38 MORSIM HYDE PARK



12 ULTRA LUXURY DUPLEXES FROM R7,099,900 \$435 761.45*

69

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

61



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 CARDEN: 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: 216.8 m² EXCLUSIVE USE: 28.7 m² ESTIMATED GARDEN: 59.6 m² TOTAL AREA: 245.5 m²

38 MORSIM ROAD, HYDE PARK

HOUSE 2

HOUSE 4

SOLD

HOUSE 6

HOUSE 8

HOUSE 10

SOLD

HOUSE 12

SOLD

GUARDHOUSE

HOUSE 1

SOLD

HOUSE 3

SOLD

HOUSE 5

SOLD



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 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

HOUSE 7

SOLD

HOUSE 9

HOUSE 11

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.











