



artists impression

# HAMILTON'S

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PROPERTY  PORTFOLIO

*the boutique experience*

off plan development  
85 culcross road, bryanston

web ref: nd85culross  
[www.hamiltons.co.za](http://www.hamiltons.co.za)

# 85 culross

price (no transfer duty)  
from R 7 550 000

## key features

- Stand sizes:  
1034, 1054  
House size from 320m2
- Stand size: 1631 m2  
House size from 430m2
- Open Plan entertainment
- Kitchen, Scullery, Pantry
- 4 en-suite Bedrooms
- Double Garaging
- Staff accomodation

## special features

- 3m High ceilings with bulkheads
- 2,4m High doors
- Black aluminium doors & windows
- Black door handles
- Gas geysers
- Solar PV ready
- Frameless showers
- Integrated pool and fire pit



Location, location, location.....

We are proud to offer to the select few, these 3 exceptional off plan homes; set in a cluster development, within the exclusive Culross secured enclosure, in Bryanston East.

Custom build your dream home, designed by renowned SPS arch & design, with the seldom offered opportunity to change the plans to suit your needs and select your own finishes;

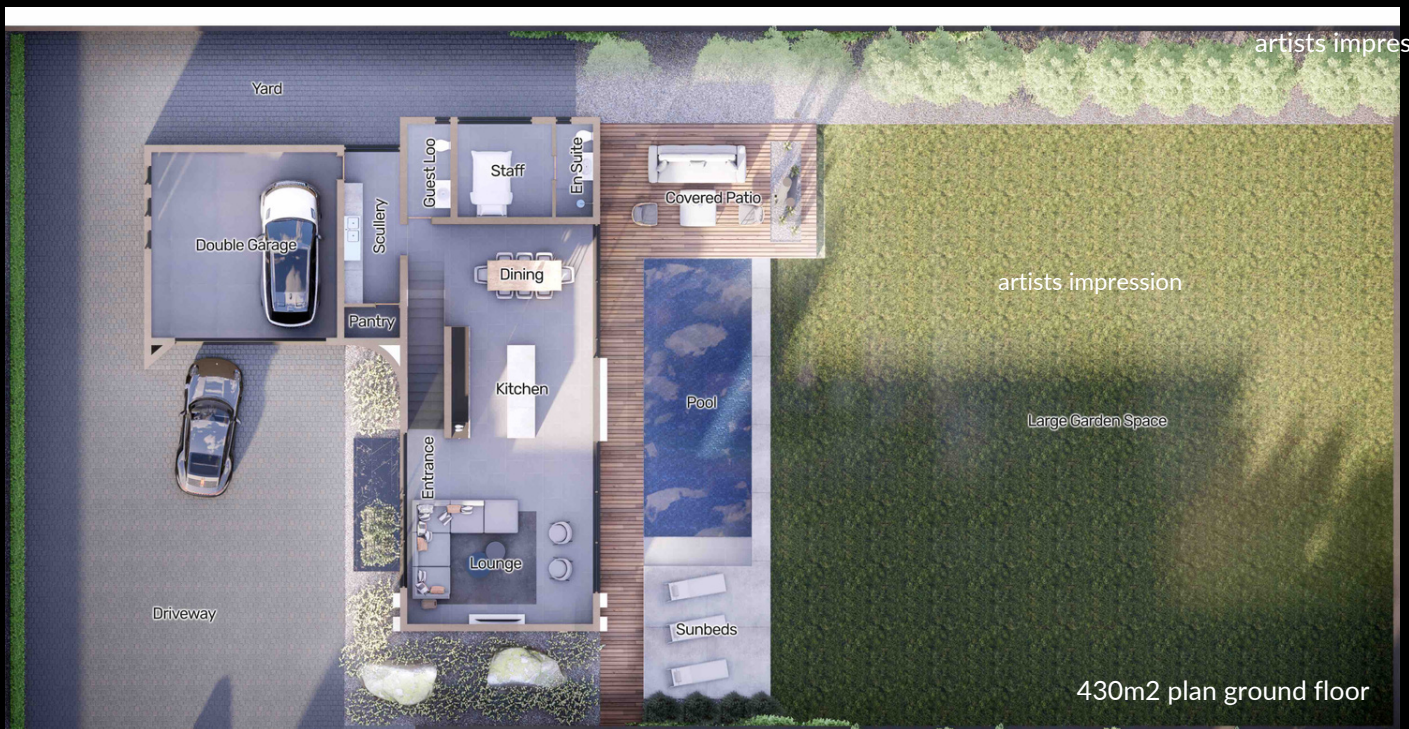
Minimalistic contemporary lines flow through from the open plan entertainment areas to the integrated pools, fire pit and spacious gardens.

