



THIRTY KEYES

The address that the Art Mile calls home.

The newest addition to the neighbourhood's portfolio of StudioMAS-designed landmarks, and with interiors appointed by Hesse Kleinloog, Thirty Keyes is the best of art district living, designed precisely for what you need.

30 Keyes Avenue, Rosebank, Johannesburg







THIRTY KEYES

Come home to the city's most significant skyline

Perfectly positioned on what is arguably Johannesburg's most creative high street, Thirty Keyes artfully extends the neighbourhood's existing architectural profile with a building that offers residents both immediate access to the Art Mile lifestyle, as well as the sanctuary of urban courtyard living.

The official Keyes Art Mile flagship residential development, Thirty Keyes takes pride of place at the crown of the avenue after which it, and its surrounding precinct, were named. Effortlessly integrated with its art-aligned neighbours, and with a creative spirit inextricably infused in its very design, the building is poised to become an important architectural and social addition to the art district landscape.

A mere ten minute stroll from Rosebank station and its dense concentration of retailers and businesses, the Keyes Art Mile remains within comfortable reach of the best of the suburb's many amenities, while retaining an independent high street atmosphere all its own.

Across the road from a host of hand-picked galleries, bars, eateries, showrooms and shopfronts, Thirty Keyes gives its residents access to the very best of what the art district has to offer—while boasting a seamless architectural association with, and immediate access to an adjacent, highly-anticipated StudioMAS-designed art venue that's set to become a local creative landmark.

As a counterpoint to this spirit of cultural interconnectedness, the building also offers its occupants the option of retreating to its signature centralised courtyard and its landscape of rich, local vegetation. This dialogue between public and private space is at the core of Thirty Keyes' architecture, interior design and lifestyle.

Comprising an initial release of fifty-five units alongside eight-five second phase apartments, Thirty Keyes' character is entirely informed by its own community. In sympathy with the pressures of occupants' city-based lifestyle, architecture practice StudioMAS and interior studio Hesse Kleinloog have designed each apartment on extremely intimate and individual terms. These are spaces that have been intelligently optimised, tastefully detailed and holistically considered in their ability to answer the demands of modern life.

With a selection of apartments suiting a spectrum of price points and lifestyle preferences, Thirty Keyes can confidently claim its position as Johannesburg's only residence that's truly at home with the arts.

Thirty Keyes is the essence of a traditional courtyard, reimagined in a contemporary guise. It's a means for us to connect the public and the private in a way that is both poetic and practical.

PIERRE SWANEPOEL

Partner and Architect, StudioMAS Architecture and Urban Design

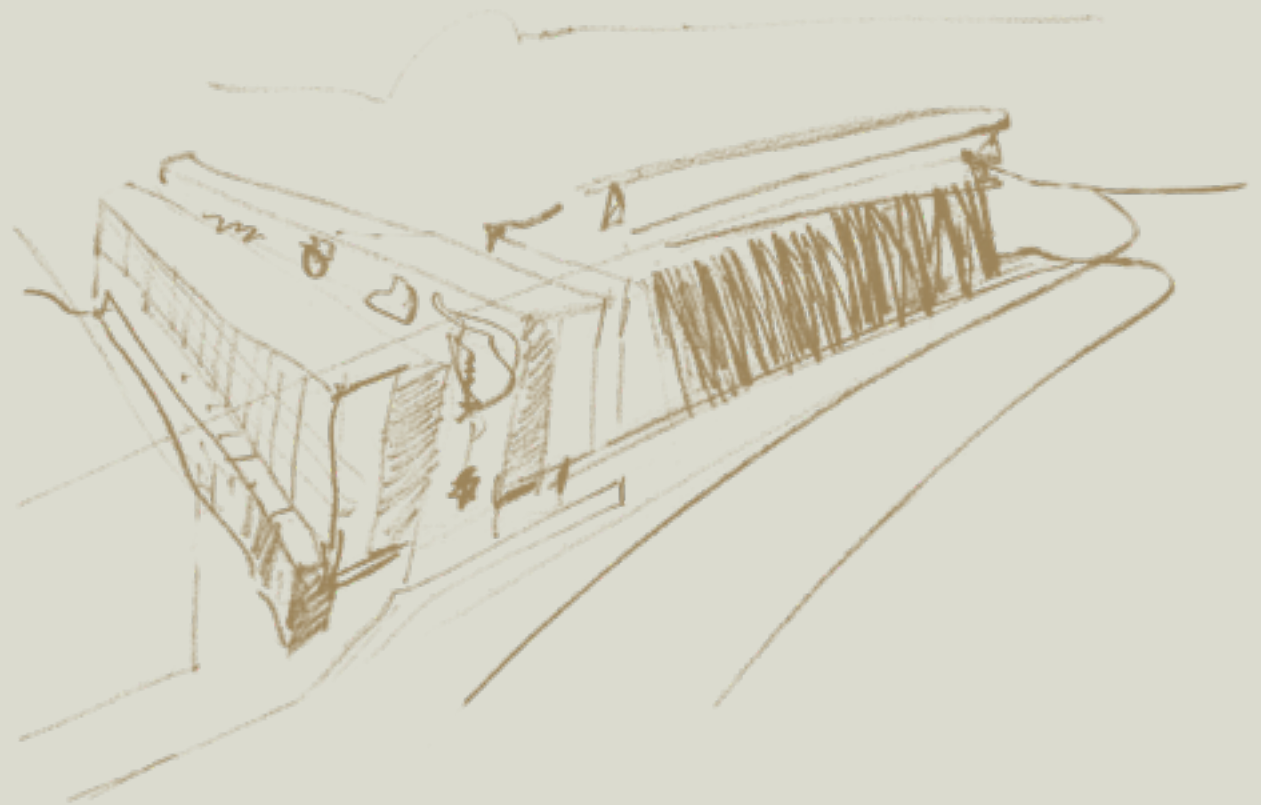






THE ARCHITECTURAL VISION

An original sketch that shaped Thirty Keyes





CONTEMPORARY COURTYARD LIVING

A natural refuge for the urban creative

Designed around a central courtyard, Thirty Keyes draws on classical precedents of open-air arcades, atria and colonnades, creating a shared space that encourages community, yet invites privacy and pause. Planted with indigenous highveld grasses, shrubs and perennials, its gardens offer residents a lush yet sustainable retreat.

In defining a design language for Thirty Keyes, preeminent architectural and urban design practice StudioMAS has sought to incorporate the principles of courtyard typology, as a means of merging public and private space.

Pierre Swanepoel, the firm's founder and principal architect, has specifically drawn on historical precedents such as the Uffizi Gallery's iconic Italian Renaissance *cortile* as well as Johannesburg's own early 20th Century masterpiece Whitehall Court, in developing the conceptual basis of this contemporary Art Mile counterpart.

While not strictly framed as courtyard architecture, Swanepoel has also invoked the proportions of a typical Amsterdam city block in the design of Thirty Keyes, using similar dimensions to arrive at a space that encourages community and engages residents on a human scale.

Serving both social gathering and personal reflection, the courtyard has maintained universal appeal and enduring relevance over centuries and across cultures and climates.

Offering privacy, security, natural illumination, ventilation, thermal regulation and spatial circulation, the courtyard remains unchallenged in its ability to seamlessly span interior and exterior settings. Sheltered from the elements, the courtyard unconsciously invites an intimate relationship with nature—in respect of which Thirty Keyes is no exception.

A key feature of the Thirty Keyes courtyard is the signature inventory of endemic Witwatersrand flora selected by landscape designer studio Fieldworks. By introducing species such as *Melinis Nerviglumis*, *Scabiosa Colombaria* and *Kniphofia Ensifolia* into its landscaping programme, Fieldworks intends to re-establish local vegetation that would have occurred naturally in the highveld region prior to modern suburban development.

This focus on sustainable gardening not only forms an important extension of the building's larger environmental agenda and its objective to optimise management of its resources, but also serves as a celebration of the often-overlooked wild beauty of our shared natural heritage.

THE COURTYARD INTERIOR

*Thirty Keyes' central courtyard setting,
landscaped with rich, indigenous vegetation.*



Thirty Keyes is the best of global living, transformed by an unmistakable Joburg vernacular. It's a place that encompasses what the Art Mile is all about—convenience, old school values, significant architecture, well-considered design and good art.

ANTON TALJAARD

Co-Founder and Director, Tomorrow Co.





THE PEOPLE BEHIND THE PROJECT

A shared vision for a new way of living

Thirty Keyes is the collaborative product of a partnership between developers, architects and designers with a common ambition to create a new standard in urban residential living.

Tomorrow Co

Founded in 2010 by Anton Taljaard, Derek White and Estelle van Kerckhoven, Tomorrow Co is an creatively-minded, entrepreneurially-spirited investment and development company focused on making original ideas as culturally rewarding as they are commercially viable.

With a specific strategic focus on precinct development, Tomorrow Co has served as the driving force behind the establishment of Rosebank's Keyes Art Mile, with Thirty Keyes being the most recent addition to their expanding portfolio of residential, retail, restaurant, hospitality, and cultural properties.

With its founders' personal interest in, and commitment to art, Tomorrow Co's endeavours are intrinsically informed by a desire to cultivate connections between architecture, design, art and their respective audiences—an ambition that has given rise to an ongoing relationship with StudioMAS Architects, and the design of some of Johannesburg's newest landmarks.

StudioMAS

Having obtained his Masters in Urban Design at Oxford Brookes University in the UK, Pierre Swanepoel founded StudioMAS Architecture and Urban Design in 2000, with the objective of developing an architectural legacy informed by design ingenuity and the desire to challenge existing and outdated paradigms.

In partnership with Boni Makwe and Sean Mahoney, Swanepoel has been responsible for some of South Africa's most critically-acclaimed and now-iconic landmarks, including Courtyards on Oxford (2005), the Biovac and NICD laboratories (2006/7), Circa on Jellicoe (2009), the Keyes Avenue Precinct (2015) and the City of Johannesburg Council Chamber (2017).

The firm's output is guided by a deep commitment to sustainability, where the building's influence on the total environment—including its occupants, ecological context, and existing communities and surroundings—is taken into acute consideration.



Hesse Kleinloog

Interior design practice Hesse Kleinloog was established in 2016 by Andrea Kleinloog and Megan Hesse, having jointly directed local product design studio Anatomy Design since 2009, and receiving Design Indaba's prestigious Most Beautiful Object in South Africa award for their iconic Lab Light in 2010.

With the concurrent expansion of both interior and product design wings, and each division's respective increase in capacity and degree of specialisation, Hesse and Kleinloog separated their product and service offerings after seven years of consolidated operation. While Anatomy Design continues their tradition of designing modern day heirlooms, Hesse Kleinloog focuses on individualised interior solutions, boasting clients ranging from Syspro and Sasfin to Nando's and Design Joburg.

As the Thirty Keyes interior partner, Hesse Kleinloog brings a subtle yet robust aesthetic to its internal language, as well as to its selection of finishes and fittings—creating a palette that is both distinctive, yet able to support the personal tastes of its eventual occupants.

