

# Melrose Walk

MELROSE

SHOW HOME NOW OPEN!

6 ULTRA-LUXURY VILLAS FROM R7 999 900



SCAN ME  
TO TAKE THE  
VIRTUAL TOUR

ON SHOW | 2-5PM WEDNESDAY, SATURDAY, SUNDAY & PUBLIC HOLIDAYS

## 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 that your family can enjoy with a private garden.*

*4 Irene Road, Melrose North, Sandton*



**LEGARO GREEN  
MORTGAGES**

FURTHER INTEREST RATE REDUCTIONS  
AT OUR GREEN DEVELOPMENTS\*

\*T&CS APPLY



*Legaro*  
PROPERTY  
DEVELOPMENT



## AMENITIES

- High quality designer kitchen
- Integrated Smeg appliances
- Stephen Pikus feature lighting
- Woodburning fireplace
- Fibre & DSTV ready
- Oggie hardwood flooring
- Private gardens
- Space & storage
- Visitor parking bays
- Matte black finishes
- Biometric access control
- Extra large double garages

## GREEN FEATURES

- Samsung Wind-Free Air Conditioning
- Solar assisted electricity
- Backup power



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*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 stone countertops, all with beautiful views of the Melrose area. Additional features include air conditioning, a woodburning fireplace, and a fully kitted kitchen. The development is aiming to achieve an EDGE Advanced rating from the Green Building Council of South Africa.*



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**CHAS EVERITT**  
INTERNATIONAL PROPERTY GROUP

*Legaro*  
PROPERTY DEVELOPMENT



*Working closely with Green Star rating consultants, Solid Green, a strategy was developed from design, construction and use of the villas in order to bring down building and running costs. Union Power Solar were appointed to advise on integrated solar supplemented appliances within the villas, such as the geysers and installation of the necessary photovoltaic panels.*

*This aims to reduce the daily cost of electricity for the occupants, but also be an environmentally friendly solution, Incorporating smart meters in each villa as well as the overall development, to monitor usage by the body corporate, these will function as typical water meters, which record baseline parameters.*



#### **Lighting**

*We install energy efficient lighting and LED lights that reduce consumption.*



#### **Water Efficient Fittings**

*Melrose Walk fits multiple low-flow water fittings that ensure the units are water efficient.*



#### **Materials**

*We use concrete bricks for internal & external walls which have a low embodied energy.*



#### **Energy**

*Installation of a PV system of up to 2kWp ensures that each unit supplements its energy load from a renewable source.*



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# VILLA ONE

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 375m<sup>2</sup>



ESTATE PLAN



NORTH ELEVATION



SOUTH ELEVATION



GROUND FLOOR



FIRST FLOOR



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# VILLA TWO

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 373m<sup>2</sup>



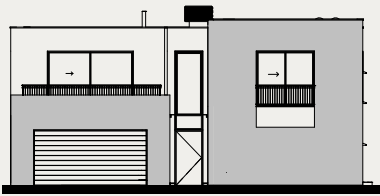
ESTATE PLAN 



NORTH ELEVATION



SOUTH ELEVATION



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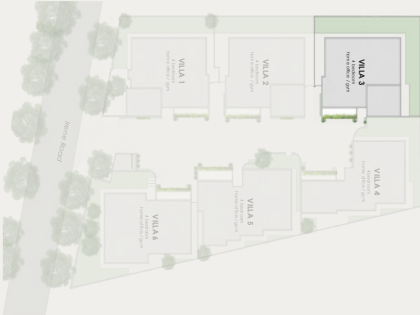


