

one

ON WHITELEY



ONE ON WHITELEY

THE ULTIMATE RESIDENTIAL ADDRESS

PROUDLY PRESENTED BY:

 **amdec group**
inspiring tomorrow's lifestyles

ABOUT THE DEVELOPER

Founded in 1989, the Amdec Group is a privately-owned company with an established reputation as South Africa's leading developer of New Urban lifestyles. This reputation, along with the high-profile developments upon which it is based, is founded upon our belief that there is a better way of living, working, relaxing and interacting. Our buildings and public places foster enjoyment, connectivity and a greater sense of well being, while offering energy efficiency, sustainability and convenience.

We are active throughout South Africa, in the United Kingdom, and in the USA. We are proud of our national footprint of iconic developments and our strong real estate brands.



HARBOUR ARCH CAPE TOWN

Harbour Arch is the Amdec Group's biggest and most ambitious Cape-based project to date. On completion, it will be home to six residential towers, street-level automotive dealerships, lifestyle and convenience retail, office space, upmarket residential apartments, and two Marriott hotels.



Sitari Country Estate, located outside Somerset West in the Western Cape, spans 192 hectares and offers a range of residential apartments, village-style homes, and grand country houses along with an exclusive Curro School and shopping centre adjacent to the estate.



The Yacht Club is strategically positioned at the gateway to the V&A Waterfront, Cape Town. It comprises two towers of modern apartments set above a podium of premium grade office space. It is also home to Africa's first AC Hotel by Marriott.



Val de Vie and Pearl Valley have been ranked South Africa's top residential estates by New World Wealth for a number of consecutive years. Five-star facilities include an equestrian centre and polo pavilion, clubhouse and restaurants, 2 gyms, the Ryk Neethling aquatic centre, and the Jack Nicklaus Signature Golf Course.



Westbrook Country Estate in Gqeberha is firmly on course to deliver a New Urban vision, the likes of which have never been experienced in the Nelson Mandela Bay area. Westbrook offers a relaxed and convenient lifestyle in a safe, secure suburb, with all the amenities and services for easy living.



Established in 2008, Evergreen Lifestyle is South Africa's premier retirement brand with a reputation for developing and operating exceptional retirement villages. There are currently seven operating villages in the Western Cape and Gauteng, and a further six villages under construction.

