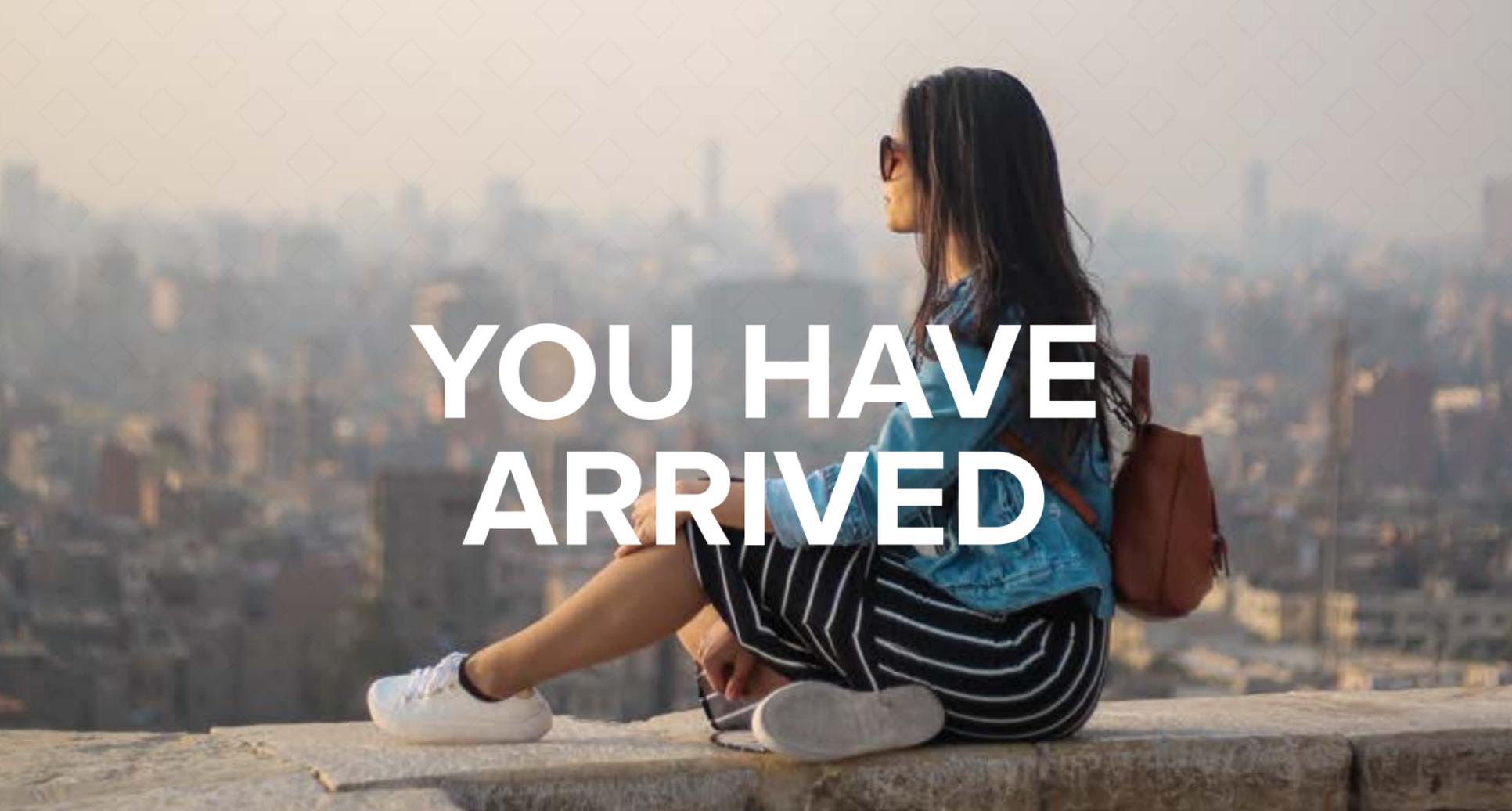




**B L A C K
B R I C K**

25 FREDMAN, SANDTON

A woman with long dark hair, wearing sunglasses, a blue jacket, and a black and white striped skirt, is sitting on a stone ledge. She is looking out over a cityscape at sunset. A brown backpack is on her back. The text "YOU HAVE ARRIVED" is overlaid in white, bold, sans-serif font.

