

Tree Tops

HOUGHTON

Urban Naturally

LUXURY APARTMENTS FROM
R1 650 000 TO R9 000 000

www.treetopshoughton.co.za



Foreword

We were inspired by Johannesburg, the city in a forest, when we conceived the Tree Tops development.

Nestled in the suburb of Houghton, Tree Tops offers urban natural apartment living in a bustling metropolis and is in close proximity to all the amenities that the Rosebank precinct has to offer.

Welcome home to Tree Tops.

Tim Kloeck

Tim Kloeck
Chief Executive Officer
- Tricolt

David Nagle

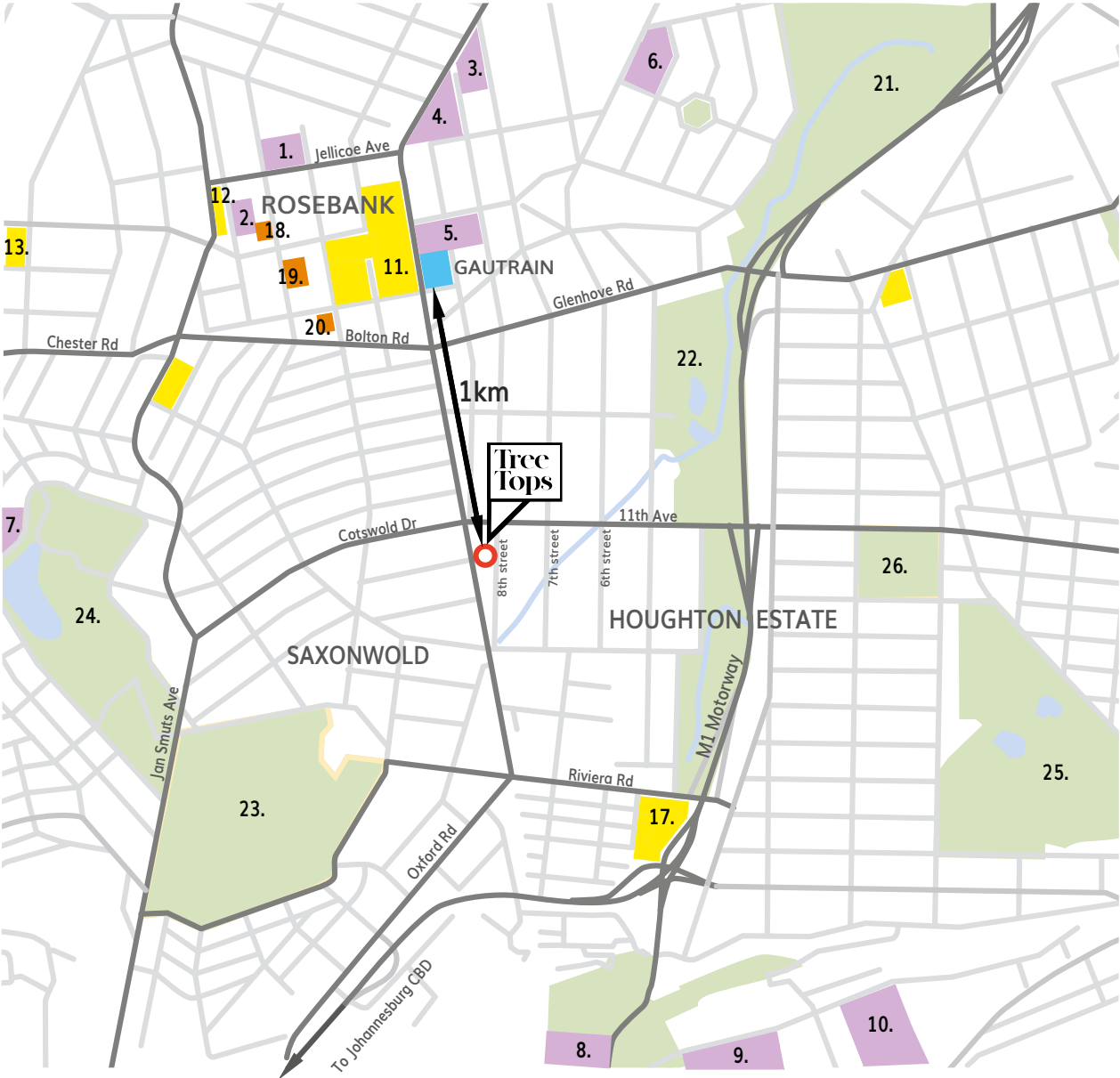
David Nagle
Head of Development
- Green Pearl Properties



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Micro Context



EDUCATION

1. Rosebank Primary
2. St. Teresa's School
3. Pridwin Preparatory School
4. St. Vincent School
5. Kingsmead College
6. Bellavista School
7. Jan Celliers Laerskool
8. Roedean School
9. St. Johns College
10. King Edward VII School

RETAIL

11. Rosebank Mall & The Zone
12. Keyes Art Mile
13. Parktown Corner
14. Dunkeld Shopping Centre
15. Illovo Junction
16. Melrose Arch Mall
17. Killarney Mall

SPORTS & RECREATION

18. James & Ethel Gray Park
19. Killarney Country Club
20. Johannesburg Zoo
21. Zoo Lake
22. Houghton Golf Club

MEDICAL & CIVIC

23. Rosebank Police Station
24. Rosebank Netcare Hospital
25. Rosebank Fire Station
26. Old Eds
27. Wanderers Golf Club

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Site Layout



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Unbeatable Residential and Lifestyle Destination for all Ages

The Tree Tops precinct includes an impressive landscaped piazza and entertainment deck that forms the focal point around the clubhouse and lap pool.

Recreational

- Club lounge
- Fitzone Gym
- Lap pool
- Gas braais
- Fire-lapa area
- Common garden area
- Skydeck entertainment area

Services

- State-of-the-art security
- CCTV and 24-hour guard
- Central hot water heating
- Generator back-up power
- Fibre-ready apartments
- Basement and covered parking
- Elevators

Surrounding Precinct

Discover the new standard in contemporary living at Tree Tops, offering the convenience of a modern apartment lifestyle in a welcoming and eclectic neighbourhood.

- | | | |
|------------------|-----------------------|------------------------|
| • Rosebank Mall | • Leading Schools | • 1km to M1 |
| • Killarney Mall | • Blue Chip Companies | • 10-min walk from CBD |
| • Multiple Gyms | • Medical Centres | • Johannesburg Zoo |

Urban Comfort



The spacious apartments feature premium finishes, high ceilings, expansive kitchens and bathrooms as well as private patios. Apartments boast imported tiles, Hansgrohe fittings, high-gloss kitchens with Caesarstone tops and fully integrated Siemens appliances that only compliment already stunning interiors. Whichever option you choose, be assured every configuration is designed and finished to the highest standard.

Urban Investment



One-bedroom en-suite apartments start from 55m², and two-bedroom en-suite apartments are also available from 82m². Three-bedroom en-suite apartments range from 116m² - 205m² with ground floor units offering private gardens. The flagship deluxe three-bedroom, en-suite penthouse offers up to 236m² of living space and includes a separate entertainment room, study and wrap around balcony.



Specifications

The apartments are defined by clean lines, a timeless palette and stunning detailing throughout depth of pattern and colour. High-end materials, craftsmanship and appliances are featured in every space.