# VILLA THREE

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 373m<sup>2</sup>



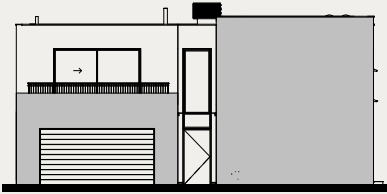
ESTATE PLAN 



NORTH ELEVATION



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# VILLA FOUR

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 340m<sup>2</sup>



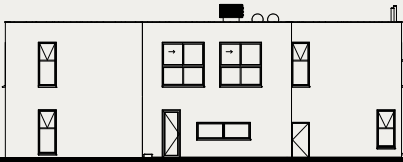
ESTATE PLAN



NORTH ELEVATION



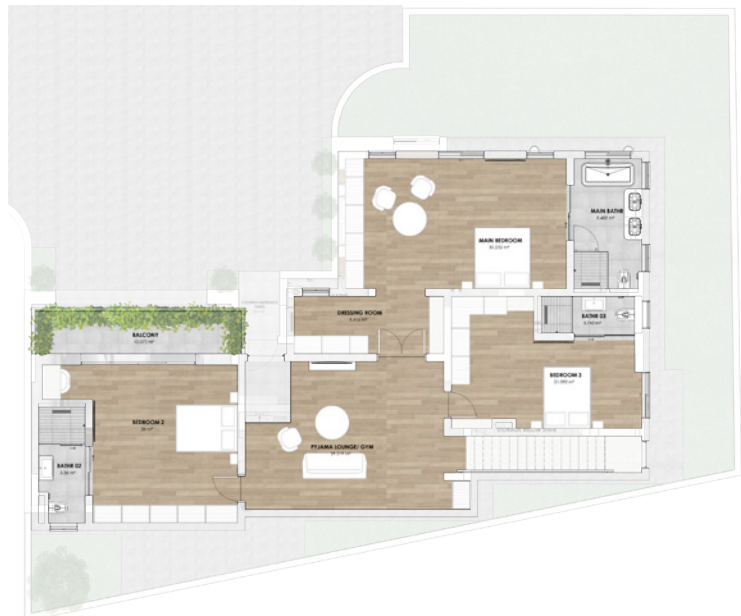
SOUTH ELEVATION



GROUND FLOOR



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# VILLA FIVE

4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 373m<sup>2</sup>



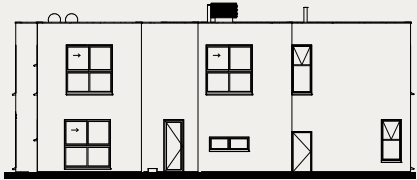
ESTATE PLAN



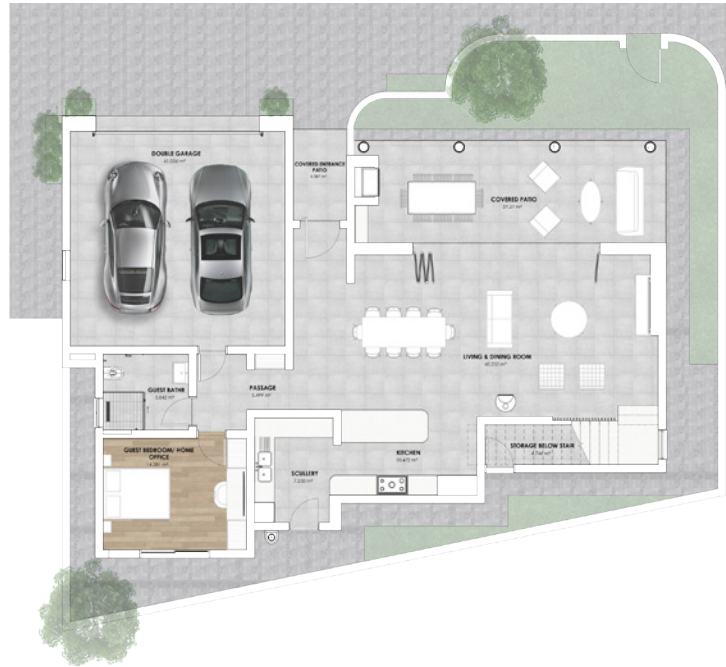
NORTH ELEVATION



SOUTH ELEVATION



GROUND FLOOR



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# VILLA SIX

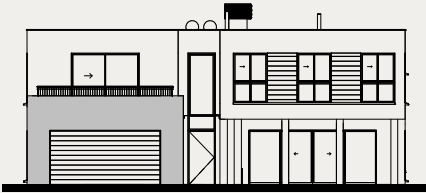
4 BEDROOM 4 BATHROOM WITH HOME OFFICE / GYM | TOTAL AREA 347m<sup>2</sup>



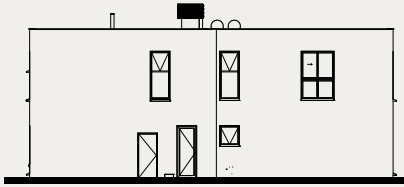
ESTATE PLAN 



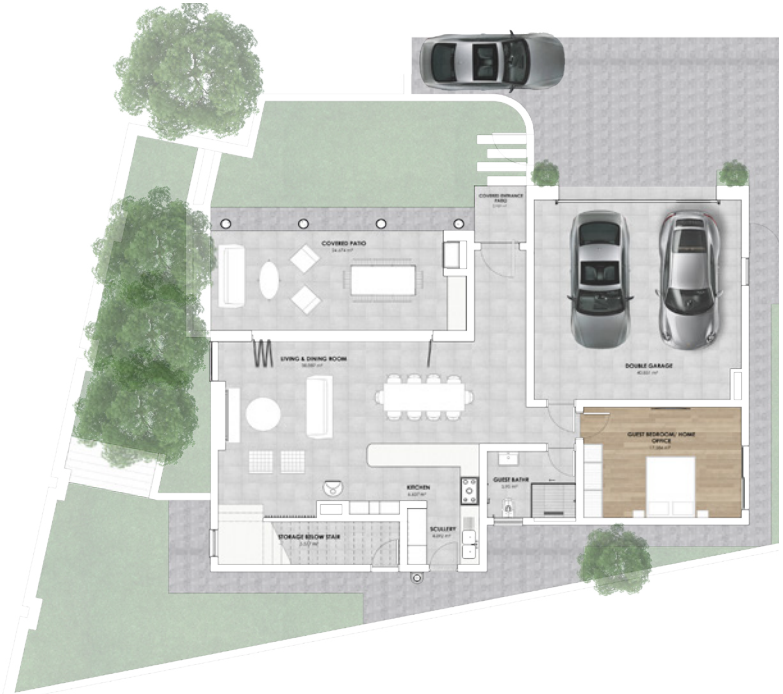
NORTH ELEVATION



SOUTH ELEVATION



GROUND FLOOR



FIRST FLOOR



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# ESTATE PLAN & LOCAL AMENITIES