Fieldworks

As a multidisciplinary design firm focused on sustainable urban living solutions, Fieldworks' landscape and urban design division demonstrates a deep understanding of the relationship between people and the environment—making them an obvious choice to serve as the Keyes Art Mile landscape design partner.

A dynamic studio led by a team of young architects, Fieldworks' research-based approach and passion for meaningful landscape interventions strongly resonates with Tomorrow Co's vision to establish Keyes Art Mile as a site saturated with locally indigenous vegetation. This shared interest in re-establishing regional plant species that would have originally occurred along the Witwatersrand gold reef prior to suburban settlement, is already manifested in the Keyes Avenue Veld Wall and planting programmes around the Trumpet building.

As the precinct's primary proponent of this ecological agenda, Thirty Keyes is sustainable living that places Johannesburg's precious natural resources front and centre.



SIGNATURE SERVICES

Built-in benefits, designed to make the difference

Thirty Keyes has been shaped in consideration of a modern, always-on mindset, and the urban realities of its city setting—from security and smart access control, to dedicated concierge support and high speed connectivity.

Concierge service

Thirty Keyes has been designed with the entrepreneurial Johannesburg urbanite in mind, including needs arising from a lifestyle that is increasingly strapped for time. In response to these considerations, your residency includes dedicated access to a 24 hour concierge service, assigned to assist you with making restaurant reservations, booking housekeeping appointments, facilitating deliveries or even checking in guests on your behalf.

Integrated neighbourhood security

Engineered to be embedded in the Keyes Art Mile precinct, Thirty Keyes offers the benefits of streamlined, neighbourhood-wide security services—ensuring that your stroll to have dinner goes unhindered, and your Pantry Market morning haul gets underway without needing to give personal safety a second thought. With surveillance cameras installed throughout the Mile, and an exclusive safe-walk service that provides additional protection on your walk home, you're assured of security support when and where you need it.

Fibre-ready

In the always-on era of plug-and-play, one's home is expected to make ultimate provision for instant access, whether for personal pursuits or to facilitate out-of-office productivity. With a dedicated high-speed fibre point installed before you even take occupation, Thirty Keyes has been built with connectivity at its core. Simply set up your account with a preferred service provider, or have our concierge make the necessary arrangements for you.

Backup water and power supply

With national and municipal electricity cuts and water breaks an increasingly common reality for today's metropolises, Thirty Keyes is fully prepared for potential outages, with backup power and an uninterrupted water supply to keep its community comfortable and connected. Entrepreneurs and those who work remotely can now plan their calendar knowing their productive streak won't get cut short, while nine-to-fivers can look forward to an undisturbed session of streaming their favourite series as soon as they're home.



Public parking facilities

In addition to the single, on-site parking bay included in the purchase of every apartment, Thirty Keyes offers unprecedented capacity for supplementary tenant and guest vehicles, by way of a 250+ bay public parking facility that is conveniently and safely situated adjacent to the building. Large gatherings, unexpected overnight visitors and short- or long-term guest stays are easily accommodated without the need for prior booking or fear of resorting to on-street parking.

Car wash and valet

With a dedicated car wash and valet service permanently stationed in Thirty Keyes' very own parking garage, enjoying a spotless ride has never been more convenient. Available for ad-hoc bookings or pre-arranged on a weekly basis via our concierge desk, you can look forward to on-demand car cleaning as you arrive home from work or whilst out for a Saturday morning brunch, knowing you need only settle the bill along with your monthly levy statement.

Optional smart-lock remote access control

When you're on the move or out of town, arranging entry to your home for housekeeping, deliveries or guests should be a simple, stress-free experience. With an optional smart-lock system that lets you control your apartment's front door from anywhere, leaving keys with neighbours or under a doormat is a thing of the past. Receive instant alerts on who's coming and going while you're traveling, in a meeting or making your apartment available for short-term stays from a distance.

Preferential MESH Club membership

A co-working hub, meeting venue, networking platform, event space, cocktail bar and restaurant, MESH is where entrepreneurial young guns and established business moguls mingle for both work and play. Africa's first curated members club, MESH aims to foster a community of like-minded leaders across the continent in an inspired, art-infused interior setting. As a Thirty Keyes resident, MESH invites you to enjoy exclusive preferential rates on membership.

The Keyes Art Mile. Where Oltmann
meets rye boulevardier, night strolls meet
Modisakeng and morning markets meet
Motèl Mari.



MEET THE NEIGHBOURS

*A curated collection of the city's best
retailers is just a step away from home.*

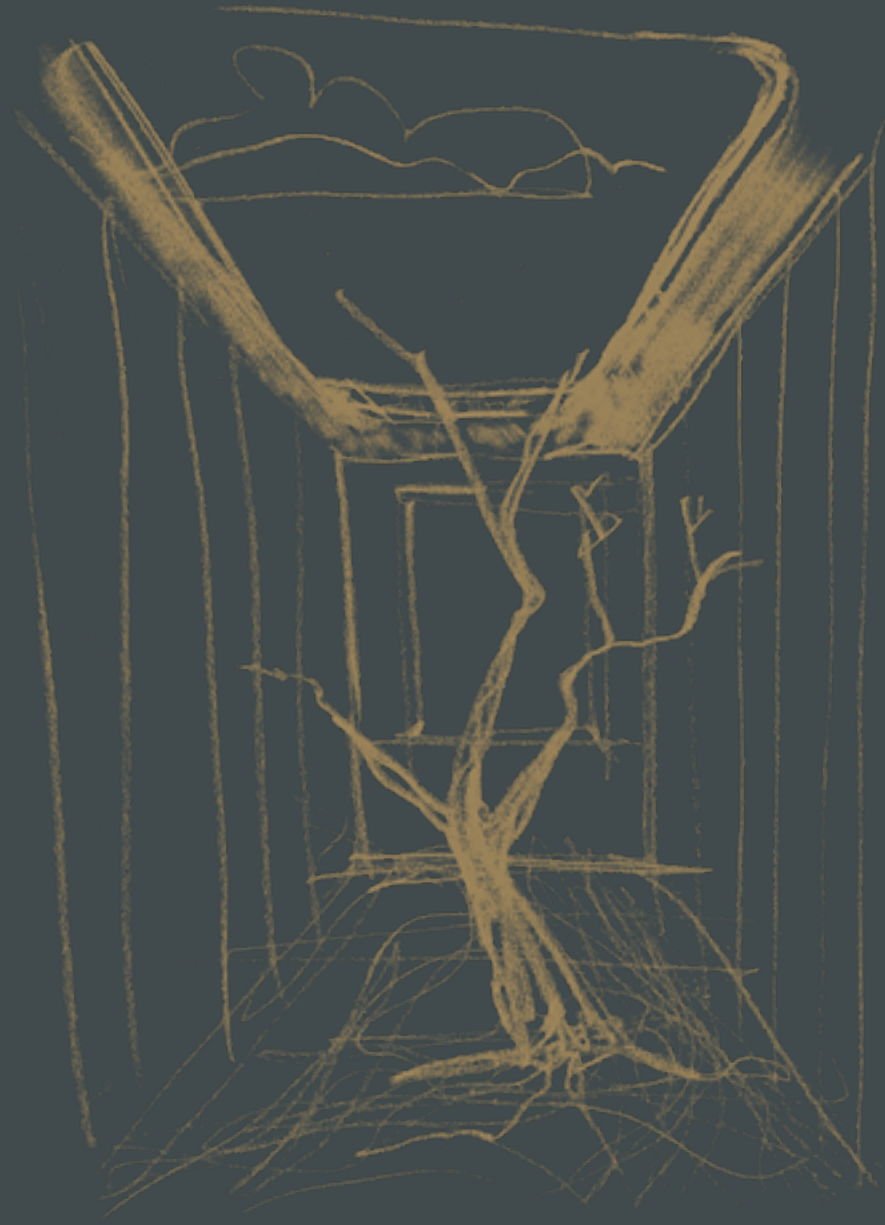




EVERARD READ
EST. 1912

Footprint to be
included as line drawing
in this area - Studio MAS to provide







THE NEIGHBOURHOOD

Intelligent, tasteful living on the doorstep of the art district

Thirty Keyes takes its place alongside a collection of galleries, exhibition and event spaces, showrooms, boutiques and eateries serving a community of creative entrepreneurs, design-minded tastemakers and art lovers alike.

Johannesburg's youngest and undoubtedly most inviting precinct, the Keyes Art Mile comes packed with serious cultural credentials. Aligned with the arts from the outset, the Mile has been designed as a curated, creative destination that effortlessly merges modern and contemporary art, leading local and international design, category-defying cuisine and an ever-evolving programme of exhibitions, events and entertainment.

The Art Mile was born from the area's highly regarded and long-established arts heritage—most notably the hundred-year old Everard Read Gallery and its contemporary Circa Gallery counterpart—with the view of extending its reach through galleries such as internationally acclaimed SMAC Gallery and cutting edge newcomer TWRW Gallery.

In fulfilling this vision, the Keyes Art Mile has assembled a considered set of tenants specialising in fine art, furniture and fashion, complemented by a spectrum of restaurant options ranging from fast food to fine dining, and housed within an iconic architectural setting.

