



# The Alyton *Residences*

A BOUTIQUE NEW RESIDENTIAL  
DEVELOPMENT IN THE  
HEART OF SANDTON

## LOCATION, LOCATION, LOCATION!

NESTLED BETWEEN RIVONIA, MORNINGSIDE & BRYANSTON LAYS THE CENTRALLY POSITIONED SUBURB OF EDENDURG. THE ALYTON RESIDENCES IS LOCATED ON RIETFONTEIN RD. IN A SECURE BOOMED OFF AREA WITH STREET CAMERAS, JUST OFF RIVONIA RD. & 10TH AVE.



## CONVENIENCE

ALL AMENITIES AVAILABLE AT YOUR FINGERTIPS INCLUDING SCHOOLS, SHOPPING MALLS & CLINICS. ONLY 2 KM FROM THE N1 HIGHWAY, 5 KM FROM SANDTON CBD. 2 KM FROM SANDTON MOSQUE. 0.5 KM FROM RIVONIA SHOPPING VILLAGE, 1 KM FROM BRYANSTON RIVERSIDE SHOPPING CENTRE, 0.5 KM FROM MORNINGSIDE COUNTRY CLUB. CLOSE TO GAUTRAIN BUS & TAXI STOPS.

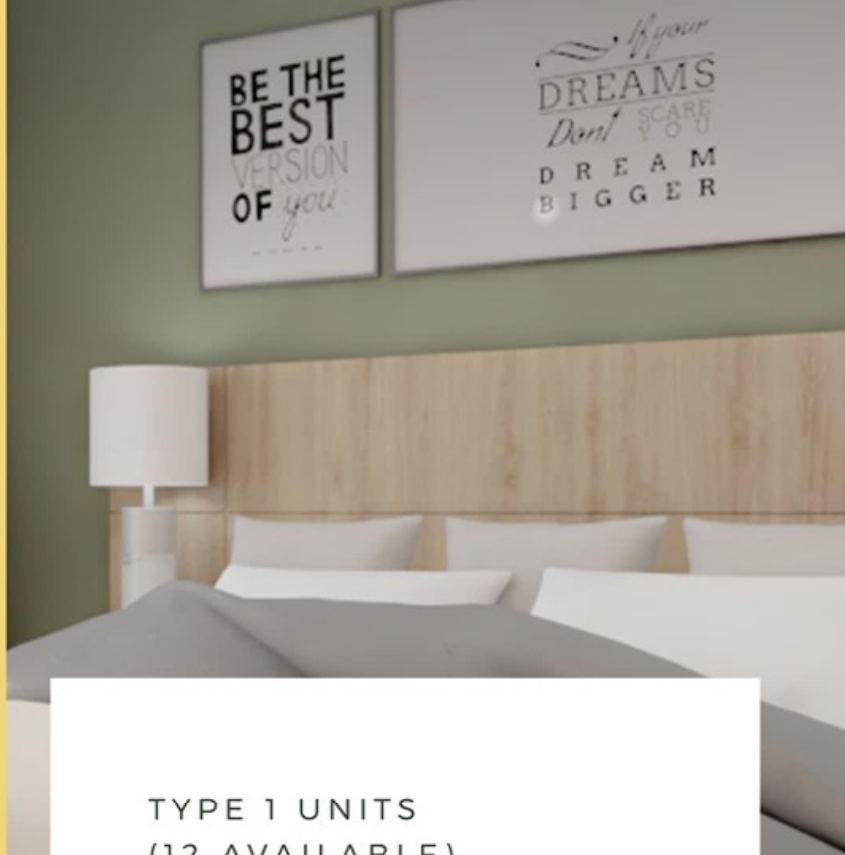


## SECURITY

GUARDHOUSE, PERIMETER CCTV & ELECTRIC FENCE IN AN ALREADY GATED COMMUNITY PROVIDES PEACE OF MIND.

## COMPLEX

CONTEMPORARY BESPOKE COMPLEX OF ONLY 16 UNITS. ENTERTAINMENT AREA WHICH INCLUDES A POOL AND PLAY AREA FOR TODDLERS.



