

ONE
ROSEBANK

One Location. Endless Possibilities.



ONE

R O S E B A N K

LIFESTYLE & RESIDENTIAL DEVELOPMENT

The One to Watch.

One Rosebank is proudly developed by Tricolt, the leaders in luxury apartments in South Africa.

“One Rosebank will showcase all the hallmarks of a Tricolt development – a quality design, a property of lasting value, a great place to live, with consistent capital appreciation. Tricolt offers premium developments that build positive brand equity for our clients and customers.”

- Tricolt CEO

Tim Kloock





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Site Map & Locality.

One Rosebank's prime position places Rosebank Mall and The Zone easily within reach, while a short stroll to the Gautrain connects you to the world in minutes.

Featuring high-end shopping, gourmet restaurants, art galleries, a thriving nightlife and a host of trendy cafés, bars and clubs. Rosebank has forged a reputation as the premium destination for professionals, celebrities and designers.

One Rosebank sits at the heart of it all.



Rosebank - The Walkable City.





+ONE Skybar & Restaurant

Imagine The Social Possibilities.



Central Landscaped Piazza



Leisure Pool & Poolside Bar



Soccer Field & Basketball Court



+ONE Skybar & Restaurant



Outdoor Braai Areas



Restaurant & Coffee Bar

LIFESTYLE & RESIDENTIAL DEVELOPMENT

Amenities.

Add in a comprehensive selection of amenities and services, and it's clear to see that One Rosebank is a revolutionary development offering a unique lifestyle in the finest location.

- +ONE Skybar & Restaurant
- Coffee Bar
- Leisure Pool
- Poolside Bar
- Sunset Boma
- Outdoor Braai Areas
- Residents' Gym
- Sauna & Steam Room
- Central Landscaped Piazza
- Soccer Field & Basketball Court
- Hot Desks & Meeting Rooms

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+ONE Skybar & Restaurant

Escape the Ordinary, Live the Extraordinary.

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A Lifestyle Inspired by the Rhythm of The City.

Sunset Boma



Residents' Gym

Always One Step Ahead.

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The Address that Matches your Ambitions.

Coffee Bar

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High Speed Fibre Internet



Electric Car Bays



24-hour Security, CCTV & Control Room



Electric Bike Rentals



Secure Basement Parking



Car Wash Services

LIFESTYLE & RESIDENTIAL DEVELOPMENT

Services.

Discover the lifestyle of modern apartments and premium amenities while living in the heart of Johannesburg's most vibrant suburb.

- Concierge Services
- 24-hour Security, CCTV Cameras & Security Control Room
- Secure Basement Parking
- High Speed Fibre Internet
- App-driven Amenities
- Generator Backup Power
- Water Backup
- Storage Facilities
- Car Wash Services
- Electric Car Bays
- Electric Bike Rentals
- Laundromat





Discover the Lifestyle of
Modern Apartments & Premium Amenities.



LIFESTYLE & RESIDENTIAL DEVELOPMENT

Finishes & Specifications.

Executive suites, one-bedroom and two-bedroom apartments are available, with all units expertly finished in a sophisticated palette featuring tiles or herringbone flooring, stone tops, Smeg appliances and Hansgrohe sanitaryware.



CLASSIC SELECTION



KITCHEN/LIVING

SINK	Undermounted Stainless Steel
SINK MIXER	Hansgrohe Deck Mounted Sink Mixer
OVEN	60cm Smeg Oven
HOB	Smeg Hob (Executive Units: 2-Plate; 1 & 2-Bedroom Units: 4 Plate)
WORK TOPS	Grey Composite Stone
JOINERY	Taupe, with Natural Touch Finish
SPLASHBACK	Mirror
FLOORING	Classic Tiles / Timber Laminate
WALLS & CEILINGS	Painted
PLUGS & SWITCHES	Standard White

BEDROOMS

FLOORING	Classic Tiles / Timber Laminate
WALLS & CEILINGS	Painted
SKIRTING	Painted PVC Skirtings
BUILT-IN CUPBOARDS	Taupe, with Natural Touch Finish

BATHROOMS

BASIN	Top Mounted Porcelain
BASIN MIXER	Hansgrohe Deck Mounted WHB Mixer
TOILET SUITE	White Porcelain WC with Close Couple Cistern
FLOOR & WALL TILES	Classic Tiles to Floor & Selected Walls
ADDITIONAL ACCESSORIES	Stainless Steel Toilet Roll Holder & Towel Rail
SHOWER SCREEN	Frameless Safety Glass

ADDITIONAL OPTIONS

- Air Conditioning
- Bespoke Furniture Package
- Appliance Package
- Third-Party Guaranteed Rental Fitout Package

NOTE: For further information on all "Additional Options" refer to optional extras as per Annexure 5 of the Sale Agreement.

