

RESIDENTIAL DEVELOPMENT | 352 Rosemary Street, Lynnwood

**STRUBEN**  
PLACE 



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PLACE 

# LOCATION PLAN





# FEATURES AND PRICING



## Luxury Living

Architecturally designed units with luxurious modern finishes. Phase one consists of 21 units measuring 147m<sup>2</sup> in size.



## Energy Efficient and Sustainable Design

The design of each home brings eco-friendly living to life. Every home features a solar geyser, solar view smart glass with low e-coating, LED lighting, gas stove, water saving shower heads and insulated elevated ceilings.



## Secure Lifestyle

Struben Place offers you secure complex living. Residents of the niche 21-home estate are assured peace of mind with safety and security measures including access control, high perimeter walls with electric fencing, security cameras and a dedicated guardhouse.



## Fibre to the Home (FTTH)

Each unit will be supplied with a fibre to the home (FTTH) connection on an open access model to enable multiple internet service providers to deliver internet services to the development.



## Elevated Ceilings

Insulated, higher than normal elevated ceilings at 2635mm in height in respect of the living areas. The main bedroom has a ceiling height of 4560 mm and the second bedroom a height of 2720 mm. Normally standard ceiling heights are 2400 mm. The result is so much more room to breathe and a greater sense of personal space.



## Location, Location, Location

Centrally located in a suburban space that is easily accessible from major highways. Exceptional Primary and High schools, the University of Pretoria, as well as up market shopping centres and restaurants can be found close by. Reaching the BRT (Bus Rapid Transit System) is quick and easy.



## Pricing

Secure your home in Struben Place from R 2 280 000 with the beneficial option of financing up to 100% of the bond. Occupation is scheduled for May 2017.