Classic Selection

Kitchen / Living

- | | |
|------------------------------------|---|
| Sink | Undermounted stainless steel |
| Sink mixer | Hansgrohe deck mounted sink mixer |
| Oven | 60cm Siemens oven |
| Hob | 60cm Siemens hob |
| Extractor | Integrated extractor |
| Fridge/freezer combo | Integrated Siemens fridge/freezer combo |
| Microwave | Integrated Siemens microwave |
| Dishwasher | Integrated Siemens dishwasher |
| Washing machine/tumble dryer combo | Integrated Siemens washing machine/tumble dryer combo |
| Work tops | Composite stone |
| Joinery | High-gloss white |
| Splashback | Mirror |
| Flooring | Classic tile or laminate timber |
| Wall and ceiling | Painted |

Bedrooms

- | | |
|--------------------|---|
| Flooring | Carpet, classic tile or laminate timber |
| Walls and ceiling | Painted |
| Skirting | Painted timber skirtings |
| Built-in cupboards | High-gloss white |

Bathrooms

- | | |
|----------------------|---|
| Basin | White underslung |
| Basin mixer | Hansgrohe deck mounted |
| Toilet suite | White ceramic wall hung wc with concealed cistern |
| Floor and wall tiles | Classic tile to floor and selected walls |
| Additional | Toilet roll holder and towel rail |
| Shower screen | Frameless safety glass |

Platinum Selection

Kitchen / Living

Sink	Undermounted stainless steel
Sink mixer	Hansgrohe deck mounted sink mixer
Oven	60cm Siemens oven
Hob	60cm Siemens hob
Extractor	Integrated extractor
Fridge/freezer combo	Integrated Siemens fridge/freezer combo
Microwave	Integrated Siemens microwave
Dishwasher	Integrated Siemens dishwasher
Washing machine/tumble dryer combo	Integrated Siemens washing machine/ tumble dryer combo
Work tops	Composite stone
Joinery	High-gloss white with timber veneer
Splashback	Mirror
Flooring	Platinum tile or platinum timber
Wall and ceiling	Painted

Bedrooms

Flooring	Carpet, platinum tile or platinum timber
Walls and ceiling	Painted
Skirting	Painted timber skirtings
Built-in cupboards	High-gloss white

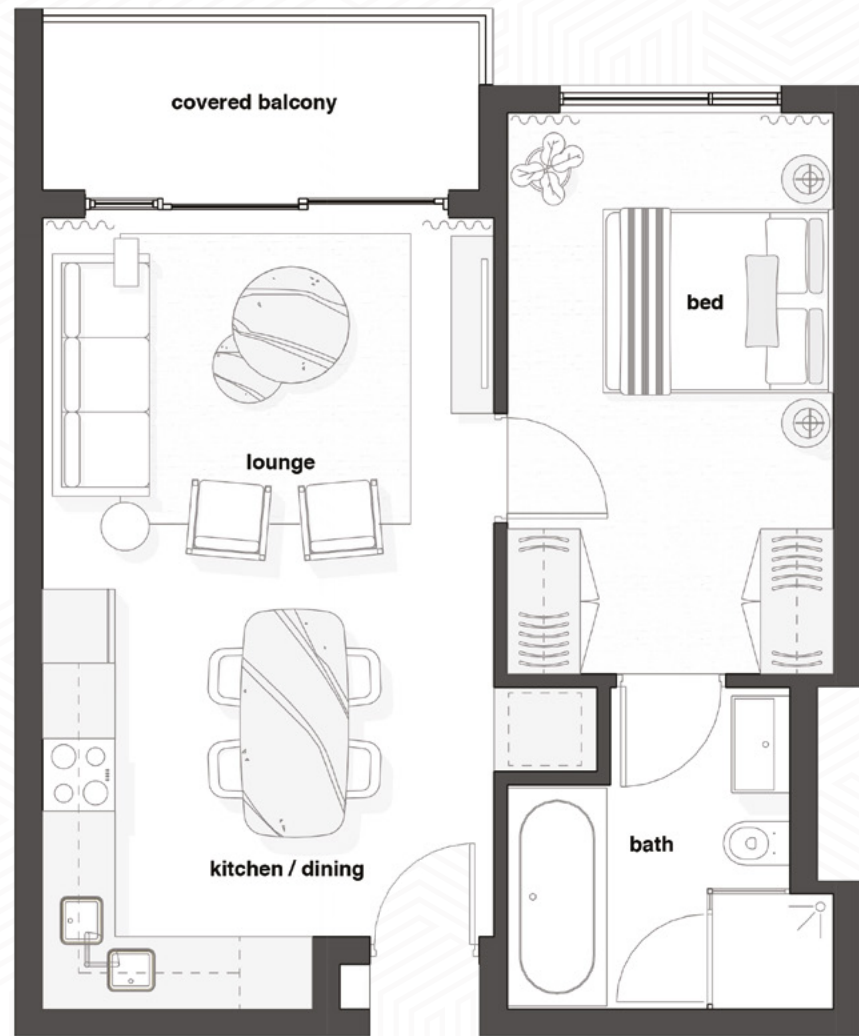
Bathrooms

Basin	White underslung
Basin mixer	Hansgrohe deck mounted
Toilet suite	White ceramic wall hung wc with concealed cistern
Floor and wall	Platinum tile to floor and selected walls
Additional	Toilet roll holder and towel rail
Shower screen	Frameless safety glass
Mirror	Overhead gravity hung mirror
Bath surrounds	Full Caesarstone

Platinum Package Additions

Internal duco doors with aluminium trim and glass doors to en-suite bathrooms.
Full Caesarstone cladding to bath surrounds and feature lighting.