**VILLA ONE**  
4 BEDROOM, 4 BATHROOM  
TOTAL AREA 375m<sup>2</sup>

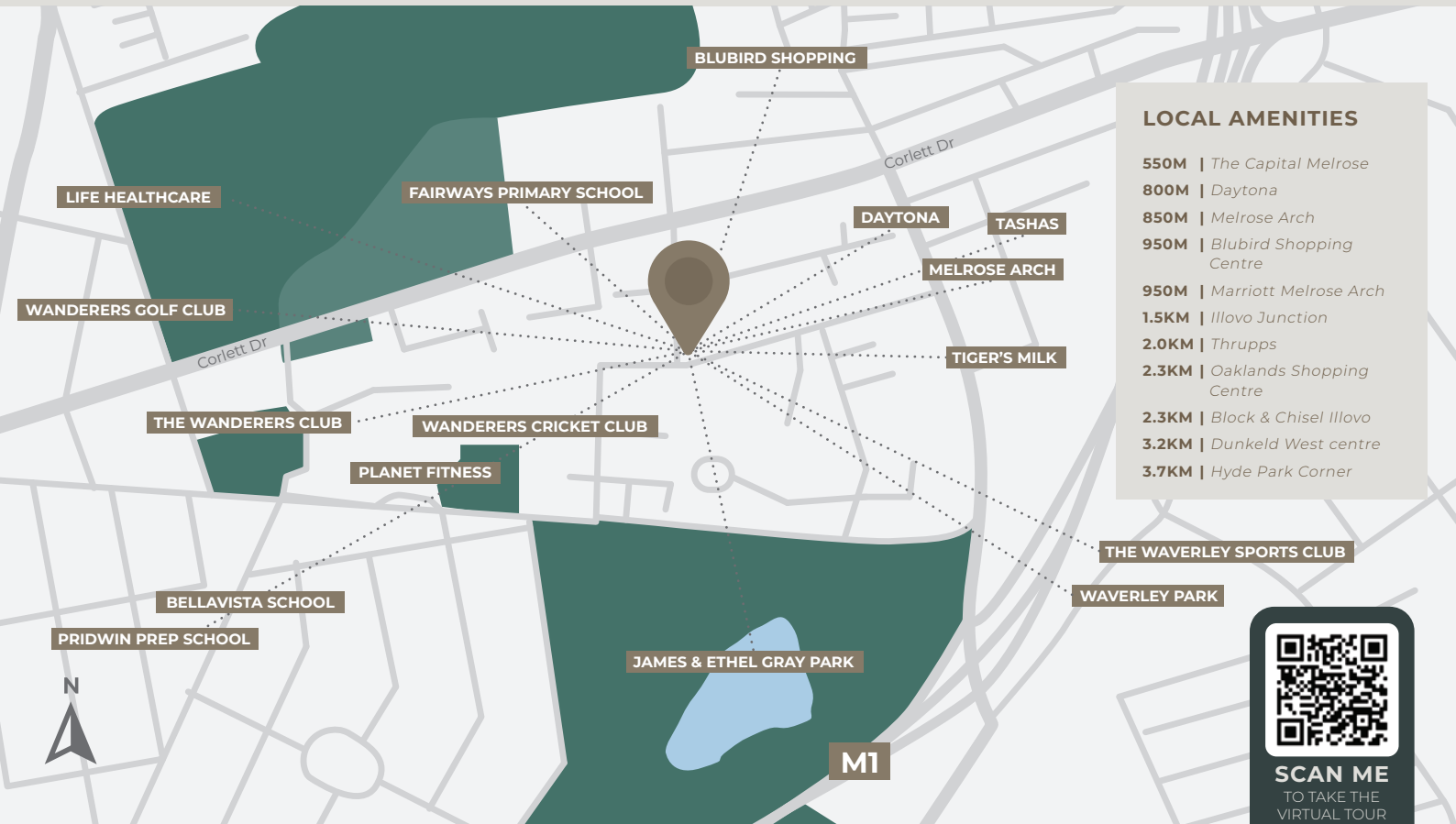
**VILLA TWO**  
4 BEDROOM, 4 BATHROOM  
TOTAL AREA 373m<sup>2</sup>

**VILLA THREE**  
4 BEDROOM, 4 BATHROOM  
TOTAL AREA 373m<sup>2</sup>

**VILLA FOUR**  
4 BEDROOM, 4 BATHROOM  
TOTAL AREA 340m<sup>2</sup>

**VILLA FIVE**  
4 BEDROOM, 4 BATHROOM  
TOTAL AREA 373m<sup>2</sup>

**VILLA SIX**  
4 BEDROOM, 4 BATHROOM  
TOTAL AREA 347m<sup>2</sup>



## 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



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