

BROOKFIELD

at Royal

THE FIRST LUXURY RESIDENTIAL DEVELOPMENT
AT ROYAL JOHANNESBURG


Our Heritage
YOUR HOME

INTRODUCTION

Foreword

Rarely does an opportunity arise to invest in a premium luxury development within the precincts of one of Johannesburg's most illustrious landmarks.

We invite you to share in our legacy now and for future generations to appreciate.

At Brookfield, residents will enjoy access to Royal's award-winning golf courses, its legendary hospitality, meticulous attention to detail and state-of-the-art services, catering for the diverse requirements of modern living.

For the enlightened, living at Brookfield is so much more...



PAUL LEISHMAN

Chief Executive Officer
Royal Johannesburg



TIM KLOECK

Group Chairman
Tricolt Group

ROYAL
JOHANNESBURG
EST. 1890



FIRST AMONGST PEERS - ASSOCIATION WITH ROYALTY

Over a century of South African golfing history, few clubs, if any, are able to claim a heritage like that of the Royal Johannesburg. A member of only 66 golf clubs around the world uniquely given the 'Royal' title, bestowed upon them by the British Royal family.

RESIDENTIAL DEVELOPMENT

Introducing Brookfield

Enjoy contemporary living in a beautiful parkland setting. Brookfield at Royal, the first luxury apartment development situated within the precincts of Royal Johannesburg overlooking the fabled East Course.

BROOKFIELD

at Royal

RESIDENTIAL DEVELOPMENT

A New Distinguished Design

Brookfield at Royal features luxury open-plan apartments that remove the boundary between modern living and the vibrancy of nature. The final Phase 5 development features a brand new design with new superior finishes, expansive open-plan kitchens, patios with braai areas, balconies, gardens and garages.

Brookfield at Royal includes one, two, three and four bedroom configurations which start from 43m^2 to 291m^2 apartments.

Final phase now selling.

For the enlightened, "home" is so much more.





Brookfield at Royal features luxury open-plan apartments that remove the boundary between modern living and the vibrancy of nature.

RESIDENTIAL DEVELOPMENT

Elegance Redefined

Each of the luxury apartments has been designed to the highest standards, including Hansgrohe fittings, premium appliances and engineered stone tops, as standard.

Timeless elegance and classic modernity.




BROOKFIELD
at Royal
Built with architectural materials infused with light to create
aesthetically pleasing and inspiring living spaces.

RESIDENTIAL DEVELOPMENT

Luxurious by Nature

Immerse yourself in a lifestyle where the line between indoor and outdoor living blurs seamlessly, offering a harmonious blend of luxury and nature.

Step outside onto your private terrace to soak in breathtaking views of manicured fairways and tranquil ponds. The gentle breeze whispers through the trees, inviting you to relax in this contemporary oasis.

In nature's presence, we find our truest sense of peace.



BROOKFIELD

at Royal



Since 2005 Royal Johannesburg has been the home of the Joburg Open, one of the biggest and best-loved tournaments on South Africa's Sunshine Tour and is the favoured venue for the International Final Qualifier (Africa) for the Open Championship.

RESIDENTIAL DEVELOPMENT

Subtle Sophistication

The selection of materials involves a careful balance of textures and refined new finishes, meticulously curated for both visual and tactile appeal.

Lighting design considers both functionality and ambiance, with a keen eye on how fixtures complement and highlight architectural elements.

Every space tells an elegant story.




BROOKFIELD
at Royal
EXPERIENCE AN INTRICATE DANCE OF METICULOUS DETAILS
Attention is given to every angle, ensuring a seamless and aesthetically pleasing flow within the space.

BROOKFIELD
at Royal



WITHIN REACH FROM EVERYWHERE. FAR AWAY FROM THE WORLD

Brookfield presents a safe and secure living environment like no other.

RESIDENTIAL DEVELOPMENT

Private Brookfield Clubhouse

Set in an enclave of trees, this beautifully crafted clubhouse looks out onto preserved wetlands, where flourishing bird life and scenic walkways will enhance the sense of parkland living in the city.

BROOKFIELD

at Royal

BROOKFIELD CLUBHOUSE

A New Lifestyle Awaits

Inspired by the rich heritage of the Royal Johannesburg Golf Club, Brookfield gives new meaning to contemporary living with luxury amenities.

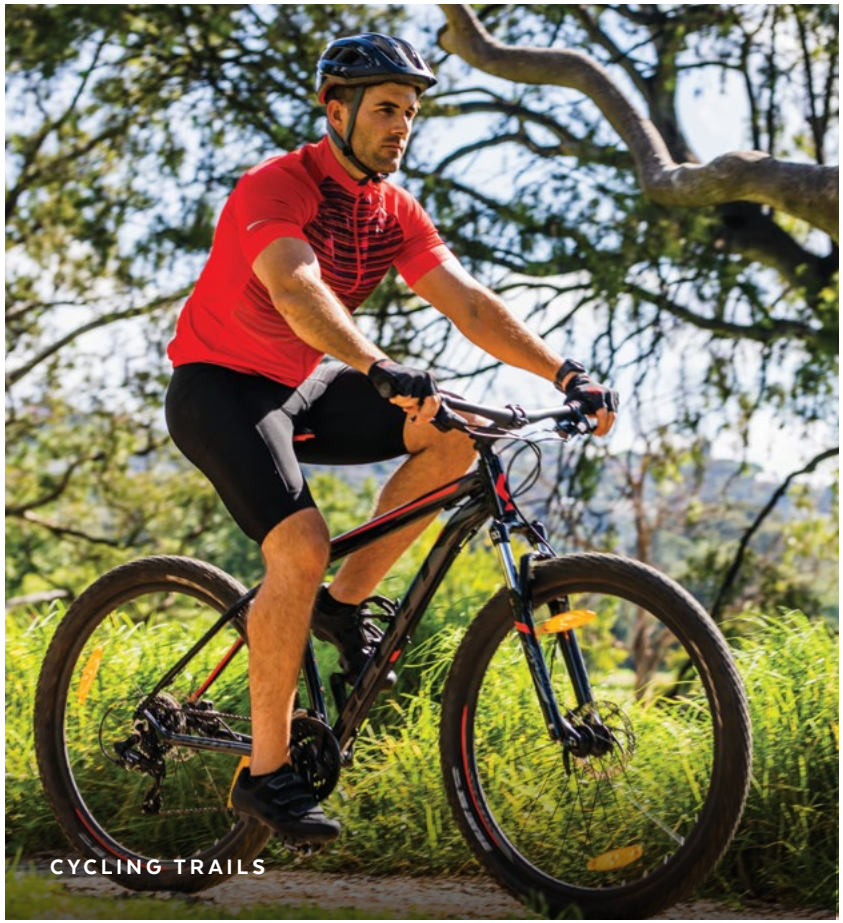
PRIVATE CLUBHOUSE

- Picnic and braai facilities
- Leisure pool
- Cycling and running trails
- Scenic walkways
- Fishing
- Bird conservation
- Private venue hire for residents

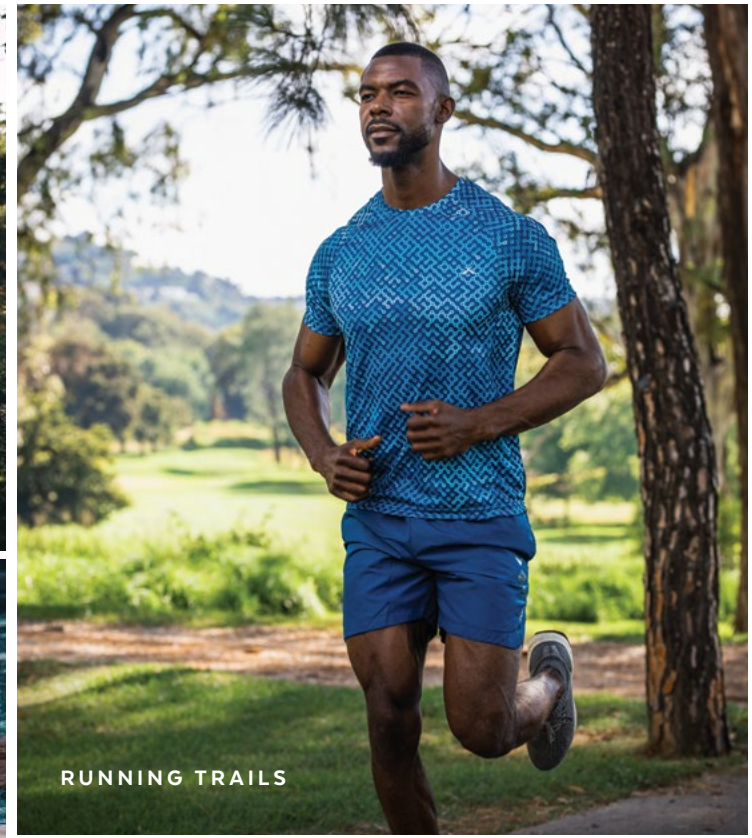
BROOKFIELD SERVICES

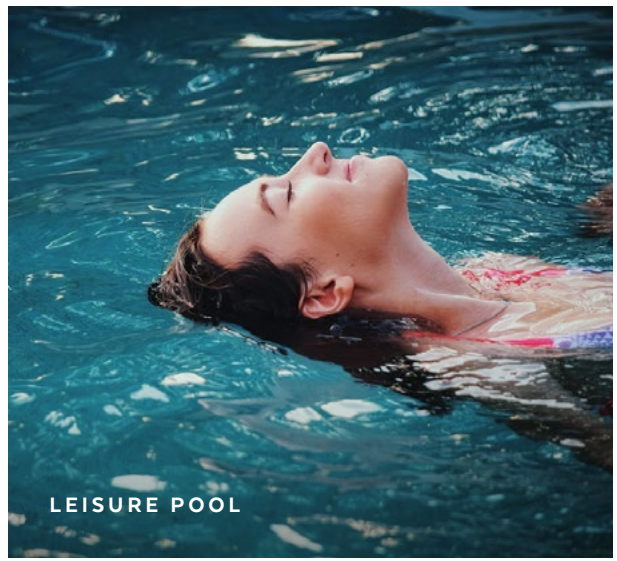
- Generator back-up power
- Fibre-ready apartments
- State-of-the-art security
- CCTV & 24-hour guards
- Secure parking
- Golf cart paths




CYCLING TRAILS


PICNIC FACILITIES


RUNNING TRAILS


LEISURE POOL


FISHING


BRAAI FACILITIES


BIRD CONSERVATION

BUILT ON HISTORY

Royal Clubhouse

Featuring two internationally celebrated and award-winning golf courses and a family-centric restaurant, with an authentic pizza oven, Royal's cutting-edge Clubhouse offers 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.

