

SANDTON



2·1·9·6



A VISIONARY LIVE-WORK-PLAY URBAN RESORT IN THE HEART OF SANDTON

Combining the privileges of position with those of exclusive **hotel-style living**.
Designed for capital growth and maximum high returns.



HIGH *life* SANDTON || 2-1-9-6





A world class project with 3 acres of lifestyle in the heart of Sandton's Financial District.

SANDTON  SKYE

RESTAURANT & ENTERTAINMENT

The Codfather Restaurant | Fine Dining | Sushi Bar
Indoor/outdoor Cocktail Bar | Whiskey Bar | Wine Cellar
Cigar Lounge

SANDTON  OASIS

BUSINESS CENTRE

Lounge with Meeting areas | Executive Private Meeting rooms and Conference Facilities | High Speed Fibre
Library with Fireplace | Luxurious Bar Area

SANDTON  2-1-9-6

FITNESS CENTRE & WELLNESS SPA

Fitness Centre | Wellness Spa | Hair and nail Salon
Yoga Studio | Meditation Garden | Designer Boutique

An oasis of greenery embraces the 3 towers and sets this project apart from any other...
Sparkling Pool | Daybeds & umbrellas | Outdoor Dining & Cocktails | Fire pit | Concierge
Porte-cochère | Housekeeping & Laundry | Backup Power & Water | 24 Hr Security

A SANCTUARY IN THE CITY

** Artwork and perspectives presented in marketing material is an interpretation by a graphic artist and may contain optional items and finishes not necessarily contained in the specifications. The specifications take precedence over any visual representation. Prices subject to change.*



Three 15 story iconic towers
Tower Two apartments comprising of:

- 92 One Bed Designer Apartments
- 28 One Bed Presidential Corner Apartments
- 20 Two Bed Duo Apartments
- 24 Two Bed Premier Deluxe Apartments
- 8 Three / Four Bed Royal Penthouse Suites



ONE BED DESIGNER APARTMENT: TYPE A3 & A4



Open plan bedroom with en-suite bathroom | Separate kitchenette
Work station | Sunroom | High quality finishes (92 Designer Apartments)

UNIT SIZE: 38 - 40 sqm | BASEMENT PARKING: 13 sqm | **TOTAL 51 - 53 sqm**

FROM R1 875 000 - R2 195 000 VAT Inclusive

Option to furnish by Jayd Interiors: **R278 000** VAT Inclusive

Est. short term monthly net income for the furnished unit: **±R35 750**

(Daily rentals will yield a projected monthly return of 13% - 15%)

Est. long term monthly income for the furnished unit: **±R23 000**



ONE BED PRESIDENTIAL CORNER APARTMENT: TYPE B2



Luxury main bedroom with en-suite bathroom | Guest bathroom | Dining Lounge | Modern kitchen | Work station | Sunroom | High quality finishes
(28 One Bed Presidential Corner Apartments)

UNIT SIZE: 66 sqm | BASEMENT PARKING: 13 sqm | **TOTAL: 79 sqm**

FROM R3 285 000 - R3 450 000 VAT Inclusive

Option to furnish by Jayd Interiors: **R398 000** VAT Inclusive

Est. short term monthly net income for the furnished unit: **±R55 000**

(Daily rentals will yield a projected monthly return of 13% - 15%)

Est. long term monthly income for the furnished unit: **±R34 800**



TWO BED DUO APARTMENT: TYPE A2



Perfect investors choice

The benefit of owning 2 individual titles with the flexibility of renting it out as 2 single apartments or as a two bed duo with a private entrance lobby.

Available from the 4th - 13th floor (20 Duo Apartments)

