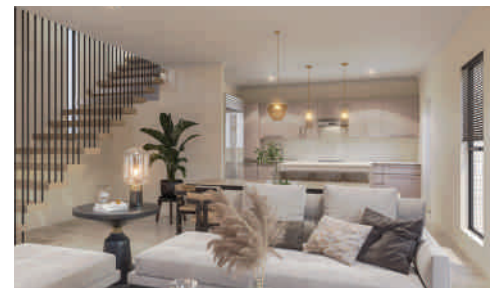
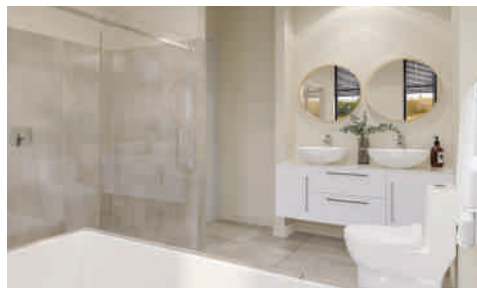
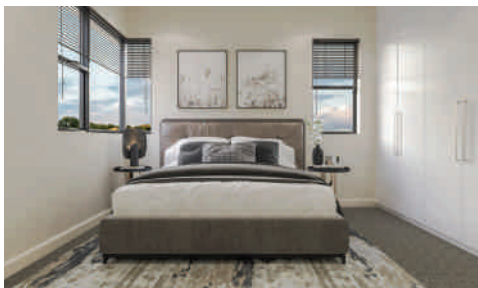




# HOLLINS PLACE

18 Exclusive Luxury Cluster Homes in Bryanston



PRICE **R3 300 000** INCL. VAT

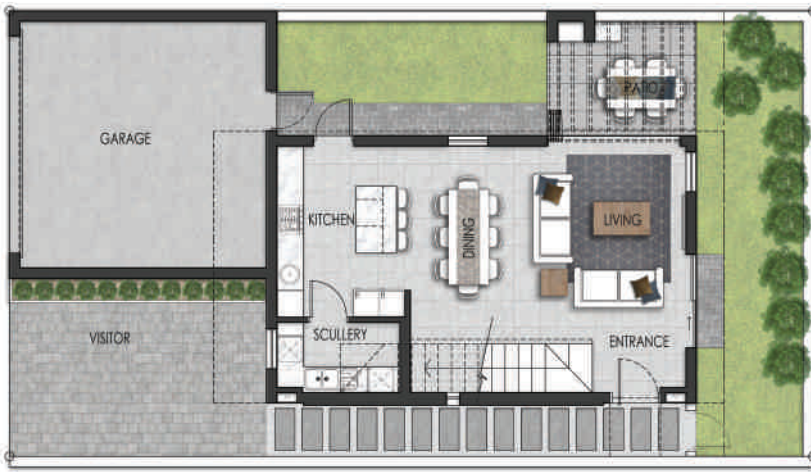
with no transfer duty, this is a great investment opportunity