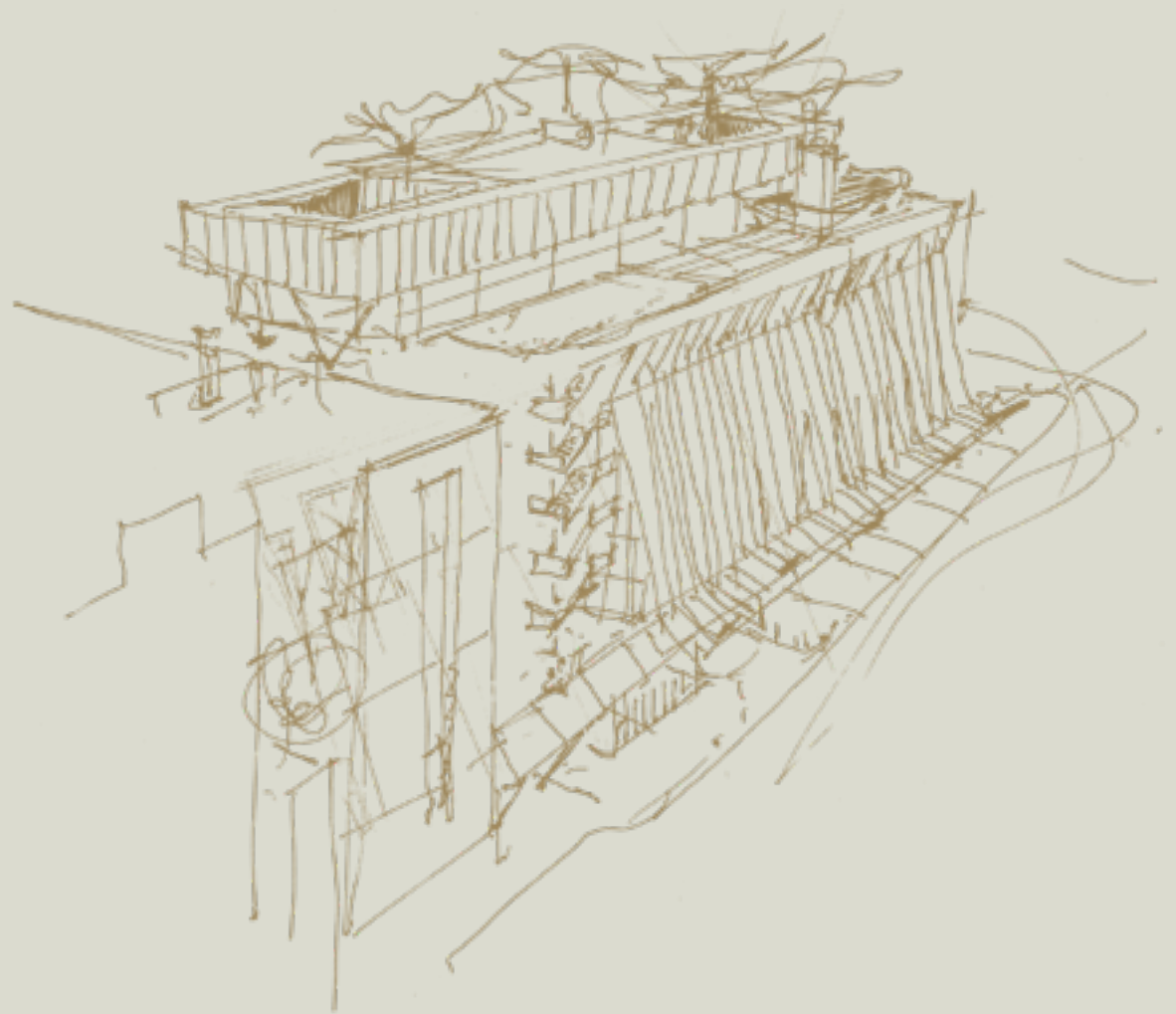
With its ongoing improvement of, and investment in public space, the Art Mile—under guidance of StudioMAS as urban design partner and Fieldworks as landscape design consultant—has seen to the paving of roadways, widening of pavements and the planting of indigenous trees along its titular avenue, flanked by a vertical greenwall of grass and bulb species endemic to the highveld area.

Expanding on its creatively-centered agenda, the Art Mile is set to introduce another StudioMAS-designed cultural icon to the neighbourhood in approaching months. A soon-to-be landmark structure, the as-yet unnamed development is intended to serve as a large-scale, multifaceted venue for art in all its forms, and a distinctive destination for both local and global audiences.

The architectural companion piece to this forthcoming cultural beacon, Thirty Keyes is naturally primed to partake of its creative spirit, with residents enjoying direct access to its facilities, preferential entry concessions and an intimate association with its offering.



ARCHITECTURAL SKETCH FOR
ADJOINING ART VENUE



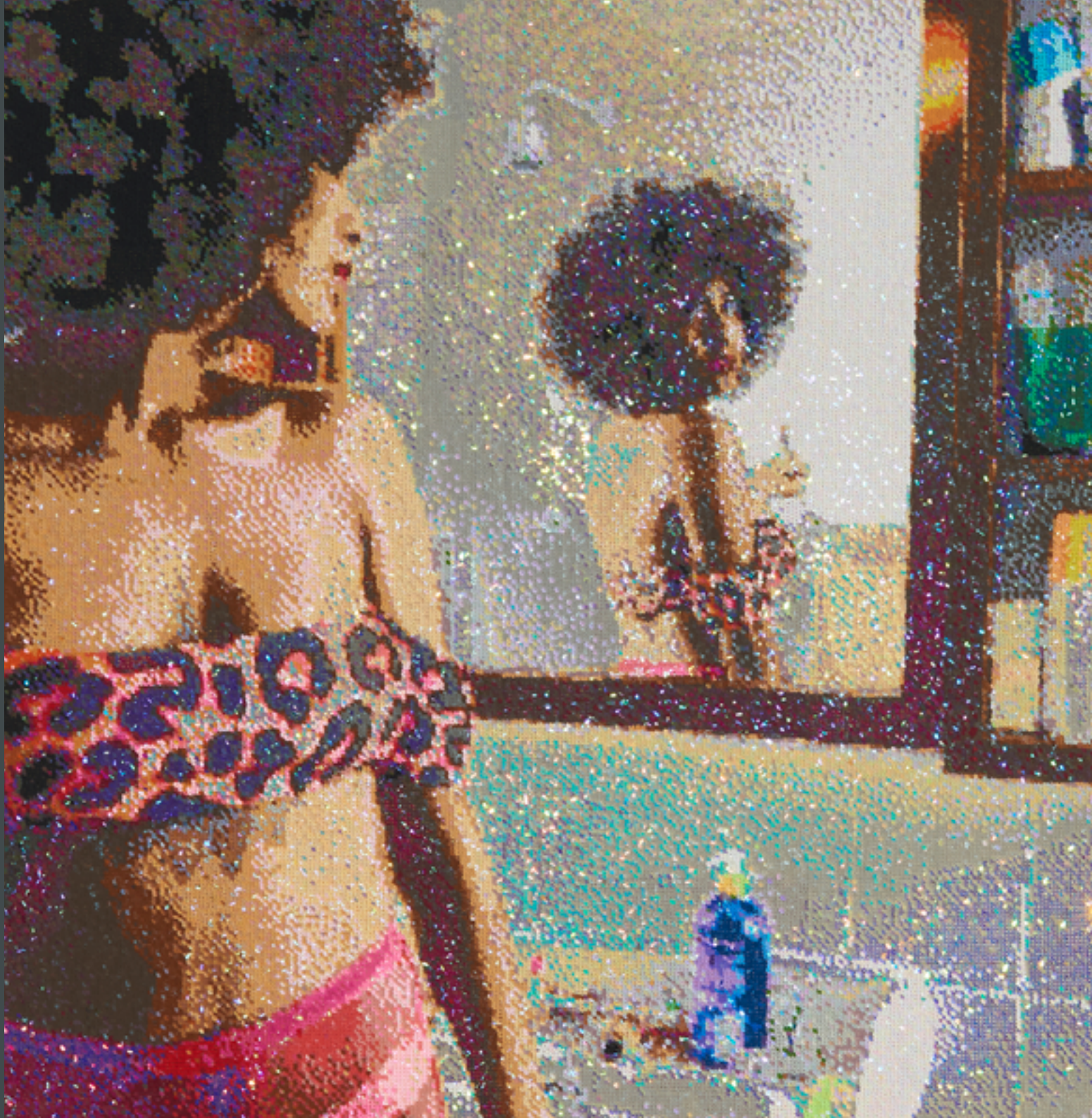
THE NEIGHBOURHOOD

Art

The undeniable epicenter of Joburg's prolific, challenging and ever-evolving art scene, Keyes Art Mile plays host to both the city's most established galleries, as well as its defiant young contenders.

*Frances Goodman,
Romancing the Mirror (detail), 2018.
Hand-stitched sequins on canvas, 146 x 109cm*

Image courtesy of SMAC Gallery





THE NEIGHBOURHOOD

Architecture

Home to some of Johannesburg's most iconic landmarks, the Art Mile remains a hotbed for architectural innovation, most notably StudioMAS-designed Circa Gallery and The Trumpet.

Charles Johnstone, Circa Gallery, 2018
Image courtesy of Circa Gallery

THE NEIGHBOURHOOD

Events

Social to its soul, the Art Mile thrives on a series of signature events that brings Johannesburg's creative community out to play—from organic citrus, charcuterie and small-batch honey at The Pantry Market, to Art and Design Saturday's curated cultural programmes, to food carts and fresh beats every First Thursday.





THE NEIGHBOURHOOD

Eateries

A gastronome's playground, the Keyes Art Mile satisfies every taste, from the award-winning, wood-fired culinary theatre of David Higgs' Marble Restaurant, to crowd-pleasing cheeseburgers, fries and frozen custard at BGR, to killer Asian fusion courtesy of Momo Kuro.

THE NEIGHBOURHOOD

Stores and showrooms

Home to Johannesburg's most design-minded boutiques—from Shelflife's freshest kicks to Kartell's catalogue of iconic furniture pieces, the Art Mile boasts a curated selection of retailers that begs for post-brunch browsing.





EXCLUSIVE RESIDENTS' CONCESSIONS

Access to the best of what the block has to offer

Fully integrated with the neighbourhood, Thirty Keyes enjoys the unique position of offering its residents exclusive Art Mile perks and preferential services.

Laundry, dry cleaning and tailoring

Stepping out looking your best has never been more effortless, with laundry, dry-cleaning, mending, pressing, tailoring and shoe shine services right on Thirty Keyes' doorstep. Conveniently positioned at retail level, within easy residential reach, we've partnered with a clothing care specialist to ensure your wardrobe is always on point. Simply drop your load of laundry off on your way out, or alternatively arrange for delivery and collection with our concierge at the front desk.

Housekeeping services

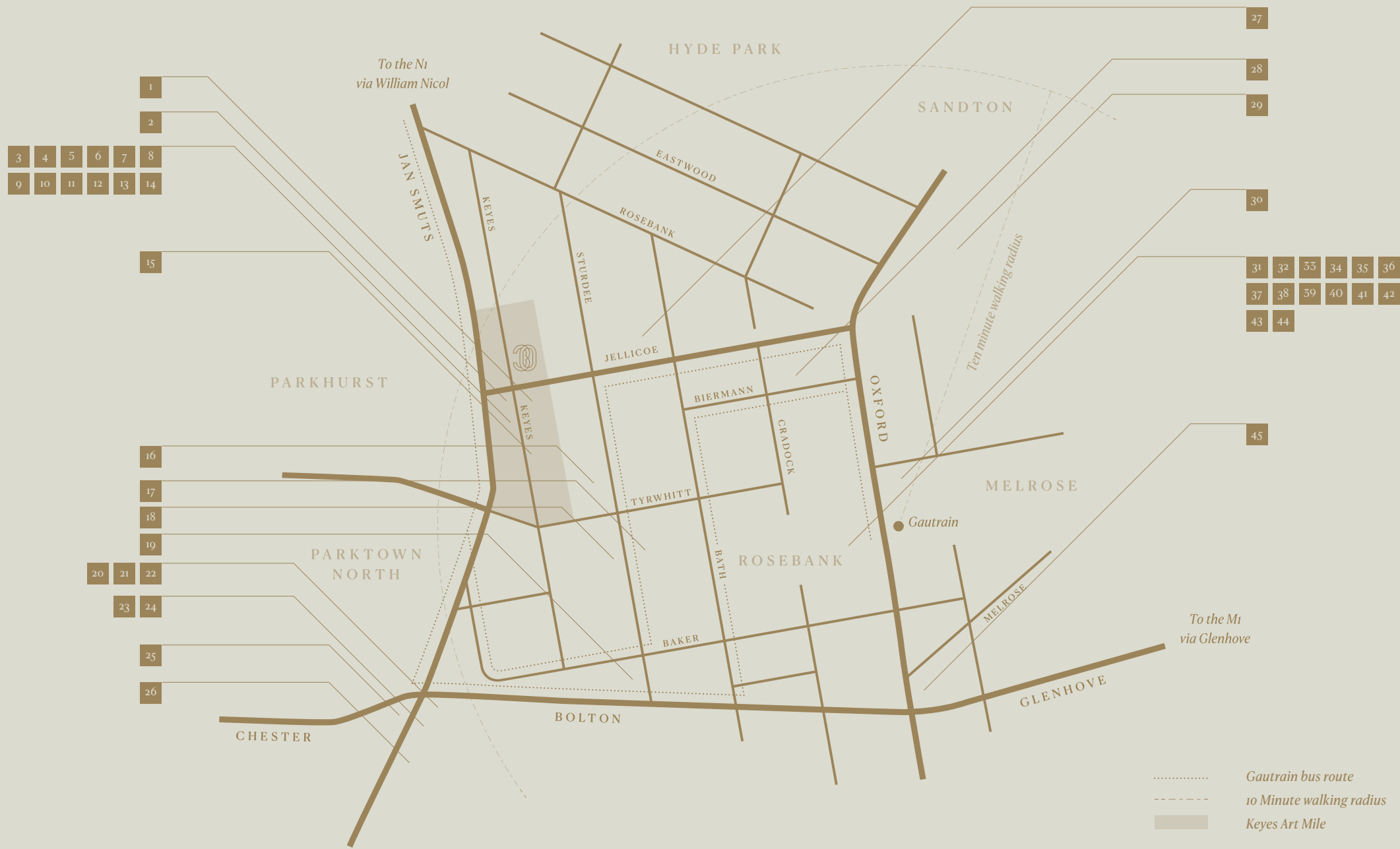
Have your apartment serviced on a daily, weekly or ad hoc basis, with a selection of high-end housekeeping services on offer by our preferred home care partner. Fully outsourced, the struggles of permanently domestic employment are no longer, with a highly experienced and efficiently managed team taking care of your cleaning on a pre-booked hourly basis. Used in conjunction with smart lock access control, your apartment can be managed remotely on much the same lines as a hotel suite.