PLATINUM SELECTION



KITCHEN/LIVING

SINK	Undermounted White Composite Stone
SINK MIXER	Bronze Deck Mounted Sink Mixer
OVEN	60cm Smeg Oven
HOB	Smeg Hob (Executive Units: 2-Plate; 1 & 2-Bedroom Units: 4 Plate)
WORK TOPS	Bianco Supremo Composite Stone
JOINERY	Taupe, with Supermatt Finish, Accented with Oak Veneer
SPLASHBACK	Mirror
FLOORING	Platinum Tiles / Herringbone Vinyl
WALLS & CEILINGS	Painted
PLUGS & SWITCHES	Legrande Arteor Plugs & Switches

BEDROOMS

FLOORING	Platinum Tiles / Herringbone Vinyl
WALLS & CEILINGS	Painted
SKIRTING	Painted PVC Skirtings
BUILT-IN CUPBOARDS	Taupe, with Supermatt Finish, Accented with Oak Veneer

BATHROOMS

BASIN	Top Mounted Porcelain
BASIN MIXER	Bronze Deck Mounted WHB Mixer
TOILET SUITE	White Porcelain WC with Close Couple Cistern
FLOOR & WALL TILES	Platinum Tiles / Herringbone Vinyl to Floor. Platinum Tiles to Selected Walls
ADDITIONAL ACCESSORIES	Bronze Toilet Roll Holder & Towel Rail
SHOWER SCREEN	Frameless Safety Glass
SLIDING DOOR	Frameless Glass Sliding Door to Bathroom

APPLIANCE PACKAGE

Fridge / Freezer Combo	Integrated Smeg Fridge / Freezer Combo
Washing Machine / Tumble Dryer	Integrated Smeg Washer / Dryer Combo
Dishwasher (2-Bedroom Units only)	Integrated Smeg Dishwasher
Microwave (2-Bedroom Units only)	Integrated Smeg Microwave Oven



Enjoy an Envious Lifestyle at One Rosebank.