# AERIAL VIEW

DIANA ROAD

SITE

PHASE 1

PHASE 2

ROSEMARY AVENUE

QUEENS CRESCENT

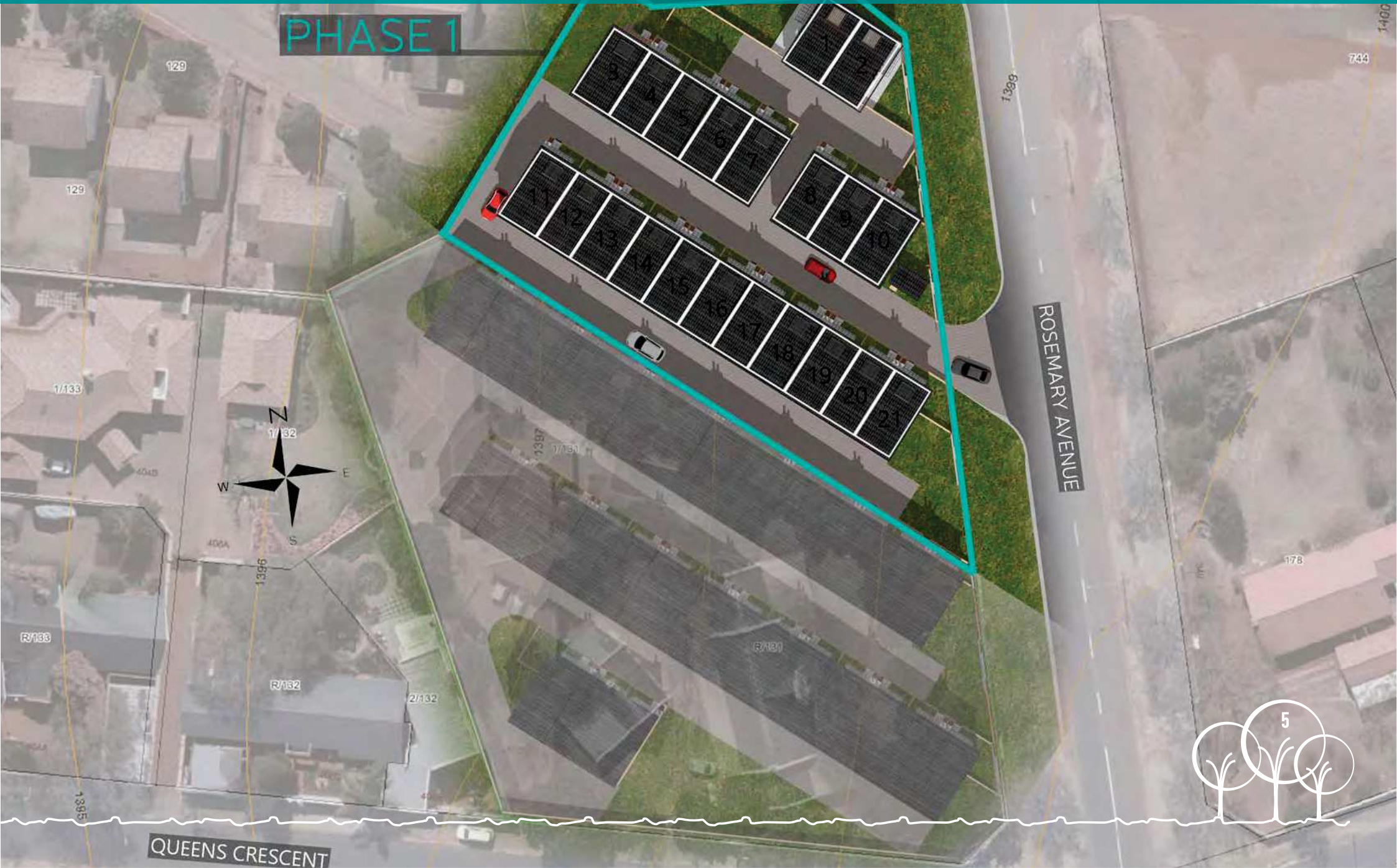




DIANA ROAD

# PHASE 1 SITE PLAN

PHASE 1



129

129

17133

R133

1395

QUEENS CRESCENT



1396

R132

2/132

1397

R131

1399

ROSEMARY AVENUE

178

5



734

1400



DIANA ROAD

# PHASE 2 SITE PLAN



PHASE 2

ROSEMARY AVENUE

QUEENS CRESCENT





The image is a teal-tinted architectural rendering of a modern residential building. The building features multiple stories with balconies and a prominent lattice-like structure on the facade. In the foreground, a red car is parked on a paved area. Two silhouetted figures are standing in the courtyard, holding hands. The overall scene is set against a dark, overcast sky with some birds visible in the distance.

# ARTIST'S IMPRESSIONS

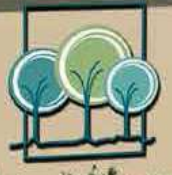
## EXTERIOR



# VIEW FROM ROSEMARY ROAD

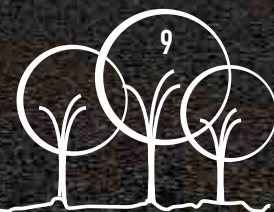


**STRUBEN**  
PLACE





# EXTERIOR VIEW






# VIEW OF PARKING







# ARTIST'S IMPRESSIONS

## INTERIOR



# LIVING ROOM PERSPECTIVE



\*Furniture and curtains are not included.



