



**TRICOLT™**

THE COLLECTION

# The Collection

LUXURY PROPERTY DEVELOPMENTS

## CONTACT INFORMATION

Specialising in luxury residential apartments, commercial and leisure properties across all spectrums.

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INTRODUCTION

## Our Story



Tricolts is a South African based development company that operates both locally and internationally. Tricolts is celebrated as a leader in the dynamic and challenging property industry, delivering quality developments of the highest standard.

Specialising in luxury residential apartments as well as commercial and leisure properties across all spectrums. Our innovative and pioneering methods have placed them at the forefront of the industry.

Our team adopts a personal 'hands on' and proactive approach to every project with extreme attention to detail. It is this approach that delivers results and helps keep us on the cutting edge of the market.

*After all, 'whatever good things we build, end up building us'*

*- Jim Rohn.*

TIM KLOECK  
- CEO -

THE COLLECTION

# Featured Developments



## THE HOUGHTON

330 Luxury Apartments  
5-Star Hotel, Clubhouse  
180 Luxury Rooms  
Restaurant, Skybar, Deli  
Gym, Spa, Wellness Centre  
500-Seater Conference Centre  
18-hole Jack Nicklaus  
Signature Golf Course  
R4 Billion

## ELLIPSE WATERFALL

648 Luxury Apartments  
Luna Club, Skybar  
Olives & Plates Restaurant  
Business Centre  
Trifit Gym  
Spa & Wellness Centre  
R2 Billion

## ONE ROSEBANK

568 Luxury Apartments  
Epicure Restaurant  
Business Centre  
Trifit Gym  
Leisure Pool  
Private Clubhouse  
R852 Million

## EYE OF AFRICA

Clubhouse, Gym, Spa  
Residents Centre  
Offices  
Residential Stands  
18-hole Greg Norman,  
Signature Golf Course

## THE VILLAGE - COBBLES

96 Luxury Apartments  
R145 Million

## ORIGINS

15 Free Standing Homes  
R75 Million

## THE MIRAGE

21 Cluster Homes  
R67 Million

## SIGNATURE RESIDENCES

53 Free Standing Homes  
R265 Million

## WHISTLING THORNS

188 Luxury Apartments  
R410 Million

## THE VILLAGE - HAYMARKET

141 Luxury Apartments  
R230 Million

## STONE QUARTER

135 Cluster Houses  
R390 Million

## THE SIGNATURE

180 Cluster Houses  
R630 Million

## SIGNATURE VILLAGE

150 Cluster Homes  
R600 Million

## THE LAKES

108 Luxury Apartments  
R324 Million

## ROYAL JOHANNESBURG

Royal Clubhouse  
The Old Oak Restaurant  
Gym & lifestyle club  
Banqueting and wedding venue  
18-hole East Championship.  
Golf Course  
18-hole West Golf Course

## BROOKFIELD AT ROYAL

292 Luxury Apartments  
2 Award-Winning Golf Courses  
Old Oak Restaurant  
Private Clubhouse  
Gym & Lifestyle Centre  
R715 Million

## TREE TOPS HOUGHTON

131 Luxury Apartments  
Private Clubhouse  
Restaurant  
Trifit Gym  
Skydeck Entertainment Area  
R359 Million

## SERENGETI ESTATES

Italian Fine-dining Restaurant  
Open-air piazza, Clubhouse  
Gym, Residential stands  
18-hole Par 3 Championship,  
Golf Course  
18-hole Jack Nicklaus,  
Signature Golf Course



THE HOUGHTON HOTEL  
Spa, Wellness & Golf

## THE HOUGHTON

- 330 Luxury Apartments
- 5-Star Houghton Hotel
- 180 Luxury Rooms
- 500-Seater Conference Centre
- Restaurant, Skybar & Deli
- Gym, Spa, & Wellness Centre
- 18-hole Jack Nicklaus Signature
- Golf Course and Clubhouse
- Gross Sales Value - R4 Billion

# Our Approach

Tailored for people who have earned the right to demand more from life – a place where the option of casual and luxury meld into one.

Differentiated from the rest, it is a uniquely constructed product which showcases great architecture, craftsmanship, premium materials and a modern style blend to create a unique living experience.

Located in one of Johannesburg's established suburbs with an approach that allows for ultimate privacy and convenience, catering to the various segmented groups and individual markets.

The Houghton Hotel - Lloys Ellis Avenue, Johannesburg, Gauteng, 2041, South Africa.

Differentiated from the rest, it is a uniquely constructed product that showcases great architecture and design allowing for ultimate privacy and convenience, catering to the various segmented groups and individual markets.





ACCOMPANYING THE LUXURIOUS AMENITIES

Adjacent to the Delicatessen the design allows for a merge of interior décor brilliance of a more sophisticated space such as the Restaurant. The Restaurant can cater for up to 100 people seated having view into the culinary experience of the kitchen and its chefs, bringing forth a home away from home feeling.







**Ellipse**  
WATERFALL

## ELLIPSE WATERFALL

Ellipse is a new iconic high-rise luxury apartment development in the heart of Waterfall City, spread across four gleaming towers namely Galileo, Cassini, Newton and Kepler. The breathtaking architectural design at Ellipse Waterfall complements the beautiful modernity of Waterfall City.

