



BROOKFIELD

— *at Royal* —

THE FIRST LUXURY RESIDENTIAL DEVELOPMENT
AT THE ROYAL JOHANNESBURG GOLF CLUB

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...



JASON BIRD

Chief Executive Officer
Royal Johannesburg & Kensington GC

A handwritten signature in black ink, written in a cursive style.

TIM KLOECK

Group Chairman
Tricol Group™





BROOKFIELD
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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 Golf Club overlooking the fabled East Course.



BROOKFIELD
— *at Royal* —



ROYAL
JOHANNESBURG
EST. 1890



DEVELOPMENT

A New Distinguished Design

PHASE 4 APARTMENTS STARTING FROM R1 390 000 – R4 999 000

Brookfield at Royal features luxury open-plan apartments that remove the boundary between modern living and the vibrancy of nature. The Phase 4 development features a brand new design with new superior finishes, expansive open-plan kitchens, patios with braai areas, balconies and gardens.

Brookfield Phase 4 includes one, two and three bedroom configurations which start from 174m² to 200m² apartments.

For the enlightened, “home” is so much more.









DEVELOPMENT

Elegance Redefined

ARCHITECTURAL MATERIALS INFUSED WITH LIGHT TO CREATE AESTHETICALLY PLEASING LIVING SPACES

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

Phase 4 apartments feature brand new elegant finishes to enhance a distinctly modern design.

Timeless elegance and classic modernity.

DEVELOPMENT

Luxurious by Nature

EXQUISITE APARTMENTS BESIDE A SPRAWLING GOLF COURSE

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.









DEVELOPMENT

Subtle Sophistication

EXPERIENCE AN INTRICATE DANCE OF METICULOUS DETAILS

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

Attention is given to every angle, ensuring a seamless and aesthetically pleasing flow within the space.

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.

RESIDENTIAL DEVELOPMENT

Private Brookfield Clubhouse

Set in an enclave of trees, this beautifully crafted exclusive clubhouse with premier amenities will boast a stunning view of the preserved wetlands, where flourishing bird life and scenic walkways will enhance the sense of parkland living in the city.



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THE CLUBHOUSE


BROOKFIELD CLUBHOUSE

A New Lifestyle Awaits

Inspired by the rich heritage of the Royal Johannesburg Golf Course, 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

