





EXQUISITE HOMES ON  
LARGE SECURE STANDS  
WITHIN A SHELTERED,  
HIDDEN RETREAT IN  
A POPULAR SUBURB....

*shhh ...best keep it to yourself ...*



## MODERN FREESTANDING HOMES

Brendavere Estate in Craigavon has long been a desired tract of land locked away in seclusion, and sheltered from a very busy and developing Fourways precinct. The site is limited to only 83 large stands - averaging 434m<sup>2</sup> each - positioned on an elevated slope with a natural pond and some of the most established indigenous trees in the suburb. The area was once home to hundreds of rock dassies, and one can still see them sunning themselves on the rocky outcrop at the north eastern corner of the estate.

BRENDAVERE ESTATE

# PERFECTLY POSITIONED

Fourways has a lot to offer as a developing central business district. Brendevere Estate is within a two minute drive to some of the busiest retail and commercial zones in the north of Johannesburg. There is simply no reason to venture beyond a 2km golden radius that offers anything from schooling for the young, central business for the professional and endless options for leisure, hospitality, entertainment and retail.



1. Crawford school
2. Life hospital
3. Commercial node
4. Cedar Square centre
5. Commercial node
6. Fourways Gardens centre
7. Veterinarian clinic
8. Medical centre
9. Leaping Frog centre
10. Builders Warehouse
11. Fourways Crossing centre
12. Pineslopes centre
13. Montecasino
14. Fourways Mall
15. The Buzz centre
16. Broadacres Academy
17. Commercial node
18. Broadacres centre
19. Steyn City School





# IN GREAT COMPANY

Fourways is on a trajectory to become one of Southern Africa's busiest and vibrant suburbs, with future developments such as a Gautrain station, a large commercial district and rapidly growing infrastructure such as road networks and an expanding international airport.

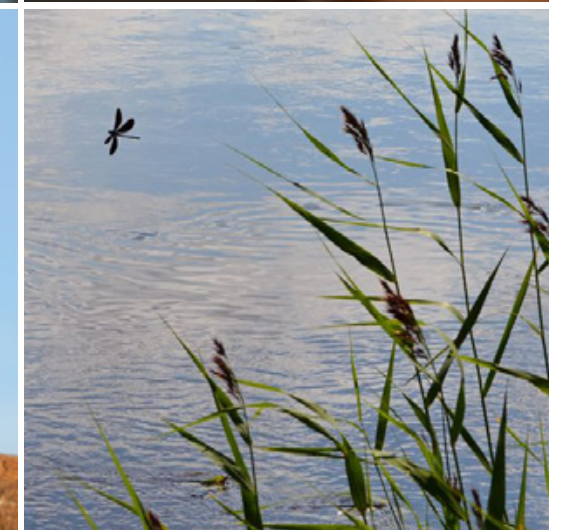
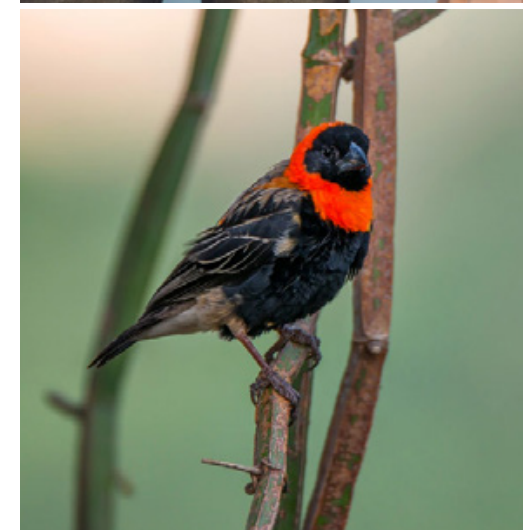
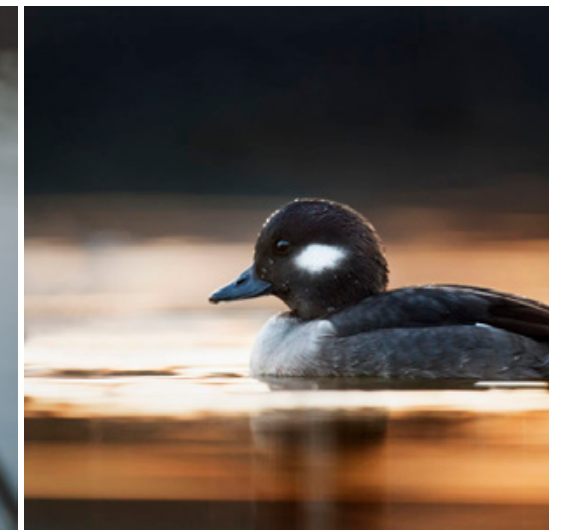
Proximity matters, and Brendavere Estate has its finger tightly on the pulse. But more than that, the estate is a sheltered haven amid the scramble of activity.

