



BROOKFIELD  
— *at Royal* —

THE FIRST LUXURY RESIDENTIAL DEVELOPMENT AT  
ROYAL JOHANNESBURG & KENSINGTON GOLF CLUB

# Foreword

*Our Heritage,*  
YOUR HOME



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...

*Chris Bentley*

**CHRIS BENTLEY**

Chief Executive Officer  
Royal Johannesburg & Kensington GC

*Tim Kloeck*

**TIM KLOECK**

Chief Executive Officer  
Tricol Property Developments

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 & Kensington Golf Club overlooking the fabled East Course.



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LUXURY APARTMENTS STARTING FROM R995 000 - R4 190 000

The development features superior finishes, expansive open-plan kitchens, patios with braai areas, balconies and gardens.

FOR THE ENLIGHTENED, HOME IS SO MUCH MORE

Brookfield offers one, two and three bedroom configurations which start from 38m<sup>2</sup> up to 154m<sup>2</sup> penthouses.



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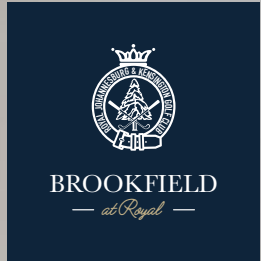


CONTEMPORARY LIVING IN A SECURE PARKLAND SETTING



BROOKFIELD  
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ARCHITECTURAL MATERIALS INFUSED WITH LIGHT TO CREATE  
AESTHETICALLY PLEASING LIVING SPACES

Penthouse apartments feature an optional loft with en-suite  
bathroom which can be complimented by the furniture choices of  
each resident to create their own unique living spaces.



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A DISTINGUISHED DESIGN INSPIRED BY A ROYAL COURSE

Each of the luxury apartments has been designed to the highest standards, including Hansgrohe fittings, quality brand appliances and Caesarstone tops, as standard.





TIMELESS ELEGANCE AND CLASSIC MODERNITY



RESIDENTIAL DEVELOPMENT

# Private Brookfield Clubhouse

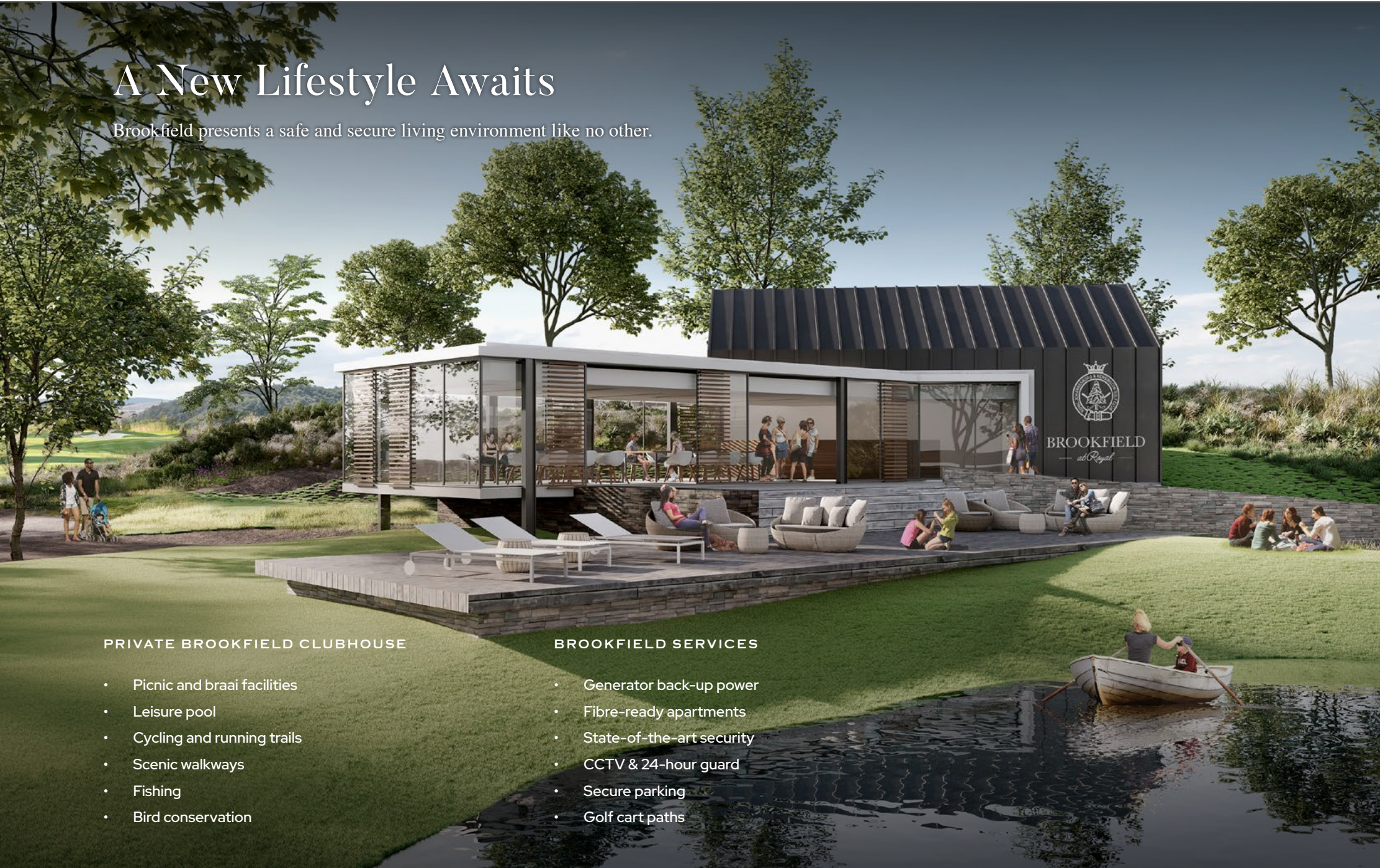
Set in an enclave of trees, this beautifully crafted clubhouse with premier amenities will boast a timber deck area that looks out onto preserved wetlands, where flourishing bird life and scenic walkways will enhance the sense of parkland living in the city.



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# A New Lifestyle Awaits

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



## PRIVATE BROOKFIELD CLUBHOUSE

- Picnic and braai facilities
- Leisure pool
- Cycling and running trails
- Scenic walkways
- Fishing
- Bird conservation

## BROOKFIELD SERVICES

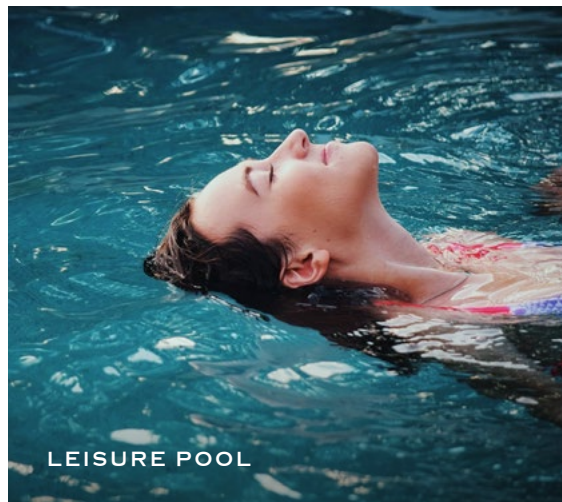
- Generator back-up power
- Fibre-ready apartments
- State-of-the-art security
- CCTV & 24-hour guard
- Secure parking
- Golf cart paths



CYCLING TRAILS



PICNIC FACILITIES



LEISURE POOL



RUNNING TRAILS



FISHING



BRAAI FACILITIES



BIRD CONSERVATION



IMAGINE THE SOCIAL POSSIBILITIES

## Royal Clubhouse

All residents of Brookfied will automatically qualify for social membership at the Royal Johannesburg & Kensington 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.

## BUILT ON HISTORY

# Royal Clubhouse

Featuring two internationally celebrated and award-winning golf courses, a family-centric restaurant, with an authentic pizza oven, and a kids crèche, 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 while 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
- Restaurants
- Business centre
- Banqueting and wedding venue
- Outdoor playground

The copy and photographs contained in this brochure are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that have been proposed to be built in the future, and are merely intended as illustrations of the activities and concepts depicted therein.



