



maddison

S a n d t o n

45 HAMILTON AVE, HURLINGHAM

truenorth
developments

HB REALTY

A suburban haven on Sandton's doorstep

Why choose between a tranquil residential setting and a central location when you can have both?

Offering just 16 upmarket homes and 13 apartments, Madison is a new boutique estate in Sandton that combines secure luxury living, peace of mind and convenience.


madison
Sandton



Bringing a touch of the Big Apple to Sandton and with it, timeless shapes and modern facades compliment the park life feel of Hurlingham.

Elevated clubhouse and swimming pool

State of the art security with panic button activation

Energy-saving centralised hot water system

Unlimited uncapped Wifi to every home

Lift access to upper levels and private penthouses

Matt black bathroom fixtures

Homes have a covered patio and private garden





Enjoy being close enough to the big city to enjoy it's convenience,
but far away enough to feel like home.





A **the atelier**
2 available

B **the condo**
2 available

C **the chambers**
4 available

D **the vista**
1 available

E **the view**
1 available

F **the outlook**
1 available

G **the residence**
16 available



Studio apartment

From
R1,145m

No transfer duty or transfer fees

Featuring:

- 20mbps uncapped fibre plus router
- Spaciously designed studio
- Juliette Balcony to enjoy the view
- Designer finishes
- Great Value

Floor space: 35.2m²



Pack up 'n go studio
spaces for young
professionals or
investors

theatelier



1 bedroom apartment

From
R1,195m

No transfer duty or transfer fees



Featuring:

- 20mbps uncapped fibre plus router
- Juliette Balcony to enjoy the view
- Private Gardens to ground floor
- Designer finishes
- Vinyl flooring throughout

Floor space: 35.2m²

Living spaces perfect
for the go-getters or
a home-away-from-home
for the travelling executive

thecondo



Kitchen
1.9m x 1.7m

Bathroom
2.1 x 1.8m

Living area
3.2m x 4.0m

Bedroom
3.0 x 4.0m

2 bedroom apartment

From
R1,995m

No transfer duty or transfer fees



Featuring:

- 20mbps uncapped fibre plus router
- Large open plan design
- Great investment options
- Full en-suite bathroom
- Large wrap-around garden to ground floor
- Covered parking for 2 cars

Floor space:

- Floor area 73.6m²
- Covered patio 7.2m²

- Total 80.8m²

Well located homes
perfect for the
urban family

thechambers



2 bedroom penthouse

From
R2,895m

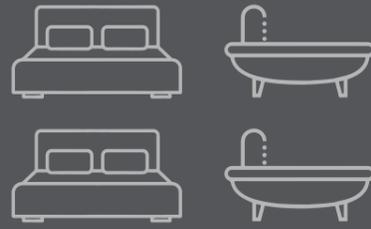
No transfer duty or transfer fees

Featuring:

- 20mbps uncapped fibre plus router
- Large terrace for unbelievable views
- 2 full en-suite bathrooms
- Large Designer Kitchen
- Garage plus a covered bay
- Private lift access

