

MENLO MANOR



ERF 973 • MENLO PARK, 350 BROOKS STREET, PRETORIA

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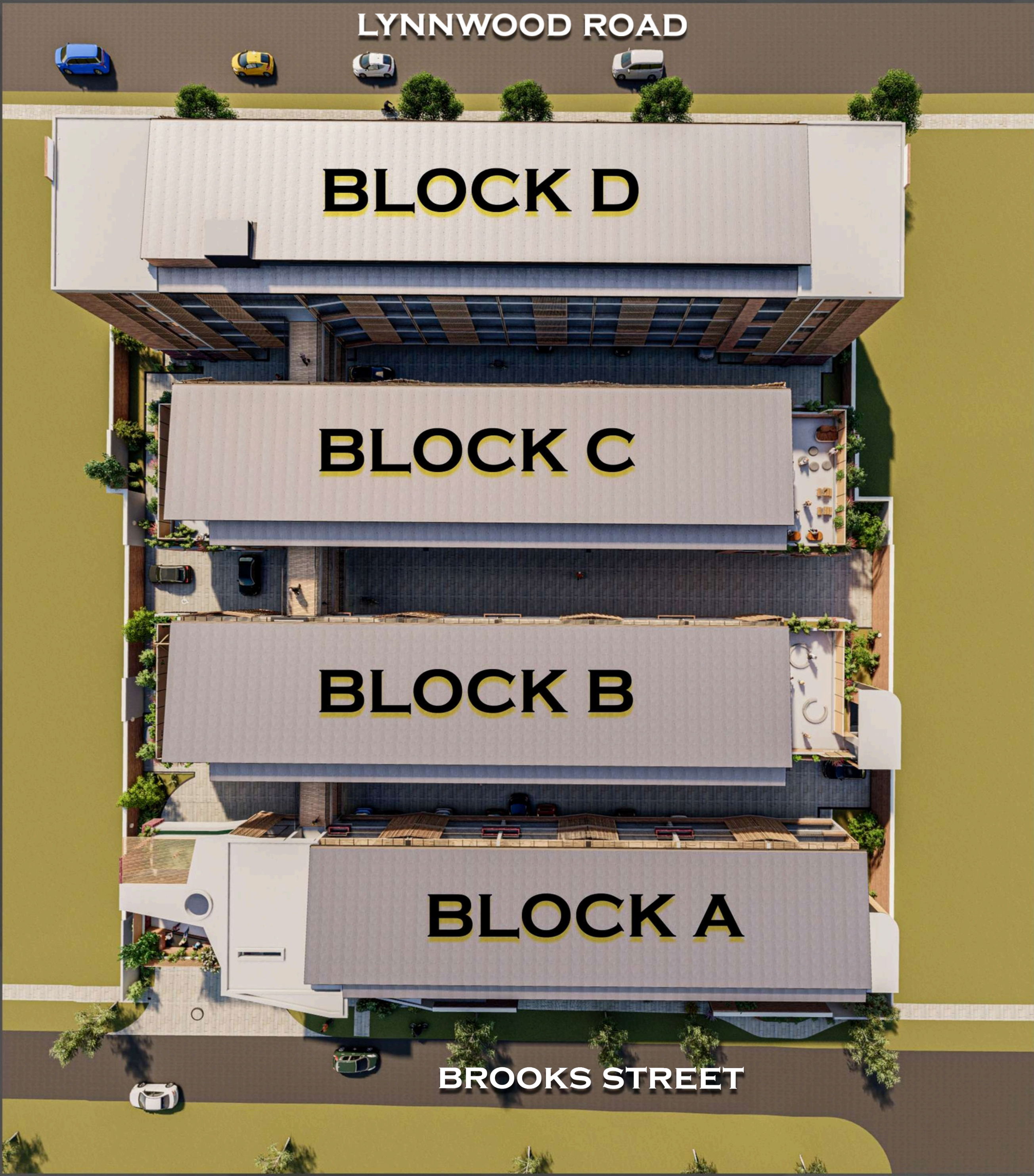
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DEVELOPMENTS

PRIME LOCATION

- 2.6 km from Pretoria Boys High School
- 1.3 km from Menlo Park High School
- 1.9 km from University of Pretoria
- 3.1 km from Lynnwood Bridge
- 2.8 km from Brooklyn Mall
- 4 km to Menlyn Mall



ROOF PLAN





FIRST FLOOR PLAN

FIRST FLOOR				
UNIT NUMBER	BLOCK	TOTAL	COMMENTS	AREA (m²)
A101	BLOCK A	1	1 BED LOFT	83m²
A102	BLOCK A	1	2 BED / 1 BATH	79m²
A103	BLOCK A	1	2 BED / 1 BATH	79m²
A104	BLOCK A	1	2 BED / 1 BATH	79m²
A105	BLOCK A	1	2 BED / 1 BATH	79m²
A106	BLOCK A	1	2 BED / 1 BATH	79m²
A107	BLOCK A	1	2 BED / 1 BATH	79m²
B101	BLOCK B	1	2 BED / 2 BATH	94m²
B102	BLOCK B	1	1 BED LOFT	65m²
B103	BLOCK B	1	2 BED / 1 BATH	79m²
B104	BLOCK B	1	2 BED / 1 BATH	79m²
B105	BLOCK B	1	2 BED / 1 BATH	79m²
B106	BLOCK B	1	2 BED / 1 BATH	79m²
B107	BLOCK B	1	2 BED / 1 BATH	79m²
B108	BLOCK B	1	2 BED / 1 BATH	79m²
C101	BLOCK C	1	2 BED / 2 BATH	94m²
C102	BLOCK C	1	1 BED LOFT	65m²
C103	BLOCK C	1	2 BED / 1 BATH	79m²
C104	BLOCK C	1	2 BED / 1 BATH	79m²
C105	BLOCK C	1	2 BED / 1 BATH	79m²
C106	BLOCK C	1	2 BED / 1 BATH	79m²
C107	BLOCK C	1	1 BED / 1 BATH	65m²
C108	BLOCK C	1	2 BED / 2 BATH	94m²
D101	BLOCK D	1	2 BED / 2 BATH	94m²
D102	BLOCK D	1	2 BED / 1 BATH	75m²
D103	BLOCK D	1	2 BED / 1 BATH	79m²
D104	BLOCK D	1	2 BED / 1 BATH	79m²
D105	BLOCK D	1	2 BED / 1 BATH	79m²
D106	BLOCK D	1	2 BED / 1 BATH	79m²
D107	BLOCK D	1	1 BED / 1 BATH	65m²
D108	BLOCK D	1	2 BED / 2 BATH	94m²

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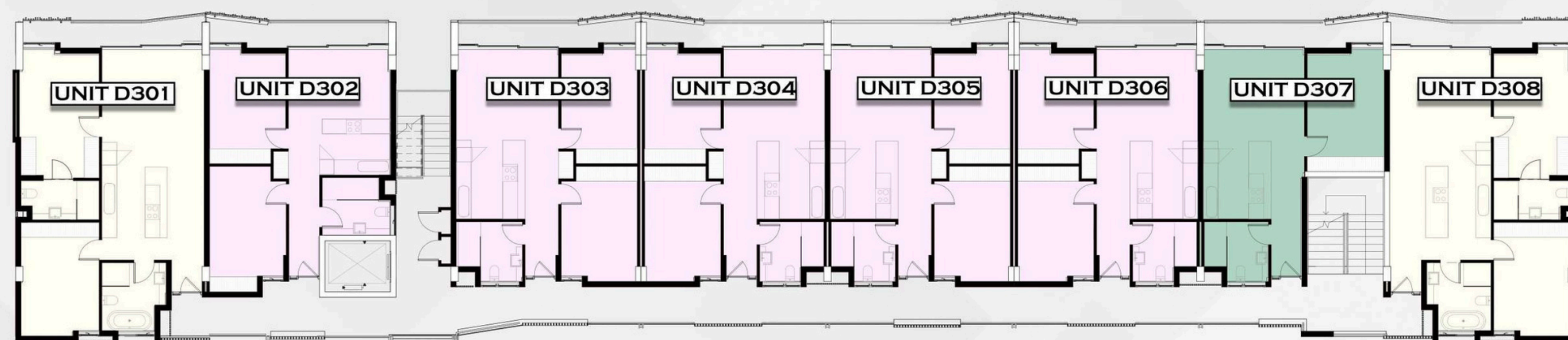
SECOND FLOOR				
UNIT NUMBER	BLOCK	TOTAL	COMMENTS	AREA (m ²)
A101 - F - LOFT	BLOCK A	1	1 BED LOFT	
A201	BLOCK A	1	2 BED / 1 BATH	79m ²
A202	BLOCK A	1	2 BED / 1 BATH	79m ²
A203	BLOCK A	1	2 BED / 1 BATH	79m ²
A204	BLOCK A	1	2 BED / 1 BATH	79m ²
A205	BLOCK A	1	2 BED / 1 BATH	79m ²
A206	BLOCK A	1	2 BED / 1 BATH	79m ²
B201	BLOCK B	1	2 BED / 2 BATH	94m ²
B102 - F - LOFT	BLOCK B	1	1 BED LOFT	
B202	BLOCK B	1	2 BED / 1 BATH	79m ²
B203	BLOCK B	1	2 BED / 1 BATH	79m ²
B204	BLOCK B	1	2 BED / 1 BATH	79m ²
B205	BLOCK B	1	2 BED / 1 BATH	79m ²
B207	BLOCK B	1	2 BED / 1 BATH	79m ²
C201	BLOCK C	1	2 BED / 2 BATH	94m ²
C102 - F - LOFT	BLOCK C	1	1 BED LOFT	
C202	BLOCK C	1	2 BED / 1 BATH	79m ²
C203	BLOCK C	1	2 BED / 1 BATH	79m ²
C204	BLOCK C	1	2 BED / 1 BATH	79m ²
C205	BLOCK C	1	2 BED / 1 BATH	79m ²
C206	BLOCK C	1	1 BED / 1 BATH	65m ²
C207	BLOCK C	1	2 BED / 2 BATH	94m ²
D201	BLOCK C	1	2 BED / 2 BATH	94m ²
D202	BLOCK D	1	2 BED / 1 BATH	75m ²
D203	BLOCK D	1	2 BED / 1 BATH	79m ²
D204	BLOCK D	1	2 BED / 1 BATH	79m ²
D205	BLOCK D	1	2 BED / 1 BATH	79m ²
D206	BLOCK D	1	2 BED / 1 BATH	79m ²
D207	BLOCK D	1	1 BED / 1 BATH	65m ²
D208	BLOCK D	1	2 BED / 2 BATH	94m ²



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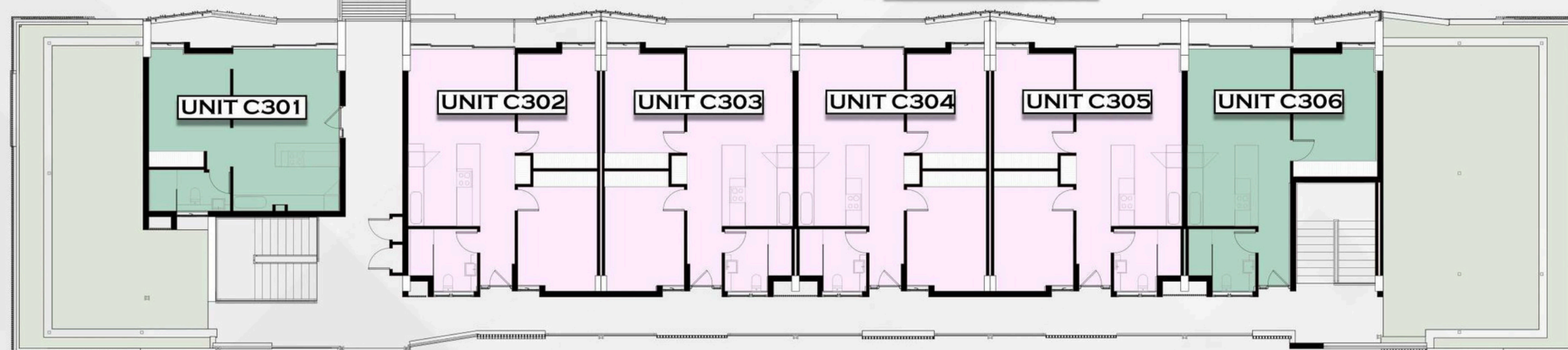
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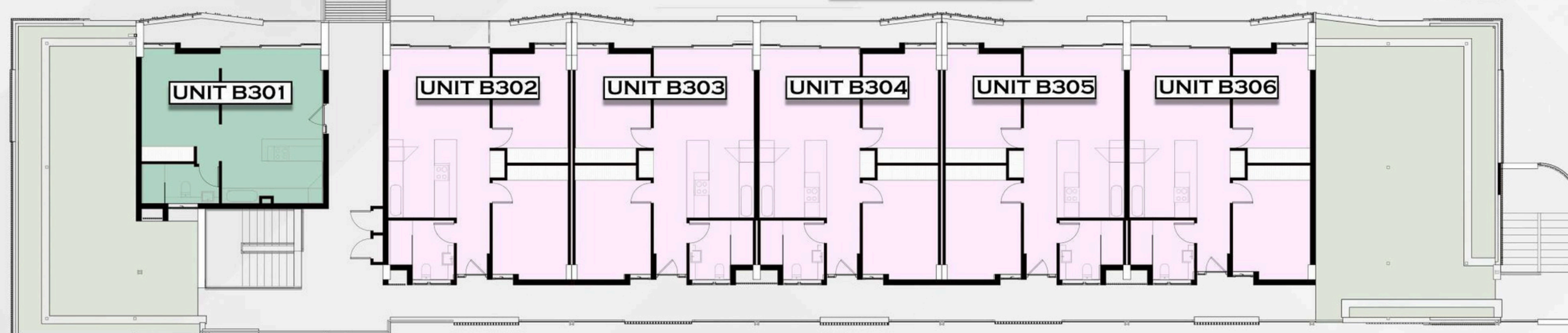