Royal Clubhouse



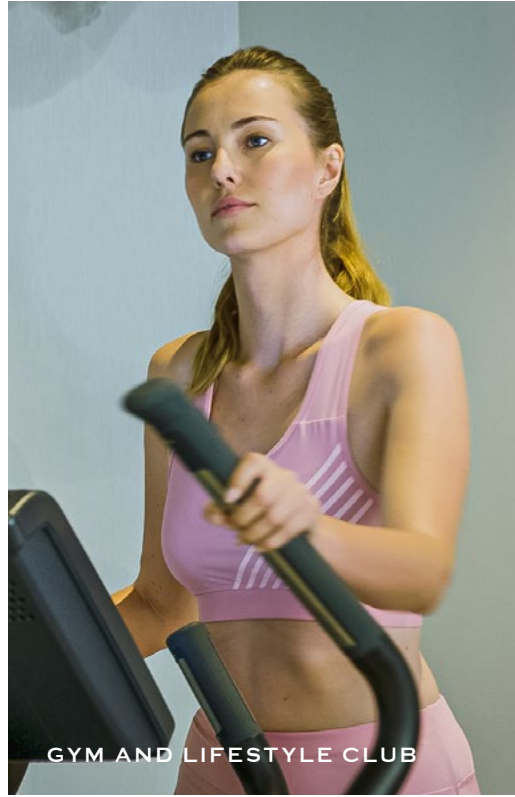
Outdoor playground



Restaurant facilities



TWO AWARD-WINNING GOLF COURSES



GYM AND LIFESTYLE CLUB



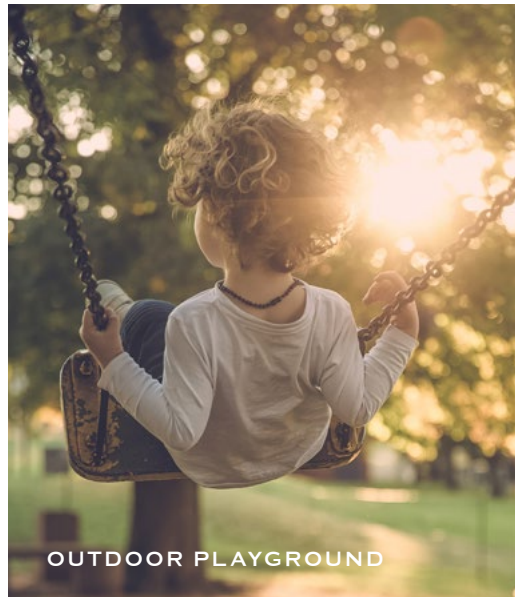
SUNRISE YOGA



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 & Kensington 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.



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# Locality



## 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



WITHIN REACH FROM EVERYWHERE. FAR AWAY FROM THE WORLD

SPECIFICATION & UNIT FLOOR PLAN

# Sophisticated Living

Reminiscent of lavish countryside living, Brookfield 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.



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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	Double sliding doors, tile on screed
Balconies	Double sliding doors, tile on screed
Parking	Secure parking

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

## OPTIONAL EXTRAS

- Loft/Bedroom/Study



Main bedroom en-suite



Lounge/kitchen area



Living room/entertainment area

## 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 Bosch combo
WORK TOPS	Caesarstone
JOINERY	White high-gloss
SPLASHBACK	Mirror
FLOORING	Classic tile or laminate timber
WALLS AND CEILINGS	Painted

### BEDROOMS

FLOORING	Carpet or laminate timber
WALLS AND CEILINGS	Painted
SKIRTING	Painted timber skirtings
BUILT-IN CUPBOARDS	White high-gloss

### 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

## 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 Bosch combo
WORK TOPS	Caesarstone
JOINERY	High-gloss with timber veneer
SPLASHBACK	Mirror
FLOORING	Platinum tile or platinum timber
WALLS AND CEILINGS	Painted

### BEDROOMS

FLOORING	Carpet or platinum timber
WALLS AND CEILINGS	Painted
SKIRTING	Painted timber skirtings
BUILT-IN CUPBOARDS	White high-gloss

### BATHROOMS

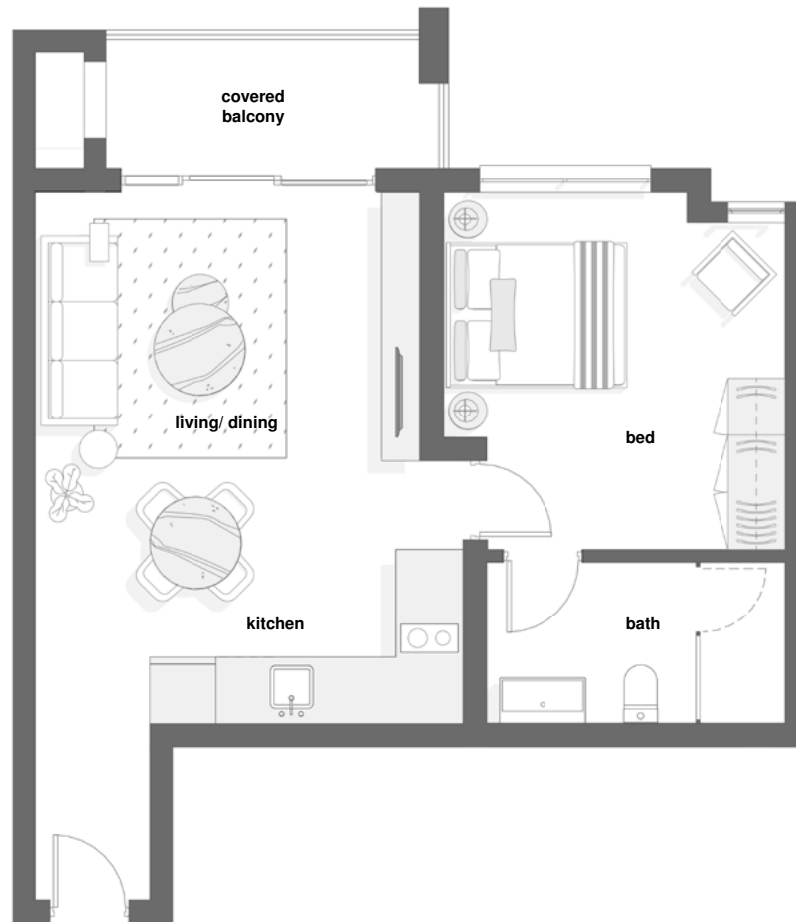
BASIN	White underslung
BASIN MIXER	Hansgrohe deck mounted
TOILET SUITE	White ceramic wall hung WC with concealed cistern
FLOOR AND WALL TILES	Platinum tile to floors and selected walls
ADDITIONAL	Toilet roll holder and towel rail
SHOWER SCREEN	Frameless safety glass
MIRROR	Overhead gravity hung mirror

### PLATINUM PACKAGE

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



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## 1 Bedroom, En-Suite (A & B)

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<b>INTERNAL</b>	<b>52 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>8 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>60 m<sup>2</sup></b>

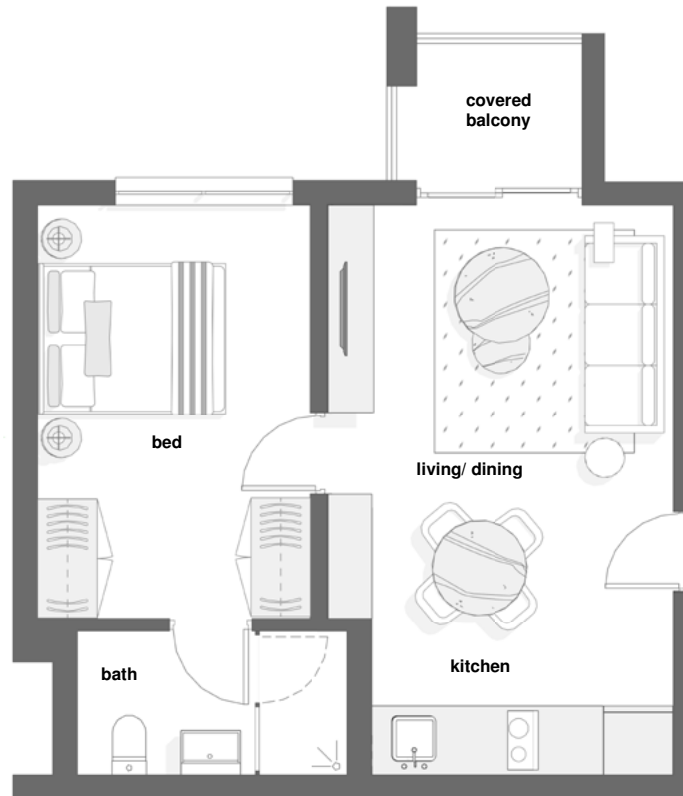
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## 1 Bedroom, En-Suite (C & D)

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<b>INTERNAL</b>	<b>43 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>4 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>47 m<sup>2</sup></b>

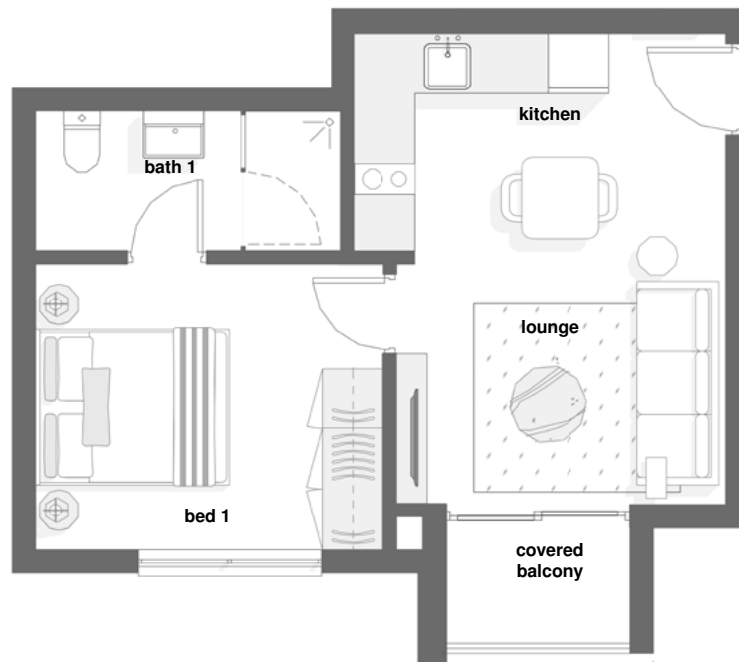
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## 1 Bedroom, En-Suite (E & F)

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<b>INTERNAL</b>	<b>35 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>3 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>38 m<sup>2</sup></b>