- 648 Luxury Apartments
- Luna Club, Skybar
- Olives & Plates Restaurant
- Business Centre
- Trifit Gym
- Spa & Wellness Centre
- Gross Sales Value - R2 Billion



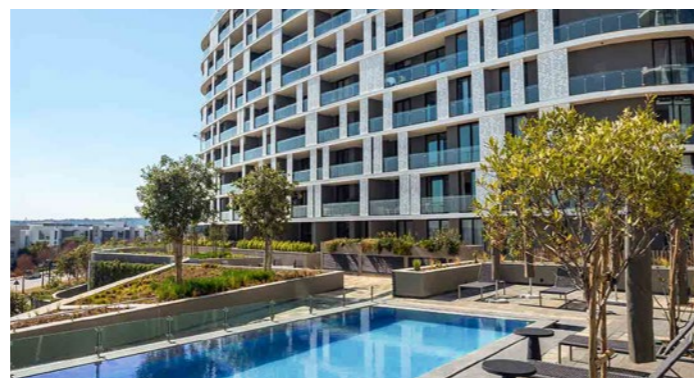


Ellipse features uninterrupted panoramic views of the Gauteng horizon, allowing you to gaze out and bring the world in. Experience true luxury and style in the heart of Waterfall City. Featuring high ceilings, stylish finishes and plenty of natural light, these striking apartments have been designed for the discerning buyer.

*“The breathtaking architectural design at Ellipse Waterfall compliments the beautiful modernity of Waterfall City...”*

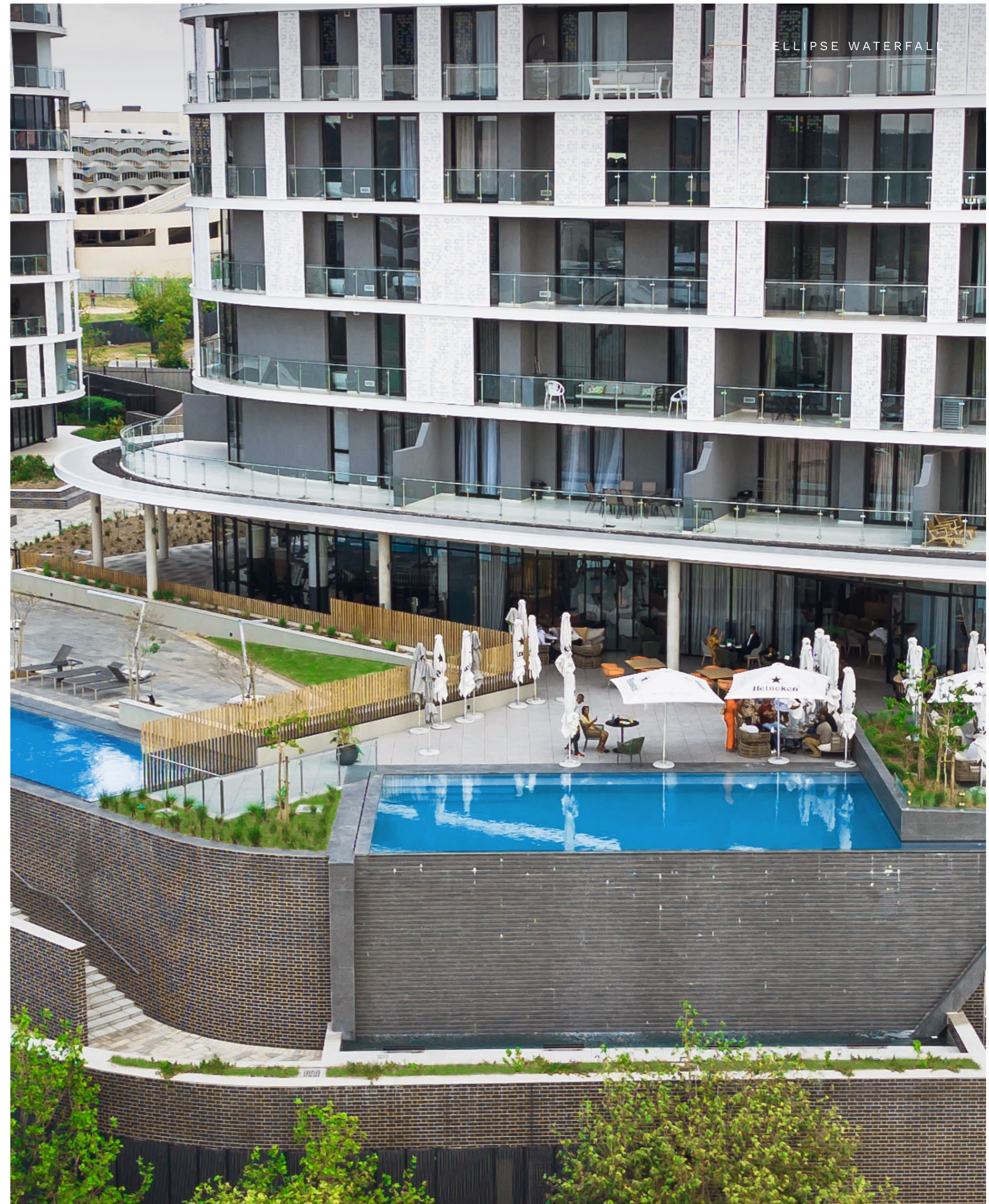
*...each striking apartment features ultra-indulgent modern finishes, eco-friendly features, high ceilings and airy windows that bestow unparalleled vistas of the Gauteng skyline.”*





THE LIFESTYLE DESTINATION FOR ALL AGES

The Luna Club, located at the Cassini tower, is the epitome of elegant exclusivity, catering to the diverse Live-Work-Play ethos of its discerning clientele and where the social possibilities are endless, to relax and engage. Whether you're reminiscing with friends while enjoying a light lunch at the Olives & Plates restaurant, gazing out over the gorgeous piazza as the sun dips below the horizon or simply enjoying an espresso and decadent pastry, life at Ellipse is an unparalleled living experience.