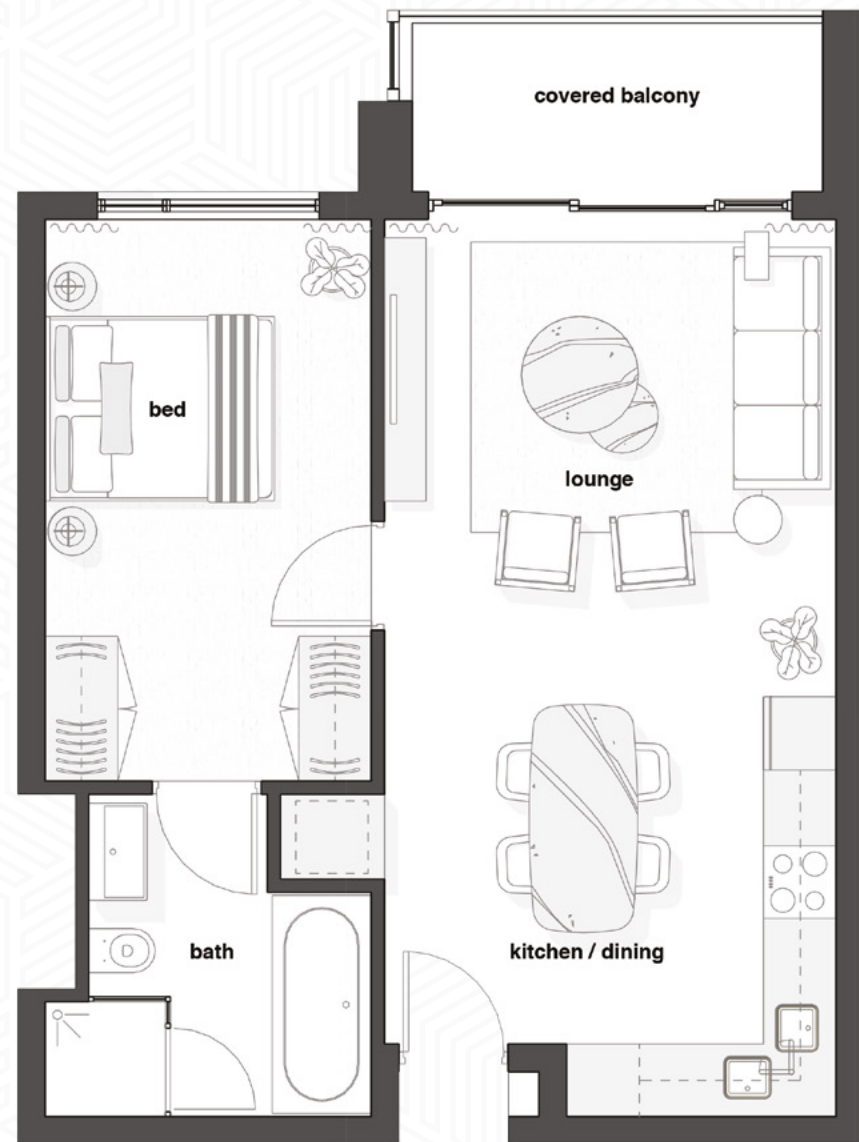


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1 Bedroom (A), En-Suite

INTERNAL	49 m ²
COVERED BALCONY	6 m ²
TOTAL AREA	55 m ²



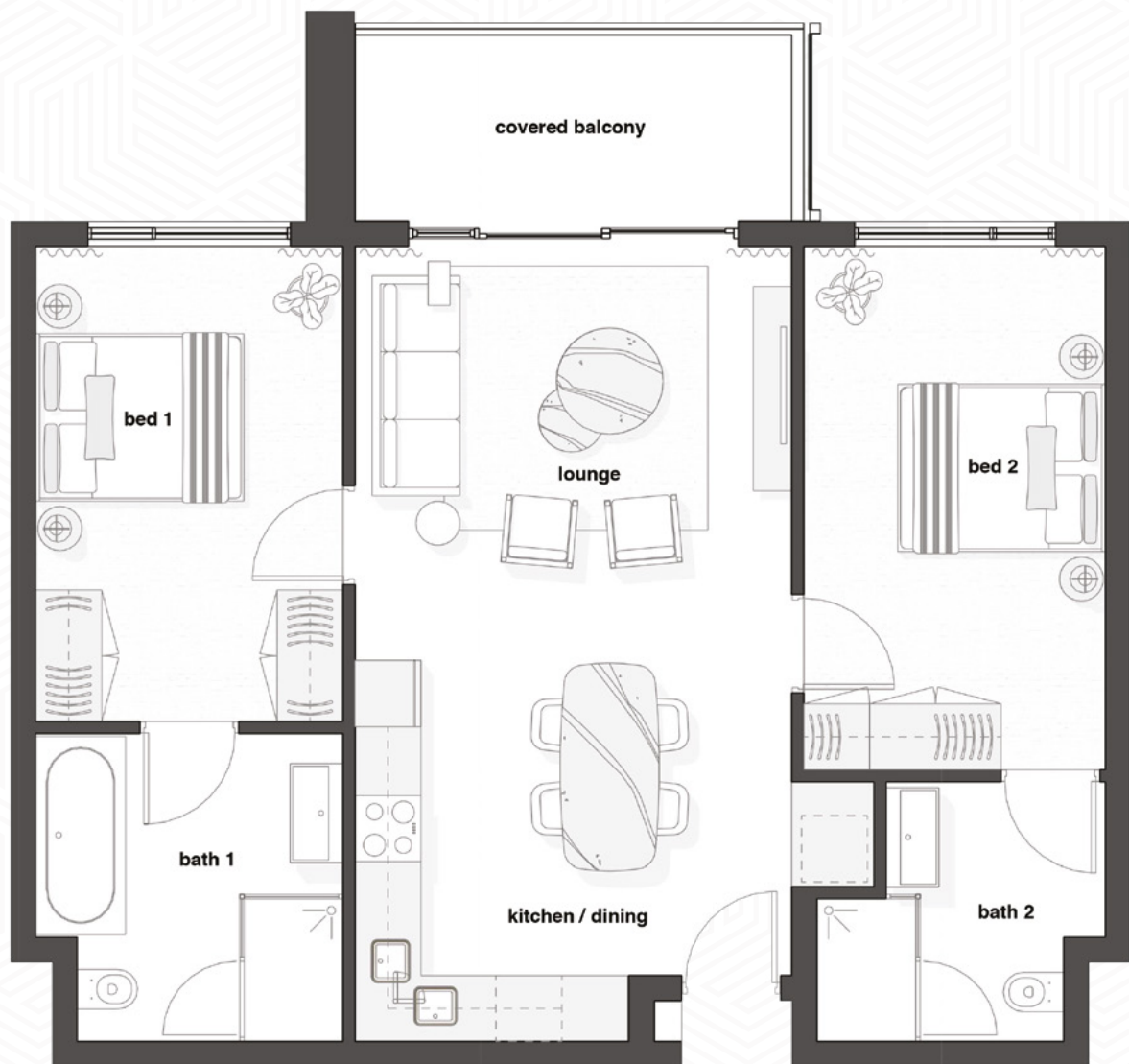
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HOUGHTON

