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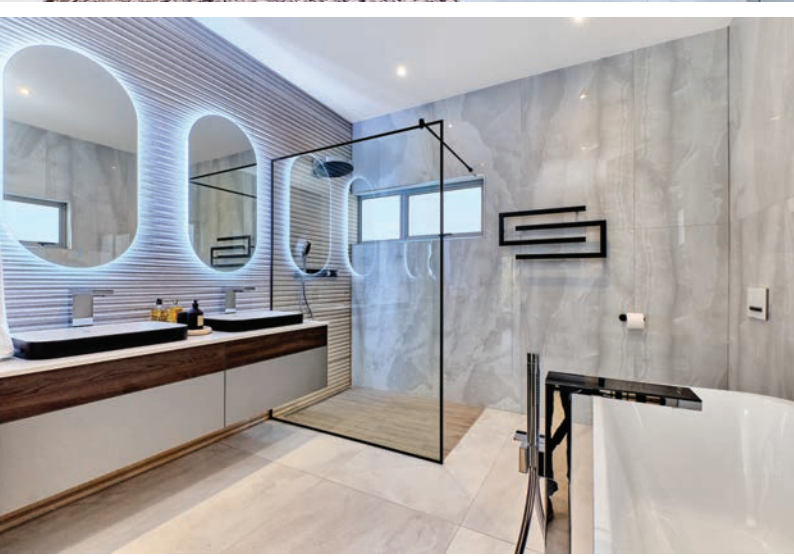
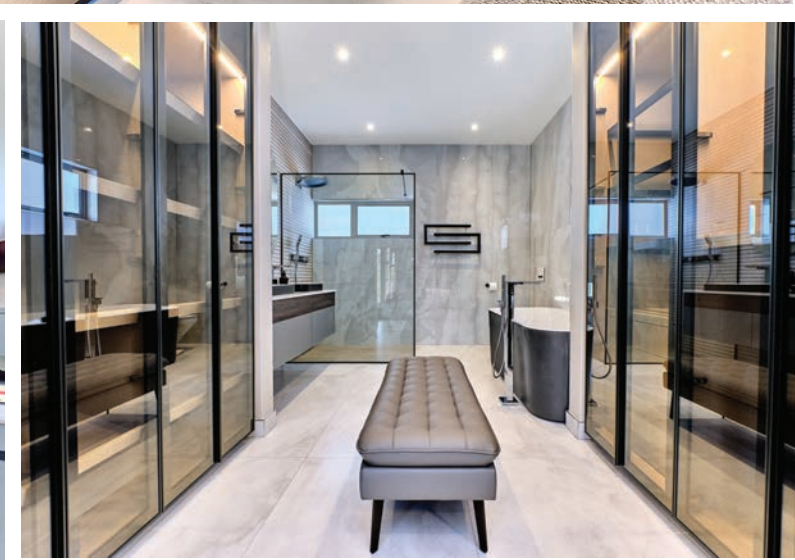
WEST END  
ESTATE

BRYANSTON

*Sandton*



THE ULTIMATE CITY LIVING  
FOR TODAY'S MODERN FAMILY



# ARCHITECTURAL CITY LIVING FOR THE MODERN FAMILY

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## 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.

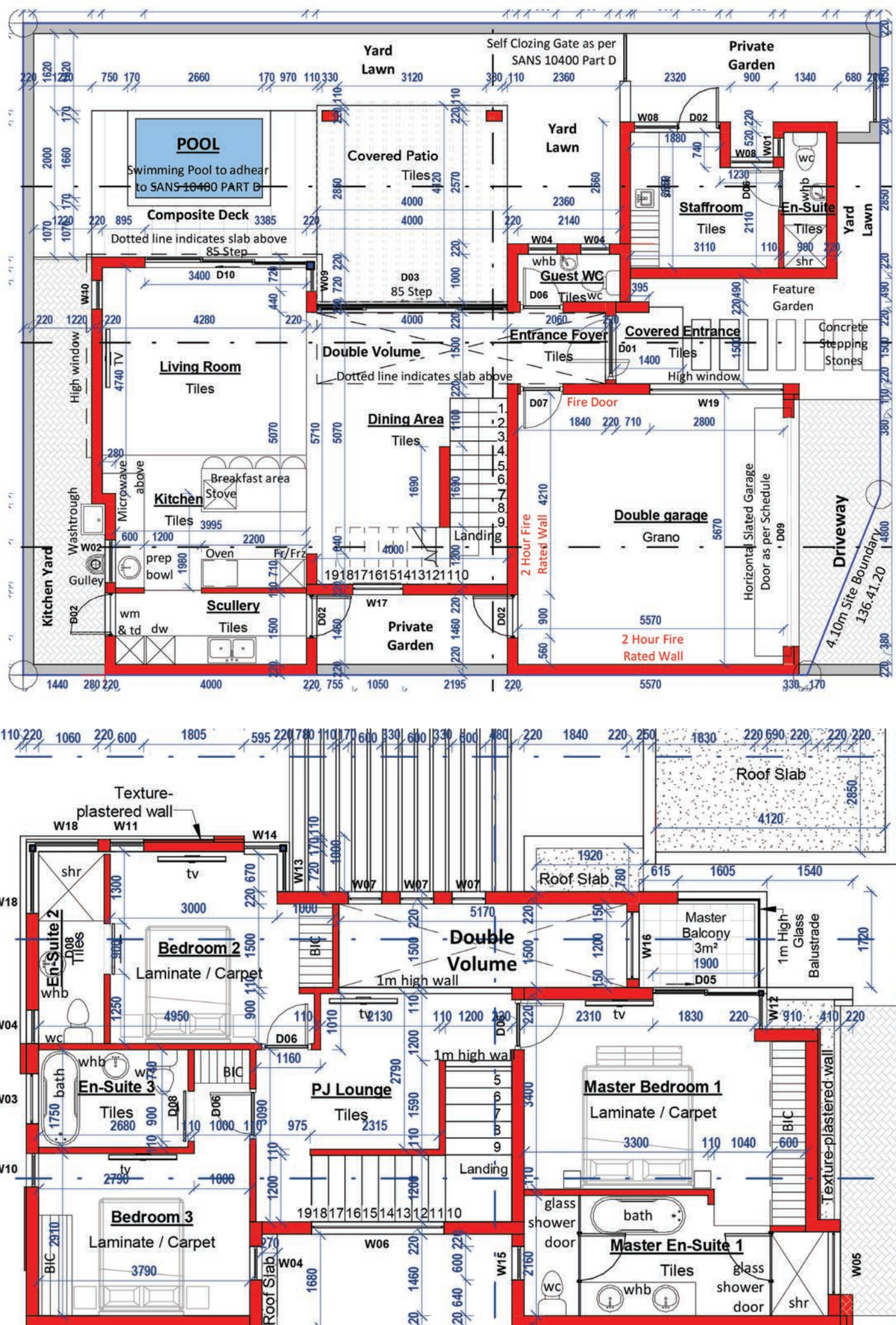
West End offers the ultimate in a lifestyle investment.