ONE

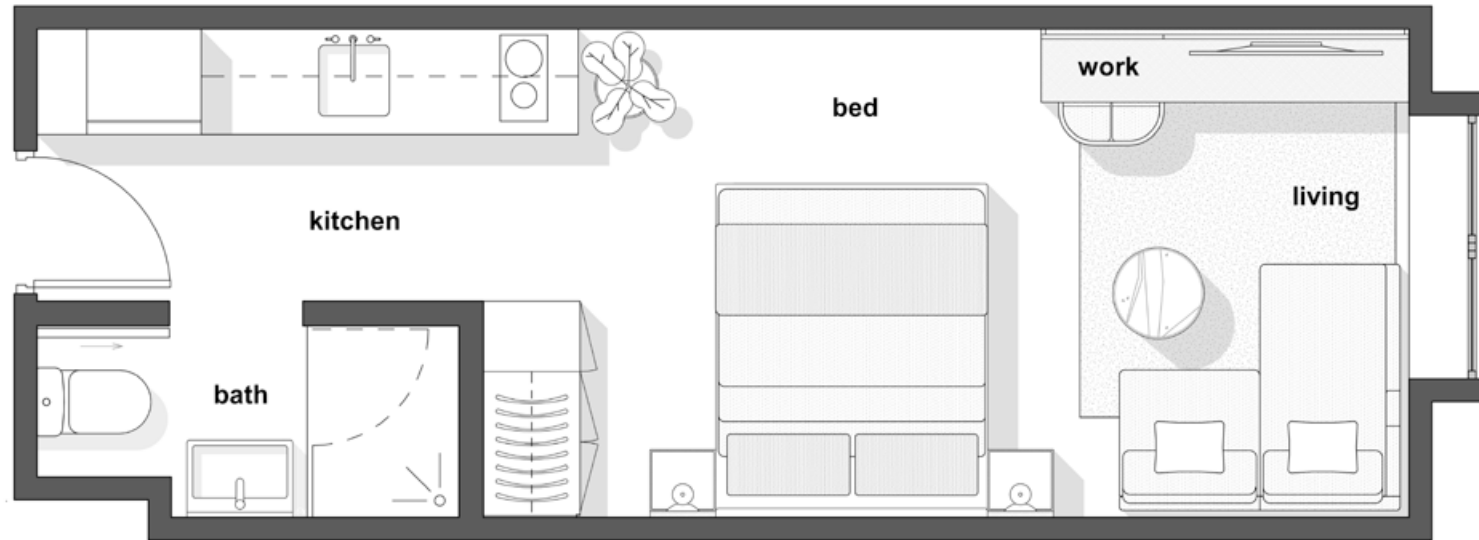
R O S E B A N K

Typical Executive Suite

INTERNAL	23 - 25 m ²
BALCONY/PATIO	3 - 11 m ²
TOTAL AREA	25 - 36 m ²

Design and specifications subject to change during the development process. Furniture not included. The developer and their appointed agents do not guarantee, warrant or represent that the information contained within this advertisement and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. We exclude all inferred or implied terms, conditions and warranties arising out of this document and any liability for the loss or damage arising from them.





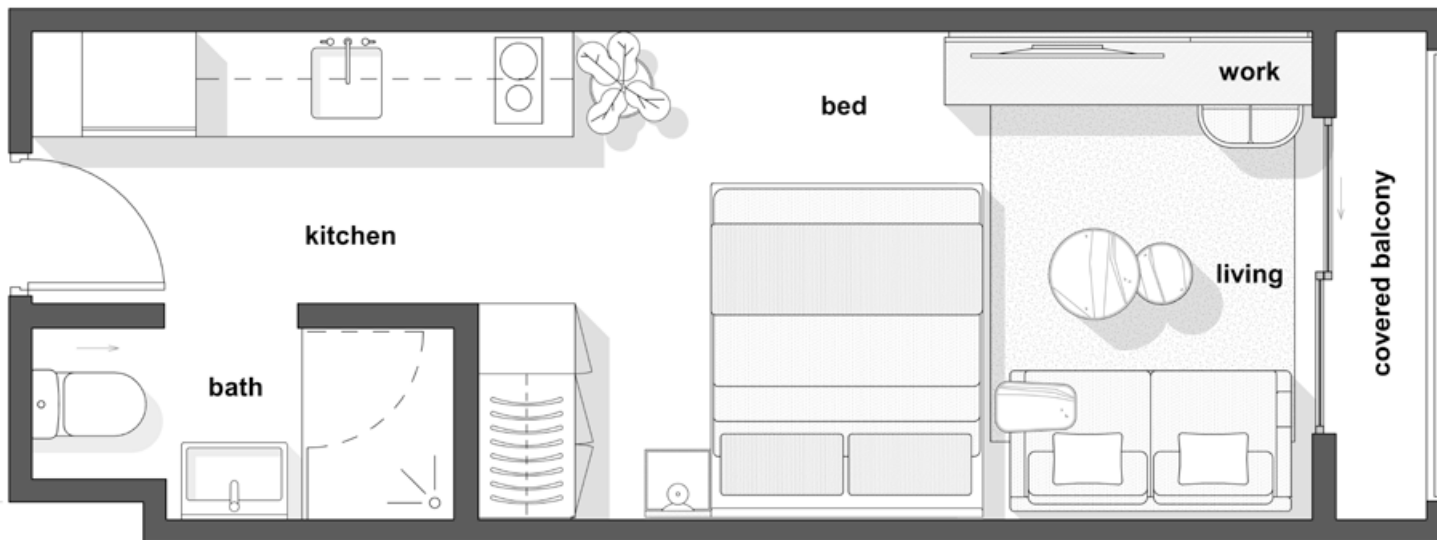
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Executive Suite (A)