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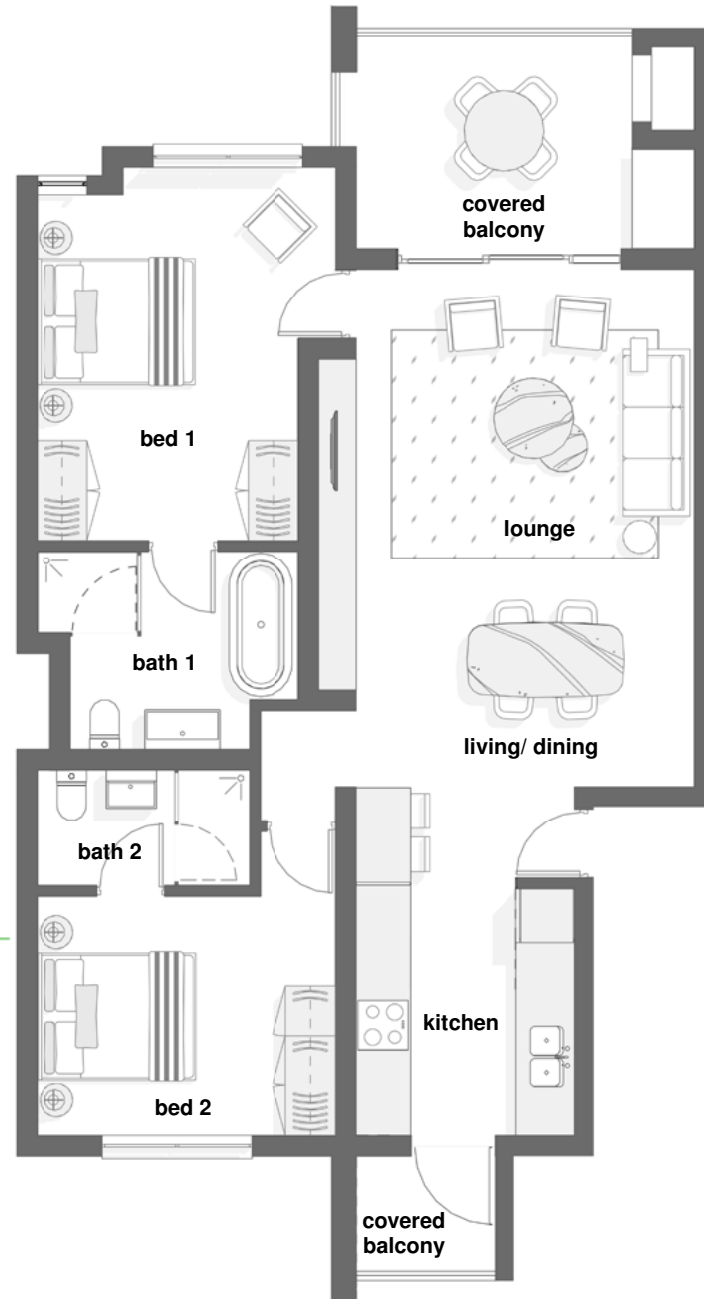






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## 2 Bedroom, En-Suite



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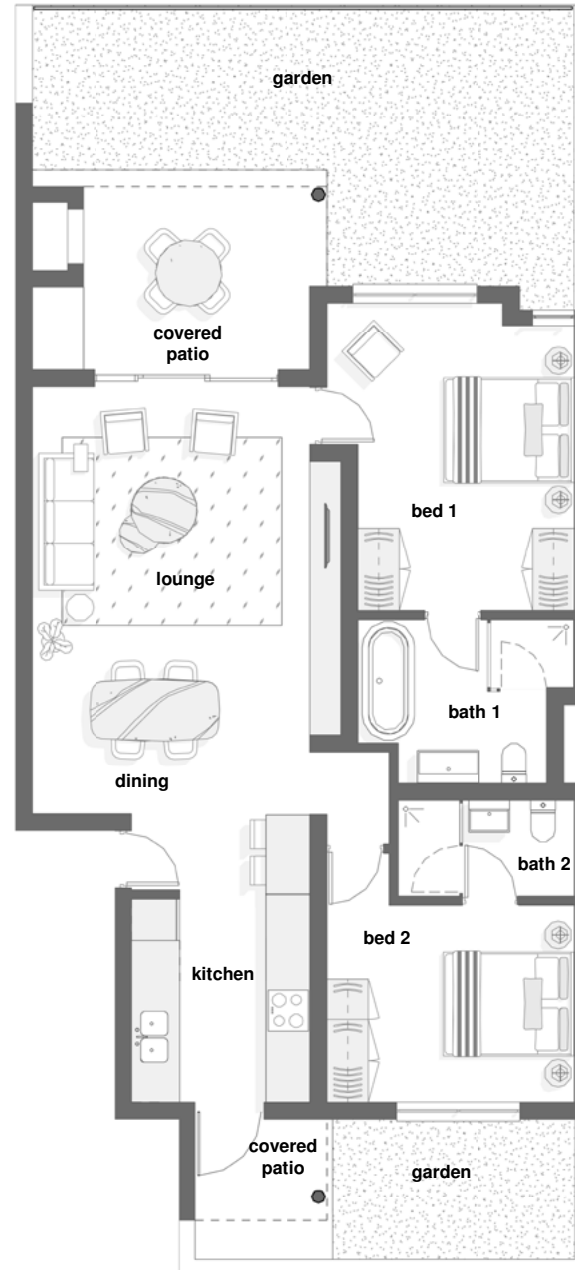
<b>INTERNAL</b>	<b>89 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>14 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>103 m<sup>2</sup></b>

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## 2 Bedroom, Garden, En-Suite



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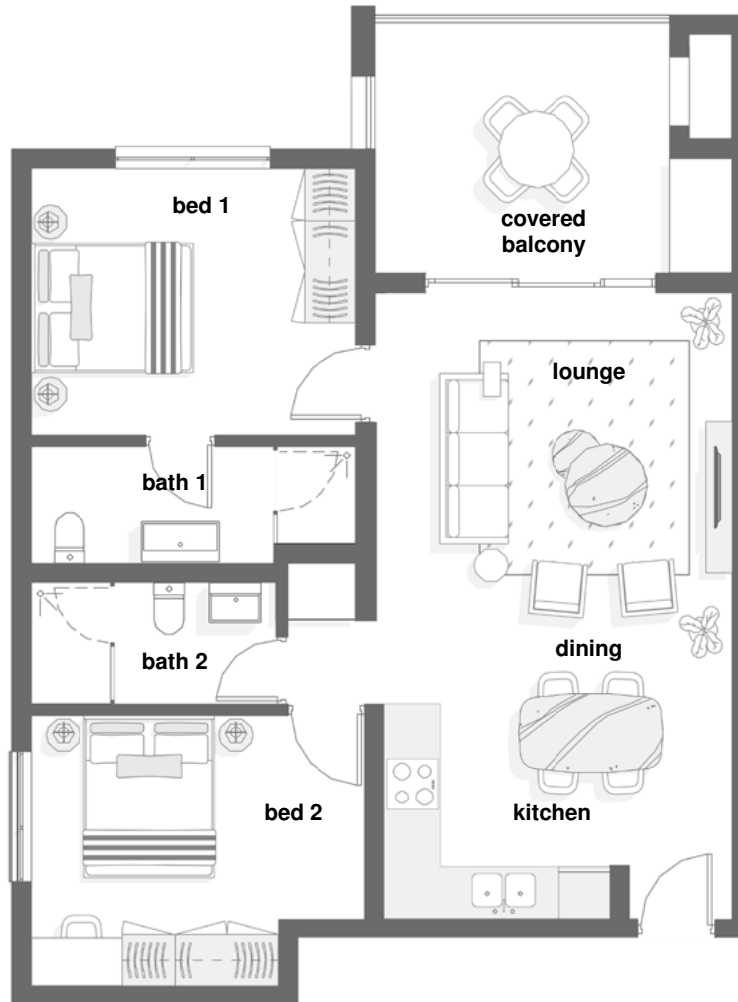
<b>INTERNAL</b>	<b>89 m<sup>2</sup></b>
<b>COVERED PATIO</b>	<b>15 m<sup>2</sup></b>
<b>GARDEN APPROX</b>	<b>35 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>139 m<sup>2</sup></b>

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## 2 Bedroom, En-Suite (C & D)



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<b>INTERNAL</b>	<b>75 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>12 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>87 m<sup>2</sup></b>

