38 MORSIM HYDE PARK



12 ULTRA LUXURY DUPLEXES FROM R7,099,900 \$382,452.45*

63

Perfectly positioned in one of Johannesburg's most exclusive suburbs, Hyde Park, 38 Morsim is a secure development boasting 12 ultra luxury duplex homes.

69



F E A T U R E S

INCLUDE

OGGIE HARDWOOD FLOORING STAFF QUARTERS ON SELECT HOMES MORSØ WOODBURNING FIREPLACE BREEZAIR EVAPORATIVE COOLING

> VISITOR PARKING BAYS ASTROTURF GARDENS

STEPHEN PIKUS FEATURE LIGHTING HIGH QUALITY KITCHEN DESIGN **INTEGRATED SMEG APPLIANCES** SOLAR ASSISTED ELECTRICITY

> SPLASH POOLS ON SELECT HOMES MOTORIZED POOL COVERS

24-HOUR GUARD WITH CCTV BIOMETRIC ACCESS CONTROL

FIBRE & DSTV READY







ARCHITECTURE BY DAFFONCHIO ARCHITECTS

SITE

PLAN

HOUSE 1 R6 999 900

3 BED 3 BATH HOUSE AREA: 193.1m² EXCLUSIVE USE: 57.7m² ESTIMATED GARDEN: 127.2m² TOTAL AREA: 250.8m²

HOUSE 3 R7 699 900

3 BED 3 BATH HOUSE AREA: 218.9m² EXCLUSIVE USE: 45.8m² ESTIMATED GARDEN: 72.1m² TOTAL AREA: 264.8m²

HOUSE 5

3 BED 3 BATH HOUSE AREA: 205.6m² EXCLUSIVE USE: 45.8m ESTIMATED GARDEN: 60m² TOTAL AREA: 251.4m²

HOUSE 7 R7 499 900

3 BED 3 BATH + STAFF QUARTERS HOUSE AREA: 213.4m² EXCLUSIVE USE: 38.4m² ESTIMATED GARDEN: 38.8m² TOTAL AREA: 251.8m²

HOUSE 9 R7 099 900

3 BED 3 BATH HOUSE AREA: 188.5m² EXCLUSIVE USE: 42.2m² ESTIMATED GARDEN: 55.9m² TOTAL AREA: 230.8m²

HOUSE 11 R7 699 900

3 BED 3 BATH HOUSE AREA: 216.8m² EXCLUSIVE USE: 28.7m² ESTIMATED GARDEN: 59.6m² TOTAL AREA: 245.5m²

38 MORSIM ROAD, HYDE PARK

HOUSE 1

SOLD

HOUSE 3

SOLD

HOUSE 5

SOLD

HOUSE 7

HOUSE 9



HOUSE 2 R7 399 900

3 BED 3 BATH HOUSE AREA: 209.5m² EXCLUSIVE USE: 43.1m² ESTIMATED GARDEN: 81.7m² TOTAL AREA: 252.6m²

HOUSE 2

SOLD

HOUSE 4

SOLD

HOUSE 6

HOUSE 8

SOLD

HOUSE 10

SOLD

HOUSE 4 R7 199 900

3 BED 3 BATH HOUSE AREA: 199.5m² EXCLUSIVE USE: 31.5m² ESTIMATED GARDEN: 48.1m² TOTAL AREA: 230.9m²

HOUSE 6 R8 699 900

4 BED 4 BATH + STAFF QUARTERS HOUSE AREA: 247.6m² EXCLUSIVE USE: 40.6m² ESTIMATED GARDEN: 32.8m² TOTAL AREA: 288.2m²

HOUSE 8 R8 699 900

4 BED 4 BATH + STAFF QUARTERS HOUSE AREA: 247.6m² EXCLUSIVE USE: 40.6m² ESTIMATED GARDEN: 32.8m² TOTAL AREA: 288.2m²

HOUSE 10 R7 199 900

3 BED 3 BATH HOUSE AREA: 204.1m² EXCLUSIVE USE: 38.1m² ESTIMATED GARDEN: 66.1m² TOTAL AREA: 242.2m²

HOUSE 12 R9 499 900

4 BED 4 BATH + STAFF QUARTERS HOUSE AREA: 272.7m² EXCLUSIVE USE: 42.8m² ESTIMATED CARDEN: 98.4m² TOTAL AREA: 315.5m²

DUSE II

HOUSE 11 HOUSE 12 SOLD

ERF 43

65

All homes have private gardens and select have splash pools.

The layouts have been carefully tailored, with lofty ceiling volumes and generous spacial-planning. The interiors combine high-end finishes, elegant material choices and bespoke design elements.









