

# SANDTON GAUTRAIN STATION

## LOCATION, LOCATION, LOCATION

35km from Johannesburg International Airport.

- retail
- commercial
- residential
- public open space
- hotel

The property is situated on the proposed Gautrain Route.

**Do you want to be part of this absolutely fabulous Sandton? You can't miss the train!**

An anticipated R3 Billion development in the heart of Sandton Central Business District (CBD) will consist of: High density: residential, retail, commercial, business, public open space and hotel.

The development will be located at the new Sandton Station, which will be the most prominent site of the Gautrain Rapid Rail Link Station. The site is surrounded by Sandton City Shopping Centre, Sandton Convention Centre, Johannesburg Stock Exchange, Hilton Hotel and the newly developed Michelangelo Towers.

### Proposed Integrated Design With The Gautrain Rapid Rail Link Station

**The super-basement will accommodate 3 levels of private parking.**

Approximately 3000 parking bays will be created with 1500 reserved for Gautrain Rapid Rail Link use. It is envisaged that the Gautrain basement and the Sandton basement share common entrances and the levels will correspond.

The proposed high density uses listed below are allowed in the proposed transit orientated development ("tod") overlay district to be developed on the property.

	Tower	North Block	South Block	Total
<b>Residential</b>	12 000m <sup>2</sup>	30 000m <sup>2</sup>	31 000m <sup>2</sup>	73 800m <sup>2</sup>
	120 units	500 units	530 units	1150 units (250/ha)
<b>Offices</b>	10 000m <sup>2</sup>	n/a	n/a	10 000m <sup>2</sup>
	(300 bays)*			(300 bays)*
<b>Retail+Soc.</b>	1000m <sup>2</sup>	5000m <sup>2</sup>	5000m <sup>2</sup>	11 000m <sup>2</sup>
	(40 bays)*	(200 bays)*	(200 bays)*	(440 bays)*
<b>Parking</b>	n/a	n/a	n/a	1800 bays
<b>Floors</b>	30 floors	7 floors	7 floors	n/a
		1 retail	1 retail	
<b>Bulk</b>	23 000m <sup>2</sup>	35 000m <sup>2</sup>	36 000m <sup>2</sup>	94 000m <sup>2</sup>
	(FAR 0,575)	(FAR 0.875)	(FAR 0.9)	(FAR 2.35)
<b>coverage</b>	n/a	n/a	n/a	n/a

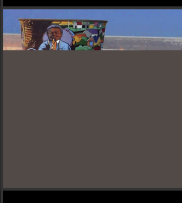
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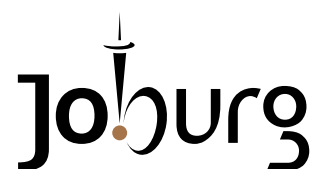
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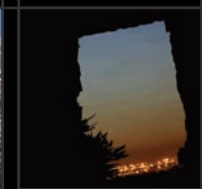
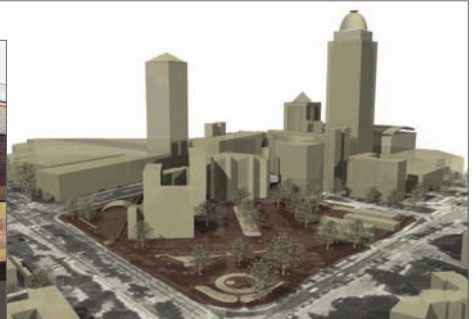
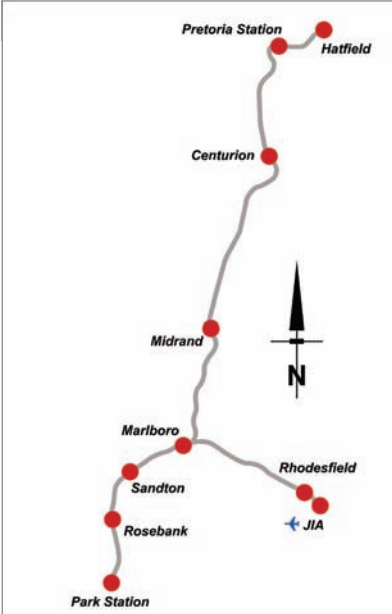
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Spec sheet

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