BLOCK D

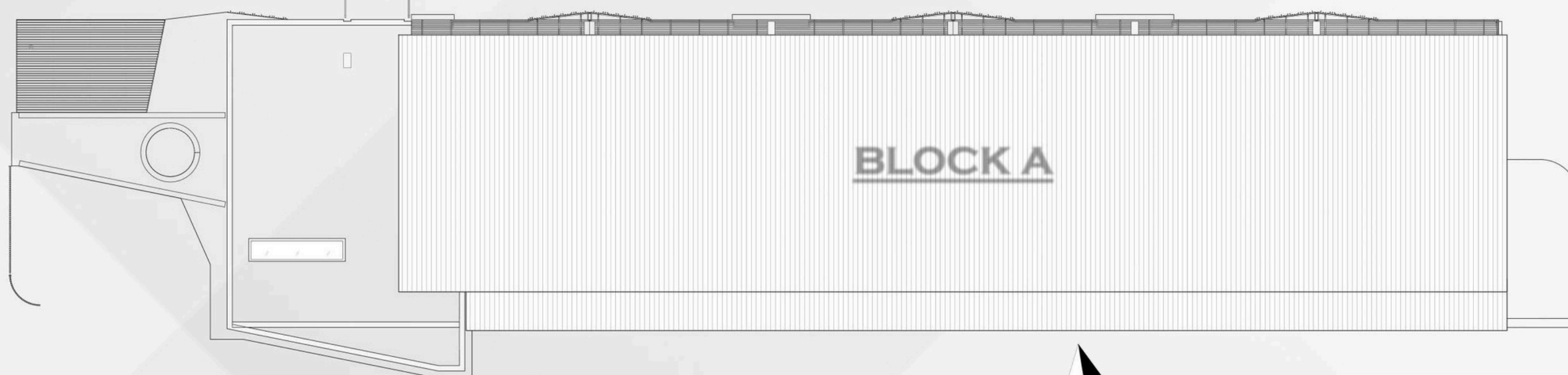
BLOCK C



BLOCK B



BLOCK A



THIRD FLOOR PLAN

THIRD FLOOR				
UNIT NUMBER	BLOCK	TOTAL	COMMENTS	AREA (m ²)
B301	BLOCK B	1	1 BED / 1 BATH	58m ²
B302	BLOCK B	1	2 BED / 1 BATH	79m ²
B303	BLOCK B	1	2 BED / 1 BATH	79m ²
B304	BLOCK B	1	2 BED / 1 BATH	79m ²
B305	BLOCK B	1	2 BED / 1 BATH	79m ²
B306	BLOCK B	1	2 BED / 1 BATH	79m ²
C301	BLOCK C	1	1 BED / 1 BATH	58m ²
C302	BLOCK C	1	2 BED / 1 BATH	79m ²
C303	BLOCK C	1	2 BED / 1 BATH	79m ²
C304	BLOCK C	1	2 BED / 1 BATH	79m ²
C305	BLOCK C	1	2 BED / 1 BATH	79m ²
C306	BLOCK C	1	1 BED / 1 BATH	65m ²
D301	BLOCK D	1	2 BED / 2 BATH	94m ²
D302	BLOCK D	1	2 BED / 1 BATH	75m ²
D303	BLOCK D	1	2 BED / 1 BATH	79m ²
D304	BLOCK D	1	2 BED / 1 BATH	79m ²
D305	BLOCK D	1	2 BED / 1 BATH	79m ²
D306	BLOCK D	1	2 BED / 1 BATH	79m ²
D307	BLOCK D	1	1 BED / 1 BATH	65m ²
D308	BLOCK D	1	2 BED / 2 BATH	94m ²

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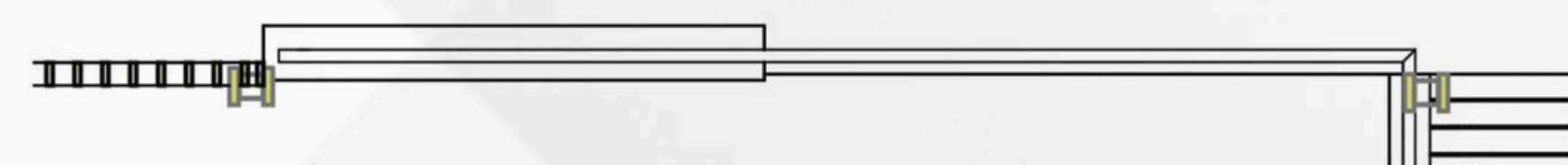
LOFT UNITS

AREA = 65M²

FROM

R1845 000

TYPICAL LOFT UNIT LAYOUT

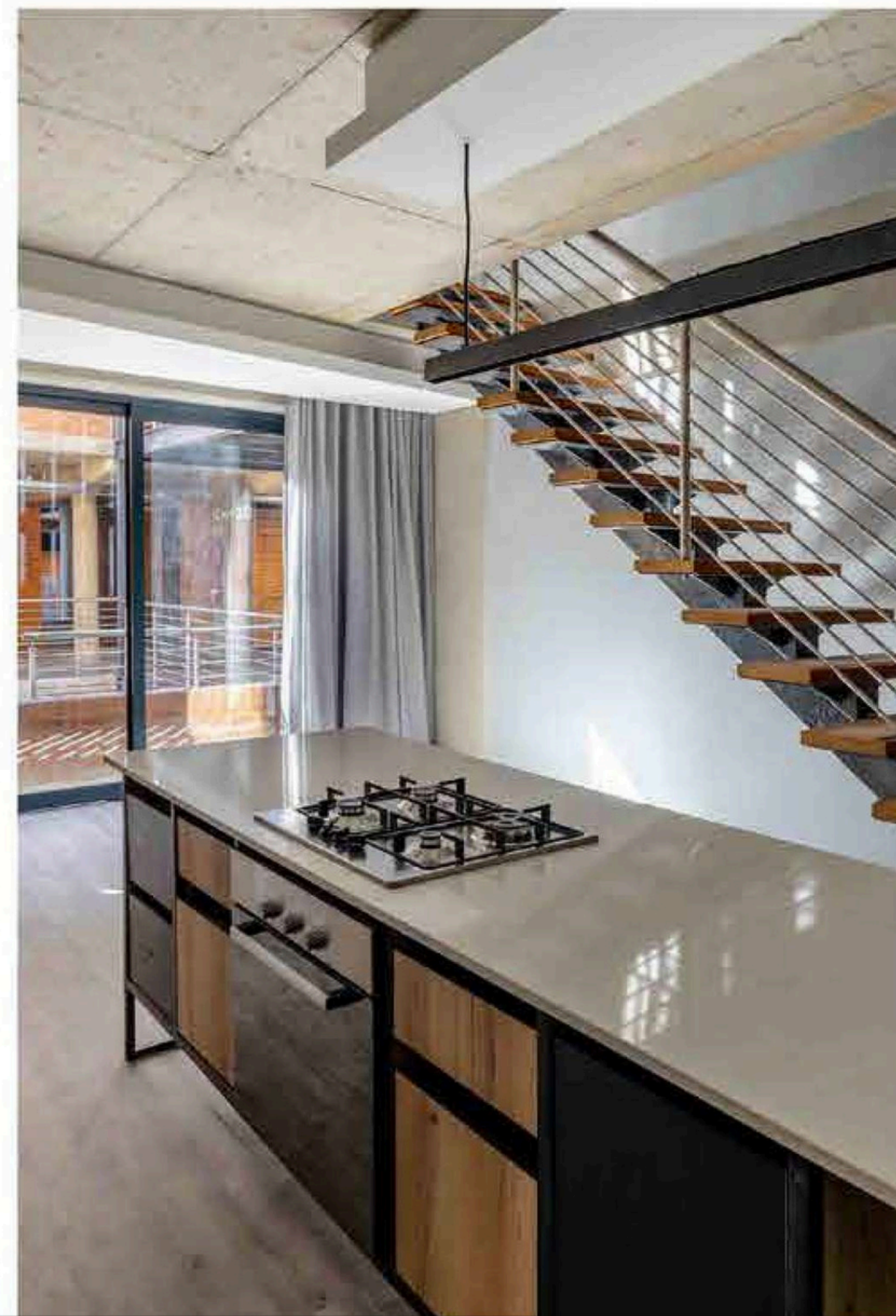
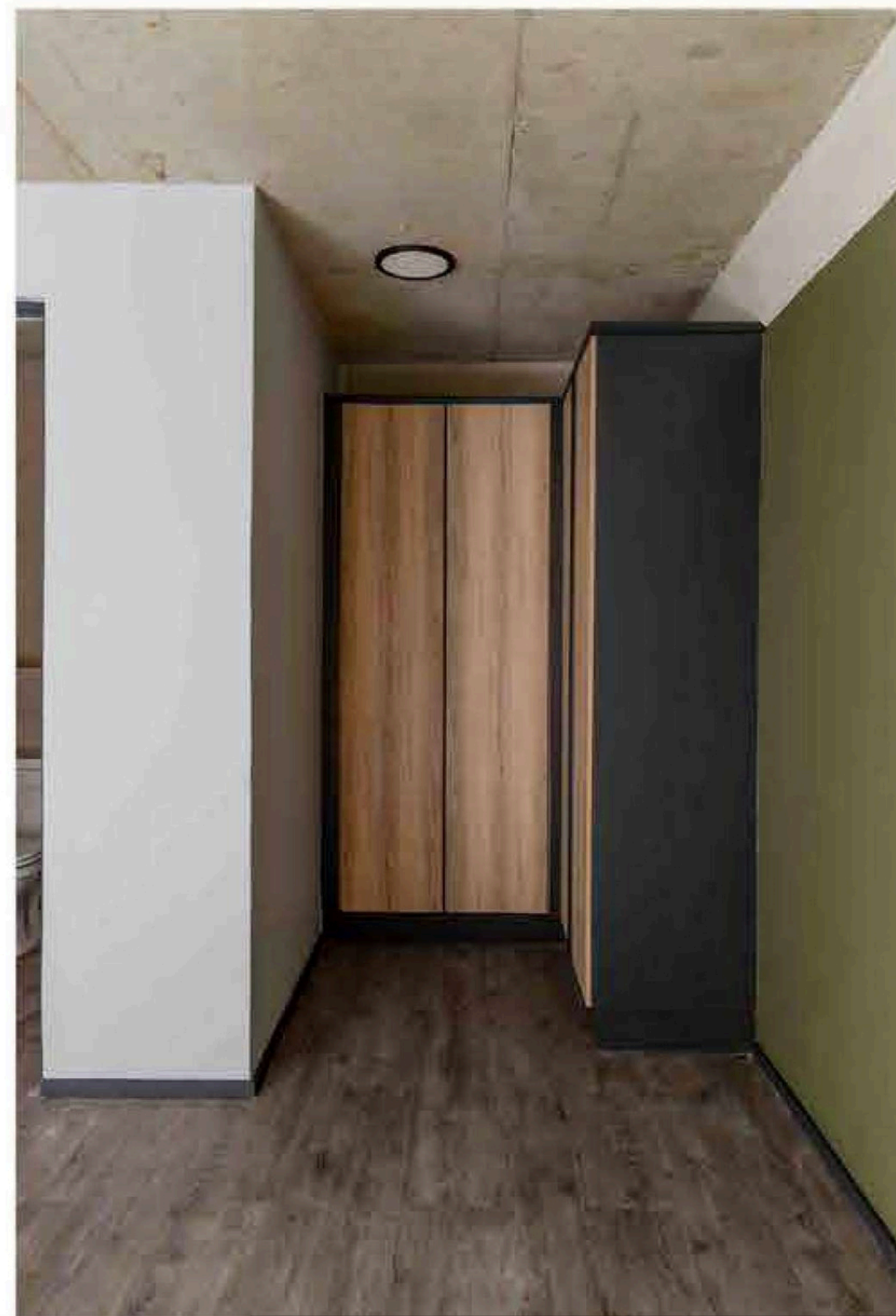
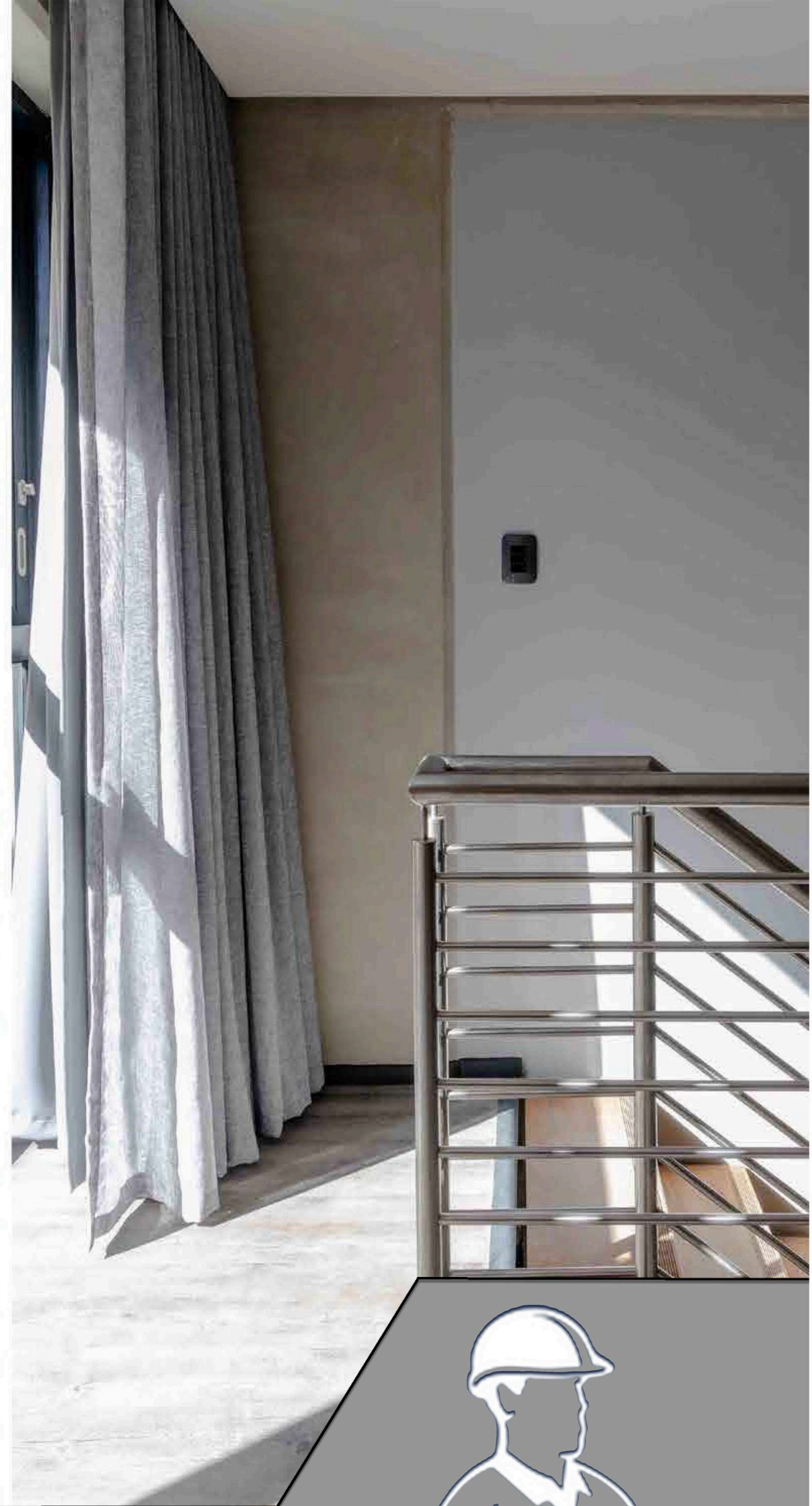
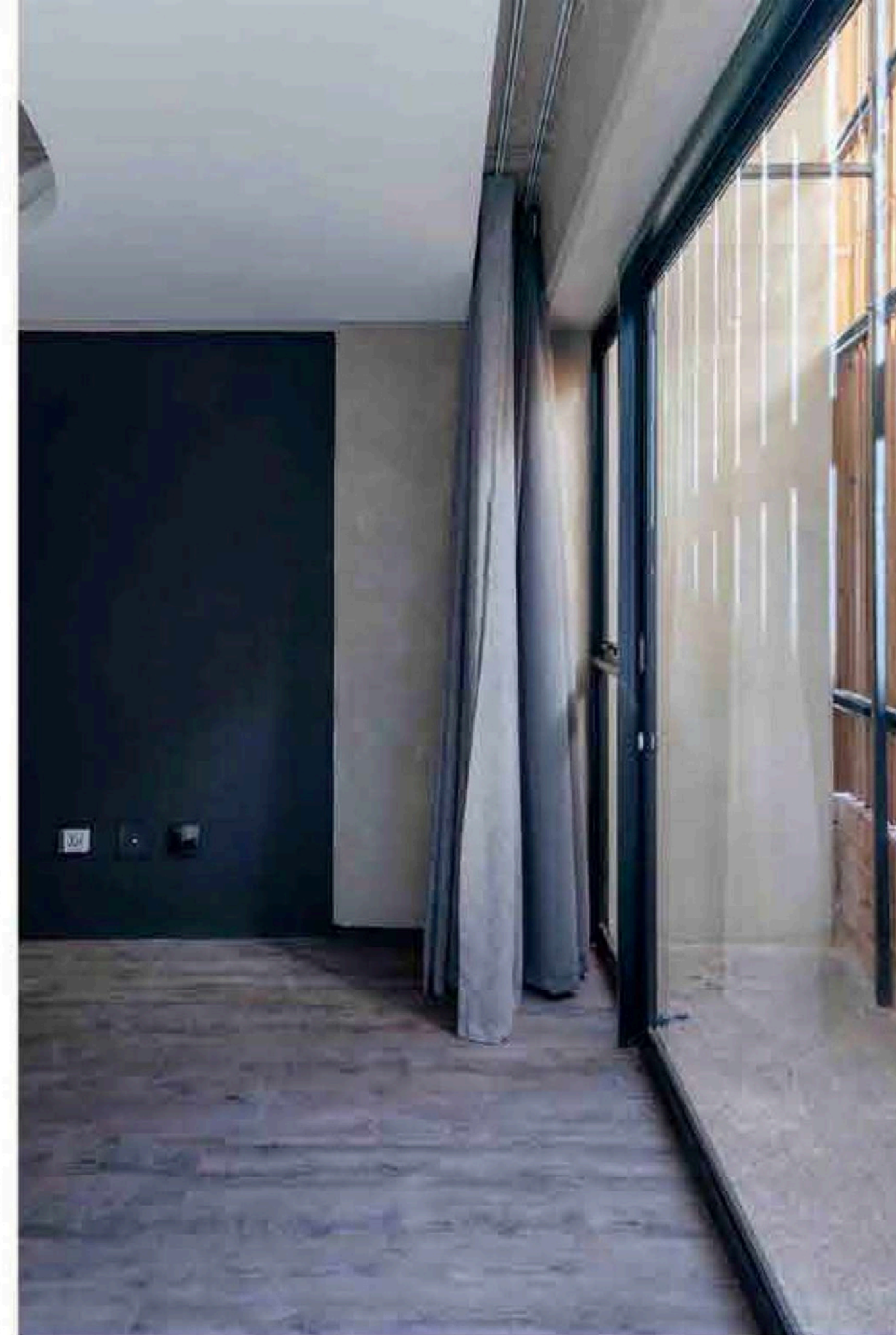
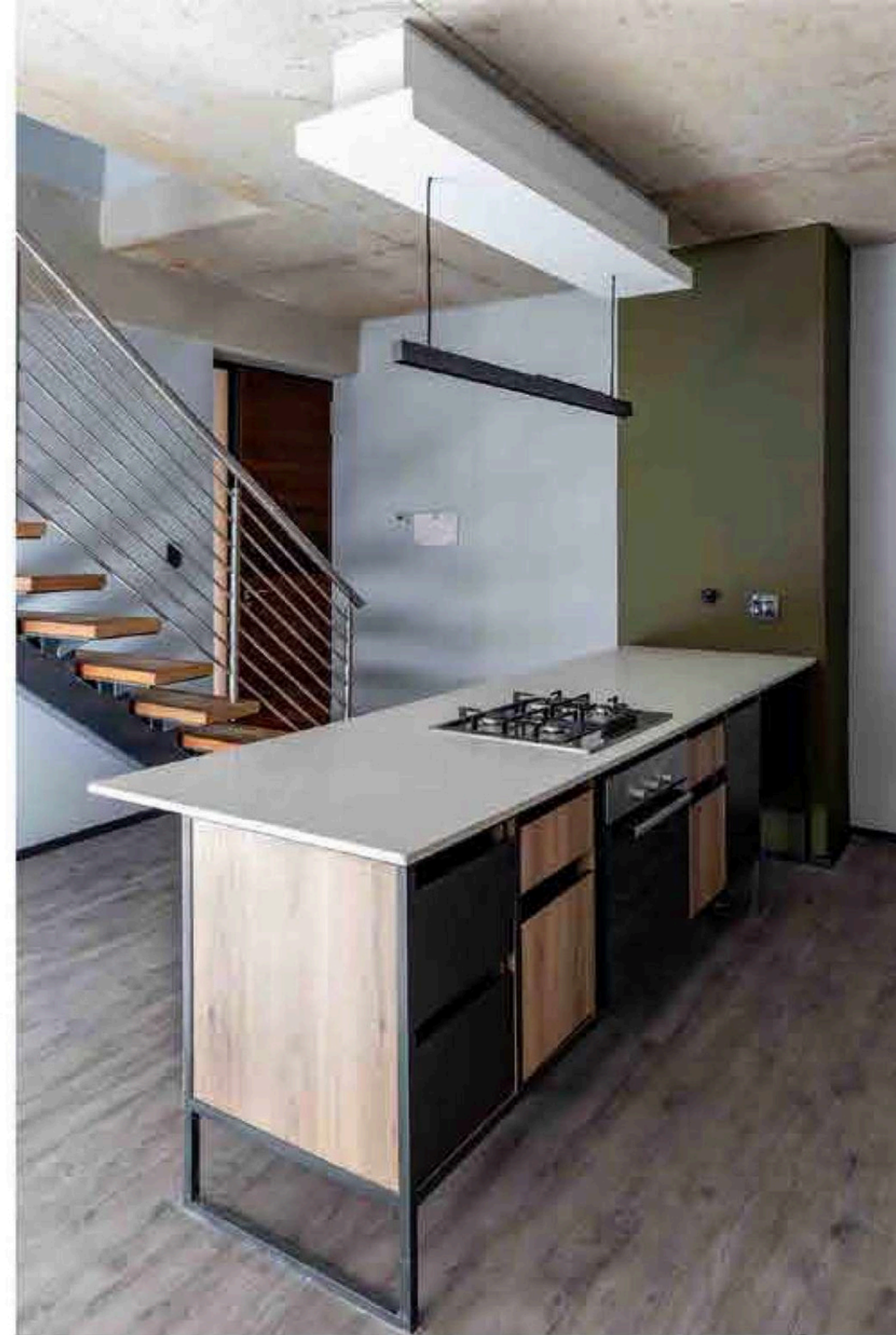