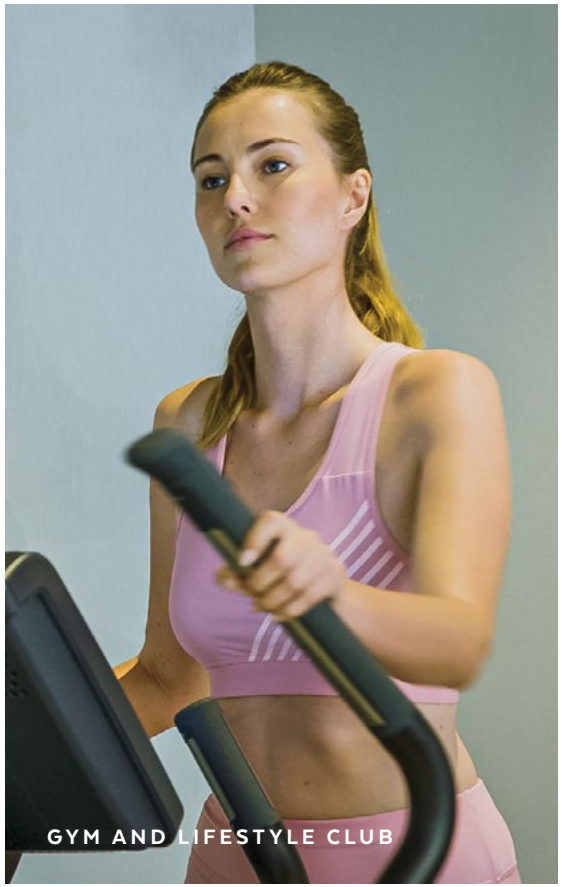
ROYAL CLUBHOUSE AMENITIES

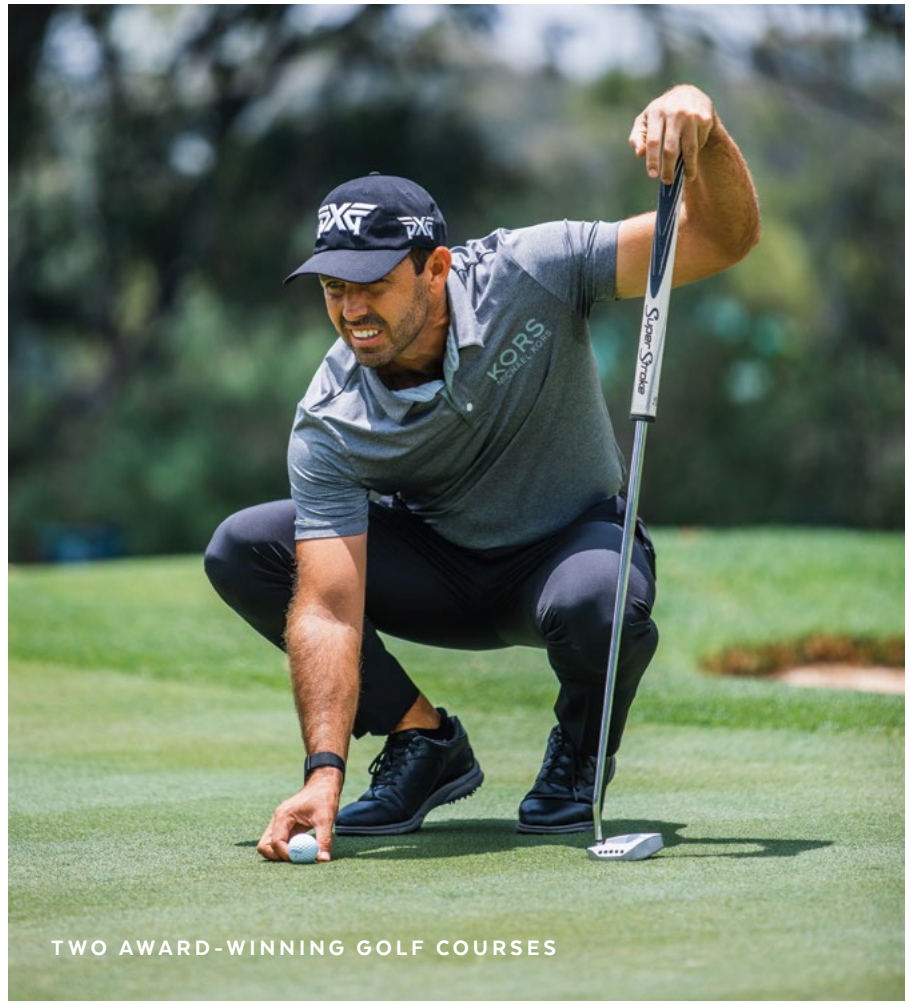
- Two award-winning golf courses
- Gym and lifestyle club
- Cycling and running trails
- The Old Oak Family Restaurant
- Business centre
- Banqueting and wedding venue
- Outdoor playground


ROYAL CLUBHOUSE


GYM & LIFESTYLE CENTRE

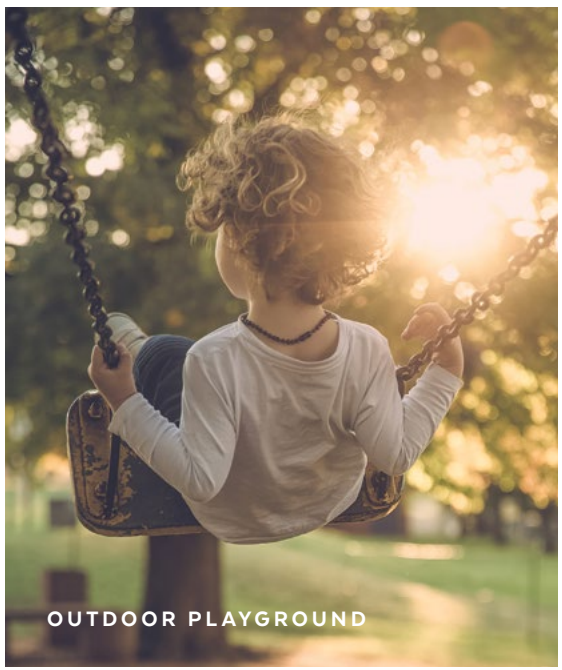

THE OLD OAK RESTAURANT

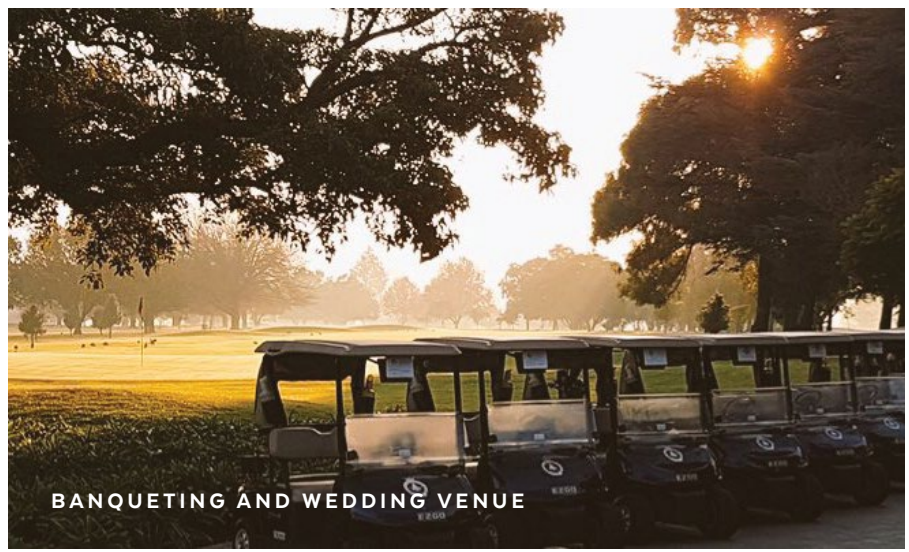

GYM AND LIFESTYLE CLUB


TWO AWARD-WINNING GOLF COURSES


SUNRISE YOGA


BUSINESS CENTRE


OUTDOOR PLAYGROUND


BANQUETING AND WEDDING VENUE


RESTAURANTS



WHERE THE VIEW IS NOT AN OPTIONAL EXTRA

Brookfield at Royal features stunning views of the Royal Johannesburg golf course and parkland.