## LIVINGS PACES

EACH UNIT BOASTS A UNIQUE ELEGANCE DUE TO A BLEND OF CLASSICAL AND CONTEMPORARY ARCHITECTURE. WELL PROPORTIONED ROOMS WITH GOOD QUALITY LUXURIOUS FINISHES THROUGHOUT. LOAD SHEDDING READY WITH AN INVERTER WHICH IS SOLAR EXPANDABLE. SOLAR GEYSER, GAS HOB AND FIBRE READY.

## TYPE 1 UNITS (12 AVAILABLE)

EXCLUSIVE FREE STANDING TOWN HOUSE DESIGN.


LAYOUT COMPRISES OF A DOWNSTAIRS OPEN PLAN LOUNGE, DINING ROOM AND KITCHEN, GUEST LOO, COVERED PATIO & DOUBLE AUTOMATED GARAGES.

UPSTAIRS INCLUDES 3 BEDROOMS, 2 WITH EN-SUITES & 1 COMMON BATHROOM WITH BATH, STUDY NOOK AND BALCONY.

EACH UNIT HAS A PRIVATE GARDEN WITH ARTIFICIAL GRASS AND A SPACIOUS MULTI-PURPOSE ROOF PATIO.

## TYPE 2 UNITS (4 AVAILABLE)

MODERN APARTMENT DESIGN. LAYOUT ON ONE LEVEL COMPRISES OF AN OPEN PLAN KITCHEN, DINING ROOM & LOUNGE, 3 BEDROOMS, 1 EN-SUITE & 1 COMMON BATHROOM WITH BATH. EACH UNIT HAS A PRIVATE GARDEN AREA AND TWO COVERED PARKING BAYS.



## STANDARD FEATURES

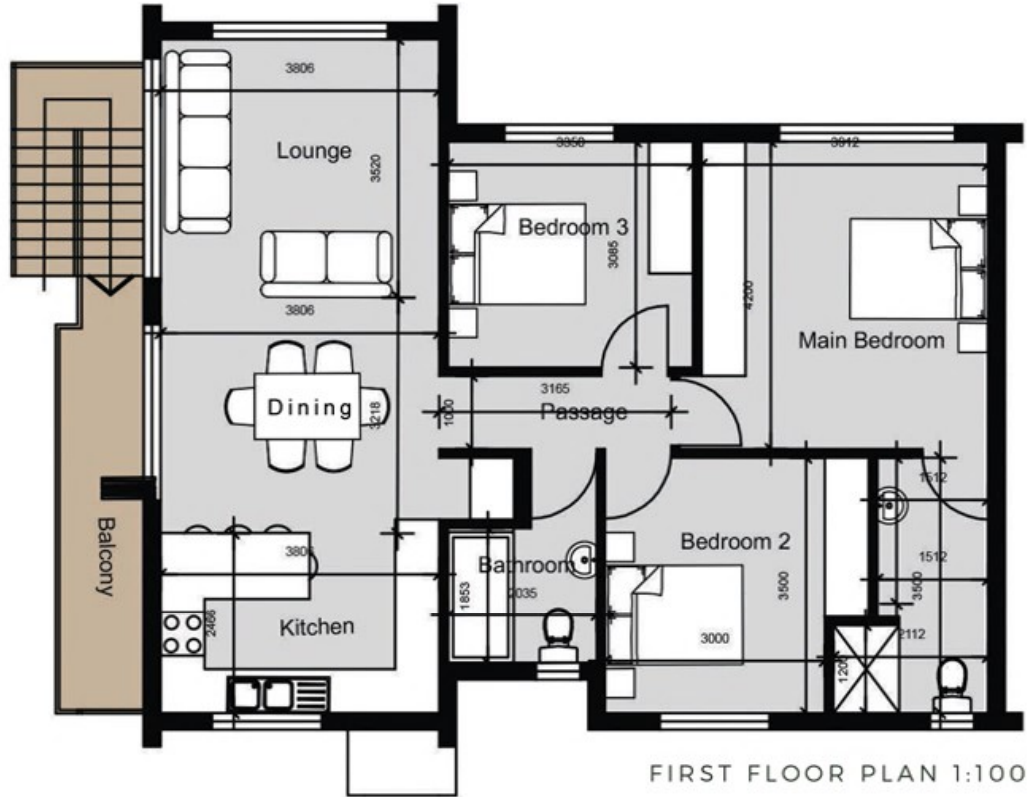
- | SOLAR GEYSER
- | GAS HOB
- | FIBRE
- | AUTOMATED DOUBLE GARAGE
- | PREPAID ELECTRICITY
- | PREPAID WATER
- | LUXURY FINISHING
- | PET FRIENDLY
- | PRIVATE GARDEN
- | GUARDHOUSE
- | PERIMETER CCTV
- | ELECTRIC FENCE
- | POOL
- | ENTERTAINMENT AREA
- | PLAY GYM

