

PROPERTY HIGHLIGHT

Architectural masterpiece for discerning home buyer

ROXZANNE VAN EYK

ORIGINALLY designed by the current owner who is also the developer of Padma Estate (in which this property is located), this home joins 10 other individually designed homes.

The owner worked closely with the architect, Louis Louw, to create a home with a unique architectural difference.

Set on approximately 1 469m² of land in Morningside, this home measures approximately 1 124m² under roof and boasts extra generous living areas.

The entrance can be described as palatial with its huge handcrafted designer doors defined by wooden inlays. A koi pond stretches the entire front of the home passing under the bridged entrance. Special attention has been paid to retaining the natural elements in the garden and front entrance.

The reception areas combine a triple volume entrance that opens to three enormous entertainment areas with extra volume heights.

There are five en-suite bedrooms, of which the main bedroom suite consists of 'his and hers' bathrooms, dressing rooms, a lounge area with bar fridge and a plasma TV screen.

There is also a fully-fitted, panelled study. All of the toilets have a slow drop-down lid and the feature guest cloakroom comes complete with a TV.

The downstairs living space, which measures 150m², incorporates a games area with a special cooled wine cellar and fully fitted bar with industrial fridge. In this area is also a full state-of-the-art home theatre system that features wood, foam and velveteen acoustic designed solutions.

The kitchen includes a laundry with washing machine and tumble drier, as well as a separate scullery with two double basins, dishwasher and extra fridges. There is also a giant solid



home flow to an outside wooden deck that incorporates a braai area. The rim-flow heated pool has an unusual, fibreglass colour and LED lighting, is surrounded by natural stone and boasts a unique imported push button, roll back cover.

Security for the property includes a 24-hour guard, CCTV and a sophisticated, computerised intercom system. There is also a double staff suite with bathroom and kitchenette, and triple garage with extra storage space.

Marketing agents Irene Kosviner, Natalie Rosenberg and Geoff Malkin of Century 21 Richter Properties say that this particular home takes Morningside to another level. Padma Estate is in the heart of Morningside which is close to all Sandton amenities.

The agents noted that entry-level priced homes in Morningside sell for about R3m, a comfortable mid-level home would sell for in the region of R4,5m and "statistically to date the most expensive home would

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The kitchen includes a laundry with washing machine and tumble drier, as well as a separate scullery with two double basins, dishwasher and extra fridge. There is also a giant solid Caesar stone, floating breakfast area. The kitchen cabinets are fully clad with Caesar stone sides and tops for durability, and have been imported from Italy.

In the home there is extensive use of ash wood, orange onyx, natural stone and crème marfil, while warm elements of wood, marble and paint techniques feature throughout the home.

The floor-to-ceiling handcrafted, wooden doors have been specifically designed to flow with the architectural elements apparent throughout the home. Other architectural features include Japanese panelled sliding doors that divide certain areas to provide ample space and light. Different levels and troughs combine in the home to conceal lighting and create design shadows. The architecture and design provides for balance between horizontal and vertical spaces divided by glass features and sliders.

There is a floating stairway in the home, which in itself is an architectural 'masterpiece' because it is concrete clad with



solid wood providing an illusion of space, yet perfectly balanced with its surrounding elements.

In addition to the excellent architectural design of the home, it also features a superior hi-tech

computer smart system that controls lights, music, temperature and security at the press of a button for each individual room.

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Statistics sourced from Knowledge Factory's SAPTG indicated that full title properties in Morningside have shown a one-year appreciation trend of 25%, a three-year trend of 28,62% and a five-year trend of 30,92%. The SAPTG website also indicated that the demand for homes in this area has increased over the year: over the past year there were 191 full-title properties sold for an average price of R2,7m, which is an increase from the previous year when 177 properties were sold at an average price of R2,3m.

PRICE:
R19m — all features listed included

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