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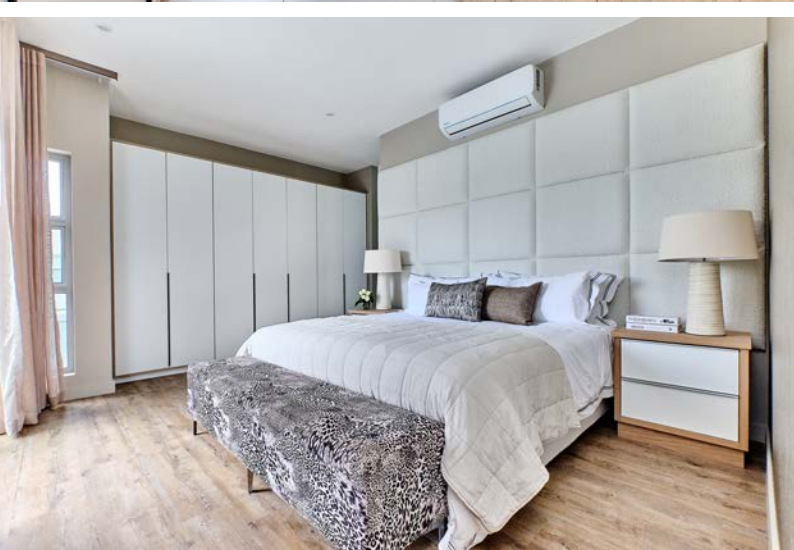
WEST END
ESTATE

BRYANSTON

Sandton



THE ULTIMATE CITY LIVING
FOR TODAY'S MODERN FAMILY



ARCHITECTURAL CITY LIVING FOR THE MODERN FAMILY

DESIGNED HOME 3/4 BED EN-SUITE

Clean lines embraced by designer spaces and natural light define these secure clusters.

- 3 or 4 exquisite en-suite bedrooms
- Modern kitchen & scullery
- Open plan lounge and dining room
- Covered terrace
- Sparkling pool and Deck
- Guest WC
- Double garage
- Staff room

All homes are fibre ready and inclusive of 5KW power backup with solar panels.

* 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 representations.

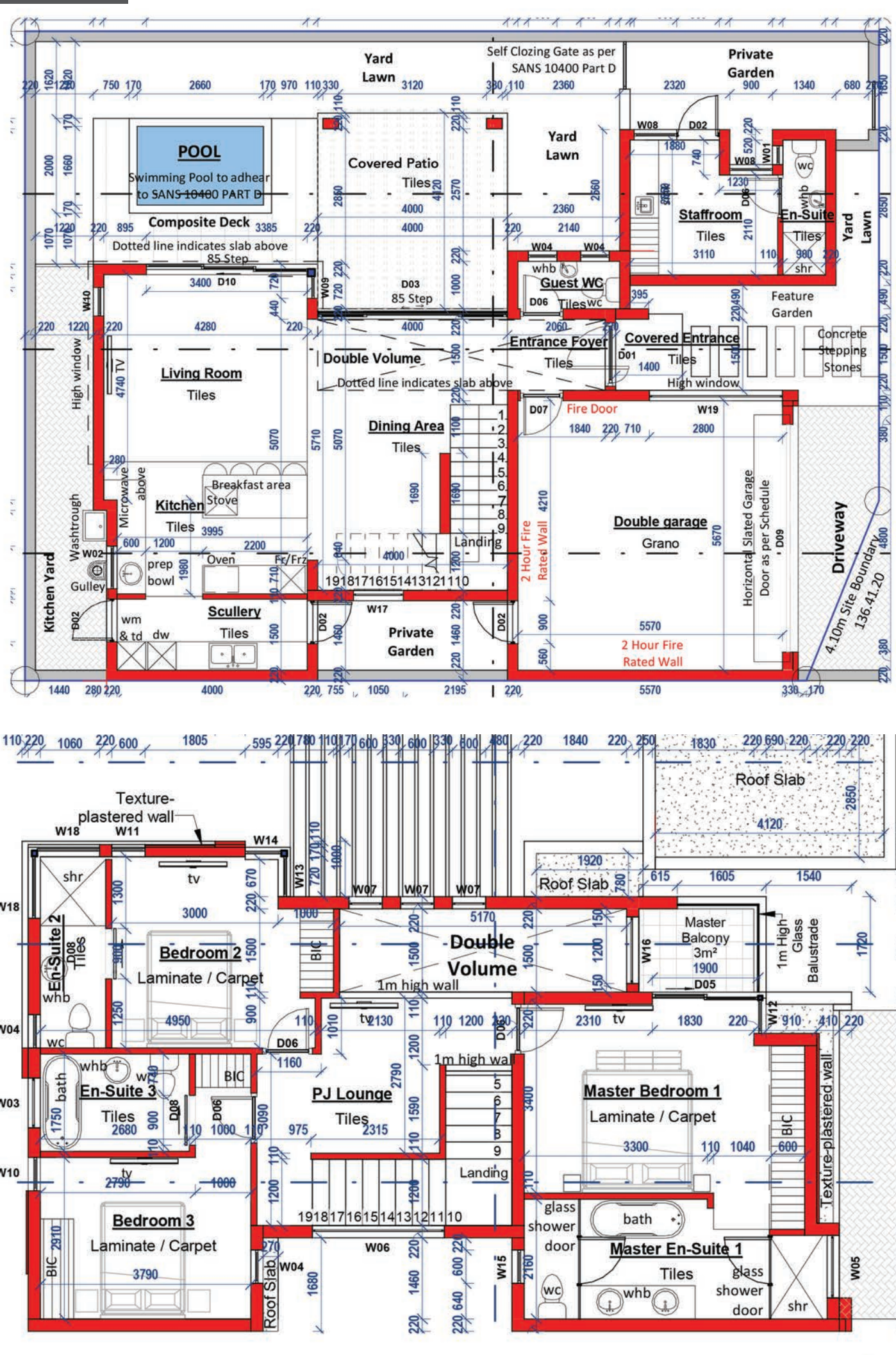
West End offers the ultimate in a lifestyle investment.

