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ROSEBANK LANES

The Project

Introduction

The project involves the development of 54 two bedroomed apartments of approximately 110 sqm each on 6000sqm of land on the East side of Bath Avenue in Rosebank.

The site is prime for several reasons:

- It is in close proximity to Oxford Road with easy access by road South to Johannesburg, North to Illovo and Sandton, West to Jan Smuts Avenue and East to the M1
- It is within a short walking distance to the Rosebank CBD, including the Rosebank Mall, the Zone Shopping Centre and the Firs Shopping Centre
- It is well supported with public transport, including The Gautrain, Gautrain buses, Rea Vaya Bus Rapid Transit, and Taxi Services
- It is across the street from Rosebank Primary School, and within a few minutes of several good public and private schools
- It is within a few minutes of a number of corporate head offices, legal firm head offices and major hotels

The apartment design is trendy and innovative. It incorporates a number of features that serve to simultaneously enhance the lifestyle represented and optimize the development cost. Notwithstanding the novel design, it is tried and tested in that two prior developments incorporating the same design have been successfully completed and occupied.

Location Plan



GPS Coordinates: 26° 30.66"S 28° 2' 31.40"E

Design



The 54 units are grouped into 3 blocks of 18 units each. These are accessed via central secure pedestrian lanes, which are reminiscent of old town streets. A central feature of the lane is a shallow elongated water feature which passively cools and creates a microclimate encouraging the growth of ivy and creeping plants onto the building facades.





The two bedroom unit opens to the lane via an intimately scaled porch with built in seating on the one side and a secure private garden courtyard on the other. By using wall to wall sliding glass doors the unit merges seamlessly into the courtyard creating one large indoor-outdoor living space.





An elegant staircase leads up to the first floor, housing two bedrooms with ensuite bathrooms.

The master bedroom overlooks the courtyard, while the second bedroom used high level windows allowing natural light to flood in.

Spaces flow together, inside and outside merge into a development that celebrates an urban lifestyle in a secure community setting.



Site Plan

