



SERENGETI

THE QUARTER

MIXED USE PRECINCT - RESPONSIBLE LIVING



DESIGN DEVELOPMENT
OFFICE BUILDING / ERF - 1387
BLUE GRASS NO 1 ON PUZZLE BUSH ROAD

SITE ANALYSIS



WITFONTEIN
NO 16-IR
PORTION 8

WITFONTEIN
NO 16-IR
PORTION 5

REMAINDER OF PORTION 4
WITFONTEIN
NO 16-IR



PERSPECTIVE VIEW



PERSPECTIVE VIEW





EACH FLOOR IN THE OFFICE BUILDING IS DESIGNED TO CONTAIN BUSINESS FACILITIES GROUPED TOGETHER IN A CENTRAL BIZHUB. EACH OFFICE CAN CONVENIENTLY ACCESS AND UTILIZE THESE SPECIALLY EQUIPPED FACILITIES. THEREFORE EACH OWNER AND TENANT HAS EXCLUSIVE ACCESS TO HIGHLY SOPHISTICATED BUSINESS SUPPORT FACILITIES WITHIN THEIR BUILDING. SHARED FACILITIES SIGNIFICANTLY REDUCES OFFICE OVERHEADS.

- UPMARKET LOBBY WITH PROFESSIONAL RECEPTIONIST
- FULLY EQUIPPED EXECUTIVE BOARDROOM
- STATE OF THE ART PRINTING/ COPYING/ FAXING/ SCANNING BIZHUB ROOM
- CENTRALLY LOCATED RESTROOMS
- FULLY FITTED KITCHEN AND REFRESHMENTS STATION



AREA CALCULATIONS FOR ERF 1387		
SITE AREA		3 785m²
FSR ALLOWED	0.45	1 703m ²
TOTAL FSR		1 636m²
PARKING PROVIDED	6 / 100 m ²	105 BAYS
GLA:		
BASEMENT		12m ²
GROUND FLOOR		676m ²
FIRST FLOOR		633m ²
SECOND FLOOR		633m ²
TOTAL GLA		1 954m²
GBA		2 909m²



LETTABLE AREA

GROUND FLOOR GLA:	
RECEPTION	37m ²
BOARDROOM	31m ²
TEA KITCHEN	8m ²
ABLUTIONS	23m ²
ELECTRICAL	3m ²
PRINTER	3m ²
OFFICE 1	55m ²
OFFICE 2	54m ²
OFFICE 3	58m ²
OFFICE 4	54m ²
OFFICE 5	37m ²
OFFICE 6	31m ²
OFFICE 7	35m ²
OFFICE 8	38m ²
OFFICE 9	45m ²
OFFICE 10	53m ²
OFFICE 11	54m ²
CIRCULATION	57m ²
TOTAL GROUND FLOOR	676m²

FIRST FLOOR GLA:	
TEA KITCHEN	8m ²
ABLUTIONS	18m ²
ELECTRICAL	3m ²
PRINTER	4m ²
OFFICE 12	51m ²
OFFICE 13	53m ²
OFFICE 14	49m ²
OFFICE 15	51m ²
OFFICE 16	42m ²
OFFICE 17	41m ²
OFFICE 18	25m ²
OFFICE 19	31m ²
OFFICE 20	26m ²
OFFICE 21	38m ²
OFFICE 22	39m ²
OFFICE 23	39m ²
OFFICE 24	51m ²
CIRCULATION	64m ²
TOTAL FIRST FLOOR	633m²

SECOND FLOOR GLA:	
TEA KITCHEN	8m ²
ABLUTIONS	18m ²
ELECTRICAL	3m ²
PRINTER	4m ²
OFFICE 25	51m ²
OFFICE 26	53m ²
OFFICE 27	49m ²
OFFICE 28	51m ²
OFFICE 29	42m ²
OFFICE 30	41m ²
OFFICE 31	25m ²
OFFICE 32	31m ²
OFFICE 33	26m ²
OFFICE 34	38m ²
OFFICE 35	39m ²
OFFICE 36	39m ²
OFFICE 37	51m ²
CIRCULATION	64m ²
SECOND FLOOR	633m²

