

# 4 Page Glossy brochure - A4 landscape double sided

## TEXT REQUIREMENTS

### Heading text character and word count:

Word count: 27 words

Characters including spaces:150

### Description text character and word count: pg 1

Word count: 375 words

Characters including spaces: 2350 including features - max 11 lines (can increase to 15 if only 1 agent)

## IMAGE REQUIREMENTS:

Total number of images: 10 (photos, renders, impressions) - can increase to 12 by splitting 1 image box into 2 on pg 1

Preferably high resolution, minimum of 300 DPI

Cost R20.80 excl VAT per unit - minimum order of 50







# R 6 500 000

Heading text goes here A home of distinction with European flair in the much sought-after area of Hyde Park...Is militia dit harum res mi, quosae solestior sit

Description text and features here This magnificent cluster, situated in Bryanston East close to the Sandton CBD hub, represents cluster living at its best. Placed in the panhandle of the estate, the cluster has its own gated entrance in addition to the guarded main gate. The property presents as follows: Downstairs: huge open plan granite kitchen with large scullery and pantry area flowing into spacious family room. Large dining room and lounge area. All this surrounded by folding glass doors giving one full access onto fully equipped patio(Gas braai and built in bar).

Two large bedrooms with full private bathrooms, one of the bedrooms has access to boutique private garden. Main bedroom (main en suite), plus two additional bedrooms sharing large bathroom. One of the bedrooms spreads onto a very large sundeck (±25sqm). Spacious main bedroom with heat shower, Jacuzzi and an enormous dressing area. A double garage, decked pool and parking space for 8 cars completes this lovely offer.Iqui odit utAccum labore dendita quatem fuga. estibusam, quaspe dolupta epreria conempo rerion nulpalum fugia num rempore conse dolupti anditio nescimagniae aut quam et eicimpo riantioreped.

Two large bedrooms with full private bathrooms, one of the bedrooms has access to boutique private garden. Main bedroom (main en suite), plus two additional bedrooms sharing large bathroom. One of the bedrooms spreads onto a very large sundeck (±25sqm).

Spacious main bedroom with heat shower, Jacuzzi and an enormous dressing area. A double garage, decked pool and parking space for 8 cars completes this lovely offer.Iqui odit utAccum labore dendita quatem fuga. Et volesciendus incto mincili ciissequi reptio eacuiatiNonsentis aute pellenihil estibusam, quaspe dolupta epreria conempo rerion nulpalum fugia num rempore conse dolupti anditio nescimagniae aut quam et eicimpo riantioreped. Two large bedrooms with full private bathrooms, one of the bedrooms has access to boutique private garden. Main

## Features:

Stand size: ± 1000sqm

Rates and taxes: ± R1000pm

Privacy

Large reception area

Large sleep accommodation(5 beds)

Parking space for up to 10 cars

Great outside entertainment area

Private gated entry

Huge kitchen and scullery

Close to major schools

Close to major shopping centres

Web Ref 123456

Agent name and surname

Agent cell number

agent email address

Agent 2 name and surname / office

Agent cell 2 number or office number









