



artists impression

# HAMILTON'S

PROPERTY  PORTFOLIO

*the boutique experience*

off plan development  
11 chesterfield road, residential estate in bryanston

web ref: nd11chesterfieldgovara  
[www.hamiltons.co.za](http://www.hamiltons.co.za)

## key features

- Stand sizes (603 to 631 m2)
- House sizes (364 to 399 m2)
- Open Plan entertainment
- Covered Patio
- Kitchen, Scullery, Pantry
- 4 en-suite Bedrooms
- Guest Cloakroom
- PJ Lounge
- Double Garaging
- Study optional
- Staff Accommodation optional
- Pool optional

## special features

- 2,4m High doors
- Charcoal aluminium doors & windows
- Solar or heat pump geyser
- Solar PV ready
- Water backup
- Frameless showers
- Free standing bath
- Partnerships with: Smeg, Hansgroeh, Kitch Studio, Franke
- CCTV security
- Guard house
- Boomed and patrolled enclosure

Welcome to the epitome of luxury living; centrally and quietly located within the sought-after West Hertford secured enclosure in Bryanston,

Crafted by award winning Down to Earth Architects, on generous stands, these 6 magnificent homes display beautiful clean, contemporary lines.

Designed for relaxed elegant entertaining, featuring open plan living, complemented with fabulous double volume spaces and a focus on calmly integrating with the garden.

364 to 399m2 under roof.

Stand Sizes from 603 to 631m2.

Purchasers may select their own finishes and tweak the plans to suit their specific requirements.

Green initiatives throughout.





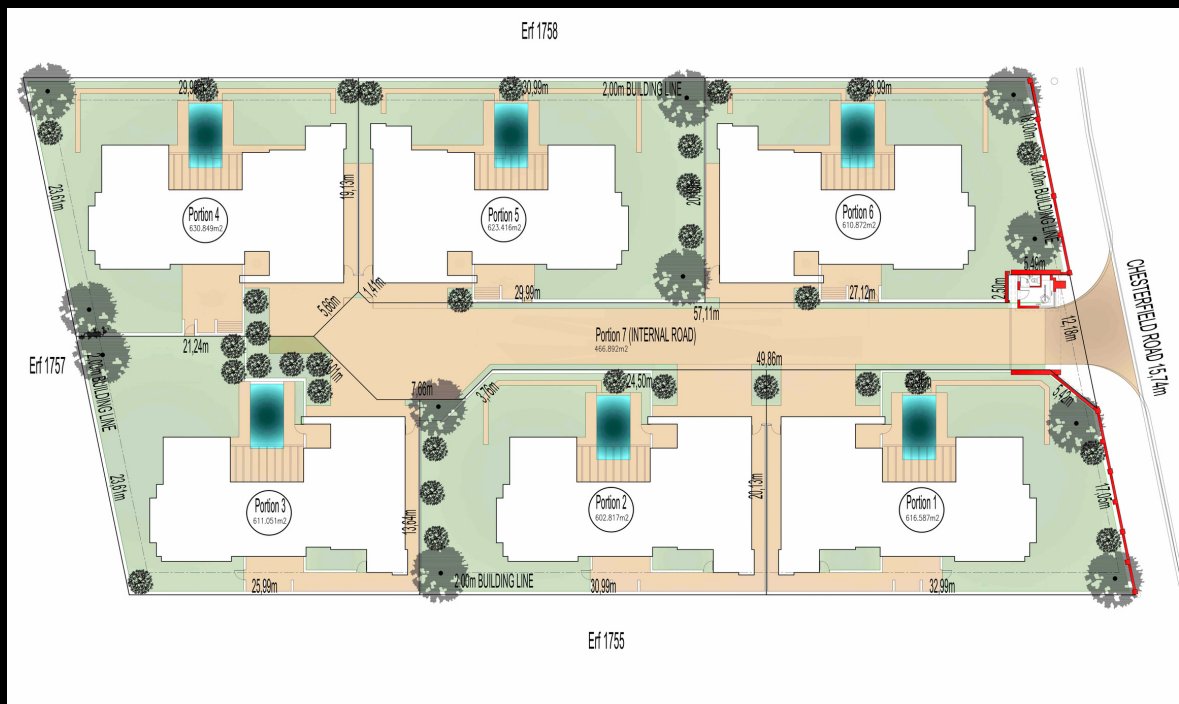
• above renders are artists impressions

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E & OE

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Registered with the PPRA | Fidelity Fund Certificate F111903 | Verified Trust Account





House #	Land Size m2	Land Price	Build Size m2	Build Price (incl VAT)	TOTAL (rounded)
1	617	R1 625 000	364	R5 096 000	R6 720 000
			399	R5 586 000	R7 210 000
2	603	R1 725 000	399	R5 586 000	R7 310 000
3	611	R1 850 000	399	R5 586 000	R7 435 000
4	631	R1 900 000	399	R5 586 000	R7 485 000
5	623	R1 775 000	399	R5 586 000	R7 360 000
6	611	R1 555 000	364	R5 096 000	R6 650 000
			399	R5 586 000	R7 140 000

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