



SANDTON

2·1·9·6

Luxury Private Residences • Urban Resort

# INTRODUCING



**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



# 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 – as reflected on the adjacent map.

3 STAN ROAD, SANDTON

MORNINGSIDE  
MEDI-CLINIC

SANDTON

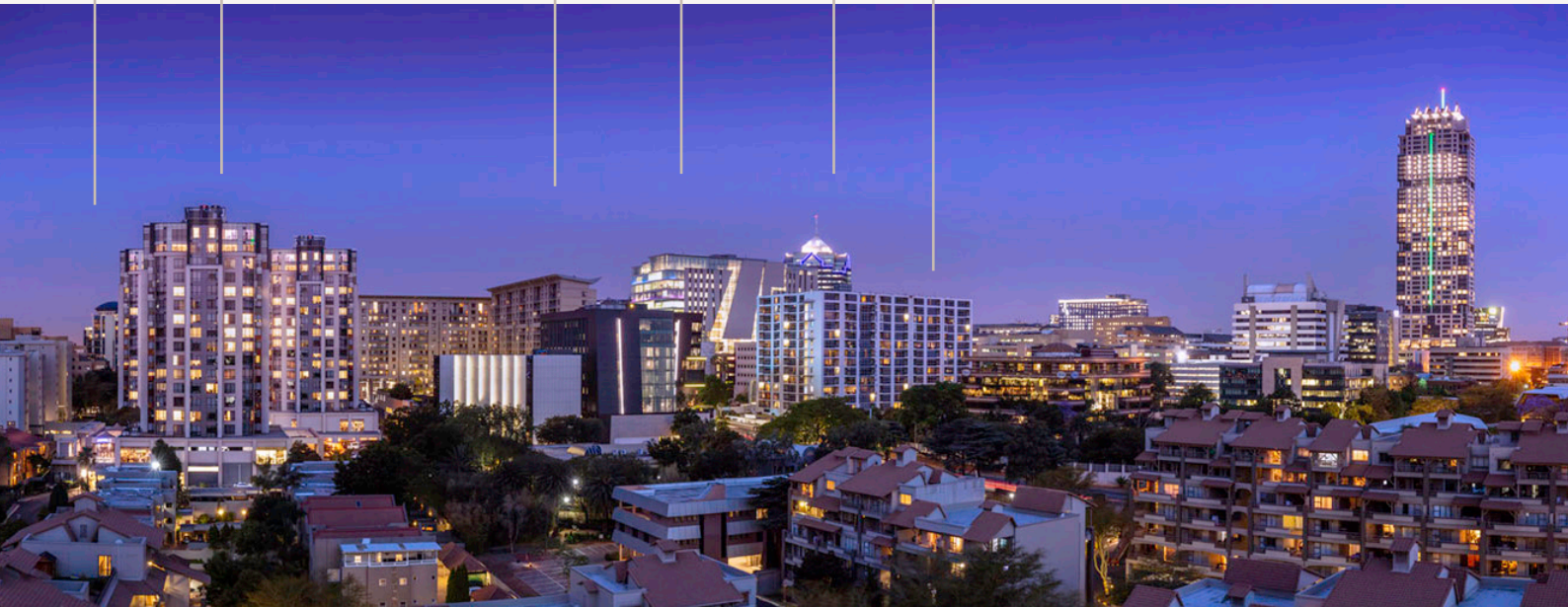
2.1.9.6

RMB

INVESTEC

NELSON MANDELA SQUARE & SANDTON CITY  
MICHELANGELO TOWERS

RAPHAEL





**MORNINGSIDE SHOPPING CENTRE**

**CRAWFORD COLLEGE**

**MORNINGSIDE CLINIC**

**SANDTON**  
2-1-9-6

**LYNN**  
B. CONNECT

**BENMORE GARDENS SHOPPING CENTRE**

**INVESTEC**

**RMB**

**NEDBANK**

**BOWMANS**

**JSE**

**LAWTONS AFRICA**

**SANDTON CONVENTION CENTRE**

**STANDARD BANK**

**NELSON MANDELA SQUARE**

**NORTON ROSE**

**GAUTRAIN**

**ENS**

**WEBBER WENTZEL**

**MERCEDES BENZ**

**DISCOVERY**

**SANDTON CITY**



BE PART OF THE *Sandton Skyline*

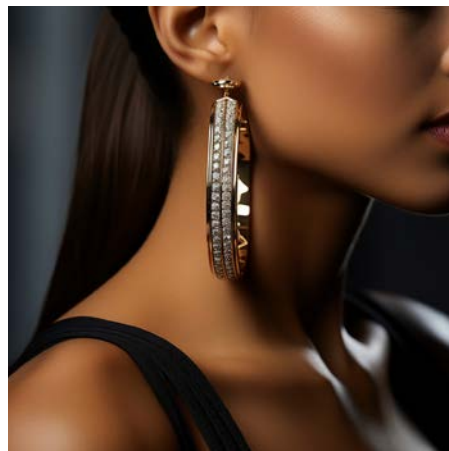


# ELEVATE YOUR STATUS

**Assuming their rightful place at the pulsing  
epicentre of Sandton, the three iconic towers of  
Sandton 2.1.9.6 introduce a new sphere of luxury to  
South Africa's  
richest square mile.**

This visionary urban resort combines the privileges of position  
with those of exclusive hotel-style living.  
The result: an amplified five-star existence.







# THE DEVELOPMENT

**A world class project with 3 acres of life-style 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

YOUR SANCTUARY IN THE CITY



# AN OASIS IN THE HEART OF SANDTON

What better way to unwind after a long day than to relax on a chaise lounge alongside the hotel's impressive sparkling pool with daybeds and the ambience of a fire pit.

Set amongst a podium of lush manicured gardens, this outstanding space will become your **sanctuary in the city**. A sophisticated setting in which to swim and socialise – in comfort and safety.

**Sparkling pool | Daybeds and umbrellas**  
**Outdoor dining & cocktails | Fire pit**

The above may be subject to change according to the architect's specification.





# LUXURY 5-STAR LIVING

Whether you're a discerning business traveler staying temporarily or a success fueled executive requiring a permanent city residence, at Sandton 2196 you will be made to feel like the king or queen of your castle.

The developer is striving towards providing a superlative range of facilities and services complimented by the convenience of laundry / housekeeping and in-room dining. Ensuring that the royal treatment becomes an everyday right rather than the exception,