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CENTRALLY LOCATED

EASILY ACCESSED



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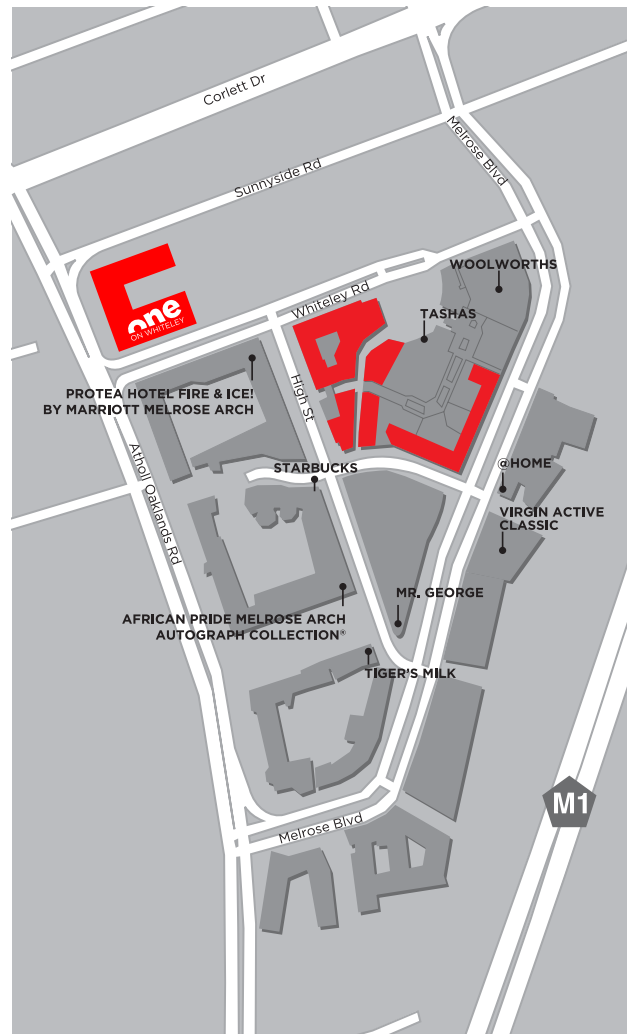
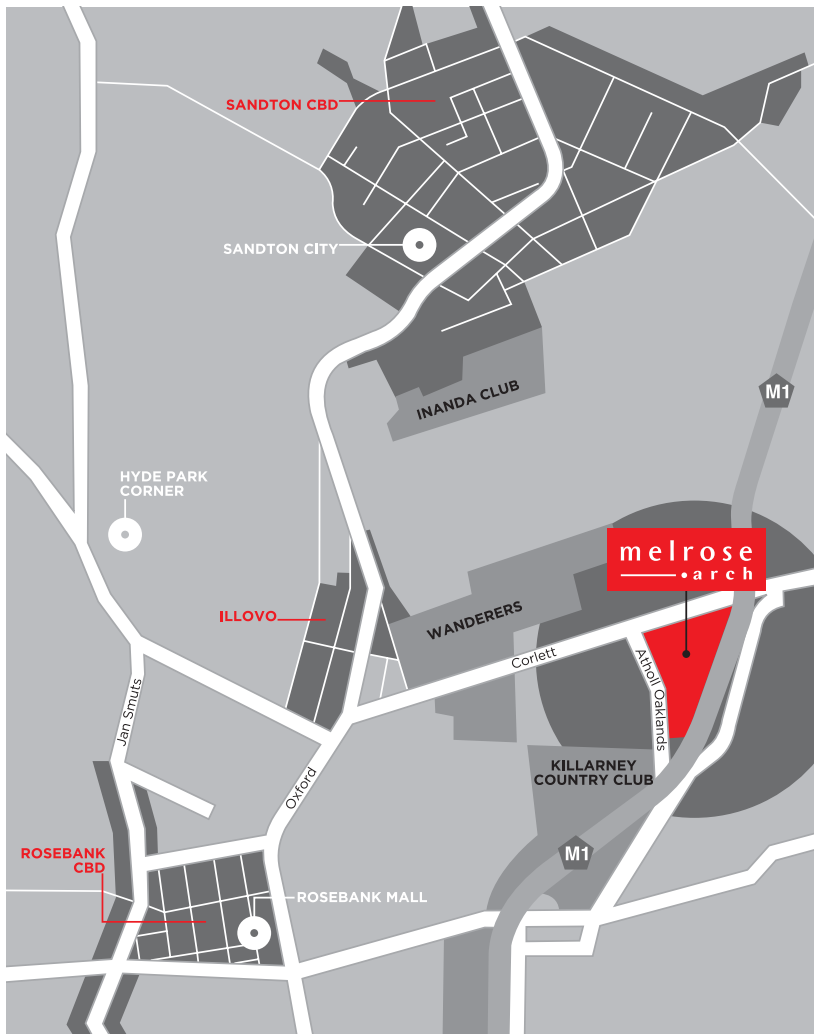
melrose
— • arch

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WHERE TO FIND US



Located in the heart of Johannesburg's affluent northern suburbs, adjacent to the M1 freeway and other major arterial routes, within close proximity to OR Tambo International Airport, the Sandton and Rosebank CBDs, the Gautrain, and the Johannesburg CBD, the Melrose Arch precinct is a strategically central point.



BE A PART OF SOUTH AFRICA'S MOST EXCLUSIVE
MIXED-USED PRECINCT



Privately owned, maintained and operated. Pristine streets. Iconic architecture. Fantastic public outdoor spaces. Melrose Arch is South Africa's most exclusive mixed-use precinct. One on Whiteley provides a prime opportunity to live, work and play in an exceptionally safe and secure environment.