INTERNAL	25 m ²
TOTAL AREA	25 m ²

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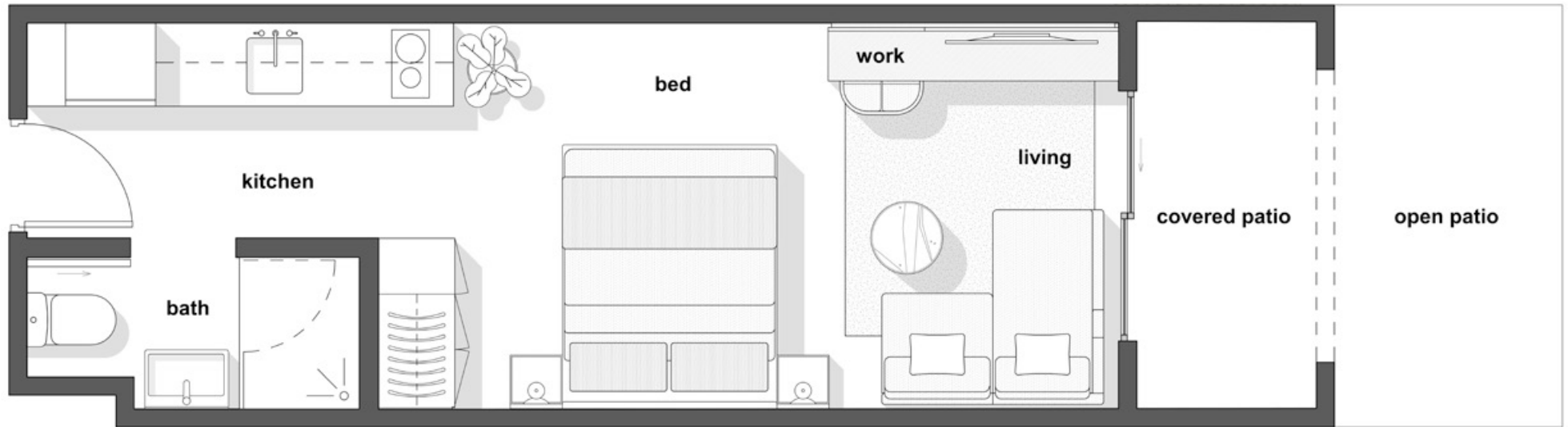
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Executive Suite (B)

INTERNAL	23 m ²
COVERED BALCONY	3 m ²
TOTAL AREA	26 m²

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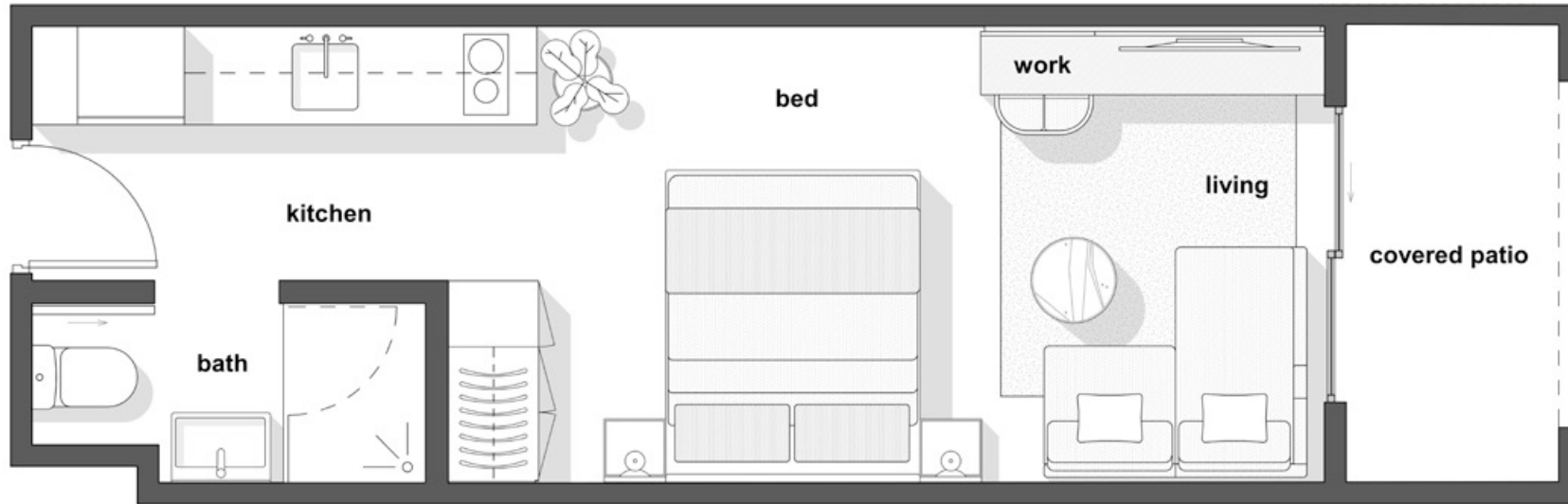
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Executive Suite (C1), Patio