YOUR 5-STAR EXPERIENCE WILL EXTEND WAY BEYOND THE  
WALLS OF YOUR LUXURY APARTMENT...





# ENERGY EFFICIENCY & SECURITY

Sandton 2.1.9.6 developers are striving to incorporate energy-efficient building principles and engineering solutions aimed at saving energy, conserving waste and the environment.

**A key solution offering: backup power and water for the project, prepaid electricity and fibre connectivity makes Sandton 2.1.9.6 your smart choice.**

Added emphasis of providing for the security of both guests and residents  
– attention to detail that is evident throughout the development.

**24-Hour security and concierge | Access controlled lobbies and lifts**

**Advanced biometrics (electronic identity access management and access control) | State-of-the-art security throughout the building**

**Secure monitored undercover parking | 24-Hour secure guard house**





SANDTON | 2·1·9·6

BUSINESS CENTRE



# ARRIVAL

**The moment you arrive at the porte-cochère and walk through the grand entrance of Sandton 2.1.9.6, your special status is confirmed...**

Vast and voluminous, the ultra-sleek reception area is a dramatic statement in minimalist chic. Its proportions alone force you to breathe more easily, while smooth surfaces and clean modern design instill an instant sense of order and calm – a welcome respite from the city's pace outside.

Here, your comings and goings (and those of your guests) will be politely noted by the 24 hr permanently staffed front desk and concierge: on hand with all the professional assistance you need.





SANDTON || SKYE

# DINING & ENTERTAINMENT

The signature restaurant guarantees a fine dining experience to be savored. This can be followed by a premium single malt in the atmospheric Cigar lounge - or for a more casual rendezvous, there's always the outdoor dining.

**The Codfather Restaurant | Fine dining**  
**Sushi bar | Indoor/outdoor Cocktail bar | Wine cellar**  
**Whiskey bar | Cigar lounge**

The above may be subject to change according to the architect's specification.



# BUSINESS CENTRE

**High convenience extends to  
Sandton 2.1.9.6 's executive Business Centre.**

As an out-of-town business person, the benefits of conducting your affairs in one central venue are priceless: You can avoid time in traffic and the expense of operating such facilities when not in use. You can also wine and dine colleagues and acquaintances, hold presentations and conduct meetings within steps of your front door.