BROOKFIELD SERVICES

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



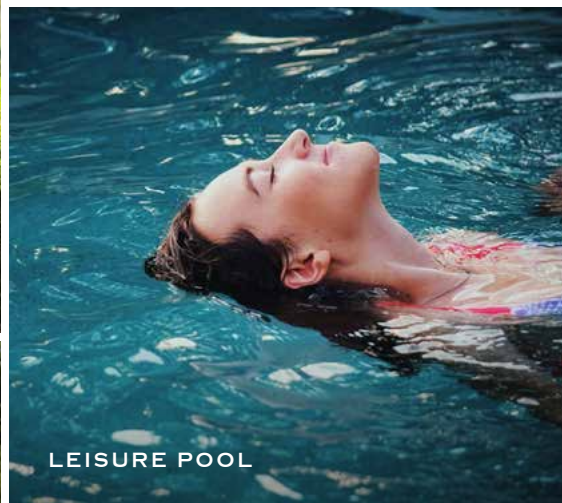
AWARD-WINNING GOLF COURSES



CYCLING TRAILS



PICNIC FACILITIES



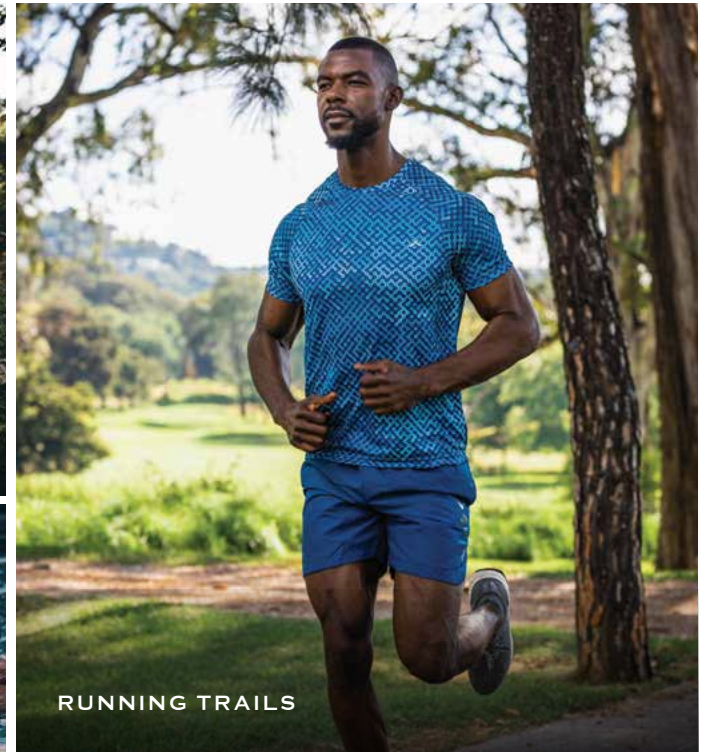
LEISURE POOL



FISHING



BRAAI FACILITIES



RUNNING TRAILS



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 Restaurant
- Business centre
- Banqueting and wedding venue
- Outdoor playground



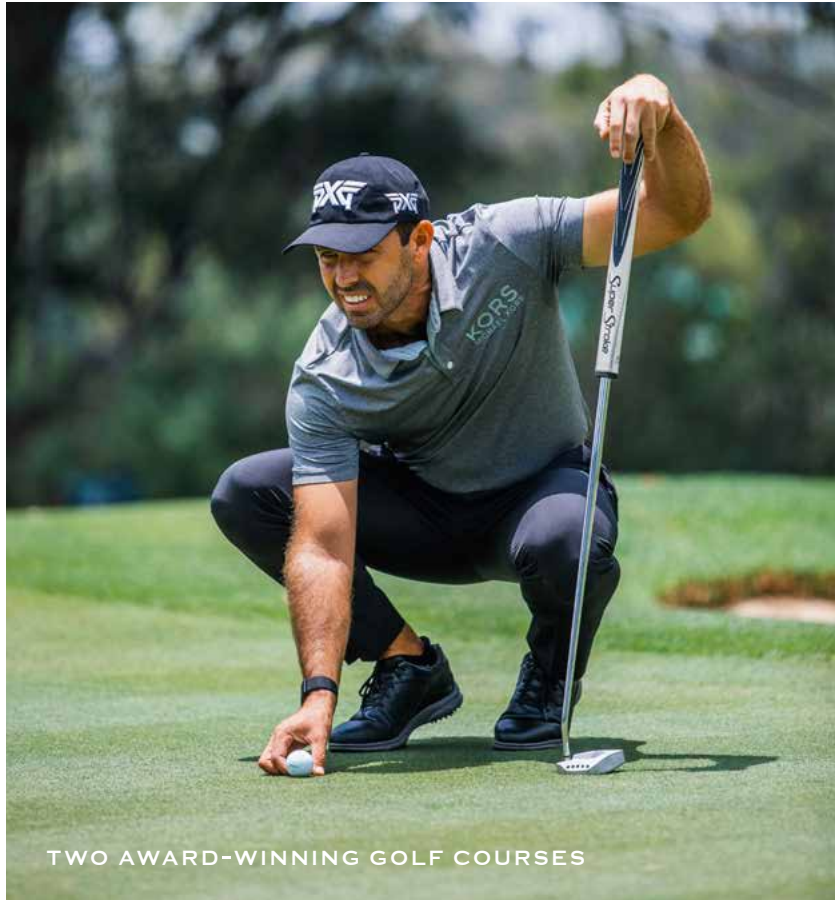
Royal Clubhouse



Gym & Lifestyle Centre



The Old Oak Restaurant



TWO AWARD-WINNING GOLF COURSES



GYM AND LIFESTYLE CLUB



SUNRISE YOGA



BUSINESS CENTRE



BANQUETING AND WEDDING VENUE



OUTDOOR PLAYGROUND



RESTAURANTS

RESIDENTIAL DEVELOPMENT

Brookfield 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.