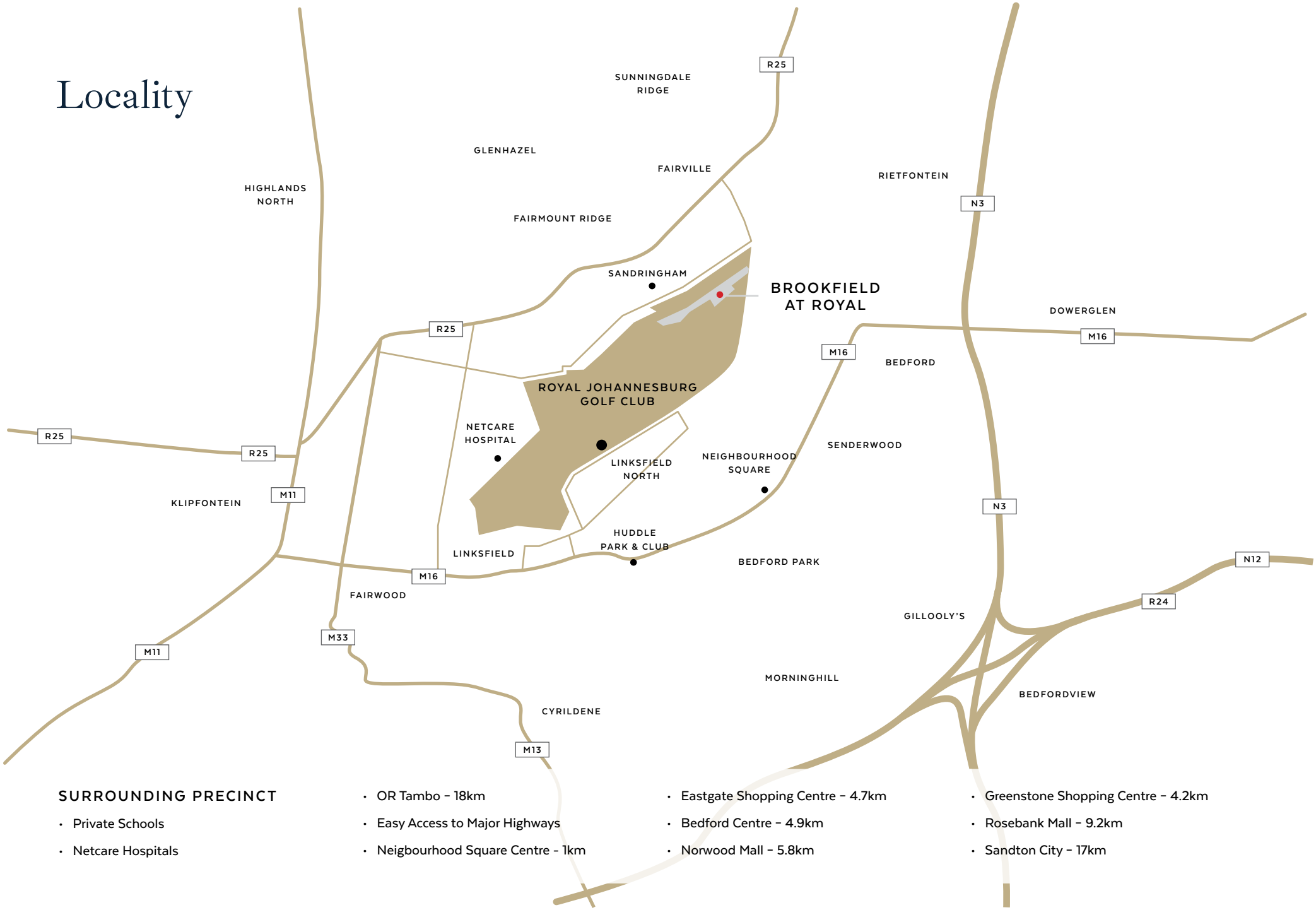
RESIDENTIAL DEVELOPMENT

Brookfield Locality

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

BROOKFIELD
at Royal

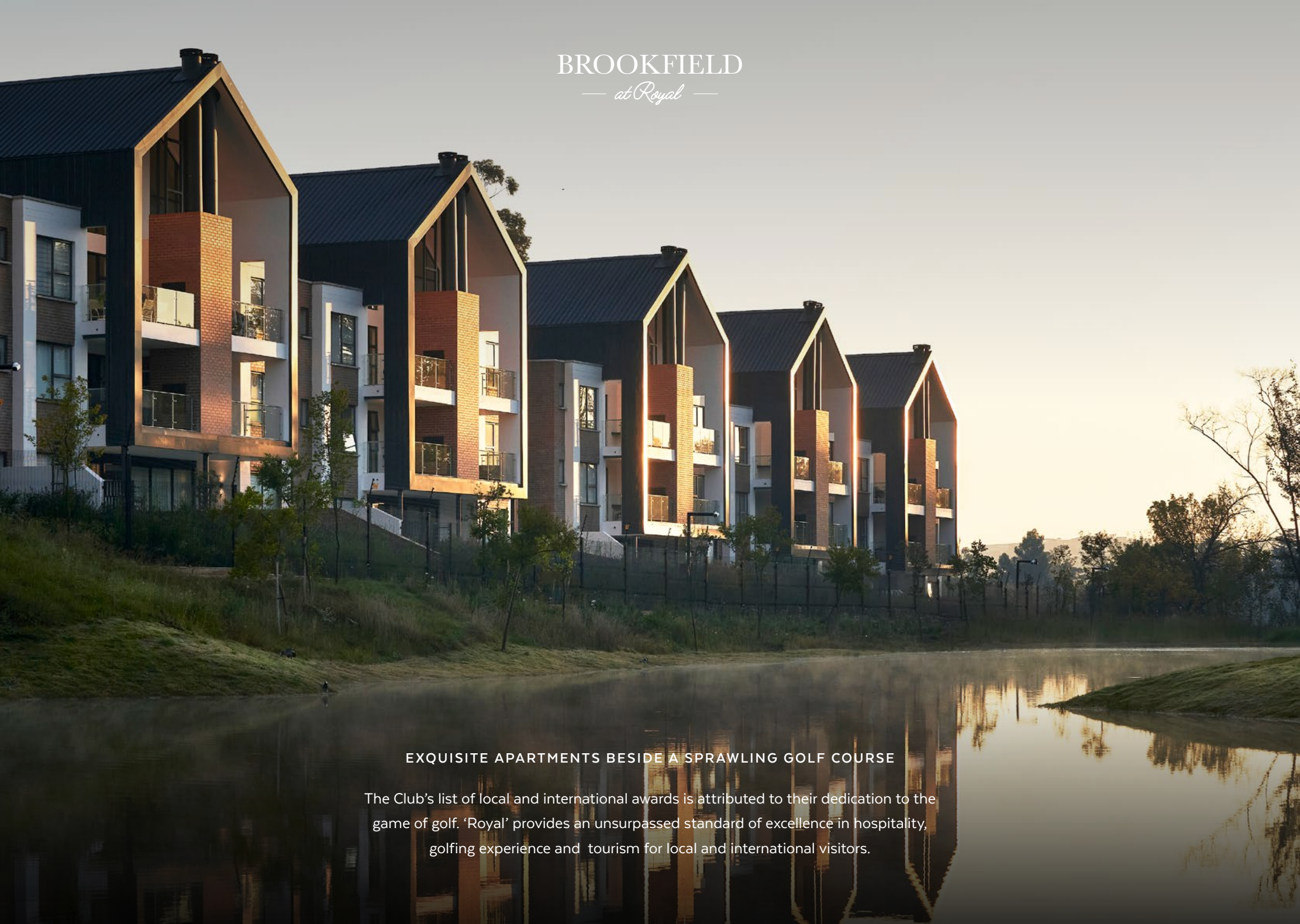
Locality



SURROUNDING PRECINCT

- Private Schools
- Netcare Hospitals
- OR Tambo – 18km
- Easy Access to Major Highways
- Neigbourhood Square Centre - 1km
- Eastgate Shopping Centre – 4.7km
- Bedford Centre – 4.9km
- Norwood Mall – 5.8km
- Greenstone Shopping Centre – 4.2km
- Rosebank Mall – 9.2km
- Sandton City – 17km


GEORGE AVE
SANDRINGHAM CENTRE
EDWARD AVE
CLUB STREET
BROOKFIELD AT ROYAL
BROOKFIELD DAM & CLUBHOUSE
EDWARD AVE
NEIGHBOURHOOD SQUARE
CLUB STREET
ROYAL JOHANNESBURG GOLF CLUB
FAIRWAY AVE
HUDDLE PARK & CLUB



EXQUISITE APARTMENTS BESIDE A SPRAWLING GOLF COURSE

The Club's list of local and international awards is attributed to their dedication to the game of golf. 'Royal' provides an unsurpassed standard of excellence in hospitality, golfing experience and tourism for local and international visitors.

SPECIFICATION & UNIT FLOOR PLAN

Sophisticated Living

Reminiscent of lavish countryside living, Brookfield at Royal will be built on a cascading landscape ensuring every apartment enjoys stunning views. High ceilings, strategically placed glass doors and windows will invite in plenty of natural light to complete your unrivalled living experience at a royally titled Estate.

BROOKFIELD

at Royal

A CONTEMPORARY LIFESTYLE

Finishes & Specifications

dhk Architects have designed two beautiful interior theme selections - classic and platinum. The luxury apartments are defined by clean lines, a timeless palette of hues and stunning detailing through depth of pattern and colour. High-end materials, craftsmanship and appliances are featured in every luxury apartment configuration.

GENERAL

Terraces	Sliding doors, tile on screed
Balconies	Sliding doors, tile on screed
Parking	Secure covered parking

Broadband fibre will be provided in each apartment. Apartment owners have the option to engage with a preferred list of internet service providers.