**Lounge with meeting areas | Executive meeting rooms  
& Conference facilities | High speed fibre  
Library with fireplace | Bar area**

The above may be subject to change according to the architect's specification.



BUSINESS CENTRE

SANDTON  2·1·9·6

# FITNESS CENTRE & WELLNESS SPA

The state-of-the-art fitness centre has all you need to stay in tip top shape, including high-tech weight and circuit equipment.

Rejuvenate your senses at the serene wellness spa, which harmoniously merges indoor and outdoor treatment areas.

Signature treatments embrace the philosophy of harnessing the energy within to rejuvenate the body throughout.

**Fitness centre | Wellness spa | Hair & nail salon  
Yoga studio | Meditation garden**

The above may be subject to change according to the architect's specification.







# HIGH RETURN

Sandton 2.1.9.6 is the ultimate investment, whether you're looking to acquire an urban pad or a property portfolio assured of delivering excellent capital growth.

To maximise your investment JAYD Interiors will furnish  
& LYNN ESTATES will let your apartment.

**Short term daily rentals will yield a projected  
monthly return of 13 - 15%**

**Medium and long term rentals will yield a projected  
monthly return of 9 - 10%**



# PURCHASE OPTIONS

## **SA RESIDENT BOND FINANCE**

- A 10% deposit is required
- Lynn Estates and Elcasa (Residential Property Finance Specialist) will assist you with 90% bond finance to ensure a smooth process. In the event of a lesser bond approval, the shortfall needs to be secured.

## **NON-SA RESIDENT WITH 50% BOND FINANCE**

- A 10% deposit is required
- Elcasa will assist with the necessary process to secure 50 % bond finance (subject to the qualifying criteria)
- 40% balance to be secured in 60-90 days.

## **CASH BUYERS**

(SA AND NON-SA RESIDENT)

- A 10% deposit is required
- The balance to be secured in 60-90 days.