SIZE: 36 sqm x 2 = 72 sqm | BASEMENT PARKING: 13 sqm x 2 = 26sqm |

TOTAL: 98 sqm

**TWO UNITS COMBINED FROM
R3 950 000 - R4 390 000 VAT Inclusive**

Option to furnish by Jayd Interiors: **R556 000 VAT Inclusive**

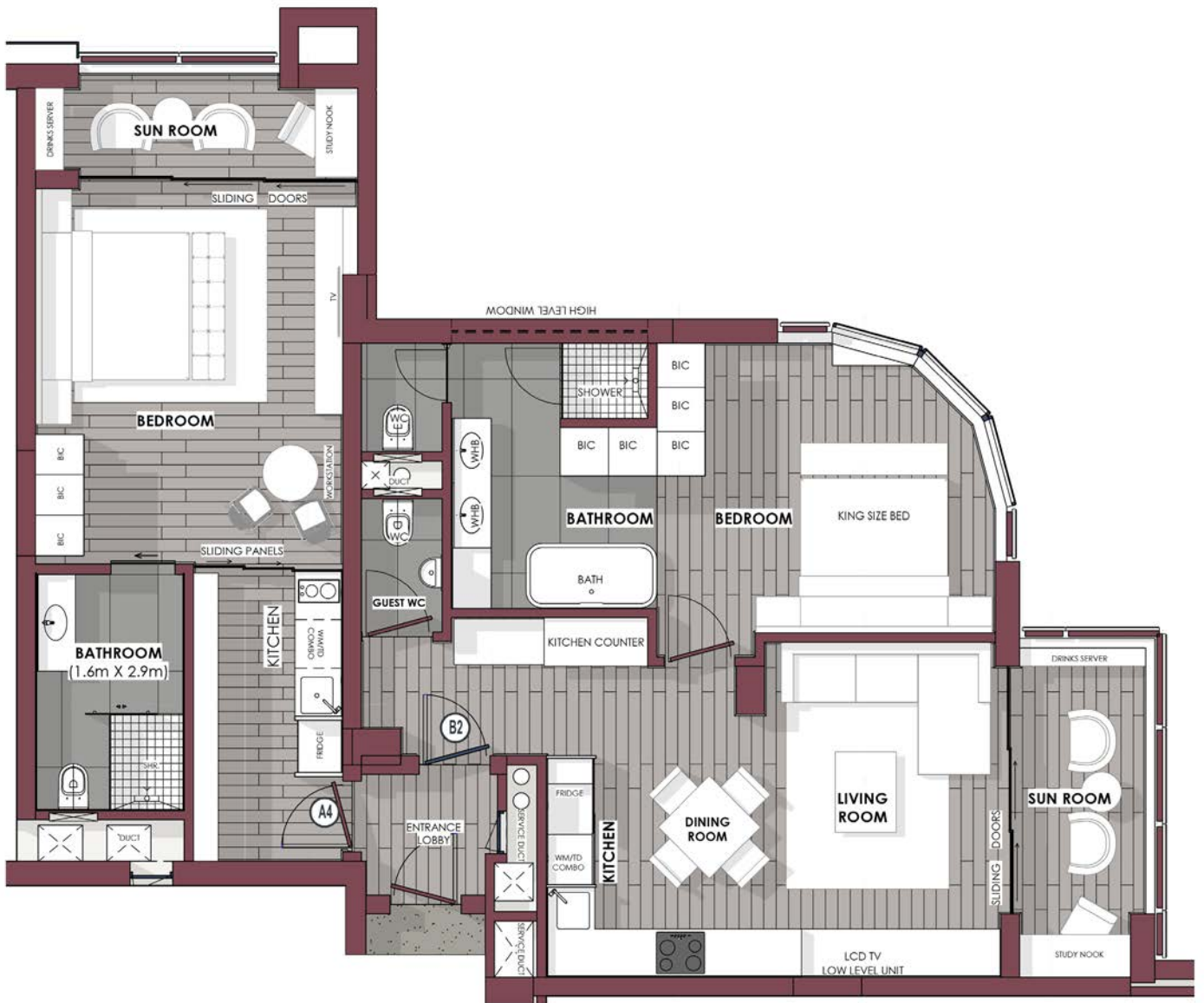
Est. short term monthly net income for the furnished combined units: **±R71 500**

(Daily rentals will yield a projected monthly return of 13% - 15%)

Est. long term monthly income for the furnished combined units: **±R48 000**



TWO BED PREMIER DELUXE APARTMENT: TYPE E



The perfect business plan

The benefit of owning 2 individual titles with the flexibility of renting it out separately as a designer unit and a one bed presidential corner or renting it as a two bed premier deluxe apartment

Available from the 8th - 13th floor (24 Two Bed Premier Deluxe Apartments)

UNIT SIZE A4: 40 sqm | B2: 66 sqm | LOBBY: 4 sqm |
BASEMENT PARKING: 26 sqm | **TOTAL: 136 sqm**

R5 680 000 Vat Inclusive

Option to furnish by Jayd Interiors: **R676 000** VAT Inclusive

Est. short term monthly net income for the furnished unit: **±R96 800**

Est. long term monthly income for the furnished unit: **±R56 800**



THREE/FOUR BED ROYAL PENTHOUSE SUITE: TYPE F



Opulent 3 Bedrooms with en-suite bathrooms | 4th bedroom / Executive office
 | Guest bathroom | Dining Lounge | Modern kitchen with island | 2 Sunrooms
 Premier finishes | Spectacular views of Sandton's skyline | 3 Basement parkings
Available on the 14th & 15th floor (8 Royal Penthouses)

