

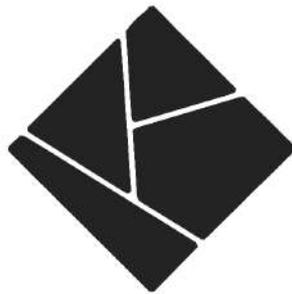
ROUBAIX

12 FREESTANDING DUPLEX HOMES
IN BRYANSTON



12 FREESTANDING HOMES THAT OFFER A MODERN, OPEN PLAN DESIGN THAT FLOWS ONTO YOUR PRIVATE WALLED GARDEN.

ARTIST IMPRESSION



ROUBAIX

TYTO TOOK INSPIRATION FROM ROUBAIX, A ONE-DAY PROFESSIONAL MEN'S BICYCLE ROAD RACE IN NORTHERN FRANCE. IT STARTS NORTH OF PARIS AND FINISHES IN ROUBAIX, THE BORDER OF BELGIUM. BESIDES THE USE OF THE NAME ROUBAIX, WE HAVE INCORPORATED SOME DESIGN ELEMENTS LIKE THE INFAMOUS COBBLE STONE ONTO THE FACADE OF EACH HOME.

TYTO HAS CREATED A TRULY UNIQUE DEVELOPMENT WHICH IS ONE OF A KIND IN THE PROPERTY MARKET AND SOMETHING CLIENTS CAN PROUDLY CALL HOME...



A SOPHISTICATED KITCHEN DESIGN WITH
QUARTZ TOPS AND A FREESTANDING 900
SMEG OVEN & EXTRACTOR.



ARTIST IMPRESSION



ARTIST IMPRESSION

tyto
PROGRESS IN PROPERTY



MODERN & SPACIOUS BEDROOM WITH
A PRIVATE BALCONY



ARTIST IMPRESSION

tyto
PROGRESS IN PROPERTY



UPMARKET FINISHES WITH
MATT BLACK TAPS

FEATURES

ROUBAIX UNIQUE, DUPLEX HOME DESIGN HAS SET THE BENCHMARK FOR URBAN, SOPHISTICATED LIVING IN BRYANSTON.



12 FREESTANDING
DUPLEX HOMES



3 BEDROOMS,
3.5 BATHROOMS

S M E G

900 FREESTANDING SMEG
GAS OVEN AND EXTRACTOR



DOUBLE GARAGE



FIRE PIT
(OPTIONAL EXTRA)



PET FRIENDLY



WINE CELLAR
(OPTIONAL EXTRA)

SITE PLAN

12 FREESTANDING DUPLEX HOMES



AREA SCHEDULE

UNIT NO.	UNIT TYPE OPTIONS	DESCRIPTION	UNIT SIZE (m ²)	BALCONY (m ²)	GARAGE (m ²)	TOTAL BUILT (m ²)	GARDEN (m ²)
1	Unit Type 1	Duplex 3 Bedroom, 3,5 Bathroom	180,78	29,24	33,29	243,31	87,58
2	Unit Type 2	Duplex 3 Bedroom, 3,5 Bathroom	160,06	10,57	34,02	204,65	62,14
3	Unit Type 3	Duplex 3 Bedroom, 3,5 Bathroom	181,55	16,17	33,82	231,54	60,24
4	Unit Type 4	Duplex 3 Bedroom, 3,5 Bathroom	181,55	16,17	33,82	231,54	64,20
5	Unit Type 5	Duplex 3 Bedroom, 3,5 Bathroom	181,55	16,17	33,82	231,54	82,24
6	Unit Type 6	Duplex 3 Bedroom, 3,5 Bathroom	149,48	24,60	33,17	207,25	65,33
7	Unit Type 7	Duplex 3 Bedroom, 3,5 Bathroom	159,80	11,23	34,01	205,04	49,61
8	Unit Type 8	Duplex 3 Bedroom, 3,5 Bathroom	177,15	11,67	33,83	222,65	45,31
9	Unit Type 9	Duplex 3 Bedroom, 3,5 Bathroom	177,15	11,67	33,83	222,65	66,04
10	Unit Type 10	Duplex 3 Bedroom, 3,5 Bathroom	181,05	16,17	33,79	231,01	59,90
11	Unit Type 11	Duplex 3 Bedroom, 3,5 Bathroom	181,05	16,17	33,79	231,01	68,73
12	Unit Type 12	Duplex 3 Bedroom, 3,5 Bathroom	181,05	16,17	33,79	231,01	110,27



UNIT ONE

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE	180,78 SQM
BALCONY	29,24 SQM
GARAGE	33,29 SQM
TOTAL BUILT	243,31 SQM
GARDEN	87,58 SQM



UNIT TWO

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE 160,06 SQM
 BALCONY 10,57 SQM
 GARAGE 34,02 SQM
 TOTAL BUILT 204,65 SQM

GARDEN 62,14 SQM



UNIT THREE

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE	181,55 SQM
BALCONY	16,17 SQM
GARAGE	33,82 SQM
TOTAL BUILT	231,54 SQM
GARDEN	60,24 SQM



UNIT FOUR

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE	181,55 SQM
BALCONY	16,17 SQM
GARAGE	33,82 SQM
TOTAL BUILT	231,54 SQM
GARDEN	64,20 SQM



UNIT FIVE

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE	181,55 SQM
BALCONY	16,17 SQM
GARAGE	33,82 SQM
TOTAL BUILT	231,54 SQM
GARDEN	82,24 SQM



UNIT SIX

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE 149,48 SQM

BALCONY 24,60 SQM

GARAGE 33,17 SQM

TOTAL BUILT 207,25 SQM

GARDEN 65,33 SQM



COVERED
ENTRANCE
1.23 X 2.63m



UNIT SEVEN

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE 159,80 SQM

BALCONY 11,23 SQM

GARAGE 34,01 SQM

TOTAL BUILT 205,04 SQM

GARDEN 49,61 SQM



UNIT EIGHT

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE 177,15 SQM

BALCONY 11,67 SQM

GARAGE 33,83 SQM

TOTAL BUILT 222,65 SQM

GARDEN 45,31 SQM



UNIT NINE

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE	177,15 SQM
BALCONY	11,67 SQM
GARAGE	33,83 SQM
TOTAL BUILT	222,65 SQM
GARDEN	66,04 SQM



UNIT TEN

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE 181,05 SQM

BALCONY 16,17 SQM

GARAGE 33,79 SQM

TOTAL BUILT 231,01 SQM

GARDEN 59,90 SQM



UNIT ELEVEN

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE	181,05 SQM
BALCONY	16,17 SQM
GARAGE	33,79 SQM
TOTAL BUILT	231,01 SQM
GARDEN	68,73 SQM



UNIT TWELVE

3 BEDROOM, 3.5 BATHROOM

UNIT SIZE	181,05 SQM
BALCONY	16,17 SQM
GARAGE	33,79 SQM
TOTAL BUILT	231,01 SQM
GARDEN	110,27 SQM