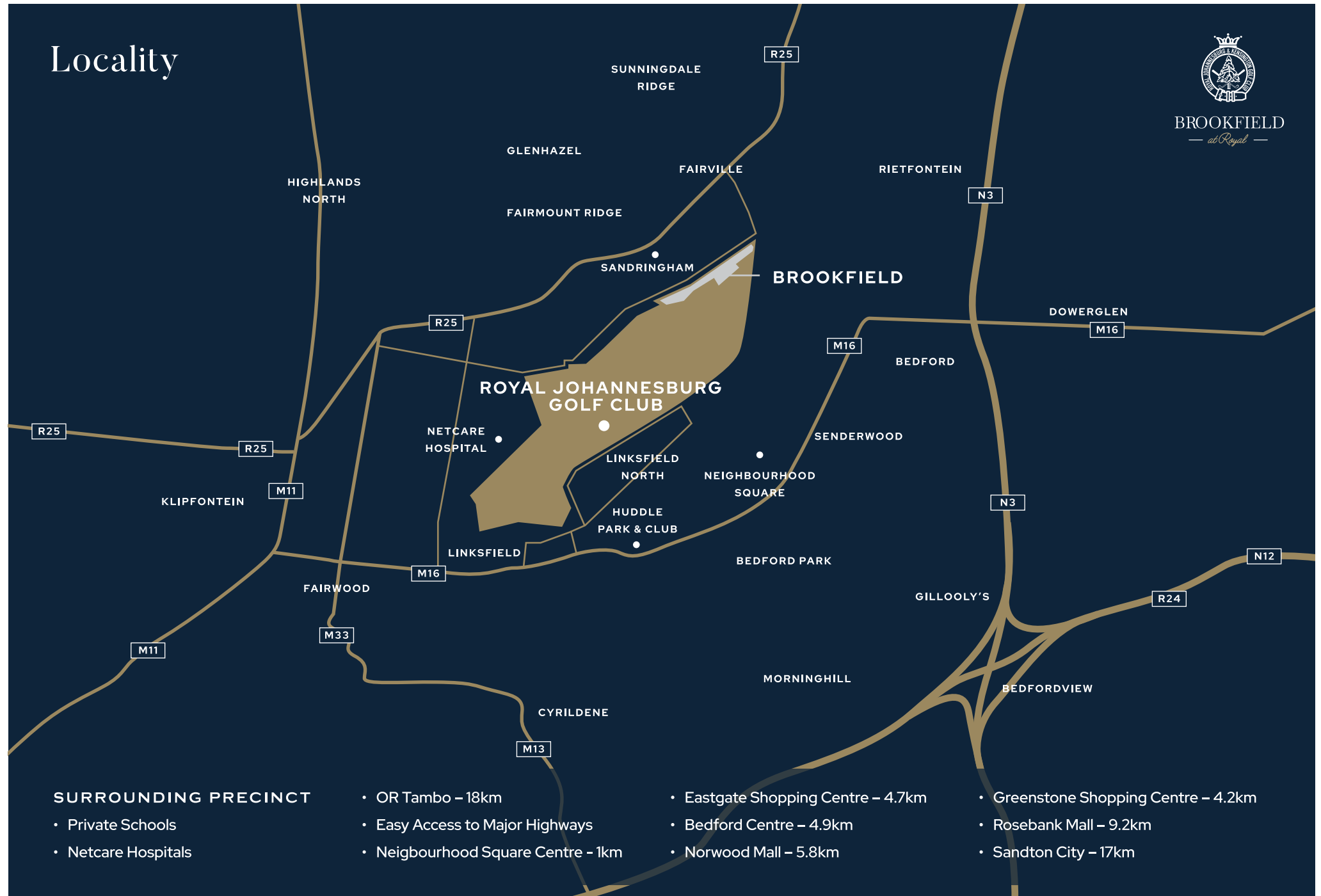
BROOKFIELD
— *at Royal* —

Locality



BROOKFIELD

— at Royal —



SURROUNDING PRECINCT

- Private Schools
- Netcare Hospitals

- OR Tambo – 18km
- Easy Access to Major Highways
- Neighbourhood 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





WHERE THE VIEW IS NOT AN OPTIONAL EXTRA

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

SPECIFICATION & UNIT FLOOR PLAN

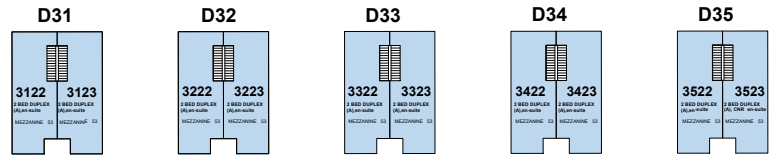
Sophisticated Living

Reminiscent of lavish countryside living, Brookfield was 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.