**YOU HAVE
ARRIVED**



25 FREDMAN DRIVE SANDTON CENTRE

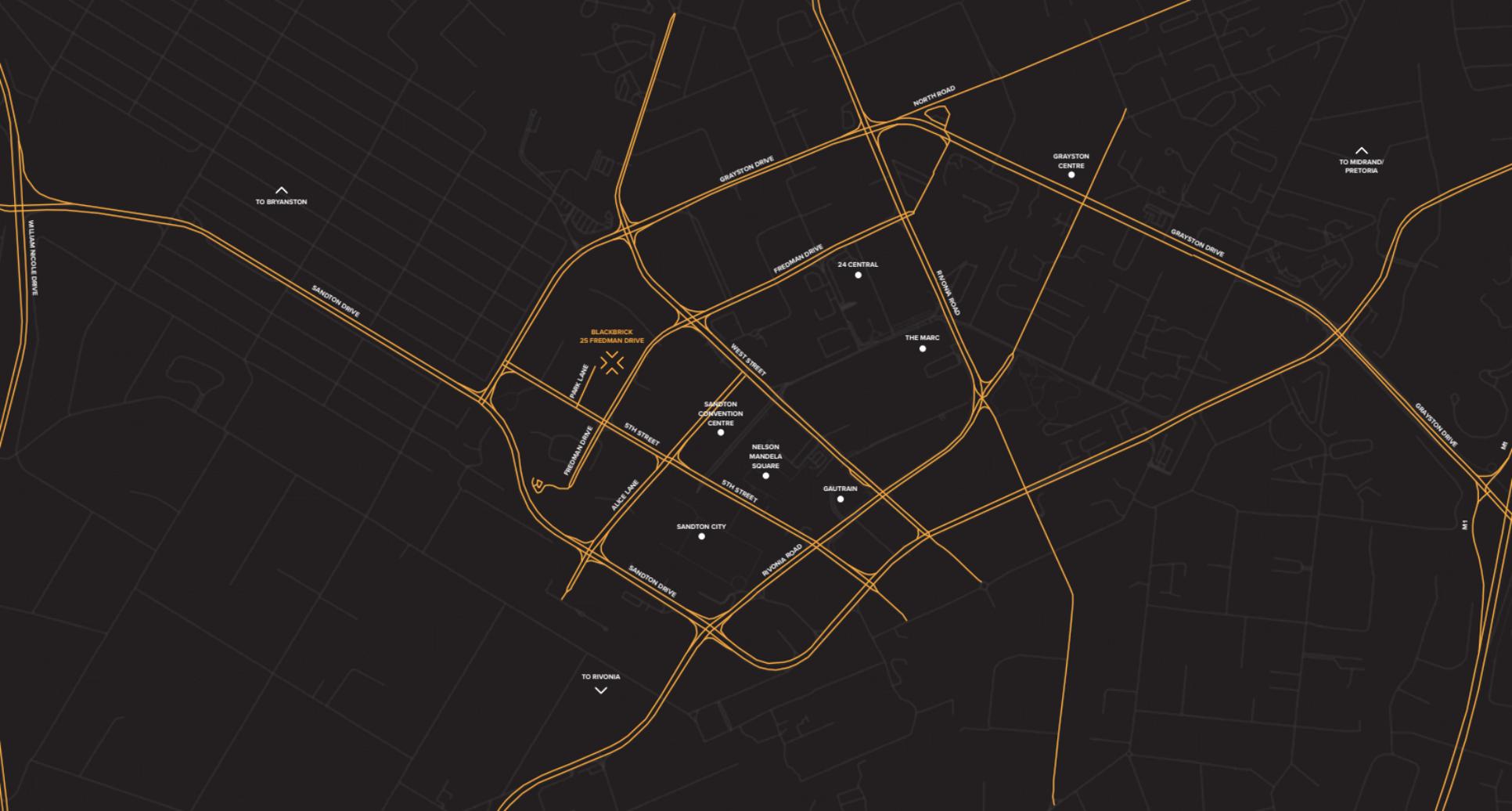
IN THE CITY

Alice Lane Piazza | 250m

Sandton City Mall | 350m

Sandton ICC | 450m

Gautrain Station | 850m



TO BRYANSTON

TO MIDRAND/
PRETORIA

TO RIVONIA

BLACK BRICK
25 FREDMAN DRIVE

SANDTON CITY

SANDTON
CONVENTION
CENTRE

NELSON
MANDELA
SQUARE

GAUTRAIN

THE MARC

24 CENTRAL

GRAYSTON
CENTRE

WILLIAM NICOL DRIVE

SANDTON DRIVE

GRAYSTON DRIVE

FREDMAN DRIVE

NORTH ROAD

WILSON ROAD

GRAYSTON DRIVE

FREDMAN DRIVE

HURVY LANE

5TH STREET

ALICE LANE

5TH STREET

RIVONIA ROAD

SANDTON DRIVE

WEST STREET

GRAYSTON DRIVE

M1

M2







ONE - BED LOUNGE



PENTHOUSE LOUNGE

**BLACKBRICK IS A SERVICED LONG AND
SHORT STAY RESIDENTIAL COMMUNITY IN
THE HEART OF SANDTON THAT'S PACKED
WITH FACILITIES AND SERVICES GIVING
RESIDENT MEMBERS ACCESS TO
A NEW WAY OF LIVING**

**B L A C K
B R I C K**

SMALL ON PRICE

Apartments | R950'000

Hotel Apartment | R1'070'000

Studio Penthouse | R1'195'000

2 Storey Penthouse | R1'695'000

*

BIG ON SERVICE

Concierge | Community Manager | Long & Short Term | On-Site Letting Management | Fiber WiFi
On Demand Cleaning | Room Service | Community Events | Weekly Boot Camp | Talks & Workshops

**

HUGE ON FACILITIES

Cafe | Work Spaces | Boardrooms | Yoga | Cinema | Games Room | Library | Meditation Garden
Rooftop Boma | Dining Lounge | Bike Station | Laundry Service

MASSIVE ON SECURITY

24 Hour Guarding | Access Control Systems | Number Plate Recognition
Boom Gate Access | Armed Response

*Limited stock | All starting prices

**Some services may be offered at an additional charge



CAFE TERRACE



RECEPTION LOBBY



ROOFTOP BOMA



KNOW THY NEIGHBOUR

MEMBERS LOUNGE

A group of five diverse young adults are laughing and socializing on a rooftop at sunset. They are holding drinks and appear to be in a joyful mood. The background shows a cityscape with buildings and trees under a warm, golden light.