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2 BED
&
1 BATH

FROM
R1775 000
(Transfer costs incl.)



**2 BED
&
1 BATH**



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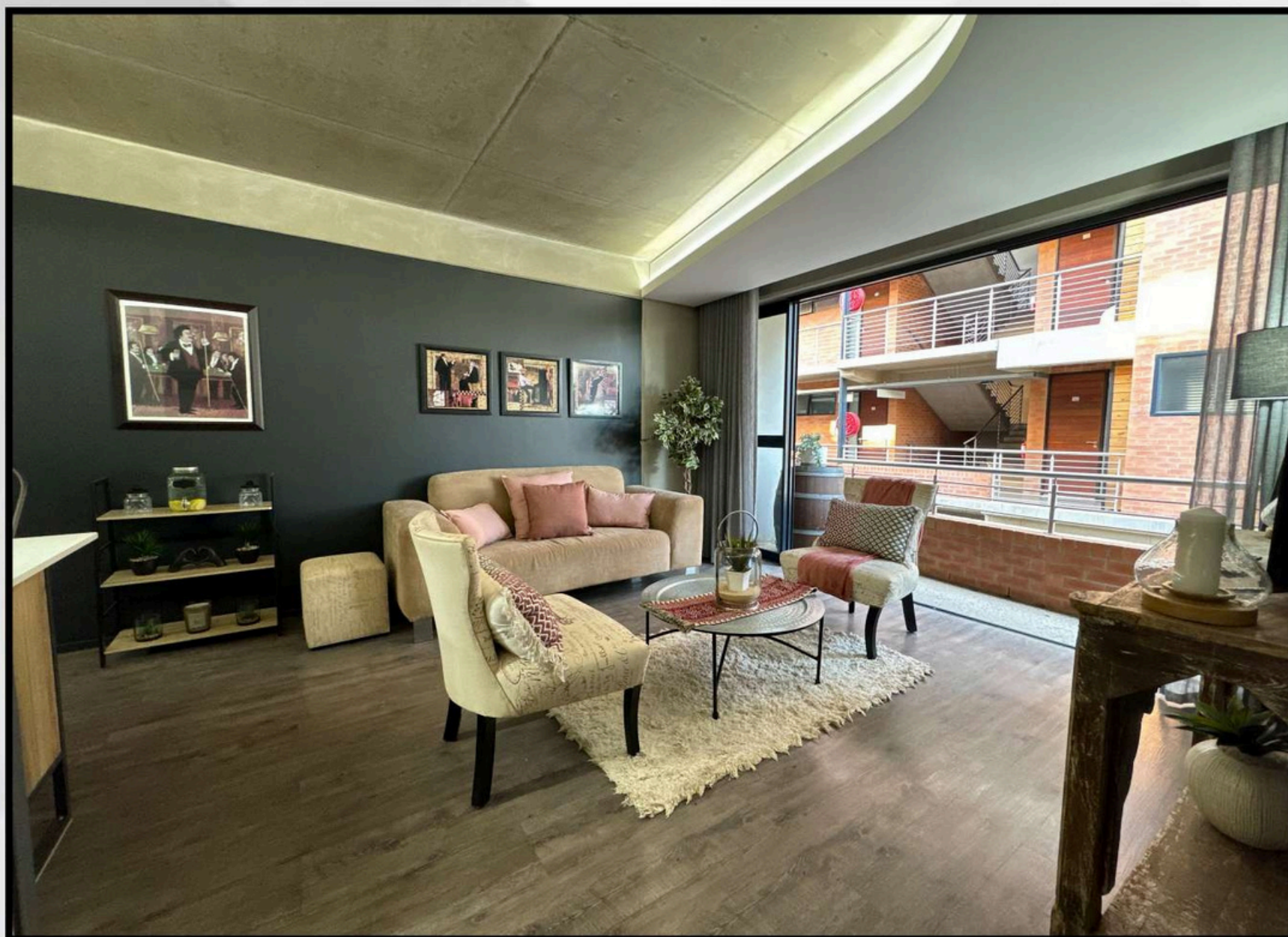
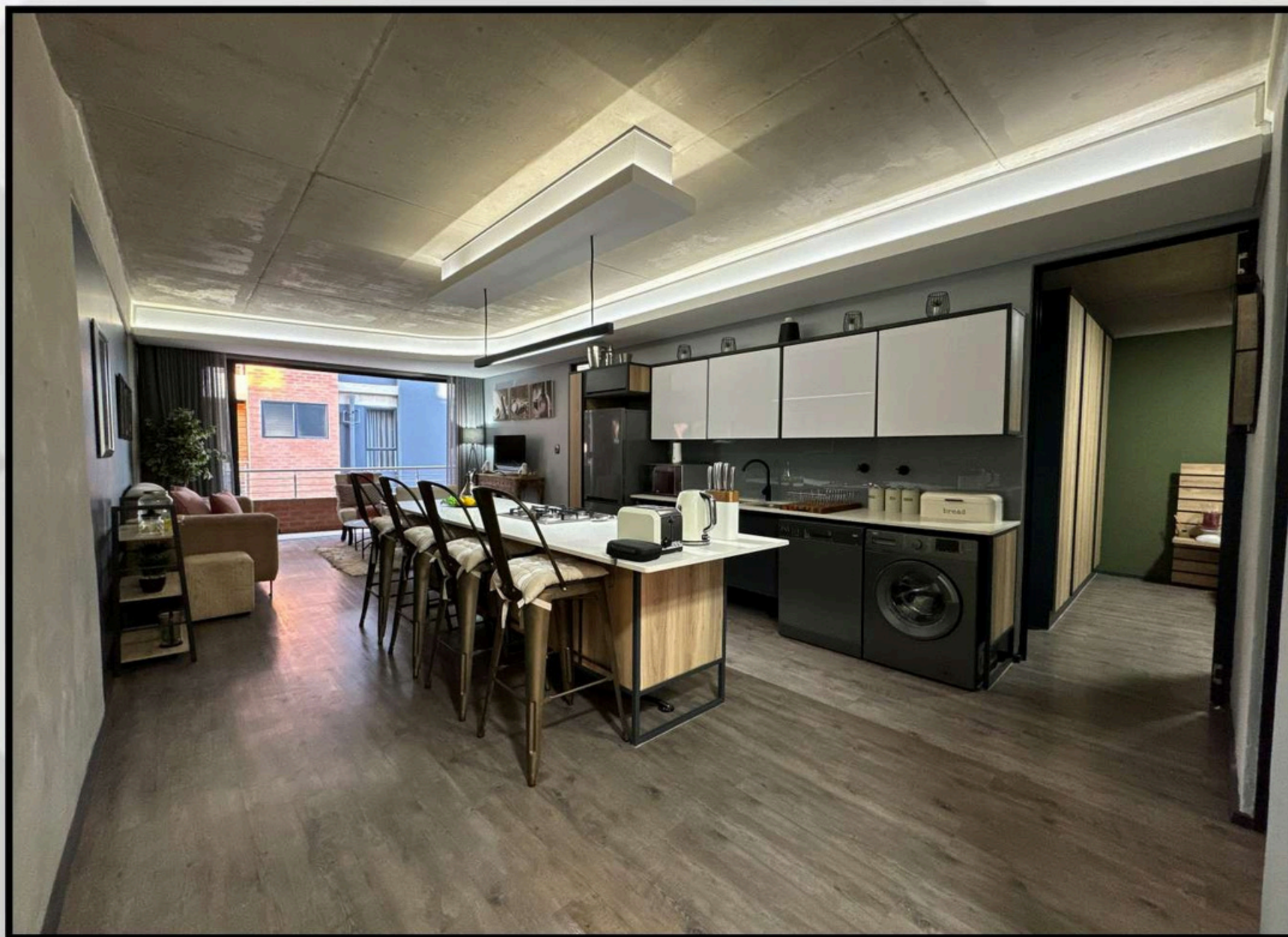