Convenient catering, groceries and floral deliveries

With immediate access to catering by the best of the precinct's portfolio of cafés and restaurants, Thirty Keyes takes ordering in to new levels of privacy and comfort. Paired with year-round precinct promotions exclusively available to residents, Thirty Keyes leaves little to be desired in venturing further afield than your own front door. From fresh floral arrangements to stocking up on your complement of everyday essentials, Thirty Keyes facilitates access to the things that turn your apartment into a home.

Uninterrupted access to adjoining arts development

One of Thirty Keyes' most defining features is its direct association with a forthcoming adjoining art venue development, designed by StudioMAS to integrate with its master plan for the precinct, as well as complement the Art Mile's existing architectural language. Intimately allied with Thirty Keyes, the adjacent space is directly connected to the residence's uppermost level by way of an aerial esplanade, while its piazza-like public concourse seamlessly extends from Thirty Keyes' studio and showroom spaces.



..... Gautrain bus route
----- 10 Minute walking radius
Keyes Art Mile



Galleries

1	Everard Read
2	Circa Gallery
3	SMAC Gallery
4	TMRW Gallery
25	Goodman Gallery
26	David Krut Projects

Showrooms and Specialist Services

10	MESH Club
11	Anatomy Design
12	True Design
13	Okapi
14	Shelflife

Fitness

28	Virgin Active
39	Planet Fitness
40	Viva Gym

Eateries, Coffee Shops and Bars

5	Marble
6	Momo Kuro
7	Afrikoa
8	BGR
9	Mix
19	Motherland Coffee
20	Bolton Road Collection
21	Coalition Pizza
22	Sin and Tax
23	Saigon Suzy
24	A Streetbar Named Desire
41	Tashas
42	Father Coffee
43	Kauai
44	Pizza e Vino

Groceries

31	Woolworths
32	Liquor Store
33	Clicks / Dischem

Schools

15	St Teresa's School
27	Rosebank Primary
29	Pridwin Preparatory School
30	Kingsmead College

Financial, Admin and Convenience

34	FNB / ABSA / Standard Bank / Nedbank
35	Post Office
36	PostNet
37	MTN / Cell C / Vodacom / Telkom
38	Foreign Exchange
45	Engen

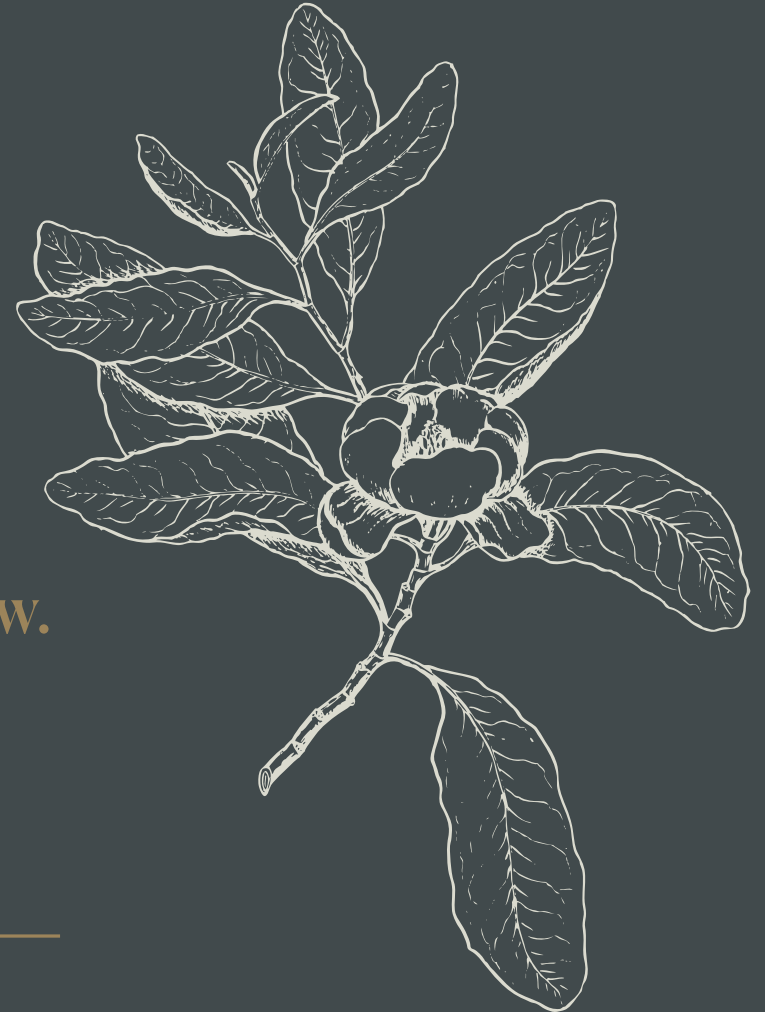
Health and Safety

16	SAPS Rosebank
17	Netcare Rosebank Hospital
18	Rosebank Medical and Dental Centre

Above all, the interiors have been designed to respond to the everyday realities of living now. These are spaces intended to invite sanctuary, creativity and community.

ANDREA KLEINLOOG

Partner and Interior Designer, Hesse Kleinloog





INTERIOR APPOINTMENT

Design that reflects the tastes and habits of the city connoisseur

Designed around the exacting lifestyle demands and aesthetic inclinations of those who will occupy them, Thirty Keyes' interiors are graceful, function-friendly and primed for personal expression.

With an exacting internal architecture scheme developed by StudioMAS, and incomparable spatial design and detailing undertaken by Hesse Kleinloog, the Thirty Keyes residential experience is undoubtedly underscored by its interior programme. Thoroughly considerate of the practicalities of daily life, each apartment is intelligently utilitarian, without sacrificing on comfort, quality or character.

Storage space has been optimised to accommodate a full complement of laundry and cleaning equipment, a generous supply of pantry items, ample room for kitchen appliances, as well as integrated recycling facilities—all while boasting capacity for a dishwasher, washing machine and tumble dryer. Similarly, each master bedroom has been engineered to allow for both a sizeable wardrobe, as well as a king sized bed.

The elongated architectural proportions of each apartment are echoed in understated linear detailing applied throughout the interiors—from the full-height sliver window illuminating the vertically-tiled en-suite washroom, to the slender aluminium door handles edging the bedroom's built-in

cupboards, to the slatted, solid oak balustrades flanking the stairway, designed to facilitate both illumination and privacy. To offset this distinctive graphic motif, while simultaneously promoting a sense warmth and intimacy, Hesse Kleinloog have introduced a layered palette of textures into the interior scheme by way of tactile finishes and rich materials, ranging from exposed concrete and subtly textured paint, to lustrous stone countertops and selective timber cladding.

Taking pride of place in the integrated kitchen and dining area, a mitred-edge Caesarstone® island creates a distinctive, almost weightless impression beneath a bronze-clad extractor unit and gas-powered stove.

Reminiscent of a high-end hotel suite, Thirty Keyes' bathrooms are crisp, clean-lined and completed with delicately finished sanitaryware, dark grey polished titanium fixtures, sleek mirror cabinets and surface-mounted downlights, while inline geysers ensure the instant provision of hot water. Adjoining master and guest bedroom floors are fitted with Belgotex™ innovative Softology carpeting for a plush underfoot feel.

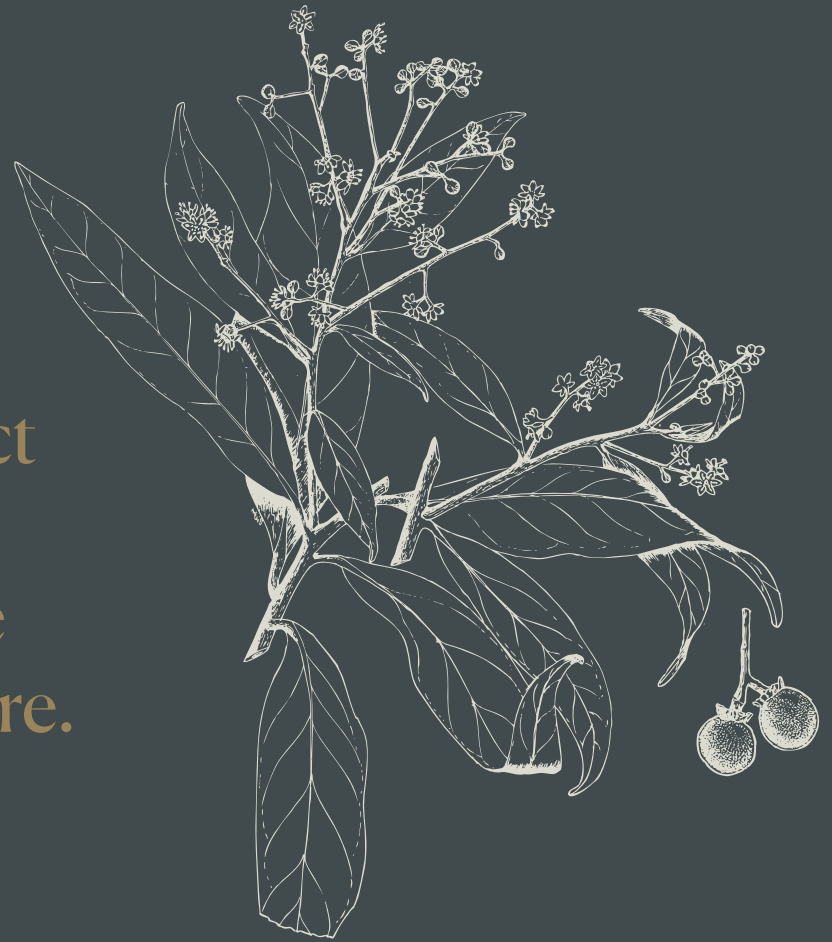


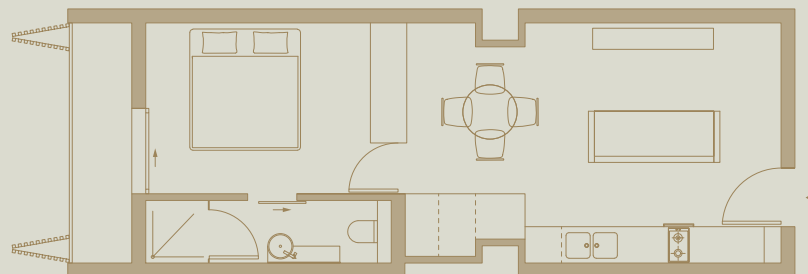






The Thirty Keyes portfolio has been designed around a range of lifestyle and budget considerations—from the compact master bedroom unit for the discerning individual, to the double-level plan for the couple practicing their hand at horticulture.