LIVE A COSMOPOLITAN,
CONNECTED LIFE



Link effortlessly to the neighbourhood, the city and the world. A short walk within Melrose Arch will connect you with all of your daily needs – offices, restaurants, shopping, hotels, banking, medical services, health clubs, courier services, entertainment and much more. The latest fibre-optic technology provides seamless access to superb digital, data, building, and telephony services.



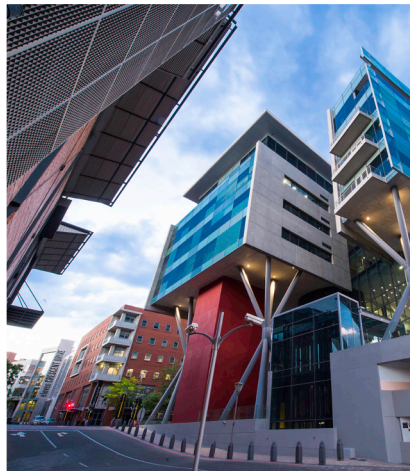
HIGH-QUALITY
URBAN LIFE



One on Whiteley offers incomparable urban living, ideal for working professionals, first-time buyers, corporate long-stay accommodation or investors. Choose from studios, one-, and two-bedroom apartments with all the amenities that only Melrose Arch has to offer.



LIVE, INVEST,
CAPITALISE



Melrose Arch sets the gold standard for mixed-use developments. Residential product at Melrose Arch has always been in high demand - a winning recipe for exceptional rental performance and capital growth. Why not take advantage of the lowest interest rates in 70 years and invest now.



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SUSTAINABLE PLATFORM,
ALTERNATIVE POWER

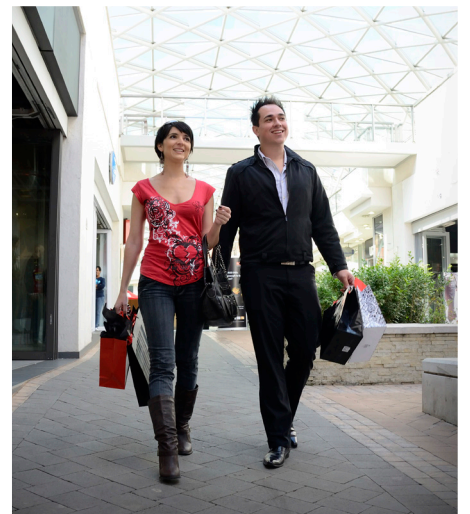


Built on eco-friendly, sustainable principles, including recycling, energy-efficient lighting, water-saving and harvesting devices, a centralised cooling facility and advanced building management systems, Melrose Arch's innovation in sustainability is widely recognised. The precinct benefits from piped natural gas, offering alternative power for heating and hot water. This makes it less dependent on electricity, but for additional peace of mind, back-up generators provide power during outages.



DESIGNED FOR THE

ULTIMATE LIFESTYLE



This prestigious development integrates seamlessly with the broader Melrose Arch precinct and has been designed with luxury, convenience, connectivity, security and efficiency in mind.

It offers secure undercover parking, access control, CCTV, Fibre-To-The-Home (FTTH), and energy efficiency.





LUXURY

RESIDENTIAL APARTMENTS

2 BED • 2 BATH • 2 PARKING BAYS

Upmarket features & finishes | Landscaped gardens | Sundeck | Outdoor heated pool | Access control
24/7 state-of-the-art security | CCTV | Concierge service | Back up generator power

Selling price includes transfer costs and bond registration fees.