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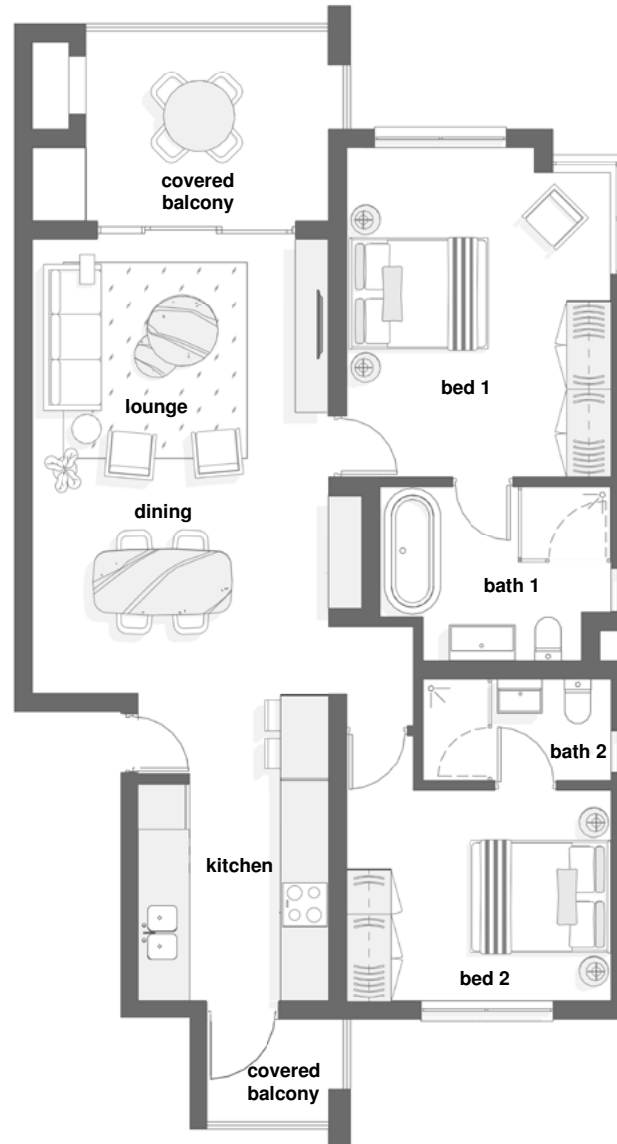
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## Corner, 2 Bedroom, En-Suite



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<b>INTERNAL</b>	<b>89 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>14 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>103 m<sup>2</sup></b>

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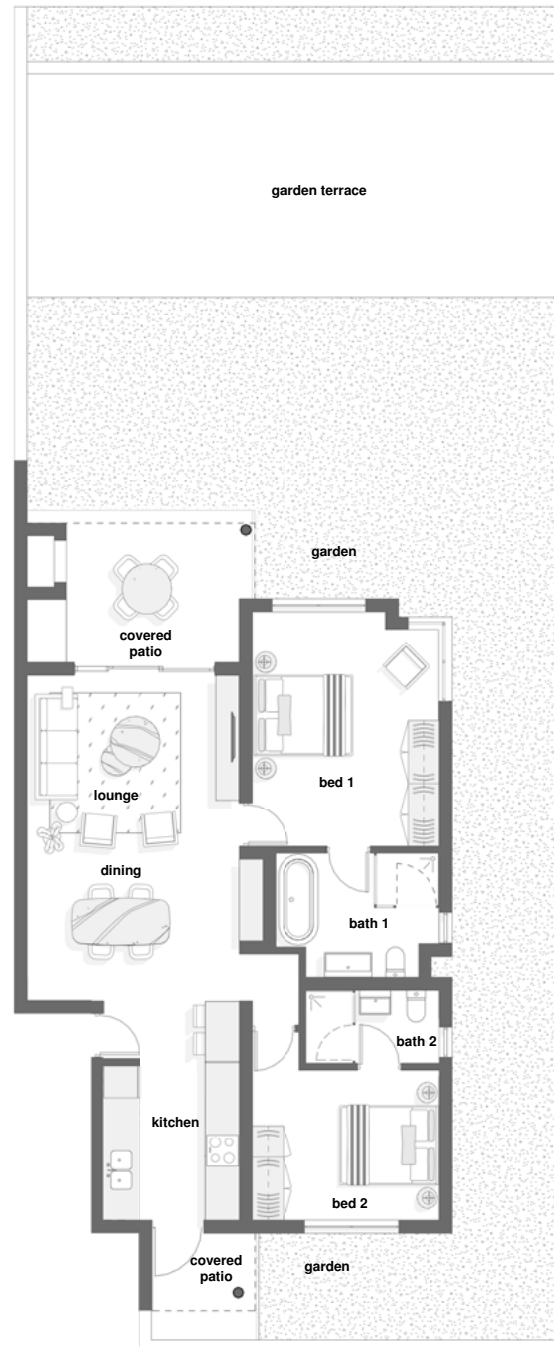
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## Corner, 2 Bedroom, Garden, En-Suite



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<b>INTERNAL</b>	<b>89 m<sup>2</sup></b>
<b>COVERED PATIO</b>	<b>15 m<sup>2</sup></b>
<b>GARDEN APPROX</b>	<b>110 m<sup>2</sup></b>
<b>GARDEN TERRACE</b>	<b>40 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>254 m<sup>2</sup></b>

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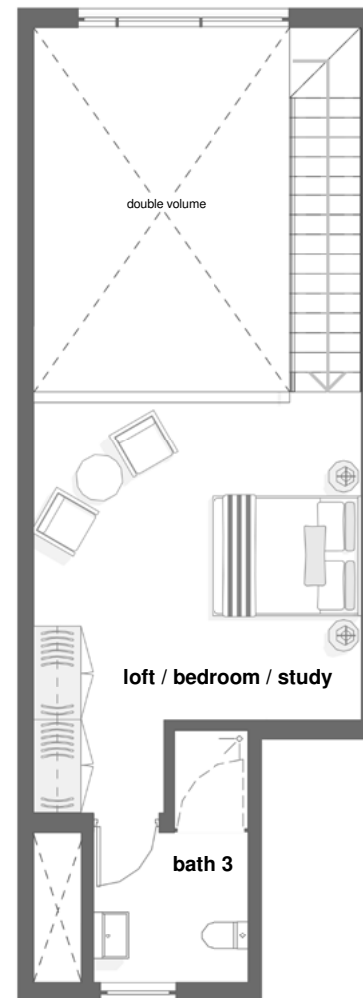
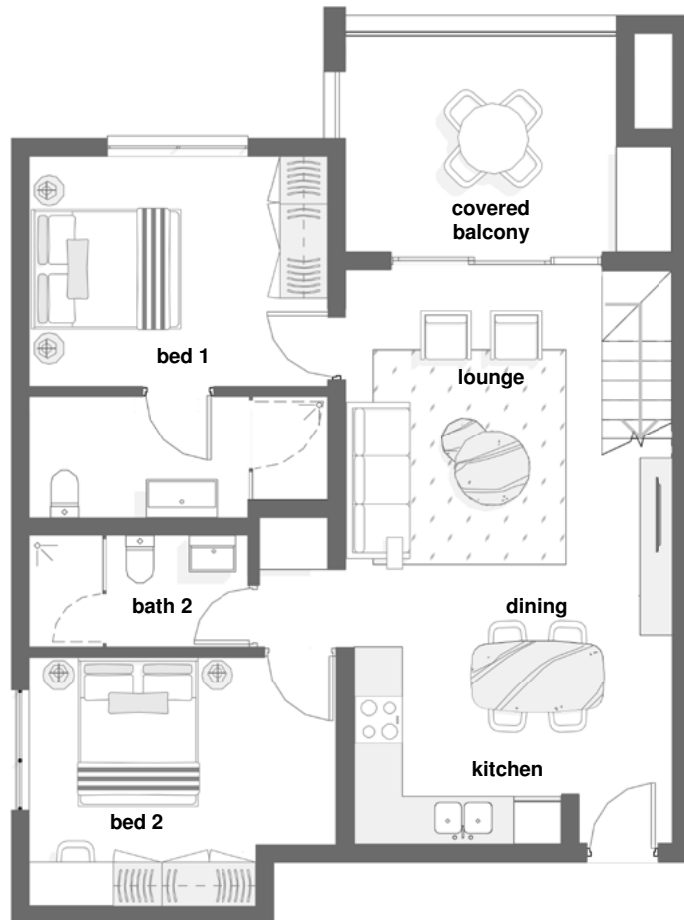
**BROOKFIELD**  
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## 2 Bedroom (C & D), Penthouse, En-Suite with Optional Loft

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<b>INTERNAL</b>	<b>75 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>12 m<sup>2</sup></b>
<b>*LOFT/BEDROOM/STUDY</b>	<b>31 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>87 m<sup>2</sup> / 118 m<sup>2</sup></b>