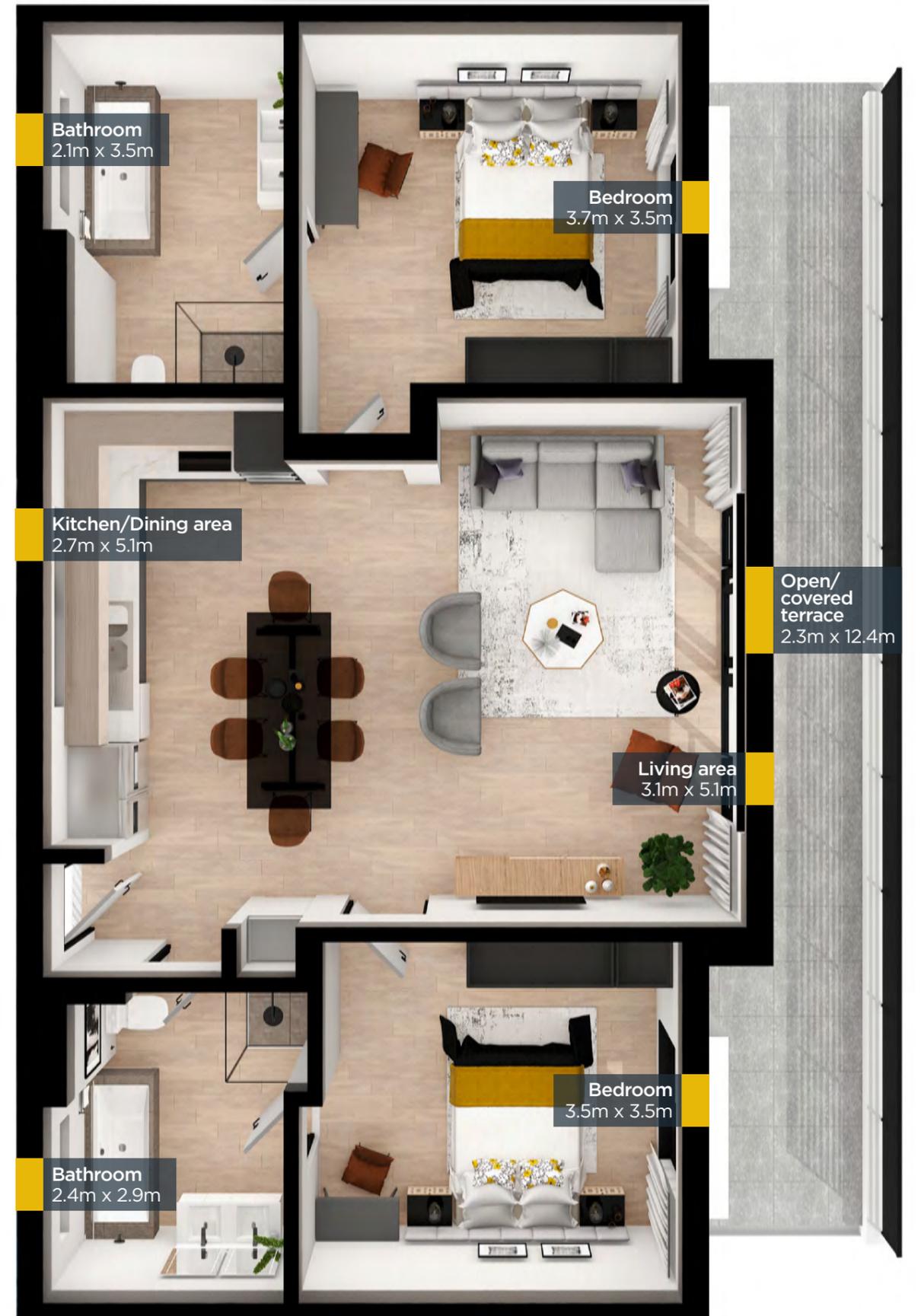
Floor space:

- Floor area 84.2m²
- Covered terrace 5.6m²
- Open terrace 21.2m²
- Basement garage 19.1m²
- Total 130.1m²



The view doesn't get much better than in a Madison penthouse

theview



2 bedroom penthouse

From
R3,445m

No transfer duty or transfer fees

Featuring:

- 20mbps uncapped fibre plus router
- Penthouse living at it's best
- Corner terrace off main bedroom
- The ultimate open plan living with a view
- Garage plus covered bay
- Designer finishes throughout

Floor space:

- Floor area 100.8m²
- Covered terrace 6.8m²
- Covered balcony 2.9m²
- Open terrace 2.4m²
- Basement garage 19.1m²
- Total 131.9m²



The ultimate open plan living with a spectacular view of the Sandton skyline

theoutlook



3 bedroom penthouse

From
R3,495m

No transfer duty or transfer fees



Featuring:

- 20mbps uncapped fibre plus router
- Penthouse living at it's best
- Corner terrace off main bedroom
- The ultimate open plan living with a view
- Garage plus covered bay
- Designer finishes throughout

Floor space:

- Floor area 100.8m²
- Covered terrace 6.8m²
- Covered balcony 2.9m²
- Open terrace 2.4m²
- Basement garage 19.1m²
- Total 131.9m²

The ultimate open plan living with a spectacular view of the Sandton skyline

thevista



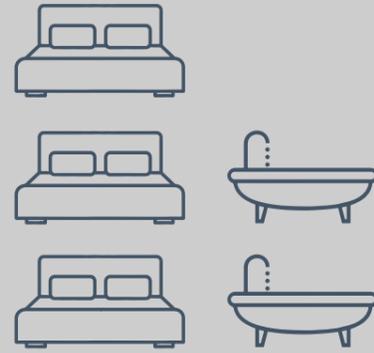
3 bedroom duplex

From
R2,995m

No transfer duty or transfer fees

Featuring:

- Double stacking doors to open the living area onto patio
- Private pet friendly gardens
- Spacious Open plan living
- Private secure family living
- Modern designer kitchen



Comfortable family homes that offer the best of both worlds.



theresidence





Floor space:

Ground floor:	
• Floor area	53.8m ²
• Covered patio	6.8m ²
• Covered entrance	3.3m ²
• Single garage	18.6m ²
First floor:	
• Floor area	76.6m ²
Total	163.6m²

Floor space:

Ground floor:	
• Floor area	53.8m ²
• Covered patio	6.8m ²
• Covered entrance	3.3m ²
• Single garage	18.6m ²
First floor:	
• Floor area	76.6m ²
Total	163.6m²



My Guardian

Protection at the tap of a button.

To request help, simply press the panic button on your mobile phone. Your panic signal will be received by the closest armed response vehicle. The vehicle will be directed to your live GPS location within minutes. A 24/7, 365 control centre oversees all activations and can dispatch EMS and SAPS when required.

Whether you feel unsafe while running in your neighbourhood or an intruder has entered your home while you're holidaying in Cape Town, protection is right around the corner.

Mobile Response

Not limited to your home or office, Secura keeps you secure anywhere in South Africa, 24/7, 365.

Nationwide response network

Secura has partnered with the nation's leading Armed Response companies.

Pinpoint Geo-Located incidents

The closest response vehicle is navigated to your exact GPS location for greater response accuracy.

SPECIAL OFFER

Receive a FREE 12 month subscription with the purchase of your Madison home.

Introducing Secura.

A first in residential development security, Secura connects residents to the nearest armed response vehicle at the tap of a button. With the help of innovative GPS and smartphone technology, you can protect yourself and your loved ones in an emergency at any time of the day or night.



investor analysis

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

theatelier

Unfurnished: R8 500 per month
Furnished: R13 500 per month

thecondo

Unfurnished: R8 750 per month
Furnished: R13 750 per month

thechambers

Unfurnished: R14 500 per month
Furnished: R19 500 per month

theview

Unfurnished: R17 500 per month
Furnished: R22 500 per month

thevista

Unfurnished: R19 000 per month
Furnished: R24 000 per month

theoutlook

Unfurnished: R19 000 per month
Furnished: R24 000 per month

theresidence

Unfurnished: R23 000 per month
Furnished: R28 000 per month

Interests rate are at an all time low... if you were thinking about property investment, now is the time to buy.

If you are going to make one sound financial decision this year - make it a Madison investment.



Each New York-inspired home is an inviting, versatile space that boasts clean architectural design and sleek finishes.

Residents can enjoy contemporary living areas, comfortable bedrooms with ample cupboard space and a modern designer kitchen.



truenorth
developments



madison
Sandton

HB REALTY

To view these homes,
please contact 083 290 7741
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www.madison.joburg