THE ELEVATED LIFESTYLE EXPERIENCE

For the active resident, the Trifit Wellness Centre offers:

- Fully Equipped Indoor Gym
- Fitness Track & Outdoor Gym
- Active Park
- Temperature Controlled Lap Pool
- Personal Trainers & Biokineticists

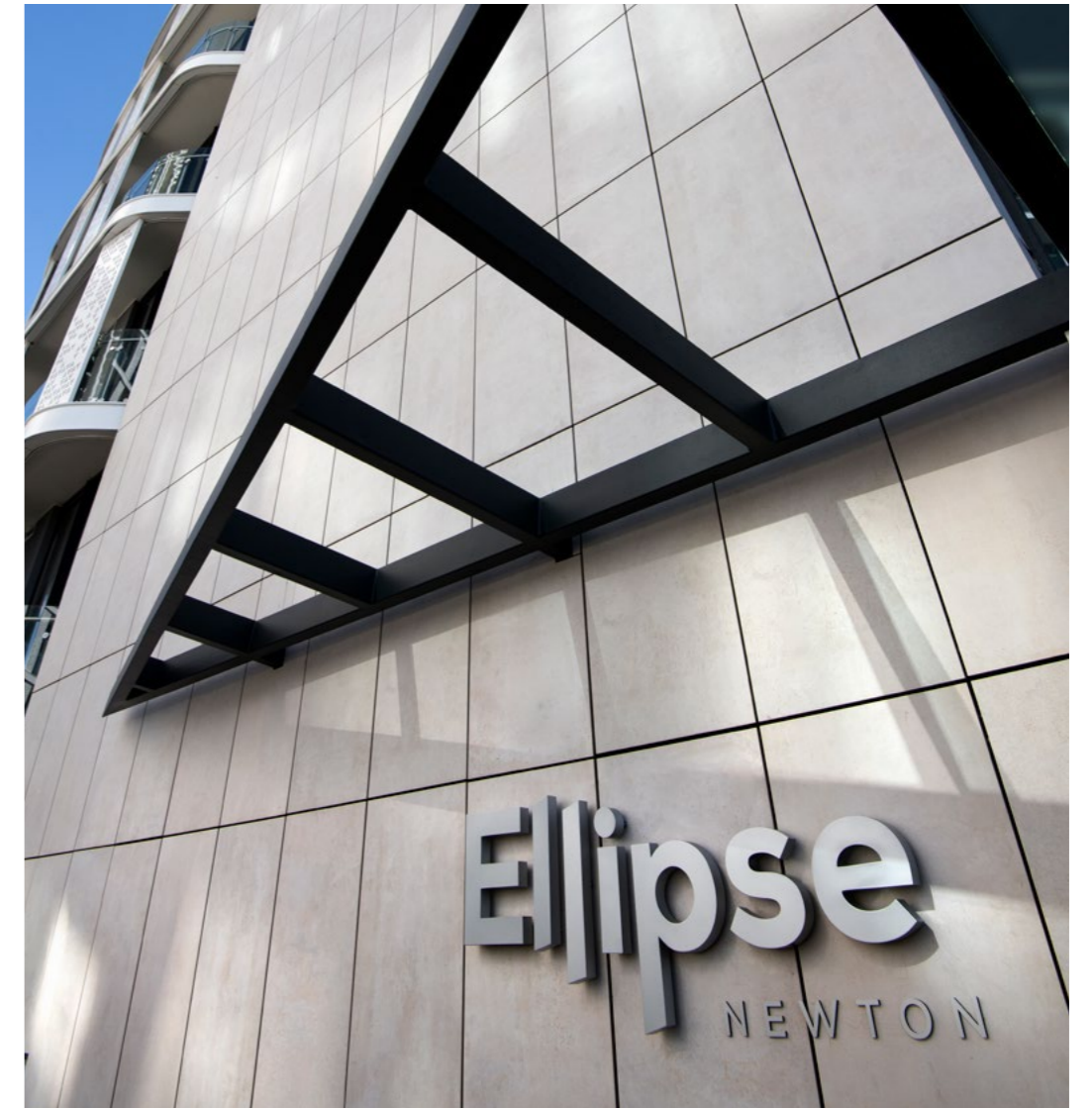
Discover the benefits of premium health and wellness at your front door.



WELLNESS, BEAUTY, AND RELAXATION

Uniquely designed to promote wellness, entice the senses and uplift mind, body and soul. From the minute residents arrive they enter a world of opulence, grandeur and tranquillity, where all of their everyday concerns are forgotten.