DINING/LIVING ROOM


LOUNGE/KITCHEN AREA


LIVING ROOM/ENTERTAINMENT AREA

CLASSIC SELECTION



PLATINUM SELECTION



KITCHEN/LIVING

SINK	Undermounted stainless steel
SINK MIXER	Hansgrohe deck mounted sink mixer
OVEN	60cm Bosch oven
HOB	Bosch hob
EXTRACTOR	Integrated extractor excluding islands
FRIDGE/FREEZER COMBO	Integrated Bosch fridge/freezer combo
MICROWAVE	Integrated Bosch microwave
DISHWASHER	Integrated Bosch dishwasher
WASHING MACHINE/TUMBLE DRYER COMBO	Bosch combo
WORK TOPS	Engineered Stone
JOINERY	Satin Seno
SPLASHBACK	Mirror
FLOORING	Classic tile or laminate timber
WALLS AND CEILINGS	Painted

BEDROOMS

FLOORING	Carpet, classic tile or laminate timber
WALLS AND CEILINGS	Painted
SKIRTING	Painted timber skirtings
BUILT-IN CUPBOARDS	Satin Seno

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 floors and selected walls
ADDITIONAL	Toilet roll holder and towel rail
SHOWER SCREEN	Frameless safety glass
MIRROR	Overhead gravity hung mirror

KITCHEN/LIVING

SINK	Undermounted stainless steel
SINK MIXER	Hansgrohe deck mounted sink mixer
OVEN	60cm Bosch oven
HOB	Bosch hob
EXTRACTOR	Integrated extractor excluding islands
FRIDGE/FREEZER COMBO	Integrated Bosch fridge/freezer combo
MICROWAVE	Integrated Bosch microwave
DISHWASHER	Integrated Bosch dishwasher
WASHING MACHINE/TUMBLE DRYER COMBO	Bosch combo
WORK TOPS	Engineered Stone
JOINERY	Graubraun Satin Seno with fluting feature
SPLASHBACK	Engineered Stone
FLOORING	Platinum tile or platinum timber
WALLS AND CEILINGS	Painted

BEDROOMS

FLOORING	Carpet, platinum tile or platinum timber
WALLS AND CEILINGS	Painted
SKIRTING	Painted polymer skirtings
BUILT-IN CUPBOARDS	Graubraun Satin Seno with fluting feature

BATHROOMS

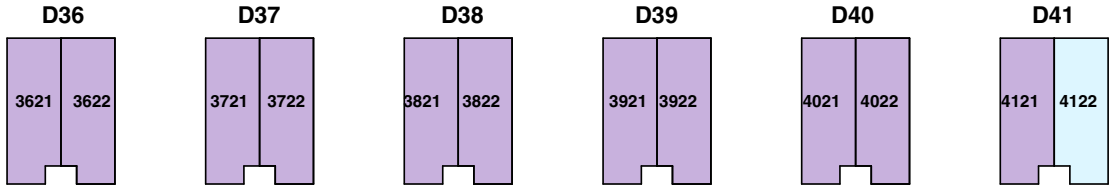
BASIN	White underslung
BASIN MIXER	Hansgrohe deck mounted
TOILET SUITE	White ceramic wall hung WC with concealed cistern
FLOOR AND WALL TILES	Platinum tile to floors and selected walls
ADDITIONAL	Toilet roll holder and towel rail
SHOWER SCREEN	Frameless safety glass
MIRROR	Overhead gravity hung mirror with brushed bronze

PLATINUM PACKAGE

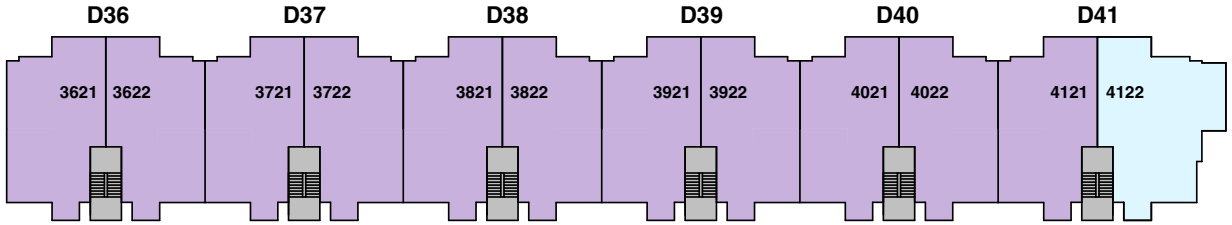
- Brushed bronze taps and bathroom accessories
- Full engineered stone cladding to bath surrounds, excluding free standing baths
- Full engineered stone cladding to shower upstands

Site Plan - Phase 5

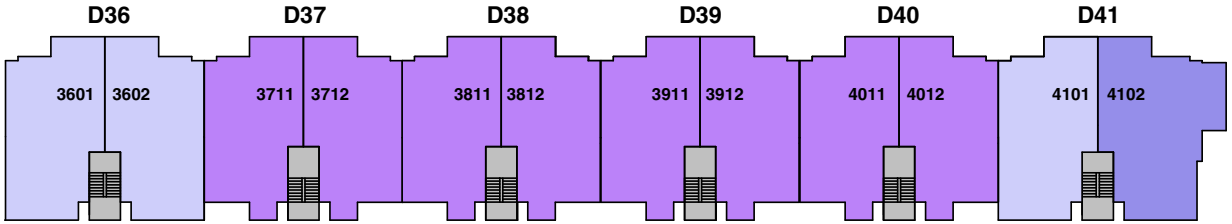
THIRD FLOOR



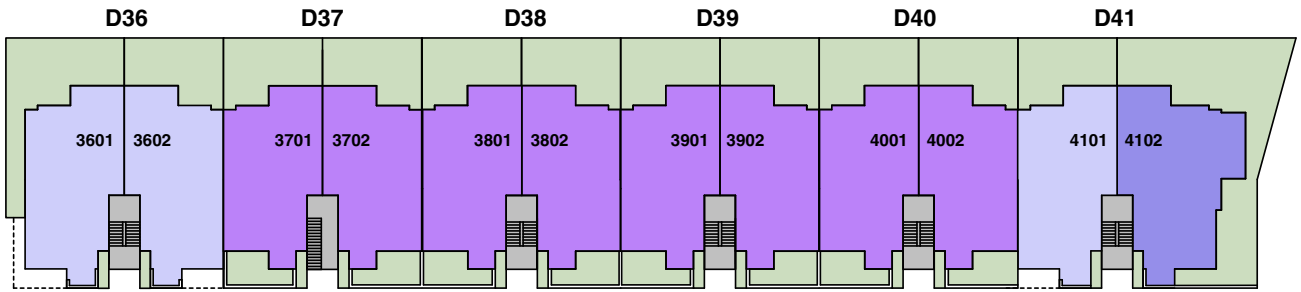
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



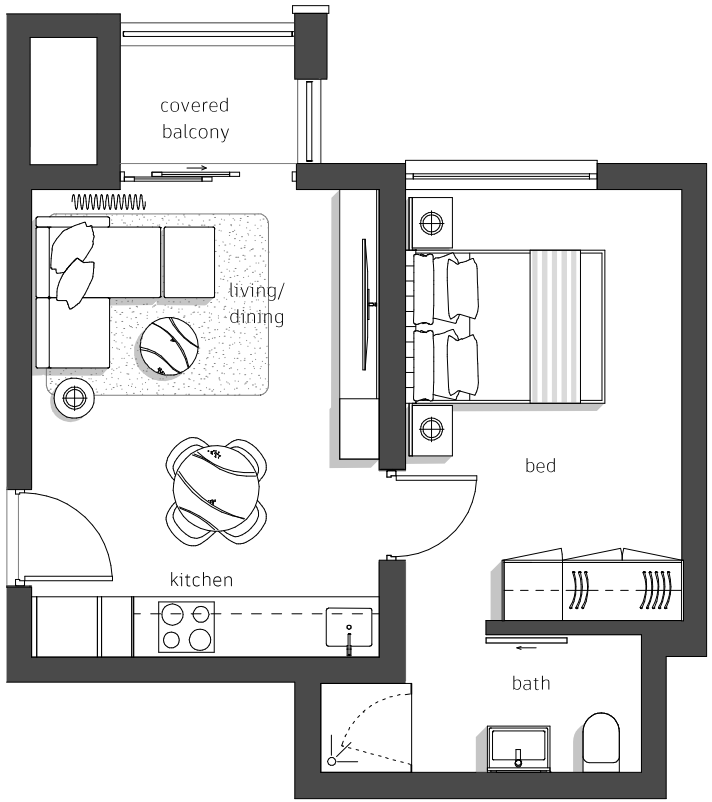
SITE PLAN



BROOKFIELD
— at Royal —

BROOKFIELD
— at Royal —

1 Bedroom (C)
(Block D)

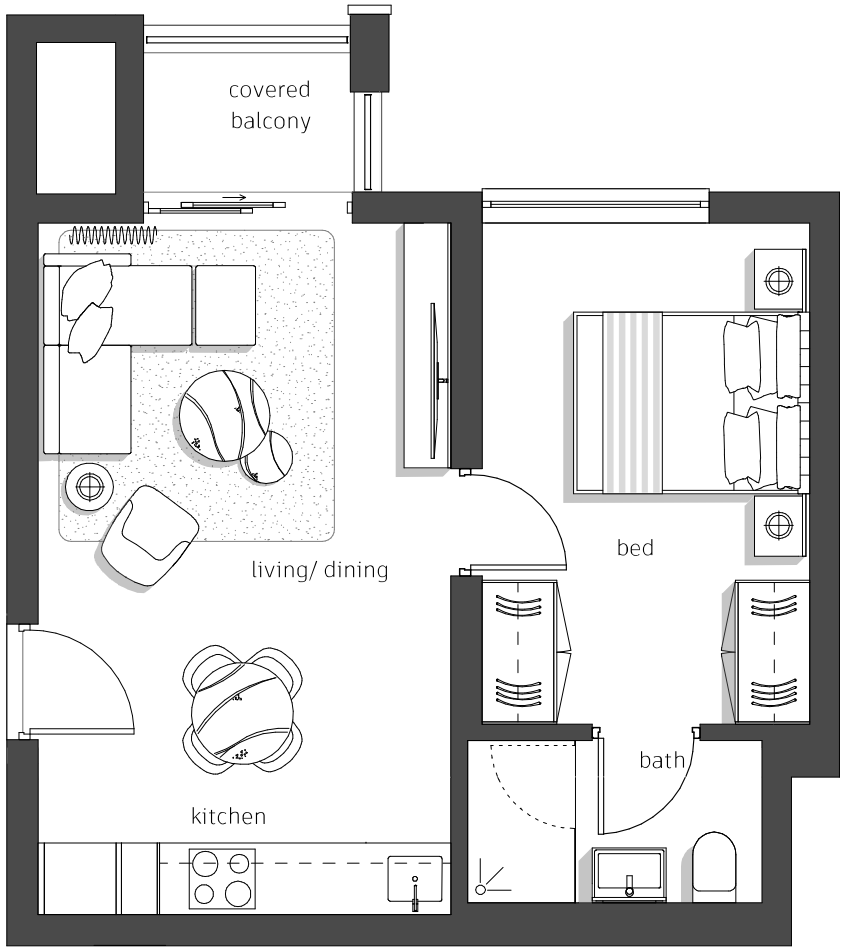


INTERNAL	39 m²
COVERED BALCONY	4 m²
TOTAL AREA	**43 m²**

AVAILABLE IN PHASE 4

Furniture not included. The developer and their appointed agents do not guarantee, warrant or represent that the information contained within this advertisement and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. We exclude all inferred or implied terms, conditions and warranties arising out of this document and any liability for the loss or damage arising from them.