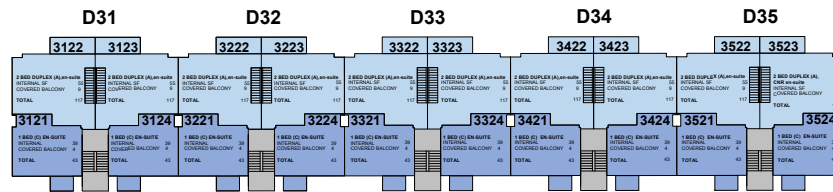


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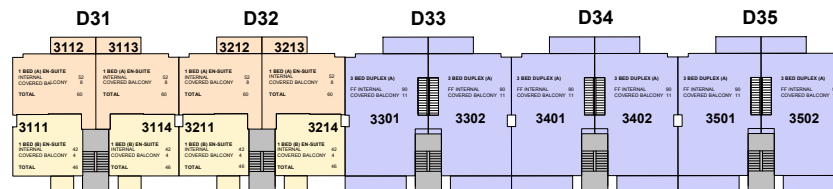
mezzanine



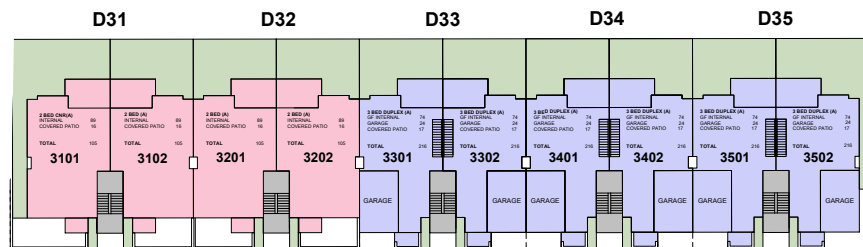
second floor



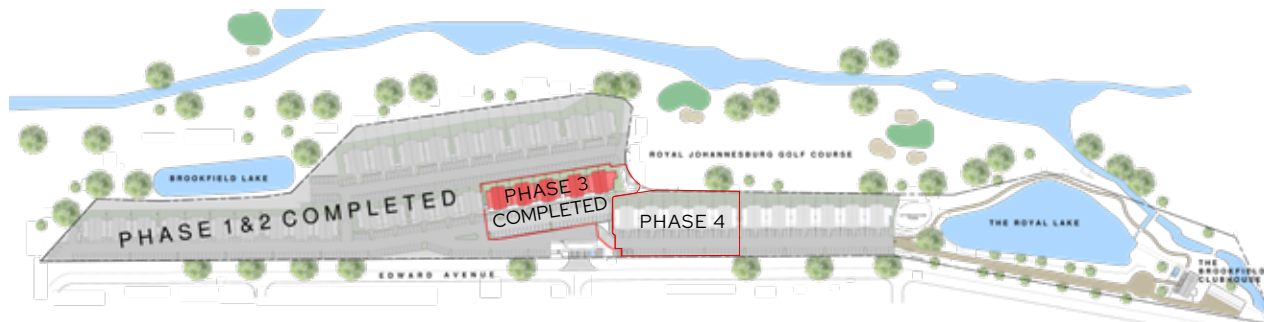
first floor



ground floor



site plan



BROOKFIELD
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Site Plan - Phase 4

A CONTEMPORARY LIFESTYLE

Finishes & Specifications

dhk Architects have designed two beautiful colour schemes - classic and platinum interior options. 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.



Living room



Lounge/kitchen area



Living room/entertainment area

CLASSIC 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

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	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