- Manicures & Pedicures
- Massages & Wide Range of Treatments
- Wellness & Beauty Product Sales
- Salt Floatation Pool
- Rasul
- Double & Single Treatment Rooms
- Steam Room & Sauna



THE BUILDINGS EMBRACE DIVERSITY THROUGH THEIR UNIQUE DESIGN

The buildings' shape takes inspiration from an ellipse (a mathematical term for a curved plane surrounding two focal points) which is highly efficient in terms of ratio of surface area to internal volume. The lack of corners reduces the visual profile of the buildings and was identified as the most suitable form when considering multiple towers in proximity to one another. Inspired by their mathematical origins, each tower is named after some of the world's most celebrated scientists, namely, 'Newton', 'Kepler', 'Cassini' and 'Galileo'. Each tower has an identical footprint; however, the height of each differs. 'Newton' has 10 storeys, 'Kepler' has 11 storeys, 'Cassini' has 16 storeys and 'Galileo' has 12 storeys.



# ONE

ROSEBANK

## ONE ROSEBANK

This exclusive selection of sophisticated residences offers 6 storeys of 280 units, 7 storeys of 130 units, 7 storeys of 157 units and 4 storeys of 36 units of elevated luxury living – where luxury meets art and design – thanks to Tricolt – exceptional design and personal services, unprecedented levels of exclusivity and a world-class development set to redefine luxury in the heart of Rosebank.

- 568 Luxury Apartments
- Epicure Restaurant
- Business Centre
- Trifit Gym
- Leisure Pool
- Private Clubhouse
- Gross Sales Value – R852 Million

# Escape the Ordinary, Live the Extraordinary.

Live your best life and embrace all that the big city has to offer at One Rosebank, set in the heart of Johannesburg's most vibrant suburb.

Featuring high-end shopping, gourmet restaurants, art galleries, a thriving nightlife and a host of trendy cafés, bars and clubs. Rosebank has forged a reputation as the premium destination for professionals, celebrities and designers.

Executive suite, one-bedroom and two-bedroom apartments are on offer, expertly finished with a sophisticated palette featuring tiles or herringbone flooring, stone tops, Smeg appliances and Hansgrohe sanitaryware.

Add in a comprehensive selection of amenities and services, and it's clear to see that One Rosebank is a revolutionary development offering a unique lifestyle in the finest location.



## ONE ROSEBANK WELCOMES EPICURE

Multi-award-winning chef Coco presents Epicure at One, a modern Pan African restaurant that provides guests with an exciting and unique flavour vocabulary. Featuring exquisite décor, superb service and fine food to accompany breakfast, lunch, dinner and late-night tapas.

- Premium Restaurant
- Private Dining
- Food-wine Pairing
- Signature Cocktails
- Cigar Lounge





ROYAL JOHANNESBURG  
EST. 1890

# A SHARED LEGACY FOR THE FUTURE

The story of Royal Johannesburg Golf Club began in 1890, a privately owned members club, where visitors are welcome. Over a century of South African golfing history, few clubs, if any, are able to claim a heritage like that of the Royal Johannesburg Golf Club. The Club is the product of a merger of the former Royal Johannesburg Golf Club and the former Kensington Golf Club in 1998. The first merger of its kind in South Africa, it has produced a financially sound club with modernised facilities and a strong and supportive membership base. The result is a superb facility, with two outstanding parkland golf courses ideally suited to preserve the value of both clubs, and meet the challenges of the 21st Century.

*Our Heritage,*  
YOUR HOME

## ROYAL JOHANNESBURG

- Two Award-Winning Golf Courses
- Royal Clubhouse
- Gym and lifestyle club
- Cycling and running trails
- The Old Oak Restaurant
- Business centre
- Banqueting and wedding venue
- Outdoor playground
- Total Estate Size - 55 hectares

ROYAL JOHANNESBURG

# ROYAL HERITAGE

Royal Johannesburg boasts two outstanding parkland courses within its 36-hole complex, and the East Course stands out as one of the continent's leading championship layouts. Overlooking the award-winning courses, the cutting-edge Royal Clubhouse features a family-centric restaurant, with an authentic pizza oven, offering a complete family lifestyle package. From hosting events at the fully equipped business centre to a complete banqueting & wedding venue with exquisite restaurants, children will be entertained with a playground that takes outdoor adventures to new dimensions, the Royal Clubhouse caters for all.





**BROOKFIELD**  
— *at Royal* —

## BROOKFIELD AT ROYAL

Rarely does an opportunity arise to invest in a premium luxury development within the precincts of one of Johannesburg's most illustrious landmarks. Enjoy contemporary living in a beautiful parkland setting. Brookfield at Royal, the first luxury apartment development situated within the precincts of Royal Johannesburg Golf Club overlooking the fabled East Course.

- 292 Luxury Apartments
- Two Award-Winning Golf Courses
- Old Oak Restaurant
- Private Clubhouse
- Gym & Lifestyle Centre
- Gross Sales Value - R715 Million



# WITHIN REACH FROM EVERYWHERE. FAR AWAY FROM THE WORLD.

Each of the luxury apartments has been designed to the highest standards, including Hansgrohe fittings, quality brand appliances and Caesarstone tops, as standard. The development features superior finishes, expansive open-plan kitchens, patios with braai areas, balconies and gardens.

## PRIVATE BROOKFIELD CLUBHOUSE

Set in an enclave of trees, this beautifully crafted clubhouse with premier amenities will boast a timber deck area that looks out onto preserved wetlands, where flourishing bird life and scenic walkways will enhance the sense of parkland living in the city.

## LOCALITY

Not only is Brookfield the first luxury apartment development at Royal Johannesburg Golf Club, it is in close proximity to a number of leading private schools, Netcare hospitals, shopping malls, restaurants, OR Tambo airport and many other amenities. Live a luxury lifestyle like no other at Brookfield.