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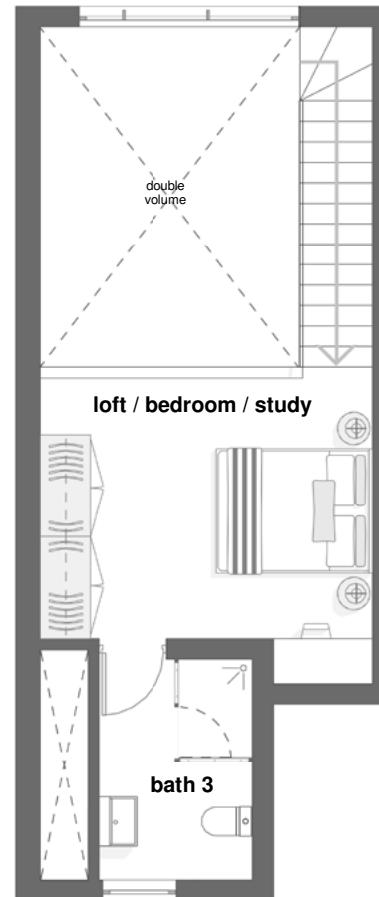
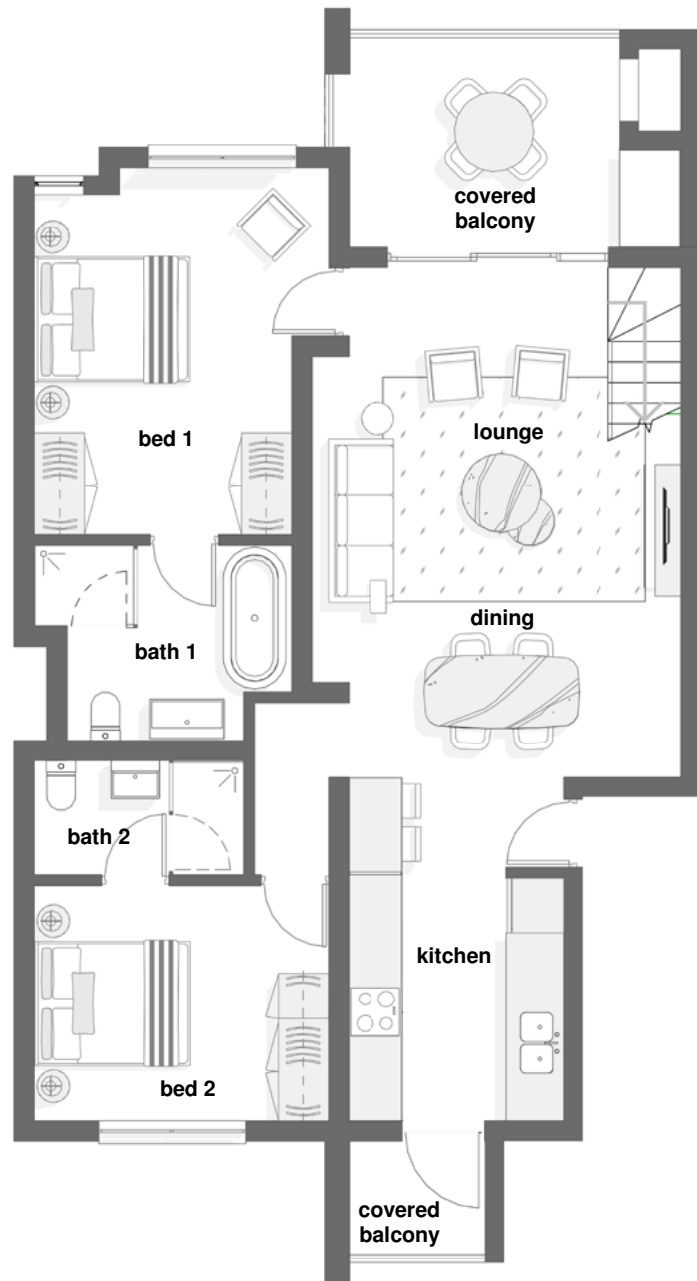
**BROOKFIELD**  
*— at Royal —*

## 2 Bedroom, Penthouse, En-Suite with Optional Loft

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<b>INTERNAL</b>	<b>89 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>15 m<sup>2</sup></b>
<b>*LOFT/BEDROOM/STUDY</b>	<b>26 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>104 m<sup>2</sup> / 130 m<sup>2</sup></b>

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**\* Optional Loft / Bedroom / Study**

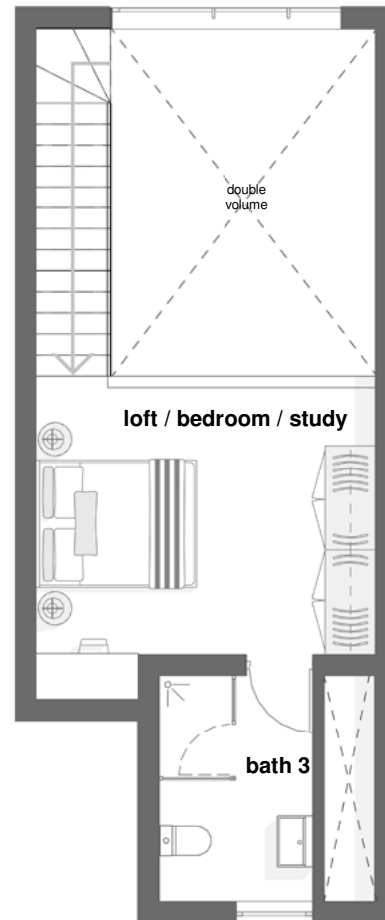
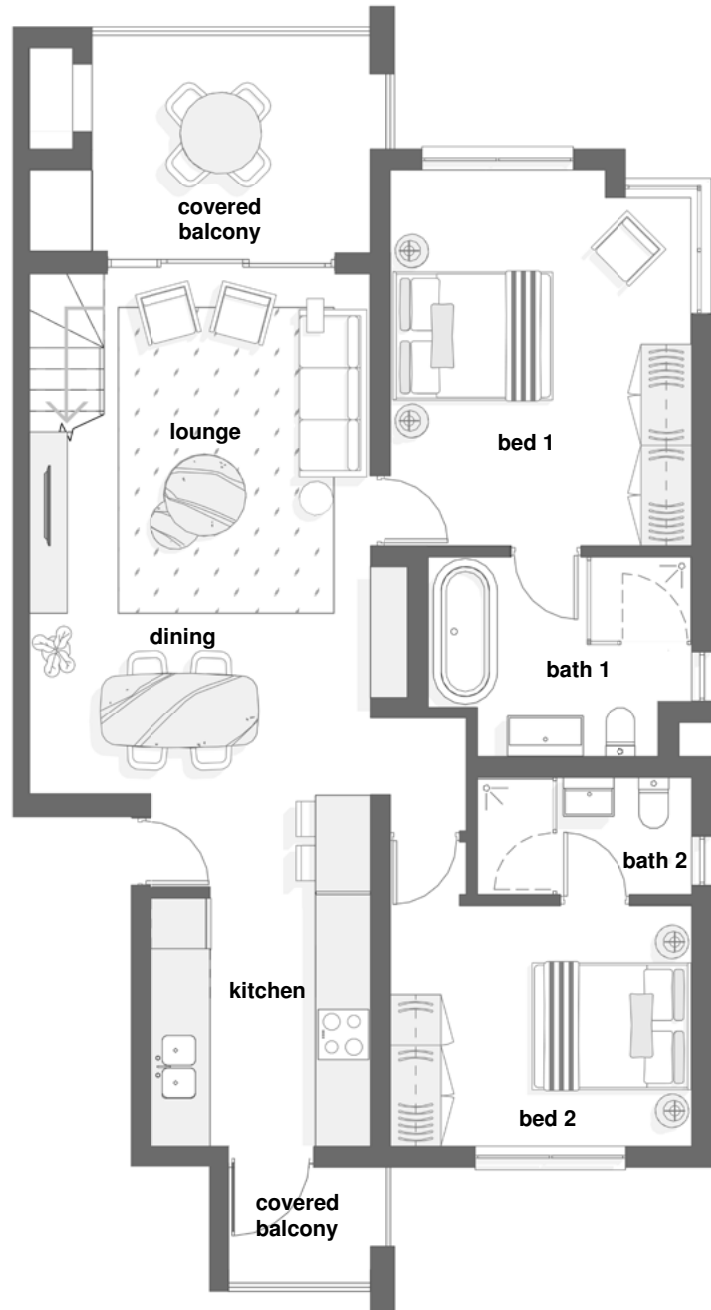
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**BROOKFIELD**  
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## Corner, 2 Bedroom, Penthouse, En-Suite with Optional Loft



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<b>INTERNAL</b>	<b>89 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>15 m<sup>2</sup></b>
<b>*LOFT/BEDROOM/STUDY</b>	<b>26 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>104 m<sup>2</sup> / 130 m<sup>2</sup></b>

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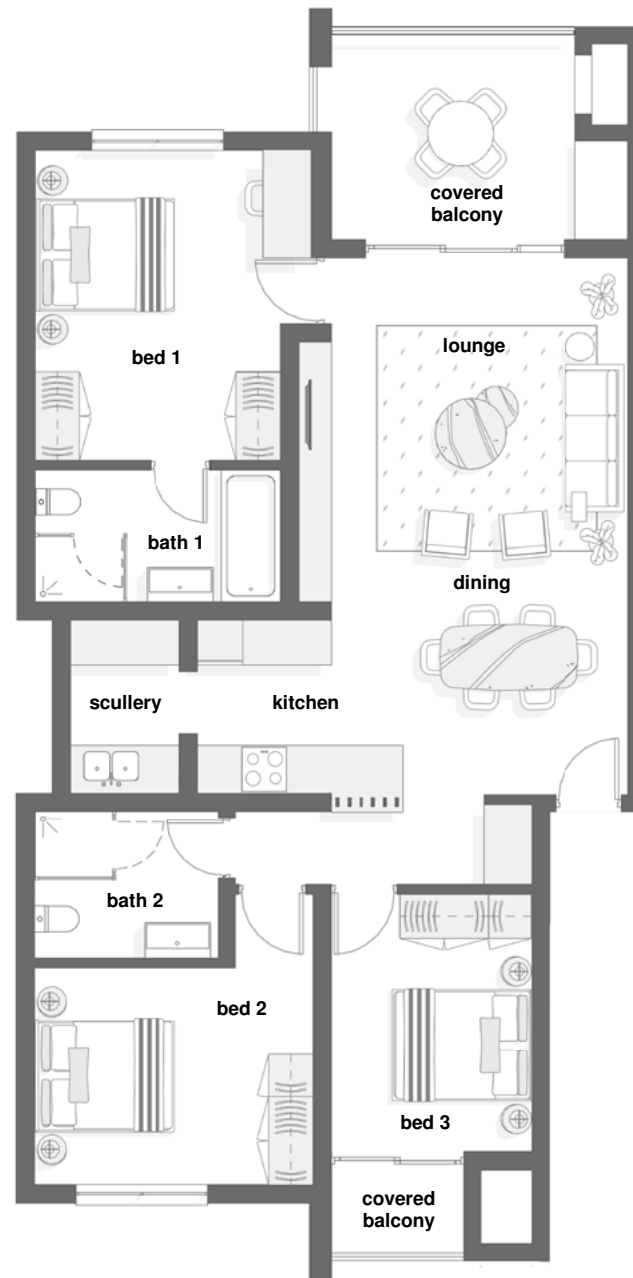
**\* Optional Loft / Bedroom / Study**