If style and the wow factor are what your are looking for, look no further!



430m2 plan first floor

Client: House CUL,  
 Project: ERF 919, Bryanston  
 Illustration: First Floor Orthographic View  
 Date: 2023/09



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Large Garden Space

430m2 plan ground floor

Client: House CUL,  
 Project: ERF 919, Bryanston  
 Illustration: Ground Floor Orthographic View  
 Date: 2023/09

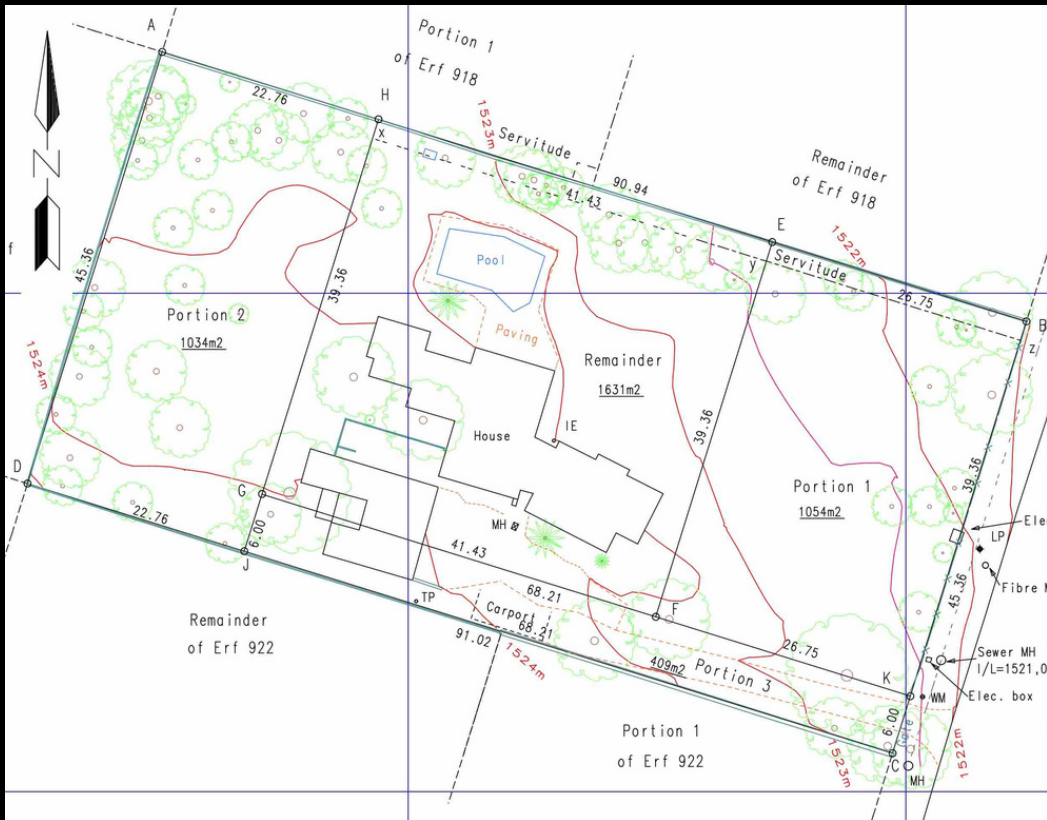


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E & OE

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Land	Land Size m2	Build Size m2	Price
Ptn 1	1054	320	R7 550 000
Ptn 2	1034	320	R7 550 000
Ptn REM	1631	430	R10 650 000

Transfer duty land only.

**alison stroobach | peter stroobach** development specialists

Property Practitioners registered with the PPRA FFC#1153891 | FFC# 1179500

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