## KEY FEATURES

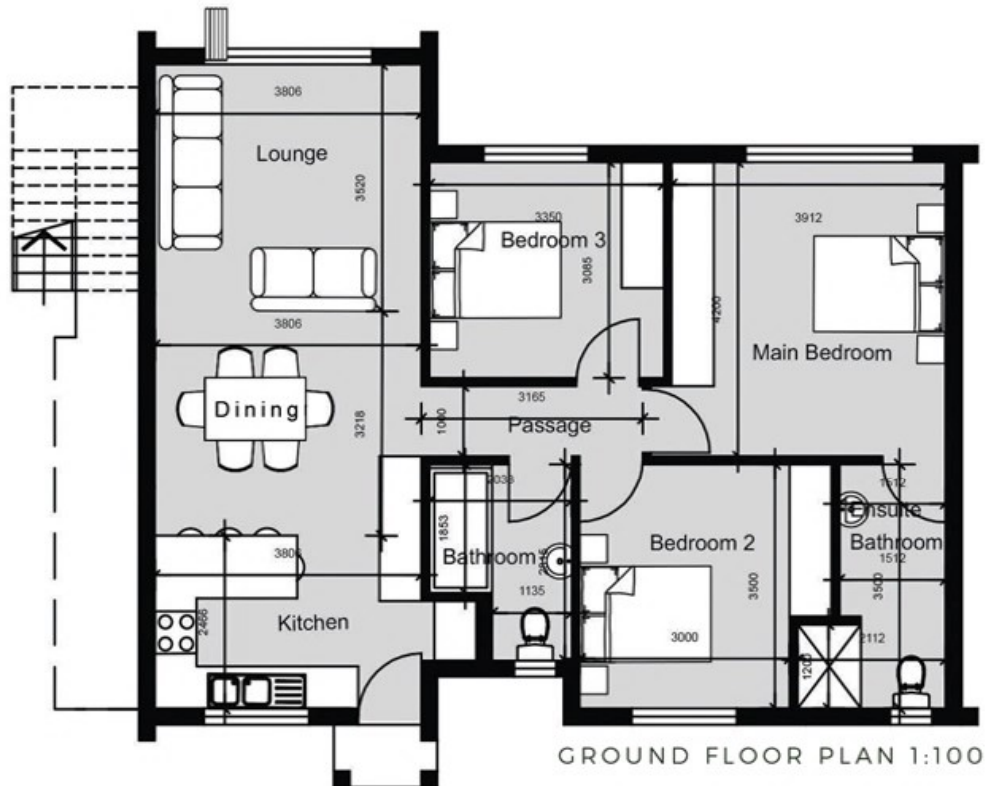
- | INVERTER (FOR TV, FRIDGE, CHARGING AND LIGHTS)
- | SOLAR READY
- | ROOF PATIO
- | ARTIFICIAL GRASS
- | SMART INTERCOM / ACCESS CONTROL

PRICED FROM R2 050 000 FOR THE APARTMENT AND R3 150 000 FOR THE TOWN HOUSE. ALL COSTS INCLUDED. NO TRANSFER DUTY/ FEES.