Available:

- **Completed homes** for immediate occupation
- **Individually designed homes**, where you work closely with a team from Lynn Estates and Chris Pattichides Architects.

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

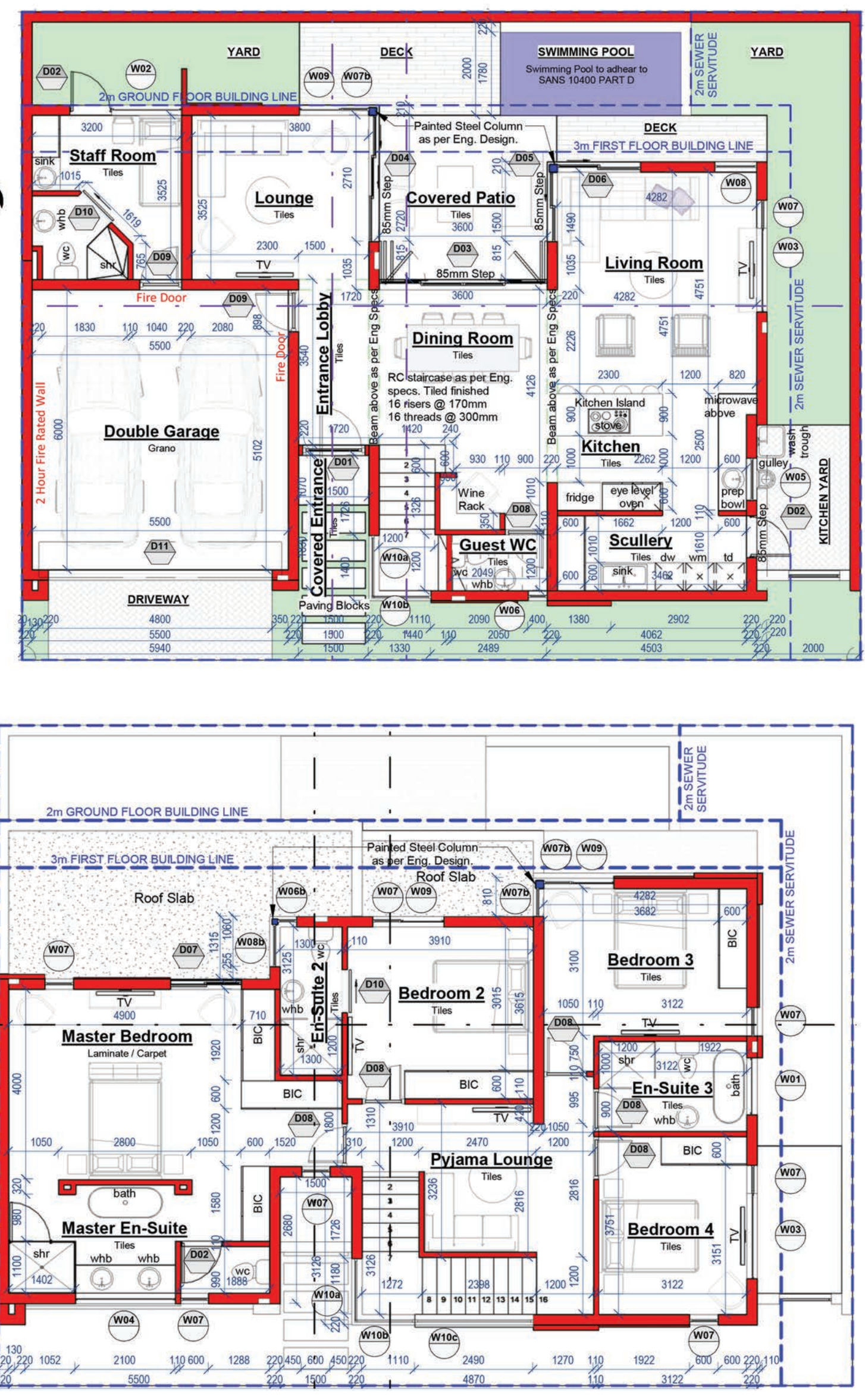
3 BED + STAFF



Unit 26

Covered area	209 sqm
Covered Entrance / Patio	18 sqm
Uncovered patio	3 sqm
Pool & Water Features	
TOTAL	230 sqm
	R4 902 400
	Vat Inclusive

4 BED + STAFF



Unit 6

Covered area	261 sqm
Covered Entrance / Patio	15 sqm
Pool & Water Features	
TOTAL	276 sqm
	R5 846 100
	Vat Inclusive

TYPICAL PRICE PLAN
 * PRICE may vary according to client specification of individually designed home.

THE DUCHESS

THE OXFORD

THE REGENT



SOUGHT AFTER LOCATION

9 WESTMINSTER AVE, BRYANSTON
 GPS | -26.065218 S, 28.0175828 E

Conveniently positioned in upmarket Bryanston. Offering easy access to Sandton City, Hyde Park, Monte Casino, prime businesses as well as prominent schools.

Shopping Centres - Nicolway • Monte Casino • Riverside • Bryanston • Morningside • Sandton City/Nelson Mandela Square **Schools** - St Stithians • Brescia House • Crawford • Redhill

Medi-Clinics - Sandton • Morningside **Country Clubs** - Bryanston Country Club, River Club Golf Course



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