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.

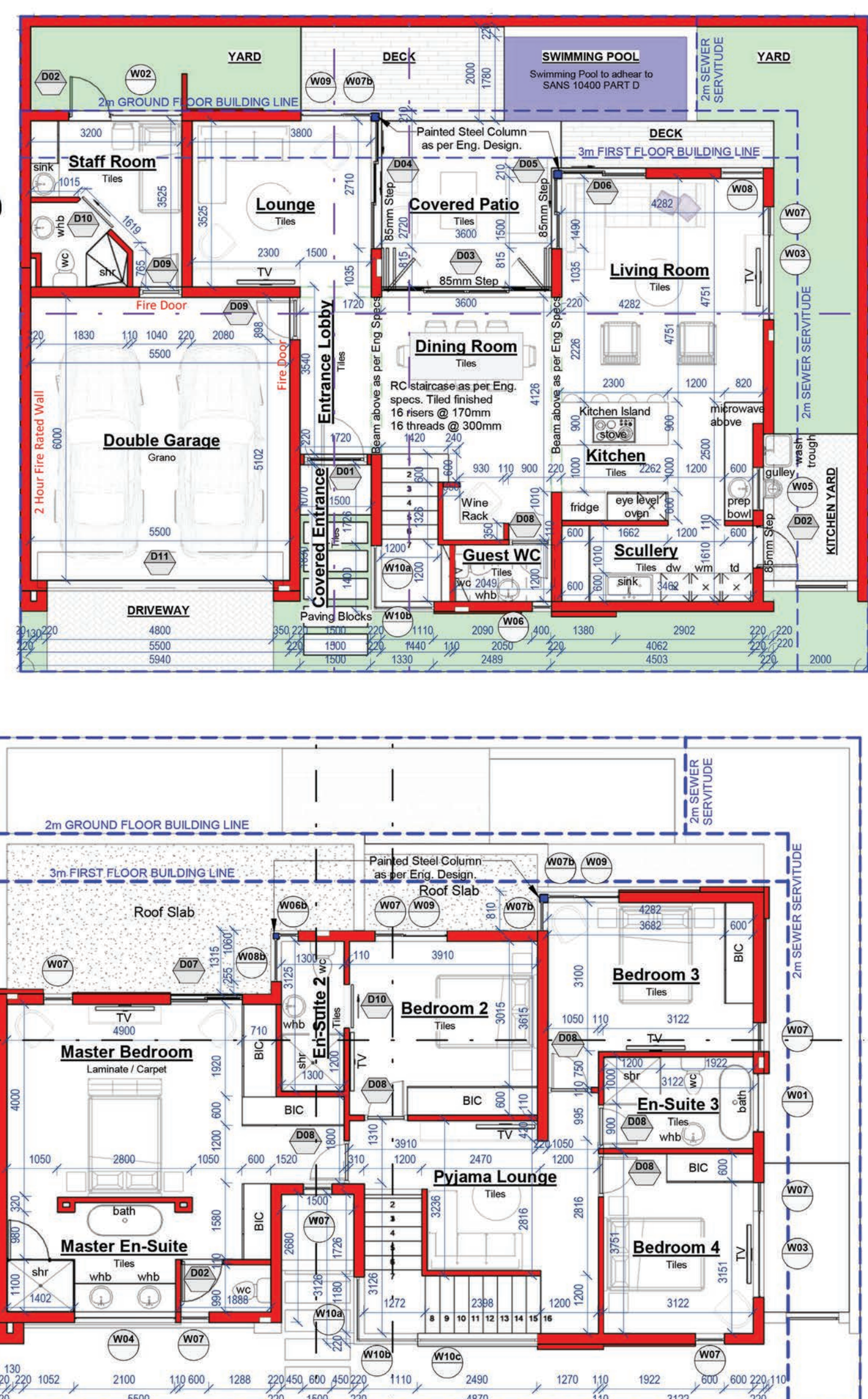
**3 BED + STAFF**



**Unit 26**

Covered area	213 sqm
Covered Entrance / Patio	18 sqm
Uncovered patio	3 sqm
Pool & Water Features	
<b>TOTAL</b>	<b>232 sqm</b>
	<b>R5 097 000</b>
	Vat Inclusive

**4 BED + STAFF**



**Unit 6**

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

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



**WEST END**  
ESTATE

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