1 Bedroom (B), En-Suite

INTERNAL	52 m ²
COVERED BALCONY	6 m ²
TOTAL AREA	58 m ²

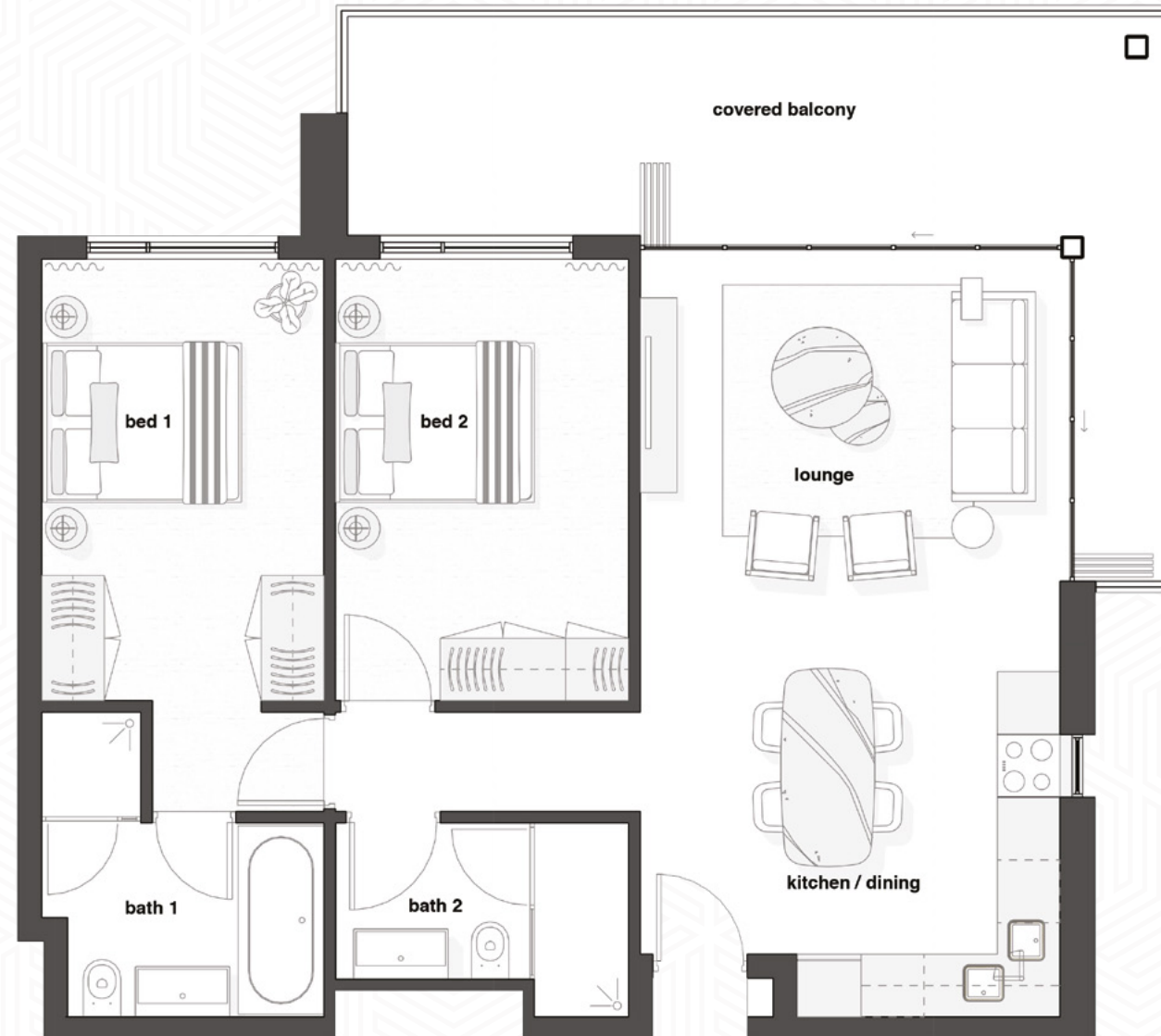




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2 Bedroom (C), En-Suite

INTERNAL	76 m ²
COVERED BALCONY	8 m ²
TOTAL AREA	84 m ²