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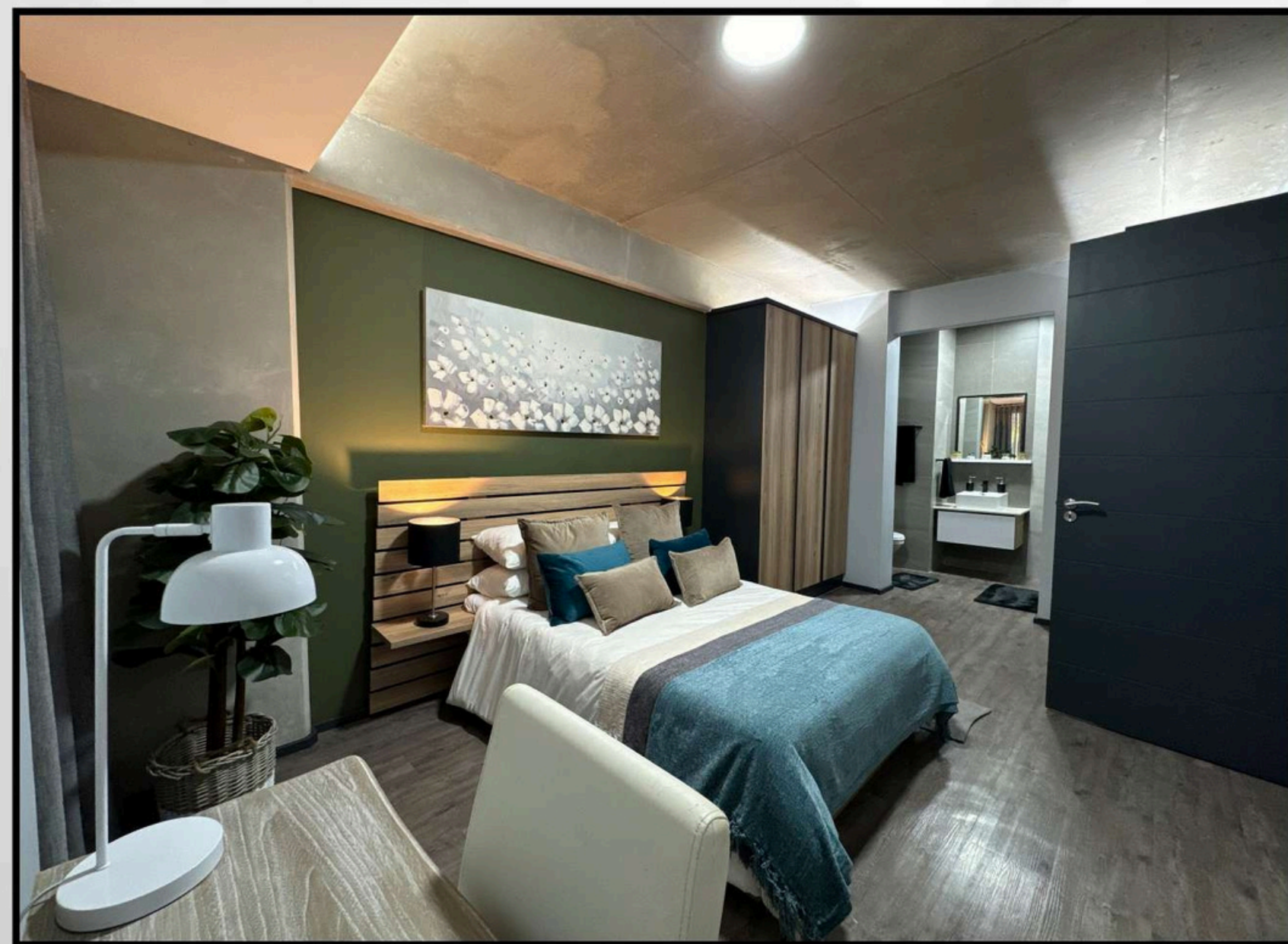


2 BED
&
2 BATH

FROM
R 2175 000
(Transfer costs incl.)



**2 BED
&
2 BATH**



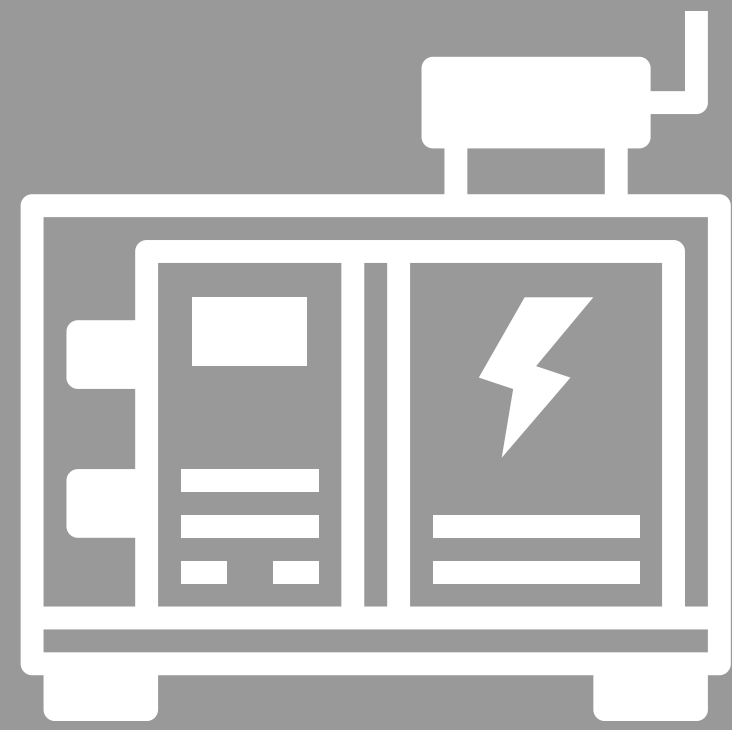
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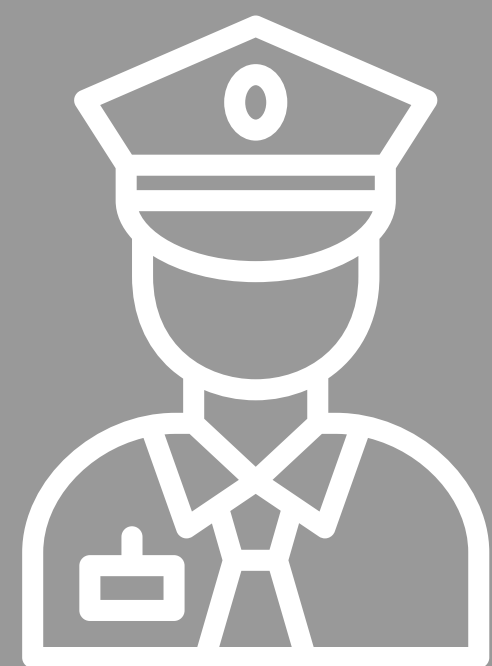
AMENITIES



Backup Generator



Fibre



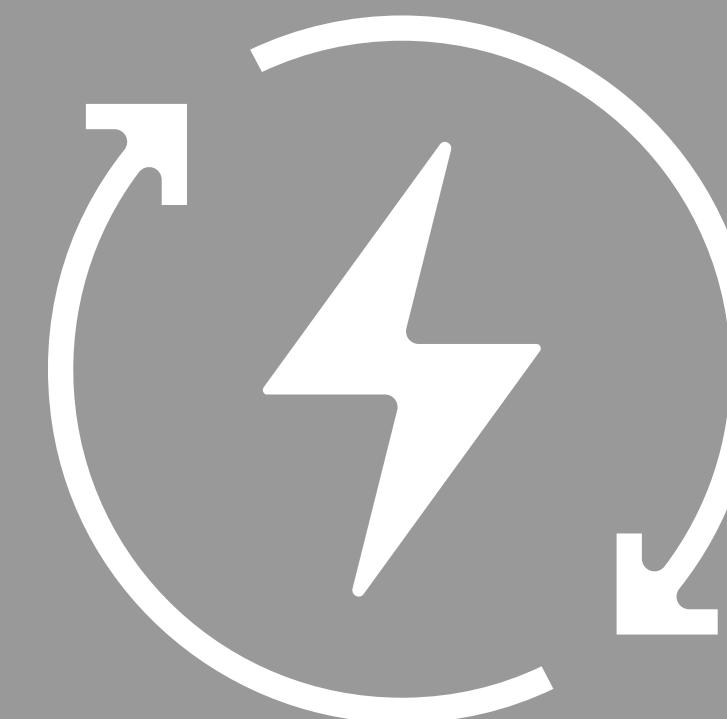
24Hr Security



**Biometric Access
Control**



CCTV Surveillance



Prepaid:

- Electricity
- Water
- Gas

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**ROOFTOP
GARDENS**



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GARDENS



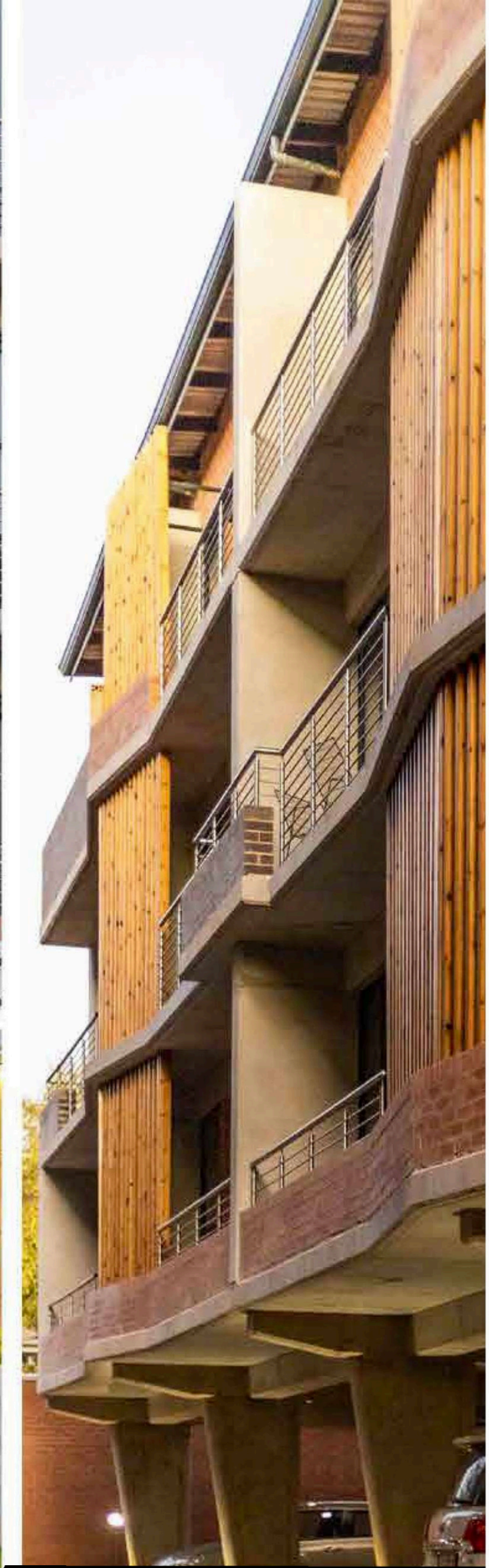
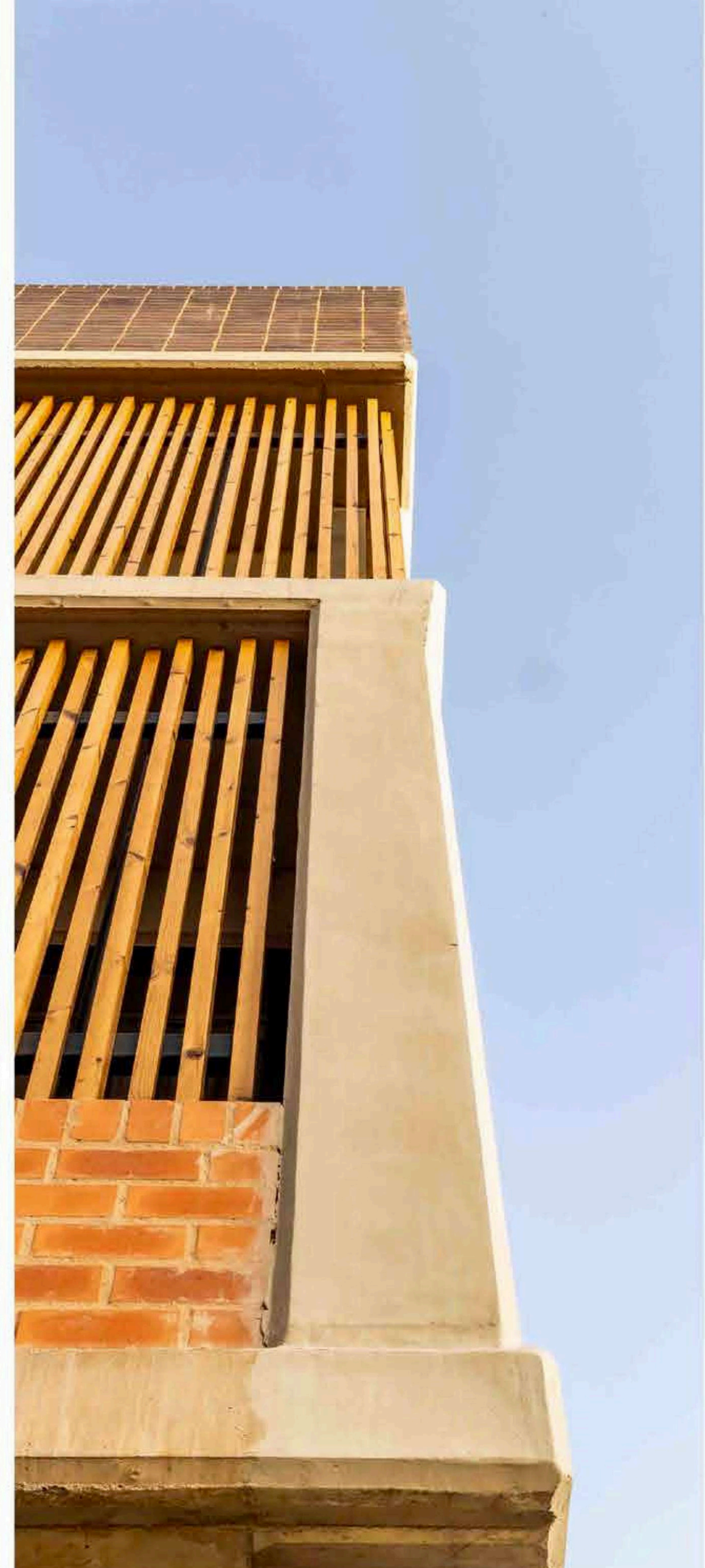
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**SLEEK DESIGN
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MODERN FINISHES**