HOME OR CASTLE



CAFE



WORK SPACES



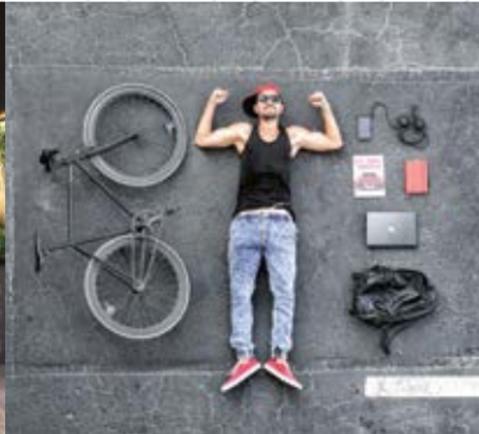
CINEMA



GYM



CONCIERGE



BIKE STATION



ROOM SERVICE



YOGA



LIBRARY



MEDITATION GARDEN



MEMBERS LOUNGE



GAMES ROOM



DINING LOUNGE



MEETING ROOMS



STANDING DESKS



ROOFTOP BOMA



SUPER FAST WIFI



BOARDROOMS



STORAGE SERVICE



LAUNDRY SERVICE



MAXIMUM SECURITY



ROOFTOP SUNSETS



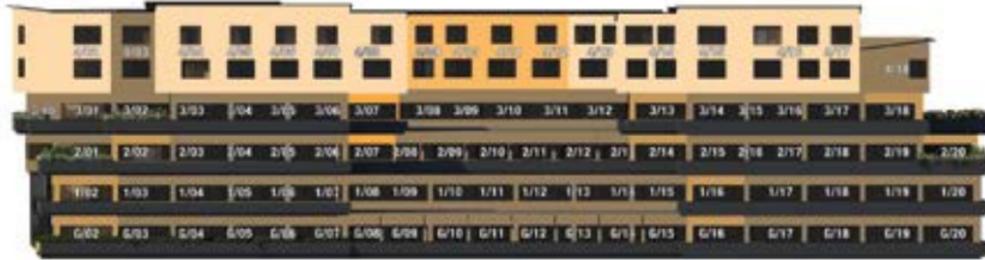
ON DEMAND CLEANING



WEEKLY BOOTCAMP

SITE PLAN

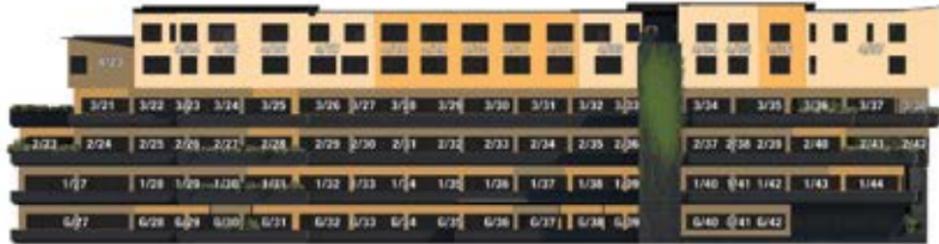
NORTH VIEW



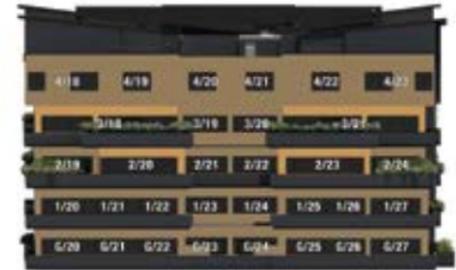
SUNSET VIEW



JACARANDA VIEW



CITY VIEW



STUDIO

ONE BED

TWO BED

ONE BED
PENTHOUSE

TWO BED
PENTHOUSE

STUDIO



EXAMPLE SIZE: 38M²

ONE BED