**Tree
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2 Bedroom (D), 2 Bathroom

INTERNAL	76 m ²
COVERED BALCONY	22 m ²
TOTAL AREA	98 m ²

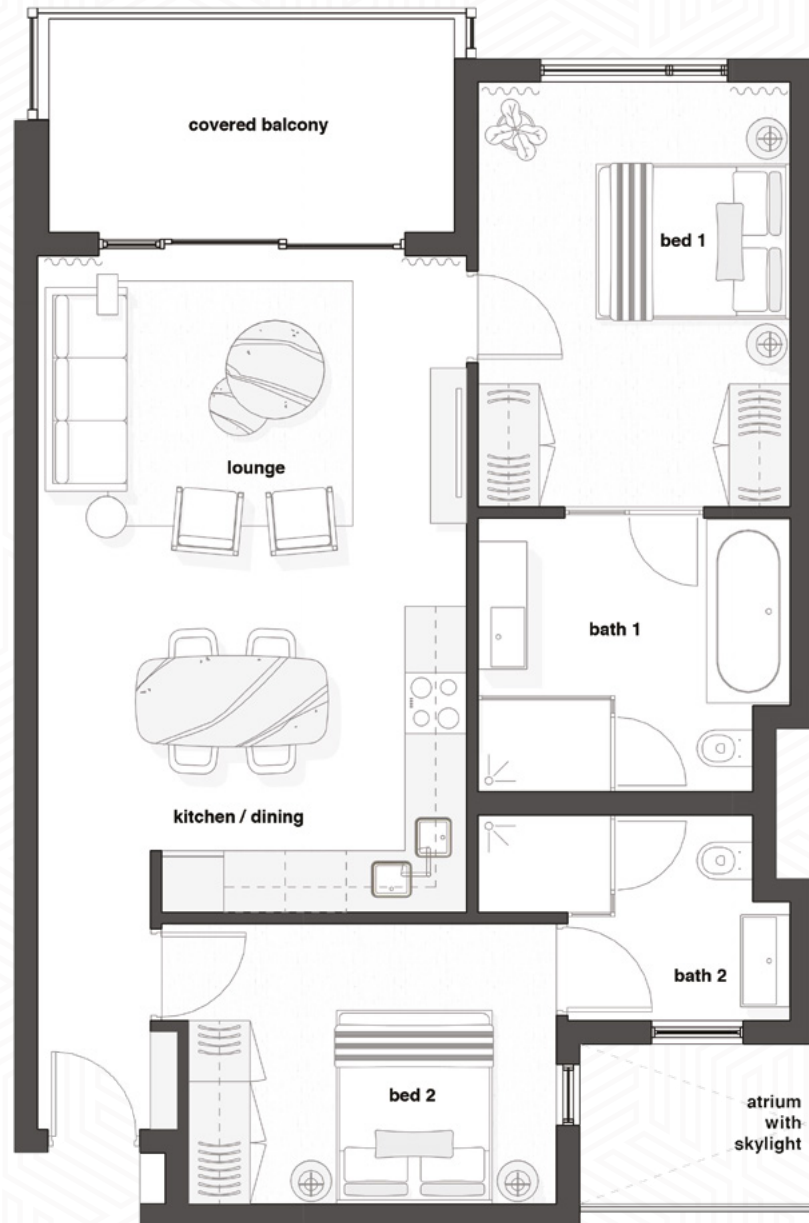


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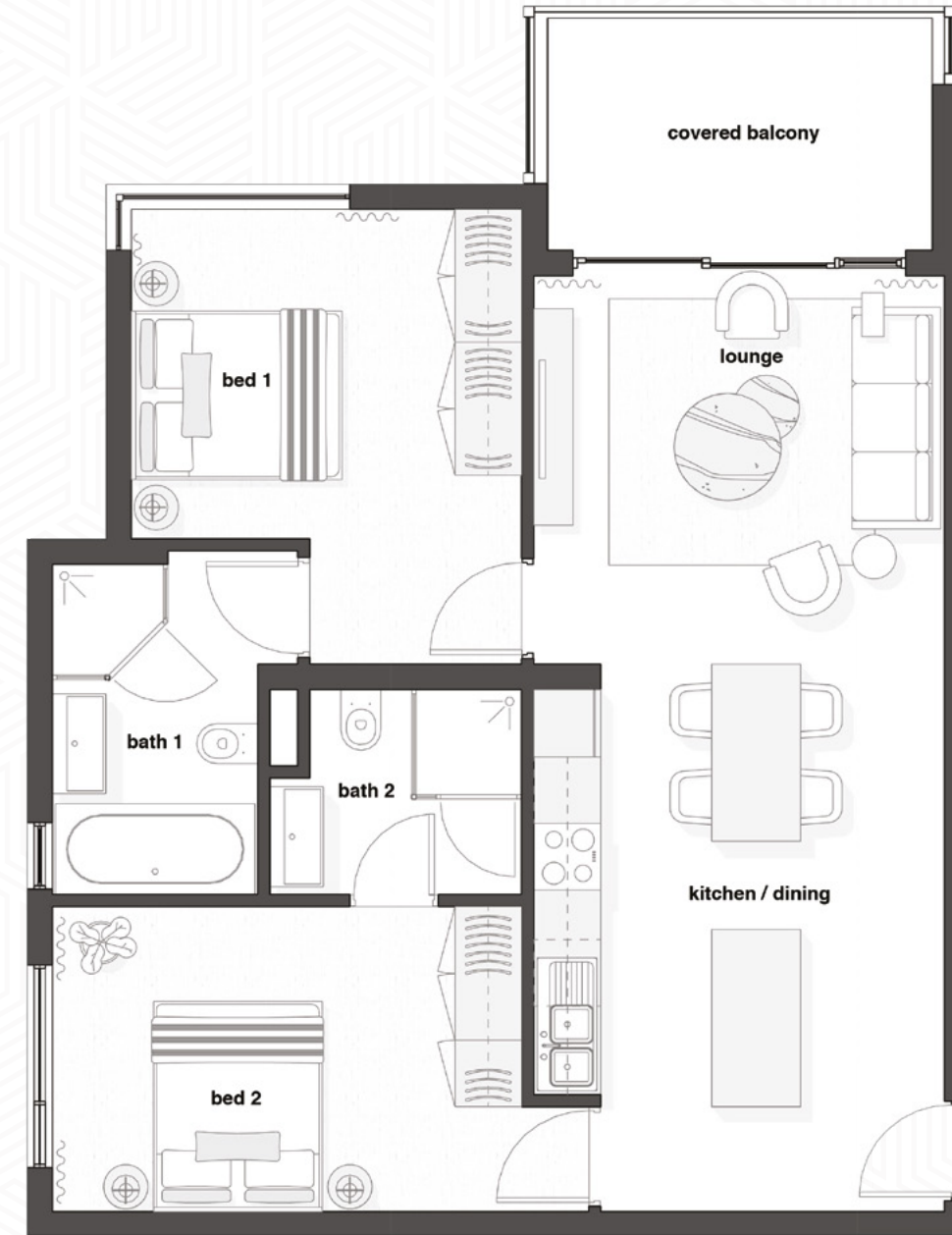