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## 3 Bedroom, En-Suite



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<b>INTERNAL</b>	<b>108 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>15 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>123 m<sup>2</sup></b>

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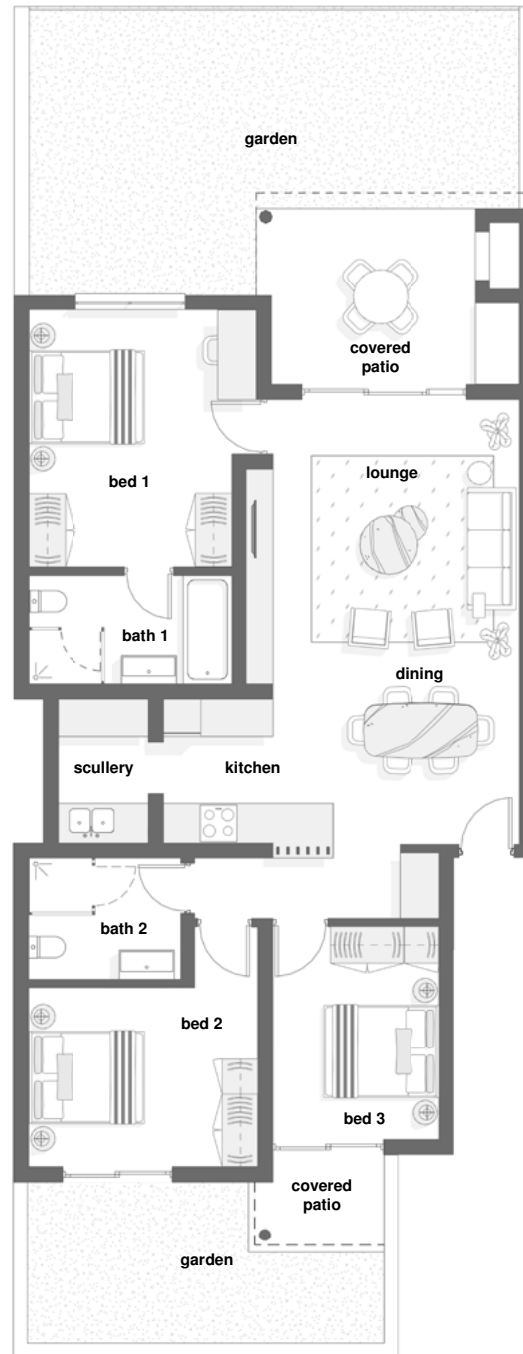
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## 3 Bedroom, Garden, En-Suite



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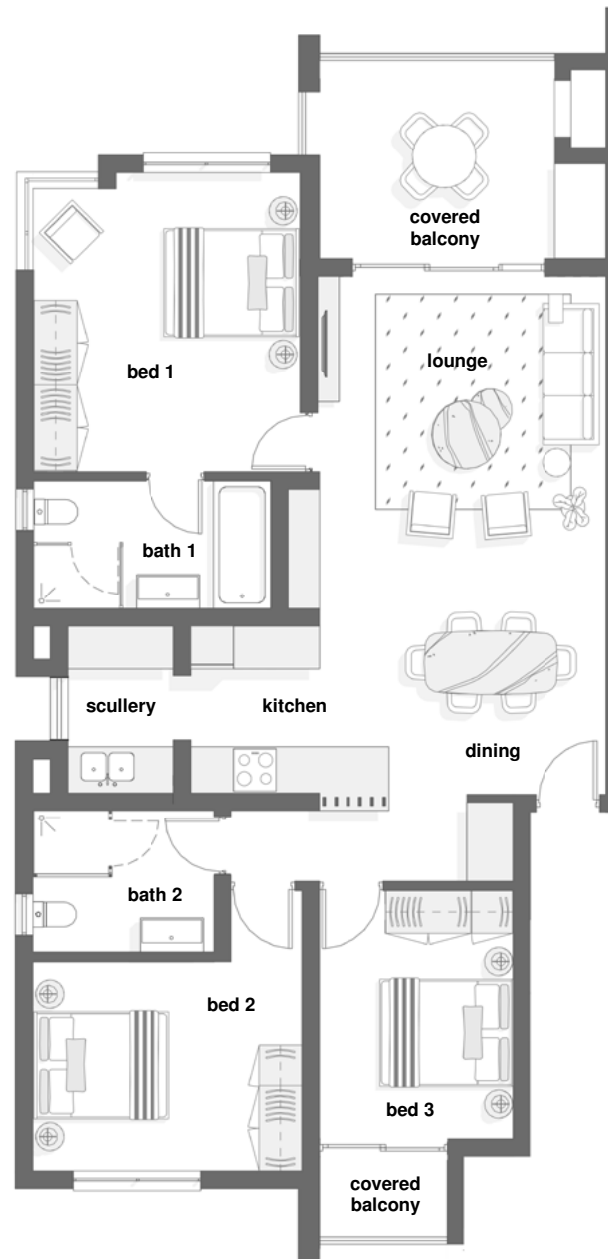
<b>INTERNAL</b>	<b>108 m<sup>2</sup></b>
<b>COVERED PATIO</b>	<b>13 m<sup>2</sup></b>
<b>GARDEN APPROX</b>	<b>50 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>171 m<sup>2</sup></b>

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## Corner, 3 Bedroom, En-Suite



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<b>INTERNAL</b>	<b>108 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>15 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>123 m<sup>2</sup></b>

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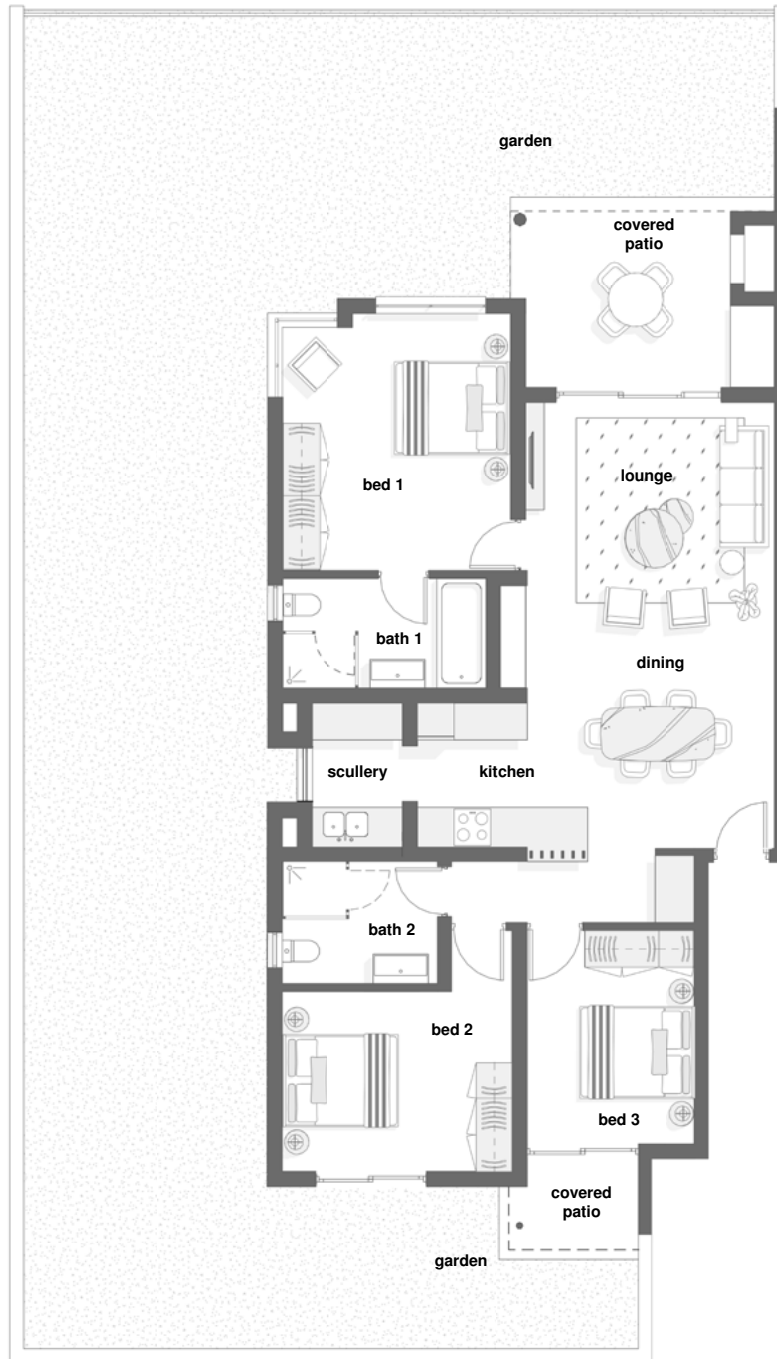
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## Corner, 3 Bedroom, Garden, En-Suite