ACQUISITION SCHEDULE

Solo Series

A series of single-level master bedroom apartments, paired with a balcony.

Apartment 201

<i>Entrance</i>	Level 2
<i>Size</i>	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
<i>Parking</i>	1

Apartment 202

<i>Entrance</i>	Level 2
<i>Size</i>	Floor Area of 49 m ² Balcony of 5 m ² Total Area of 54 m ²
<i>Parking</i>	1

Apartment 301

<i>Entrance</i>	Level 3
<i>Size</i>	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
<i>Parking</i>	1

Apartment 302

<i>Entrance</i>	Level 3
<i>Size</i>	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
<i>Parking</i>	1



ACQUISITION SCHEDULE

Solo Series

A series of single-level master bedroom apartments, paired with a balcony.

Apartment 309

Entrance	Level 3
Size	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
Parking	1

Apartment 311

Entrance	Level 3
Size	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
Parking	1

Apartment 310

Entrance	Level 3
Size	Floor Area of 49 m ² Balcony of - m ² Total Area of 49 m ²
Parking	1

Apartment 401

Entrance	Level 4
Size	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
Parking	1



ACQUISITION SCHEDULE

Solo Series

A series of single-level master bedroom apartments, paired with a balcony.

Apartment 402

Entrance	Level 4
Size	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
Parking	1

Apartment 410

Entrance	Level 4
Size	Floor Area of 49 m ² Balcony of - m ² Total Area of 49 m ²
Parking	1

Apartment 409

Entrance	Level 4
Size	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
Parking	1

Apartment 411

Entrance	Level 4
Size	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
Parking	1



ACQUISITION SCHEDULE

Solo Series

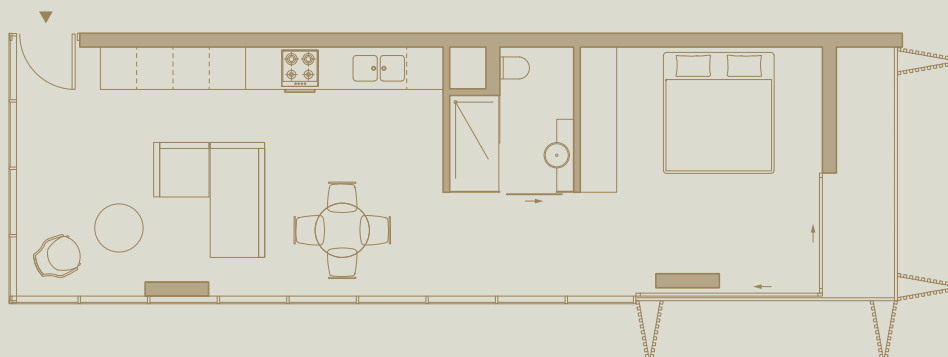
A series of single-level master bedroom apartments, paired with a balcony.

Apartment 501

<i>Entrance</i>	Level 5
<i>Size</i>	Floor Area of 42 m ² Balcony of 5 m ² Total Area of 47 m ²
<i>Parking</i>	1

Apartment 601

<i>Entrance</i>	Level 6
<i>Size</i>	Floor Area of 44 m ² Balcony of 5 m ² Total Area of 49 m ²
<i>Parking</i>	1



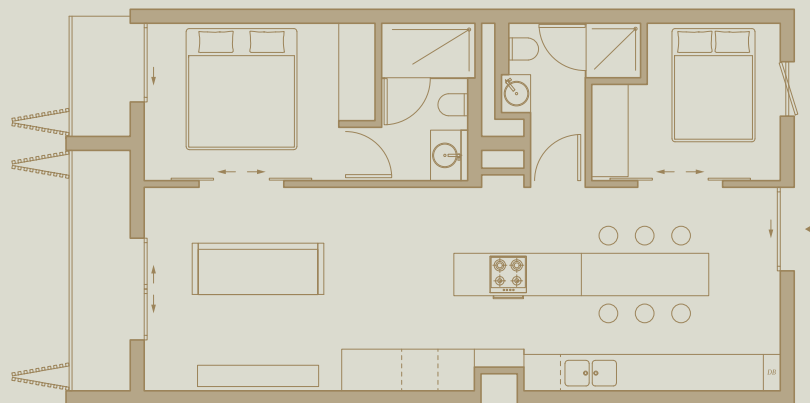
ACQUISITION SCHEDULE

Solo Series

A series of single-level master bedroom apartments, paired with a balcony.

Apartment 203

<i>Entrance</i>	Level 2
<i>Size</i>	Floor Area of 57 m ² Balcony of 5 m ² Total Area of 62 m ²
<i>Parking</i>	1



ACQUISITION SCHEDULE

Demi Series

A series of single-level master bedroom apartments, paired with either a library room or guest bedroom, and a balcony.

Apartment 303

Entrance	Level 3
Size	Floor Area of 66 m ² Balcony of 8 m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay

Apartment 307

Entrance	Level 3
Size	Floor Area of 66 m ² Balcony of 8 m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay

Apartment 304

Entrance	Level 3
Size	Floor Area of 66 m ² Balcony of 8 m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay

Apartment 308

Entrance	Level 3
Size	Floor Area of 66 m ² Balcony of 8 m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay



ACQUISITION SCHEDULE

Demi Series

A series of single-level master bedroom apartments, paired with either a library room or guest bedroom, and a balcony.

Apartment 403

Entrance	Level 4
Size	Floor Area of 66 m ² Balcony of 8 m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay

Apartment 407

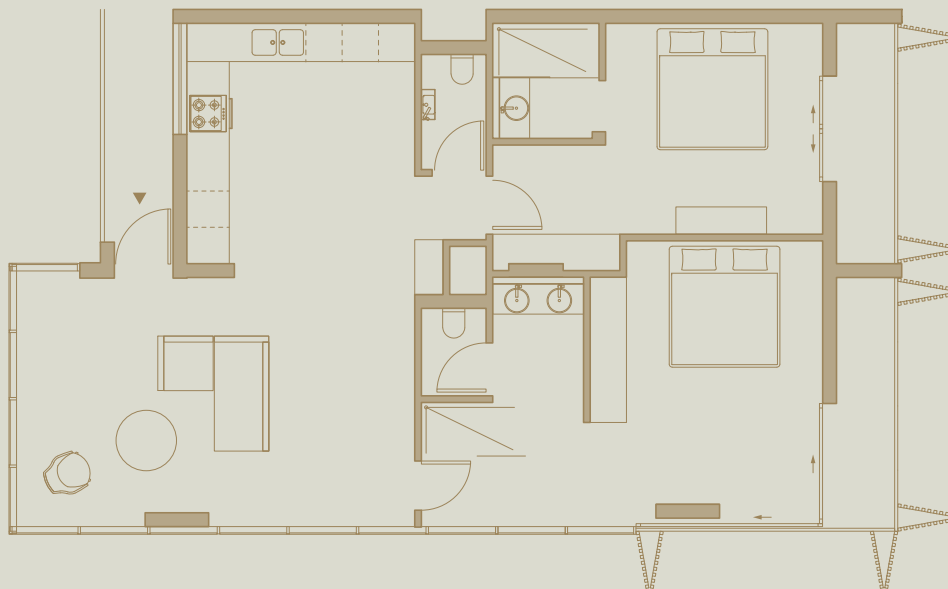
Entrance	Level 4
Size	Floor Area of 74 m ² Balcony of - m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay

Apartment 404

Entrance	Level 4
Size	Floor Area of 66 m ² Balcony of 8 m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay

Apartment 408

Entrance	Level 4
Size	Floor Area of 66 m ² Balcony of 8 m ² Total Area of 74 m ²
Parking	1, with option to buy additional bay



ACQUISITION SCHEDULE

Demi Series *Plus*

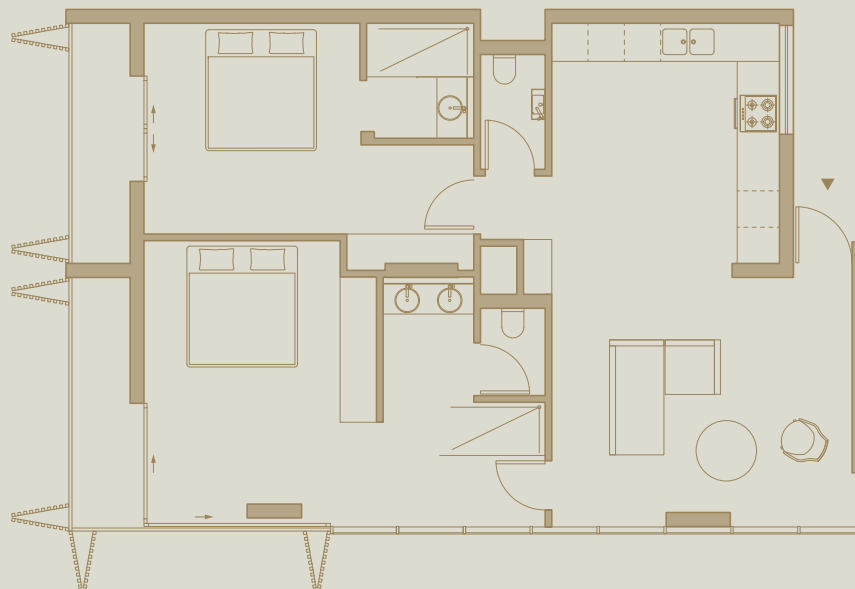
A series of single-level master bedroom apartments, paired with a spacious second bedroom and a balcony.

