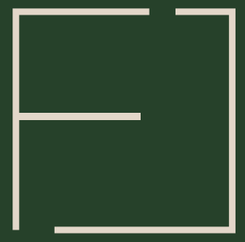


# THE FINN

28 Scandinavian-Inspired homes

SANDOWN SENTRAL

# The perfect balance

between style, comfort and functional design.

# Inspired by Scandanavian design

The Finn incorporates clean lines, modern textures and natural light to create distinct living spaces that complement the art of living well.

This designer residential development is located in a secure, boomed-off neighbourhood and comprises 28 private homes with walled gardens and tranquil, covered patios.

Your lifestyle of distinction starts at

## R2,795 million

NO TRANSFER DUTY / INCLUDES TRANSFER COSTS

## Investor Analysis

Based on our area study, we recommend that
you set your monthly rentals according to the following:

### Type A

Unfurnished
**R19 000 per month**

Furnished
**R21 500 per month**

### Type B

Unfurnished
**R16 500 per month**

Furnished
**R19 000 per month**

Distinct living spaces complement

# the art of living

THE

FINN

A lifestyle of distinction with

# Scandanavian simplicity

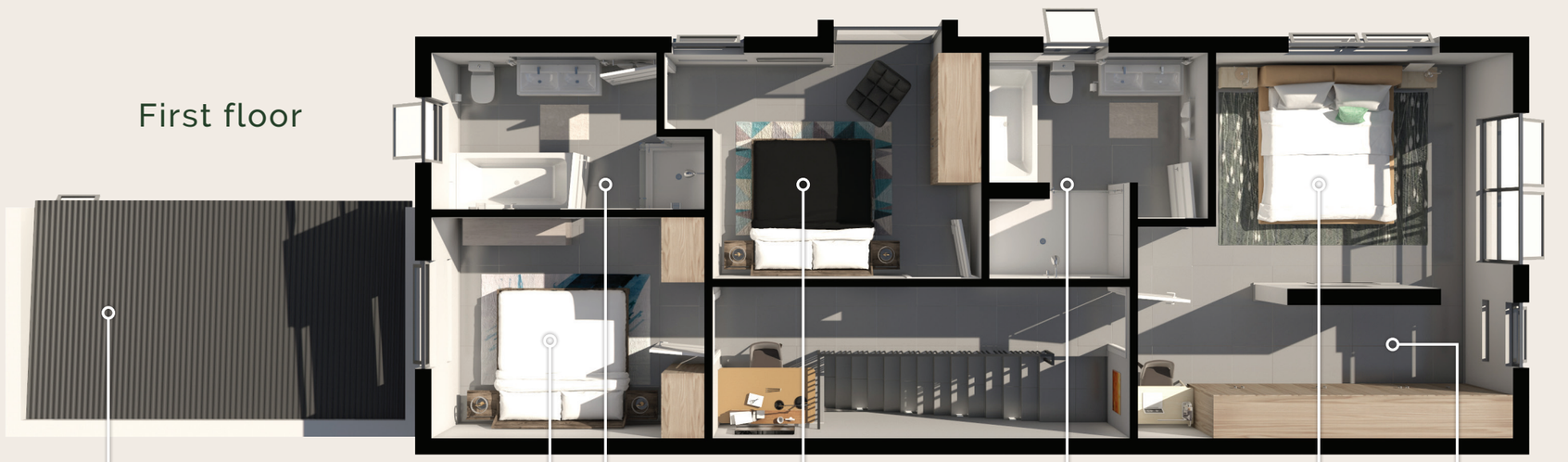
# Type A

Floor Plan
**3 Bed 2 Bath**

| | |
|---|---|
| Ground floor | 58.4m² |
| Covered patio | 23.05m² |
| First floor | 85.21m² |
| Garage | 19.48m² |
| Yard | 3.12m² |
| **Total** | **189.25m²** |

