



artists impression

# HAMILTON'S

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PROPERTY  PORTFOLIO

*the boutique experience*

off plan development  
16 on arlington road, residential estate in bryanston

web ref: nd16onarlington  
[www.hamiltons.co.za](http://www.hamiltons.co.za)

# 16 on arlington

price (no transfer duty)  
from R5,995,000

## key features

- Stand sizes (535 to 541 m2)
- House sizes (300 to 437 m2)
- Open Plan entertainment
- Covered Patio
- Kitchen and Scullery
- 4/5 en-suite Bedrooms
- Main bedroom balcony
- Study alcove
- Double Garaging

designed by:



## special features

- Floating double volume staircase
- 2,4m High doors
- Charcoal aluminium doors & windows
- Solar geysers
- Solar PV ready
- Smeg oven and gas hob
- Boomed and patrolled enclosure

## Optional

- Pool
- Pajama lounge
- Study
- 3rd garage
- Staff accommodation

16 on Arlington brings to market fabulous barn style architecture evoking thoughts of wide-open spaces and a simpler way of life. At the same time, these homes boast the clean lines, soaring ceilings and open floor plans prized in contemporary homes.

Located within the West Hertford secured enclosure in Bryanston East.

Designed by Chris Sparks architecture, on 6 generous stands.

Purchasers may select their own finishes and change the plans to suit their specific needs. Project Management included with architectural expertise guiding purchasers with their finishes throughout the build process.

House sizes from 300 to 437m2.  
Stand Sizes from 535 to 541m2.

Green initiatives throughout.

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CSA Property Development



artists impression







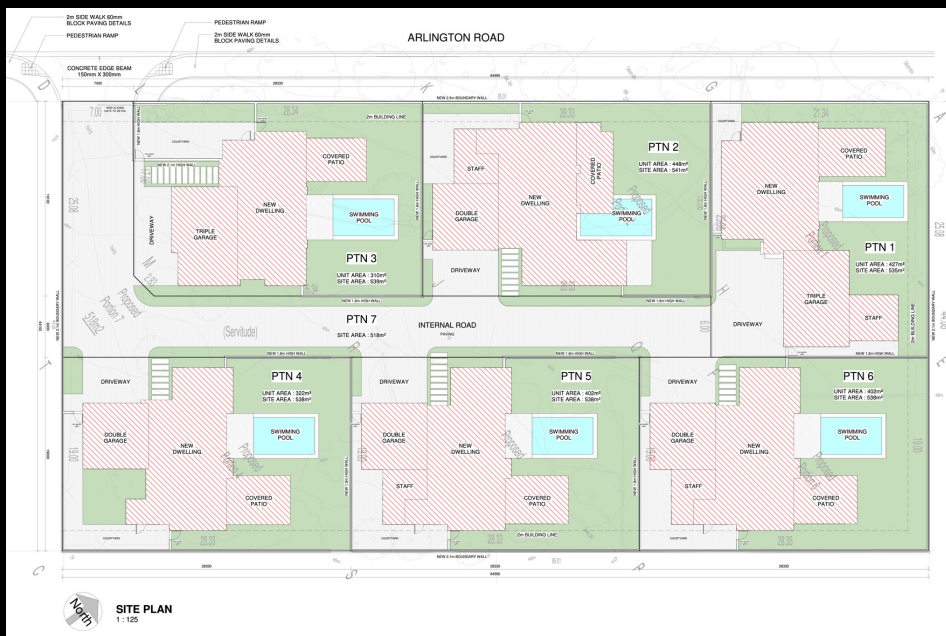
- above renders are artists impressions

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E & OE

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Unit	Land Size m <sup>2</sup>	Land Price	Build Size m <sup>2</sup>	Build Rate (incl VAT) per m <sup>2</sup>	Build Price (incl VAT)	TOTAL
#1	535	R1,650,000	383	R14,500	R5,553,500	R7,203,500
			437	R14,250	R6,227,250	R7,877,250
#2	541	R1,650,000	356	R14,750	R5,251,000	R6,901,000
			437	R14,250	R6,227,250	R7,877,250
#3	539	R1,575,000	300	R14,750	R4,425,000	R5,995,000
			319	R14,750	R4,705,250	R6,280,250
#4	538	R1,690,000	333	R14,750	R4,911,750	R6,601,750
			416	R14,250	R5,928,000	R7,618,000
#5	538	R1,690,000	333	R14,750	R4,911,750	R6,601,750
			416	R14,250	R5,928,000	R7,618,000
#6	538	R1,725,000	333	R14,750	R4,911,750	R6,636,750
			416	R14,250	R5,928,000	R7,653,000

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