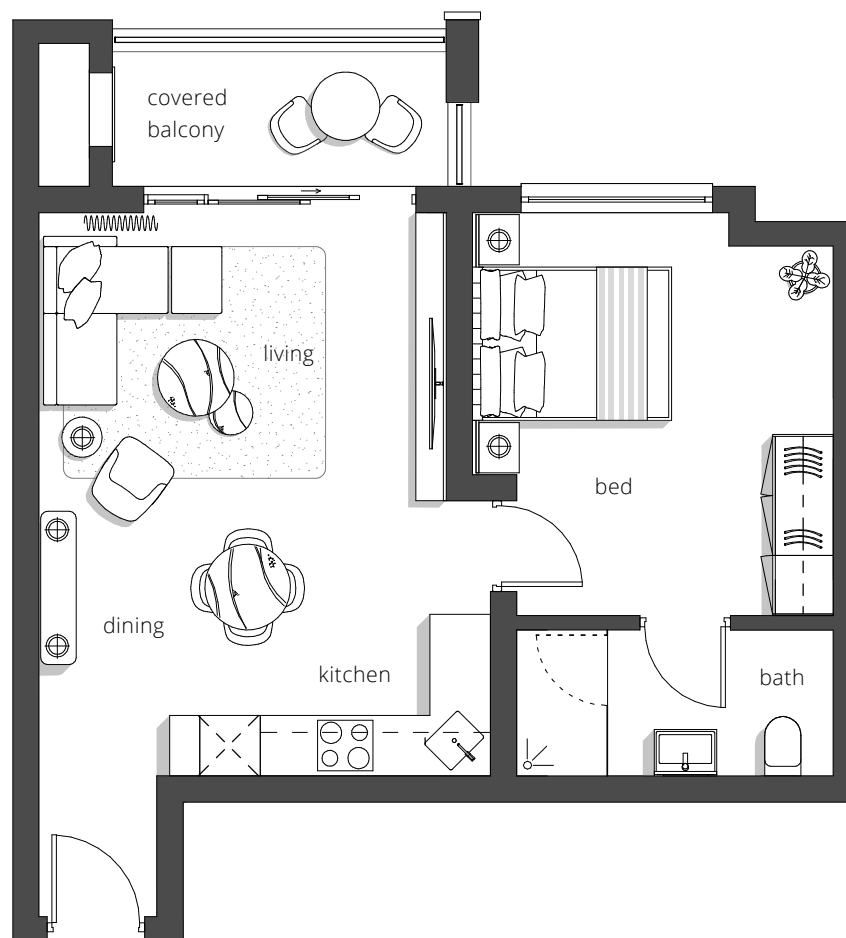
PLATINUM PACKAGE

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



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1 Bedroom, En-Suite (A)



INTERNAL	52 m ²
COVERED PATIO	8 m ²
TOTAL AREA	60 m ²

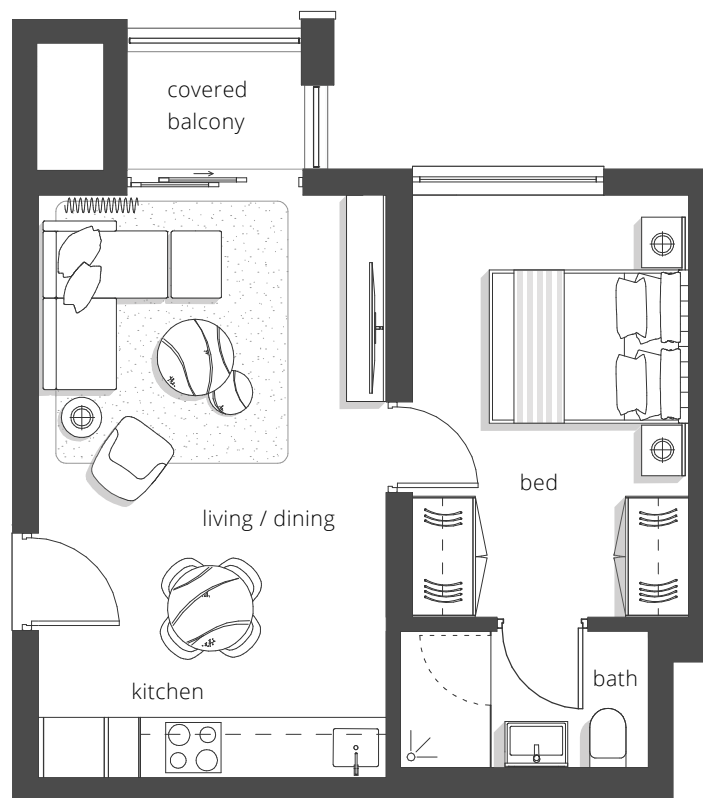
Furniture not included. The developer and their appointed agents do not guarantee, warrant or represent that the information contained within this advertisement and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. We exclude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





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■ 1 Bedroom, En-Suite (B)

