, subtle textures and clean lines running throughout.

It's everything you need to design your forever home, down to the last exquisite detail.







Materials and finishes have been chosen for their character and quality, while lighting is designed for both purpose and aesthetic appeal. All apartments also include fibre-terminated cabling, giving you the option to plug-and-play your own ISP-provided router for uninterrupted Wi-Fi throughout your home.



The Bateleur prides itself on carefully considered design, with layouts creating a natural flow for living. Entertainment areas are airy and bright. Bedrooms are spacious and comfortable. Bathrooms are discreet and tranquil.

STYLISH, BEAUTIFUL AND PRACTICAL – THE HEART OF YOUR HOME.

Bedrooms feature ample cupboard and storage space, which include practical features like integrated dressing tables, or study desks with functional built-in shelves for specialised storage.

On offer are optional additions, such as shoe and trouser racks, which add a further level of sophistication to each bedroom.

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Two different colour schemes are available for you to choose from, allowing you to decorate your home with your own individual style and taste.

Both palettes have been professionally designed by Inmood Interiors to work seamlessly with each element in your chosen scheme, and with the building as a whole, resulting in a beautiful, cohesive and distinctively fitted apartment.

Bathrooms are fitted with top-of-the-range mixers and sanitaryware by Hansgrohe and Duravit.





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ELEGANCE











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VOGUE









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SPECIALISED TEAM.

A DREAM TEAM OF DEVELOPERS, ARCHITECTS, DESIGNERS AND PROFESSIONALS.

The Bateleur is spearheaded by Landmark Consortium, renowned for creating unique and bespoke luxury residential developments. Landmark caters for discerning property owners who appreciate the value of a superb location, distinctive design and impeccable build quality.

A LEGACY DEVELOPMENT BY

landmark consortium

ARCHITECTURAL DESIGN

The design of signature developments must have an origin that is born from an authentic design DNA and we attempt to do this with each unique project that AMA undertakes. The design of The Bateleur follows its natural flow emanating from the luscious leafy surrounds as a series of waves that respond to curved space, inspired by an organic peeling of form and shape.

The design embraces the most magnificent extended views with each privileged apartment highlighted by the uniqueness through each minor turn in the bend of this rounded soft façade. The organic shaping is an abstraction of contemporary sculpture that interprets nature as a force of sublime beauty much like a layered rose petal shaped by its heart-warming poetry.

Adrian Maserow, AMA Architects

AMA ARCHITECTS

INTERIOR ARCHITECTURE

Inmood Interiors aims to create emotion from spaces. Beyond just selecting beautiful finishes and furniture, it is ultimately the experience of moving through a spacious, functional, emotive and carefully detailed home which makes it unforgettable. Our ethos is to always elegantly enhance and add investment value to our client's properties and homes.

The interior architecture for the Bateleur was inspired by the graceful curvature of the building's façade which led to curved features expressed in various subtle details like kitchen counters, internal walls and bulkheads. Two interior palettes, Vogue and Elegance, were carefully curated with a premium range of fittings and finishes in matte, gloss, warm and cool tones which are able to be both cohesive and still provide an appealing contrast. All space plans have been meticulously designed to ensure every apartment layout at the Bateleur is spacious, private, practical (featuring additional storage options), well-lit (with the use of internal strip windows allowing sunlight to transfer across spaces) and ultimately sophisticated and beautiful.

I welcome you to true luxury, style and the ultimate in refined residential living at the Bateleur, a true landmark in Sandhurst.

Kacy Grigorov (BA Int), Inmood, Interiors that evoke.

INMOOD









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PREMIUM AMENITIES.





ENJOY THE ULTIMATE IN LUXURY LIVING WITH A SELECTION OF SUPERIOR AMENITIES.

Everything from a magnificent swimming pool and deck area located on the third floor of the building with breathtaking views of Sandton and beyond, to landscaped grounds and manicured gardens, and of course, a private concierge.

One welcome from The Bateleur Concierge and you'll immediately feel at home. Always a vital feature, security has been extensively prioritised throughout the development, with a secured guardhouse manned 24/7, monitored panhandle access to the property that enhances security and privacy.

High perimeter walls with electric fencing, a real-time remotely monitored perimeter camera system, facial recognition access control and secured lift lobbies on each level of the building further enhance The Bateleur's stringent security measures, providing invaluable peace of mind.

Additonal amentities for ultra convienent living include a back-up generator for common areas, secure basement parking and a limited number of private storerooms and seperate staff accomodation available for purchase.



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FINEST FINISHES.

LUXURY DESIGN DETAIL AND BESPOKE FINISHES.