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2 Bedroom (E), En-Suite

INTERNAL	75 m ²
COVERED BALCONY	9 m ²
TOTAL AREA	84 m ²



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2 Bedroom (F), En-Suite

INTERNAL	74 m ²
COVERED BALCONY	8 m ²
TOTAL AREA	82 m ²

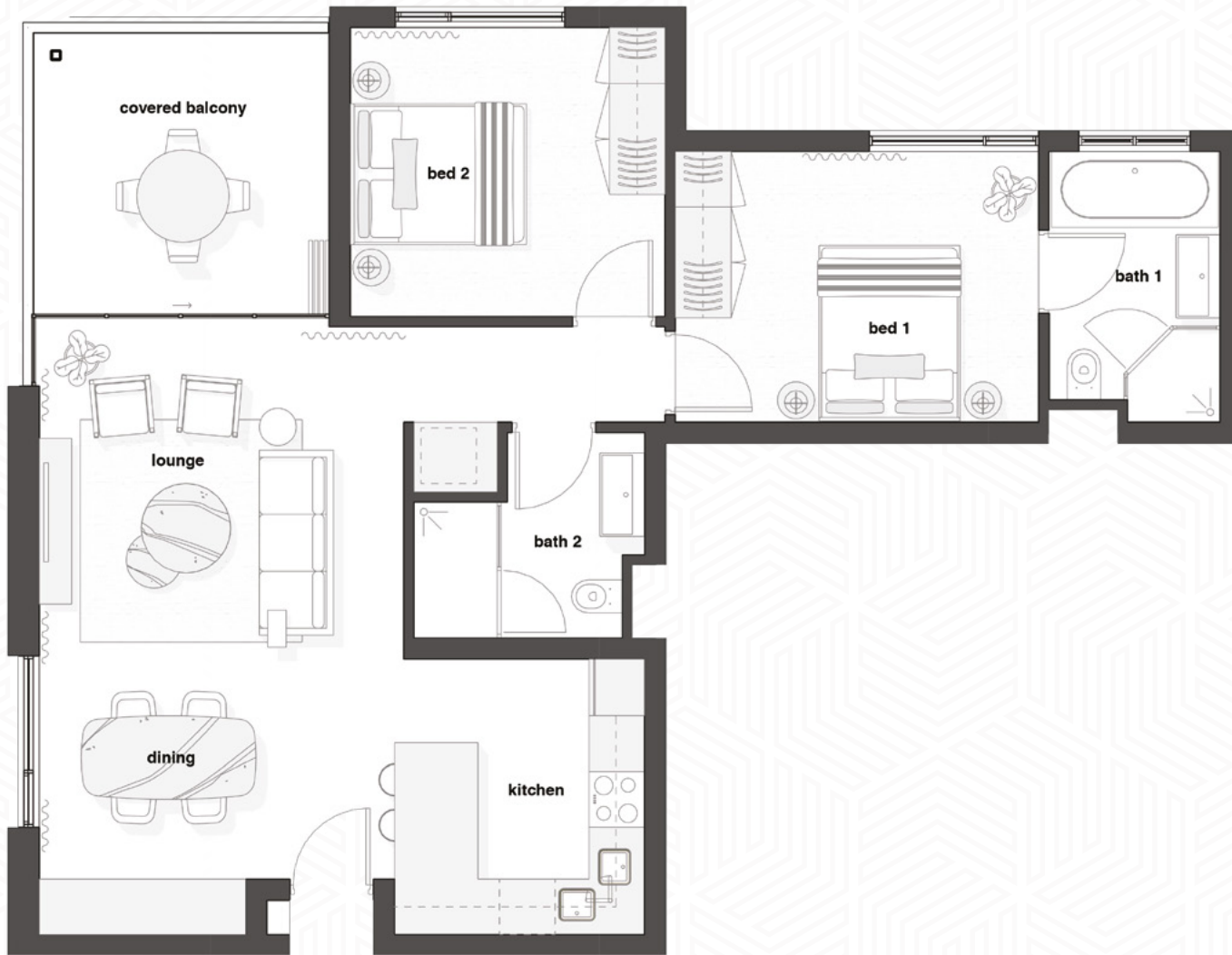


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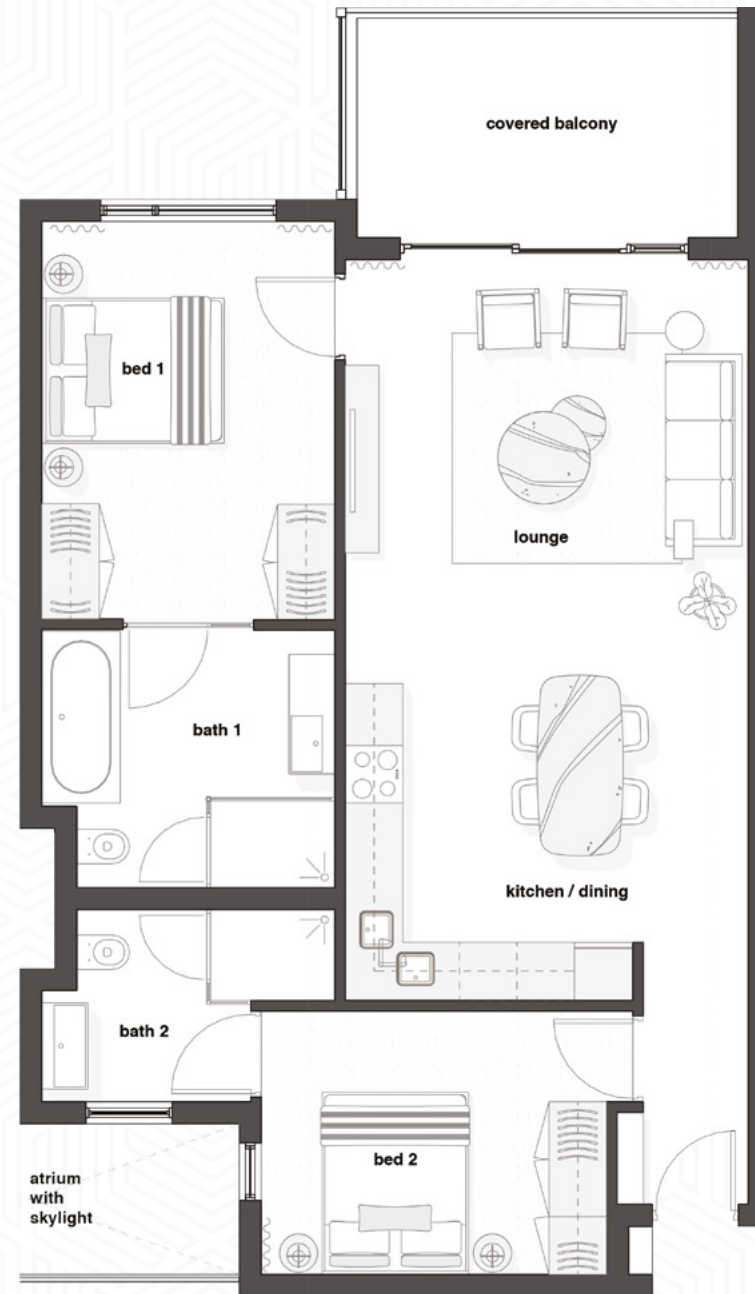