# HIDDEN REFUGE

Craigavon - home of the bush baby. Brendavere Estate is situated at the end of Duff Road - a quiet, cul de sac road that connects with a secluded and hidden space away from the busy rush a few hundred meters away. A true sanctum to hang your hat at the end of a chaotic day.

Some of the original indigenous trees have been retained on the site to encourage the local bird life and offer some tranquility.

In the north-west corner is an eco-friendly communal attenuation dam. This shallow pond will also in time create a great habitat for bird species like weavers, red bishops, and geese.





## SIMPLE AND PRACTICAL DESIGN

Brendavere Estate offers a wide variety of diverse and contemporary home designs. Large windows and sliding doors create light and airy living spaces and leave an open invitation to a landscaped garden. Modern open plan living spaces, large covered patios with built-in braais, and kitchen serving windows, make these homes perfect for indoor and outdoor entertaining.

Timber and facebrick features express a unique and hardy South African style whilst complimenting the generous and natural landscaped garden surrounding the homes. Some gardens feature large indigenous trees, encouraging a variety of local bird species.

A simple and modern aesthetic filters through open and well utilised living spaces. Exposed brick and timber details creates warmth and compliments the clean interior and exterior building lines. The contemporary thread is pulled through in a series of quality built-in appliances, fittings and finishes.

High sloped ceilings in the bedrooms create a luxurious atmosphere, and contribute to the homes unique spaciousness.





## SITE PLAN

- 83 large stands
- Average 434m<sup>2</sup>

## SECURITY

- Gatehouse with Morpho Wave enter / exit system
- CCTV system with 12 x Uniview 30m IR cameras
- 8 strand all-round electric fence linked to armed response



# FLOOR PLAN: NORTH DELUXE 4 BED



Bedrooms:	4
En-Suites:	3
WC:	1
Double Garage:	1
Covered Patio:	1

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Ground Floor	70m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	14m <sup>2</sup>
<b>Total Ground</b>	<b>125m<sup>2</sup></b>

First Floor 85m<sup>2</sup>

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<b>Total Area</b>	<b>210m<sup>2</sup></b>
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# FLOOR PLAN: NORTH DELUXE 3 BED



Bedrooms:	3
En-Suites:	2
WC:	1
Double Garage:	1
Covered Patio:	1

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Ground Floor	70m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	14m <sup>2</sup>
<b>Total Ground</b>	<b>125m<sup>2</sup></b>

First Floor	71m <sup>2</sup>
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<b>Total Area</b>	<b>196m<sup>2</sup></b>
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# FLOOR PLAN: NORTH PREMIERE 4 BED



Bedrooms:	4
En-Suites:	4
WC:	1
Double Garage:	1
Covered Patio:	1
Pantry:	1

Ground Floor	93m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	16m <sup>2</sup>
<b>Total Ground</b>	<b>150m<sup>2</sup></b>

First Floor 99m<sup>2</sup>

<b>Total Area</b>	<b>249m<sup>2</sup></b>
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# FLOOR PLAN: NORTH PREMIERE 3 BED



Bedrooms:	3
En-Suites:	3
WC:	1
Double Garage:	1
Covered Patio:	1
Pantry:	1

Ground Floor	93m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	16m <sup>2</sup>
<b>Total Ground</b>	<b>150m<sup>2</sup></b>