TRICOLT



BROOKFIELD
at Royal

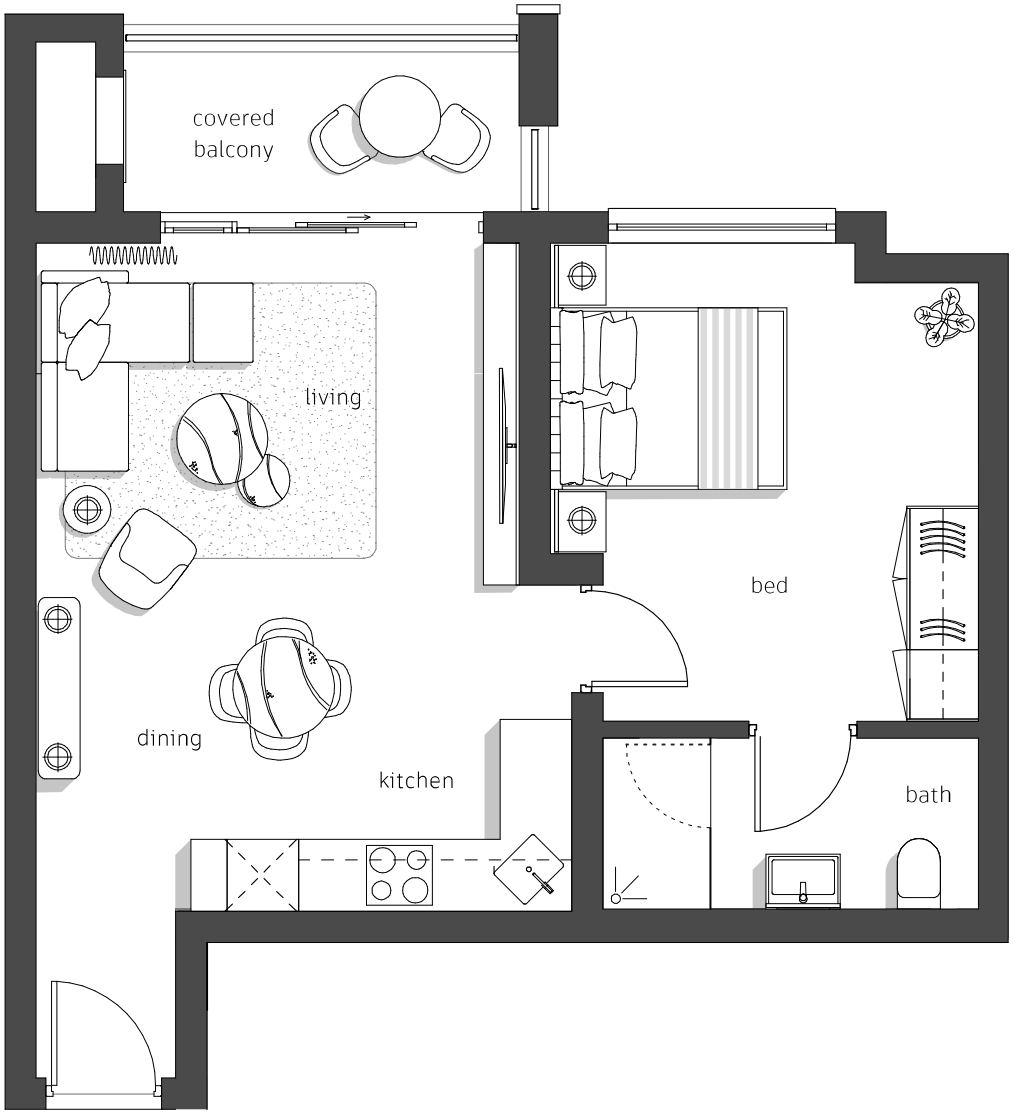
1 Bedroom (B)
(Block D)

INTERNAL	42 m²
COVERED BALCONY	4 m²
TOTAL AREA	46 m²

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at Royal

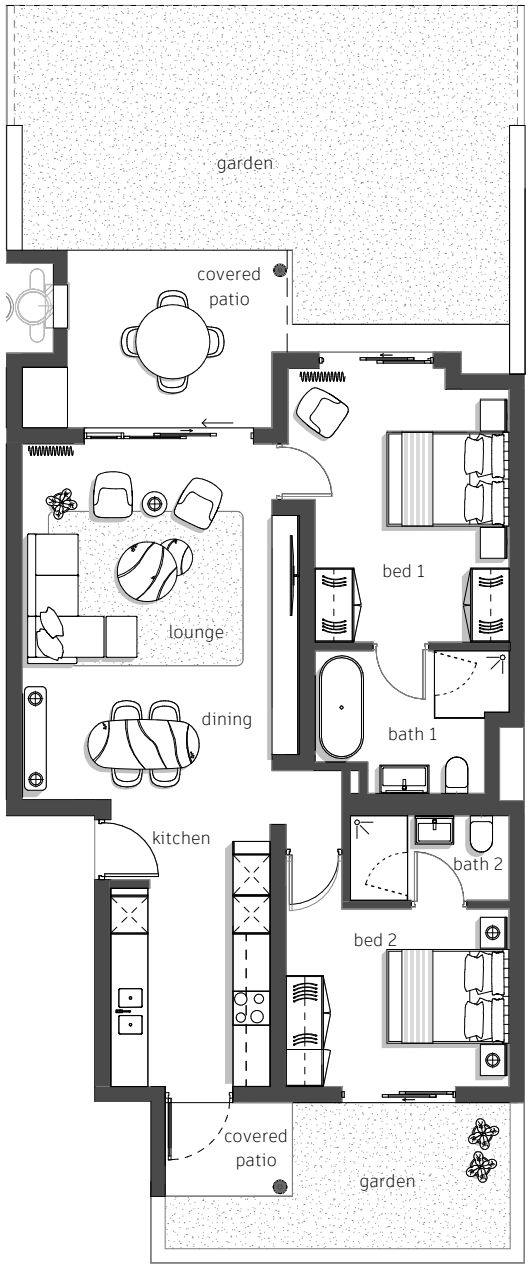
1 Bedroom (A)
(Block D)

INTERNAL	52 m²
COVERED BALCONY	8 m²
TOTAL AREA	60 m²

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BROOKFIELD
at Royal

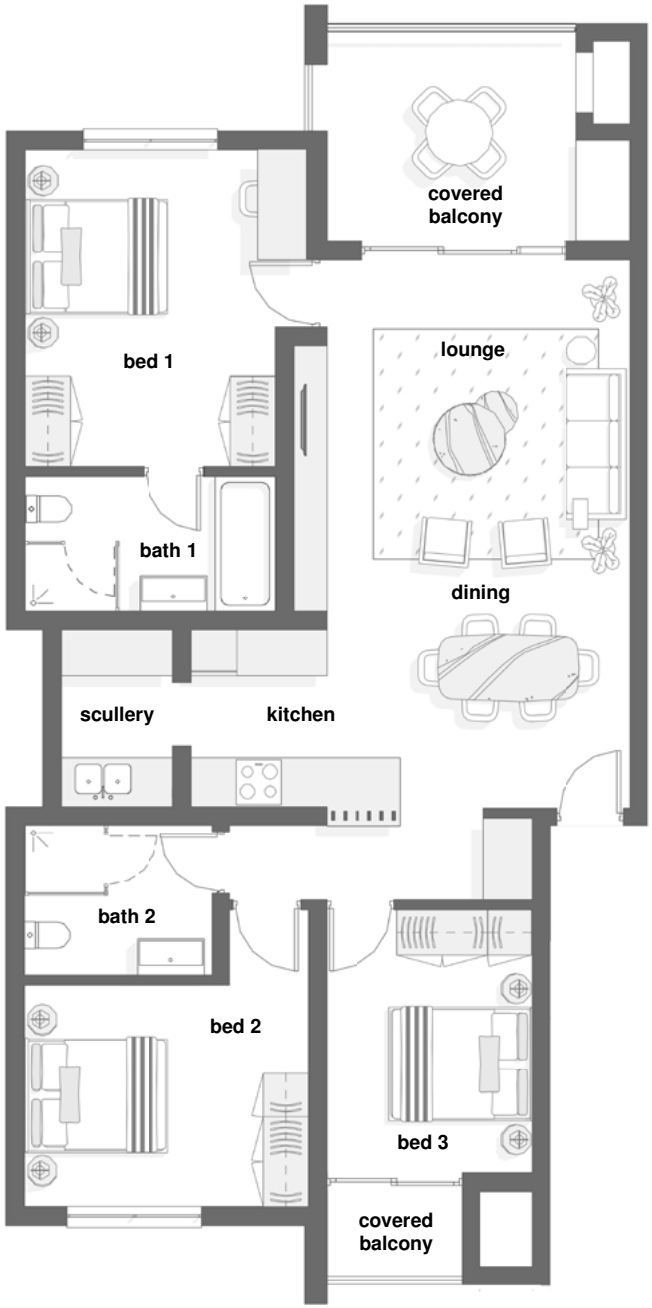
2 Bedroom (A)
Garden (Block D)