## ROYAL CLUBHOUSE

All residents of Brookfield will automatically qualify for residential membership at the Royal Johannesburg Golf Club. Not an optional 'extra' but an opportunity to experience what the premier golf club in Gauteng has to offer first hand. Think of the social possibilities of mingling with the movers and shakers at the next exciting golf tournament.





**Tree  
Tops**  
HOUGHTON

## TREE TOPS HOUGHTON

Nestled perfectly between Houghton and Rosebank, Tree Tops sits on a elevation that overlooks the lush canopy of Johannesburg, providing a haven from urban life while remaining a mere 10-minute walk away from Rosebank's collection of trendy restaurants, boutique stores and entertainment offerings.

- 131 Luxury Apartments
- Private Clubhouse, Restaurant
- Trifit Gym
- Skydeck Entertainment Area
- Gross Sales Value - R359 Million



## Urban, Naturally.

Nestled perfectly between Houghton and Rosebank, Tree Tops sits on a elevation that overlooks the lush canopy of Johannesburg, providing a haven from urban life while remaining a mere 10-minute walk away from Rosebank's collection of trendy restaurants, boutique stores and entertainment offerings.



## EYE OF AFRICA

- Restaurant & Clubhouse
- Residents Centre
- Gym & Spa Facilities
- Commercial and Retail Space - 30 000m<sup>2</sup>
- 1209 Individual Residential Stands
- 1500 Residential 3 Opportunities
- 18-hole Greg Norman Signature Golf Course
- Total Estate Size - 677 hectares

Set in the lush surroundings of the pristine Eye of Africa, the stands, apartments, cluster and luxury homes available offer the very best in contemporary modern living. Fully customisable to each individual owner's taste, these breathtaking new properties have been specifically conceptualised to embody attractive, low maintenance, lock-up-and-go living.



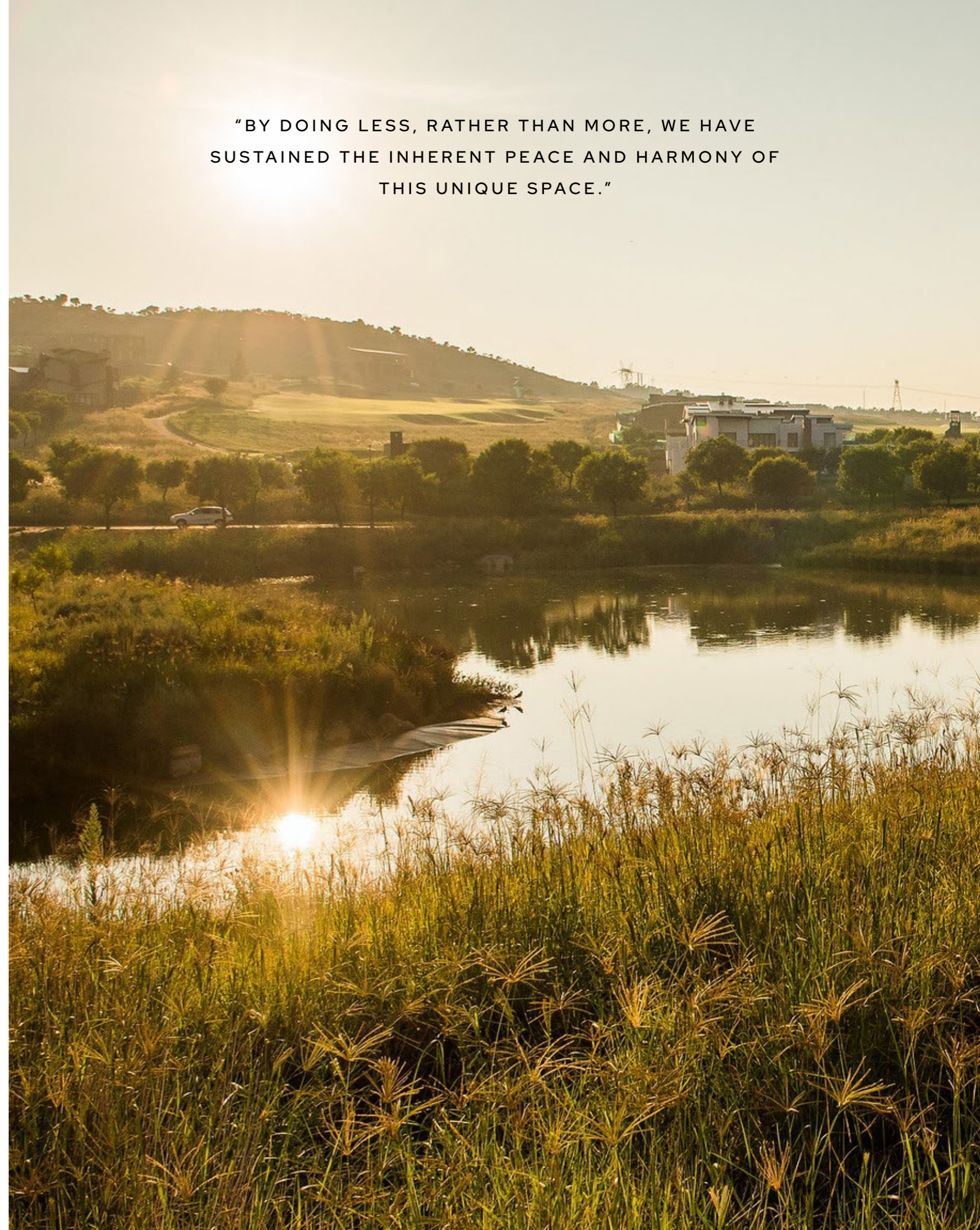
— EYE OF AFRICA

# A SOLITARY BOND

The Estate features a Greg Norman Signature Designed, Championship golf course which has hosted the PGA Championship annually from 2016. Residential options include; Luxury Apartments, Modern Cluster Homes, Premium Free Standing Homes as well as building your own dream home on a Freehold Stand.