First Floor 88m<sup>2</sup>

**Total Area 238m<sup>2</sup>**

# FLOOR PLAN: EAST/WEST DELUXE 4 BED



Bedrooms:	4
En-Suites:	3
WC:	1
Double Garage:	1
Covered Patio:	1

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Ground Floor	68m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	13m <sup>2</sup>
<b>Total Ground</b>	<b>122m<sup>2</sup></b>

First Floor 82m<sup>2</sup>

**Total Area 204m<sup>2</sup>**

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# FLOOR PLAN: EAST/WEST DELUXE 3 BED



Bedrooms:	3
En-Suites:	2
WC:	1
Double Garage:	1
Covered Patio:	1

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Ground Floor	68m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	13m <sup>2</sup>
<b>Total Ground</b>	<b>122m<sup>2</sup></b>

First Floor	68m <sup>2</sup>
<b>Total Area</b>	<b>190m<sup>2</sup></b>

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FLOOR PLAN: EAST/WEST PREMIERE 4 BED



Bedrooms:	4
En-Suites:	3
WC:	1
Double Garage:	1
Covered Patio:	1
Pantry:	1

Ground Floor	83m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	18m <sup>2</sup>
<b>Total Ground</b>	<b>142m<sup>2</sup></b>

First Floor 101m<sup>2</sup>

**Total Area 243m<sup>2</sup>**



FLOOR PLAN: EAST/WEST PREMIERE 3 BED



Bedrooms:	3
En-Suites:	3
WC:	1
Double Garage:	1
Covered Patio:	1
Pantry:	1

Ground Floor	83m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	18m <sup>2</sup>
<b>Total Ground</b>	<b>142m<sup>2</sup></b>

First Floor 88m<sup>2</sup>

**Total Area 230m<sup>2</sup>**

# FLOOR PLAN: SOUTH DELUXE 4 BED



Bedrooms:	4
En-Suites:	3
WC:	1
Double Garage:	1
Covered Patio:	1

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Ground Floor	66m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	15m <sup>2</sup>
<b>Total Ground</b>	<b>122m<sup>2</sup></b>

First Floor 83m<sup>2</sup>

**Total Area 205m<sup>2</sup>**

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FLOOR PLAN: SOUTH DELUXE 3 BED



Bedrooms:	3
En-Suites:	2
WC:	1
Double Garage:	1
Covered Patio:	1

Ground Floor	66m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	15m <sup>2</sup>
<b>Total Ground</b>	<b>122m<sup>2</sup></b>

First Floor 68m<sup>2</sup>

**Total Area 190m<sup>2</sup>**

FLOOR PLAN: SOUTH PREMIERE 4 BED



Bedrooms:	4
En-Suites:	4
WC:	1
Double Garage:	1
Covered Patio:	1
Pantry:	1

Ground Floor	81m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	18m <sup>2</sup>
<b>Total Ground</b>	<b>140m<sup>2</sup></b>

First Floor 102m<sup>2</sup>

**Total Area 242m<sup>2</sup>**

FLOOR PLAN: SOUTH PREMIERE 3 BED



Bedrooms:	3
En-Suites:	3
WC:	1
Double Garage:	1
Covered Patio:	1
Pantry:	1

Ground Floor	81m <sup>2</sup>
Garage	41m <sup>2</sup>
Patio	18m <sup>2</sup>
<b>Total Ground</b>	<b>140m<sup>2</sup></b>

First Floor 90m<sup>2</sup>

**Total Area 230m<sup>2</sup>**

FLOOR PLAN: SIMPLEX



Bedrooms:	3
En-Suites:	2
Double Garage:	1
Covered Patio:	1

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Ground Floor	142m <sup>2</sup>
Garage	38m <sup>2</sup>
Patio	18m <sup>2</sup>
<b>Total Ground</b>	<b>198m<sup>2</sup></b>

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# FLOOR PLAN: UNIT G



Bedrooms:	3
En-Suites:	3
Double Garage:	1
Covered Patio:	1
Pantry:	1

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Ground Floor	97m <sup>2</sup>
Garage	43m <sup>2</sup>
Patio	13m <sup>2</sup>
<b>Total Ground</b>	<b>153m<sup>2</sup></b>