INTERNAL	25 m ²
COVERED PATIO	5 m ²
OPEN PATIO	4 - 6 m ²
TOTAL AREA	34 - 36 m ²

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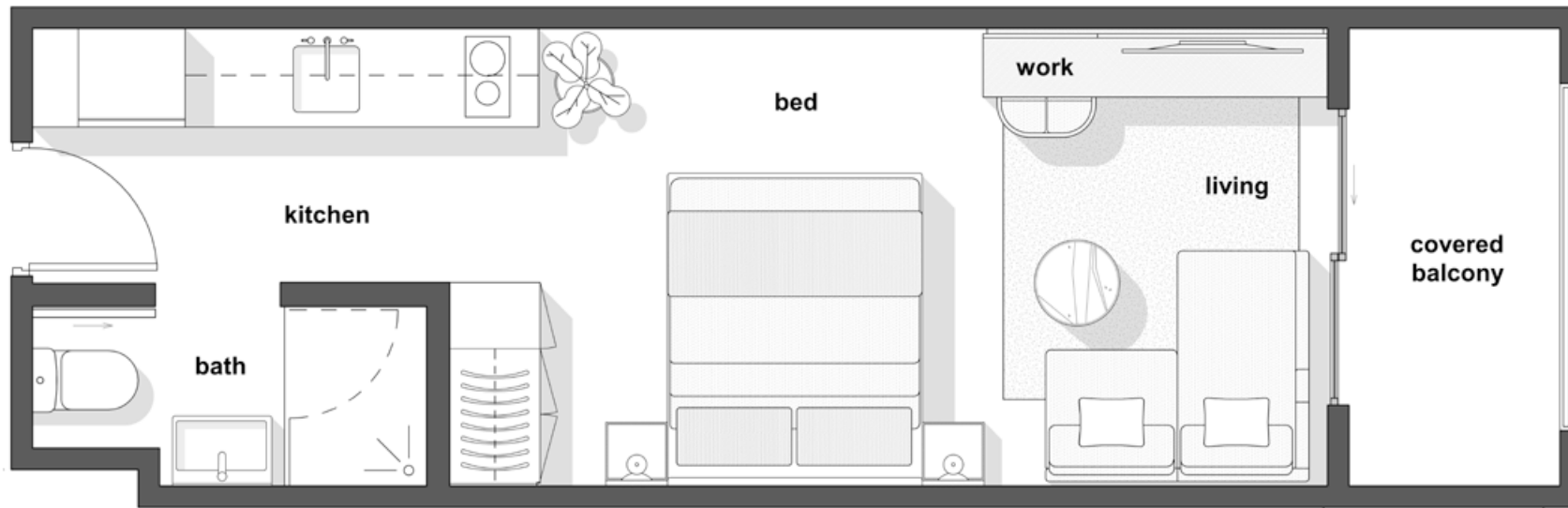
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**Executive Suite (C2),
Patio**