"Designed to offer the highest level of detail and finishes, The Bateleur is more than a home – it's the ultimate experience of quality and comfort."



INTERIOR SPECIFICATIONS:

- Imported Smeg appliances
- Modern stone worktops
- Feature bathroom tiles
- Hansgrohe tapware and Duravit bathroom fittings
- Freestanding baths
- Bespoke kitchen and bedroom joinery
- Integrated desks/dressing tables in bedrooms
- Soft-close runners and hinges throughout
- Bulkheads with recessed mood lighting
- Fibre connectivity
- Private lift access and use for Penthouse apartments
- A multitude of optional extras that allow for full customisation of each apartment



DEVELOPMENT FEATURES:

- CCTV security camera system
- Security monitored private panhandle access
- Secured guardhouse
- Secured lift lobbies on each level
- Facial recognition access control system
- Generator, solar and battery back-up systems
- Water back-up system
- Secure basement parking
- Rooftop pool with skyline views and tanning deck
- Rooftop sunken firepit with dining and braai facilities
- Executive lounge and bar
- Private gym
- Welcome concierge
- Manicured grounds
- Optional private staff quarters for purchase
- Optional basement storerooms for purchase



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BUILDING LANDMARKS.

THE
Wahlberg
— Landmark in Atholl —



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THE
Vargo
— Landmark in Hyde Park —



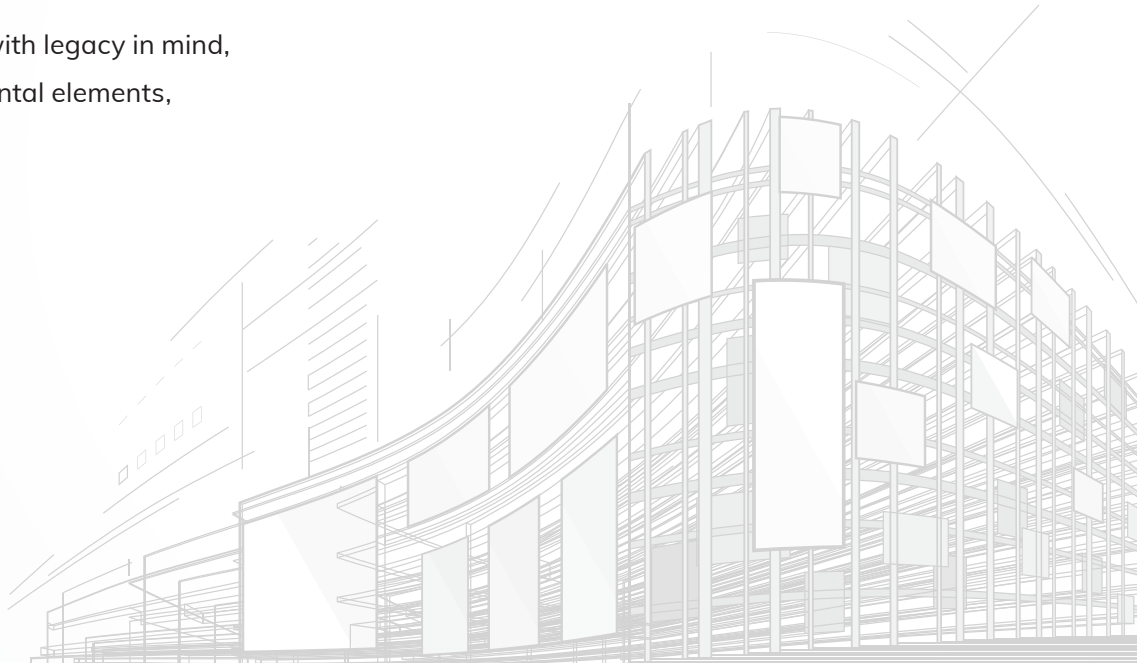
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OUR STRENGTH LIES IN CREATING UNIQUE, BESPOKE, LUXURY RESIDENTIAL DEVELOPMENTS FOR A DISCERNING CLIENTELE WHO APPRECIATE THE VALUE OF AN INSPIRED LOCATION, DISTINCTIVE DESIGN AND IMPECCABLE BUILD QUALITY.

We understand that the place you choose to call home reflects who you are – and it's for this reason that each of our developments is designed and built with a deep appreciation of your needs.

Our developments are planned with legacy in mind, and are driven by three fundamental elements, built into the core of who we are:

Location, Design and Quality.





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“Let your dreams of luxury
take flight at The Bateleur –
a home of comfort, warmth
and timeless sophistication
at the place where peaceful living
and city life meet..”

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Visit our Showroom at 43 Rivonia Road, Sandhurst
for a private tour by appointment only.

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