First Floor 98m<sup>2</sup>

**Total Area 251m<sup>2</sup>**

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# FINISHES

## GOLD RANGE SPECIFICATION\*

• Subject to change and variation

### General

External windows: Aluminium frame  
 Front door: Aluminium frame pivot  
 Internal door: Wooden door frame and door with varnish  
 Sliding door: Aluminium  
 Cornice: Shadow line  
 Built-in cupboards  
 Fibre point  
 Heat pump: 5kw  
 Landscaping and paving (as per Site Development Plan)  
 Handrails & balustrade: Mild steel with cables  
 Built-in braai  
 DSTV installation: 2 x points  
 Automated chroma deck double garage door with 2 x remotes

### Sanitary

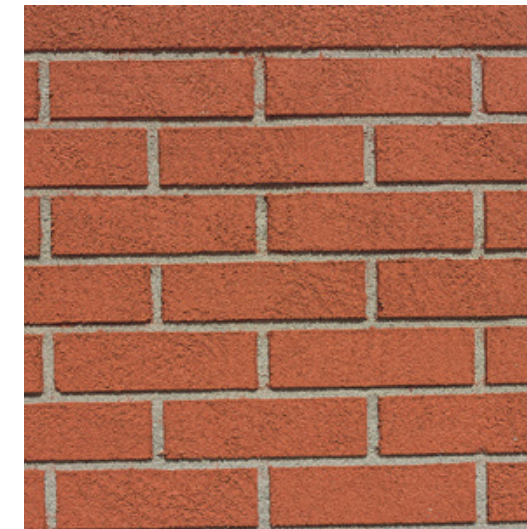
Bath: Freestanding Zambezi (main only) white with Montana / Magnetite mixer and spout  
 Basin: Kiara with Montana / Magnetite mixer and spout  
 Mirror: Bevel edged  
 Vanity: Single or double as applicable  
 Shower door: Main en-suite with fixed panel / guest bathroom with pivot door  
 Shower: Evox water saving head, Molinari arm and Montana / Magnetite mixer  
 Water closet: Close couple Bettalux top flush

### Kitchen

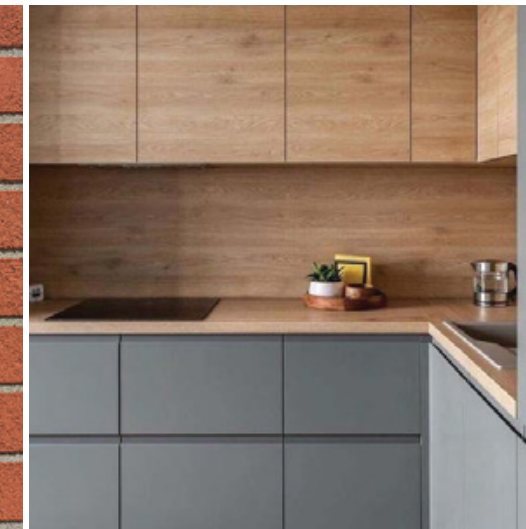
Grundig under counter oven  
 Grundig electric hob – with gas hob option  
 Grundig cooker Hood  
 Kwikhot round prep bowl  
 Magnetite prep bowl mixer