Apartment 305

<i>Entrance</i>	Level 3
<i>Size</i>	Floor Area of 101 m ² Balcony of 11 m ² Total Area of 112 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 405

<i>Entrance</i>	Level 4
<i>Size</i>	Floor Area of 101 m ² Balcony of 11 m ² Total Area of 112 m ²
<i>Parking</i>	1, with option to buy additional bay



ACQUISITION SCHEDULE

Demi Series Plus

A series of single-level master bedroom apartments, paired with a spacious second bedroom and a balcony.

Apartment 306

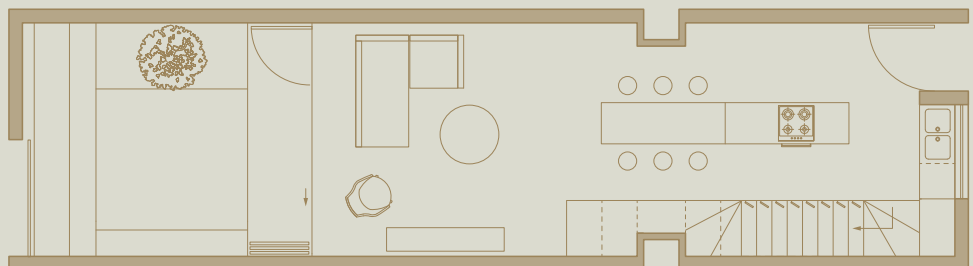
Entrance	Level 3
Size	Floor Area of 94 m ² Balcony of 11 m ² Total Area of 105 m ²
Parking	1, with option to buy additional bay

Apartment 406

Entrance	Level 4
Size	Floor Area of 94 m ² Balcony of 11 m ² Total Area of 105 m ²
Parking	1, with option to buy additional bay



Lower Floor



ACQUISITION SCHEDULE

Duo Series Courtyard

A series of two bedroom, double-level apartments, with direct courtyard access.

Apartment 107

<i>Entrance</i>	Concourse
<i>Size</i>	Lower Floor Area of 46 m ² Upper Floor Area of 49 m ² Balcony of 3 m ² Courtyard Garden of 21 m ² Total Area of 119 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 108

<i>Entrance</i>	Concourse
<i>Size</i>	Lower Floor Area of 46 m ² Upper Floor Area of 49 m ² Balcony of 3 m ² Courtyard Garden of 21 m ² Total Area of 119 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 109

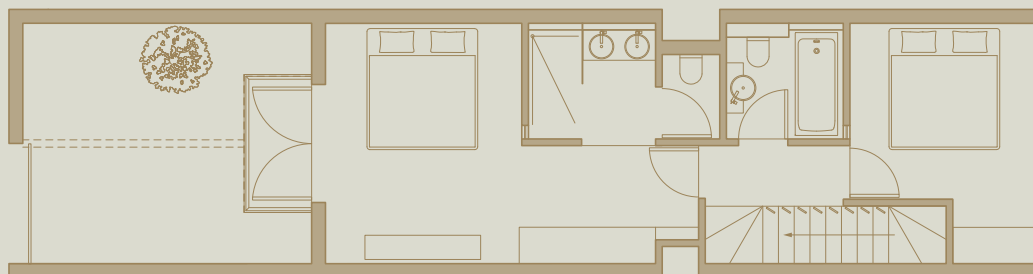
<i>Entrance</i>	Concourse
<i>Size</i>	Lower Floor Area of 46 m ² Upper Floor Area of 49 m ² Balcony of 3 m ² Courtyard Garden of 21 m ² Total Area of 119 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 110

<i>Entrance</i>	Concourse
<i>Size</i>	Lower Floor Area of 46 m ² Upper Floor Area of 49 m ² Balcony of 3 m ² Courtyard Garden of 21 m ² Total Area of 119 m ²
<i>Parking</i>	1, with option to buy additional bay



Upper Floor



ACQUISITION SCHEDULE

Duo Series Courtyard

A series of two bedroom, double-level apartments, with direct courtyard access.

Apartment 111

<i>Entrance</i>	Concourse
<i>Size</i>	Lower Floor Area of 46 m ² Upper Floor Area of 49 m ² Balcony of 3 m ² Courtyard Garden of 21 m ² Total Area of 119 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 113

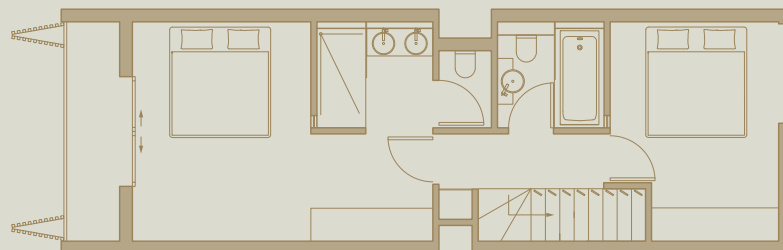
<i>Entrance</i>	Concourse
<i>Size</i>	Lower Floor Area of 46 m ² Upper Floor Area of 49 m ² Balcony of 3 m ² Courtyard Garden of 21 m ² Total Area of 119 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 112

<i>Entrance</i>	Concourse
<i>Size</i>	Lower Floor Area of 46 m ² Upper Floor Area of 49 m ² Balcony of 3 m ² Courtyard Garden of 21 m ² Total Area of 119 m ²
<i>Parking</i>	1, with option to buy additional bay



Lower Floor



ACQUISITION SCHEDULE

Duo Series Roof Garden

A series of two bedroom, double-level apartments, paired with a balcony and private roof garden.

Apartment 602

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 603

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 604

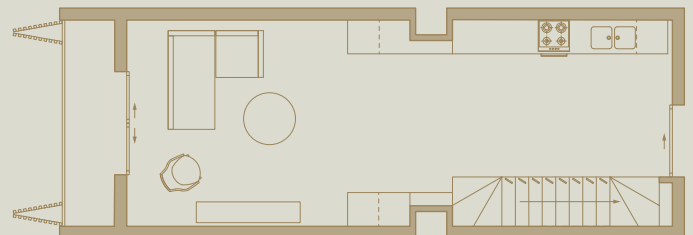
<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 605

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay



Upper Floor



ACQUISITION SCHEDULE

Duo Series Roof Garden

A series of two bedroom, double-level apartments, paired with a balcony and private roof garden.

Apartment 606

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 610

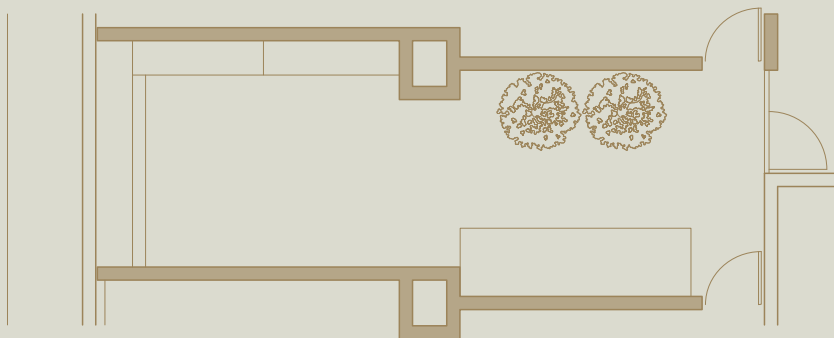
<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 607

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay



Roof Garden



ACQUISITION SCHEDULE

Duo Series Roof Garden

A series of two bedroom, double-level apartments, paired with a balcony and private roof garden.

Apartment 611

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 612

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
<i>Parking</i>	1, with option to buy additional bay

Apartment 613

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 54 m ² Upper Floor Area of 50 m ² Balcony of - m ² Roof Garden of 49 m ² Total Area of 153 m ²
<i>Parking</i>	1, with option to buy additional bay



ACQUISITION SCHEDULE

Duo Series
Roof Garden

A series of two bedroom, double-level apartments, paired with a balcony and private roof garden.

Apartment 614

Entrance	Level 6
Size	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
Parking	1, with option to buy additional bay

Apartment 616

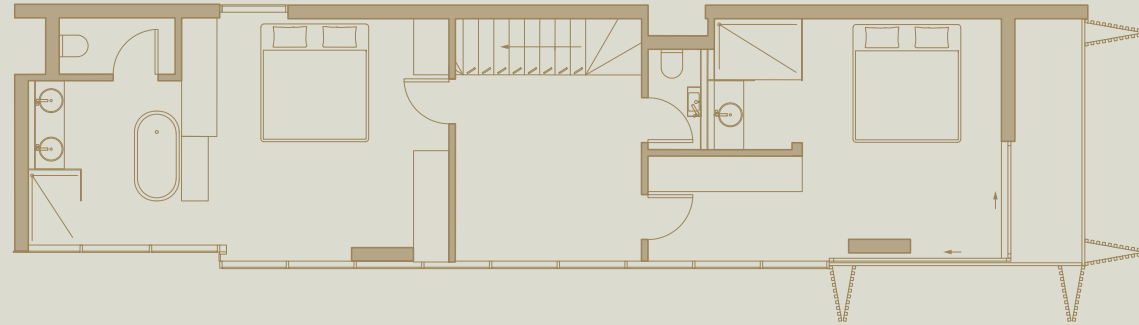
Entrance	Level 6
Size	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
Parking	1, with option to buy additional bay

Apartment 615

Entrance	Level 6
Size	Lower Floor Area of 49 m ² Upper Floor Area of 44 m ² Balcony of 10 m ² Roof Garden of 49 m ² Total Area of 152 m ²
Parking	1, with option to buy additional bay



Lower Floor



ACQUISITION SCHEDULE

The Editions

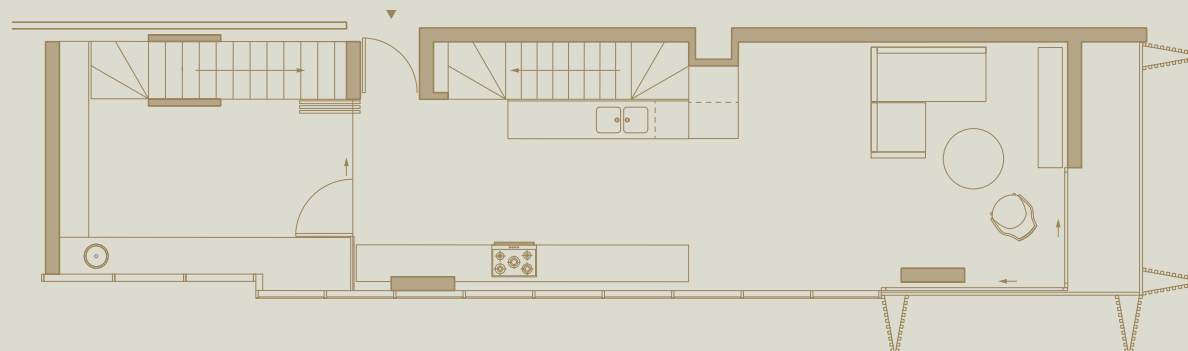
A limited set of double-level apartments, each with two en-suite bedrooms, a library room or pyjama lounge, and spacious balcony. A private courtyard leads to a generously proportioned roof garden and uninterrupted sunset views.