## Ground floor

## First floor

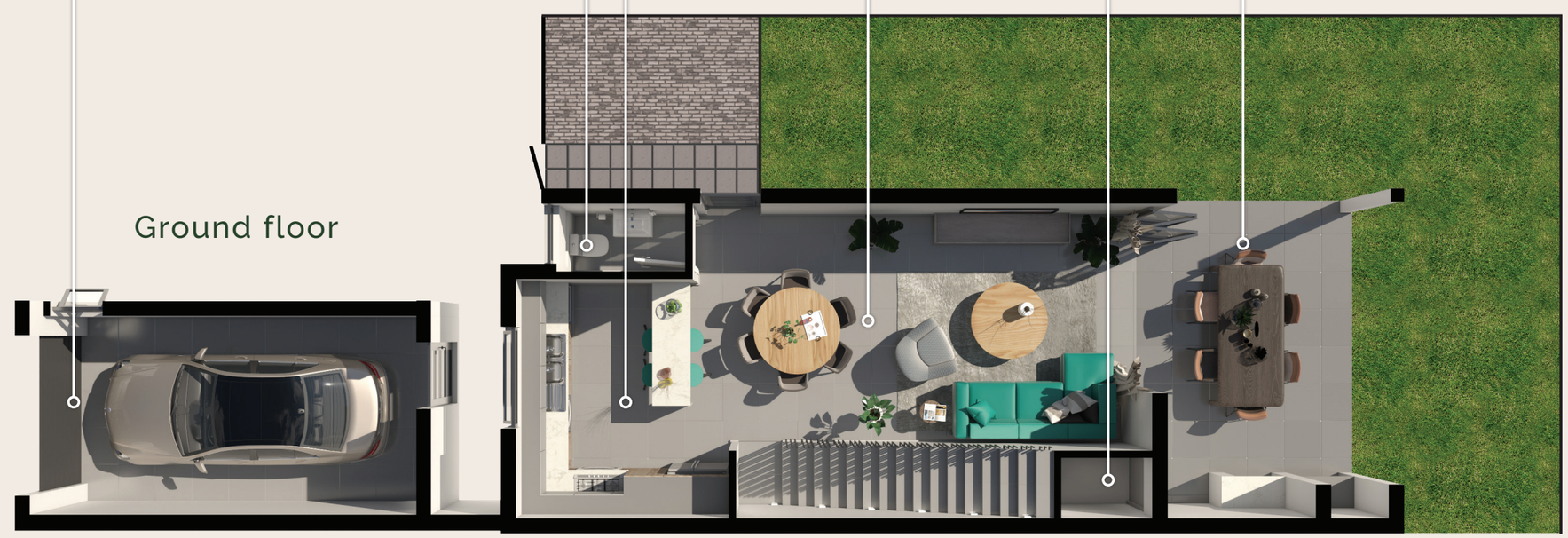


# Type B

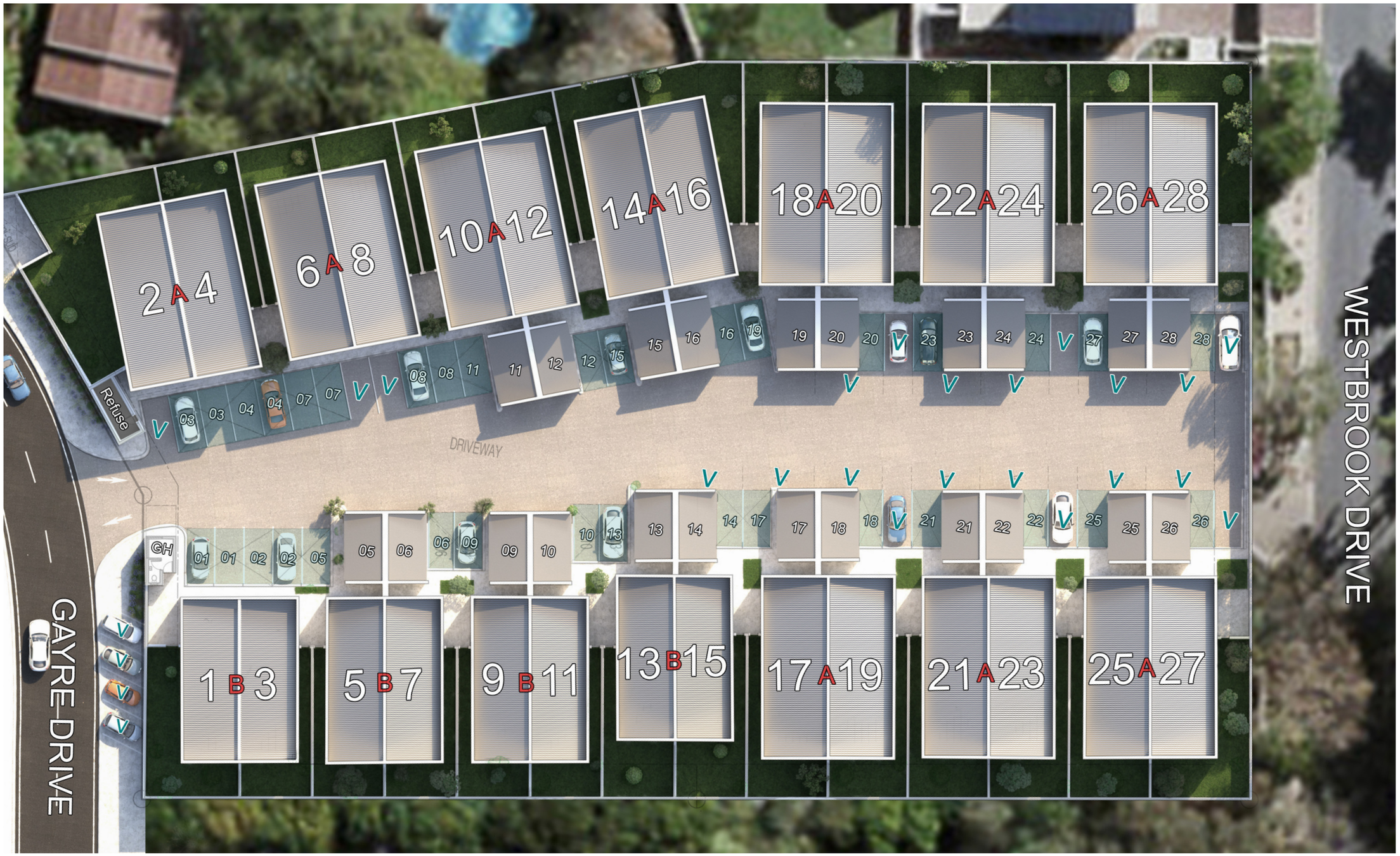
Floor Plan
**2 Bed 2 Bath**

| | |
|---|---|
| Ground floor | 47.86m² |
| Covered patio | 17.15m² |
| First floor | 67.91m² |
| Garage | 19.48m² |
| Yard | 3.43m² |
| **Total** | **155.83m²** |

## Ground floor




## First floor




Type A | 3 Bed 2 Bath | 20 homes available
Type B | 2 Bed 2 Bath | 8 homes available