INTERNAL	88 m²
COVERED PATIO/BALCONY	16 m²
TOTAL AREA	**104 m²**
GARDEN (APPROX.)	77 m²

AVAILABLE IN PHASE 5

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BROOKFIELD
at Royal

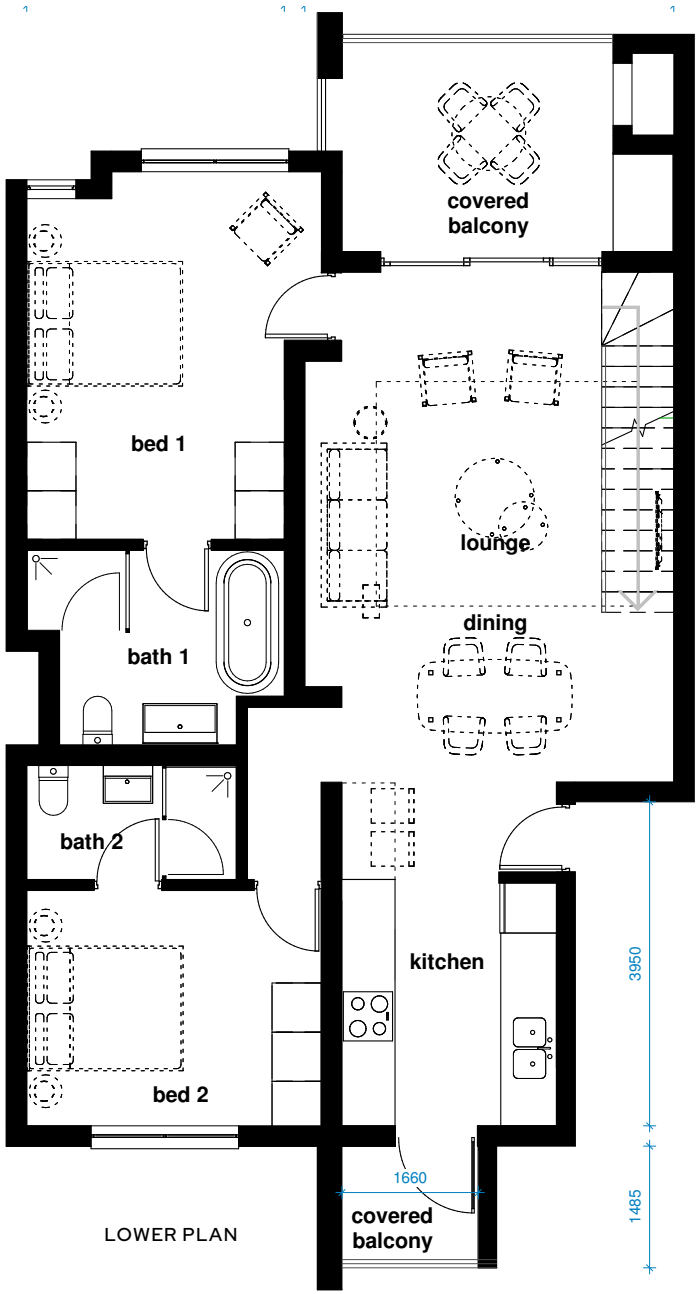
3 Bedroom (A & B)
(Block B)

INTERNAL	108 m²
COVERED BALCONY	15 m²
TOTAL AREA	**123 m²**

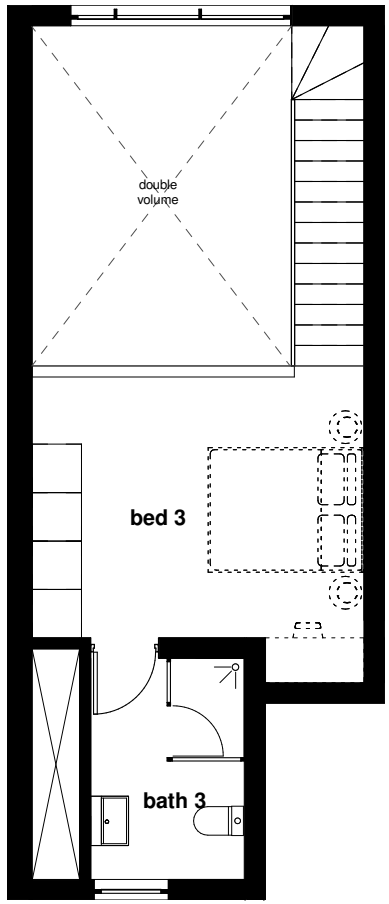
AVAILABLE IN PHASE 1

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LOWER PLAN



UPPER PLAN

BROOKFIELD
at Royal

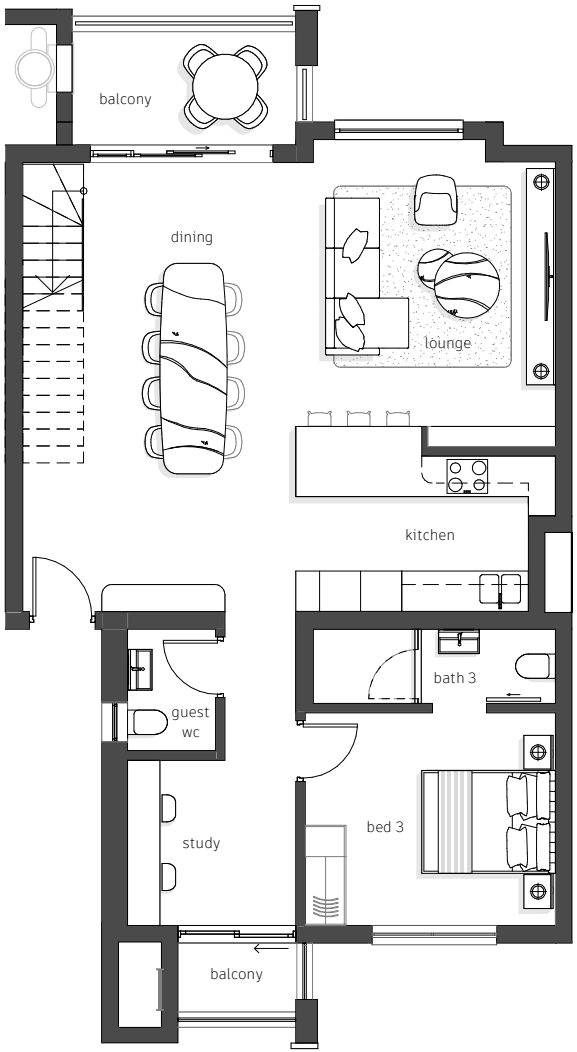
3 Bedroom (A)
Loft-Penthouse (Block A)

INTERNAL	89 m²
COVERED BALCONY	15 m²
LOFT/BEDROOM/STUDY	26 m²
TOTAL AREA	**130 m²**

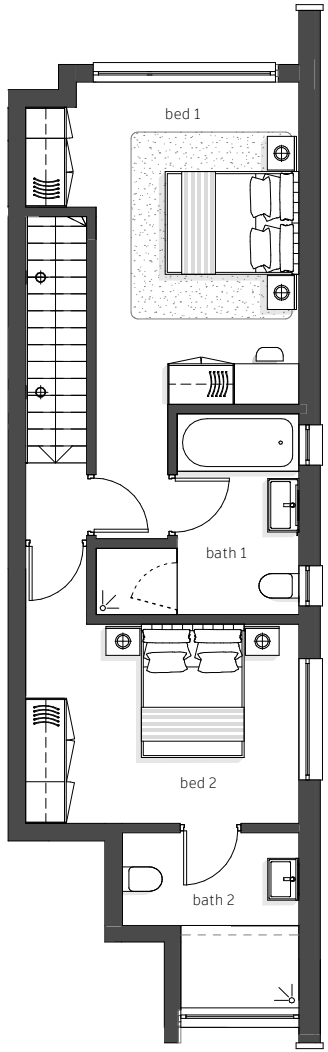
AVAILABLE IN PHASE 2

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LOWER PLAN



UPPER PLAN

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3 Bed Duplex Penthouse (B) (Block D)

