

59 ON  
ATHOLL

*Sandton*



EXQUISITELY CRAFTED CONTEMPORARY ESTATE

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# FOR THE DISCERNING FEW

**Striking architectural contemporary homes by Chris Pattichides, nestled in the sought after suburb of Atholl. This elite estate with secure guardhouse consists of only 4 homes set on spacious stands of 950 - 1070 sqm.**

Boasting 4/5 en-suite bedrooms, these homes are built with meticulous craftsmanship and high end finishes. Enter through glass doors into the entrance lobby and feature floating staircase.

Spacious lounge and dining area leads onto the covered patio overlooking the sparkling pool and garden, creating a seamless flow between the indoors and outdoors.

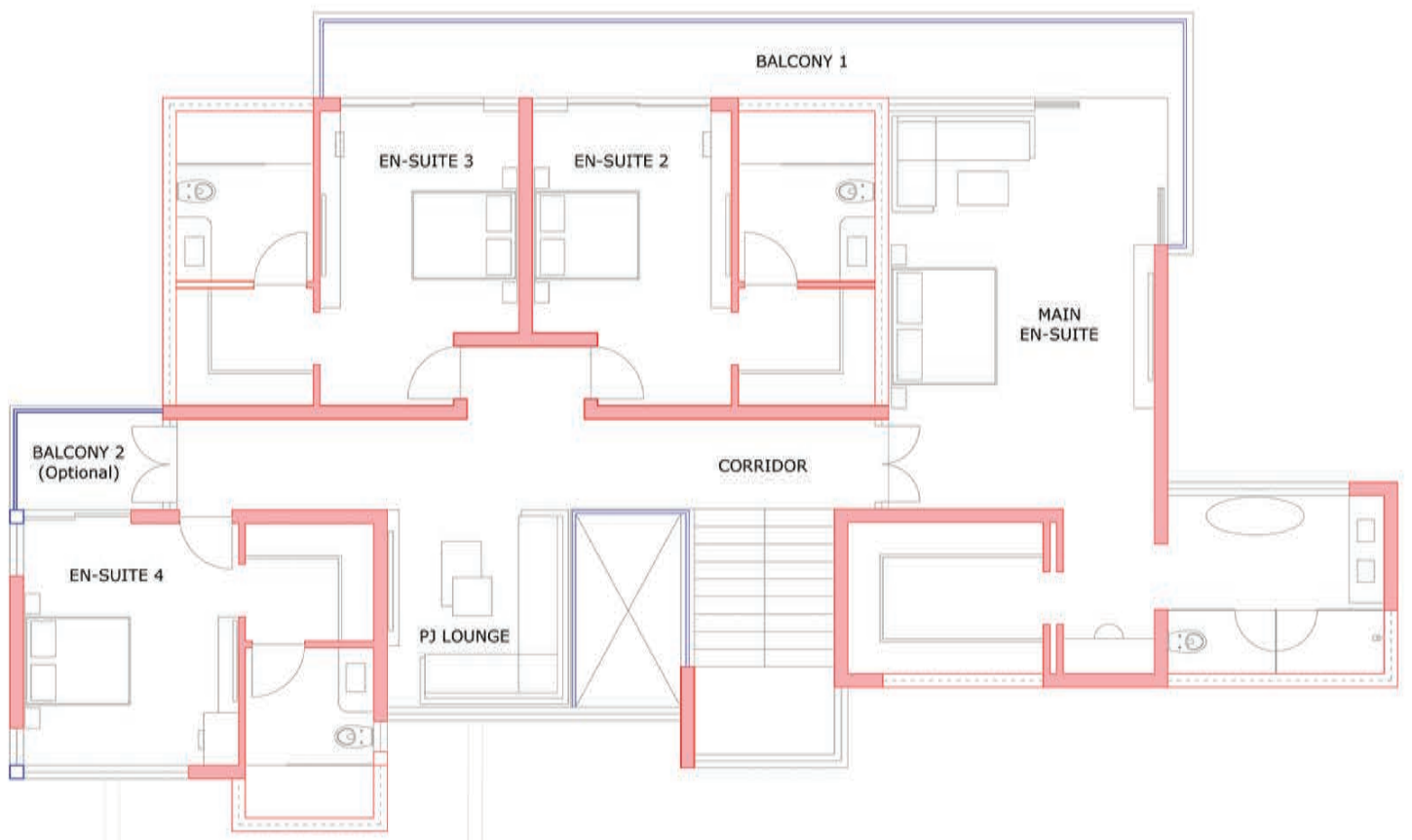
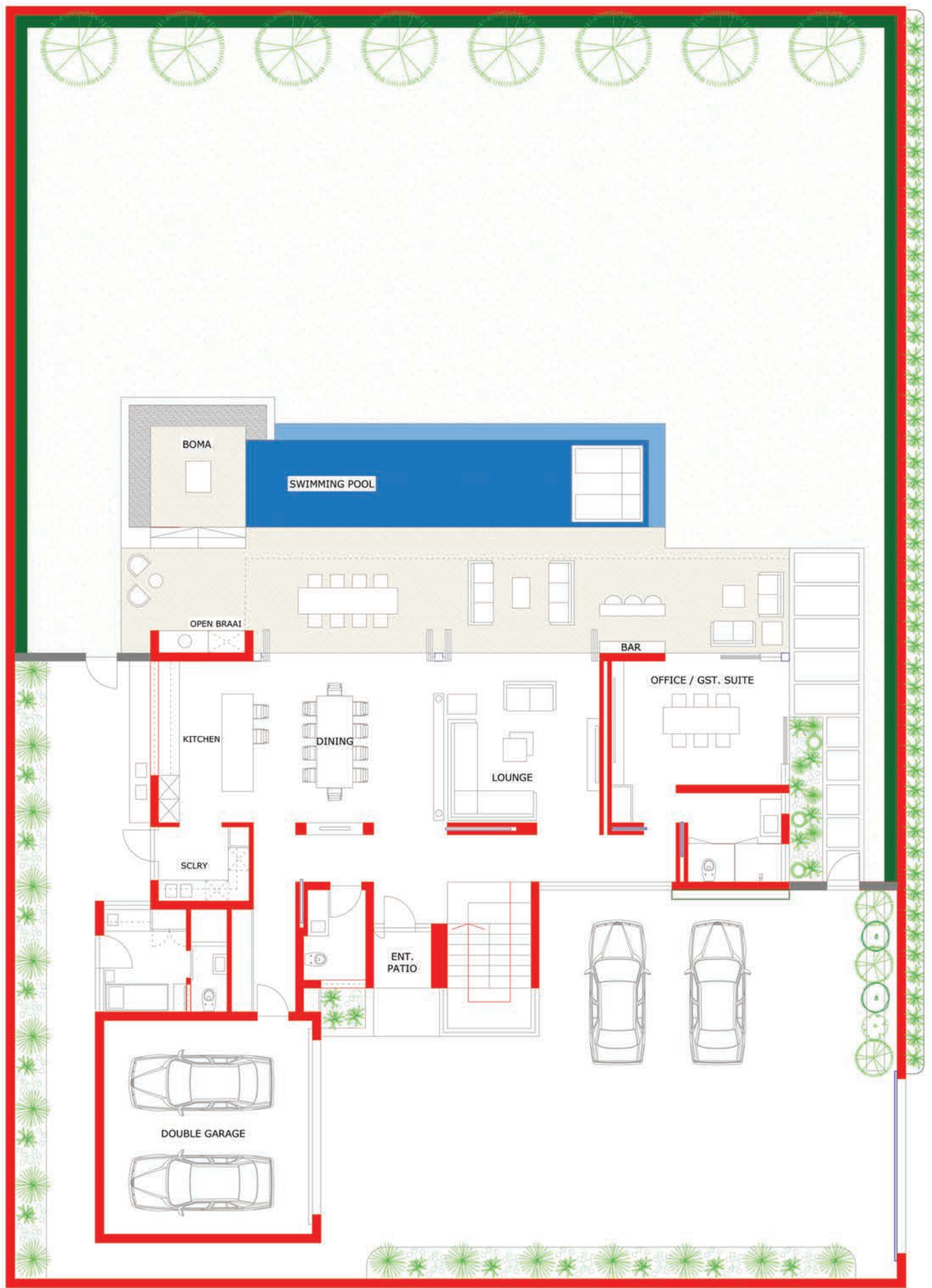
Designer kitchen with a stone island and breakfast bar seating, separate scullery/laundry and pantry.