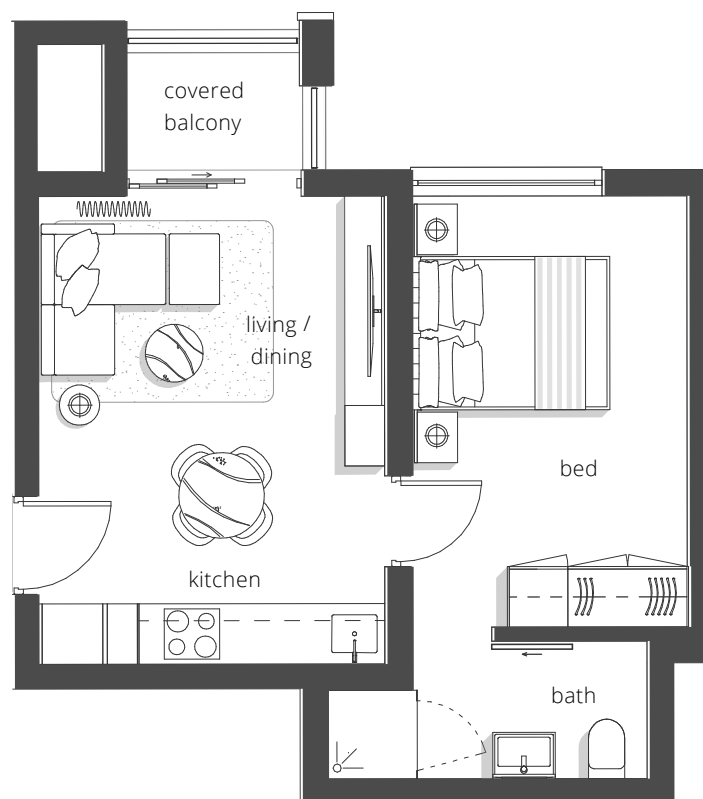
INTERNAL	42 m ²
COVERED PATIO	4 m ²
TOTAL AREA	46 m ²

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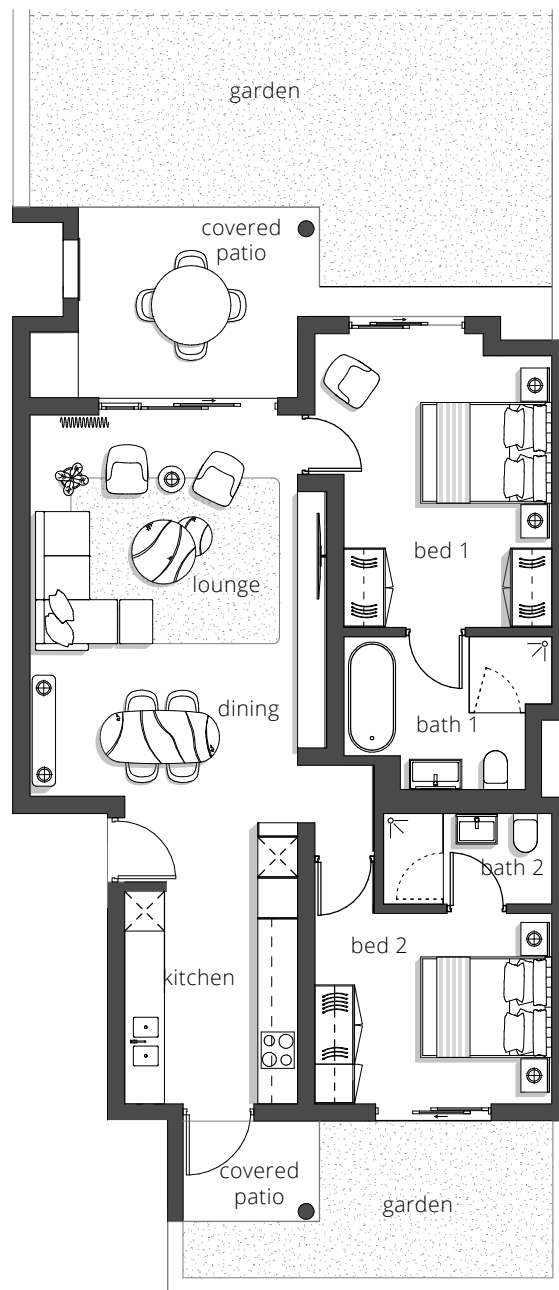


1 Bedroom, En-Suite (C)

INTERNAL	39 m ²
COVERED PATIO	4 m ²
TOTAL AREA	43 m ²

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2 Bedroom Garden, En-Suite (A)

