

5: 47 OAK

ATHOLL

Sandton



**THE ULTIMATE EPITOME OF LUXURY:
AN ARCHITECTURAL MASTERPIECE IN THE HEART OF SANDTON**

TRIPLE STORY ARCHITECTURAL MASTERPIECE BREATHTAKING VIEWS

One-of-a-kind spectacular ± 2380 sqm home in a secure estate of only 7 units. This estate is nestled behind a boomed off area on a ± 2300 sqm stand in the heart of Sandton.

Unparalleled city skyline views boasting unmatched design and exquisite bespoke finishes throughout.

A Hollywood driveway that leads to the grand entrance with port cochère.

The double volume entrance welcomes you into this vast 6 bedroom en-suite home. Seamless flow from the living spaces to plentiful outside seating and dining areas, including the rim flow pool culminating in a waterfall cascading into the expansive garden with views.

This home boasts a multi-car basement parking with a spectacular entertainment basement area. The ultimate man cave with gaming area, wine cellar, bar, cigar lounge, home theatre, gym, spa and sauna.

Unquestionably the most impressive triplex designer home in Sandton.

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- Double volume entrance hall with water feature
 - Formal lounge and 14 seater dining room, wine cellar, fireplace and bar area leading onto the covered terrace, overlooking the rim flow pool with city views
 - Gourmet designer kitchen with centre island and breakfast nook, separate working kitchen, pantry, cold room, laundry and scullery
 - The family living area with seamless sliding doors, lead onto covered terrace with built-in braai and lounge areas makes this an entertainers dream
 - Sparkling glass rim flow pool with day beds, fire-pit, deck and expansive private garden with skyline views of Sandton City
 - Executive office with private entrance and courtyard, WC and kitchenette
 - Downstairs guest suite with kitchenette leading onto a separate garden area

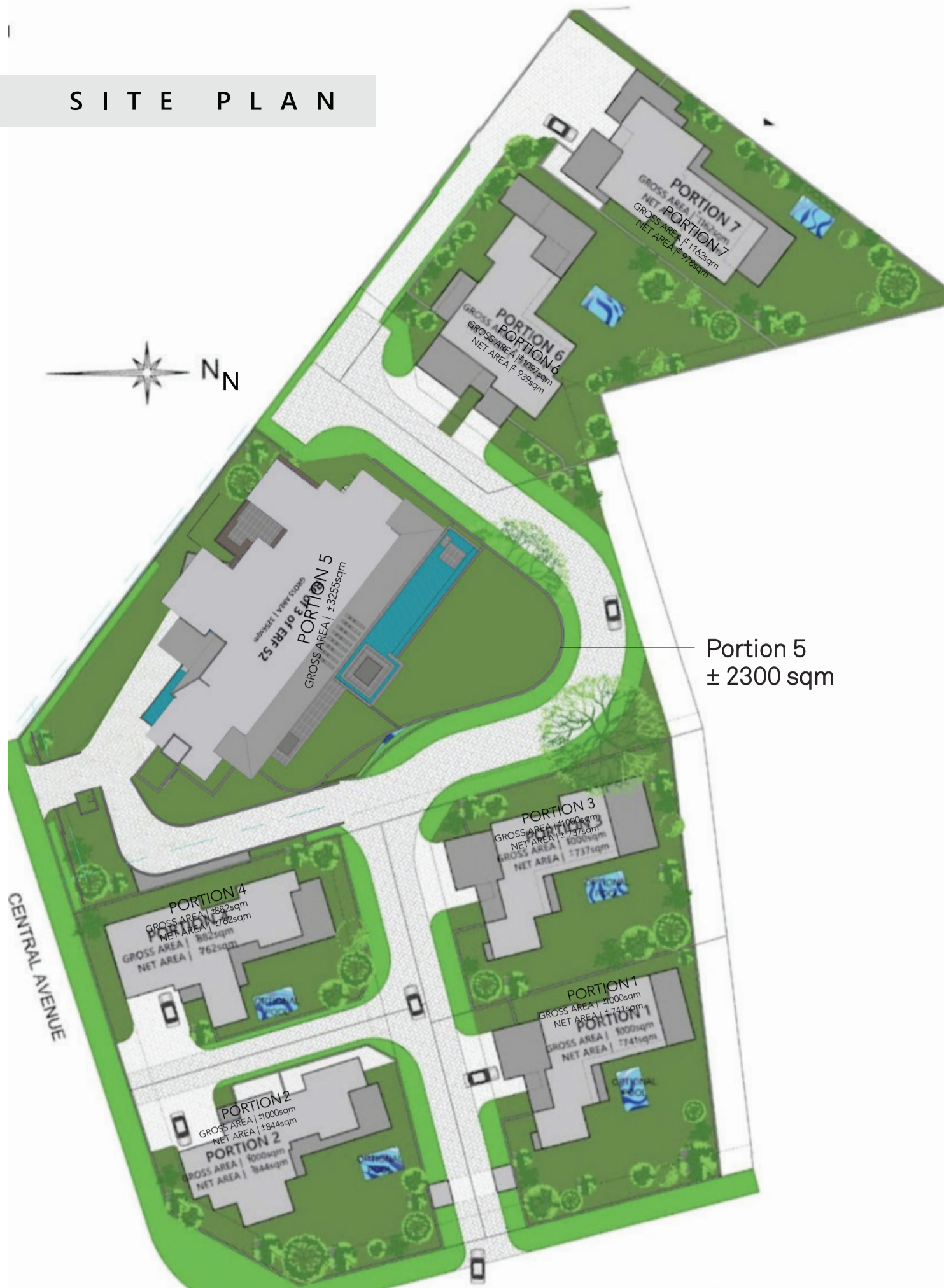
- Feature staircase and glass lift
- 6 bedrooms en-suite with it's own balconies embracing the city views
- Impressive main bedroom en-suite with private lounge, fireplace, glamorous bathroom and his & her walk in closet
- Upstairs family lounge with kitchenette
- Library with rooftop terrace
- Guest WC's on ground and basement levels
- Double en-suite staff room with kitchenette and lounge
- Strong room and media room
- 2 garages and 7 or more basement parkings
- 24 hour manned high security and guard house