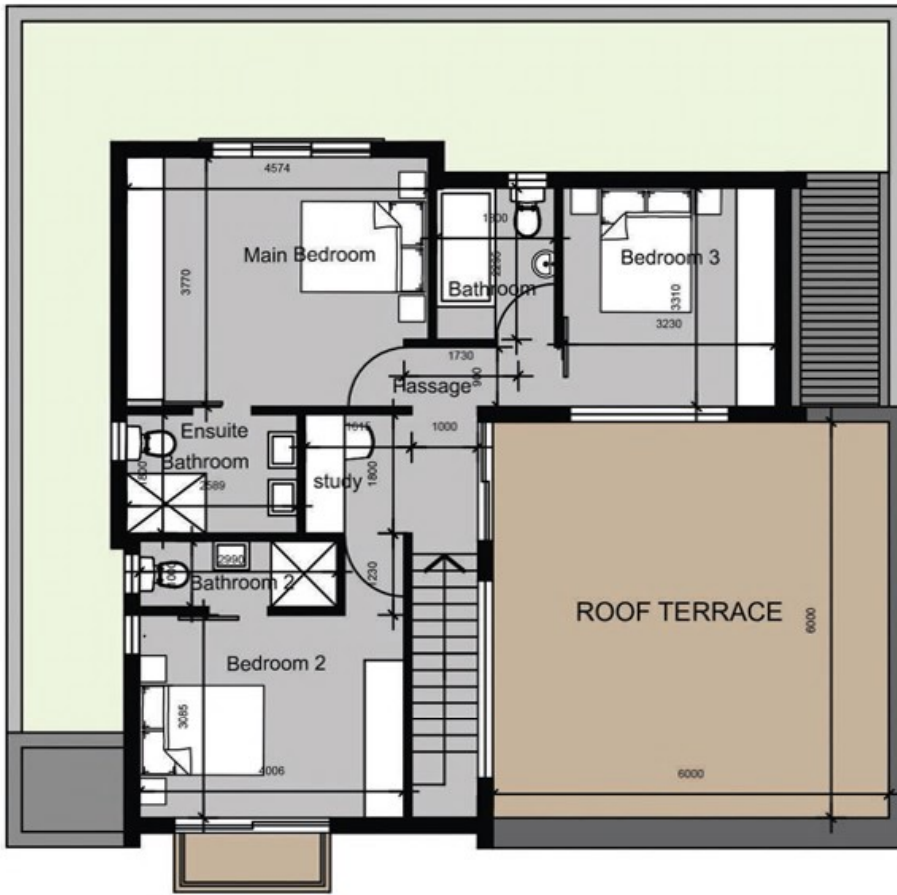
THE ALYTON RESIDENCES OFFERS YOU THE URBAN LIFESTYLE YOU REALLY DESERVE!  
GET IN TOUCH NOW! [WWW.THE-ALYTON.CO.ZA](http://WWW.THE-ALYTON.CO.ZA)



