

# Melrose Walk

MELROSE —

6 ULTRA-LUXURY VILLAS FROM R7 999 900



## WELCOME TO OPULENT LIVING IN THE HEART OF MELROSE NORTH

*Nestled a stone's throw away from Melrose Arch, Melrose Walk is a secure development of 6 modern ultra-luxury duplex villas. The villas host open plan kitchens that serve generously sunlit living & dining areas with high ceilings where a family can live out onto a spacious north-facing private garden.*

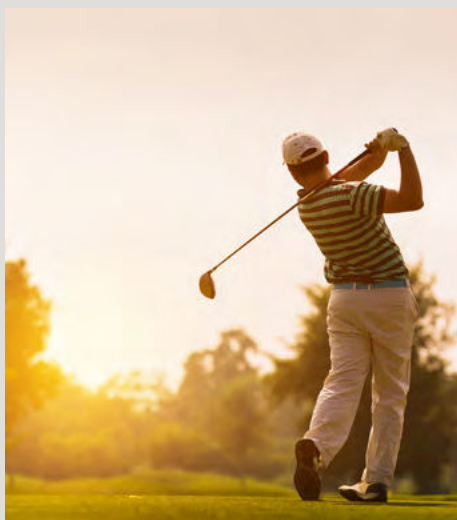
*4 Irene Road, Melrose North, Sandton*



## BESPOKE FEATURES

- *High quality designer kitchen*
- *Integrated Smeg appliances*
- *Stephen Pikus feature lighting*
- *Solar assisted electricity*
- *Morsø woodburning fireplace*
- *Breezair evaporative cooling*
- *Fibre & DSTV ready*
- *Oggie hardwood flooring*
- *Large spacious private gardens*
- *Space & storage*
- *Visitor parking bays*
- *Matte black finishes*
- *Biometric access control*
- *Extra large double Garages*

*Take a walk through Melrose with Legaro Property Development*





*The carefully tailored interior design of the villas is highlighted in the living spaces on ground floor, and just a level above, the large bedrooms have bespoke joinery, and come complete with en-suite bathrooms finished with high quality material accents from warm Oggie hardwood flooring to marble countertops, all with beautiful views of the Melrose area. Additional features include a centralized Breezair evaporative cooling system, Morso fireplace, and a fully kitted kitchen. The development is aiming to achieve an EDGE rating from the Green Building Council of South Africa.*