Apartment 608

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 70 m ² Upper Floor Area of 51 m ² Balcony of 11 m ² Private Courtyard of 20 m ² Roof Garden of 48 m ² Total Area of 200 m ²
<i>Parking</i>	1, with option to buy additional bay



Upper Floor



ACQUISITION SCHEDULE

The Editions

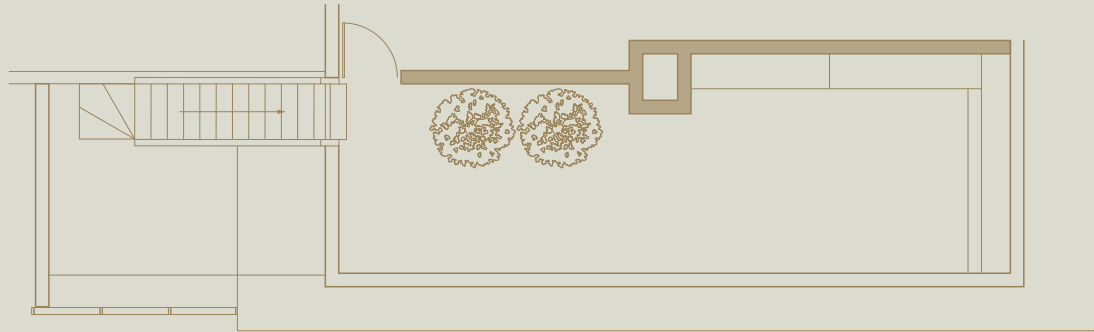
A limited set of double-level apartments, each with two en-suite bedrooms, a library room or pyjama lounge, and spacious balcony. A private courtyard leads to a generously proportioned roof garden and uninterrupted sunset views.

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Entrance	Level 6
Size	Lower Floor Area of 70 m ² Upper Floor Area of 51 m ² Balcony of 11 m ² Private Courtyard of 20 m ² Roof Garden of 48 m ² Total Area of 200 m ²
Parking	1, with option to buy additional bay



Roof Garden



ACQUISITION SCHEDULE

The Editions

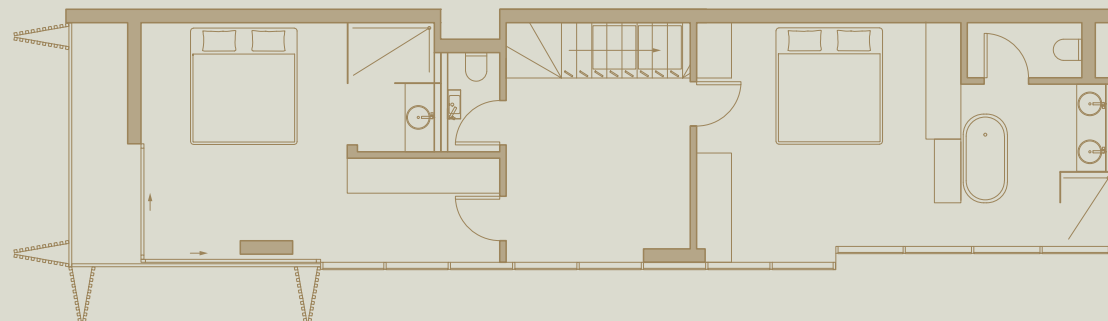
A limited set of double-level apartments, each with two en-suite bedrooms, a library room or pyjama lounge, and spacious balcony. A private courtyard leads to a generously proportioned roof garden and uninterrupted sunset views.

Apartment 608

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 70 m ² Upper Floor Area of 51 m ² Balcony of 11 m ² Private Courtyard of 20 m ² Roof Garden of 48 m ² Total Area of 200 m ²
<i>Parking</i>	1, with option to buy additional bay



Lower Floor



ACQUISITION SCHEDULE

The Editions

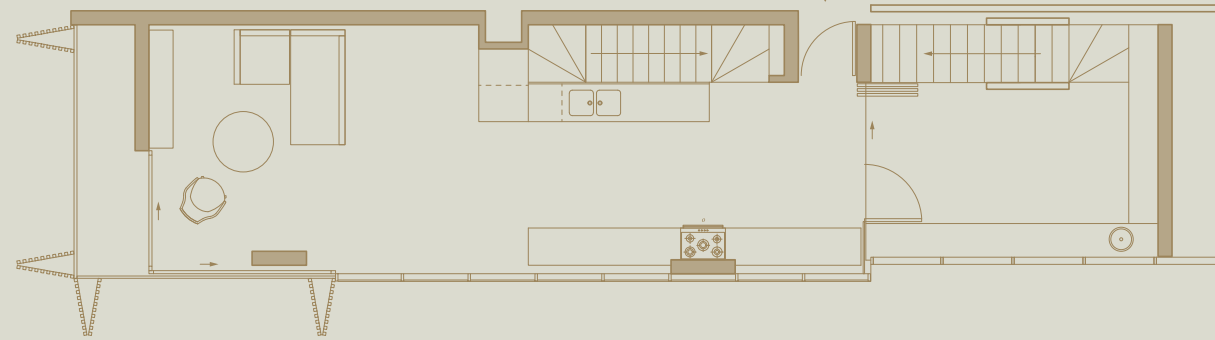
A limited set of double-level apartments, each with two en-suite bedrooms, a library room or pyjama lounge, and spacious balcony. A private courtyard leads to a generously proportioned roof garden and uninterrupted sunset views.

Apartment 609

Entrance	Level 6
Size	Lower Floor Area of 69 m ² Upper Floor Area of 51 m ² Balcony of 11 m ² Private Courtyard of 20 m ² Roof Garden of 48 m ² Total Area of 199 m ²
Parking	1, with option to buy additional bay



Upper Floor



ACQUISITION SCHEDULE

The Editions

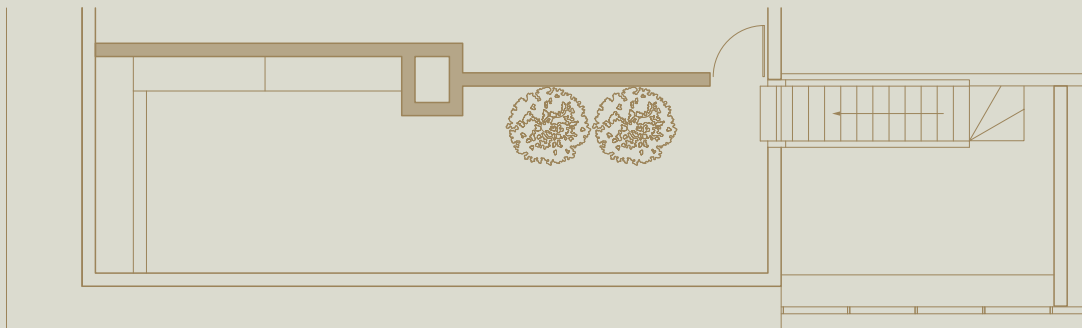
A limited set of double-level apartments, each with two en-suite bedrooms, a library room or pyjama lounge, and spacious balcony. A private courtyard leads to a generously proportioned roof garden and uninterrupted sunset views.

Apartment 609

Entrance	Level 6
Size	Lower Floor Area of 69 m ² Upper Floor Area of 51 m ² Balcony of 11 m ² Private Courtyard of 20 m ² Roof Garden of 48 m ² Total Area of 199 m ²
Parking	1, with option to buy additional bay



Roof Garden



ACQUISITION SCHEDULE

The Editions

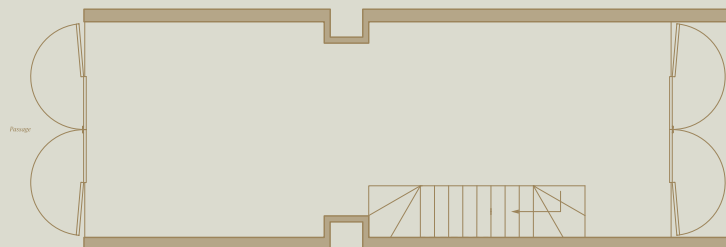
A limited set of double-level apartments, each with two en-suite bedrooms, a library room or pyjama lounge, and spacious balcony. A private courtyard leads to a generously proportioned roof garden and uninterrupted sunset views.

Apartment 609

<i>Entrance</i>	Level 6
<i>Size</i>	Lower Floor Area of 69 m ² Upper Floor Area of 51 m ² Balcony of 11 m ² Private Courtyard of 20 m ² Roof Garden of 48 m ² Total Area of 199 m ²
<i>Parking</i>	1, with option to buy additional bay



*Lower Floor
Studio / Showroom Area*



ACQUISITION SCHEDULE

Atelier Series

A collection of double-level apartments designed to facilitate living and working, by combining a studio or showroom space with a Solo apartment.

Apartment 101

<i>Entrance</i>	Concourse
<i>Size</i>	Studio/Showroom Floor Area of 23 m ² Residential Floor Area of 71 m ² Balcony of 5 m ² Total Area of 99 m ²
<i>Parking</i>	1

Apartment 103

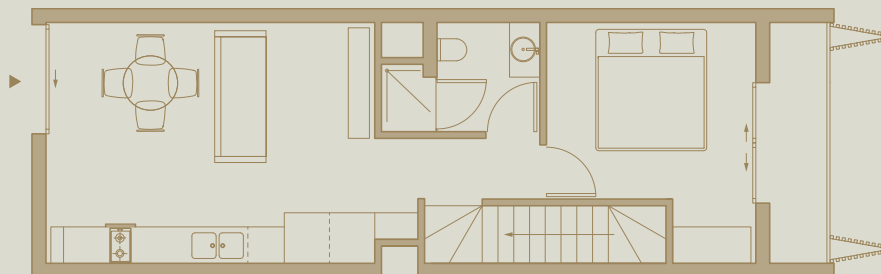
<i>Entrance</i>	Concourse
<i>Size</i>	Studio/Showroom Floor Area of 23 m ² Residential Floor Area of 71 m ² Balcony of 5 m ² Total Area of 99 m ²
<i>Parking</i>	1

Apartment 102

<i>Entrance</i>	Concourse
<i>Size</i>	Studio/Showroom Floor Area of 23 m ² Residential Floor Area of 71 m ² Balcony of 5 m ² Total Area of 99 m ²
<i>Parking</i>	1



Upper Floor
Residential Area



ACQUISITION SCHEDULE

Atelier Series

A collection of double-level apartments designed to facilitate living and working, by combining a studio or showroom space with a Solo apartment.