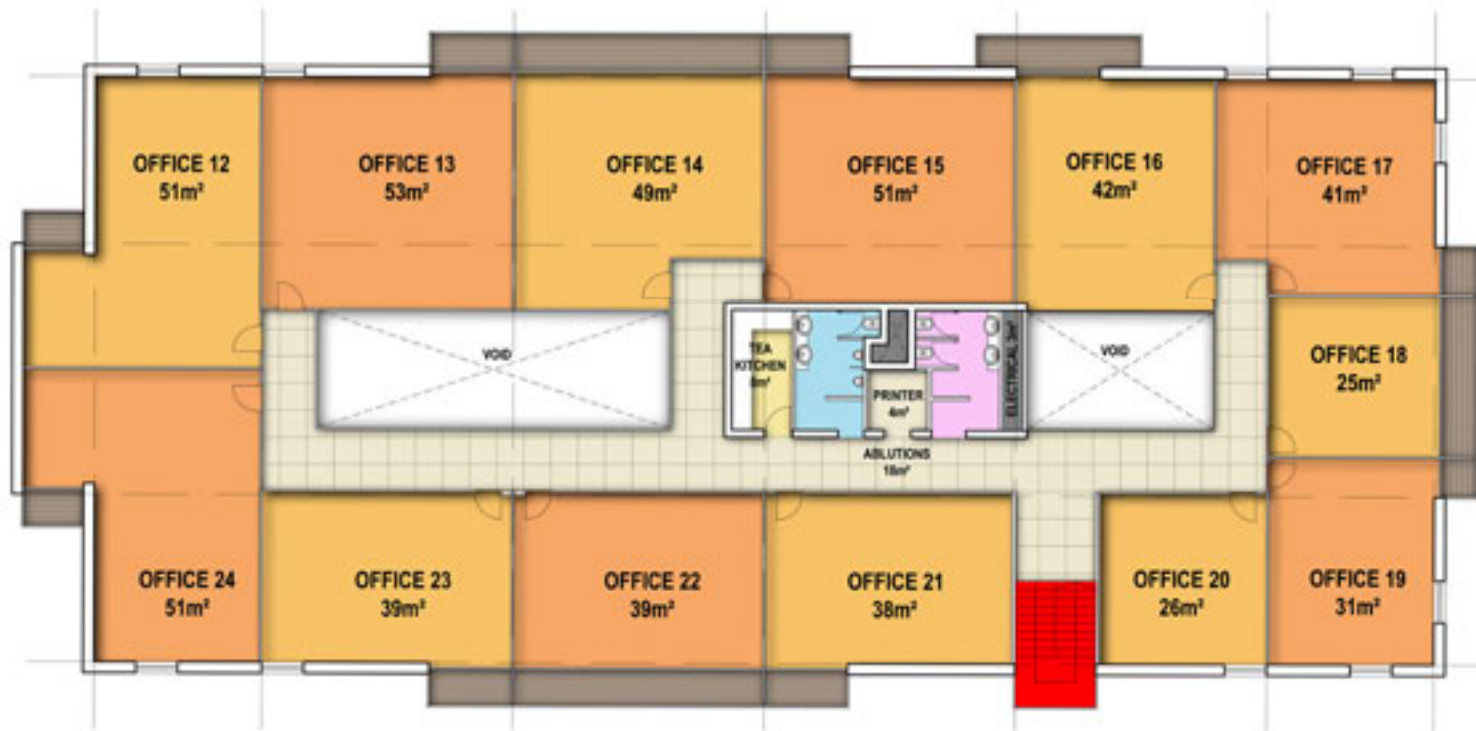
BASEMENT GLA:	
GENERATOR	12m ²
TOTAL GLA	1 954m²