# KITCHEN PERSPECTIVE

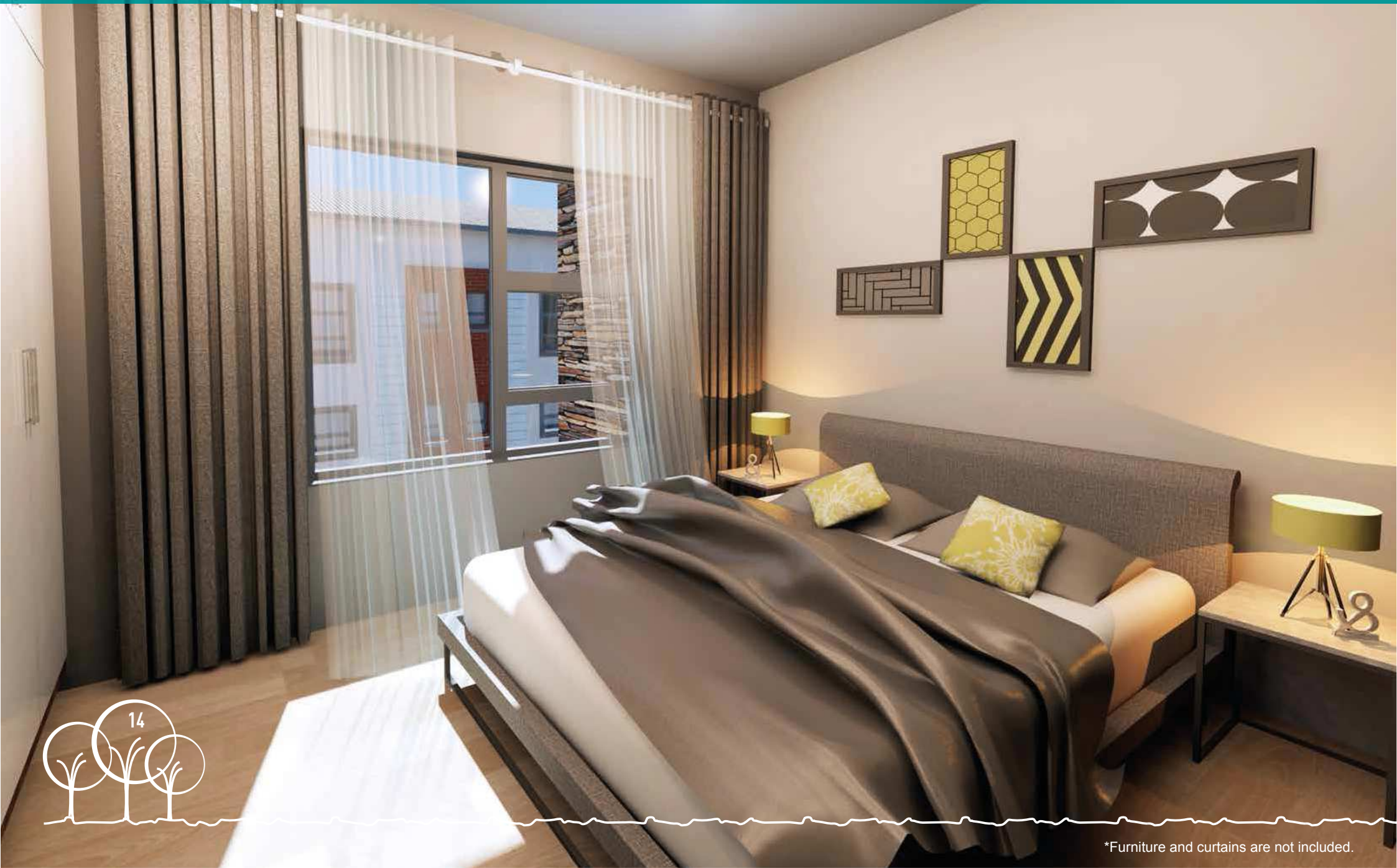


\*Furniture and curtains are not included.





# BEDROOM PERSPECTIVE



\*Furniture and curtains are not included.