# VILLA ONE

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 362m<sup>2</sup>



ESTATE PLAN



GROUND FLOOR



FIRST FLOOR

# VILLA TWO

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 366m<sup>2</sup>



ESTATE PLAN



GROUND FLOOR



FIRST FLOOR

# VILLA THREE

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 366m<sup>2</sup>



ESTATE PLAN



GROUND FLOOR



FIRST FLOOR



# VILLA FOUR

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 333m<sup>2</sup>



ESTATE PLAN



GROUND FLOOR



FIRST FLOOR

# VILLA FIVE

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 369m<sup>2</sup>



ESTATE PLAN



GROUND FLOOR



FIRST FLOOR



# VILLA SIX

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 341m<sup>2</sup>



ESTATE PLAN



GROUND FLOOR



FIRST FLOOR

# SITE PLAN & LOCAL AMENITIES

**VILLA ONE**  
4 BEDROOM, 4 BATHROOM  
TOTAL AREA 362m<sup>2</sup>

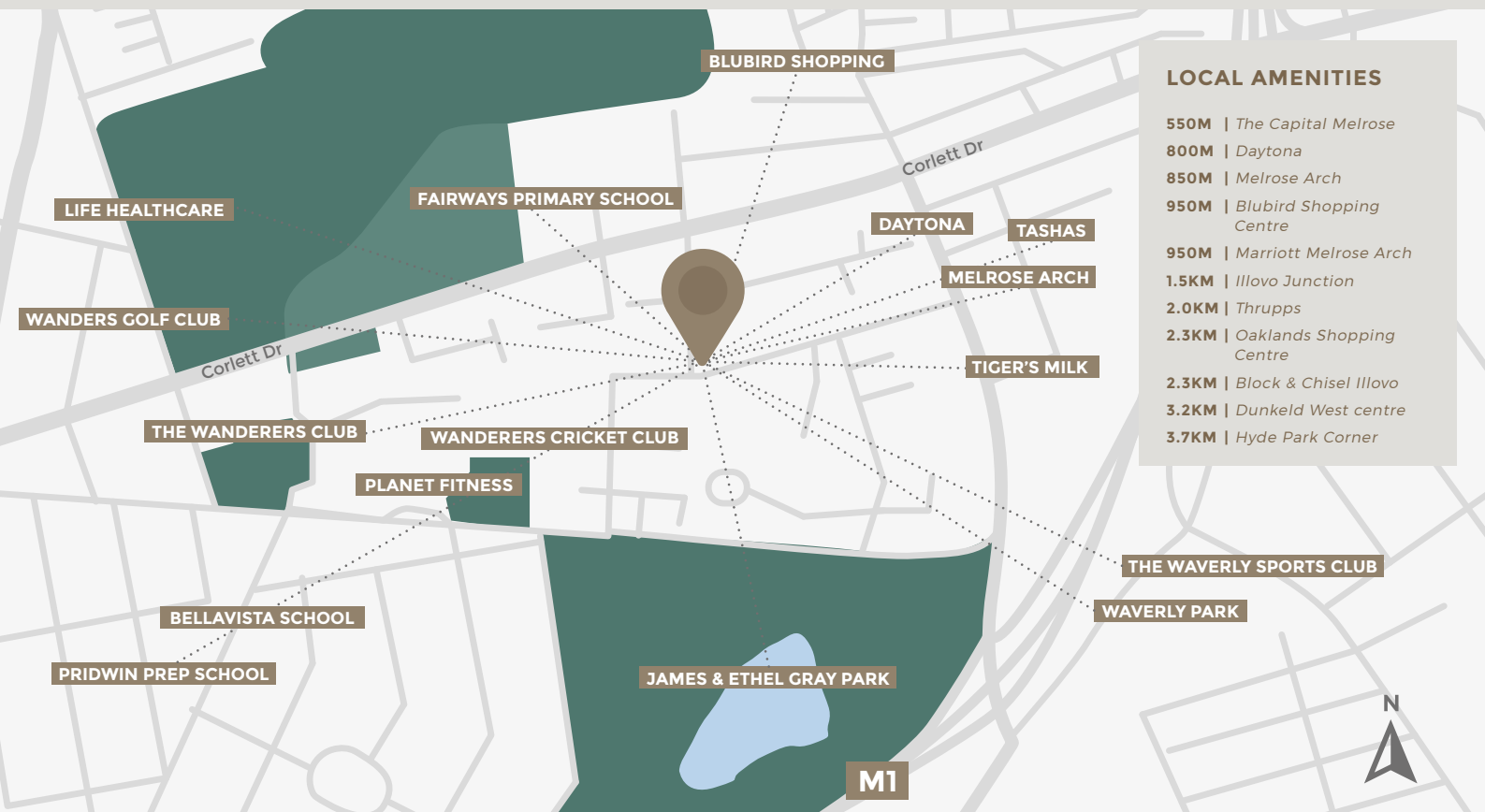
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4 BEDROOM, 4 BATHROOM  
TOTAL AREA 333m<sup>2</sup>

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4 BEDROOM, 4 BATHROOM  
TOTAL AREA 369m<sup>2</sup>

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4 BEDROOM, 4 BATHROOM  
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## LOCAL AMENITIES

- 550M | The Capital Melrose
- 800M | Daytona
- 850M | Melrose Arch
- 950M | Blubird Shopping Centre
- 950M | Marriott Melrose Arch
- 1.5KM | Illovo Junction
- 2.0KM | Thrupps
- 2.3KM | Oaklands Shopping Centre
- 2.3KM | Block & Chisel Illovo
- 3.2KM | Dunkeld West centre
- 3.7KM | Hyde Park Corner