Apartment 104

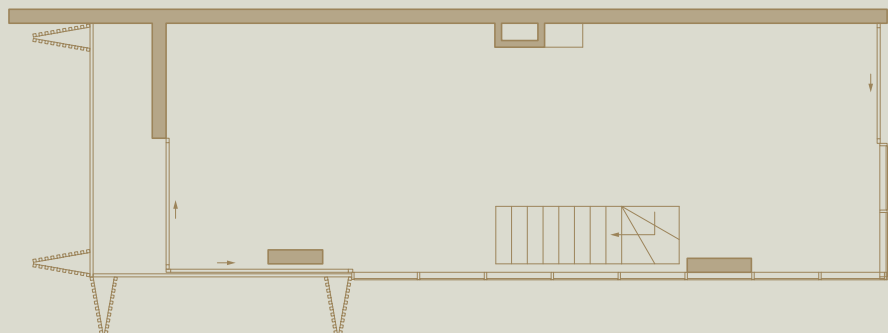
Entrance	Concourse
Size	Studio/Showroom Floor Area of 23 m ² Residential Floor Area of 71 m ² Balcony of 5 m ² Total Area of 99 m ²
Parking	1

Apartment 105

Entrance	Concourse
Size	Studio/Showroom Floor Area of 23 m ² Residential Floor Area of 71 m ² Balcony of 5 m ² Total Area of 99 m ²
Parking	1



*Lower Floor
Studio / Showroom Area*



ACQUISITION SCHEDULE

Atelier Series

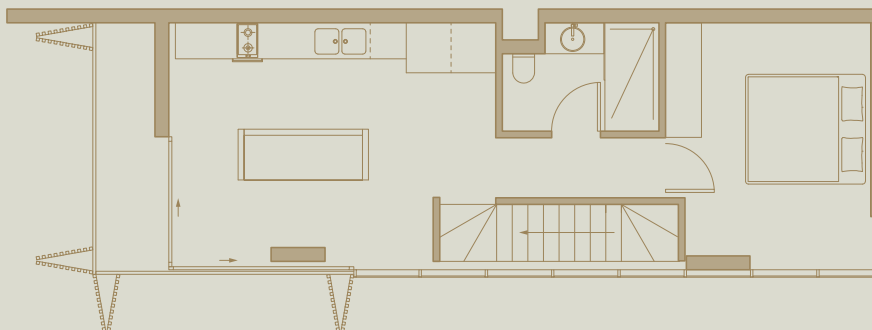
A collection of double-level apartments designed to facilitate living and working, by combining a studio or showroom space with a Solo apartment.

Apartment 106

<i>Entrance</i>	Concourse
<i>Size</i>	Studio/Showroom Floor Area of 25 m ² Residential Floor Area of 77 m ² Balcony of 11 m ² Total Area of 113 m ²
<i>Parking</i>	1



Upper Floor
Residential Area



ACQUISITION SCHEDULE

Atelier Series

A collection of double-level apartments designed to facilitate living and working, by combining a studio or showroom space with a Solo apartment.

Apartment 106

Entrance	Concourse
Size	Studio/Showroom Floor Area of 25 m ² Residential Floor Area of 77 m ² Balcony of 11 m ² Total Area of 113 m ²
Parking	1

From its carpets to its countertops,
every space has been specified to account
as much for its occupants' preferences,
as for the practicalities of their daily lives.



For more on making one of these
apartments your own, get in touch
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SHOWROOM

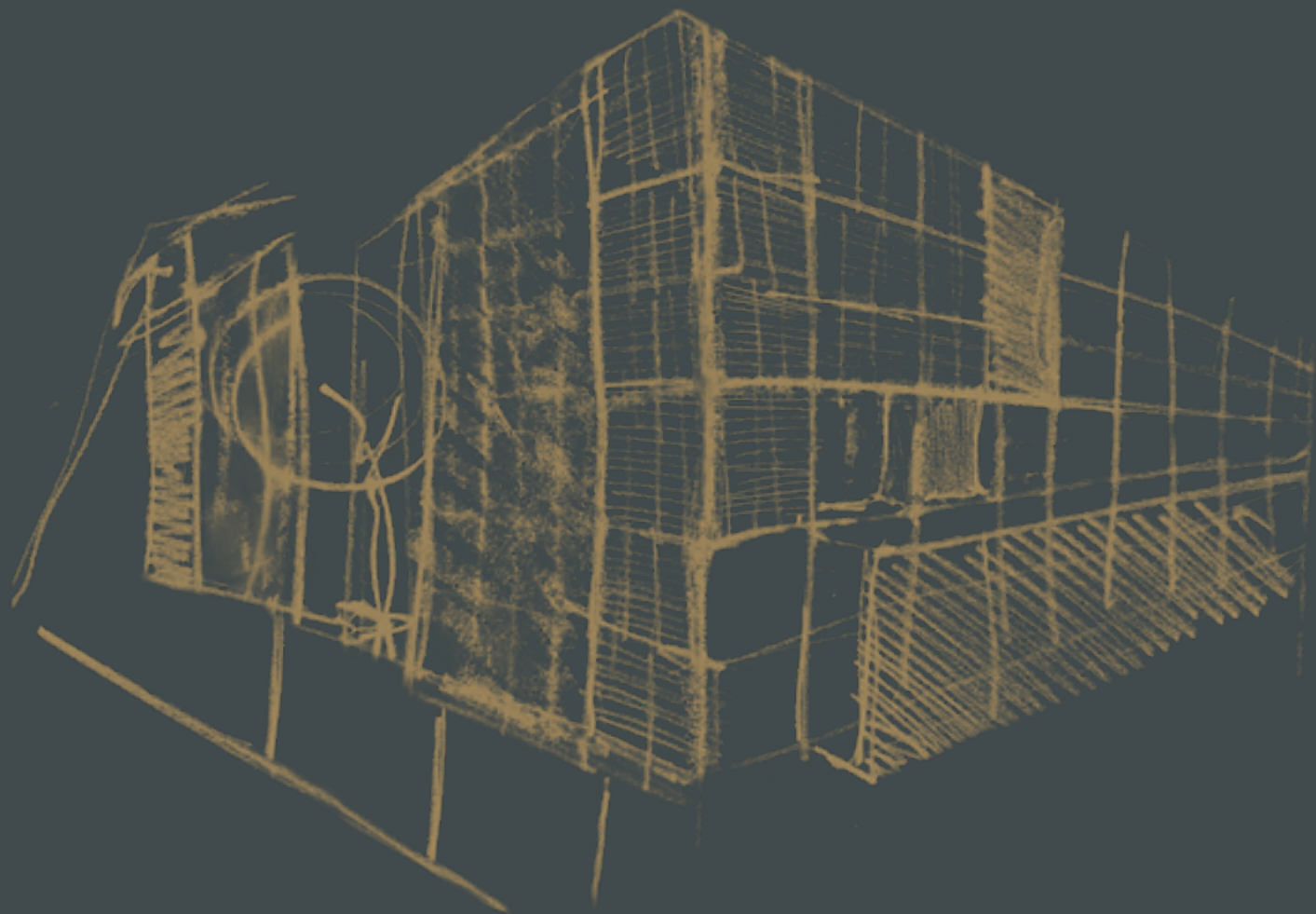
Trumpet Corner

21 Keyes Avenue

Rosebank

3okeyes.co.za





SECTIONAL
PERSPECTIVE

Duo Series
Roof Garden

Solo/Demi
Series

Solo/Demi
Series

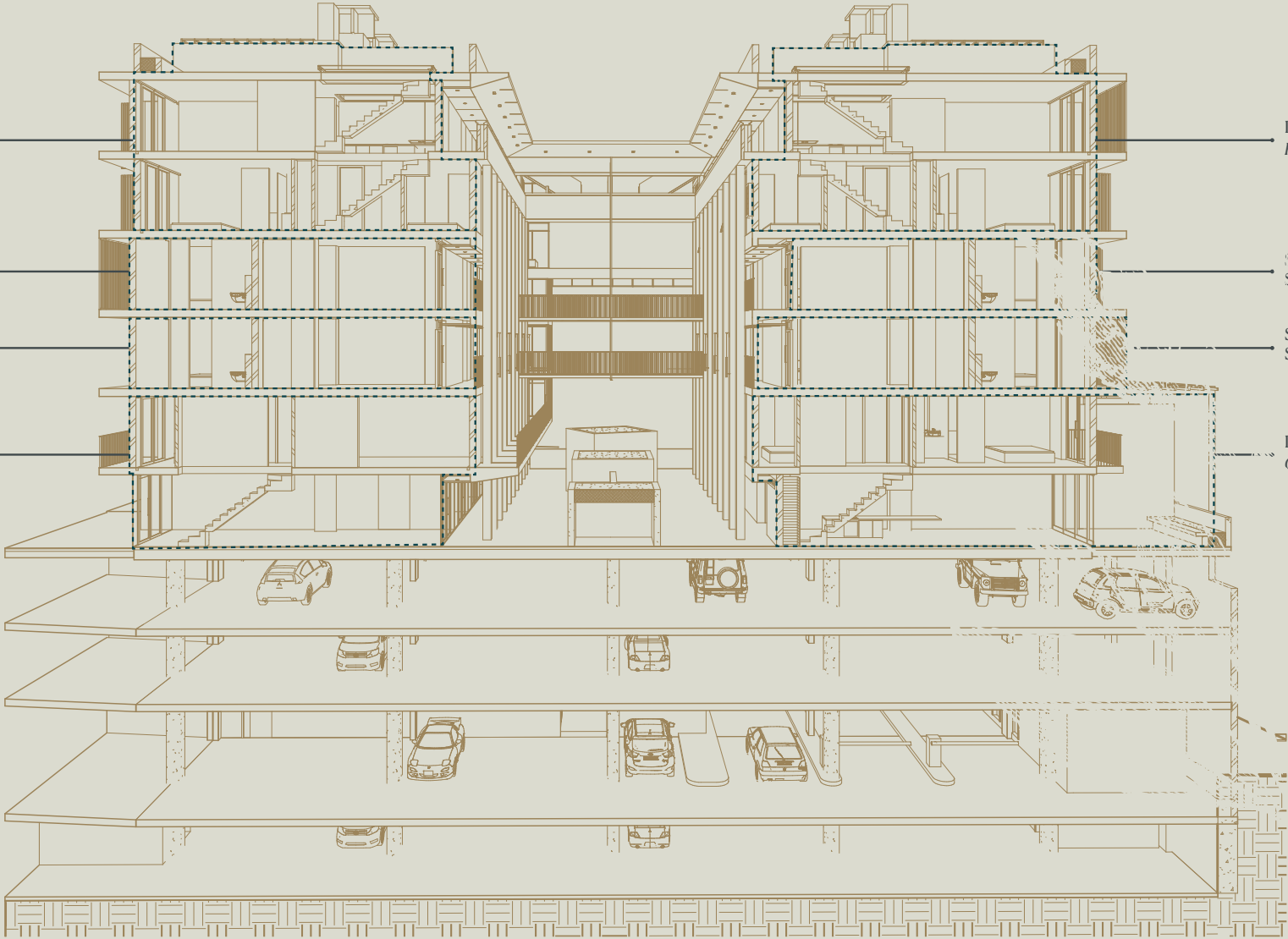
Concourse
Atelier Series

Duo Series
Roof Garden

Solo/Demi
Series

Solo/Demi
Series

Duo Series
Courtyard



TOMORROW co.

KEYES ART MILE

FIELDWORKS
DESIGN GROUP

FINE & COUNTRY

studioMAS

Jesse Kleinlogg

TRUE DESIGN

WBHO

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Thirty Keyes reserves the right to make changes in accordance with the terms of the final offer document. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. Square meters listed in the acquisition schedule and floor plans will exceed the usable floor area post-construction. All areas and dimensions are subject to final survey by land surveyor.

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Real estate agency: Fine and Country, 29 Autumn Street, Rivonia,
Johannesburg, South Africa.