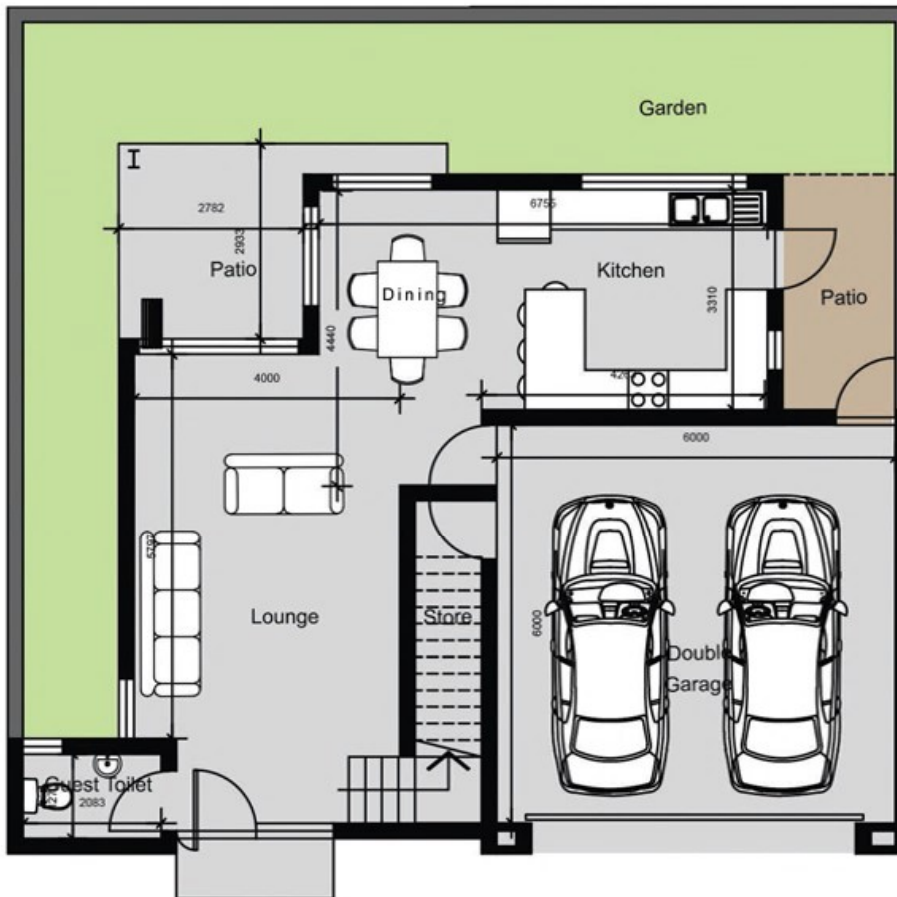
FIRST FLOOR PLAN 1:100



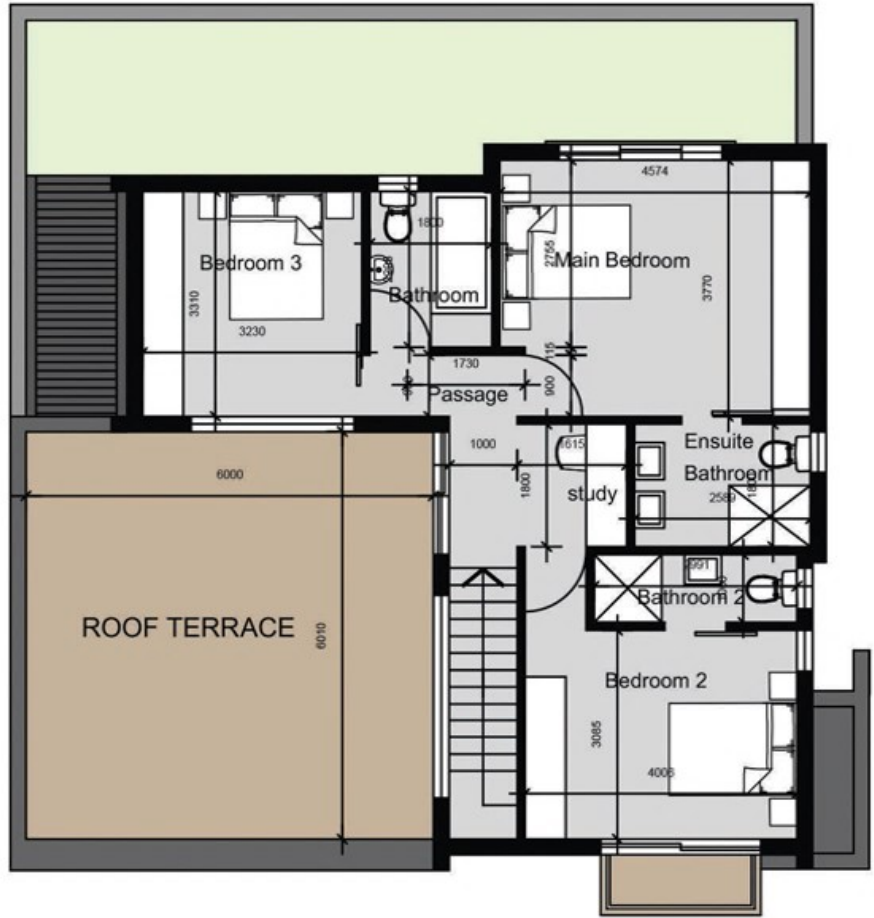
GROUND FLOOR PLAN 1:100



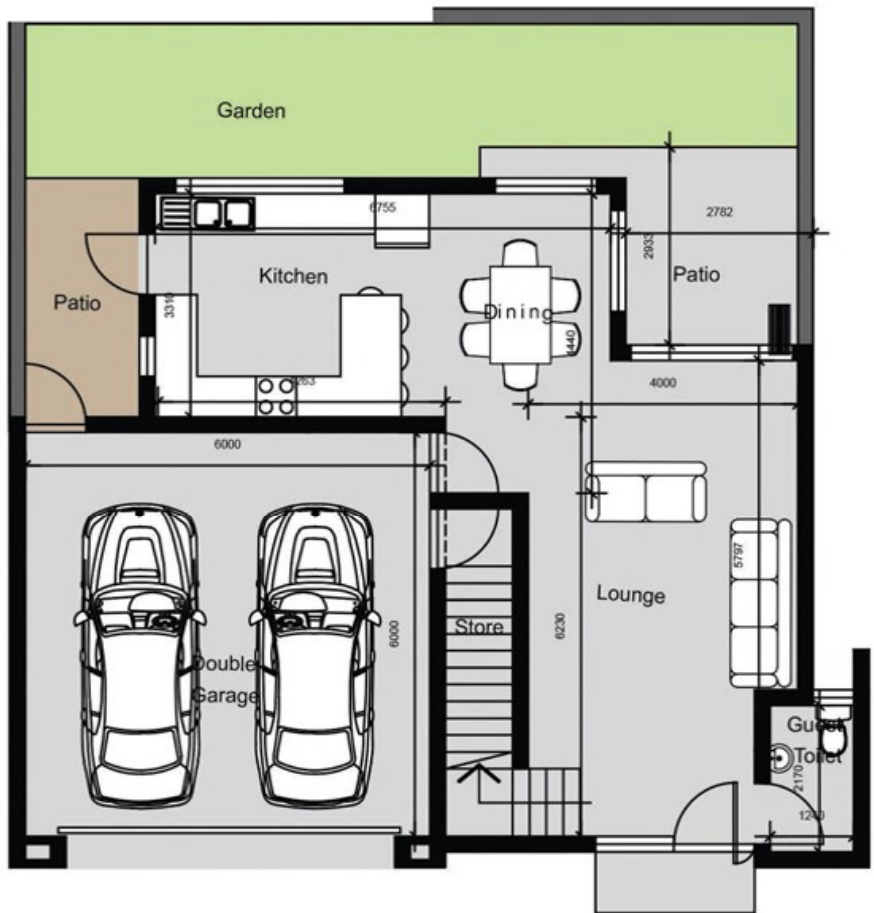
FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100



	GROUND FLOOR	FIRST FLOOR	PATIOS/ BALCONIES	STAIRS & WALKWAY	TOTAL
GUARDHOUSE	11,9 m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>	- m <sup>2</sup>	11,9 m <sup>2</sup>
UNIT 1	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 2	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 3	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 4	102,00 m <sup>2</sup>	- m <sup>2</sup>	1,32 m <sup>2</sup>	- m <sup>2</sup>	103,22 m <sup>2</sup>
UNIT 5	- m <sup>2</sup>	102,00 m <sup>2</sup>	- m <sup>2</sup>	12,36 m <sup>2</sup>	114,36 m <sup>2</sup>
UNIT 6	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 7	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 8	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 9	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 10	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 11	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 12	102,00 m <sup>2</sup>	- m <sup>2</sup>	1,32 m <sup>2</sup>	- m <sup>2</sup>	103,32 m <sup>2</sup>
UNIT 13	- m <sup>2</sup>	102,00 m <sup>2</sup>	- m <sup>2</sup>	12,36 m <sup>2</sup>	114,36 m <sup>2</sup>
UNIT 14	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 15	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
UNIT 16	108,53 m <sup>2</sup>	65,88 m <sup>2</sup>	48,80 m <sup>2</sup>	- m <sup>2</sup>	223,21 m <sup>2</sup>
					<b>3125,78 m<sup>2</sup></b>