The main suite features its own private balcony, full en-suite bathroom and walk in closet.

All rooms lead to the central PJ lounge and study nook. Other features include optional Gym, Staff quarters, Guest WC, Garden storage, 2 - 4 garages, ample guest parking and 24hr high security with guardhouse.

LIVING BEYOND. Bespoke architectural homes where space is a luxury.

The logo for Lynn, featuring the name 'Lynn' in a white, elegant, cursive script font.



#### 4 BED EN-SUITE WITH PJ LOUNGE + OFFICE / GUEST

Land	950-1070 sqm
Covered area	365 sqm
Covered Entrance/Patio	30 sqm
Deck	5 sqm

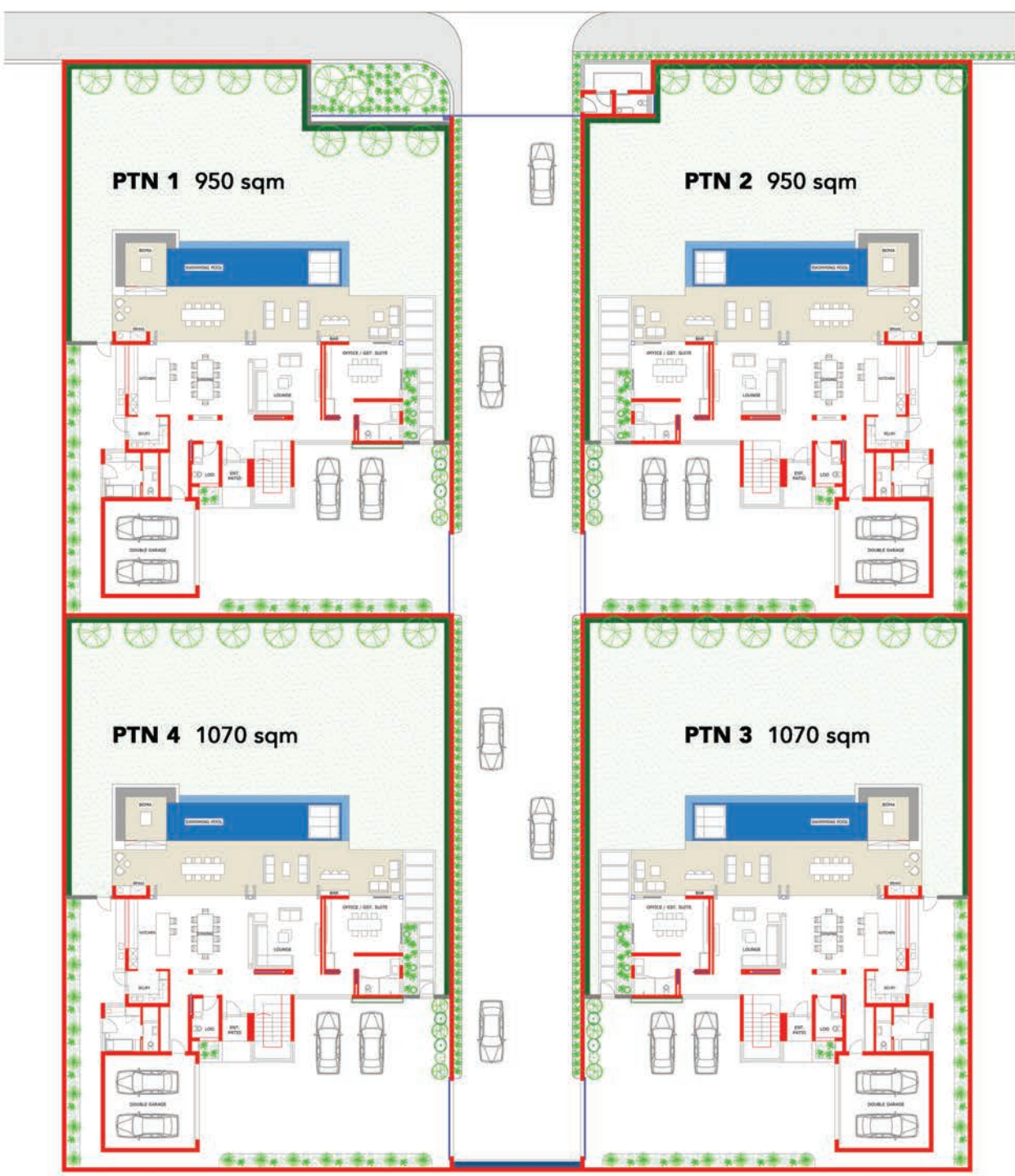
<i>Optional:</i>	
Open Balcony	30 sqm
Deck / Tiling	10 sqm
Fire pit	15 sqm
Pool	

**TOTAL 455 sqm**

**R10 897 500**  
Vat Inclusive

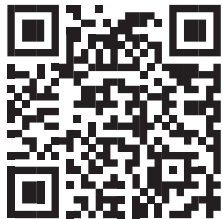
TYPICAL FLOOR PLAN  
\* Price may vary according to client specification of individually designed home.





**EXCLUSIVE LOCATION**

**59 DUMBARTON AVENUE, ATHOLL**  
 -26.116708 S 28.067115 E



Situated minutes from Melrose Arch, Hyde Park, Rosebank Shopping Centre, Nelson Mandela Square and Sandton City, with easy access to the highway and Gautrain.

**Shopping Centres** - Blu Bird, Melrose Arch, Nelson Mandela Square, Sandton City, Atholl Square, Hyde Park & Rosebank Mall **Schools** - St David's, St Mary's, St John's, Crawford Sandton **Clinics** - Rosebank & Morningside **Country Clubs** - Wanderers & Houghton

All prices are inclusive of VAT. No transfer duty applicable.



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