Amenities include a large central park, clubhouse precinct with tennis courts, basketball court, skate park, resort pool, ice-cream parlor, Italian deli and the Greens Grillhouse Restaurant.

"BY DOING LESS, RATHER THAN MORE, WE HAVE SUSTAINED THE INHERENT PEACE AND HARMONY OF THIS UNIQUE SPACE."





# THE VILLAGE: COBBLES

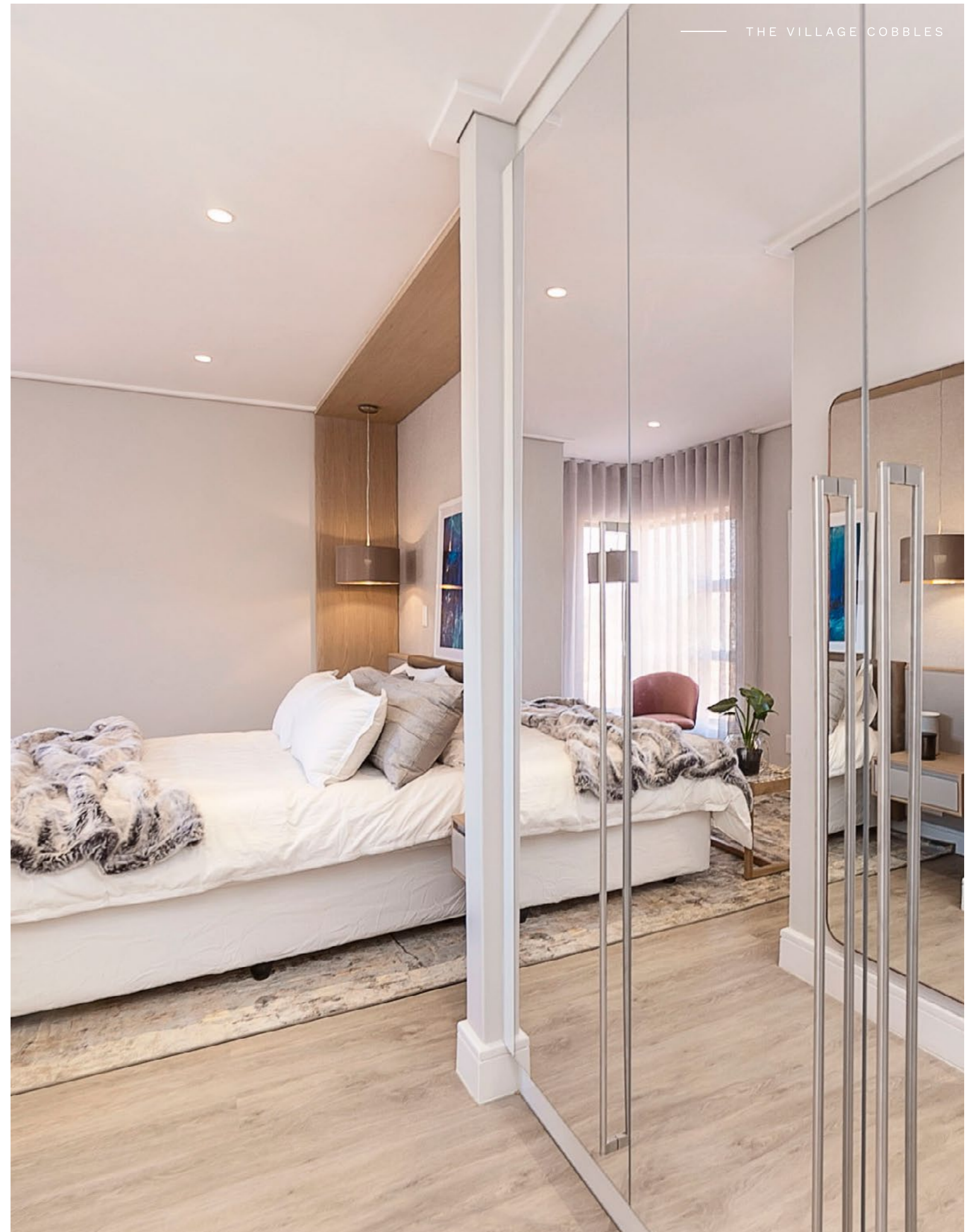
- 96 Luxury Apartments
- Sizes ranging from 43m<sup>2</sup> - 139m<sup>2</sup>
- Priced from R890 000 - R2,4 Million
- Gross Sales Value - R145 Million





PERFECT FOR THOSE WHO CRAVE THE BUSTLING NATURE OF THE CITY

Set in the heart of our Estate, The Village luxury apartments sit comfortably in the landscape and create a wonderful, village-type atmosphere. Designed to make the most of the Eye's glorious, outdoor-oriented lifestyle that our residents enjoy each and every day, these apartments boast sweeping views of our beautiful Eye of Africa.