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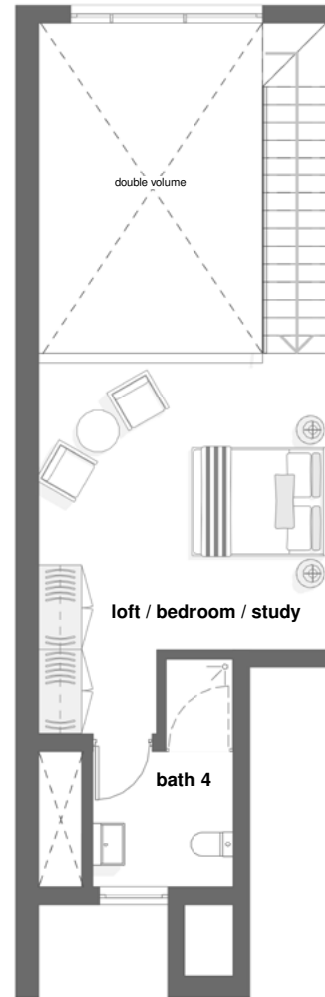
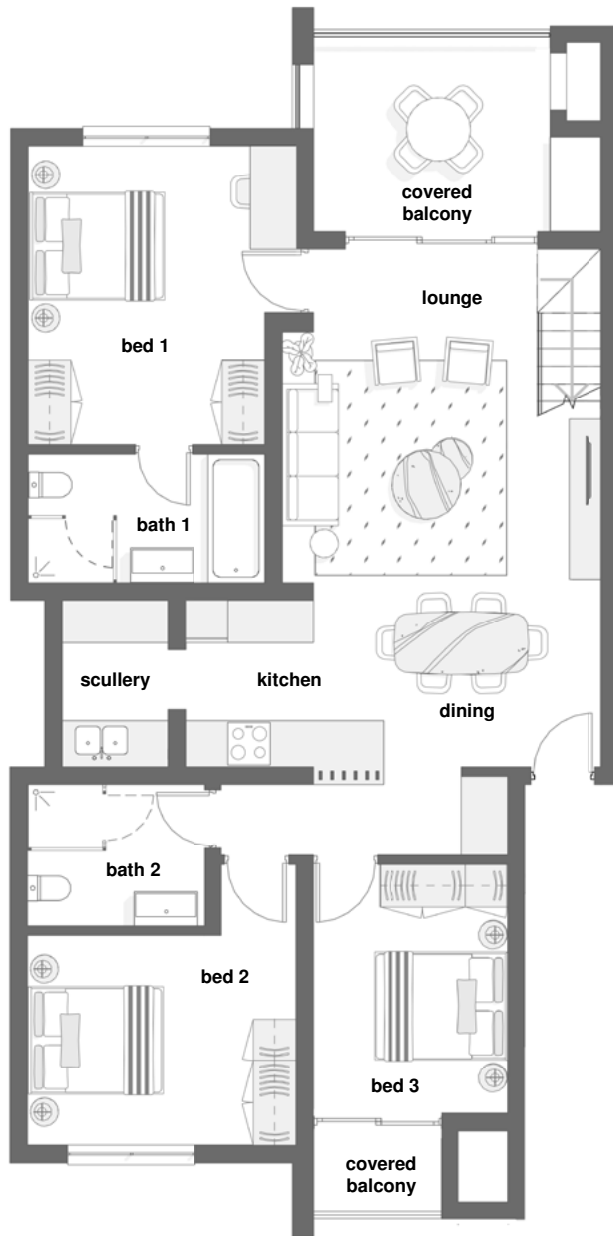
<b>INTERNAL</b>	<b>108 m<sup>2</sup></b>
<b>COVERED PATIO</b>	<b>13 m<sup>2</sup></b>
<b>GARDEN APPROX</b>	<b>102 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>223 m<sup>2</sup></b>

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**BROOKFIELD**  
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## 3 Bedroom, Penthouse, En-Suite with Optional Loft



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<b>INTERNAL</b>	<b>108 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>15 m<sup>2</sup></b>
<b>*LOFT/BEDROOM/STUDY</b>	<b>31 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>123 m<sup>2</sup> / 154 m<sup>2</sup></b>

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**\* Optional Loft / Bedroom / Study**

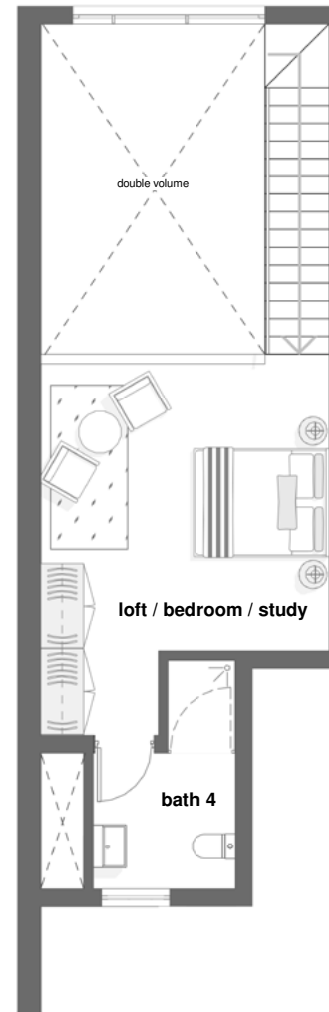
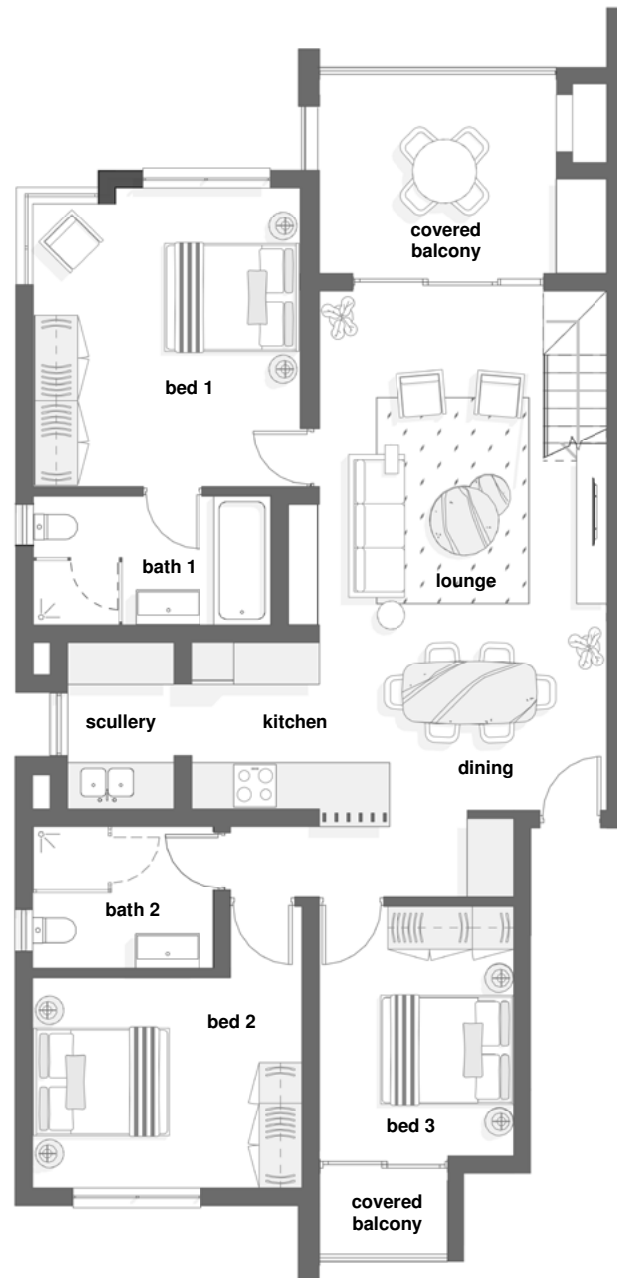
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**BROOKFIELD**  
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## Corner, 3 Bedroom, Penthouse, En-Suite with Optional Loft



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<b>INTERNAL</b>	<b>108 m<sup>2</sup></b>
<b>COVERED BALCONY</b>	<b>15 m<sup>2</sup></b>
<b>*LOFT/BEDROOM/STUDY</b>	<b>31 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>123 m<sup>2</sup> / 154 m<sup>2</sup></b>

