





3 Cluster Bespoke Green Developments in the heart of Birdhaven. Inclusive of Solar inverter system & Borehole water filtration System Stand size of 971sqm

Underroof coverage from 360sqm upwards

Exquisitely designed, Modern, Open-plan, Double Volume

Creating an abundance of natural light throughout the home

Family Living in a Secure Environment at Its Very Best

Changes to the design permitted to ensure you get exactly what you want

Main Area: Double volume entrance Open Plan: Kitchen Dining room Family/TV Room Formal Lounge Study / Guest 5th Bedroom Guest Bathroom Enclosed entertainment area with stacker doors and built-in braai

Options: Pool with wooden decking Pizza oven Boma Firepit Double garage Off street parking

Upper Level: 3 Bedrooms en-suite Built-in cupboards, main with walk-in dressing room Pyjama Lounge Study Staff Accommodation is linked to the upper level via a double door for a 4th bedroom en-suite. Also, it has its own separate staircase with a private entrance for staff.

Option: wood decking for the balcony above the entertainment area. Lower-Level Option Cinema room and / or a wine cellar

Features: Alarm system with internal & external beams Electric Fence for the complex CCTV x 3 with Off-site monitoring by CAP Bosch Appliances

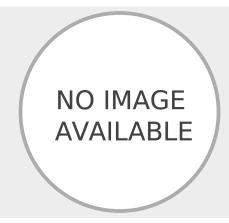
Showroom on Site for a comprehensive selection of finishes and colour schemes:

Optional Extras: Air conditioning Underfloor heating Double glazing Flueless gas fireplaces Gas braai Home automation Borehole water irrigation system Extra cupboards and shelving Extra integrated appliances

Many more options: See our optional extras under downloads for a more comprehensive offering. Dostupnyy Z: 30.11.2023

- Poverkh: 4 Poverkhy: 4 Rik Pobudovy: 2017 Avtomobil?Ni Mistsya: 4
- Rik Pobudovy: 2017

Typ: Ofis



## Zruchnosti

ID	ID majna	Kondytsioner	Systema Syhnalizatsiyi
Balkon	Bar	Cctv	Vanna kimnata
Pryymal?na Zona			

## Zruchnosti Na Vidkrytomu Povitri

Tsilodobova Okhorona	Balkon	Navis dlya avtomobilya	Harazh
Basovo			