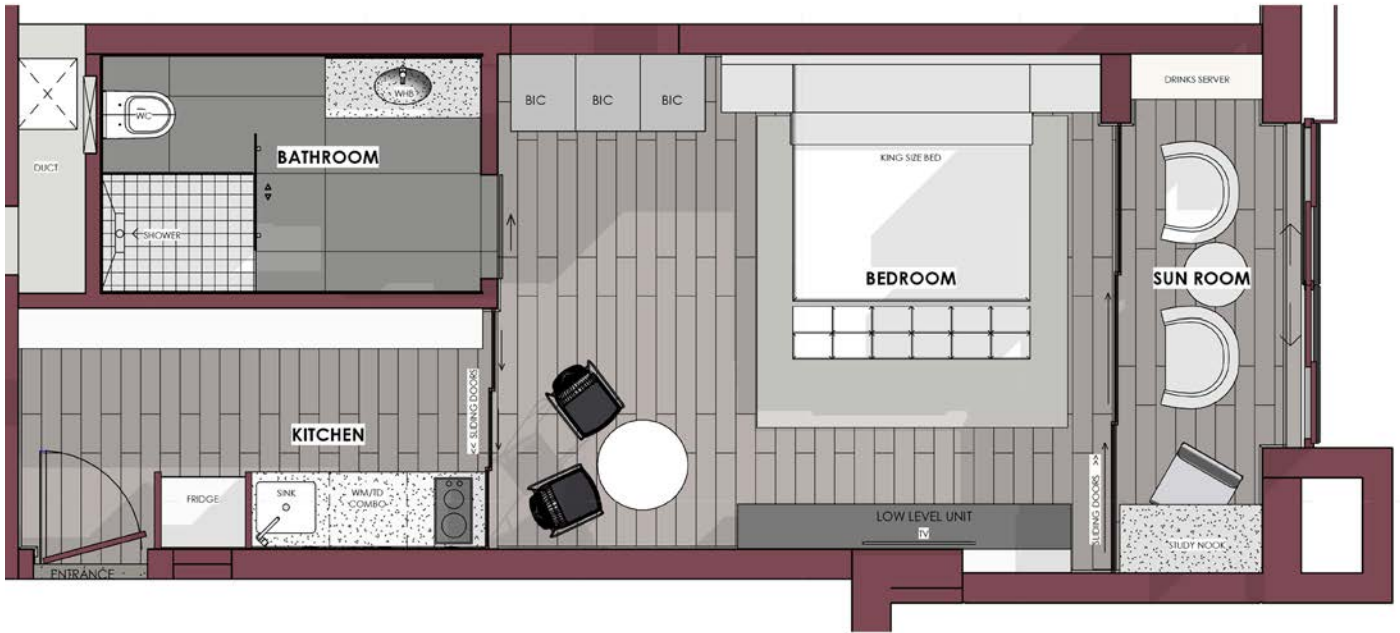
BUY-TO-LIVE | BUY-TO-LET | BUY-TO-SELL



# UNIT TYPES



## 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%)

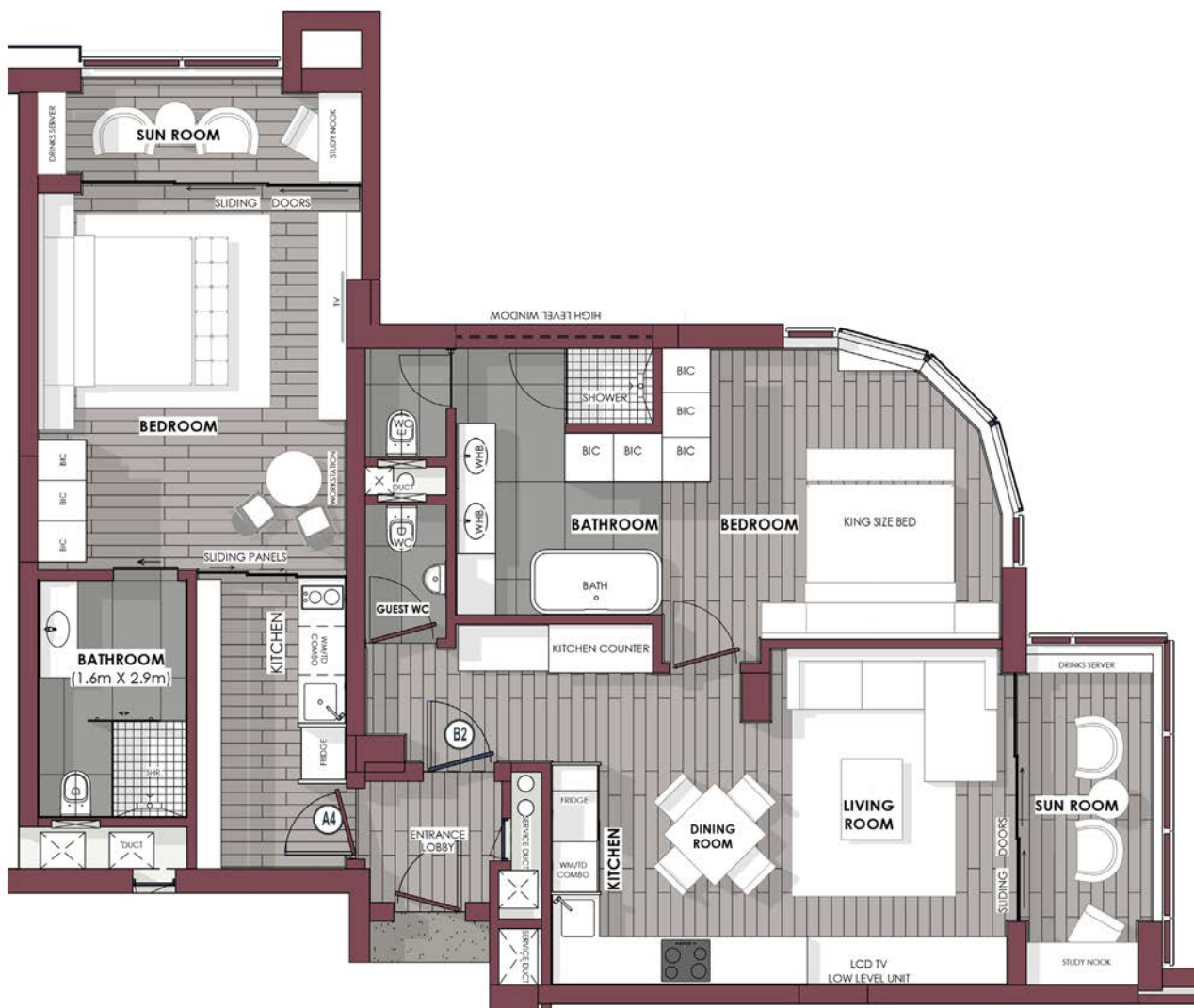
Est. long term monthly income for the furnished unit: **±R34 800**