From R39 768 400 VAT Inclusive

Projected Rates	±R9 800
Projected Levies	±R6 000



S I T E P L A N



LEVEL 1 ENTERTAINMENT AREA



LEVEL 2 LIVING AREA



LEVEL 3 REST AREA



5: 47 ON OAK

Land	2300 sqm
Covered Area	992 sqm
Covered Balconies	234 sqm
Double Volume	50 sqm
Open Patio	92 sqm
Fire Pit	24 sqm
Pool + Water Features PC	84 sqm

TOTAL 1476 sqm

R39 768 000
Vat Inclusive

Optional

Basement	692 sqm
Covered Patio Spa	146 sqm
Garage Overhang	20 sqm
Basement Area	59 sqm
Library Open Patio	48 sqm

TOTAL 965 sqm

R17 985 000
Vat Inclusive

TYPICAL FLOOR PLAN

* Price may vary according to client specification of individually designed home.
* Prices subject to change.



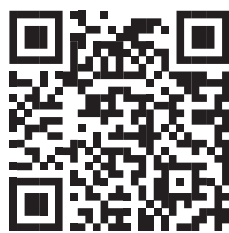
EXCLUSIVE LOCATION

47 Oak Road, Atholl

-26.120870 S, 28.063145 E

Peacefully positioned in the leafy suburb of Atholl. Situated minutes from Nelson Mandela Square & Sandton City, 1 min from Blubird, 2 min from Melrose Arch with easy access to the highway and Gautrain.

Shopping Centres - Nelson Mandela Square, Blu Bird, Melrose Arch, Sandton City, Atholl Square, Hyde Park, Rosebank & Morningside **Schools** - Crawford Sandton, St Davids, Pridwin College & St Mary's **Clinics** - Rosebank & Morningside **Country Clubs** - Wanderers, Houghton & Inanda Club



SANDTON

The jewel of Africa.



35 Years of Property Excellence & Over 270 Unique Developments. Innovative in our thinking. Dynamic in our approach and evolutionary in our achievements