3D DOLLHOUSE - APARTMENT - GROUND FLOOR

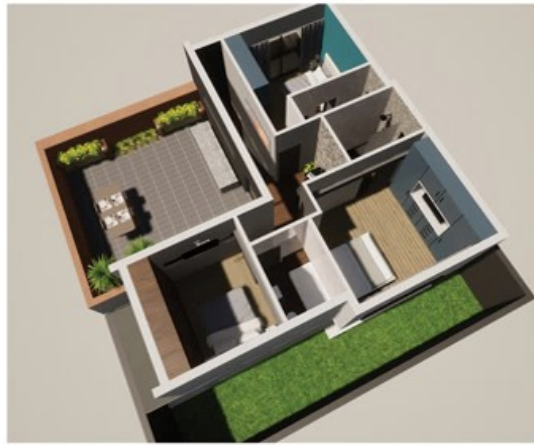
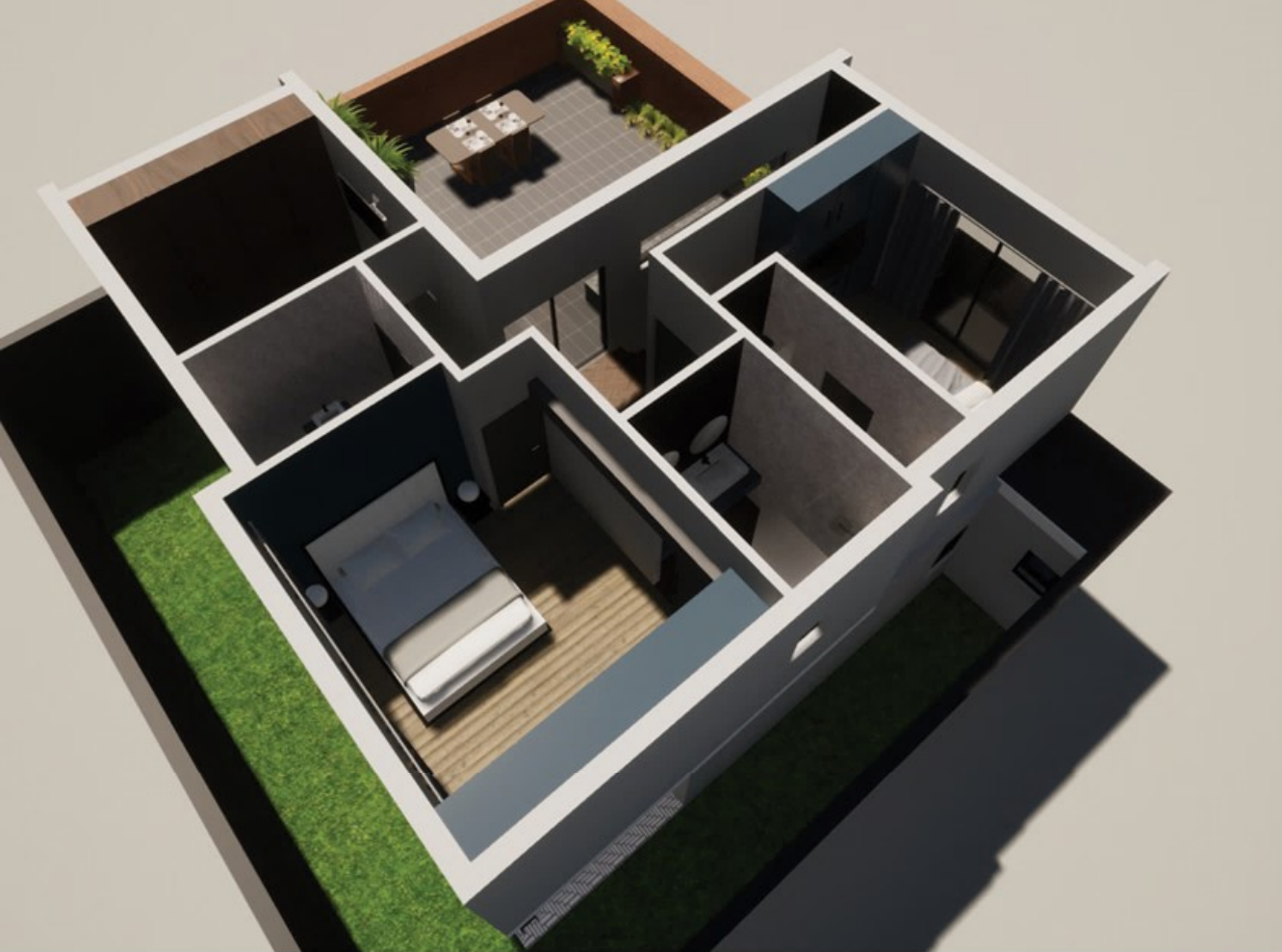