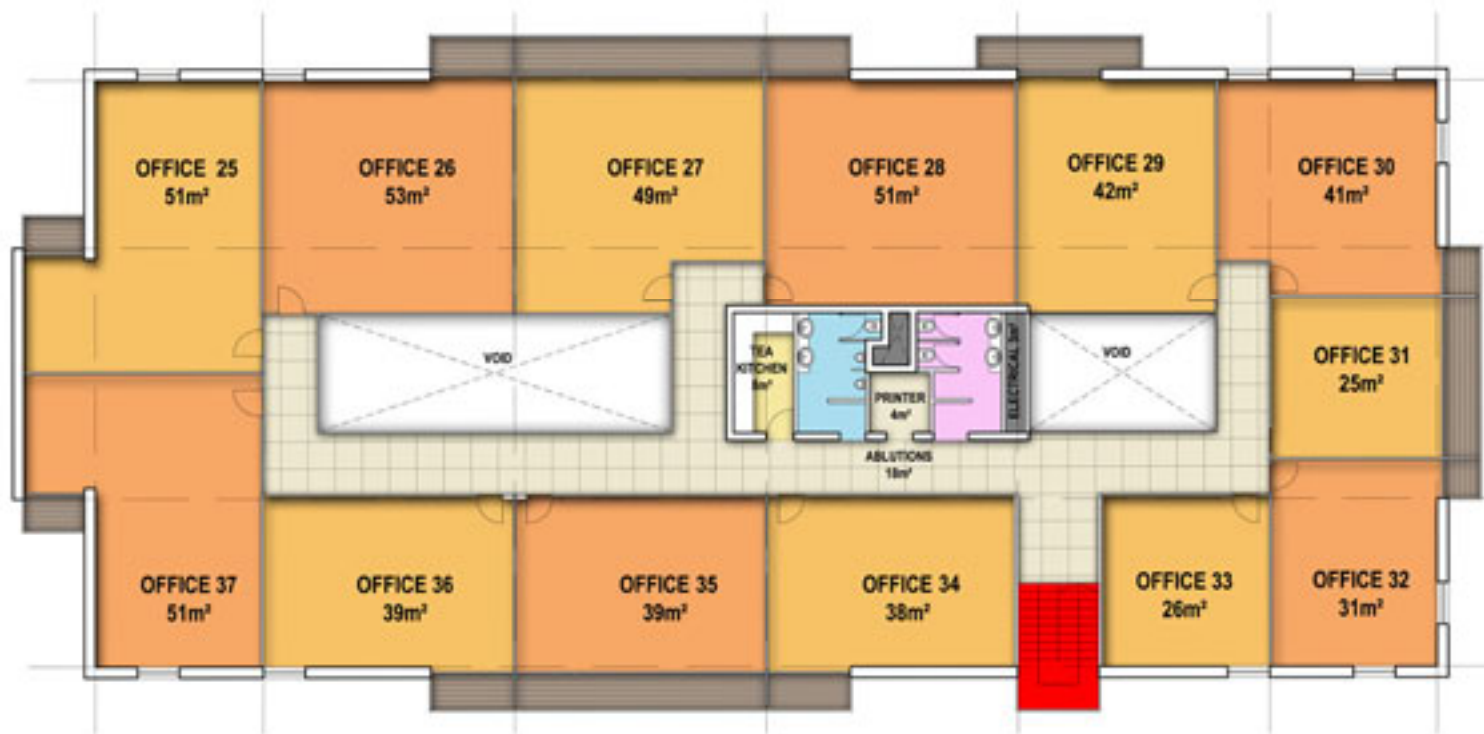
GROUND FLOOR PLAN



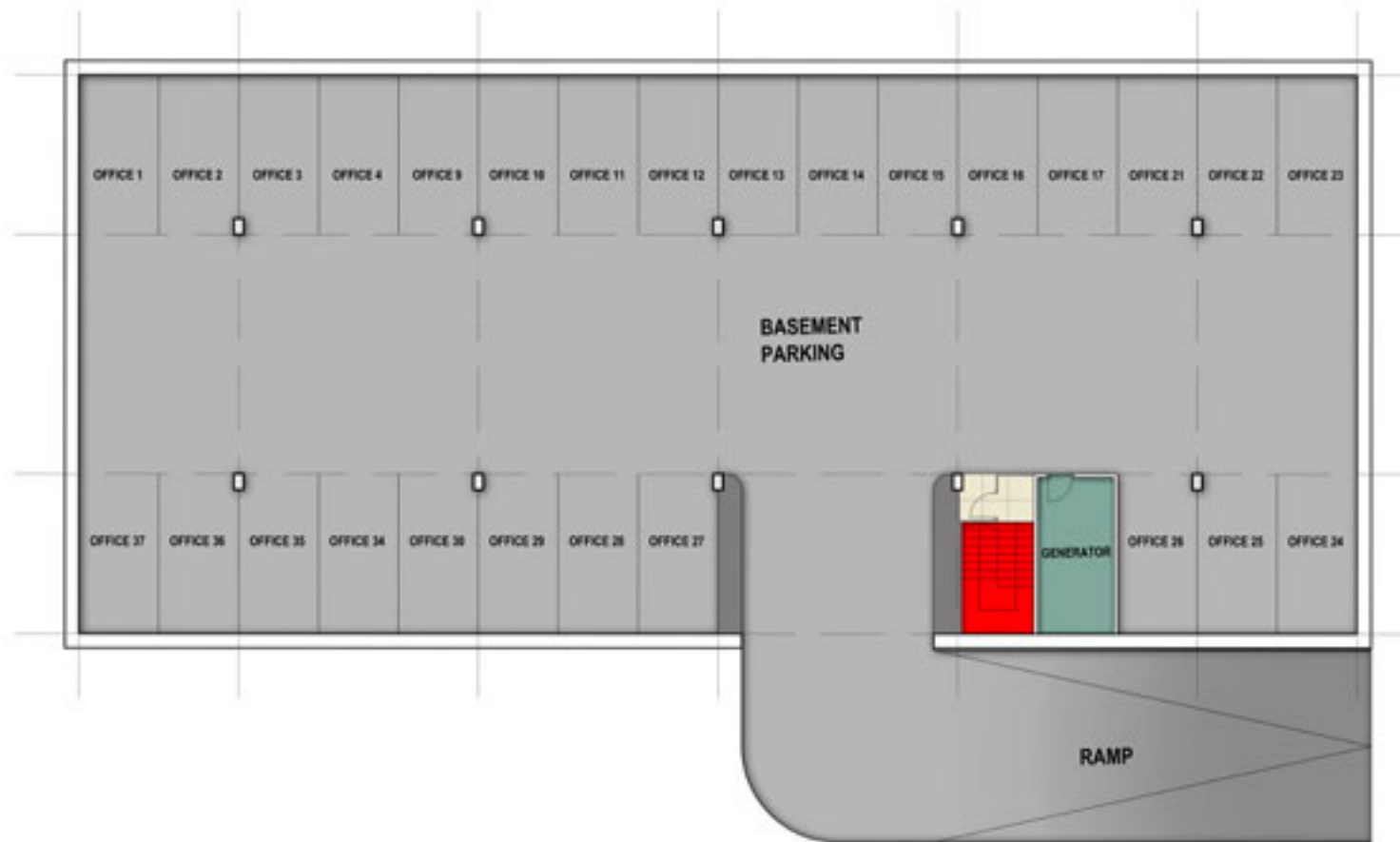
FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT PLAN



GROUND FLOOR PLAN



SHARED BUSINESS FACILITIES



FIRST FLOOR PLAN



SHARED BUSINESS FACILITIES



SECOND FLOOR PLAN



SHARED BUSINESS FACILITIES



PERSPECTIVE VIEW
TYPICAL ARCHITECTURAL FEEL



PERSPECTIVE VIEW