# HOLLINS PLACE

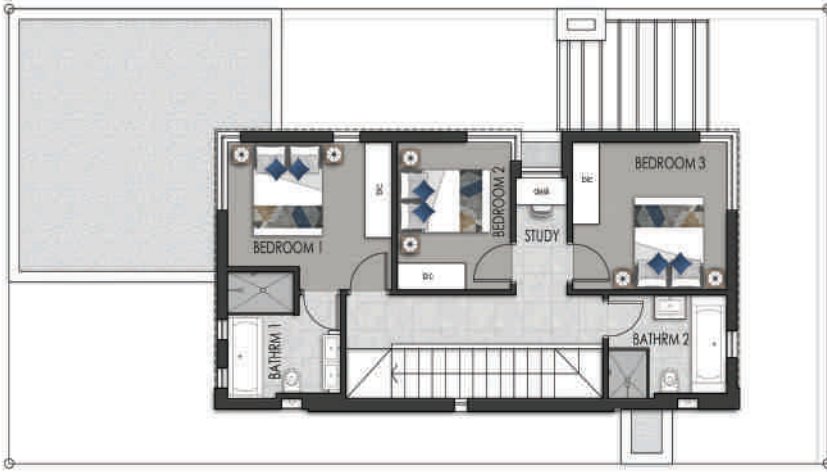
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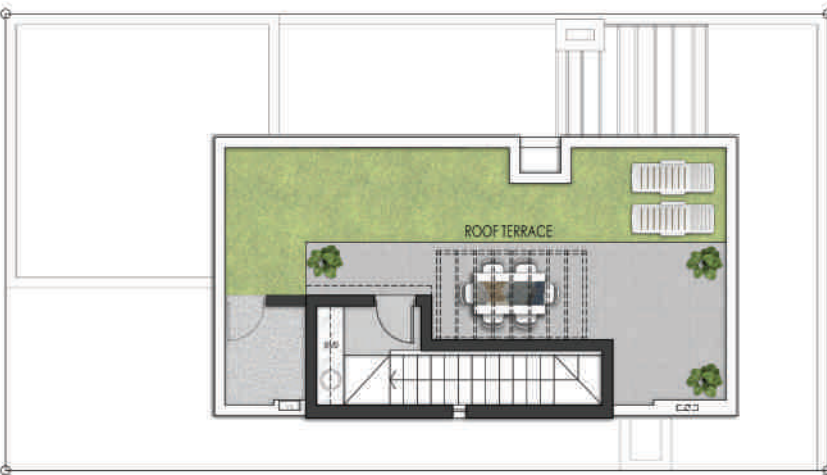
## GROUND FLOOR: UNIT TYPE A

AREA	
GROUND FLOOR:	57.50 m <sup>2</sup>
GARAGE:	35.63 m <sup>2</sup>
FIRST FLOOR:	69.19 m <sup>2</sup>
ROOF TERRACE PUB:	4.51 m <sup>2</sup>
<b>SUB-TOTAL:</b>	<b>166.83 m<sup>2</sup></b>
COVERED PATIO:	9.37 m <sup>2</sup>
PARTIALLY COVERED PATIO:	55.33 m <sup>2</sup>
<b>TOTAL:</b>	<b>231.53 m<sup>2</sup></b>



## FIRST FLOOR: UNIT TYPE A

AREA	
GROUND FLOOR:	55.56 m <sup>2</sup>
GARAGE:	35.57 m <sup>2</sup>
FIRST FLOOR:	69.19 m <sup>2</sup>
ROOF TERRACE PUB:	4.51 m <sup>2</sup>
<b>SUB-TOTAL:</b>	<b>164.83 m<sup>2</sup></b>
COVERED PATIO:	2.21 m <sup>2</sup>
PARTIALLY COVERED PATIO:	7.16 m <sup>2</sup>
ROOF TERRACE:	55.33 m <sup>2</sup>
<b>TOTAL:</b>	<b>229.53 m<sup>2</sup></b>



## ROOF TERRACE: UNIT TYPE A

AREA	
GROUND FLOOR:	57.50 m <sup>2</sup>
GARAGE:	35.63 m <sup>2</sup>
FIRST FLOOR:	69.19 m <sup>2</sup>
ROOF TERRACE PUB:	4.51 m <sup>2</sup>
<b>SUB-TOTAL:</b>	<b>166.83 m<sup>2</sup></b>
COVERED PATIO:	9.37 m <sup>2</sup>
ROOF TERRACE:	55.33 m <sup>2</sup>
<b>TOTAL:</b>	<b>231.53 m<sup>2</sup></b>

# THE CLUSTERS

Hollins Place offers 18 freehold homes nestled within a secure cluster development, situated in the coveted Bryanston East neighbourhood. Positioned within a 24-hour guarded enclave, it promises a tranquil and secure urban living experience.