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2 Bedroom (G), 2 Bathroom

INTERNAL	80 m ²
COVERED BALCONY	10 m ²
TOTAL AREA	90 m ²

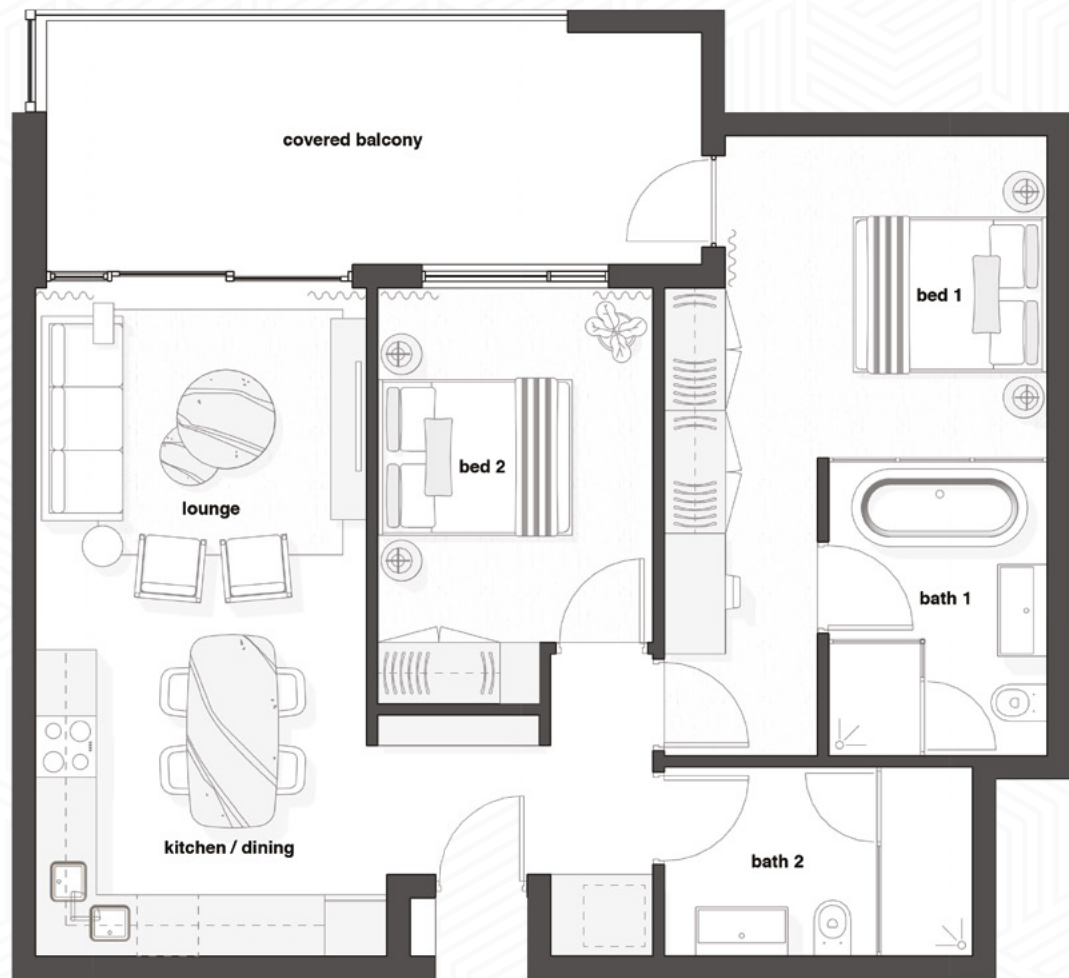


**Tree
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2 Bedroom (H), En-Suite

INTERNAL	80 m ²
COVERED BALCONY	10 m ²
TOTAL AREA	90 m ²

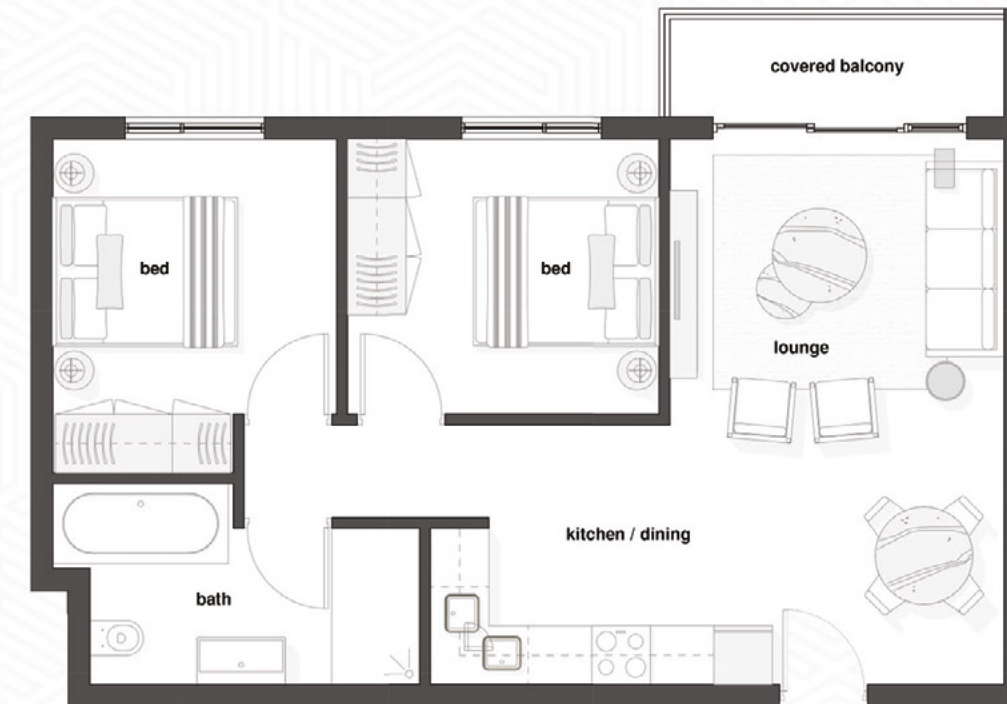




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2 Bedroom (I), 2 Bathroom

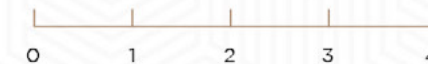
INTERNAL	75 m ²
COVERED BALCONY	16 m ²
TOTAL AREA	91 m ²



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2 Bedroom (S), 1 Bathroom

INTERNAL	60 m ²
COVERED BALCONY	4 m ²
TOTAL AREA	64 m ²

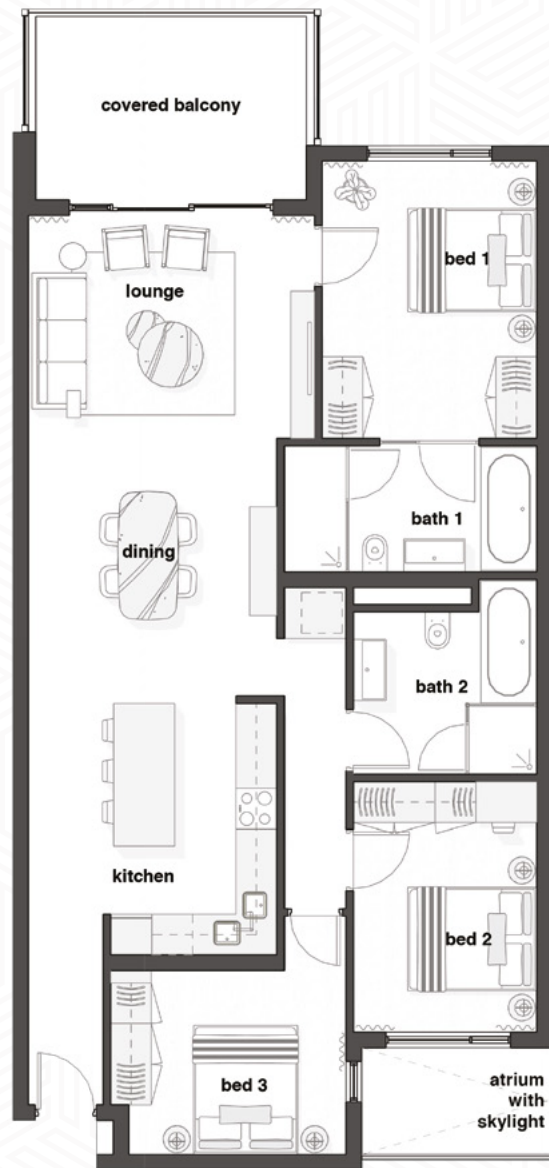




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Deluxe 3 Bedroom (J),
En-Suite, Guest WC, Study,
Kitchen Scullery, TV Room

