

# 86

ATHOLL

*Sandton*



EXCLUSIVE ESTATE IN THE HEART OF SANDTON







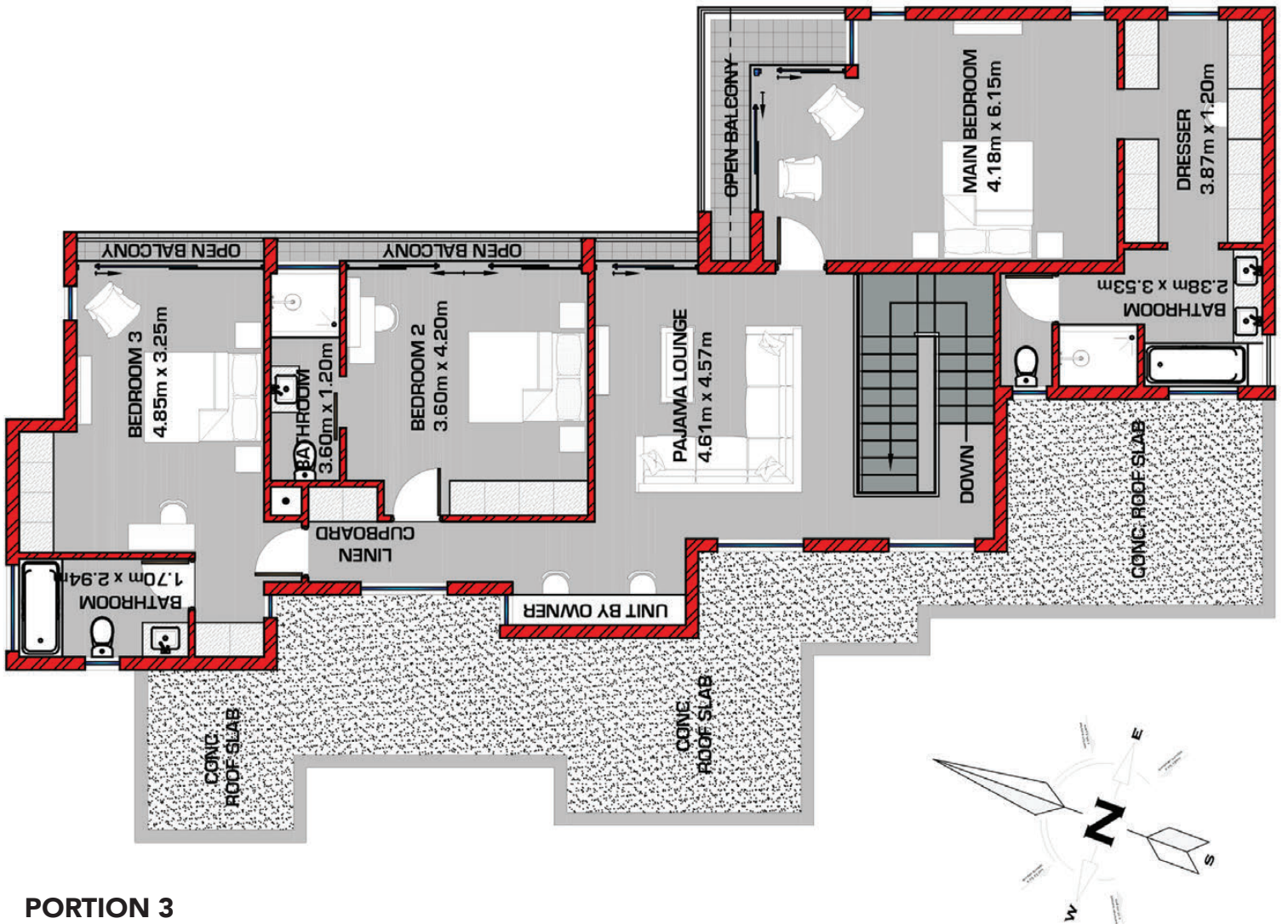
# 4/5 BED EN-SUITE HOMES IN A SECURE ESTATE, WITHIN THE HEART OF SANDTON

Luxury homes with private gardens for today's modern executive. An exclusive estate of only 3 residences

- Open plan dining and lounge area leading onto covered terrace
- Modern kitchen with breakfast nook
- Separate scullery and courtyard
- Master suite with walk in closet and lounge area
- En-suite bedrooms with private balconies
- PJ Lounge
- Guest bedroom / Executive office
- Optional Sunken lounge / Fire pit
- Rim-flow pool and lush garden
- Bar area / Home theatre
- Wine cellar / Cigar lounge
- Guest WC
- Staff quarters
- Double Garages or more
- Ample guest parking
- 24 Hr security and guardhouse



