



artists impression

# HAMILTON'S

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PROPERTY  PORTFOLIO

*the boutique experience*

off plan development  
13 douglas avenue, craighall

web ref: nd13douglas

# 13 DOUGLAS

**price (no transfer duty)  
from R 6 975 000**

## key features

- Stand sizes (926 to 928m2)
- House sizes (320 to 415 m2)
- Open Plan entertainment
- Covered patio
- Kitchen and Scullery
- 4/5 en-suite Bedrooms includes
- Guest en-suite OR  
Study and Guest cloakroom
- PJ Lounge
- Double/Triple Garaging



## special features

- Floating staircase
- 3m High ceilings
- 2,4m High doors
- Charcoal Aluminium doors & windows
- Smeg oven & gas hob
- Solar geysers
- Solar PV ready
- Frameless showers
- Project Management included

## optional extras

- 3rd garage
- increase patio
- add balconies
- staff accommodation
- 5th bedroom

Contemporary barn inspired homes, in secured enclosure, in sought after Craighall located close to Hyde Park and the Sandton CBD.

These magnificent homes designed by Chris Sparks Architecture combine barn design elements with sleek and sophisticated contemporary elements. Floor to ceiling windows, double volumed entrances, architectural decorative vertical screening, high ceilings, floating staircases, focus on natural light ; combine to create a dream home.

Further enhanced with excellent open plan living area onto covered patio and the generous garden. All bedrooms en-suite.

Purchasers may select their own finishes and tweak the plans to suit their specific requirements. Project Management included with architectural expertise guiding purchasers with their finishes.

Find this OFF PLAN development on our website,  
search residential new developments web reference "nd13douglas"

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photos are reference site examples



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SITE PLAN  
1:100

DOUGLAS AVENUE



Ptn #	Stand Size m <sup>2</sup>	Land Price	House Size m <sup>2</sup>	Build Rate m <sup>2</sup>	Build Price	Total
5	926 (incl ROW)	R2,050,000	320	15,435	R4,939,200	R6,975,000 *
			327	15,435	R5,047,245	R7,097,245
			375	15,028	R5,635,500	R7,685,500
			415	14,760	R6,125,400	R8,175,400
8	928	R2,350,000	320	15,435	R4,939,200	R7,289,200
			327	15,435	R5,047,245	R7,397,245
			375	15,028	R5,635,500	R7,985,500
			415	14,760	R6,125,400	R8,475,400

**alison stroobach | peter stroobach** development specialists

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