INTERNAL LOWER	92 m²
UPPER	55 m²
COVERED BALCONY	12 m²
TOTAL AREA	**159 m²**

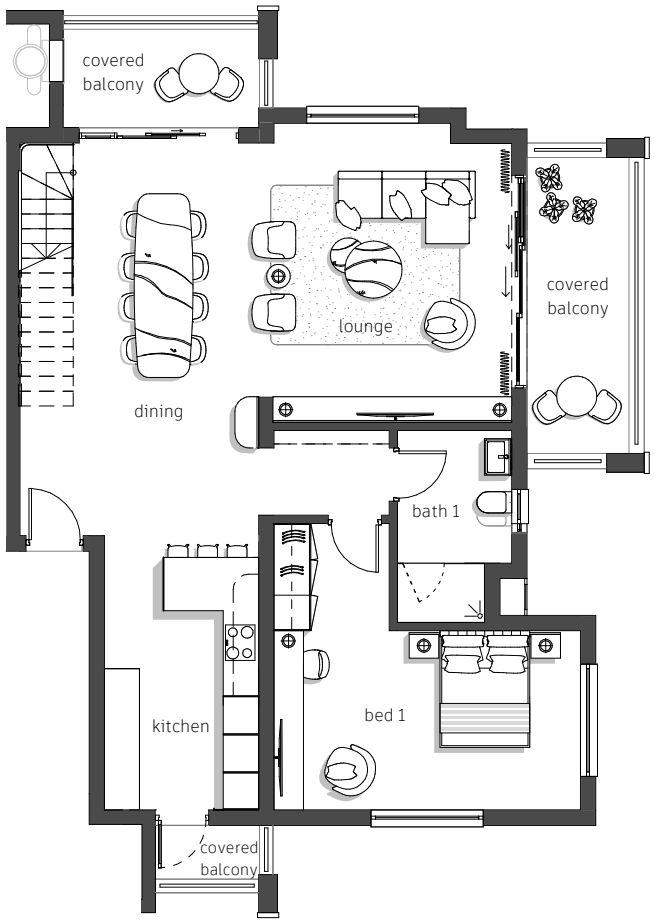
AVAILABLE IN PHASE 5

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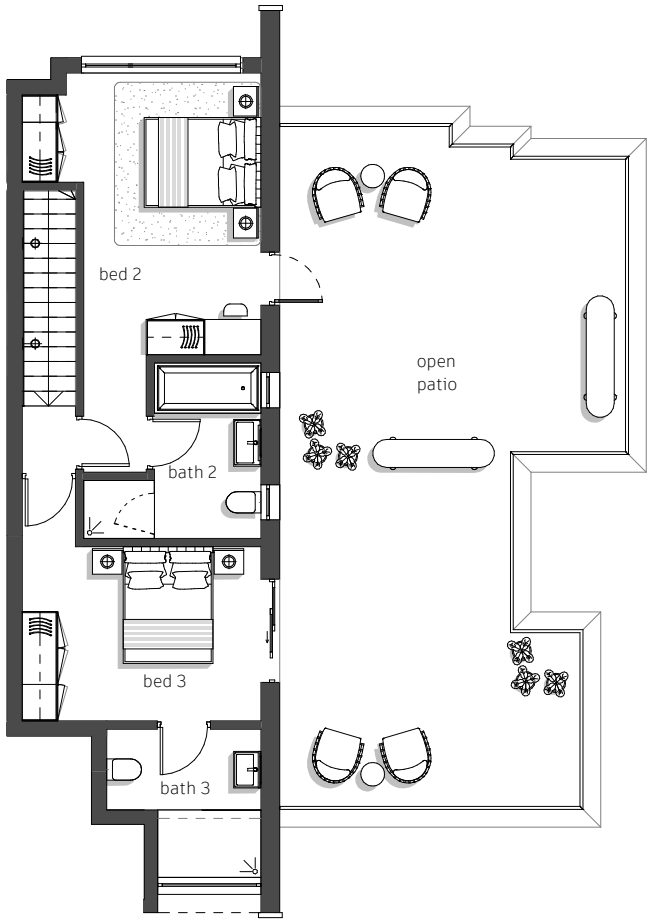
TRICOLT

BROOKFIELD
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3 Bed Duplex Cnr (C) (Block D)



LOWER PLAN



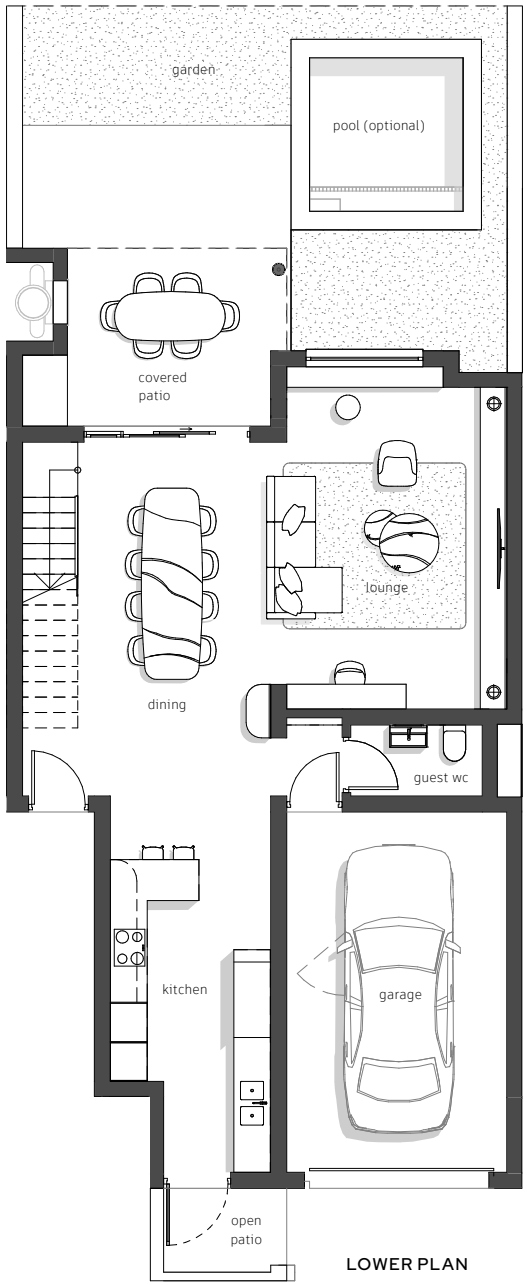
UPPER PLAN

INTERNAL LOWER	102 m²
UPPER	55 m²
COVERED BALCONY	22 m²
OPEN PATIO	66 m²
TOTAL AREA	**245 m²**

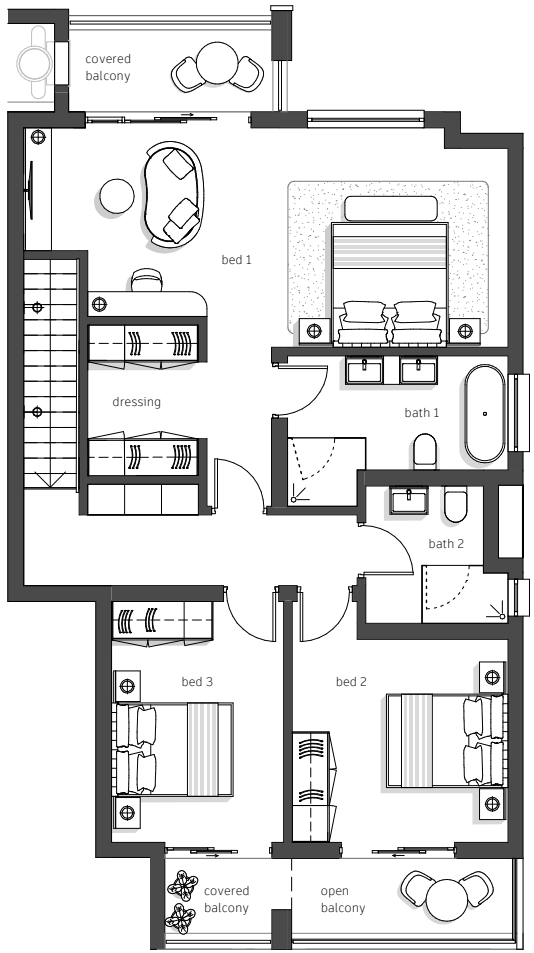
AVAILABLE IN PHASE 5

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LOWER PLAN



UPPER PLAN

BROOKFIELD
— at Royal —

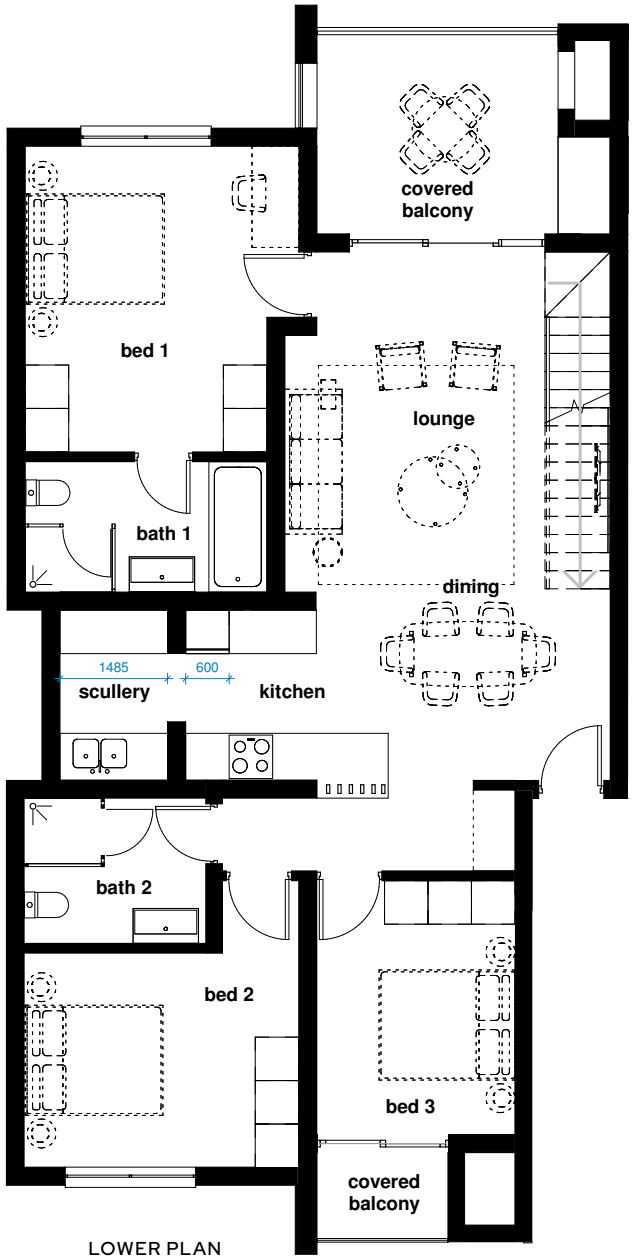
3 Bed Duplex (A)
Garage, Garden (Block D)