## THE VILLAGE: HAYMARKET

- 141 Luxury Apartments
- Sizes ranging from 43m<sup>2</sup> - 139m<sup>2</sup>
- Priced from R890 000 - R2.4 Million
- Gross Sales Value - R230 Million



A PREMIUM LIFESTYLE AWAITS

Boasting sweeping views of the Estate, two private parks and integrating perfectly with the beautiful natural landscape, The Village - Haymarket apartments epitomise modern apartment living.





# ORIGINS

*Eye of Africa*

## ORIGINS

- 15 Free Standing Homes
- Greg Norman Signature Golf Course
- Gross Sales Value - R75 Million



## STONE QUARTER

- 135 Cluster Houses
- Greg Norman Signature  
Championship Golf Course
- Gross Sales Value - R390 Million



## THE MIRAGE

- 21 Luxury Cluster Houses
- Greg Norman Signature Championship Golf Course
- Gross Sales Value - R67 Million







THE *Signature*  
EYE OF AFRICA

## THE SIGNATURE EYE OF AFRICA

- 180 Cluster Homes
- Greg Norman Signature  
Championship Golf Course
- Gross Sales Value - R630 Million



DISCOVER INSPIRED LIVING IN THE PRISTINE EYE OF AFRICA

Enjoy the comfort and convenience of living in an established lifestyle and security Estate. Introducing, Signature at Eye of Africa; private luxury residences, which overlook the extraordinary Greg Norman Championship Golf Course. Renowned for its breathtaking landscapes, residential offerings, and worldclass amenities, Eye of Africa epitomises modern estate living like no other. Beyond the fairways, discover a vibrant community with lively recreational spaces and leisure facilities in the Eye of Africa Golf & Residential Estate. Signature will feature an incredible mixed-use outdoor arena for the exclusive use of residents within the precinct. The world-class amenities and leisure activities at Eye of Africa will also be open to Signature residents.

# SERENGETI ESTATES

- Retail & Office Space - 30 000 m<sup>2</sup>
- Hotel and Curro School
- Italian Fine-dining Restaurant
- Open-air Piazza & Resort Pool
- Clubhouse & Gym
- 1800 Individual Residential Stands
- 18-hole Jack Nicklaus Signature Golf Course
- 18-hole Par 3 Championship Golf Course
- Total Estate Size - 780 hectares