# 4 BED EN-SUITE WITH PJ LOUNGE + STAFF



## PORTION 3

Covered area	325 sqm
Covered Entrance/Patio	25 sqm
Deck	20 sqm
Pool	

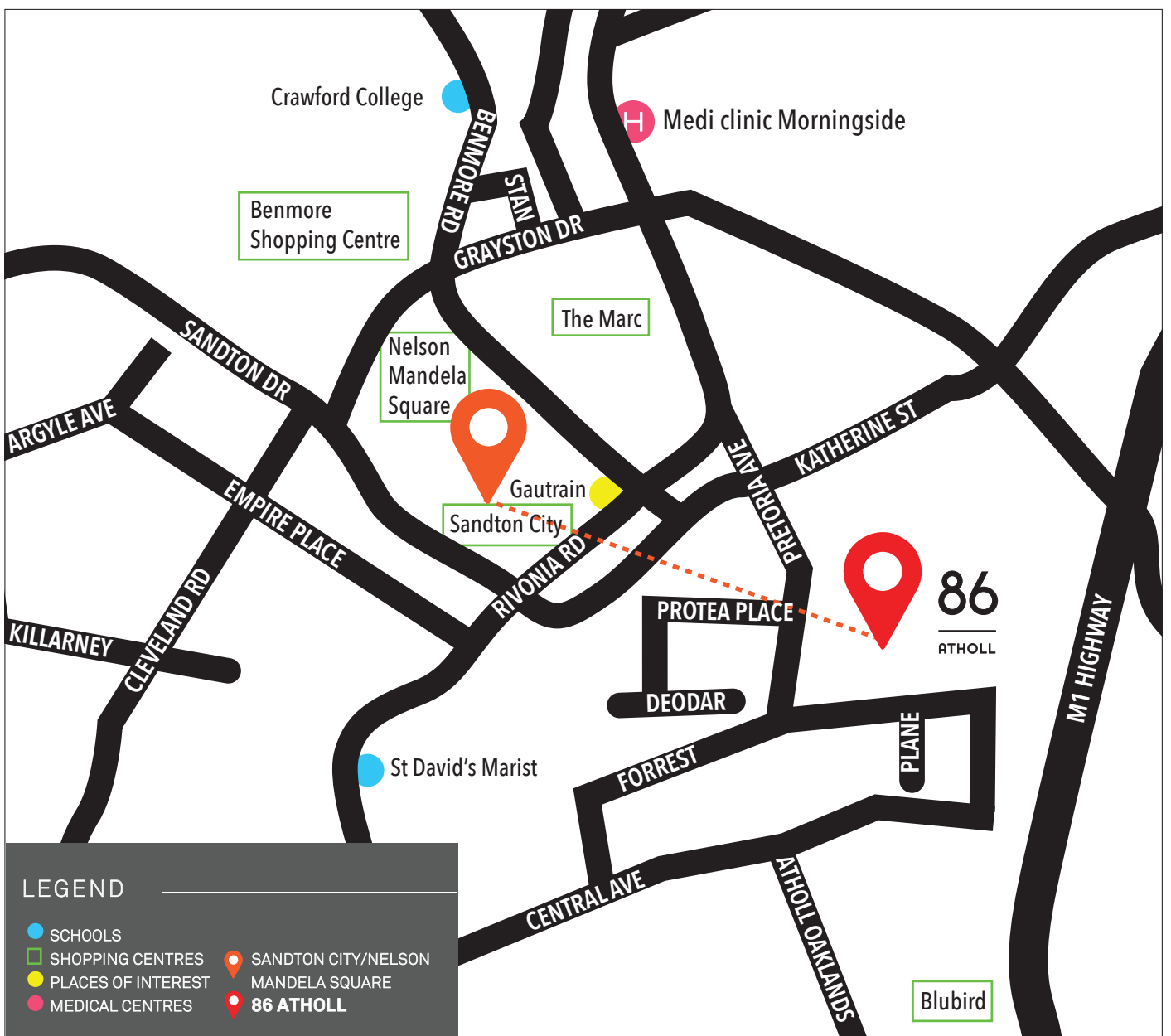
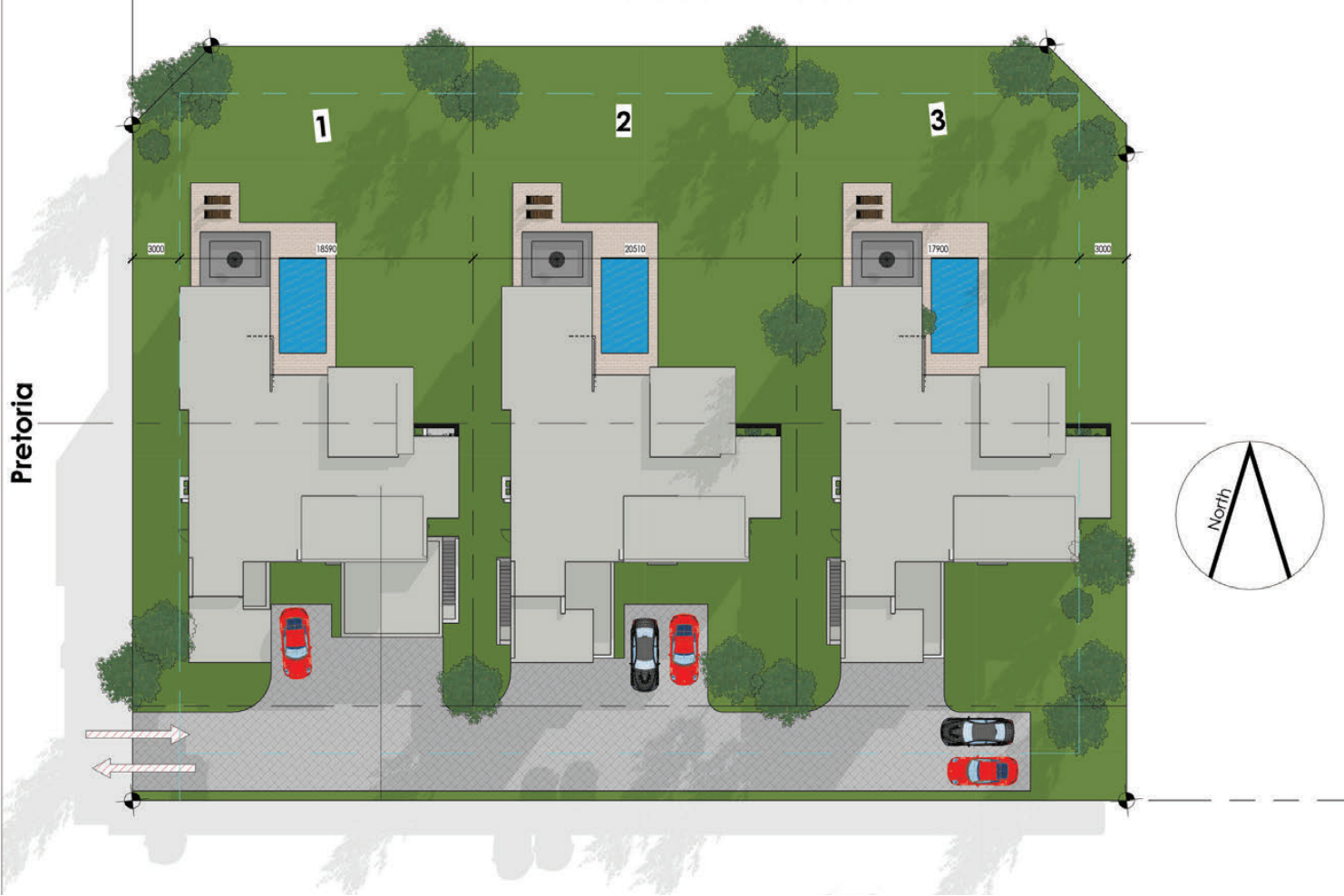
**TOTAL 370 sqm**

**R8 895 000**  
Vat Inclusive

Optional sunken lounge/firepit 15sqm R180 000

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





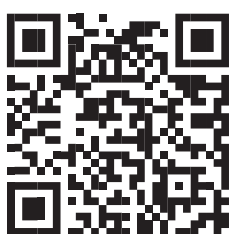
## EXCLUSIVE LOCATION

**86A PRETORIA AVENUE, ATHOLL**  
GPS -26.112512 S 28.063827 E

Situated within the beating heart of Sandton. Within close proximity to malls, schools and Sandton's Financial District.

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

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



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