Covered parking | V: Visitors parking

# Clean lines, modern textures and natural light

Creating spaces that are

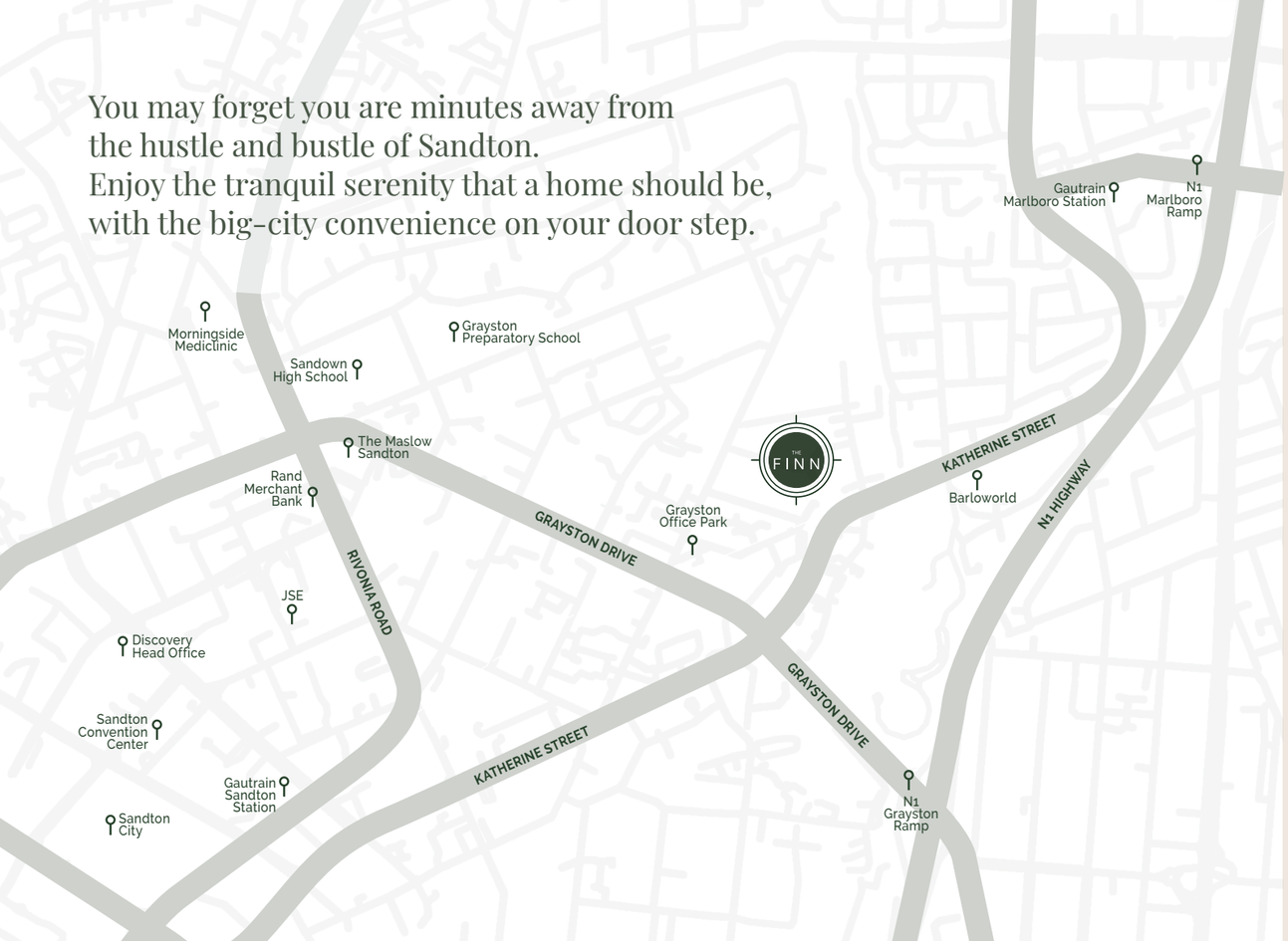
# secure and serene

# Exclusive designer homes that tick all the boxes

## Features

- 2 and 3 bedroom options available
- Luxury finishes
- Private walled garden
- Pet friendly
- Fibre-to-the-home internet
- Conveniently located
- Close to major transport routes
- State of the art security
- Boomed off with neighbourhood security
- Built-in braai option

You may forget you are minutes away from
the hustle and bustle of Sandton.
Enjoy the tranquil serenity that a home should be,
with the big-city convenience on your door step.




# Location

The Finn incorporates clean lines, modern textures and natural light to create distinct living spaces that complement the art of living well.

This designer residential development is located in a secure, boomed-off neighbourhood and comprises 28 private homes with walled gardens and tranquil, covered patios.

**Travel from The Finn to surrounding spots:**

| Destination | Average distance (average of 3 routes) | Travel time (average traffic) 07h00 |
|---|---|---|
| Sandton City | ±3kms | 7-20 mins |
| N1 Highway Grayston Ramp | ±1.6km | 3-10 mins |
| Sandown High School | ±2.1km | 5-10 mins |
| Gautrain Sandton | ±2.5km | 5-10 mins |
| Gautrain Marlboro | ±7km | 10-20 mins |
| Sandton Convention Center | ±3.1km | 5-15 mins |
| Morningside Mediclinic | 2.4km | 5-10 mins |

* Reference: Google Maps

# Security

Sandown Sentral was developed with the intention of creating a secure and serene space for all residents.

The Finn residents will benefit from Sandown Sentral's security measures as well as the security features of the development.

**Sandown Sentral Security Features:**

- Secure boomed-off neighbourhood
- Push button access with license plate recognition software
- Upgraded boom access with off-site monitoring
- High quality Smart Guard CCTV cameras
- High-speed fibre internet connection all security features
- CCTV street cameras with off-site monitoring
- CAP armed response with frequent proactive patrols

**The Finn Security Features:**

- Intelligent access control system
- CCTV with off-site monitoring
- 2.4m perimeter wall
- High speed fibre internet connectivity
- 8-strand electric perimeter fencing
- Internal wireless security system available
- Panic button linked to off-site control room

# Private & tranquil

- the way a home should be

THE

# FINN

To view these homes,
please contact 072 824 9593.

For more information, visit **www.thefinn.co.za**

HB REALTY

NARRATIVE_