

MELVILLE
LANE
41
•
HYDE PARK

SANCTUARY IN THE CITY



LUXURY PORTFOLIO
INTERNATIONAL



CHAS EVERITT
INTERNATIONAL PROPERTY GROUP

Your very own *Sanctuary in the City*



Nestled between the thriving business hubs of Sandton and Rosebank, in one of Johannesburg's most prestigious suburbs, lies **41 Melville** - recently completed and ready to move in.

The true essence of Hyde Park is perfectly captured as you drive through the gates. A sense of **serenity, peace and calm** sets in as you coast down the driveway of this visually striking complex. Award-winning architect, **Enrico Daffonchio**, has drawn inspiration from the **majestic Cape Winelands** and the clean, classic lines of a **London townhouse**, evoking a feeling of **majestic elegance**.

In a moment you forget that you are on the doorstep of South Africa's bustling economic hotspot.

The team at Legaro are widely known for their **world-class craftsmanship** and quality construction. As a specialist developer in the luxury sector, no expense has been spared and this can be seen in the unique **interior styling, high-end finishes and alluring design**.

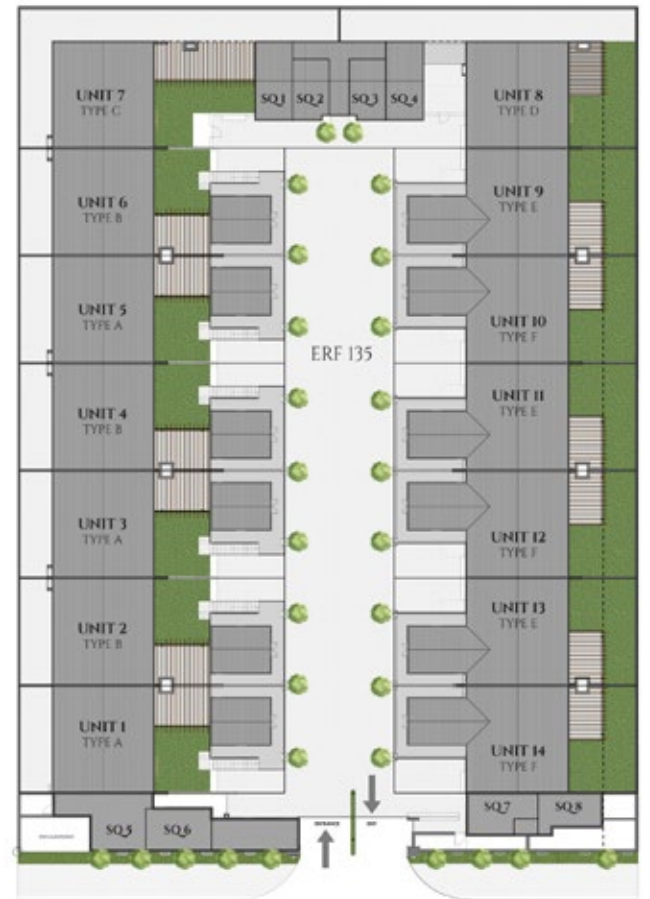
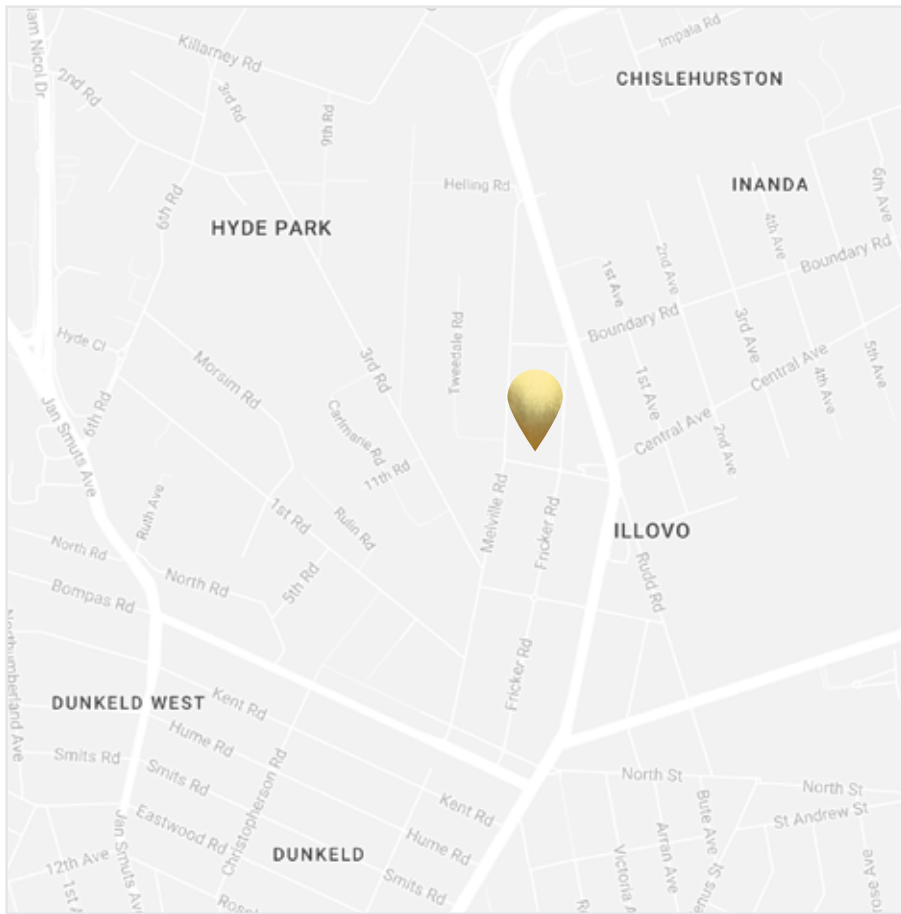
This Hyde Park gem is one-of-a-kind and is perfectly suited to a wide variety of buyers seeking **modern living** and an **urban lifestyle**. Whether you are a jetsetting executive, a family looking

to downsize or a seasoned investor looking for lucrative rental returns and capital appreciation - **41 Melville is your very own 'Sanctuary in the City'**.

These exceptional **bespoke homes** come in a variety of configurations, offering endless options for practical utilisation. All units have double garages with an abundance of storage space and dedicated visitor parking bays. Units can be accessed from the front door or garage. Choose between a contained back garden area or central courtyard with built in Jetmaster braai. Elegant open plan lounge and living areas, reaming with natural light, all open to a **designer kitchen** with seamless integrated ovens and appliances and contained scullery.

A Caesarstone staircase leads to the upper level, where all 4 bedrooms are on suite with a **picturesque balcony** leading off the main bedroom. On certain units the **4th bedroom** is separated from the main home and can be accessed through its own private entrance. Perfect for a home office, teenage apartment or private guest suite.





FEATURES

14 Exclusive Homes / 8 Staff Quarters | High-tech security | North facing with private gardens
 4 Bedrooms, 4.5 Bathrooms | Double Garage with ample storage space | Exquisite designer kitchens

SUPERIOR FINISHES

Integrated SMEG appliances | Hans Grohe | Wood-burning enclosed fireplaces | Morgan & Associates light fittings
 German Blanco kitchen fittings | Breeze Air Evaporative Cooling System | Solar geysers | Fibre and DStv Ready