## TWO BED 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

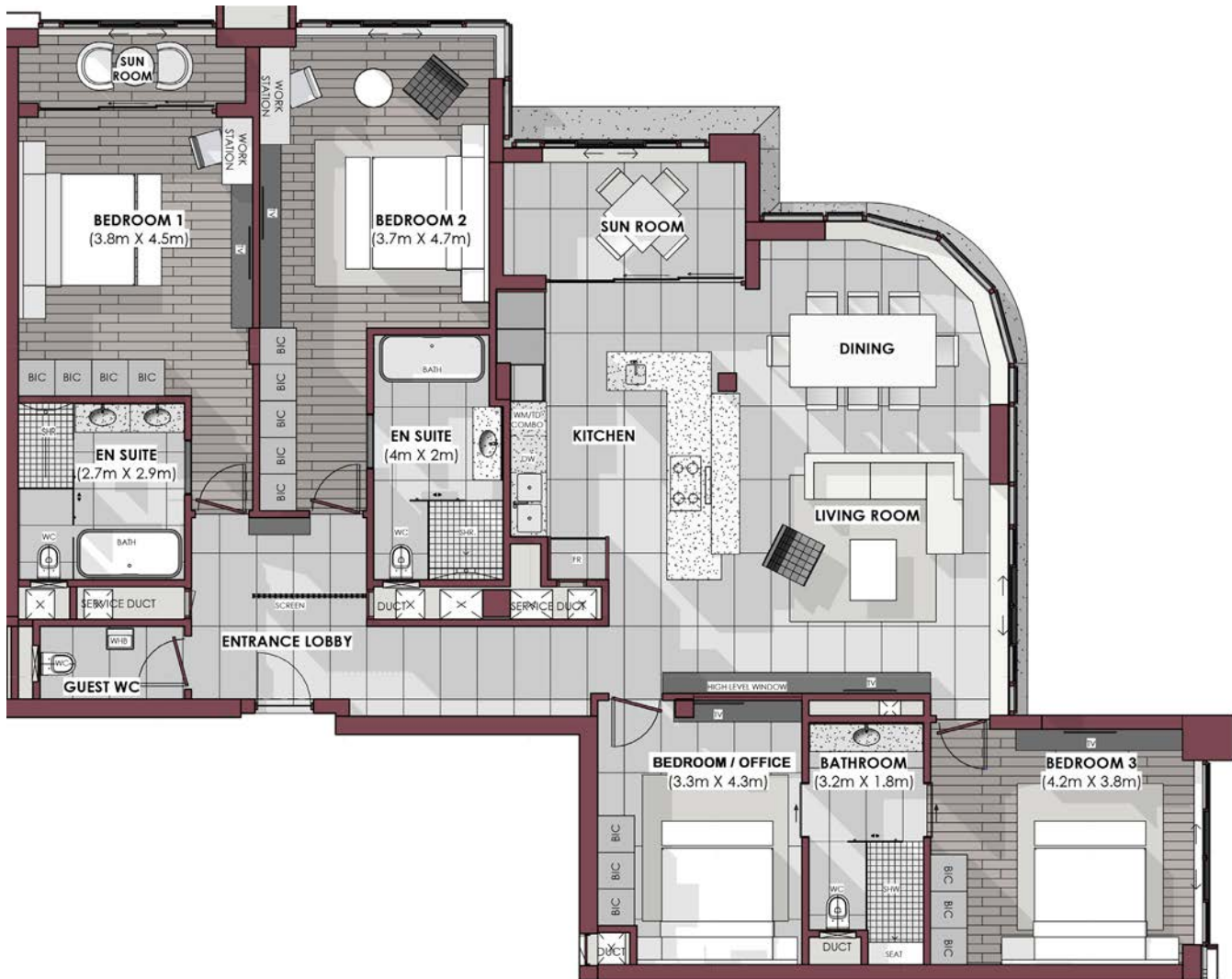
**Available from the 8th - 13th floor** (24 Two Bed Premier Deluxe Apartments)

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 Inc  
Est. short term monthly net income for the furnished unit: **±R96 800**  
(Daily rentals will yield a projected monthly return of 13% - 15%)  
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 Incl  
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**