INTERNAL LOWER	72 m²
UPPER	90 m²
GARAGE	25 m²
COVERED PATIO	13 m²
OPEN PATIO	3 m²
COVERED BALCONY	10 m²
OPEN BALCONY	6 m²
TOTAL AREA	**250 - 274 m²**
GARDEN (APPROX.)	31 - 55 m²

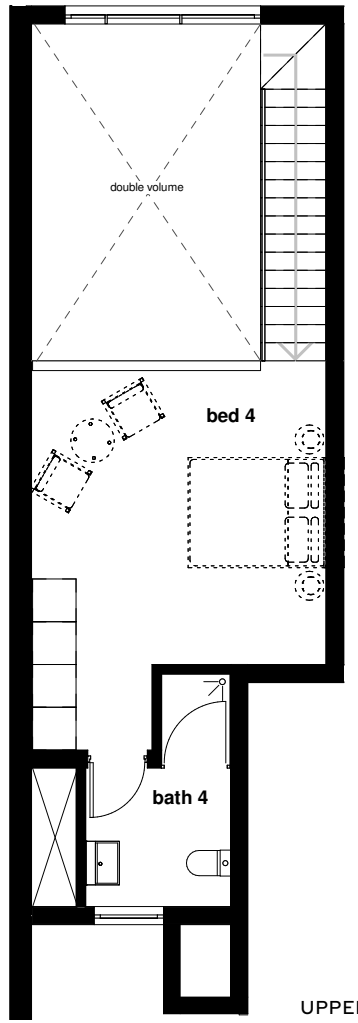
AVAILABLE IN PHASE 5

Furniture not included. The developer and their appointed agents do not guarantee, warrant or represent that the information contained within this advertisement and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. We exclude all inferred or implied terms, conditions and warranties arising out of this document and any liability for the loss or damage arising from them.

TRICOLT



LOWER PLAN



UPPER PLAN

BROOKFIELD
at Royal

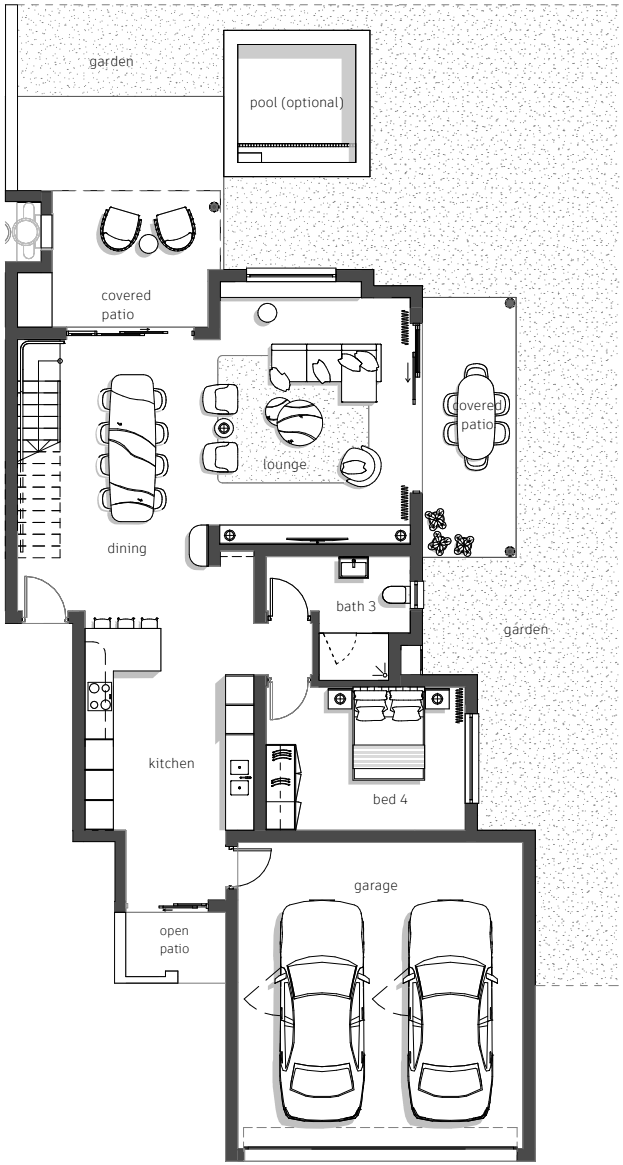
4 Bedroom (A)
Loft-Penthouse (Block D)

INTERNAL	139 m²
COVERED BALCONY	15 m²
LOFT/BEDROOM/STUDY	26 m²
TOTAL AREA	**154 m²**

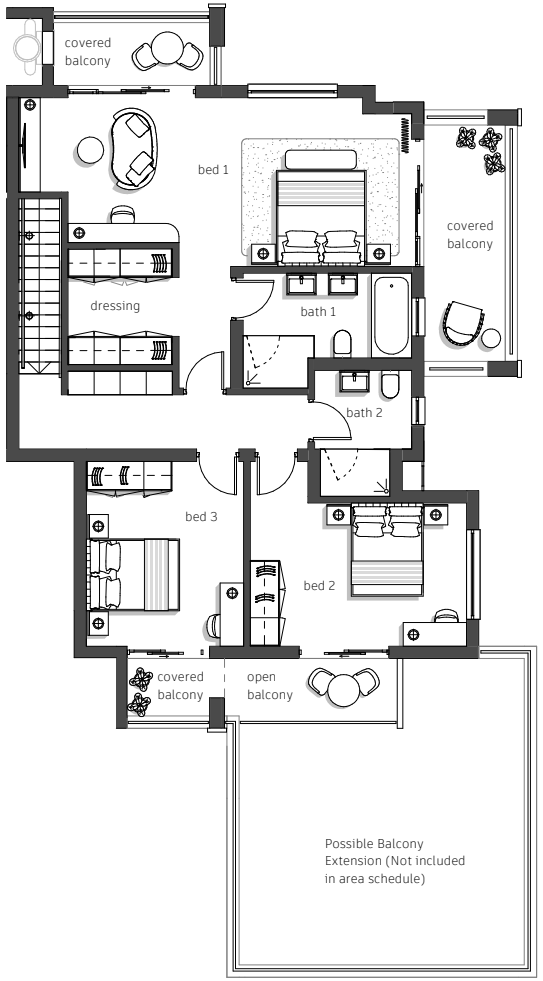
AVAILABLE IN PHASE 1

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TRICOLT



LOWER PLAN



UPPER PLAN

BROOKFIELD
— at Royal —

4 Bed Duplex Cnr Garage, Garden (Block D)

INTERNAL LOWER	101 m²
UPPER	100 m²
GARAGE	45 m²
COVERED PATIO	24 m²
OPEN PATIO	4 m²
COVERED BALCONY	21 m²
OPEN BALCONY	6 m²
TOTAL AREA	**301 m²**

AVAILABLE IN PHASE 5

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TRICOLT

Our Heritage

YOUR HOME

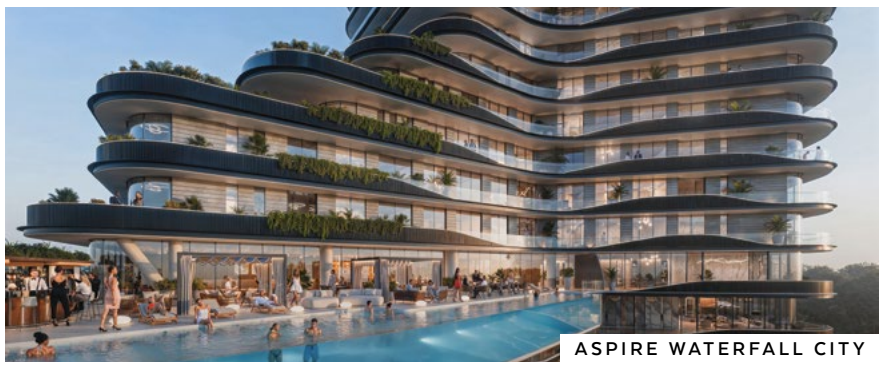




OLYMPUS SANDTON



THE MADISON CAPE TOWN



ASPIRE WATERFALL CITY



ONE ROSEBANK

PROPERTY DEVELOPER

Tricolt is a luxury property developer driven by A relentless pursuit: to create spaces that endure, Inspire, and elevate how people live.

We design homes and environments where 21st-century luxury is not an idea, but an experience - something you can see, feel, and live in every day.

From the longevity of our craftsmanship to the precision of every line and material, every detail reflects a simple belief: true luxury is found in what lasts, how it's expressed, and how it makes you feel.

In a world that moves faster but thinks less, we build with intent. We resist the rush to complete, choosing instead to compose. We bring together vision, craft, and collaboration until every element aligns. Because when a building exists in total harmony, the result isn't just beautiful - it is inevitable.

We do not measure success in speed or scale, but in the integrity of what endures. We build for the long term, creating spaces that move people, elevate standards, and outlast trends. To us, development is not a process to be managed, but a pursuit to be perfected.

Design does not end with what you see, but what you feel. Architectural lines should extend into lived experiences; surfaces should resonate deep within. The way a space is conceived shapes every moment that unfolds inside it.

Where elegance and ease share the same floor. Where living intersects with luxury. Where ambition and inspiration align.

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GROUP



ROYAL
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EST. 1890

A BRIEF HISTORY - AWARDS & RECOGNITION

Royal Johannesburg Golf Club stands proud as the No. 1 Golf Course on the African continent. The Club is not only the home of the PGA and South African Golf, it is also a member of the World of Leading Golf Courses and the Rolex Top 100 Clubs.

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