INTERNAL LOWER LEVEL	89 m ²
COVERED PATIO	16 m ²
GARDEN (APPROX.)	45 m ²
TOTAL AREA	150 m²

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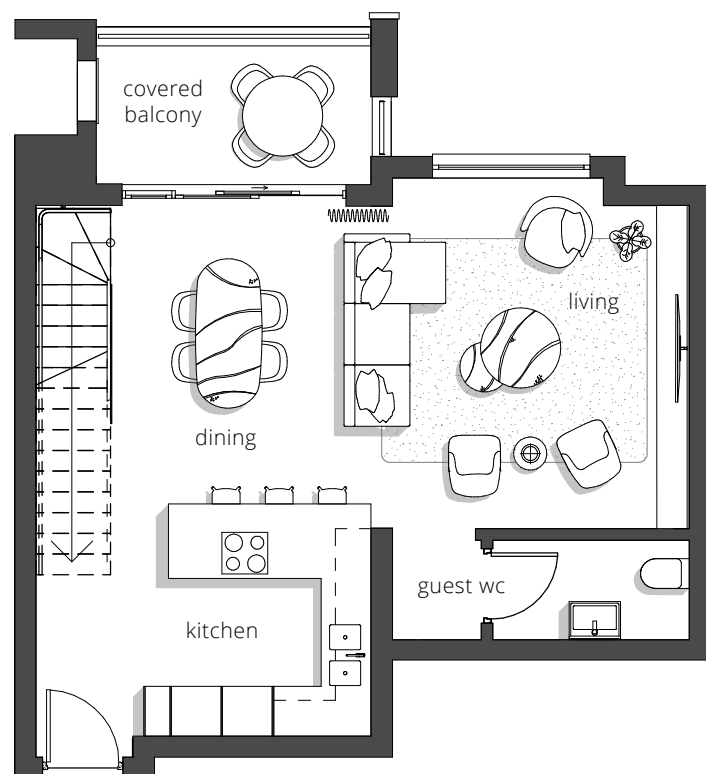




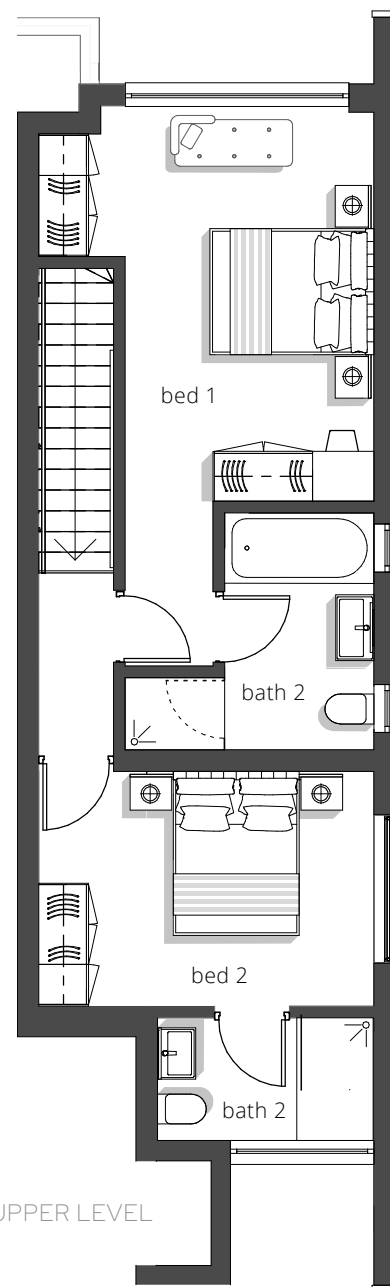
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2 Bedroom Duplex En-Suite (A)