EXAMPLE SIZE: 40M²

TWO BED



EXAMPLE SIZE: 88M²

ONE BED PENTHOUSE



BOTTOM FLOOR

EXAMPLE SIZE: 58M²

ONE BED PENTHOUSE



TOP FLOOR

EXAMPLE SIZE: 58M²

TWO BED PENTHOUSE



BOTTOM FLOOR

EXAMPLE SIZE: 88M²

TWO BED PENTHOUSE



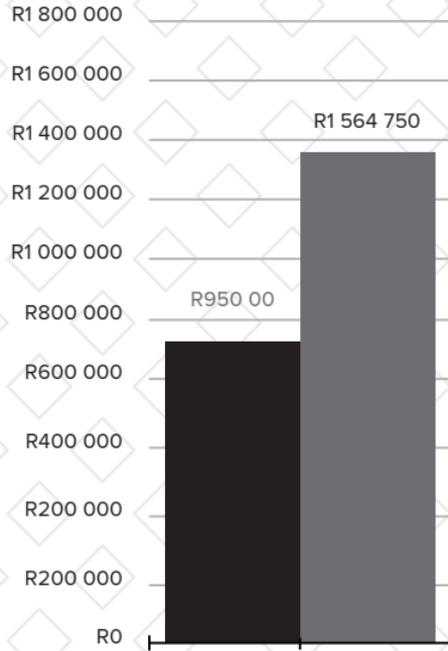
TOP FLOOR

EXAMPLE SIZE: 88M²

**40% BELOW MARKET
0% COMPROMISE**

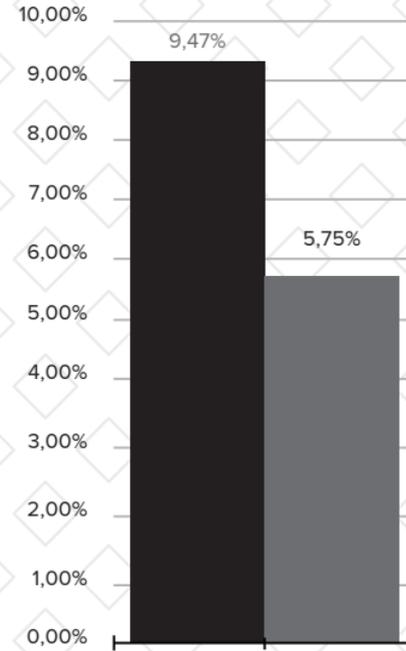
**YOUR LOWEST ENTRY
POINT INTO THE ECONOMIC
CAPITAL OF AFRICA**

MARKET PRICE



THE ENTRY PRICE AT BLACKBRICK IS 40% BELOW THE MARKET AVERAGE ENTRY POINT FOR A COMPARABLE APARTMENT IN SANDTON

YIELD ON RENTAL



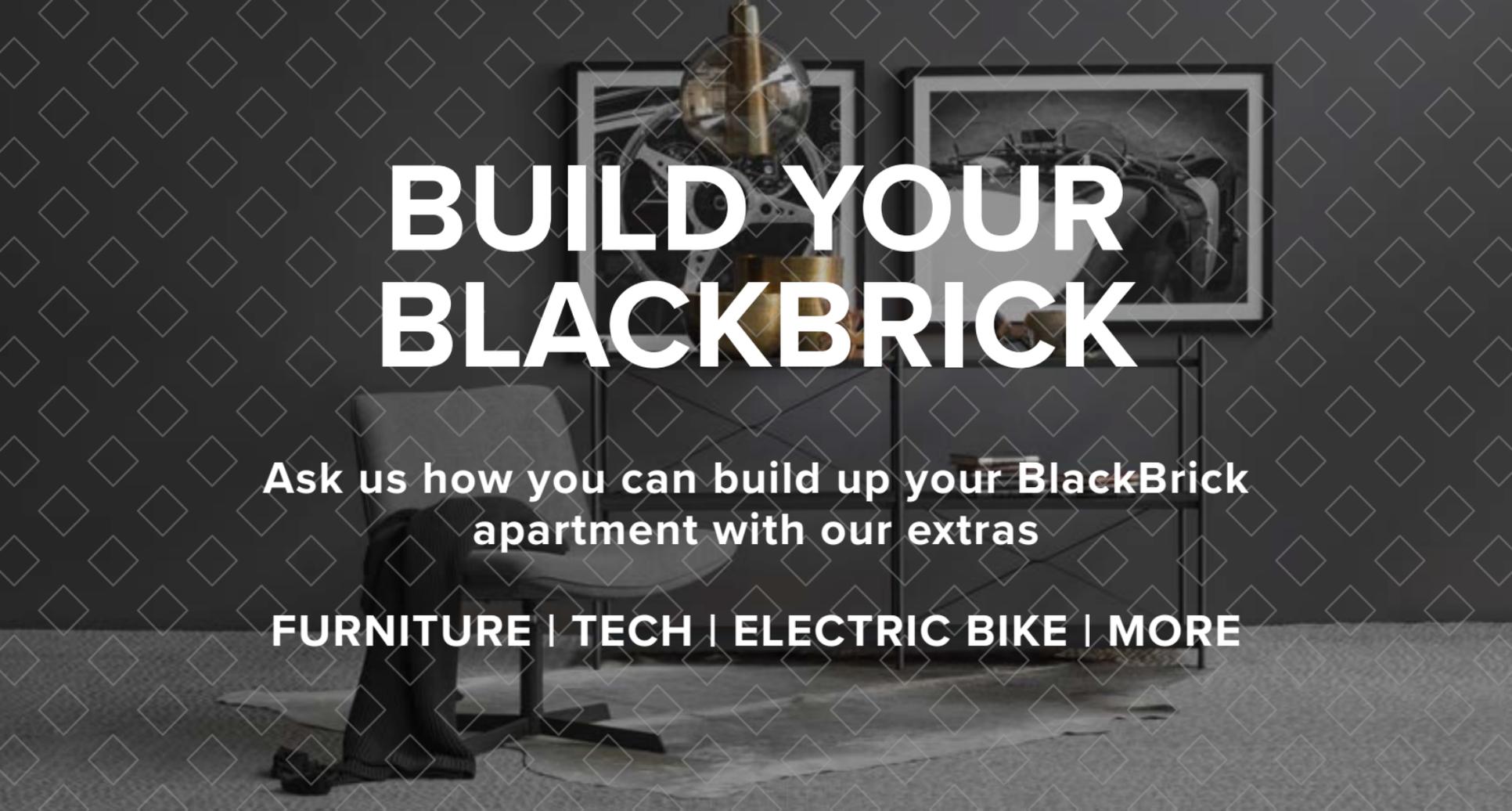
AT R7'500 RENTAL IN 2020 THE RENTAL YIELD AT BLACKBRICK FOR A STUDIO APARTMENT IS PROJECTED AT 9,46% WHICH WOULD BE 40% HIGHER THAN THE YIELD ON A COMPARABLE APARTMENT IN SANDTON AT THE SAME RENTAL

*The above is for illustrative purposes only, as of 26 May 2019
** For a breakdown of our calculations, please ask us, we would be happy to show you.

FLEXIBLE ON-SITE ON DEMAND LETTING

Blackbrick is a serviced long and short stay residential building

We have on-site management staff that run the club facilities as well as manage apartment letting for long-term tenants



BUILD YOUR BLACKBRICK

**Ask us how you can build up your BlackBrick
apartment with our extras**

FURNITURE | TECH | ELECTRIC BIKE | MORE



**B L A C K
B R I C K**

25 FREDMAN, SANDTON

**WWW.BLACKBRICK.CLUB
BUY@BLACKBRICK.CLUB
+27 (0) 74 563 0000**