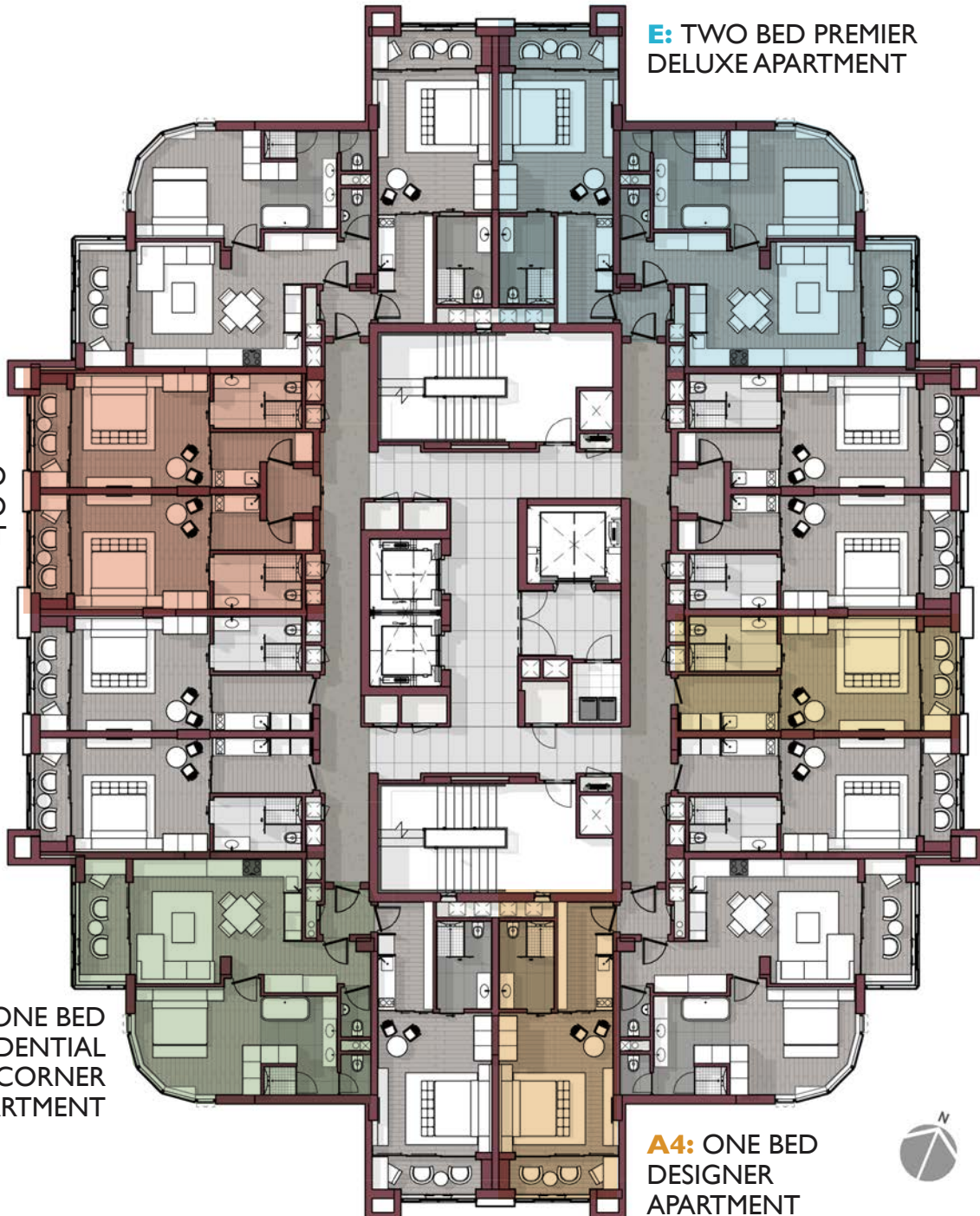
**A2:** TWO  
BED DUO  
APARTMENT

**B2:** ONE BED  
PRESIDENTIAL  
CORNER  
APARTMENT

**E:** TWO BED PREMIER  
DELUXE APARTMENT

**A3:** ONE BED  
DESIGNER  
APARTMENT

**A4:** ONE BED  
DESIGNER  
APARTMENT

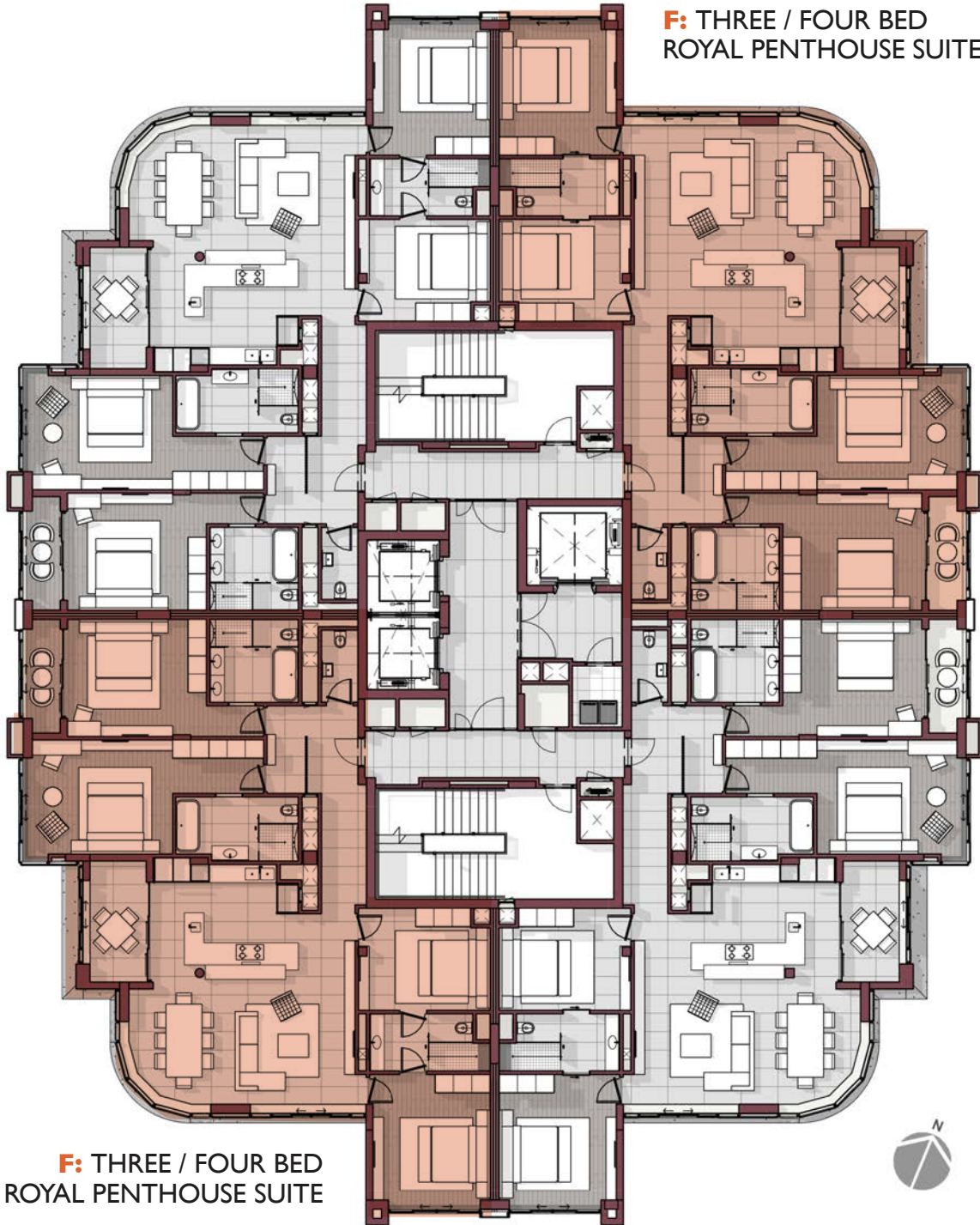


# HIGH LIFE

*Mansion in the sky.*



**F:** THREE / FOUR BED  
ROYAL PENTHOUSE SUITE



**F:** THREE / FOUR BED  
ROYAL PENTHOUSE SUITE

# THE SANDTON 2.1.9.6 TEAM

The Developer, CRI-Eagle Investments (Pty) Ltd, is a subsidiary of China Railway Group Limited (CREC) the second largest contractor in the world and has co-developed Eagle Canyon Golf Estate. CREC is a Fortune Global 500 company, and is also one of the World's 500 Most Influential Brands.



DEVELOPERS: CRI Eagle Investments



ARCHITECTS:AMA Architects



PROPERTY CONSULTANCY: ProAfrica



ATTORNEYS: NAM-FORD Inc



INTERIOR: JAYD Interiors



SURVEYORS: CPD



B . C O N N E C T

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**PRICES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE DEVELOPER.**