# BATHROOM PERSPECTIVE

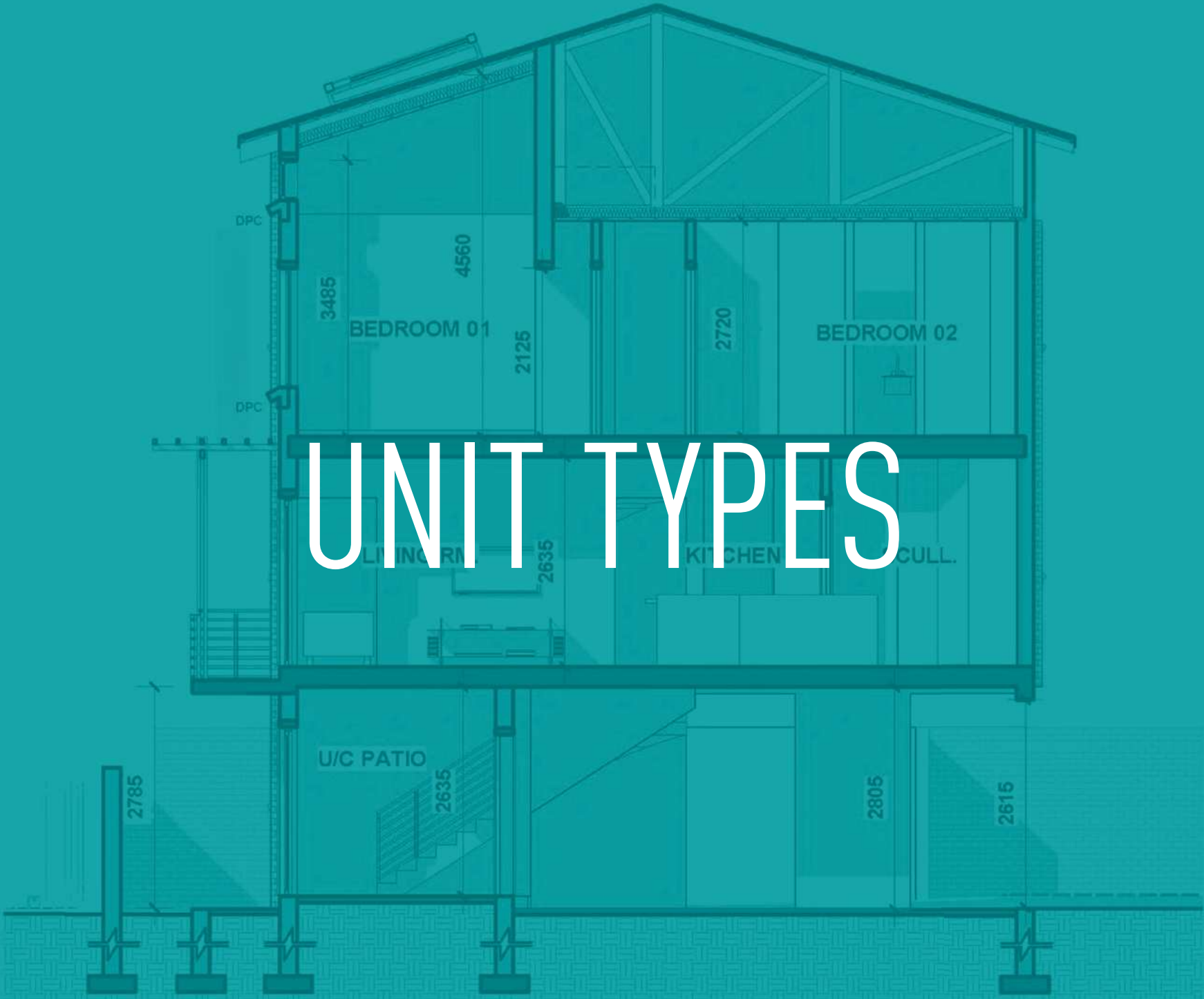


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# UNIT TYPES

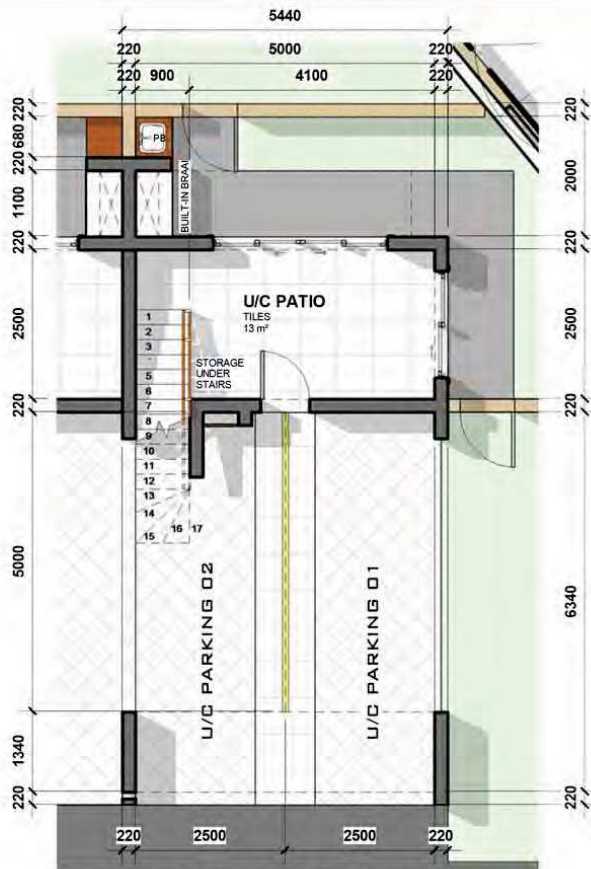




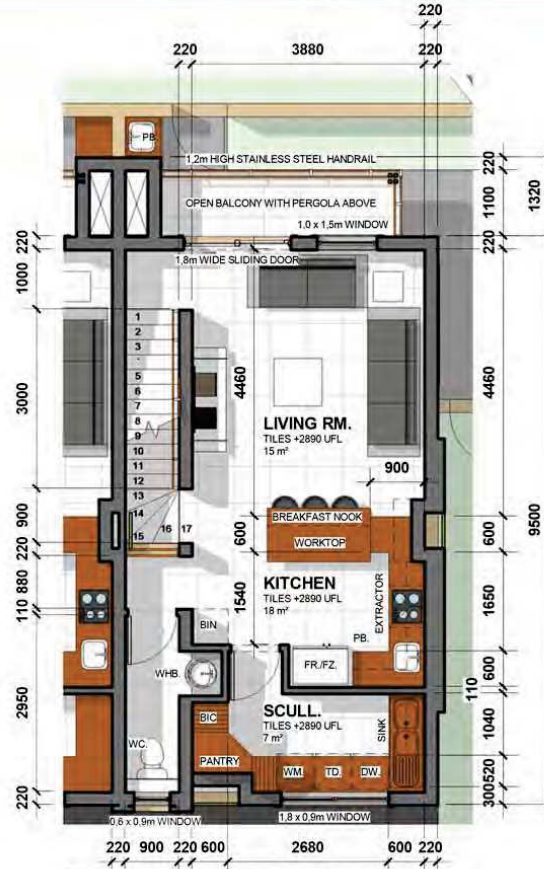




# UNIT TYPE B



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



