



7 Jameson

MELROSE ESTATE PENTHOUSE LIVING

CLEARSTONE  
PROPERTIES





# Welcome

Jameson Avenue is in the heart of prestigious Melrose Estate and on the doorstep of vibrant Rosebank.

- Within walking distance of:
  - 📍 Rosebank CBD and Mall
  - 📍 Kingsmead College
  - 📍 Pridwin Preparatory School
  - 📍 James & Ethel Gray Park and Padel
- CAP patrolled streets
- Pedestrian, runner and cyclist friendly

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Construction has begun and occupation is estimated April 2025.

## FOR ALL ENQUIRIES

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# Interiors & Features

- All bedrooms ensuite with full bathrooms
- All rooms including living area face North
- Recessed mood lighting
- Elegant bulkhead design
- Centralized AC and climate control throughout
- Siemens appliances
- Engineered stone tops
- Double glazing for better insulation and noise reduction
- Soft closing runners and hinges throughout
- Hansgrohe, Geberit and Duravit sanitaryware
- Frameless glass showers
- Alarm system which interfaces CCT and video intercom with remote access capability
- Abundant storage space in the apartments

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Penthouses have exclusive elevator to their own rooftop and pool deck area with a view of the Rosebank skyline

Subject to final design and specifications















# Amenities

- **Full power Backup**  
A combination of solar, battery, and generator will ensure constant power supply throughout the building and in each unit

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- **Water Backup**  
Filtered underground water supplied to each unit ensuring the complex will not be subject to JW water cuts or outages!

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- Private & Secure basement parking
- Intergrated alarm, intercom and CCTV systems to allow remote access and peace of mind
- 24 Hour Security
- 24 Hour Smart offsite surveillance
- Biometric access control
- Private store rooms per unit with the option to rent additional storage
- Private lift access for residents
- Safe, affordable and hassle-free natural gas supplied for geysers, water heating, stoves, built-in gas braais and fire places.
- Pre-paid metering



# Floor Plan

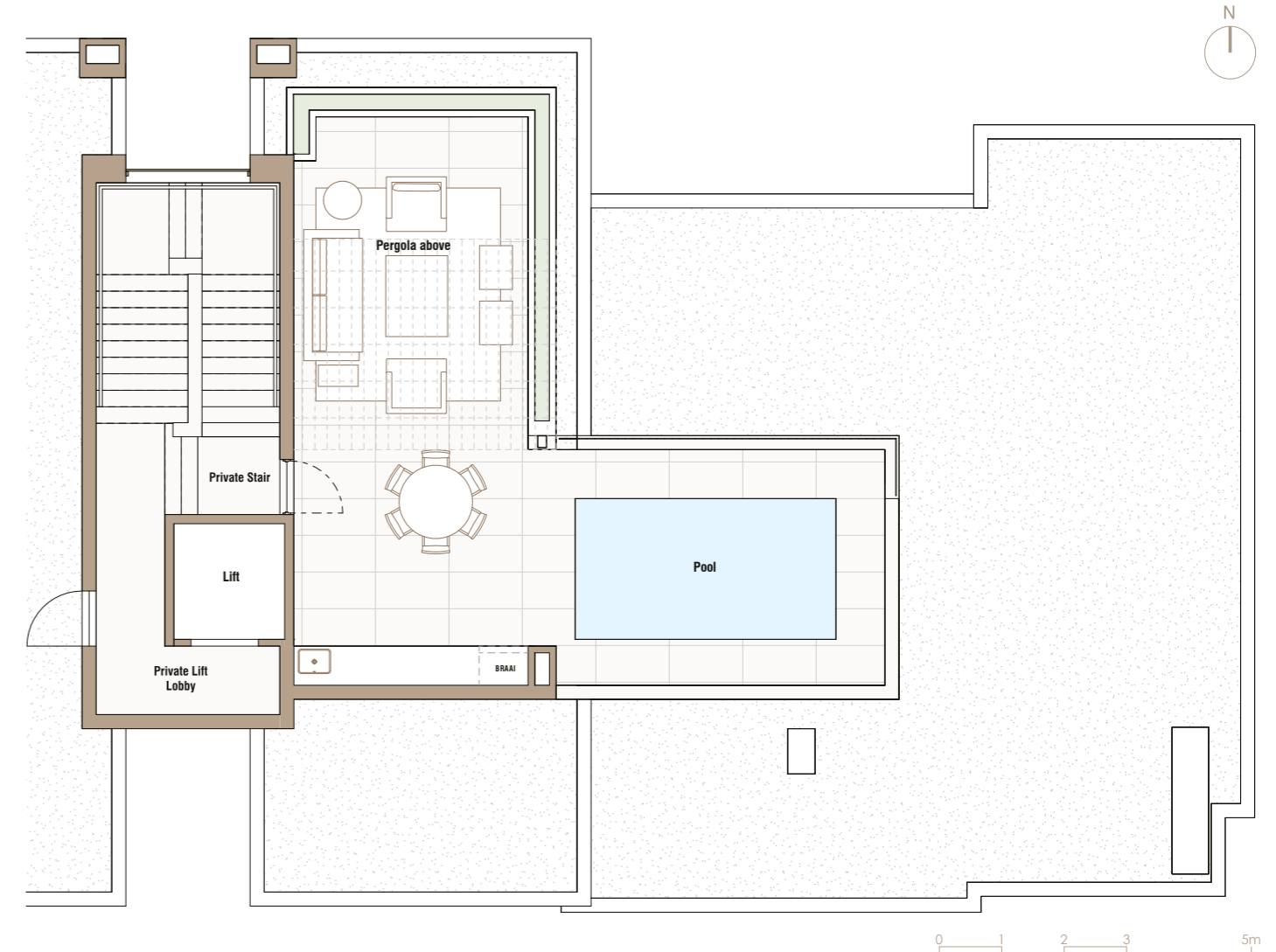
Third Floor

APARTMENT	197m <sup>2</sup>
ROOF DECK	64m <sup>2</sup>
PRIVATE STAIR & LIFT LOBBY	32m <sup>2</sup>
SUB-TOTAL:	293m <sup>2</sup>
PRIVATE BASEMENT STORE	15m <sup>2</sup>
DOUBLE PARKING BAY	25m <sup>2</sup>
<b>TOTAL:</b>	<b>333m<sup>2</sup></b>
3 BEDROOMS	
3 ENSUITE BATHROOMS	
2 BALCONIES	
COVERED PATIO	
ROOF DECK & POOL	



# Roof Deck

Third Floor













# Work in Progress

Occupation is estimated  
April 2025





ARCHITECTURE BY JULIAN KATZ  
DEVELOPMENT BY CLEARSTONE PROPERTIES  
INTERIOR DESIGN BY WHITE THREAD INTERIORS

JULIAN  
KATZ  
ARCHITECT

CLEARSTONE  
PROPERTIES

*White Thread*  
WHITE THREAD  
INTERIORS

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