INTERNAL	25 m ²
COVERED PATIO	5 m ²
TOTAL AREA	30 m²

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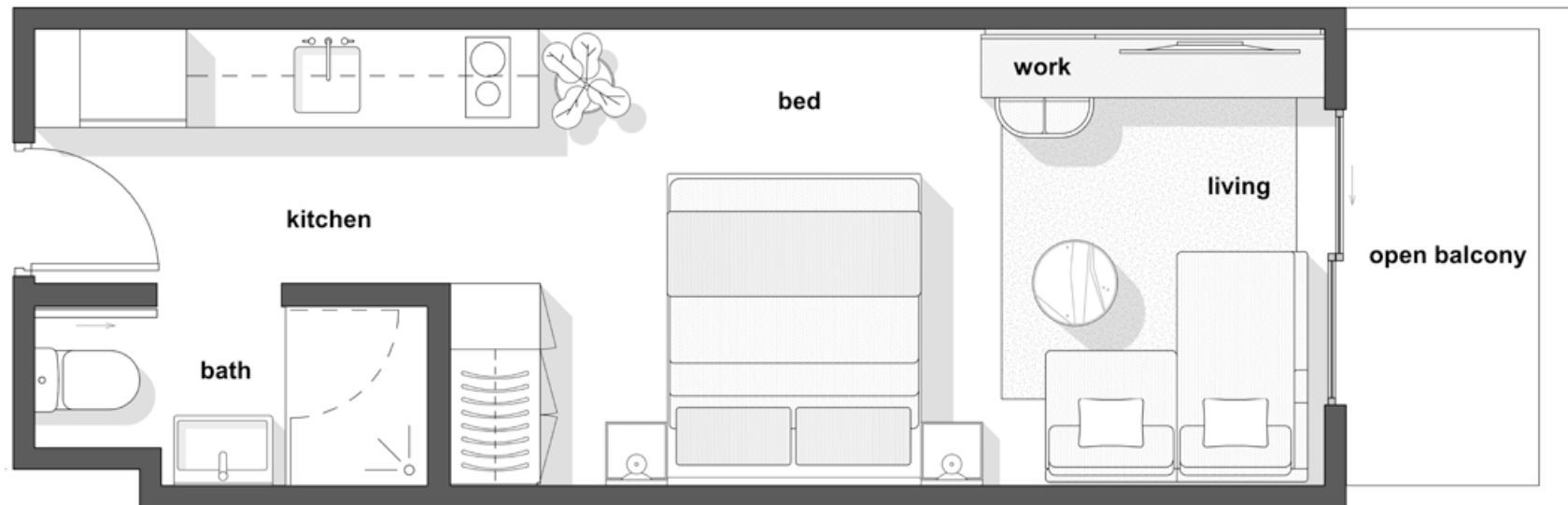
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Executive Suite (D)

INTERNAL	25 m ²
COVERED BALCONY	4 m ²
TOTAL AREA	29 m²

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Executive Suite (E)

INTERNAL	25 m ²
OPEN BALCONY	5 m ²
TOTAL AREA	30 m²

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If You Want to Live Where it's All Happening,
You've Found the Right Place.





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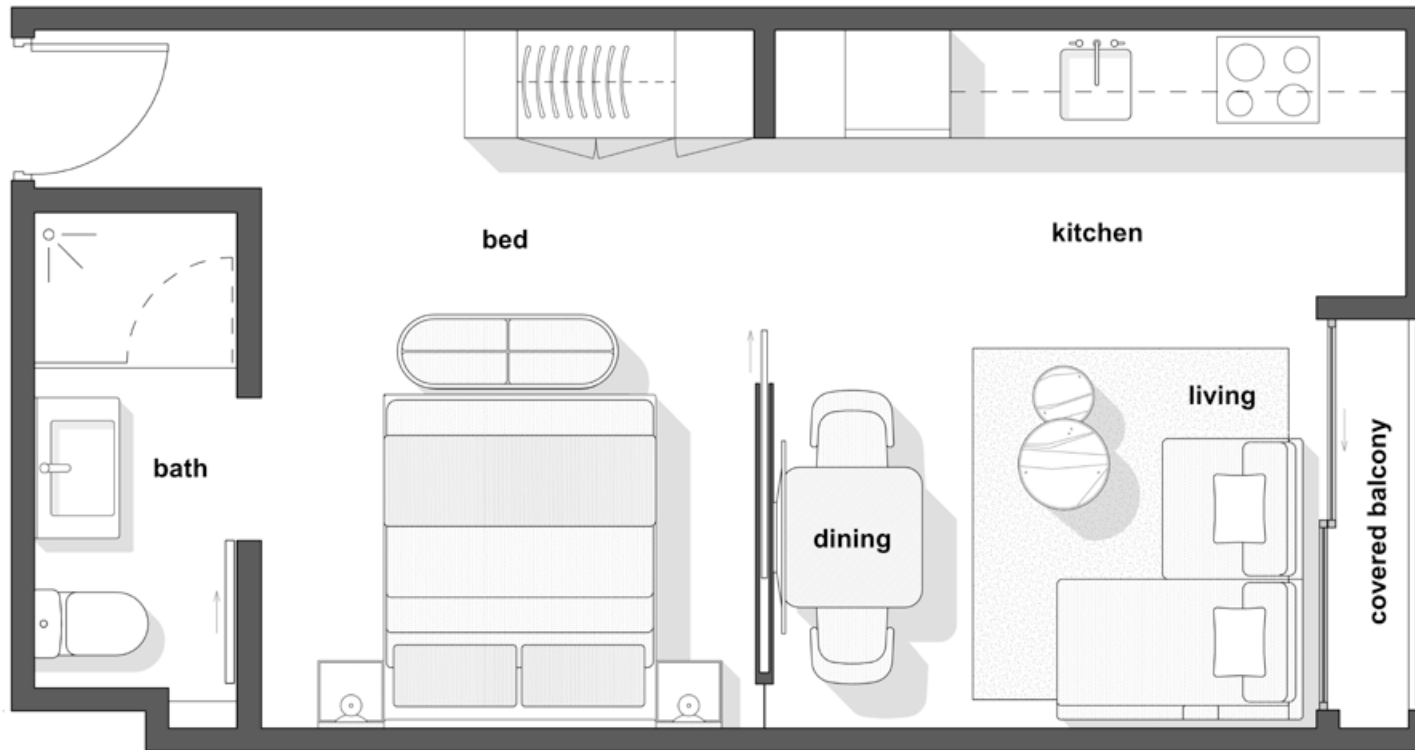
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Typical 1 Bedroom