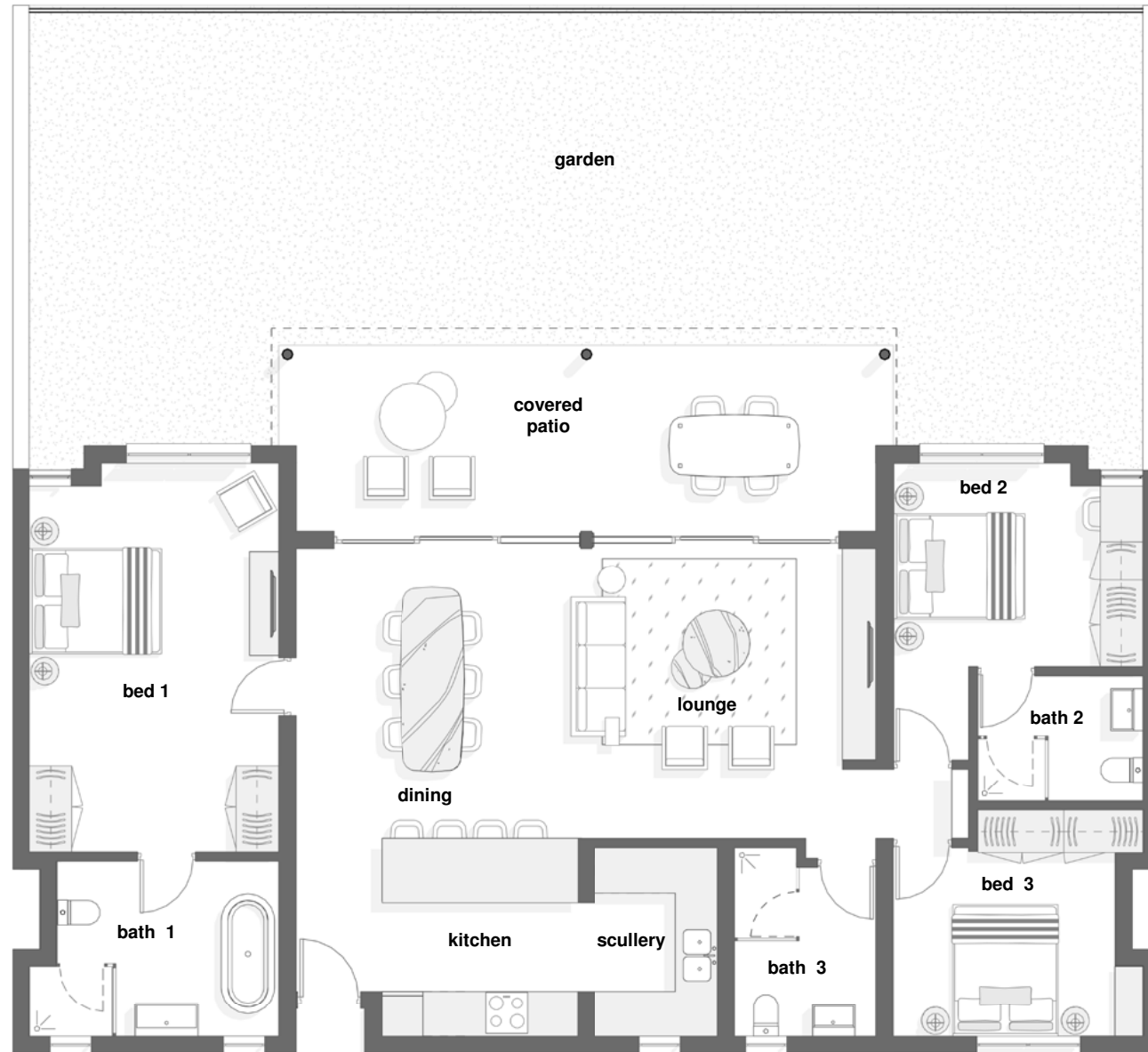
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**\* Optional Loft / Bedroom / Study**



**BROOKFIELD**  
— *at Royal* —

## Premium, 3 Bedroom, Garden, En-Suite



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<b>INTERNAL</b>	<b>132 m<sup>2</sup></b>
<b>COVERED PATIO</b>	<b>23 m<sup>2</sup></b>
<b>GARDEN APPROX</b>	<b>90 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>245 m<sup>2</sup></b>

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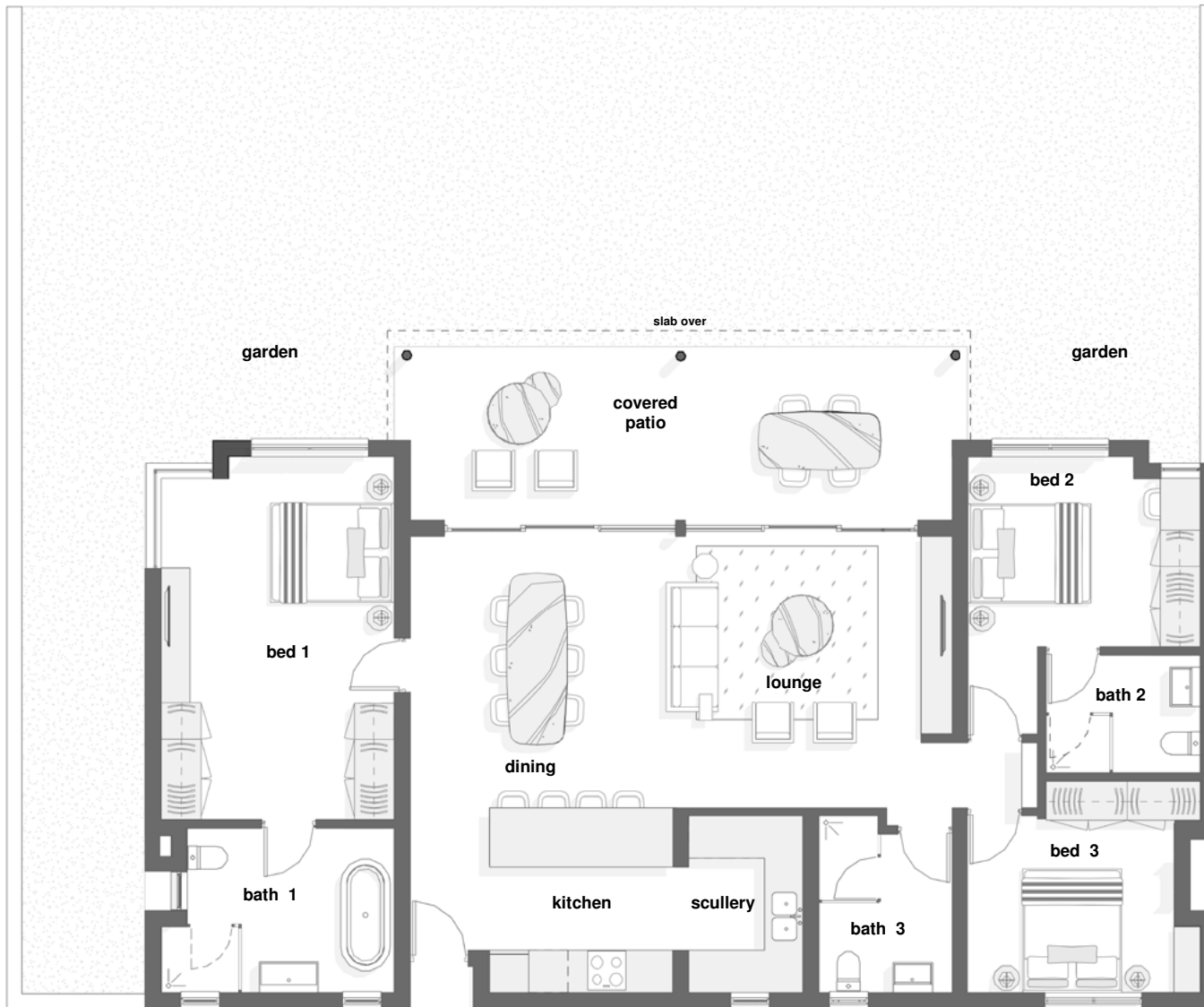
Furniture not included. The developer and their appointed agents do not guarantee, warrant or represent that the information contained within this advertisement and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. We exclude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





**BROOKFIELD**  
— *at Royal* —

## Corner Premium 3 Bedroom, Garden, En-Suite



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<b>INTERNAL</b>	<b>132 m<sup>2</sup></b>
<b>COVERED PATIO</b>	<b>23 m<sup>2</sup></b>
<b>GARDEN APPROX</b>	<b>124 m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>279 m<sup>2</sup></b>

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## PROPERTY DEVELOPER

**Tricolt** 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 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 continue to deliver high quality residential developments at a competitive price point.

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



## ARCHITECTS

**dhk** is a design-led multidisciplinary studio incorporating architecture, urban design, landscape architecture and interior design.

The esteemed company is one of the largest architectural practices in Africa and has designed multiple landmark buildings with an extensive portfolio of high-end residential projects. dhk expertly integrates the individual building, its immediate environment and the user experience of interior spaces, bringing a human element to its designs.

With an unwavering commitment to design excellence, the studio merges international design influences and technical advancements, while considering economic realities, to produce exemplary work.



## PROJECT MANAGEMENT

**Davidoff** Project and Development Managers is a leading Project and Development Management Consultancy firm providing a proactive, personal approach to managing developments.

By using traditional & unique management techniques they ensure all stakeholders, the professionals as well as the construction team are kept informed, involved and equally committed to completing a project cost effectively, timeously and to the highest quality standards.

Davidoff Project & Development Managers was established in 2016 with extensive experience in the construction industry having acquired over 15 years of knowledge in all spheres of construction.



## LANDSCAPE ARCHITECT

**novo LGCA** specialises in Landscape & Golf Course Architecture led by Dino de Abreu, a registered Landscape Architect with a long history in the golf estate industry.

This design house brings a passionate approach to project conceptualisation, detail design and importantly, environmental integration.

With a complete understanding of the numerous layers of the landscape and golf course architectural industry 'novo' has achieved 18 years of diverse experience globally with a plethora of varied projects completed.

Ushered by this diversity of experience, 'novo' is able to add value to any project and it's stakeholders.



*Our Heritage,*  
YOUR HOME

*“Off the greens and into the light, the colours, hues  
and sounds at this special place seduced my senses.*

*I was captivated by beauty...”*



**BROOKFIELD**  
— *at Royal* —

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