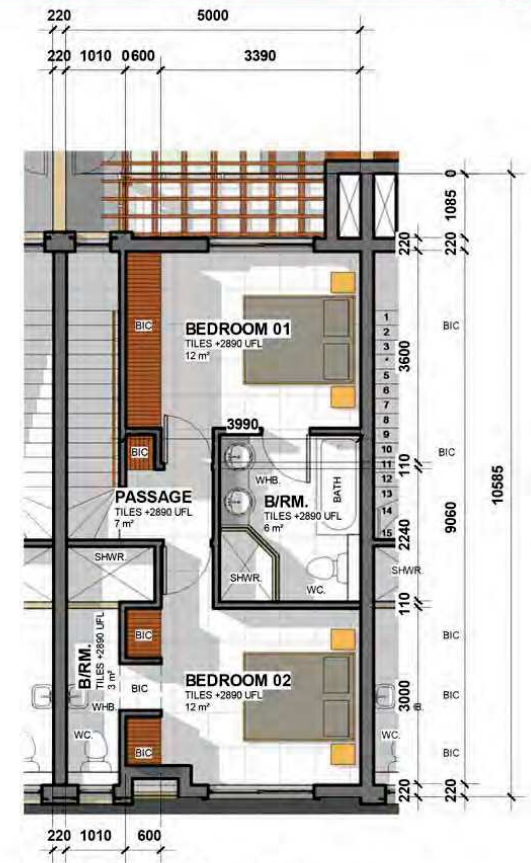
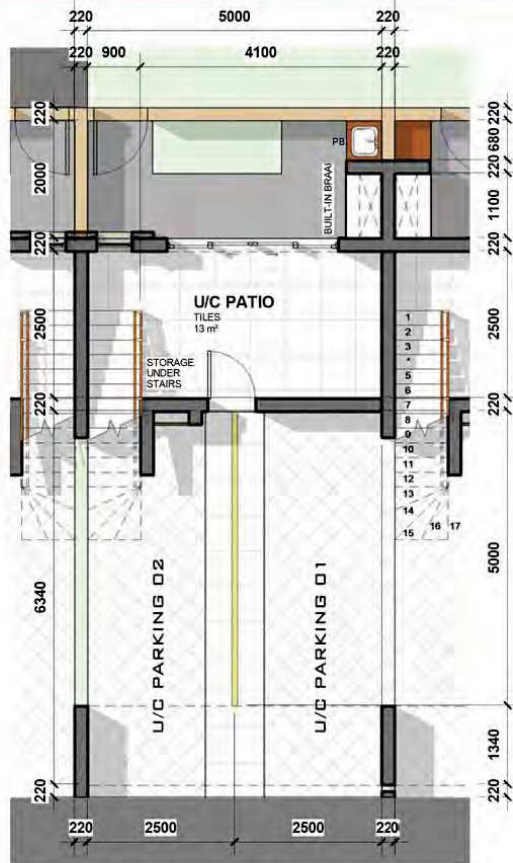
SECOND FLOOR PLAN 1:100

## 21 UNITS IN TOTAL

Unit Size	= 94m <sup>2</sup>	Parking = 21
U/C Patio	= 15m <sup>2</sup>	Guest Parking = 21
U/C Parking	= 35m <sup>2</sup>	
Open Balcony	= 4m <sup>2</sup>	
<b>TOTAL</b>	<b>= 147m<sup>2</sup></b>	