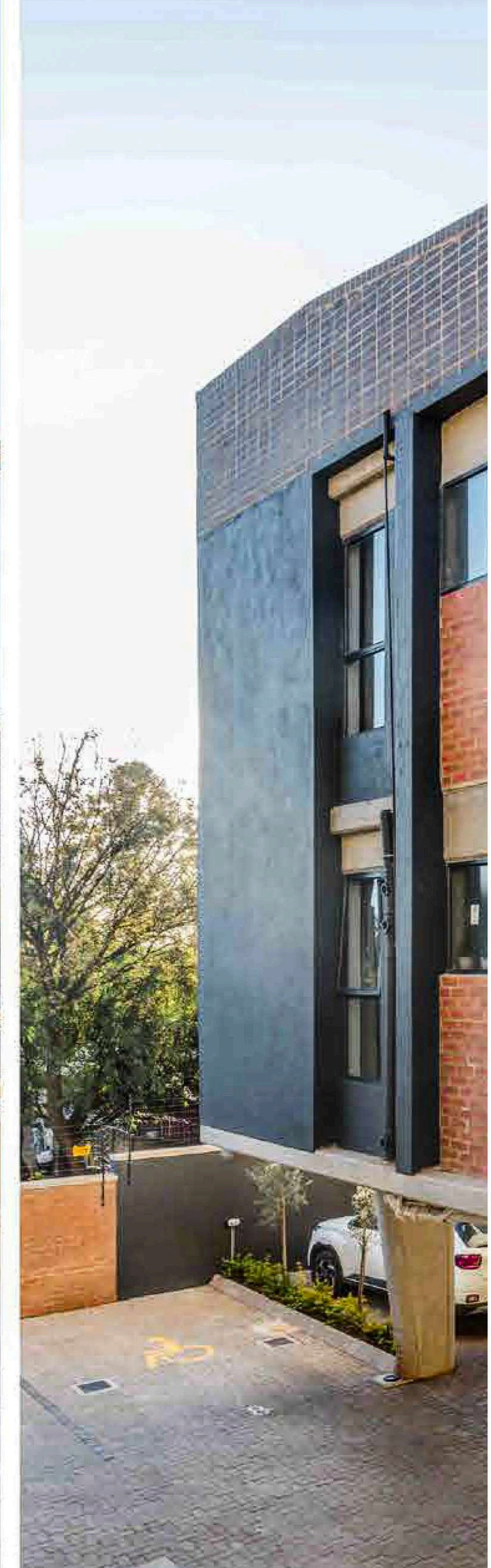
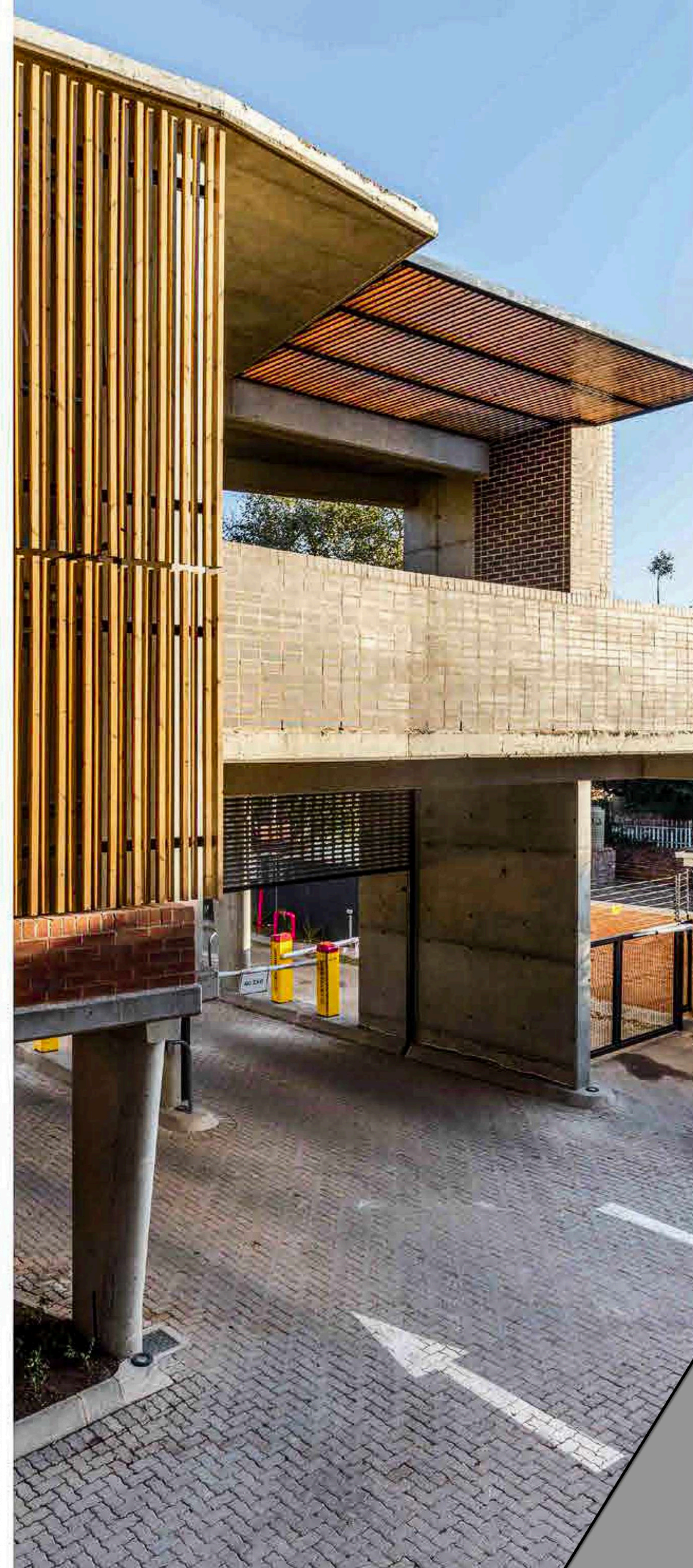
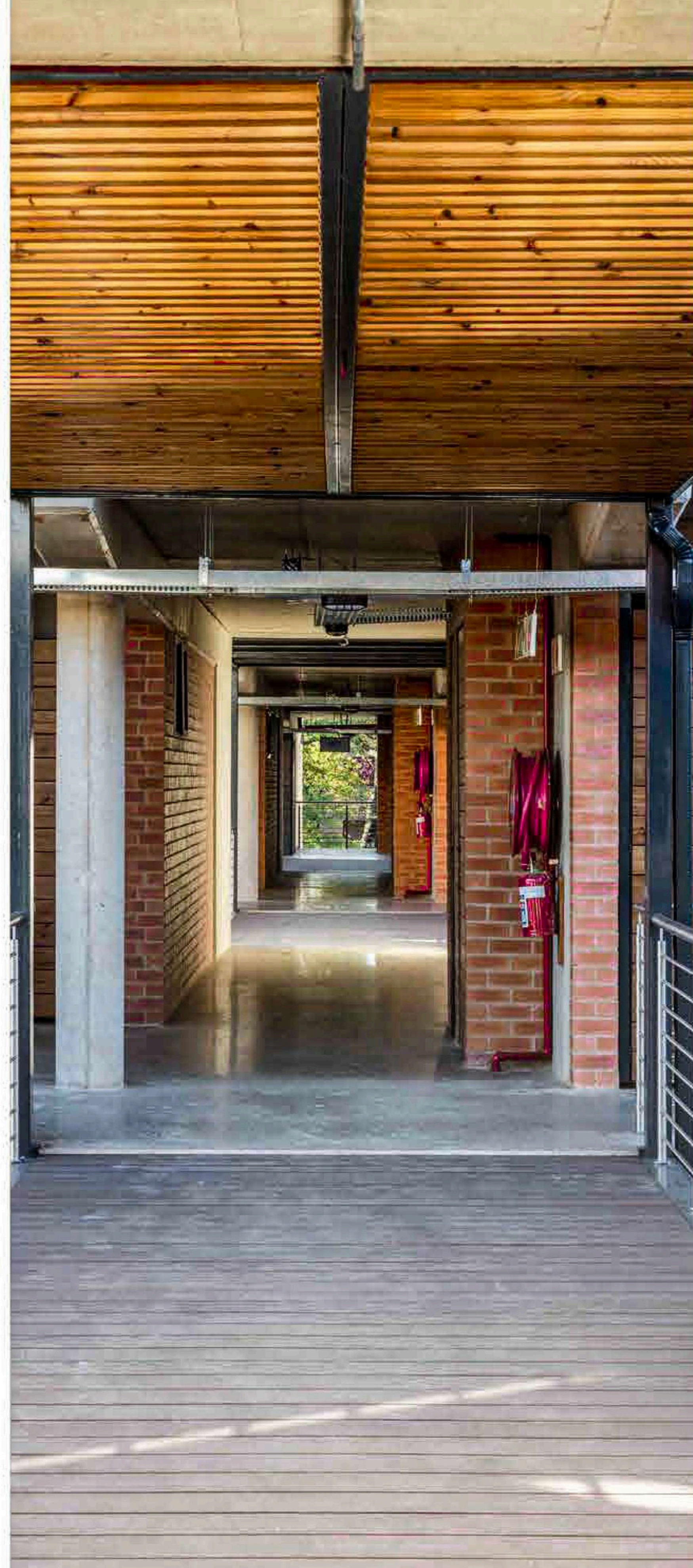
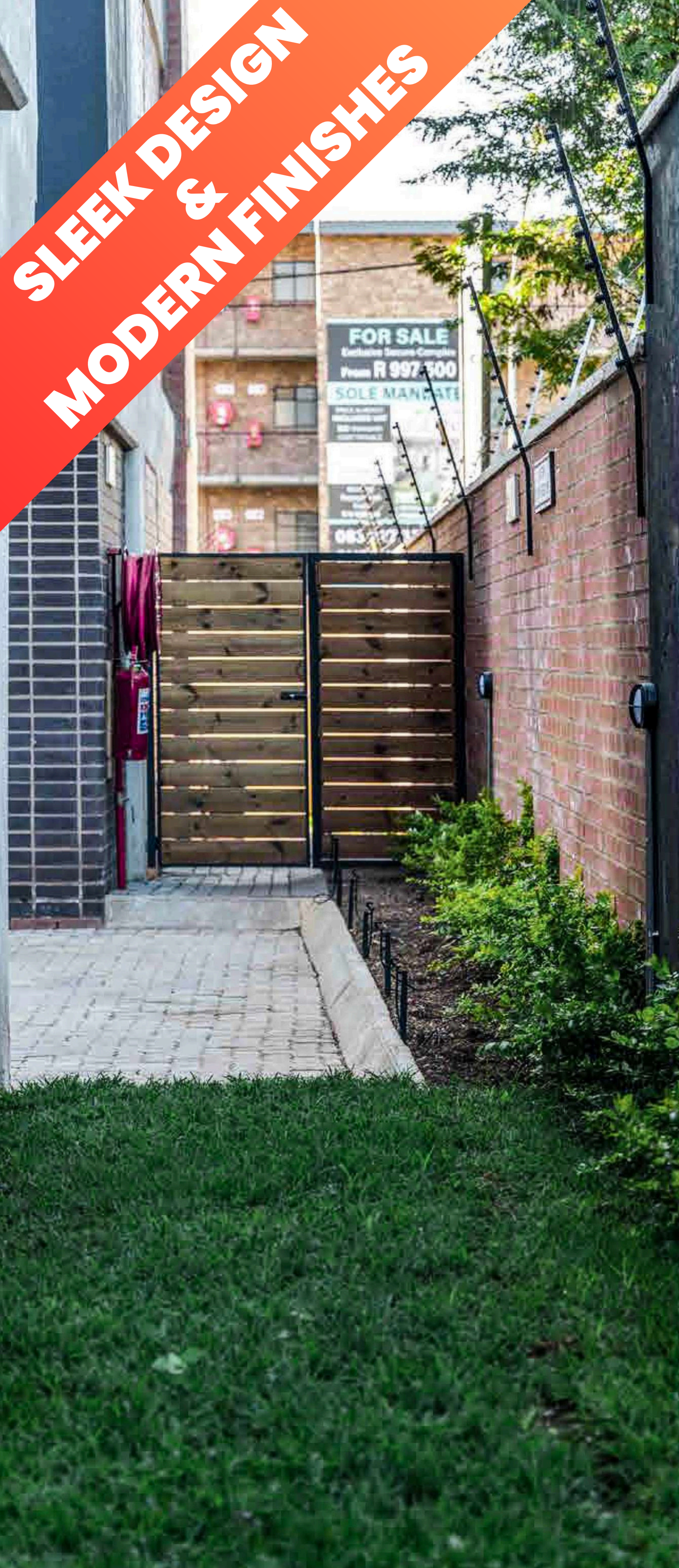
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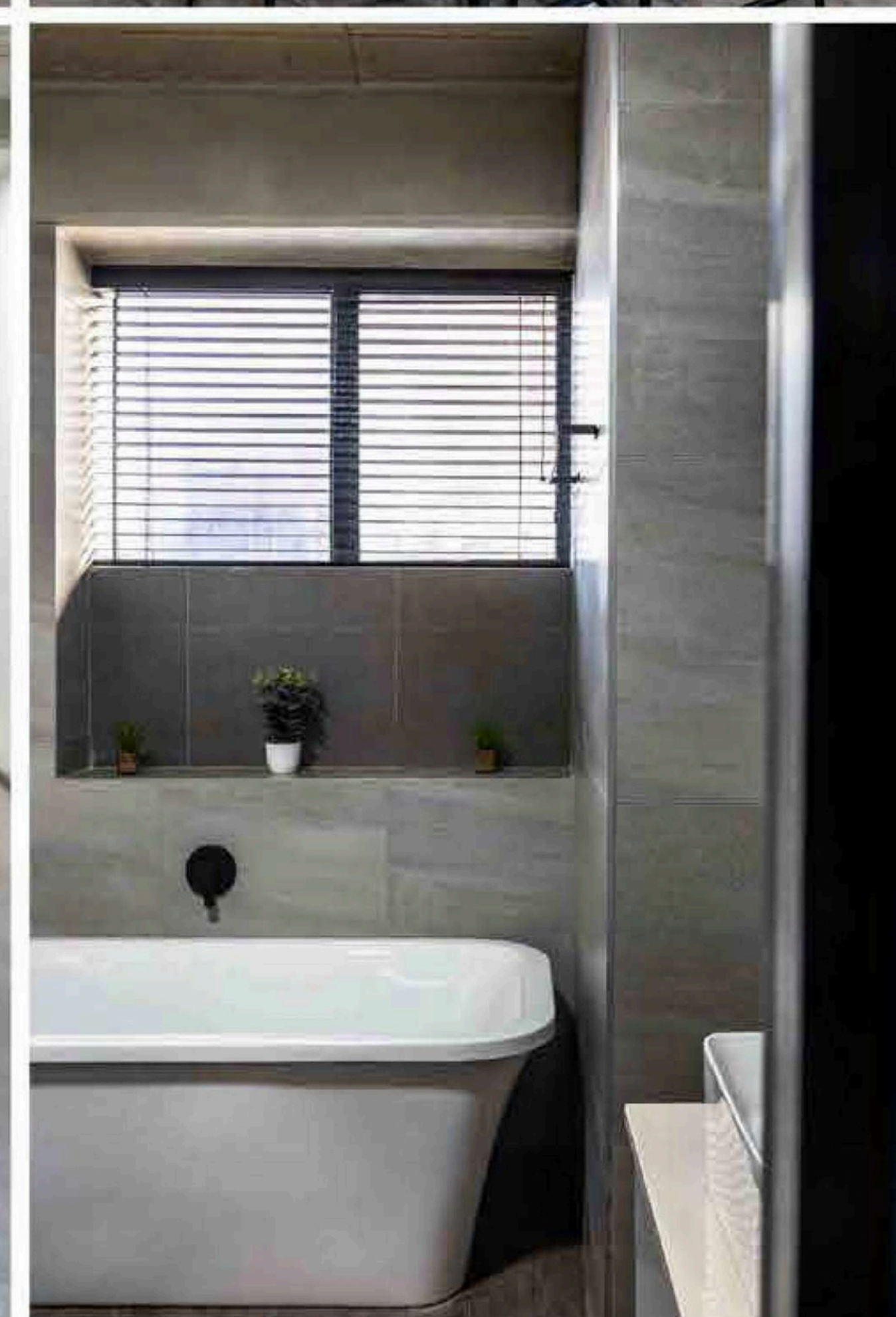
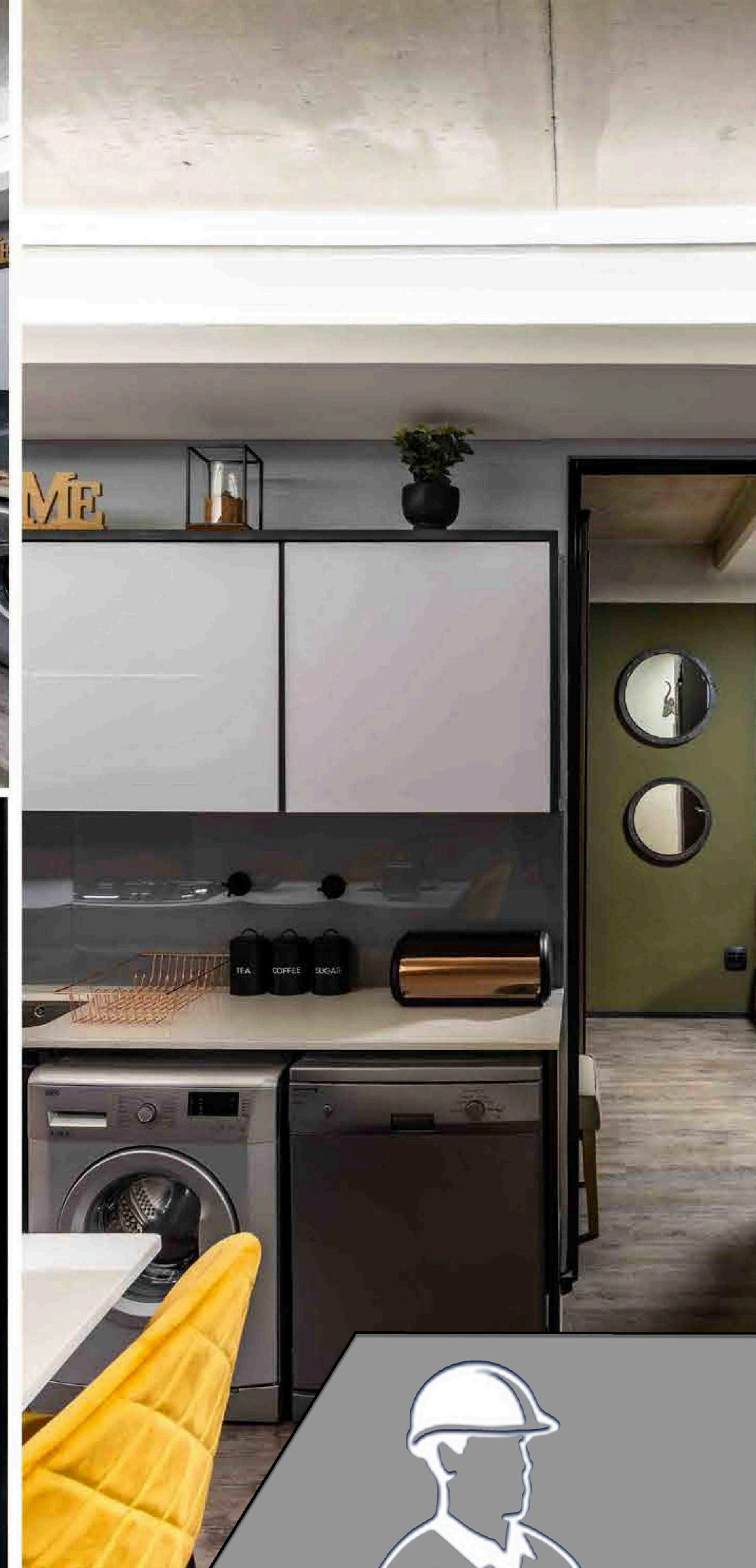
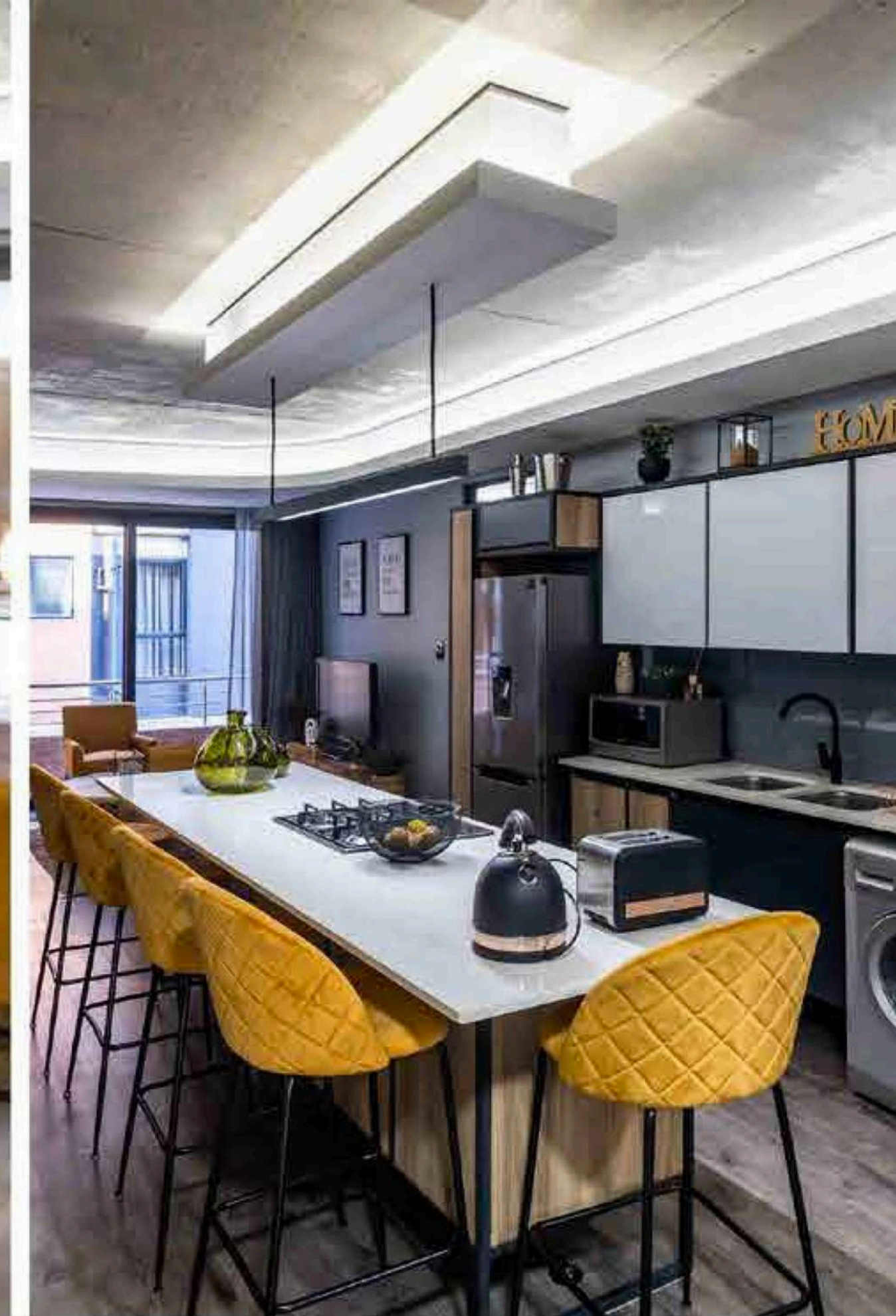
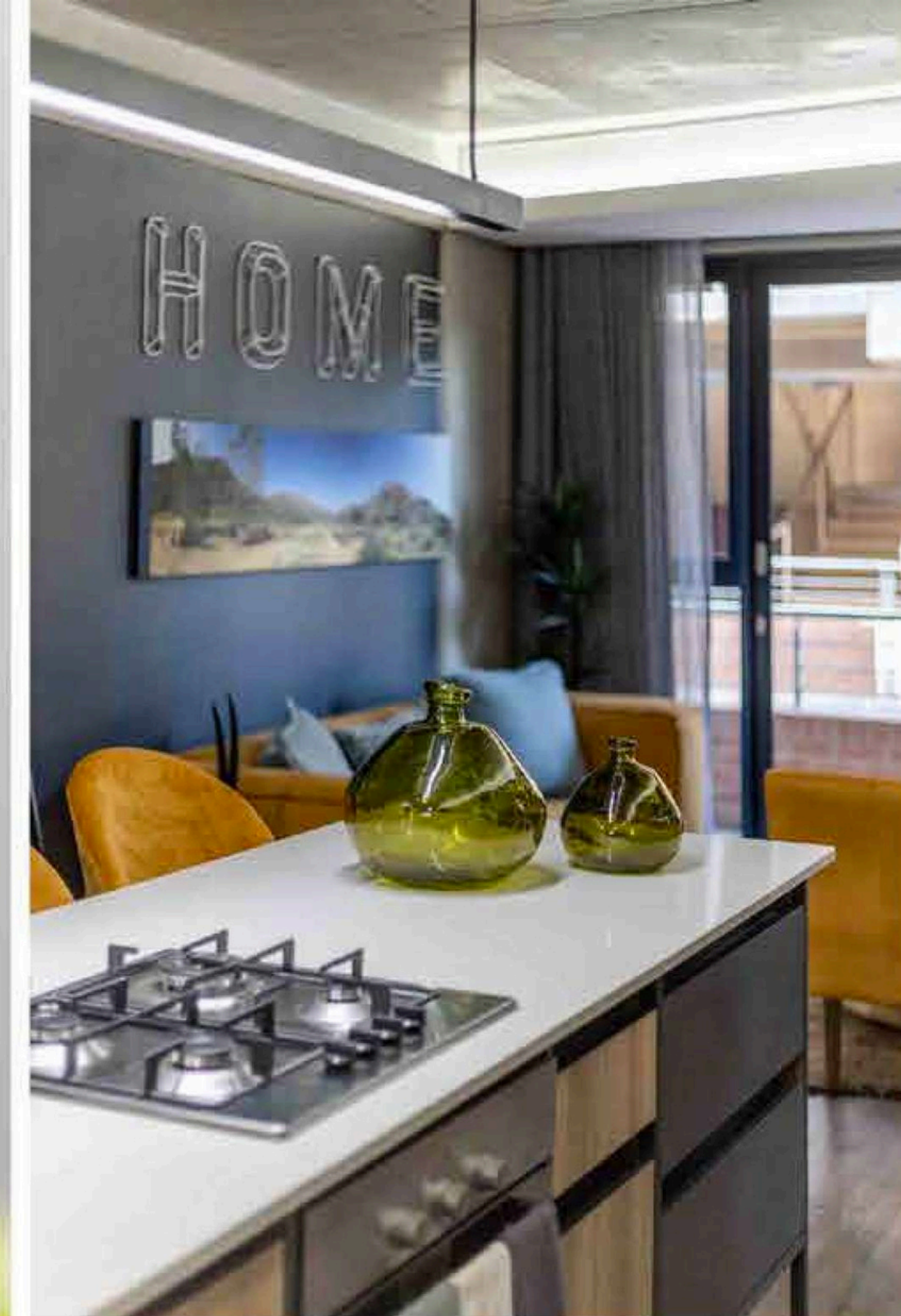
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MODERN FINISHES**

