



HAMILTON'S
PROPERTY  PORTFOLIO

the boutique experience

off plan development
the avenue on cawdor
residential estate in hurlingham

web ref: [ndtheavenueoncawdor](#)

price (no transfer duty)
from R6 462 500

key features

- stand sizes (603 to 722 m²)
- house sizes (285 to 380+m²)
- open plan entertainment
- modern kitchen & scullery
- 3/4/5 en-suite bedrooms
- study/guest en-suite
- guest cloakroom
- pj lounge
- 2/3 garages
- optional staff accommodation
- pool optional

special features

- charcoal aluminium doors & windows
- floating staircase
- 3m high ceilings
- 2.4m high doors
- solar geysers & solar PV ready
- frameless showers
- smeg oven and gas hob
- project management included
- complex borehole



6 Exceptional contemporary freehold homes, bringing luxury, tranquility and security together, close to Hyde Park and the Sandton CBD.

Safe cluster living within a boomed and secured avenue.

Designed by renowned Chris Sparks Architecture, The Avenue on Cawdor offers sought after open plan designs complemented with striking entrances, floating staircases and en-suite bedrooms onto generous gardens.

Various plan options available from 285m² to 380+m². Select your own finishes and customise the plans to your specific needs. Project Management included with architectural expertise guiding purchasers with their finishes.

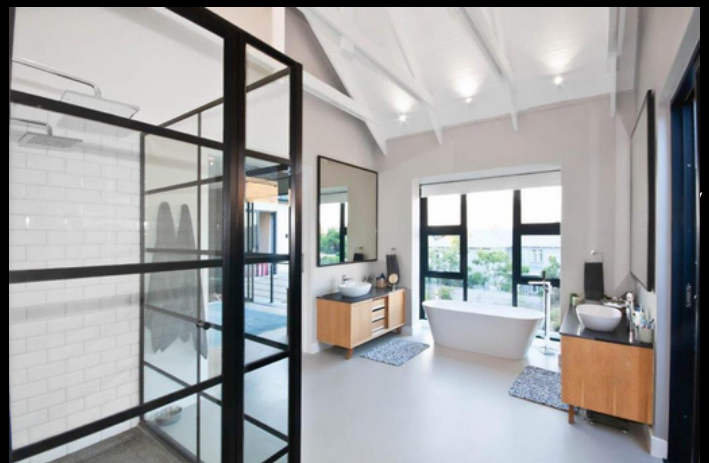
Find this OFF PLAN development on our website;
search residential new developments, web reference "ndtheavenueoncawdor"

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*the above are artists impressions
*the below photos are of similar reference sites



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E & OE





designed by:



developed by:



Unit		Land Size	Land Price	Architect Project Fee	Build Rate (incl VAT)	Build Size *	Build Price (incl VAT)	TOTAL
		m2			per m2	m2		
#3	Option A	603	R1,945,000	R100,000	R15,500	285	R4,417,500	R6,462,500
	Option B	603	R1,945,000	R125,000	R15,500	318	R4,929,000	R6,999,000
#4	Option A	655	R1,976,000	R125,000	R15,500	316	R4,898,000	R6,999,000
	Option B	655	R1,976,000	R150,000	R15,200	360	R5,472,000	R7,598,000
#5		722						SOLD
#6		714						SOLD
#7		610						SOLD
#8		603						SOLD

* indicative sizing

alison stroobach | peter stroobach development specialists

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