INTERNAL	33 - 34 m ²
BALCONY/PATIO	2 - 16 m ²
TOTAL AREA	35 - 50 m ²

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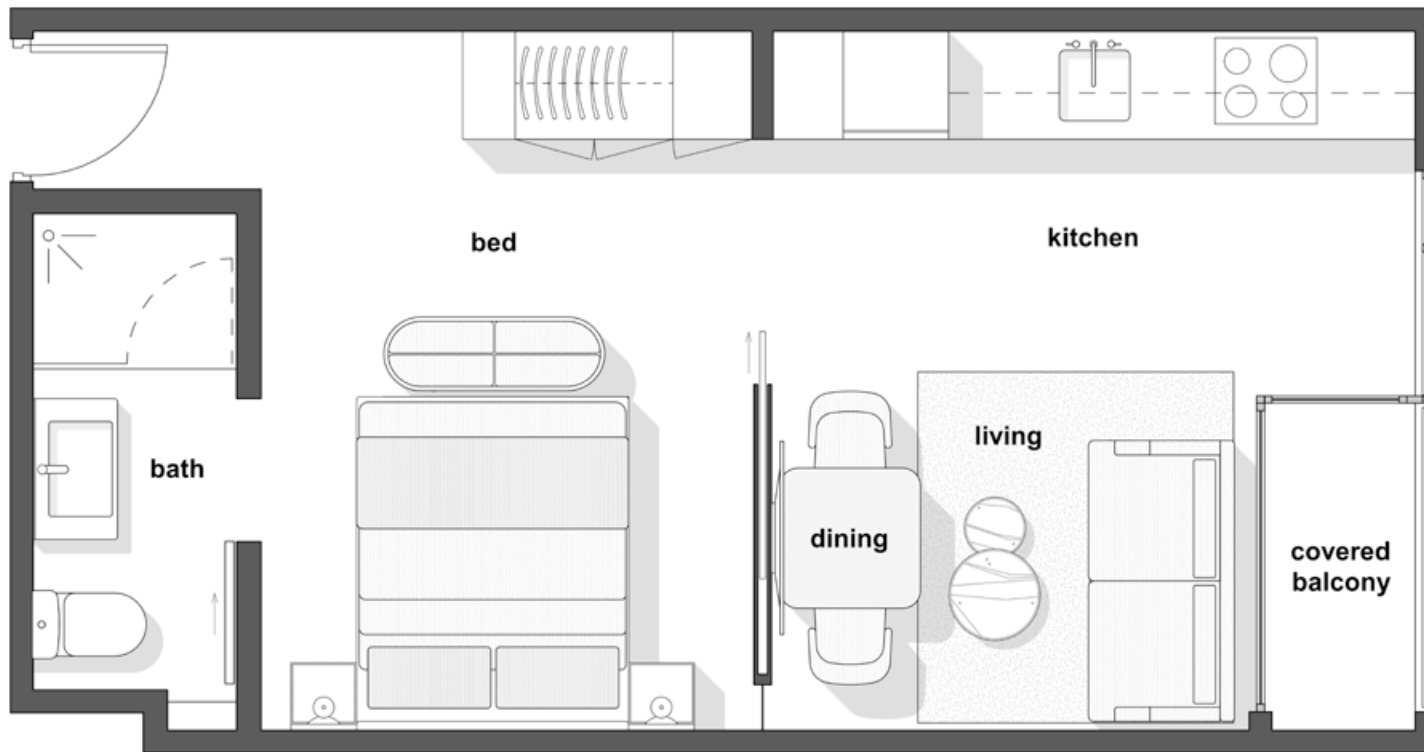
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**1 Bedroom (A),
En-suite**