3D DOLLHOUSE - APARTMENT - FIRST FLOOR

3D DOLLHOUSE - TOWN HOUSE A - GROUND FLOOR

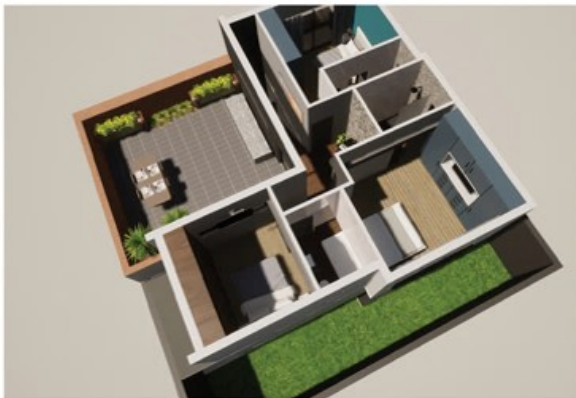




3D DOLLHOUSE - TOWN HOUSE A - FIRST FLOOR

3D DOLLHOUSE - TOWN HOUSE B - GROUND FLOOR





3D DOLLHOUSE - TOWN HOUSE B - FIRST FLOOR

# 3D EXTERIORS





3D EXTERIORS









3D EXTERIORS

3D EXTERIORS





## 3D INTERIOR - APARTMENT

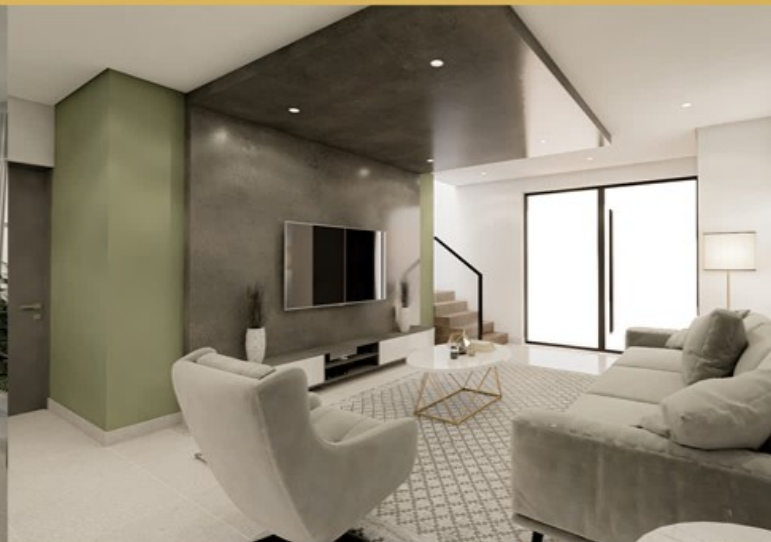


3D INTERIOR - APARTMENT





3D INTERIOR - TOWN HOUSE



3D INTERIOR - TOWN HOUSE



## PARTNERS



ICONIC



RAWSON



ATTORNEYS | NOTARIES | CONVEYANCERS

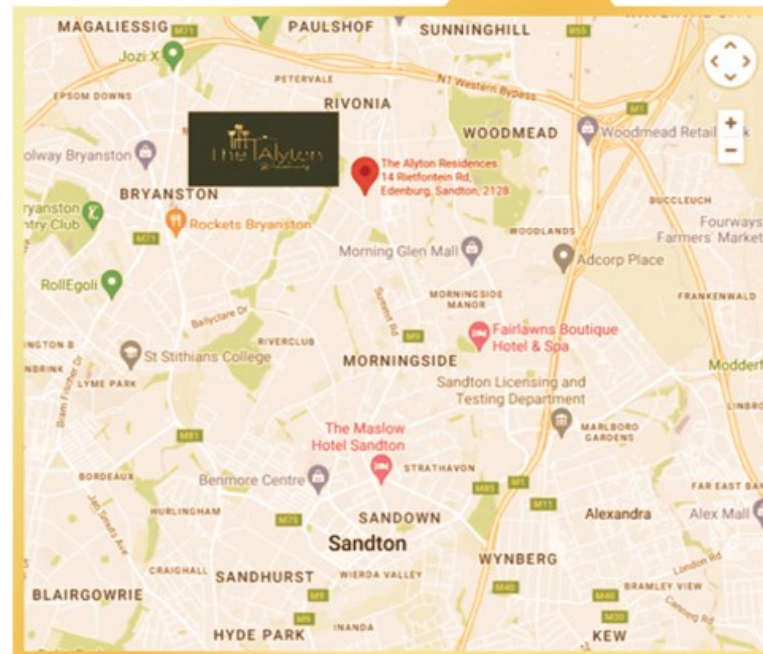


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