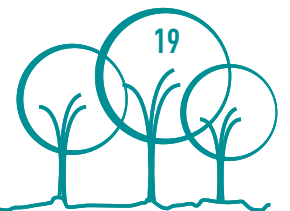






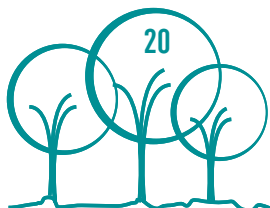
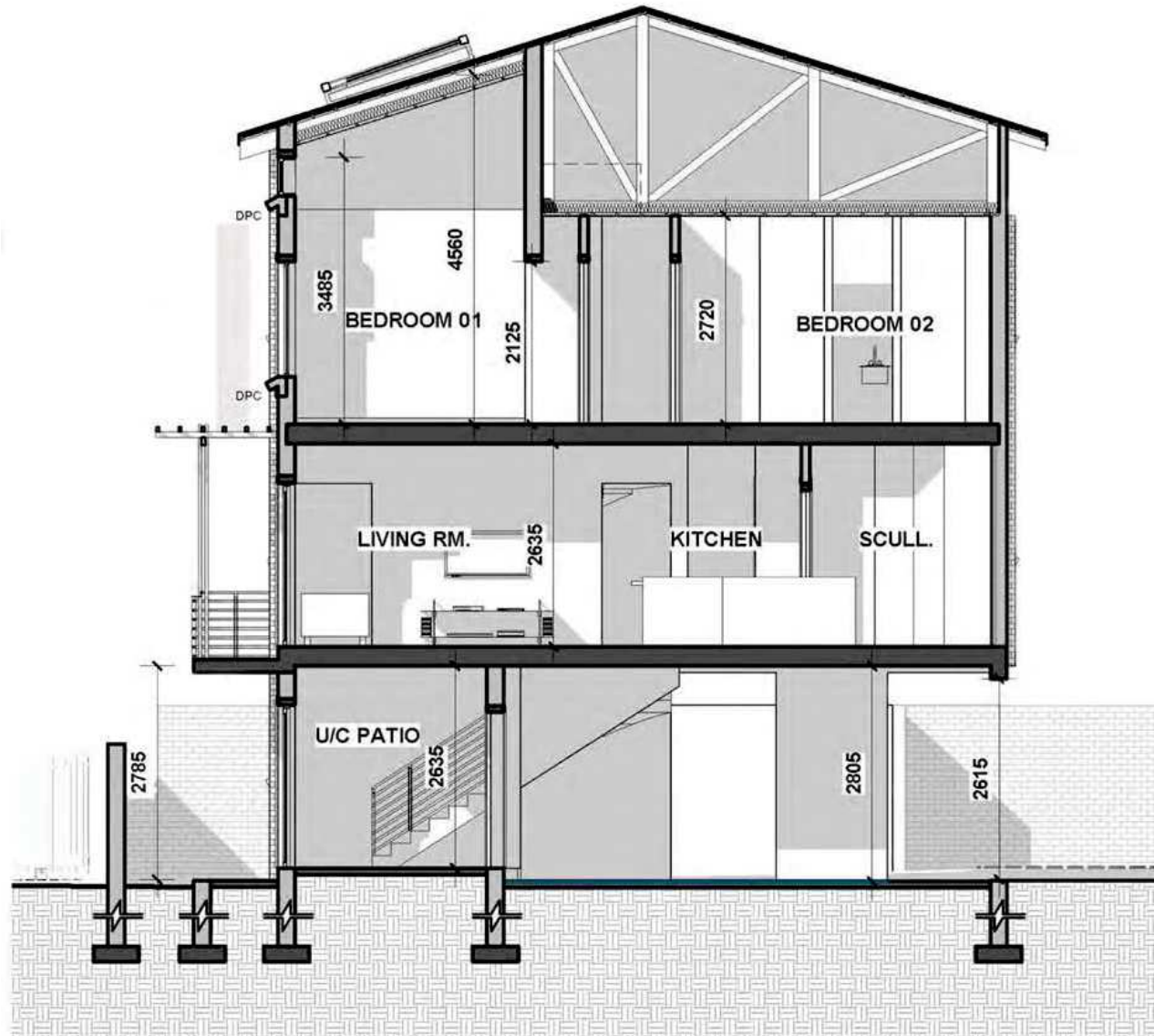
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<b>TOTAL</b>	<b>= 147m<sup>2</sup></b>	





# UNIT SECTION




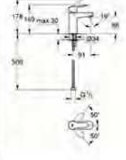







# FINISHES

## EXTERIOR & INTERIOR



# TAPS

GROHE				
AREA	  <p>32 858 000 BauEdge Single - lever basin mixer 1/2", single hole installation, metal lever, 28mm ceramic cartridge, chrome finish, mousseur, smooth body, flexible connection hoses, rapid installation system</p>	  <p>31 233 000 BauEdge Single - lever sink mixer 1/2", single hole installation, metal lever, 28mm ceramic cartridge, swivel tubular spout, mousseur, flexible connection hoses, chrome finish, rapid installation system</p>	  <p>29 040 000 BauEdge Single - lever shower mixer, concealed installation, consisting of: set for final installation, concealed body (32 962 000), metal lever, 46mm ceramic cartridge, chrome finish, adjustable flow rate limiter, adjustable minimum flow rate approx. 2.5l/min, escutcheon- and shaft-sealing, optional temperature limiter</p>	 <p>Shower head</p>
GF: U/C Parking				
GF: U/C Patio	●			
FF: Living Room				
FF: Kitchen		●		
FF: Scullery		●		
FF: Guest WC	●			
FF: Open Balcony				
SF: Bedroom 01				
SF: Bathroom 01	●			
SF: Bedroom 02				
SF: Bathroom 02	●		●	●
SF: Passage				