**GRUNDIG**

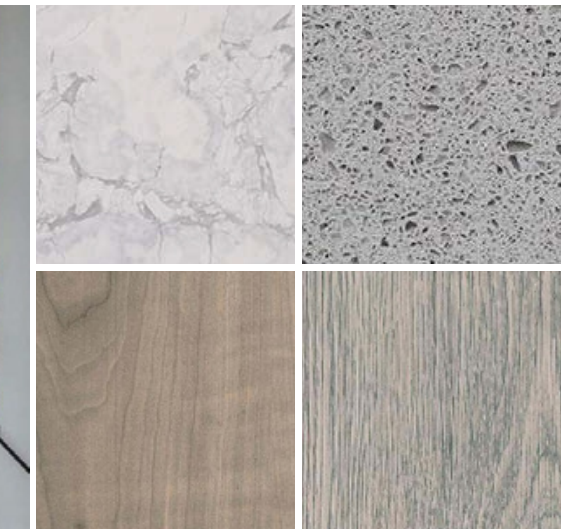
Exposed brick wall finish



Timber and dark grey kitchen option



Kitchen counter and timber cupboards



Evox water saving shower head



Montana bath mixer



Black pendant light - kitchen



Grundig Under counter oven



Kwikhot round prep bowl



Magnetite prep bowl mixer





WANT MORE?

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ANDREW: 083 453 5460

AMY: 084 600 5588

GWEN: 082 896 6422

JAMES: 079 423 5323

info@brendavereestate.co.za

## RENICO CONSTRUCTION

Having acquired three investment properties by the age of 19 and gone on to build up his own successful Estate Agency on the West Rand, there was no doubt in Nico Louw's mind that property was a valuable asset for anyone. In 1998, realising the growing need for homes on the West Rand, he established Renico Construction with an eye to affording the opportunity to others to also own their own homes or build a sound investment base.

Renico Construction (Pty) Ltd has grown exponentially since then and has completed over 200 projects and now operates across Gauteng building private residences, sectional title complexes - catering particularly for first time home owners and investors - along with large commercial, retail and industrial complexes, some of which have been retained as part of Renico's investment portfolio.

The company forms part of The Renico Group, which comprises primarily of Renico Plant Hire (Pty) Ltd, Renico Earthworks and Civils (Pty) Ltd, and Renico Real Estate (Pty) Ltd; the latter handling all the maintenance and rentals of their investment portfolio.

Keeping constantly abreast with new products and in full awareness of increasing costs, the company also incorporates energy saving and low maintenance features into all its buildings. This affords prospective buyers excellent value for money and an assurance that their personal costs are kept to a minimum, and since they can purchase property directly from the developer bond or transfer costs are included in their packages - a huge cost saving as well.



[www.renicoconstruction.co.za](http://www.renicoconstruction.co.za)

## DBM ARCHITECTS

DBM Architects Jhb was established in 2003 by Wynand du Plessis.

Now in its 16th year, DBM Architects Jhb has grown into a team of highly skilled and passionate individuals with extensive experience gained over a multitude of various projects.

The DMB Group comprises four different divisions. Apart from the Architectural Practice there is a 3-D Visualization Studio, Interior Design advisory and a Council Approvals department.



[www.dbmarchitects.co.za](http://www.dbmarchitects.co.za)

## KENT GUSH PROPERTIES

The management of the business have dedicated their careers to property and have extensive experience.

The business is managed by Kent and Raquel Gush. Kent formed his own business, Uptown Houses in 1986 where it specialised in the sale of Sectional Title units in the North West of Johannesburg. With a need to grow, Arndt and Gush Property Brokers was formed in 1991 where Kent ran and managed the business until joining Montagu Property Group in January 1998 as the Marketing Director and partner.

Raquel joined Montagu Property Group in 1999 where her primary focus was the sale of vacant land and building contracts at Cedar Lakes where she successfully completed the sale of the development within 4 years of the initial launch. Her involvement extended to the successful launch and sale of Katherine Quay, The Emperor and Jackal Creek. A change in focus and strategic direction resulted in Raquel starting an internal mortgage origination business in conjunction with Bond Choice as a value added service to the Montagu Property Group.

During this 3 year period Raquel achieved the highest turnover in Bond Choice history for a single individual with R570m in granted loans in 2007. Pursuant to fulfil their dream and establish a unique brand Kent and Raquel left Montagu in late 2009 after 12 wonderful years to form Kent Gush Properties.

We see Kent Gush Properties as a specialised boutique real estate company that is a recognised market leader in the consulting, sales, marketing and administration of residential developments.



[www.kentgush.co.za](http://www.kentgush.co.za)



BRENDAVERE ESTATE

*Craigavon*

[www.brendavereestate.co.za](http://www.brendavereestate.co.za)