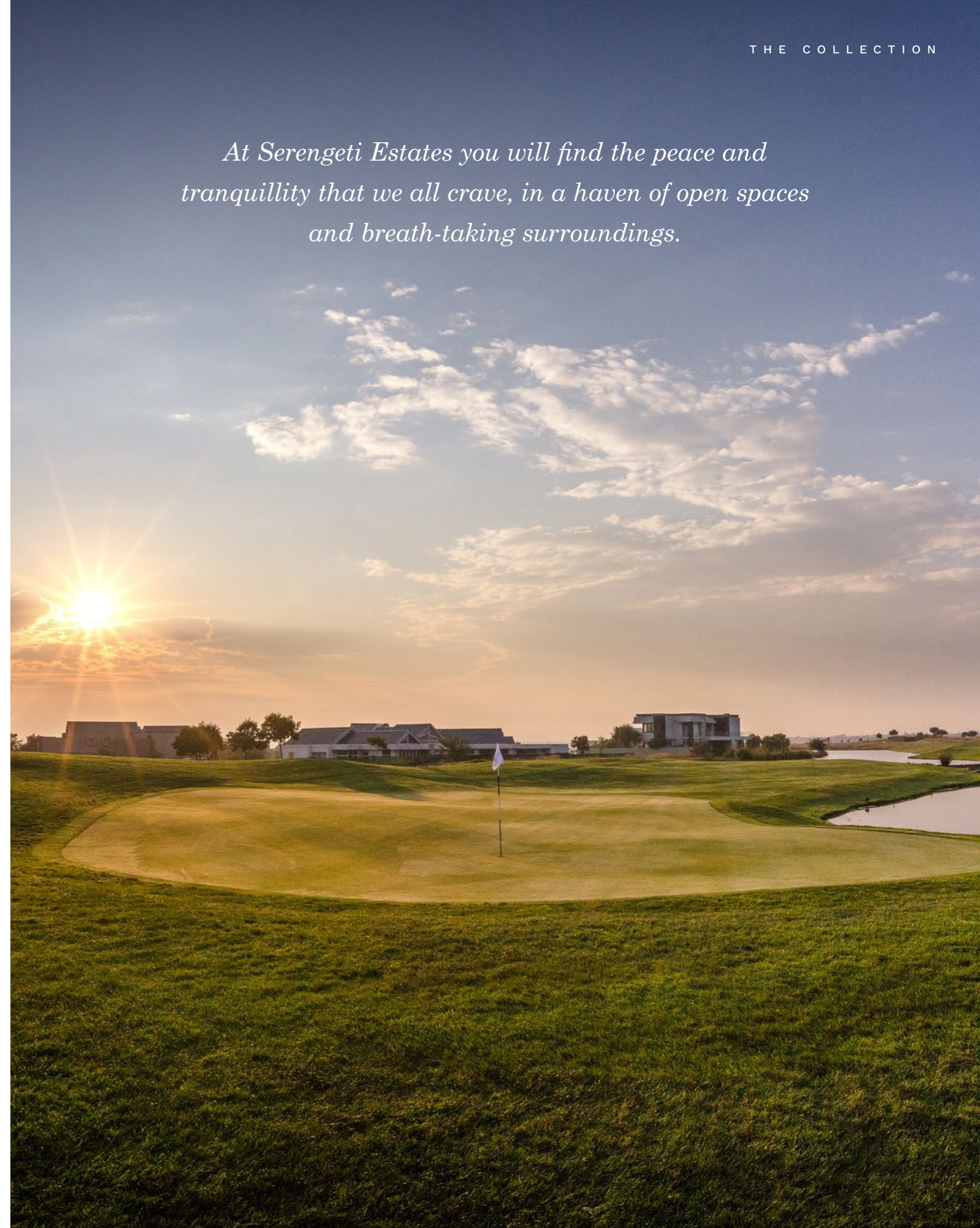
SERENGETI ESTATES

FORGED BY NATURE

SERENGETI ESTATES

# A NATURAL AFFINITY FOR LUXURY

If you crave the lost luxury of open spaces, secure living, the convenience of no maintenance, 360° views of a world-class golf course and the ultimate in leisure and lifestyle, then Serengeti Estates could be your new dream address.



*At Serengeti Estates you will find the peace and tranquillity that we all crave, in a haven of open spaces and breath-taking surroundings.*



**THE SIGNATURE**  
RESIDENCES

# THE SIGNATURE RESIDENCES

- 53 Free Standing Homes
- Jack Nicklaus Signature  
Championship Golf Course
- R18-hole Par 3 Championship  
Golf Course
- Gross Sales Value - R265 Million

# Our Approach

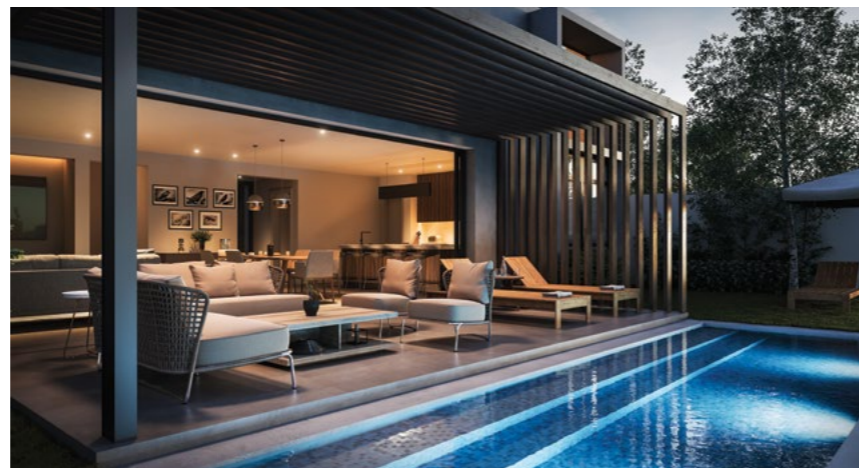
These cluster homes were named after The Signature, Jack Nicklaus Signature Designed Championship Golf Course at Serengeti Estates, offering unparalleled views of the residences and estate. Choose from several single-story unit types, and make it your own with our extensive range of optional extras.

Measurements of each home range from 195m<sup>2</sup> to 235m<sup>2</sup>, while the stand sizes range from 449m<sup>2</sup> to 598m<sup>2</sup>. Each cluster offers three bedrooms, a double garage and golf car parking space.



“The only thing that’s overlooked at The Signature Residences is the golf course..”

DESIGNED AS AN ISLAND IN THE MIDDLE OF A JACK NICKLAUS SIGNATURE DESIGNED GOLF COURSE WITH UNSURPASSED VIEWS OVER THE FIRST, SECOND AND TENTH HOLE.



INTEGRATED KITCHEN APPLIANCES

- Smeg – Stove, Oven, Double Fridge Freezer, Microwave, Dishwasher
- Hansgrohe Taps
- LED Downlights throughout the House
- Free Standing Bath in Main Bathroom
- Caesar Stone Tops
- Tiles / Carpet / Vinyl in selected rooms

OPTIONAL EXTRAS

- Marbelite Swimming Pool
- Air conditioning in Main Bedroom
- Air conditioning in Living Areas
- Underfloor Heating in Bedrooms
- Underfloor Heating in Living Areas
- Double Glazing to Glass Windows & Doors



## THE SIGNATURE VILLAGE

- 150 Cluster Homes
- Jack Nicklaus Signature Championship Golf Course
- Gross Sales Value - R600 Million







## The Whistling Thorns

UNIQUELY DIFFERENT LIVING

# WHISTLING THORNS

- 188 Luxury Apartments
- 18-hole Par 3 Championship Golf Course
- Jack Nicklaus Signature Championship Golf Course
- Gross Sales Value - R410 Million



# BUILDING ON EXPERIENCE



## LOCK-UP-AND-GO LIFESTYLE

Our contemporary adaptation of apartment living, is comfortably situated overlooking the Championship Whistling Thorn Golf Course within Serengeti Estates. The Whistling Thorns development presents 188 luxury apartments with architectural design by 'dhk' Architects.

## AN ELEVATED LUXURY APARTMENT DEVELOPMENT

It is rare to find an opportunity for investment comparable both for the home buyer and the savvy property investor alike.



Whistling Thorns  
THE LAKES



## THE LAKES

- 108 Luxury Apartments
- 18-hole Par 3 Championship Golf Course
- Jack Nicklaus Signature Championship Golf Course
- Gross Sales Value - R324 Million



# The Collection

LUXURY PROPERTY DEVELOPMENTS

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