SANITARY WARE					
<p style="text-align: center;"><b>AREA</b></p>	 <p>Geberit Sigma concealed cistern 12cm (UP320)</p>	 <p>205448 Bermuda Wall-hung Pan Includes Toilet Seat (Not to be plastic) Size: 530 x 400 x 390mm</p>	 <p>Vaal Sanitaryware vitreous china 335 x 390 x 115mm "Mini Weaver" basin with one taphole and no overflow. Available in white only.</p>	 <p>Vaal Sanitaryware vitreous china 570 x 455mm "Weaver" rectangular surface mounted vanity basin with either one taphole (code 704201) or no taphole (code 702500). Available in white only.</p>	 <p>LIBRA BATH San Michelle 1700mm x 750mm</p>
GF: U/C Parking					
GF: U/C Patio					
FF: Living Room					
FF: Kitchen					
FF: Scullery					
FF: Guest WC	●	●	●		
FF: Open Balcony					
SF: Bedroom 01					
SF: Bathroom 01	●	●			●
SF: Bedroom 02					
SF: Bathroom 02	●	●	●		
SF: Passage					









# SINKS & PREP BOWLS

FRANKE		
AREA	 <p data-bbox="645 598 918 630">Genesis - GSX 621-120 Stainless Steel Sinks by 'Franke'.</p>	 <p data-bbox="1131 598 1352 630">Cub - CUB 150 Stainless Steel Sinks by 'Franke'.</p>
GF: U/C Parking		
GF: U/C Patio		●
FF: Living Room		
FF: Kitchen		●
FF: Scullery	●	
FF: Guest WC		
FF: Open Balcony		
SF: Bedroom 01		
SF: Bathroom 01		
SF: Bedroom 02		
SF: Bathroom 02		
SF: Passage		

WALL & FLOOR					
AREA	 Floor Tile 01	 Wall Tile	 Floor Tile 02		
GF: U/C Parking					
GF: U/C Patio	●				
FF: Living Room	●				
FF: Kitchen	●	●			
FF: Scullery	●	●			
FF: Guest WC	●	●			
FF: Open Balcony	● (non-slip)				
SF: Bedroom 01		●	●		
SF: Bathroom 01			●		
SF: Bedroom 02			●		
SF: Bathroom 02		●	●		
SF: Passage	●				






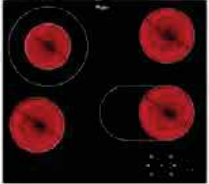

# MISCELLANEOUS








MISCELLANEOUS						
AREA	 BUILT-IN BRAAI 750mm: Mega Master – Wood burn	 BALUSTRADES: Stainless Steel – Internal & External	 EXTERNAL DOOR: Meranti	 INTERNAL DOOR: Masonite	 GARDEN GATE: Steel & Plasty Wood	 CORNICES: ST2 W=50mm x h=50mm x F=70mm
GF: U/C Parking			●			
GF: U/C Patio	●					●
FF: Living Room						●
FF: Kitchen						●
FF: Scullery					●	●
FF: Guest WC					●	●
FF: Open Balcony						
SF: Bedroom 01					●	●
SF: Bathroom 01					●	●
SF: Bedroom 02					●	●
SF: Bathroom 02						●
SF: Passage		●				●

LIGHT FITTINGS						
AREA	 220V LE DOWNLIGHTS	 SCULLERY FLUORESCENT	 JM82: Ceiling light circline 40w T5 - Dyno	 OUTSIDE WALL LIGHT	 KITCHEN PENDANT	 CEILING LIGHT BY PASSAGE AND STAIRS
GF: U/C Parking	●		●			
GF: U/C Patio	●			●		
FF: Living Room	●					
FF: Kitchen	●				●	
FF: Scullery		●				
FF: Guest WC	●					
FF: Open Balcony				●		
SF: Bedroom 01	●					
SF: Bathroom 01	●					
SF: Bedroom 02	●					
SF: Bathroom 02	●					
SF: Passage						●