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EXTERIOR



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RECEPTION AREA



HIGH-END FEATURES

KITCHEN



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HIGH-END FEATURES

BEDROOM & BATHROOM



HIGH-END FEATURES

GARDEN / OUTDOORS



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METICULOUSLY CONSIDERED

DESIGNER FINISHES



Apartments at One on Whiteley have been skilfully designed for contemporary modern living, with spacious living areas, open-plan kitchen and dining spaces, and upmarket fixtures and finishes that satisfy the art of luxurious modern living:

- 20 mm engineered Caesarstone kitchen and bathroom vanity countertops, offering a lifetime guarantee.
- 4mm grey smoked glass mirror kitchen splashbacks
- SMEG and Bosch kitchen appliances:
 - Fully integrated SMEG fridge / freezer Combi 2801
 - Built-in SMEG 60cm Oven Classic, with electric hob and telescopic extractor
 - Fully integrated Bosch dishwasher



METICULOUSLY CONSIDERED

DESIGNER FINISHES



- A choice of stylish large-format porcelain tiles, vinyl and laminated timber flooring throughout the home
- Hansgrohe kitchen and bathroom fittings
- Duravit basins and bathtub
- Gerberit Smyle Square wall hung water closet with actuator plate
- Frameless glass-panel walk-in pivot type showers with slip resistant tiles.
- Energy saving LED downlights throughout
- All homes are fitted with a fibre optic internet connection.
- All cupboards feature soft closing drawer runners and door hinges.
- Either 1 or 2 parking bays are allocated to all units
- Apartments are served by precinct backup generator power



ONE ON WHITELEY

INTERIOR MOODS

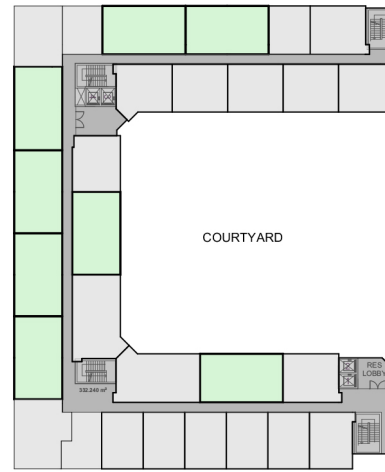


STANDARD

UNIT TYPE E

AREAS

SIZE	:	85 - 93m ²
BEDROOM	:	2
FLOORS	:	1 to 8
PARKING	:	2 Bays



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TYPE E - STANDARD
INTERIOR



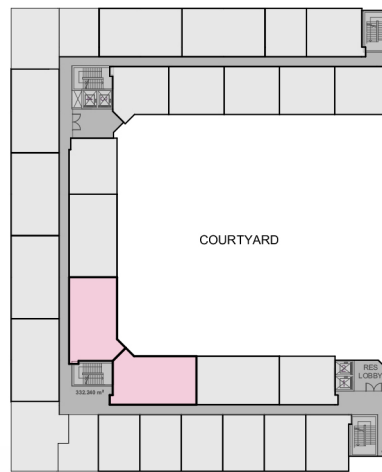
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EXECUTIVE

UNIT TYPE F

AREAS

SIZE	:	88 - 92m ²
BEDROOM	:	2
FLOORS	:	1 to 8
PARKING	:	2 Bays



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TYPE F - EXECUTIVE
INTERIOR



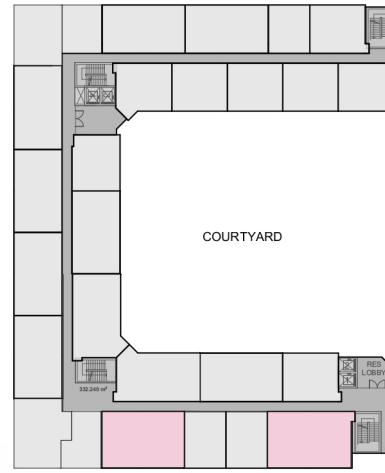
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EXECUTIVE

UNIT TYPE N

AREAS

SIZE	:	110m ²
BEDROOM	:	2
FLOORS	:	7 & 8
PARKING	:	2 Bays



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TYPE N - EXECUTIVE
INTERIOR



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NOTES

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