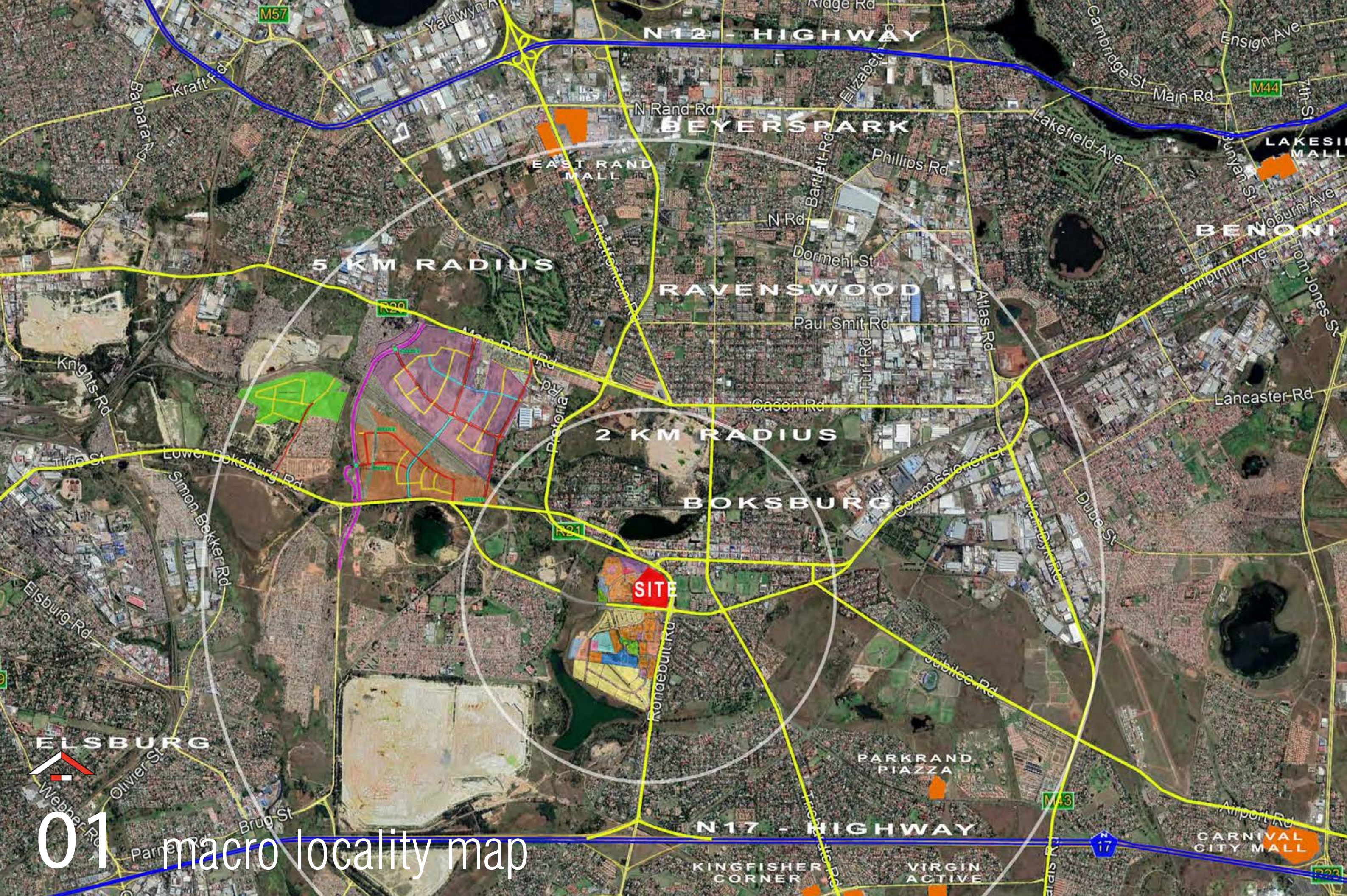




PARKDENE BOULEVARD





01 macro locality map



SITE

HOERSKOOL
VOORTREKKER
HIGH

BOKSBURG
CBD

COMMISSIONER ST

BOKSBURG
HIGH SCHOOL

CHRISTIAN
BROTHERS
COLLEGE

FUTURE
K-ROUTE
EXTENSION

PARKDENE
PRIMARY

LAKESIDE
PRIMARY
SCHOOL

PARKDENE EXT 6

02 micro locality map



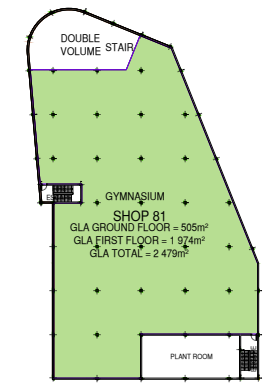
03 contextual locality map

Total High density residential Units: **4 281**
 Total free standing Houses: **586**



04 site plan

PROPERTY DESCRIPTION			
BOULEVARD			
PARKDENE BOULEVARD			
ERF 663, ERF 662, ERF 663 : 107 671m ² (MALL ERF)			
FLOOR AREA RATIO CALCULATIONS			
MALL AREA:			
DESCRIPTION	GROJND FL	FIRST FL	TOTAL
RETAIL SHOPS	18 635 m ²	- m ²	18 635 m ²
ANCHOR	9 325 m ²	261 m ²	9 586 m ²
GYMNASIUM	505 m ²	1974 m ²	2479 m ²
DRIVE THRU x3	675 m ²	- m ²	675 m ²
TYRE FITMENT CENTRE	456 m ²	- m ²	456 m ²
TOTAL AREA			31 801 m²
PARKING			
PARKING RATIO PER USE	AREA PER USE	PARKING REQ.	
CALCULATED @ 4.5 BAYS/100m ²	31 801m ²	1 431 P. BAYS	
TOTAL PARKING BAYS REQUIRED		1 431 P. BAYS	
PARKING PROVIDED		1 416 P. BAYS	
DELIVERY BAYS PROVIDED		12 P. BAYS	
TOTAL BAYS PROVIDED		1 428 P. BAYS	
PARKING SHORT FALL		-3 P. BAYS	



first floor plan - gym





05 ground floor plan



06 existing building photographs



07 artist impression



08 artist impression



09 artist impression view from intersection



10 artist impression



11 artist impression



12 artist impression



13 artist impression



**PARKDENE
BOULEVARD**



LEASING ENQUIRIES

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