# ELECTRICAL

ELECTRICAL					
<p>AREA</p>	 <p>ZENcelo</p>	 <p>OVEN Whirlpool AKP 565/IX/01 60cm single multi-function oven.</p> <ul style="list-style-type: none"> <li>• 5 Multi-function cooking with electronic temperature control</li> <li>• 60L capacity</li> <li>• 'A' Energy efficiency</li> <li>• Full glass ventilated double-glazed door</li> <li>• Mirror look</li> <li>• Anti-fingerprint stainless steel</li> <li>• Protruding control knobs</li> <li>• Electronic timer</li> <li>• Radial cooling fan</li> <li>• Supplied with 1 wire shelf and 1 fat pan</li> </ul> <p>Product dimensions: HxWxD 595x595x562mm Cut-out Dimensions: HxWxD 5832x560x550mm</p>	 <p>AKR 507 IX 60cm stainless steel hood.</p> <ul style="list-style-type: none"> <li>• 3 Speeds</li> <li>• Maximum extraction rate: 240m2/h</li> <li>• Maximum filtration rate: 112m2/h</li> <li>• 1 Lamp</li> <li>• 1 Non-washable synthetic filter</li> <li>• Filtration or extraction operation</li> </ul> <p><b>Filtration (charcoal filter needed)</b> <b>Extraction (extraction kit required)</b></p>	 <p>AKT 8210 LX 60cm glass hob with 4 electric cooking zones with touch controls and 2 flexible zones</p>	 <p>GMA 6422/IX 60cm gas on stainless hob 4 Gas burners (including 1 wok burner)</p> <ul style="list-style-type: none"> <li>• Knob ignition</li> <li>• Flame failure safety system</li> <li>• Frontal controls</li> <li>• 2 Twin cast iron pan supports</li> <li>• Stainless steel</li> <li>• LPG ready</li> <li>• Total power: 8000W</li> </ul> <p>Product dimensions: HxWxD 47x590x510mm Cut-out dimensions: HxWxD 40x560x480mm Optional extra</p>
GF: U/C Parking	●				
GF: U/C Patio	●				
FF: Living Room	●				
FF: Kitchen	●	●	●	●	●
FF: Scullery	●				
FF: Guest WC	●				
FF: Open Balcony	●				
SF: Bedroom 01	●				
SF: Bathroom 01	●				
SF: Bedroom 02	●				
SF: Bathroom 02	●				
SF: Passage	●				

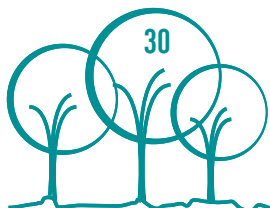
EXTERIOR						
AREA	 <p><b>MATT CHARCOAL</b></p>	 	 <p><b>New York Square GR N02</b></p>	 <p><b>DUNE 4 BBO 605</b></p>	<p>Standard Slate</p>  <p>DPSTSL</p>	
	<p>ALL WINDOWS &amp; DOORS TO BE ALUMINIUM POWDER COATED AS PER SCHEDULE</p>	<p>STONE PAVING BRICKS by 'SMARTSTONE' BEVEL EDGE INTERLOCKING PAVER MAGALIES PAVER, COLOUR: CHARCOAL</p>	<p>CLAY BRICKS PLASTERED &amp; PAINTED PLASCON - CROWN (MICATEX) COLOUR: NEW YORK SQUARE, GRN02</p>	<p>CLAY BRICKS PLASTERED &amp; PAINTED PLASCON - CROWN (MICATEX) COLOUR: DUNE 4, CODE: BBO 605</p>	<p>CONCRETE ROOF TILES TILE: 'MARLEY' DOUBLE ROMAN - STANDARD SLATE</p>	<p>SELECTED STOCK CLAY BRICKS</p>
EXTERIOR		●	●	●	●	●



# PHASE 1 PRICE LIST



UNIT NO.	TYPE	SIZE m <sup>2</sup>	GARDEN/OUTDOOR AREA m <sup>2</sup>	PURCHASE PRICE
1.	A	147	59,5	R 2,350,000.00
2.	A	147	36,2	R 2,330,000.00
3.	B	147	48,6	R 2,350,000.00
4.	C	147	9,2	R 2,280,000.00
5.	C	147	9,2	R 2,280,000.00
6.	C	147	9,2	R 2,280,000.00
7.	C	147	9,2	R 2,280,000.00
8.	C	147	9,2	R 2,280,000.00
9.	C	147	9,2	R 2,280,000.00
10.	B	147	18,2	R2,300,000.00
11.	C	147	9,2	R 2,280,000.00
12.	C	147	9,2	R 2,280,000.00
13.	C	147	9,2	R 2,280,000.00
14.	C	147	9,2	R 2,280,000.00
15.	C	147	9,2	R 2,280,000.00
16.	C	147	9,2	R 2,280,000.00
17.	C	147	9,2	R 2,280,000.00
18.	C	147	9,2	R 2,280,000.00
19.	C	147	9,2	R 2,280,000.00
20.	C	147	9,2	R 2,280,000.00
21.	B	147	23,8	R2,300,000.00



# STRUBEN

P L A C E



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[www.delpportvandenbergh.co.za](http://www.delpportvandenbergh.co.za)



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[www.huizemark.com](http://www.huizemark.com)





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