INTERNAL	200 m ²
COVERED BALCONY 1	32 m ²
COVERED BALCONY 2	4 m ²
TOTAL AREA	236 m ²

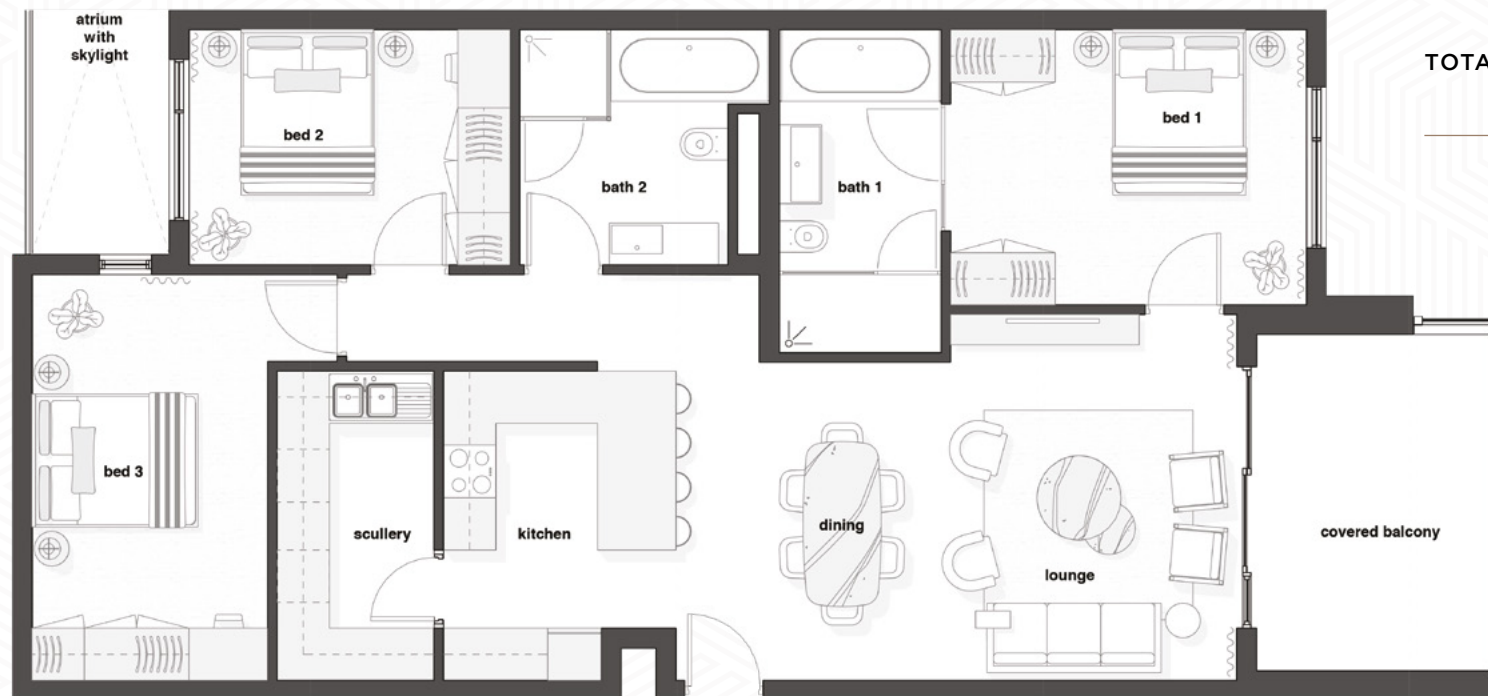


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3 Bedroom (K), 2 Bathroom

INTERNAL	106 m ²
COVERED BALCONY	12 m ²
TOTAL AREA	118 m ²





3 Bedroom (L), 2 Bathroom,
Kitchen Scullery

INTERNAL 108 m²

COVERED BALCONY 1 12 m²

TOTAL AREA 120 m²



Deluxe 3 Bedroom (M),
En-Suite, Guest WC,
Kitchen Scullery

INTERNAL 168 m²

COVERED BALCONY 1 33 m²

COVERED BALCONY 2 7 m²

TOTAL AREA 208 m²

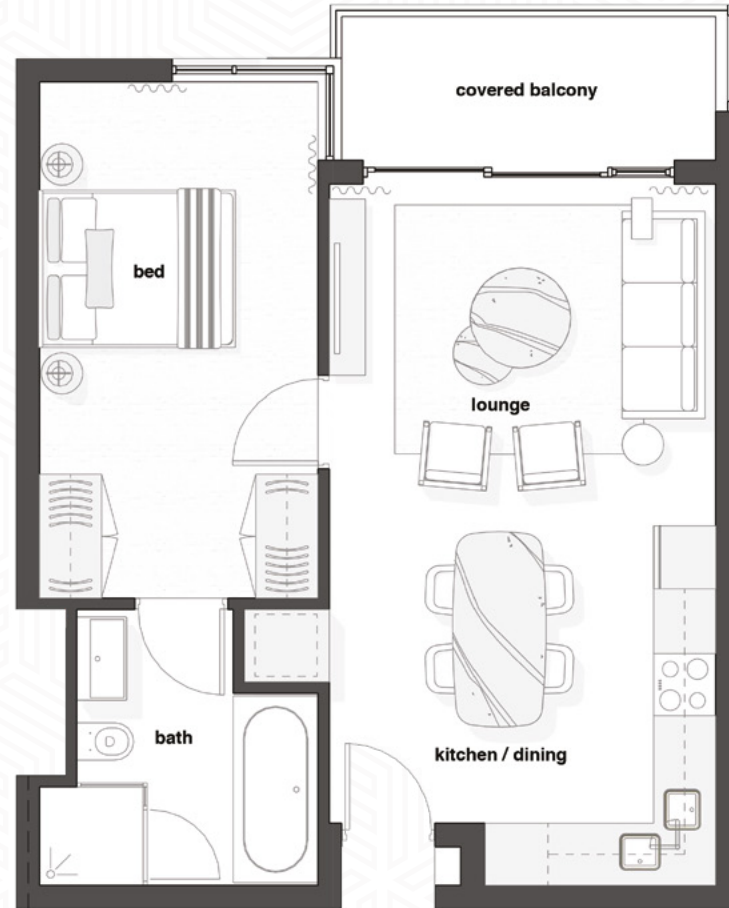




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3 Bedroom (N), 2 Bathroom

INTERNAL	105 m ²
COVERED BALCONY	11 m ²
TOTAL AREA	116 m ²

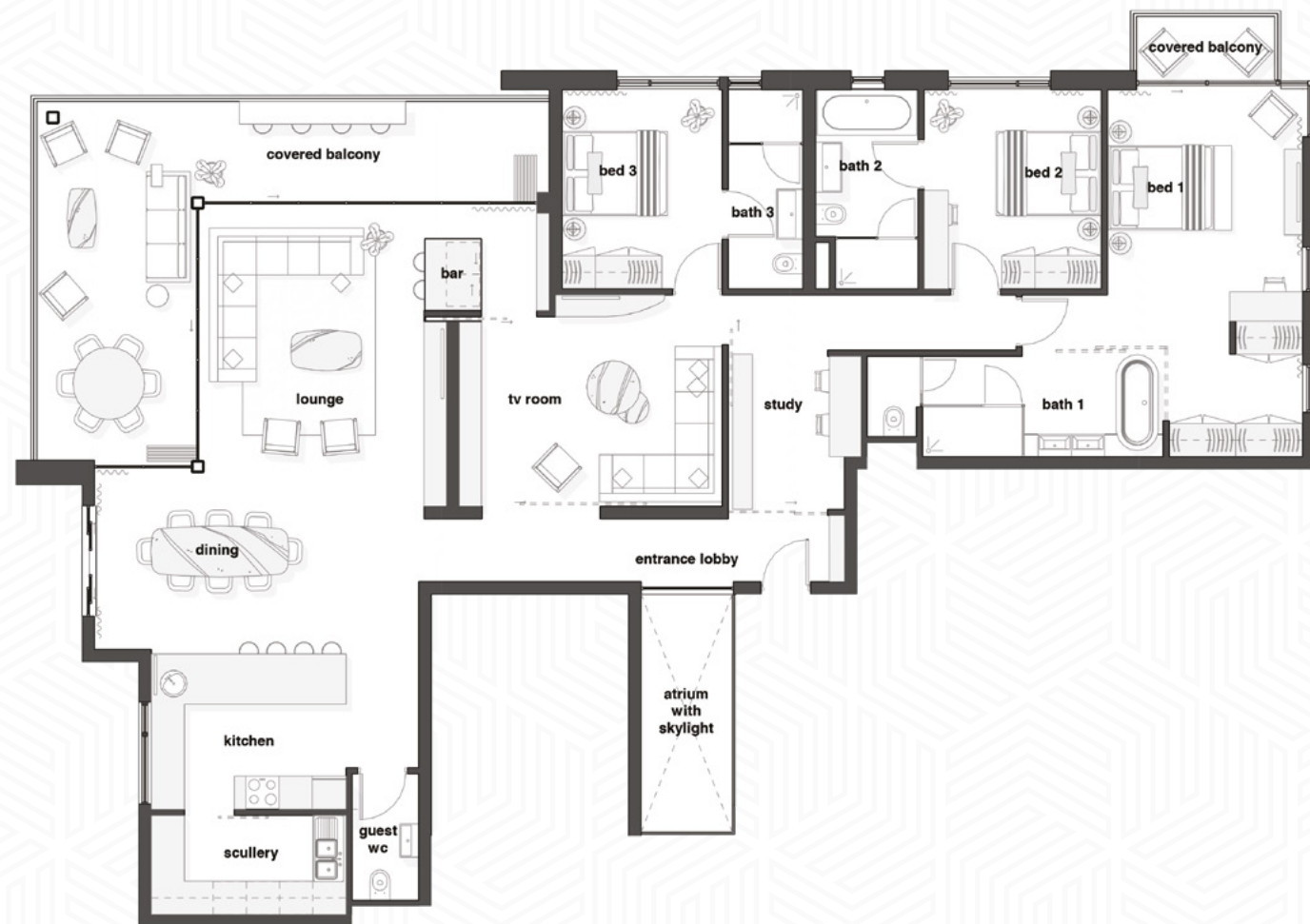


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1 Bedroom (P), En-Suite

INTERNAL	51 m ²
COVERED BALCONY	6 m ²
TOTAL AREA	57 m ²





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Deluxe 3 Bedroom (Q),
En-Suite, Guest WC, Study,
Kitchen Scullery, TV Room

INTERNAL	190 m ²
COVERED BALCONY 1	32 m ²
COVERED BALCONY 2	4 m ²
TOTAL AREA	226 m ²



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Visit our Sales Centre: 88 Oxford Road, Houghton Estate

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