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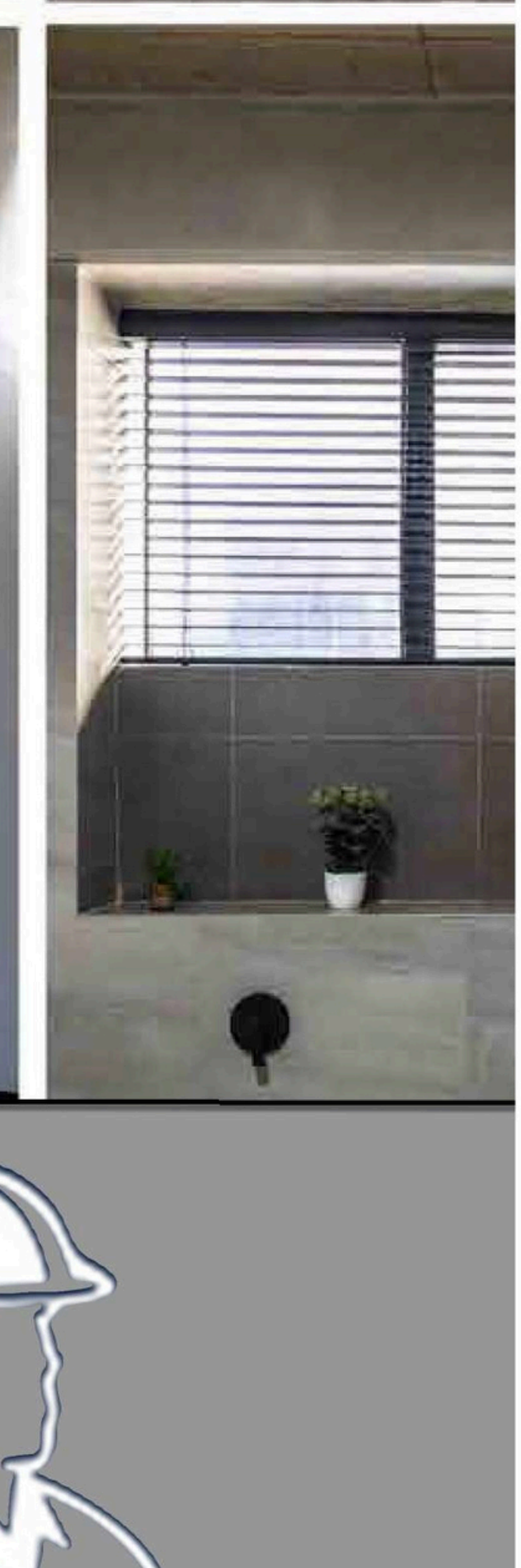
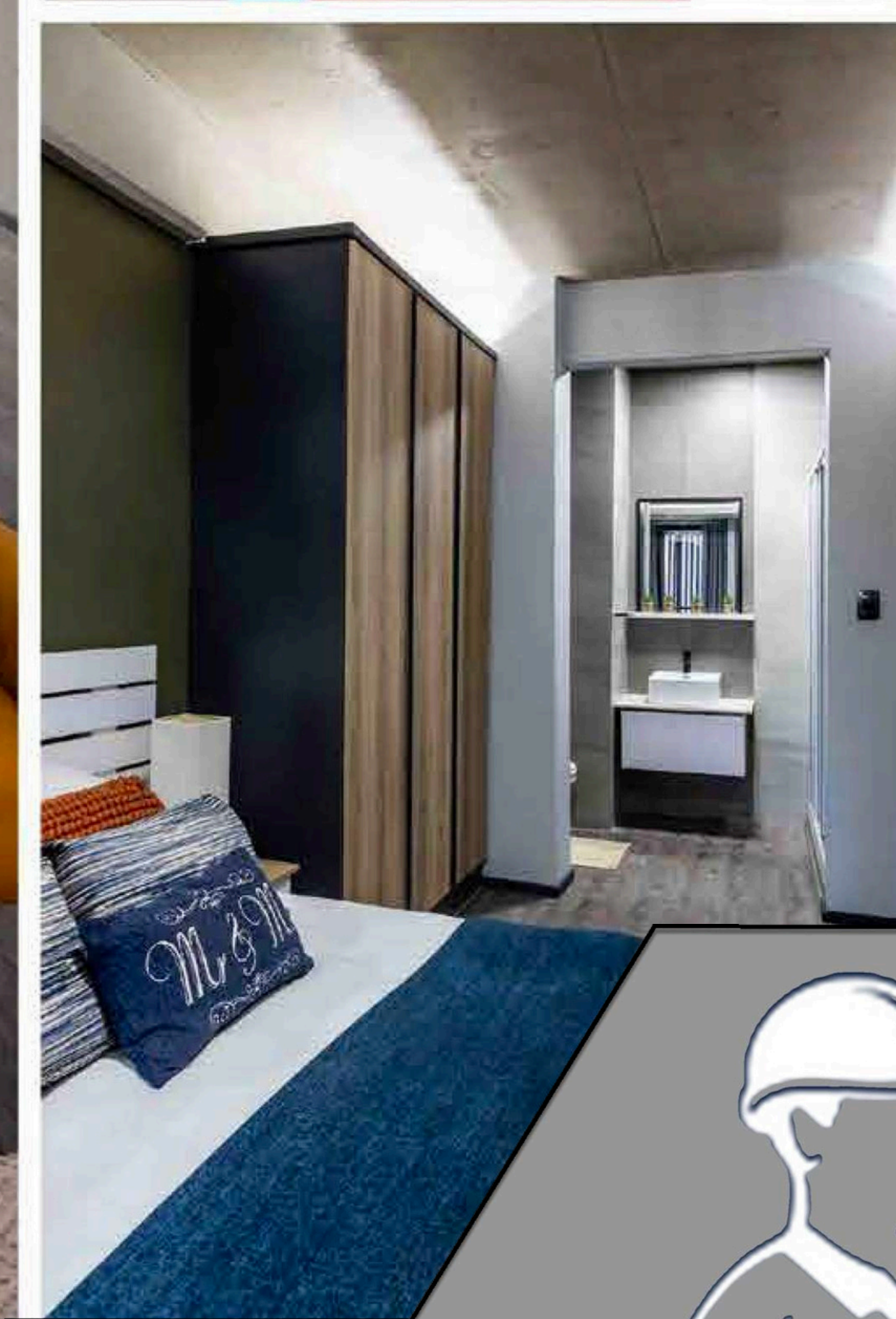
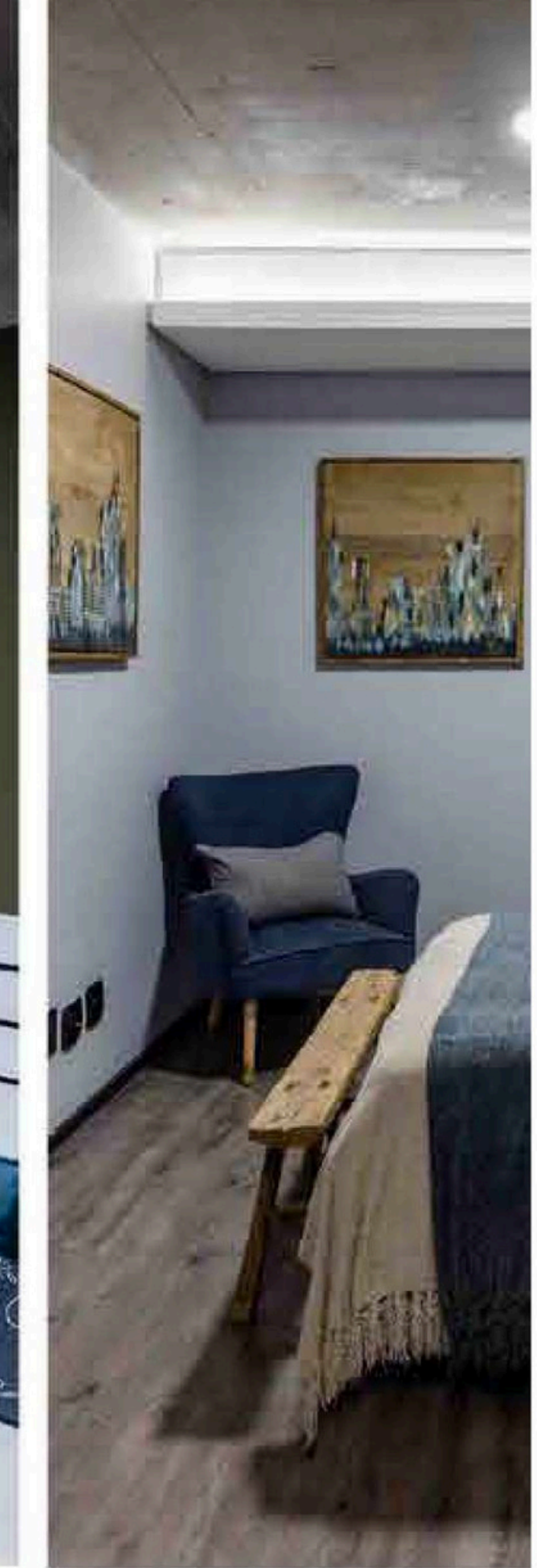
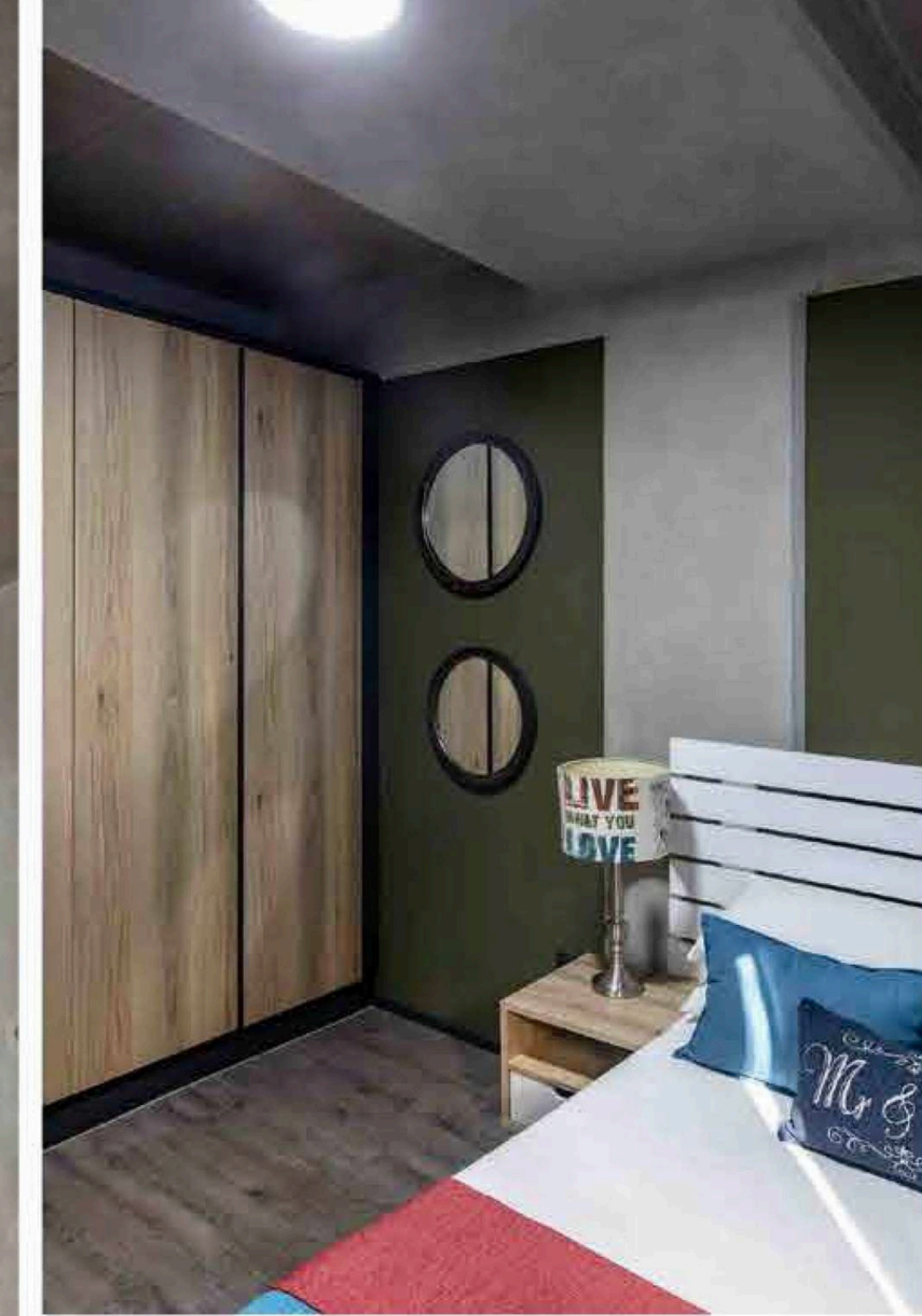
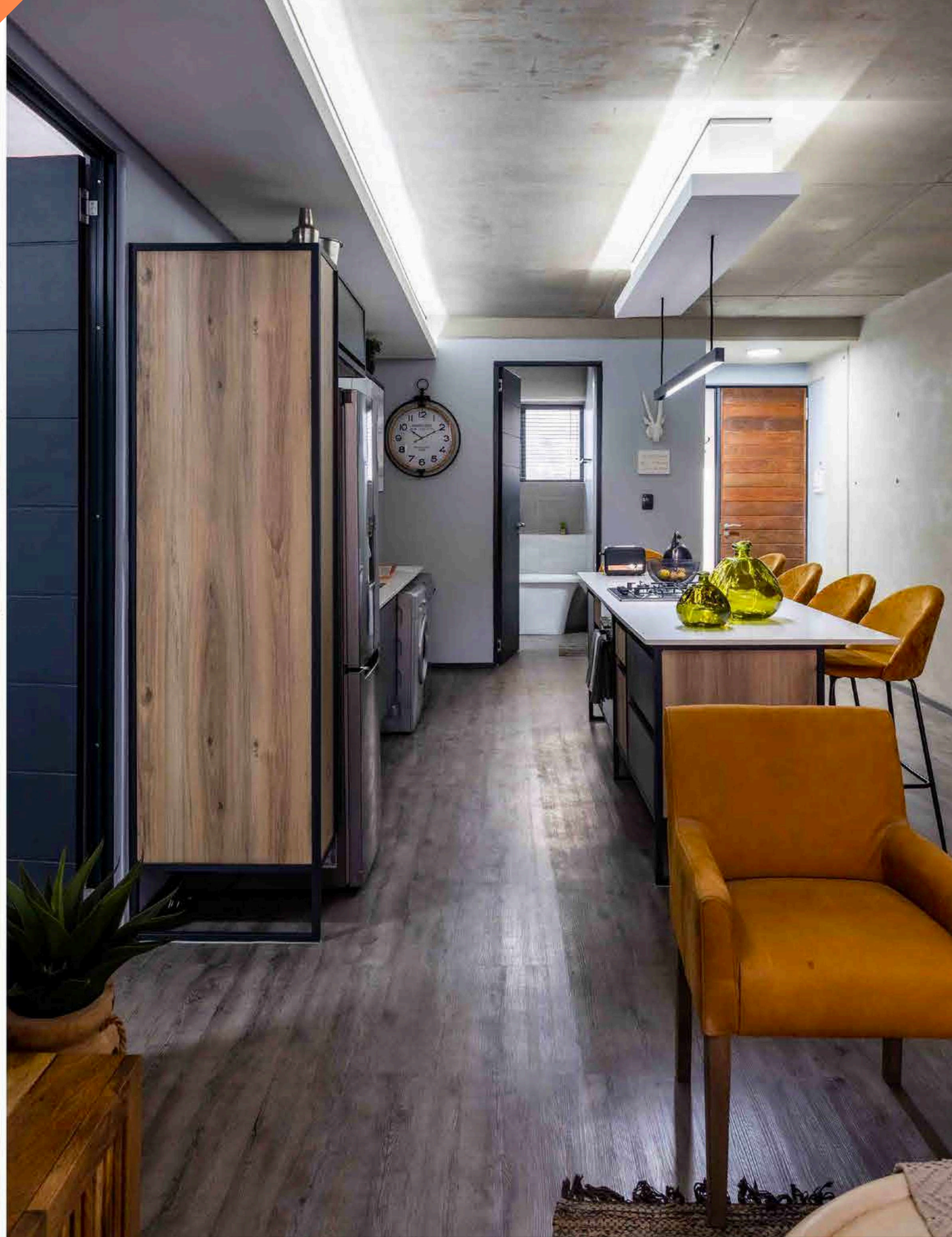


