



## OFF PLAN DEVELOPMENT: 164 on Eccleston from R8,975m NO TRANSFER DUTY

4 4.5 3

Location....Security.....Style..... These 4 off-plan cluster homes are nestled in the highly sought after Hamilton Village enclosure; arguably the most secure estate in Bryanston East. Combine this with the striking minimalistic architecture designed by renowned SPS arch & design. Offering open plan entertainment with patio-integrated pool and fire pit. Double volume in the heart of the home bringing in excellent light. Select your own finishes from a generous budget, tweak the plans to suit your needs, add on some areas and make this "the home of your dreams". Stand Sizes: 750m<sup>2</sup>, 783m<sup>2</sup> and 897m<sup>2</sup> House Sizes: 400m<sup>2</sup>, 419+m<sup>2</sup> and 480+m<sup>2</sup> Accommodation: Open plan living area Guest cloakroom Kitchen, Scullery, Pantry 4/5/6 bedrooms en-suite Pajama Lounge Triple garaging Staff accommodation (optional on the 400m<sup>2</sup> home). Study optional

### Features

#### Interior

Bedrooms	4	Bathrooms	4.5
Kitchens	1.5	Recep. Rooms	3

#### Exterior

Garages	3	Domestic Accom.	1
Security	Yes	Pool	Yes
Views	False		

#### Sizes

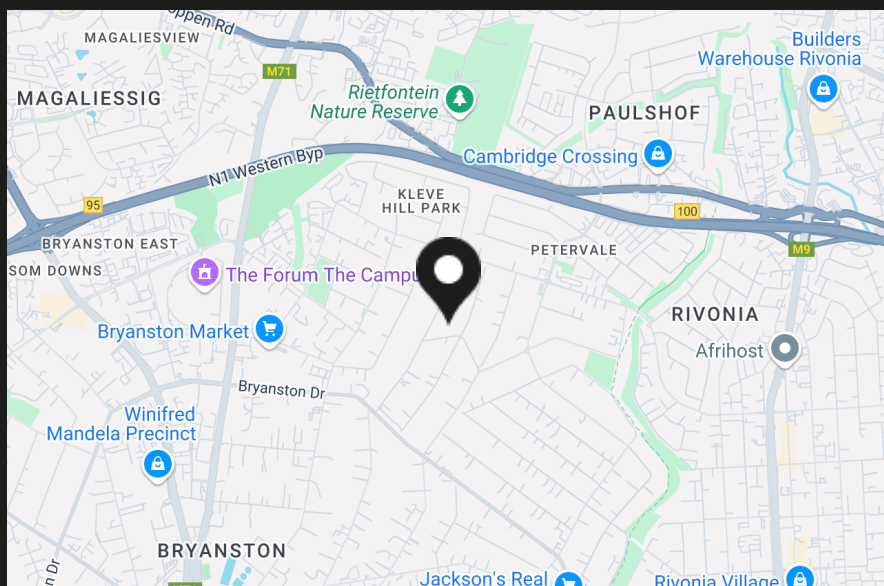
Internal	400m <sup>2</sup>
External	750m <sup>2</sup>



## Bryanston at a glance

Bryanston: A Prestigious Suburb Blending Luxury, Convenience & Lifestyle Aerial view of Bryanston from Hamilton's Property Portfolio house Image source: <https://tinyurl.com/5ebbesfe>

Bryanston is a prestigious suburb that combines refined living with everyday convenience. It's proliferation of trees contribute to Johannesburg's accolade of being recognised as the biggest urban forest in the world. Close to Sandton and areas like Sandhurst and Fourways, it offers a unique mix of elegant homes, robust community infrastructure and excellent amenities - all of which appeal to homeowners, families and investors alike. Its strategic location, proximity to top schools, reliable healthcare facilities and efficient transport links further...



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