UNIT SIZE: 198 sqm | BASEMENT PARKING: 39 sqm | **TOTAL: 237 sqm**

R11 895 000 VAT Inclusive

Option to furnish by Jayd Interiors: **R1 875 000** VAT Inclusive

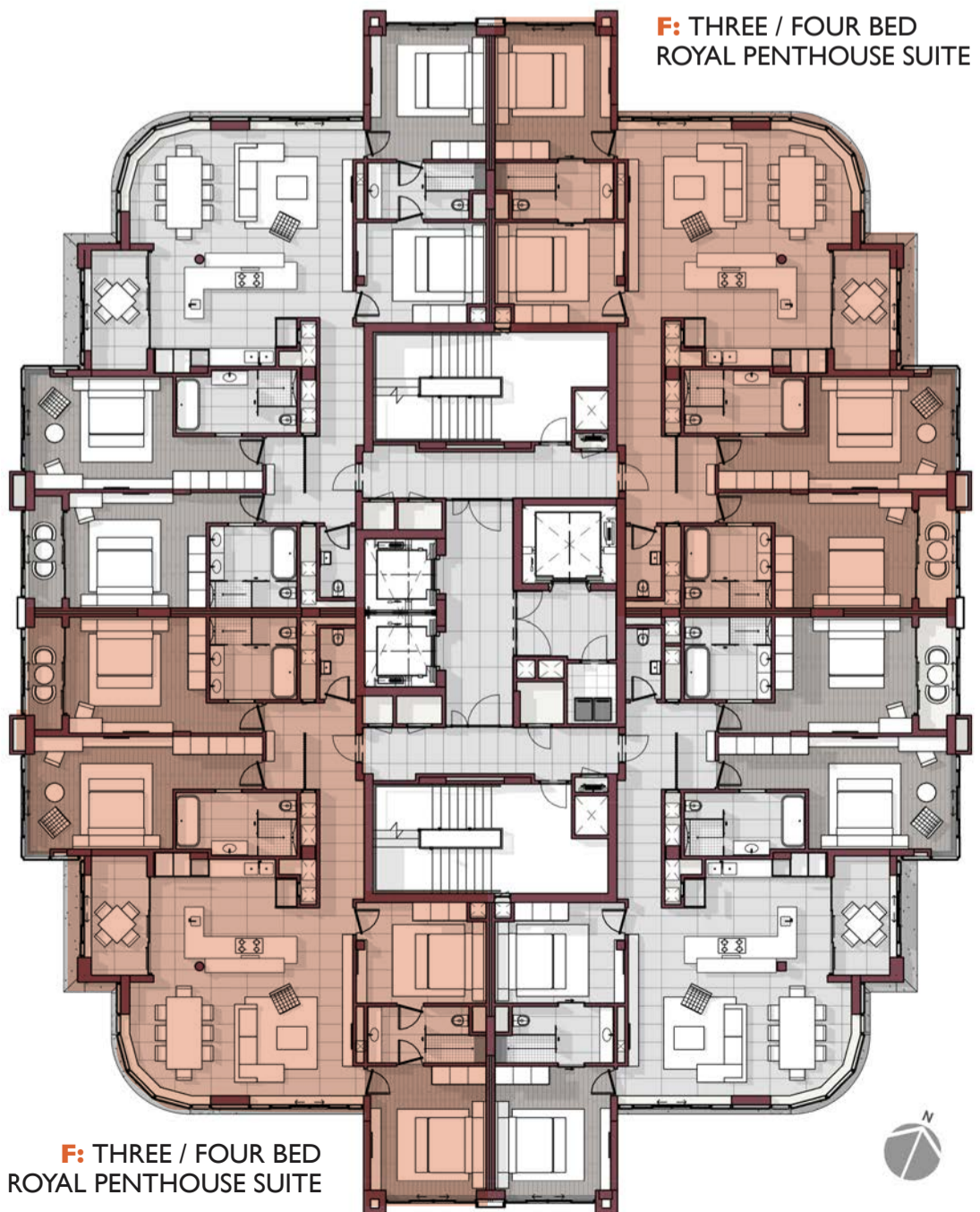
Est. short term monthly net income for the furnished unit: **±R251 920**

(Daily rentals will yield a projected monthly return of 13% - 15%)

Est. long term monthly income for the furnished unit: **±R125 000**



FLOOR LAYOUT PLANS



LOCATION

Situated within the beating heart of Sandton's financial district, 2.1.9.6 puts you within easy reach of the city's many attractions.

Shopping Centres - Nelson Mandela Square, Sandton City, The Marc, Benmore, Morningside, Hyde Park Corner, Melrose Arch & Rosebank
Schools - Crawford Sandton, St Davids
Clinics - Morningside and Sandton
Country Clubs - Wanderers & JHB Country Club

3 STAN ROAD, SANDTON





HIGH RETURN INVESTMENT | 2.1.9.6 has been designed to ensure maximum monthly returns & capital growth.
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BE PART OF THE *Sandton Skyline*



34 Years of Property Excellence & Over 250 Unique Developments. Innovative in our thinking.
Dynamic in our approach and evolutionary in our achievements



INSPIRED LIVING

B. CONNECT

LYNN