



BRYANSTON

COUNTRY ESTATE

Houses

The Beauty of Bryanston
Overview Deck

Luxury Living in a Modern Country Estate

Bryanston Country Estate offers a secure, masterfully designed community of freestanding homes that capture the charm of a countryside retreat with the convenience of city living.

With 12 beautifully designed layouts ranging from 3 to 4 bedrooms and up to 251m², each home is a personal sanctuary, thoughtfully crafted for families who value space, style and soul.

General Information

- Address: 78 Bryanston Drive, Bryanston, Sandton
- Show days: Saturday and Sunday from 12pm – 5pm, weekdays by appointment
- Transfer and bond costs included
- Transfer duty included
- Transfer attorneys: Strauss Scher
- Cottages available on selected unit types and can be added to standard unit types
- Enclosed patios available on selected unit types and can be added to standard unit types

Home Types Available

Unit Type	Bedrooms	Bathrooms	Size	Property Inclusions
Type A1.1	3	2.5	188.85	Double Garage
Type A1.2	3	2.5	188.85	Double Garage & Enclosed Patio
Type A2.1	4	3.5	205.61	Double Garage
Type A2.2	4	3.5	205.61	Double Garage & Enclosed Patio
Type A2.3	4	3.5	232.37	Double Garage & Cottage
Type A2.4	4	3.5	232.37	Double Garage & Enclosed Patio & Cottage
Type B1.1	3	2.5	210.67	Double Garage
Type B1.2	3	2.5	210.67	Double Garage & Enclosed Patio
Type B1.3	3	2.5	235.8	Double Garage & Cottage
Type B2.1	4	3.5	231.84	Double Garage
Type B2.2	4	3.5	231.84	Double Garage & Enclosed Patio
Type B2.3	4	3.5	251.25	Double Garage & Cottage
Type B2.4	4	3.5	251.25	Double Garage & Enclosed Patio & Cottage

Elegant Interiors & Thoughtful finishes

- Free-standing homes with private gardens
- 5-burner Bosch free-standing gas oven
- Pet-friendly environment (small pets allowed)
- Automated double garages
- Kitchen with scullery
- Garden facing with serving deck
- Stacking folding door entrance to patio on selected unit types
- Covered patio
- Porch & entrance lobby in all units
- Guest toilet downstairs
- Space for 3 appliances and a fridge
- Fibre-ready & prepaid electricity
- Metered back up water system
- Optional extra solar power*
- 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 shaded relaxation areas

Security & Peace of Mind

- Exclusive gatehouse dedicated to houses
- 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 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.