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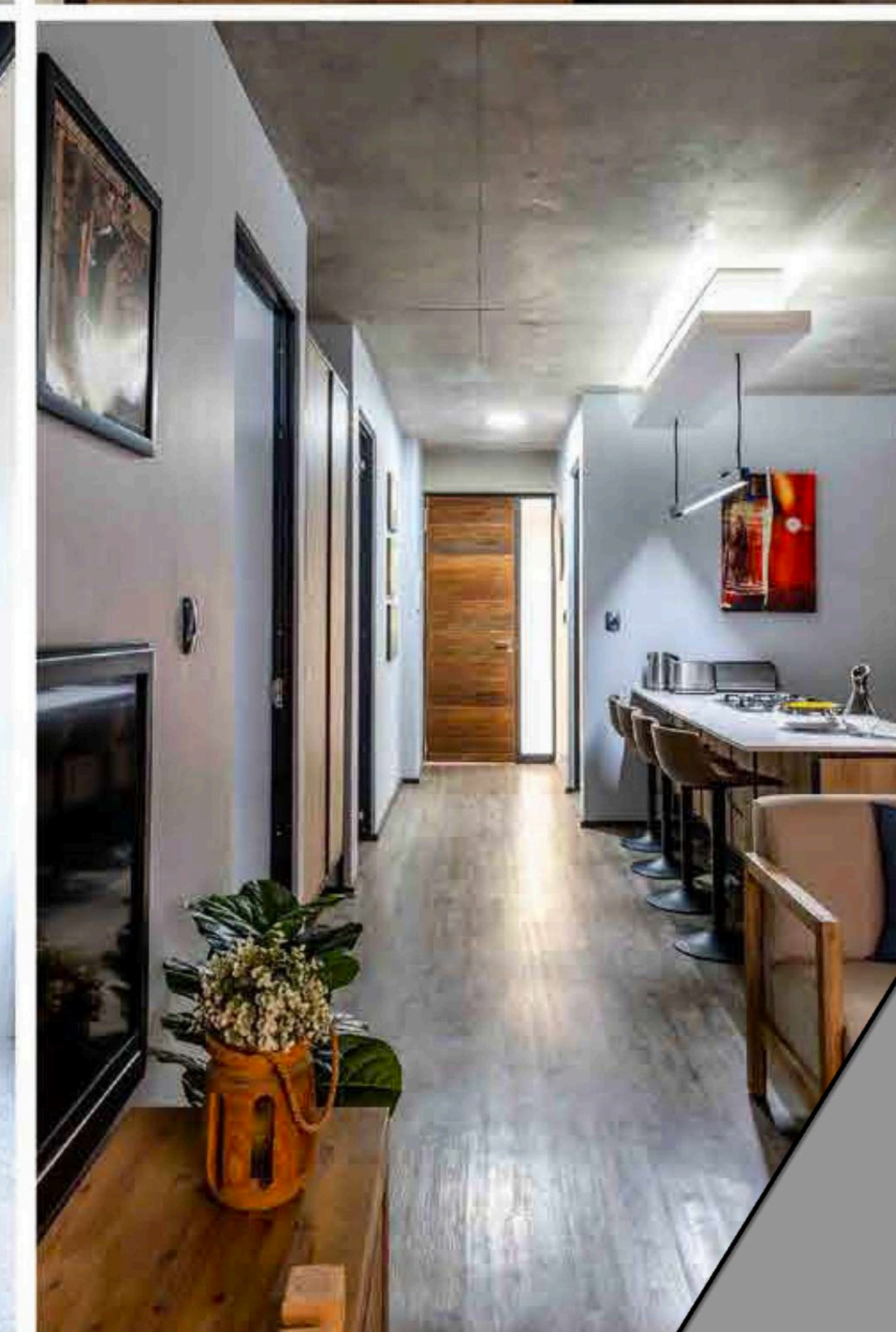
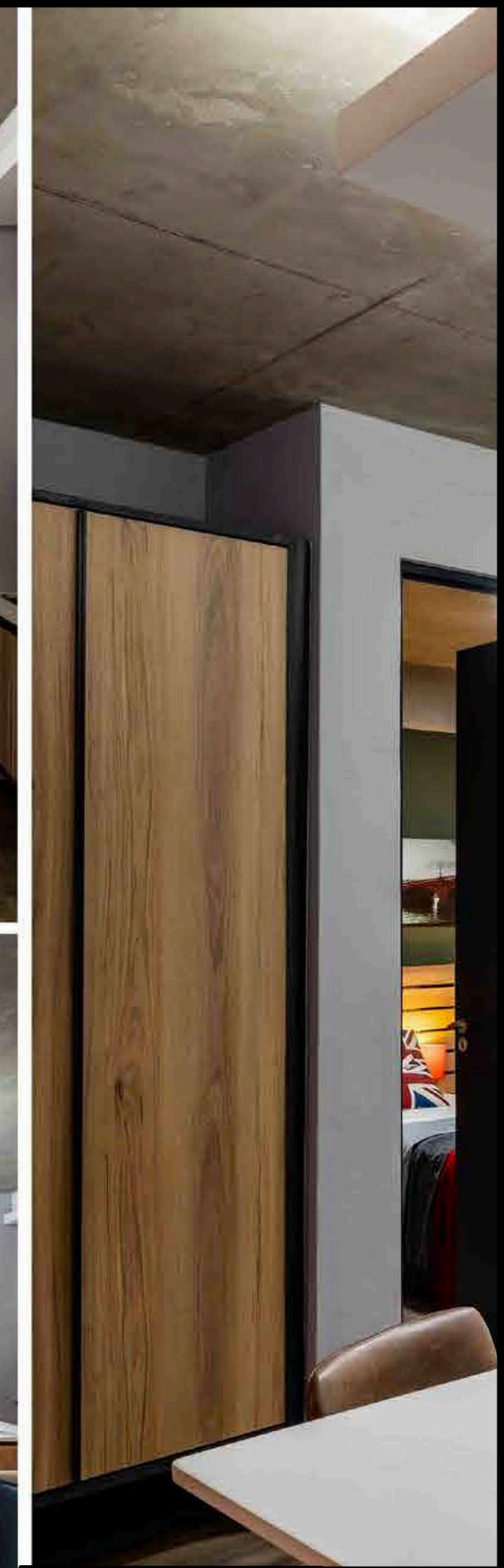
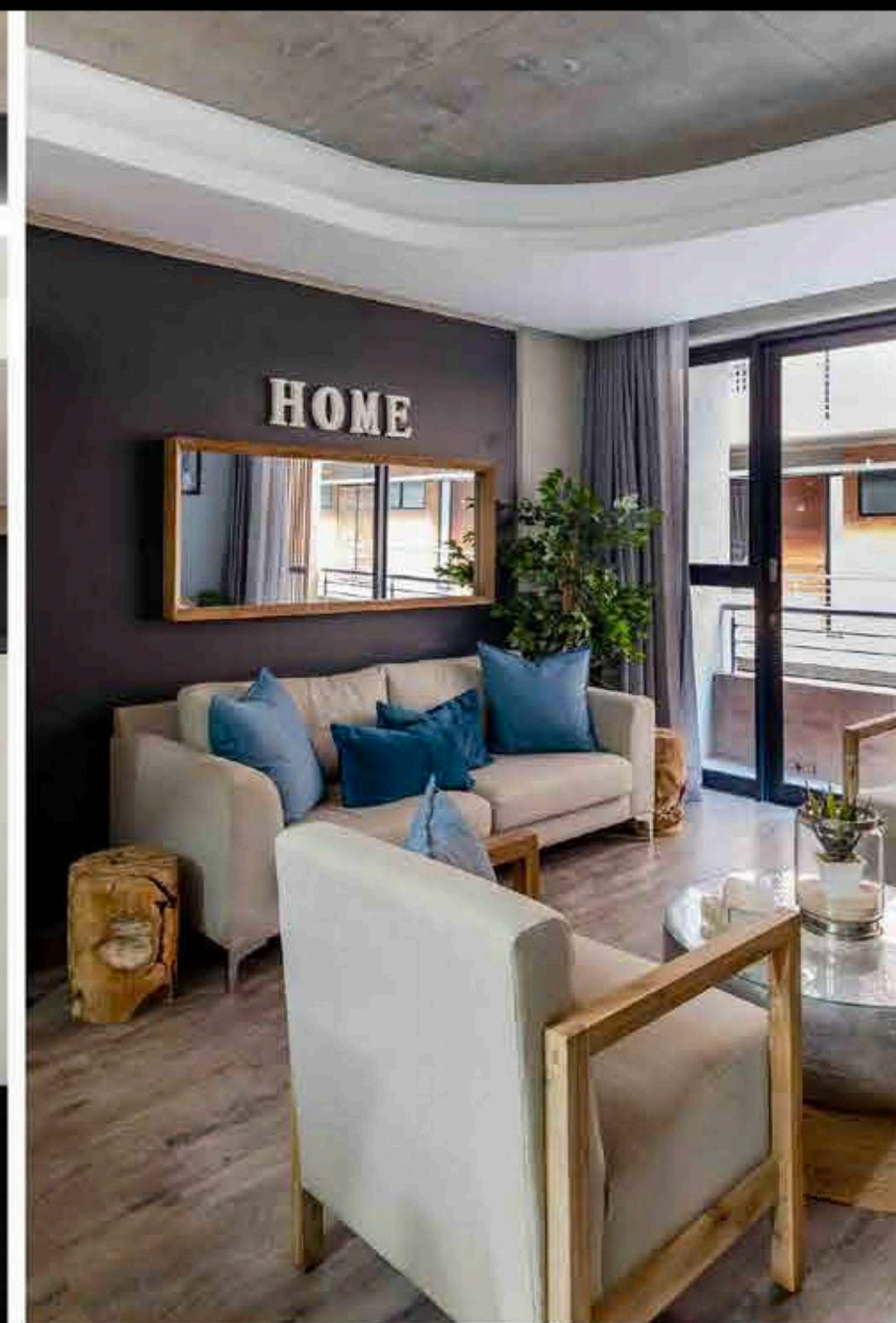