INTERNAL LOWER LEVEL	55 m ²
INTERNAL UPPER LEVEL	53 m ²
COVERED BALCONY	9 m ²
TOTAL AREA	117 m ²



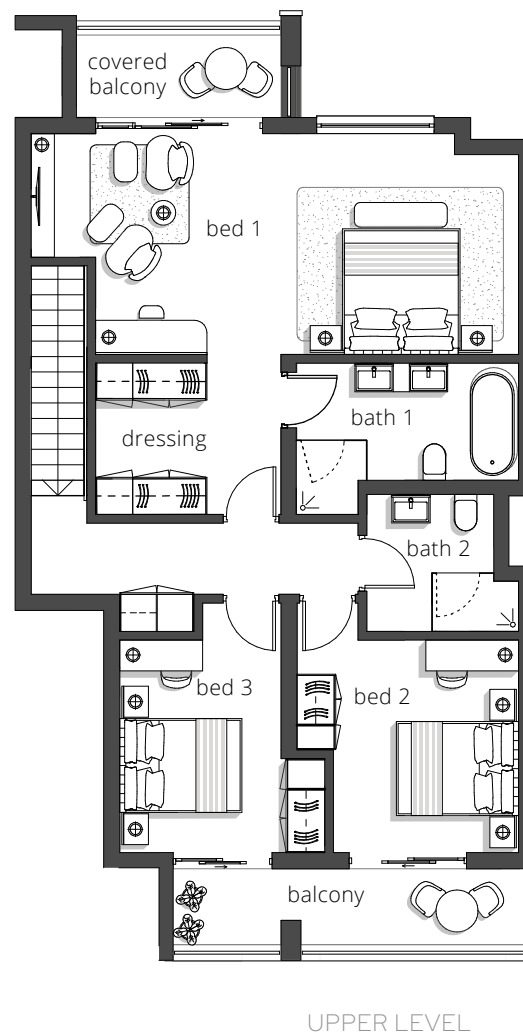
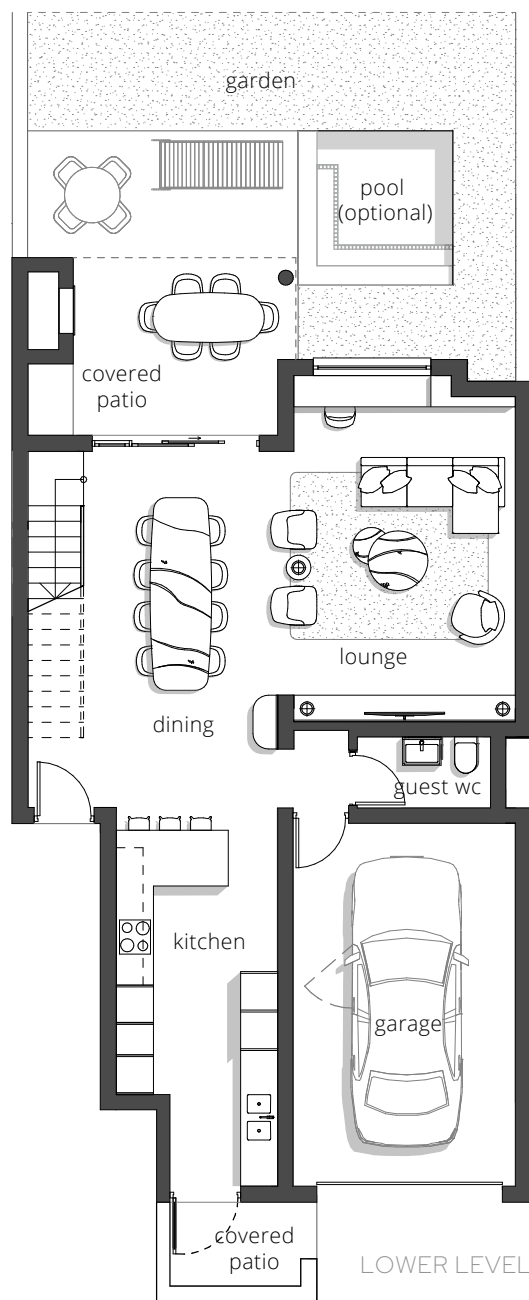
LOWER LEVEL



UPPER LEVEL

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3 Bed Duplex, Garden, En-Suite (A)

INTERNAL LOWER LEVEL	74 m ²
INTERNAL UPPER LEVEL	90 m ²
GARAGE	24 m ²
COVERED PATIO	17 m ²
COVERED BALCONY	11 m ²
GARDEN (APPROX.)	70 m ²
TOTAL AREA	286 m²

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PROPERTY DEVELOPER

Tricolt Group is a pioneering property development company that has steadily built upon its initial successes to earn its status as a leader in the dynamic and challenging property industry.

Tricolt's impressive portfolio of prestigious and luxurious developments stands as testimony to the company's unrelenting pursuit of excellence. The Houghton, The Houghton Hotel – a member of the Leading Hotels of the World, Serengeti Estates, The Eye of Africa Golf and Residential Estate, Tree Tops Houghton and the coveted Ellipse Waterfall City are a few spectacular examples of Tricolt's dedication and commitment to meeting the challenges and opportunities of today's rapidly evolving marketplace.

Combining thoughtful location selection with meticulous attention to detail as well as a knack for knowing what works in the sector, Tim Kloeck and his team at Tricolt Group continue to deliver high quality residential developments at a competitive price point.

Brookfield is a fine addition to the Tricolt portfolio and features all of the traits that make Tricolt Group's developments so appealing; class, character, elegance and luxury.



Our Heritage,
YOUR HOME

VISIT OUR SALES CENTRE & SHOW APARTMENTS

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