



BRYANSTON

COUNTRY ESTATE

Apartments

The Beauty of Bryanston
Overview Deck

Luxury Living in a Modern Country Estate

Welcome to a home that balances simplicity with sophistication.

Located within the prestigious Bryanston area. These signature apartments offer secure, contemporary living within a master-planned estate — ideal for professionals, first-time home buyers or investors looking for long-term value.

Choose from a limited collection of 1 and 2 bedroom apartments ranging from 45m² to 96m² — thoughtfully designed to maximise comfort, lifestyle, and return on investment.

General Information

- Address: 65 Westminster Avenue Bryanston, Sandton
- Show days: Saturday and Sunday from 12pm – 5pm, weekdays by appointment
- Transfer & bond costs included
- Transfer duty included
- Transfer attorneys: Strauss Scher

Home Types Available

1 Bedroom	1 Bed	1 Bath	45m ² – 50m ²
2 Bedroom	2 Bed	2 Bath	84m ² – 96m ²

1 Bedroom Apartment

- All unit types include a four-plate Bosch gas stove & oven
- Unit type F2 includes a two-plate induction stove & oven
- Space for 2 appliances and a fridge
- 1 open parking bay per unit

2 Bedroom Apartment

- Four-plate Bosch gas stove & oven
- Space for 3 appliances and a fridge
- 1 covered and 1 open parking bay per unit
- 4 seater kitchen island
- En-suite bathrooms in both bedrooms

First & second floor units include dual entrances:

- Private access to second bedroom with en-suite
- Ideal for investor model or dual tenancy

Elegant Interiors & Thoughtful finishes

- A total of 169 apartments across 4 modern blocks
- 159 two bedroom apartments
- 10 one bedroom apartments
- Ground floor units with private gardens
- First and second floor units with balconies
- Third floor units with extended balconies
- Each block has lift access to all floors
- Fibre ready & prepaid electricity
- Pet-friendly environment (small pets allowed)
- Metered back up water system
- Metered solar*
- Schedule of finishes & optional extras available on request

Lifestyle Features

- Expansive clubhouse with hosting kitchen
- Fully equipped gym
- Fenced swimming pool for family-friendly safety
- Braai area & lush green lawns
- Landscaped communal spaces, ideal for pets and picnics
- Comfortable seating and shade relaxation areas

Security & Peace of Mind

- Exclusive gatehouse dedicated to apartments
- Perimeter wall with integrated electric fencing
- Gated, access-controlled entrances
- 24-hour on-site and off-site monitoring with full CCTV coverage
- Controlled pedestrian and vehicle access points
- Separate entrance for motorbike deliveries
- MyEstateLife App for seamless communication and app-based access control
- Advanced facial recognition access
- Professional 24 hour on-site guarding

Personalise Your Home

What sets Bryanston Country Estate apart is the freedom to truly make your home your own.

- Choose from four curated premium interior palettes, each thoughtfully designed to reflect timeless style and modern comfort.
- Refer to the comprehensive marketing specifications list for full details on fixtures, finishes, and design elements.
- Personalise your space with a selection of kitchen cupboard colours and sanitaryware options, ensuring your home reflects your unique taste.

Everything You Need, Close to Home

The Bryanston Country Club	0.5km
Bryan Park Shopping Centre	1.4km
Bryanston Sports Club	1.5km
Bryanston Primary School	1.6km
Virgin Active Bryanston	2.0km
Winifred Mandela Precinct Shopping Centre	2.1km
Mediclinic Sandton Hospital	2.4km
Bryanston High School	2.9km
Bryanston Shopping Centre	3.5km
Monte Casino	4.5km
Fourways Mall	4.9km
Morningside Country Club	6.6km
Sandton City	9.1km

Product in development stage. Overview deck subject to change.