Priced at R3 300 000 (including VAT) and no transfer duty, this represents an exceptional investment opportunity.

The residence boasts a distinctive and practical floor plan comprising an open-plan kitchen, dining, and living area that seamlessly connects to a partially covered patio and garden. Additionally, it includes a separate scullery, a double garage, and designated visitors parking. On the first floor, you'll find three bedrooms, two bathrooms, and a convenient study nook. Ascend the floating designer staircase to discover a private roof terrace featuring a refreshment bar.

Contact us to schedule a visit to the site and showroom at Hollins Place, where you can explore the selection of available stands, finishes, and configuration possibilities.

To secure your home, a 10% deposit is required for the stand, followed by securing the balance of the purchase price for the stand and building. Rest assured, our in-house bond originator is available to assist you with financing options.



## PROPERTY DETAILS

Open-plan kitchen, dining and living · Partially covered patios · Separate scullery  
Double garage and visitors parking · 3 Bedrooms · 2 Bathrooms · Study nook  
Floating designer staircase · Roof terrace with a refreshment bar

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# THE DEVELOPMENT

Excellent location in Bryanston East off St Audley Road and situated within the West Hertford enclosure at 16 West Hertford Road, this development offers swift access to the Sandton CBD, churches, mosques, and the Bryanston and Hobart Shopping centres. It's conveniently within walking distance to Bryanston High and Primary schools, Michael Mount, Brescia, and Crawford.

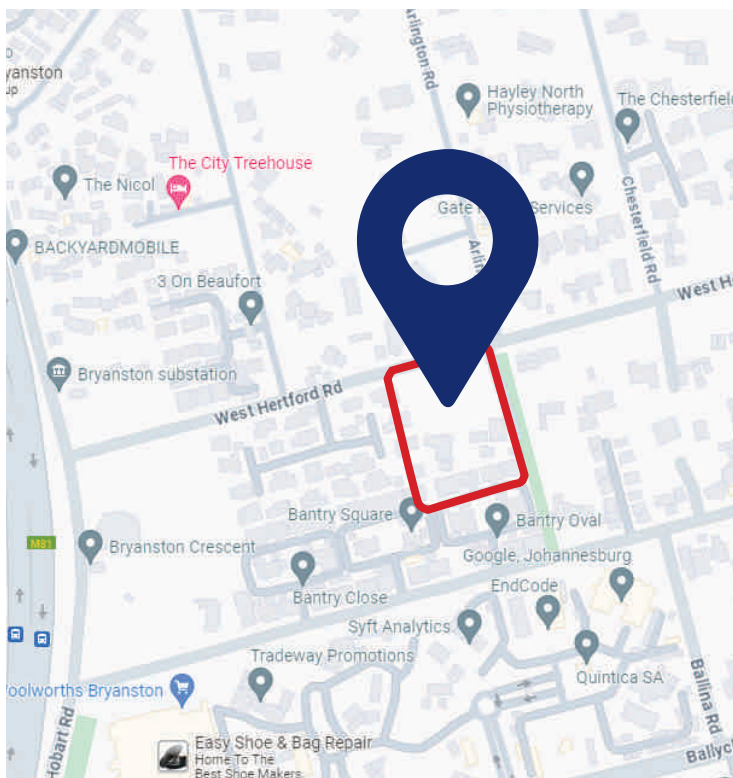
Every aspect of this off-plan development, with an expected completion date within 12 months of transfer, has been meticulously crafted with a modern lifestyle in mind.

Featuring a rooftop terrace with a refreshment bar, open-plan living with a patio and garden, three bedrooms, a study nook, and a double garage, Hollins Place epitomizes contemporary design, exceptional security, an ideal location, luxury fittings, premium finishes, and functional living spaces, making it an outstanding property investment.

Backed by an established and experienced development team of excellence, including architect, interior designer, engineers, and developers.



SITE PLAN



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