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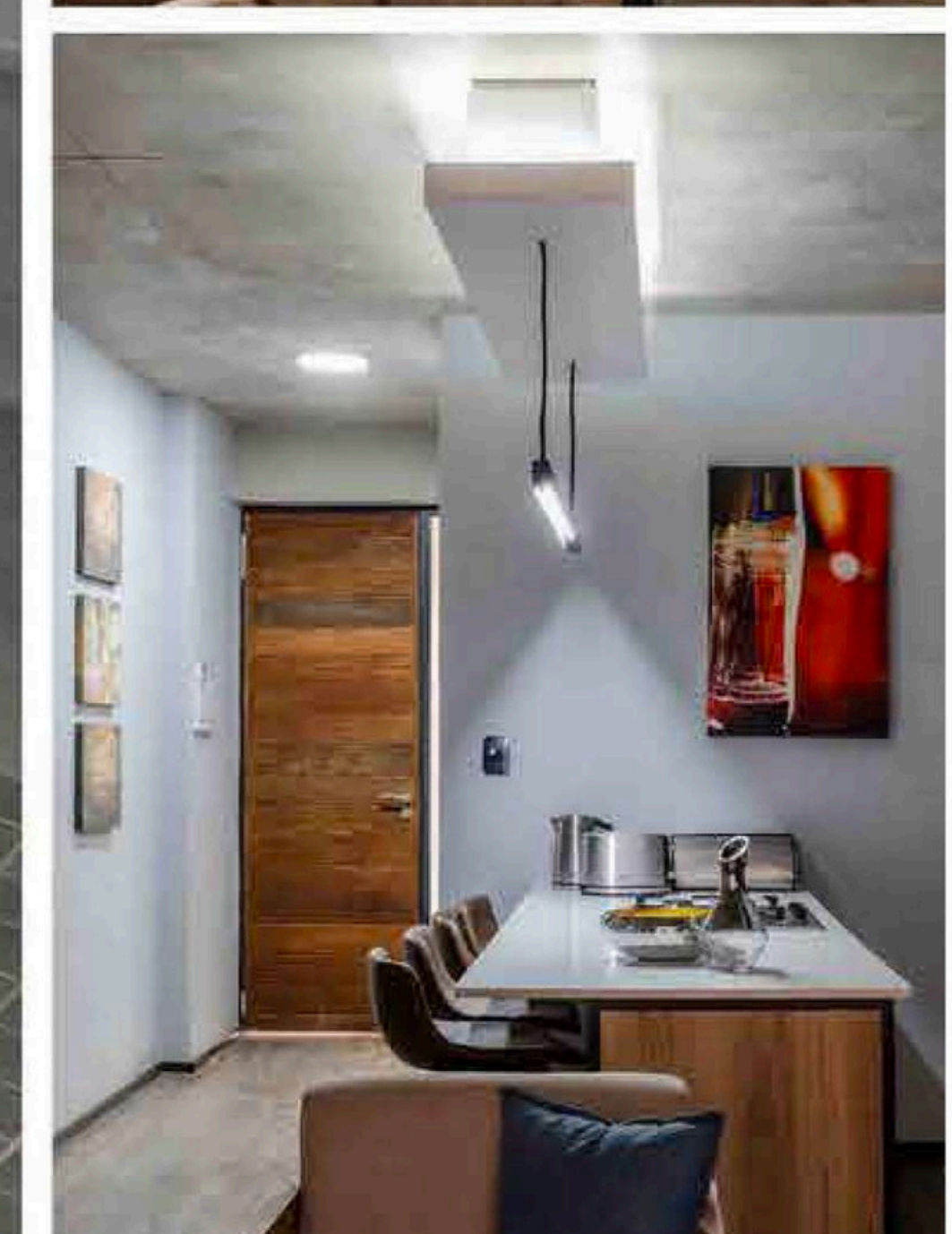
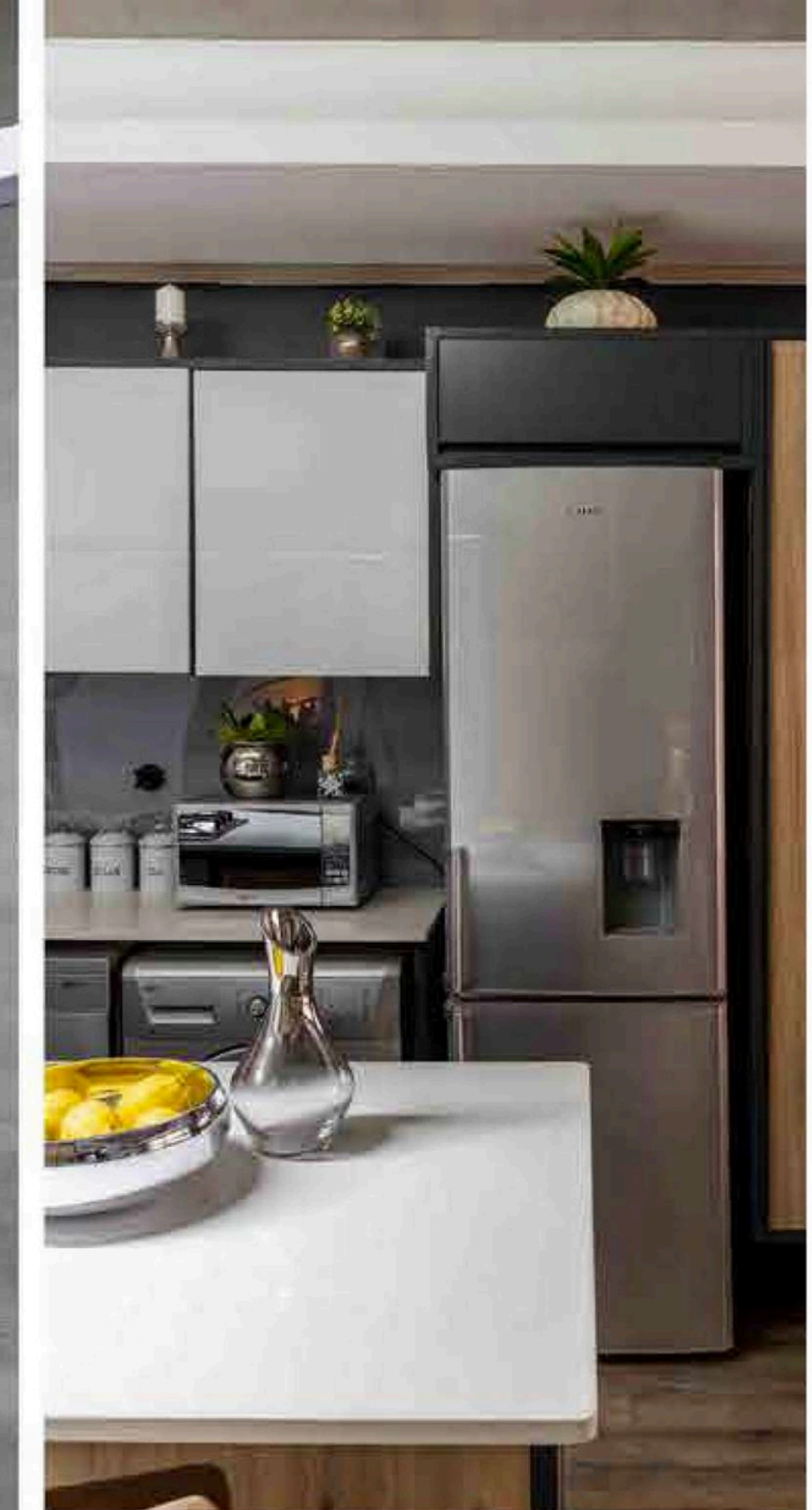
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**OPEN
PLAN**



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