INTERNAL	33 m ²
COVERED BALCONY	2 m ²
TOTAL AREA	35 m²

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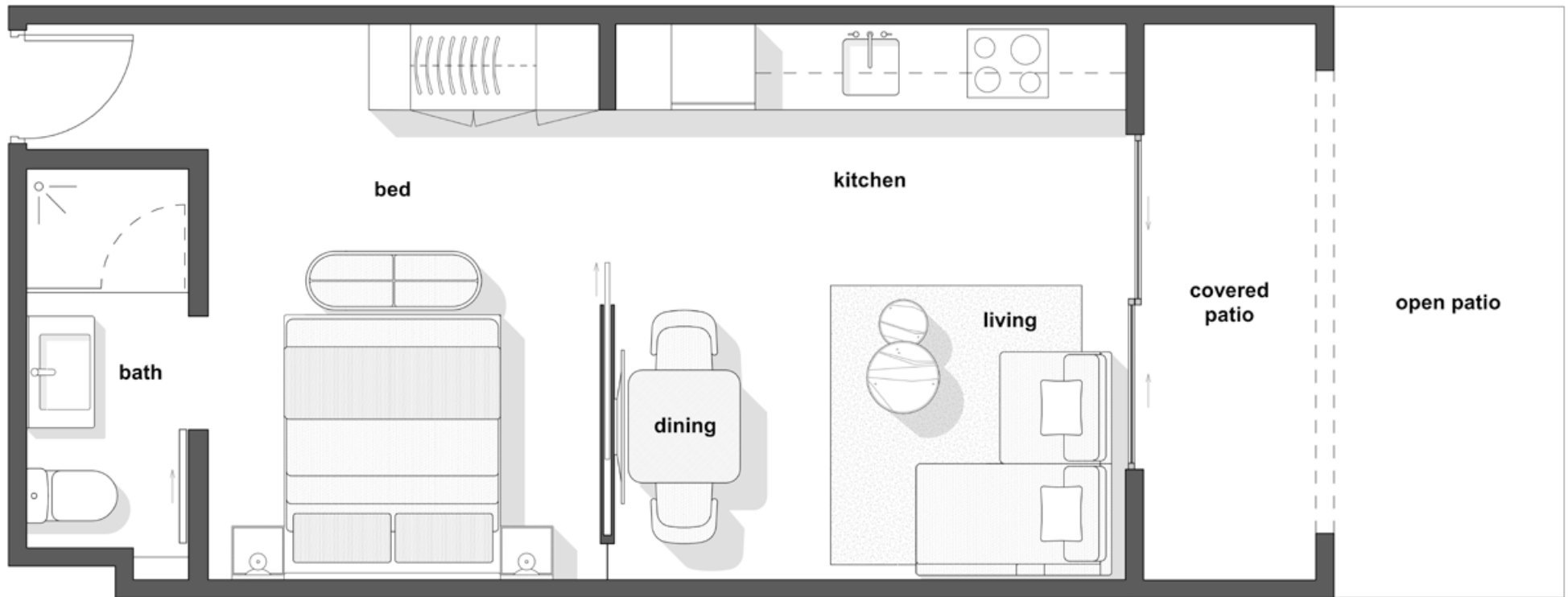
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1 Bedroom (B), En-suite

INTERNAL	33 m ²
COVERED BALCONY	3 m ²
TOTAL AREA	36 m²

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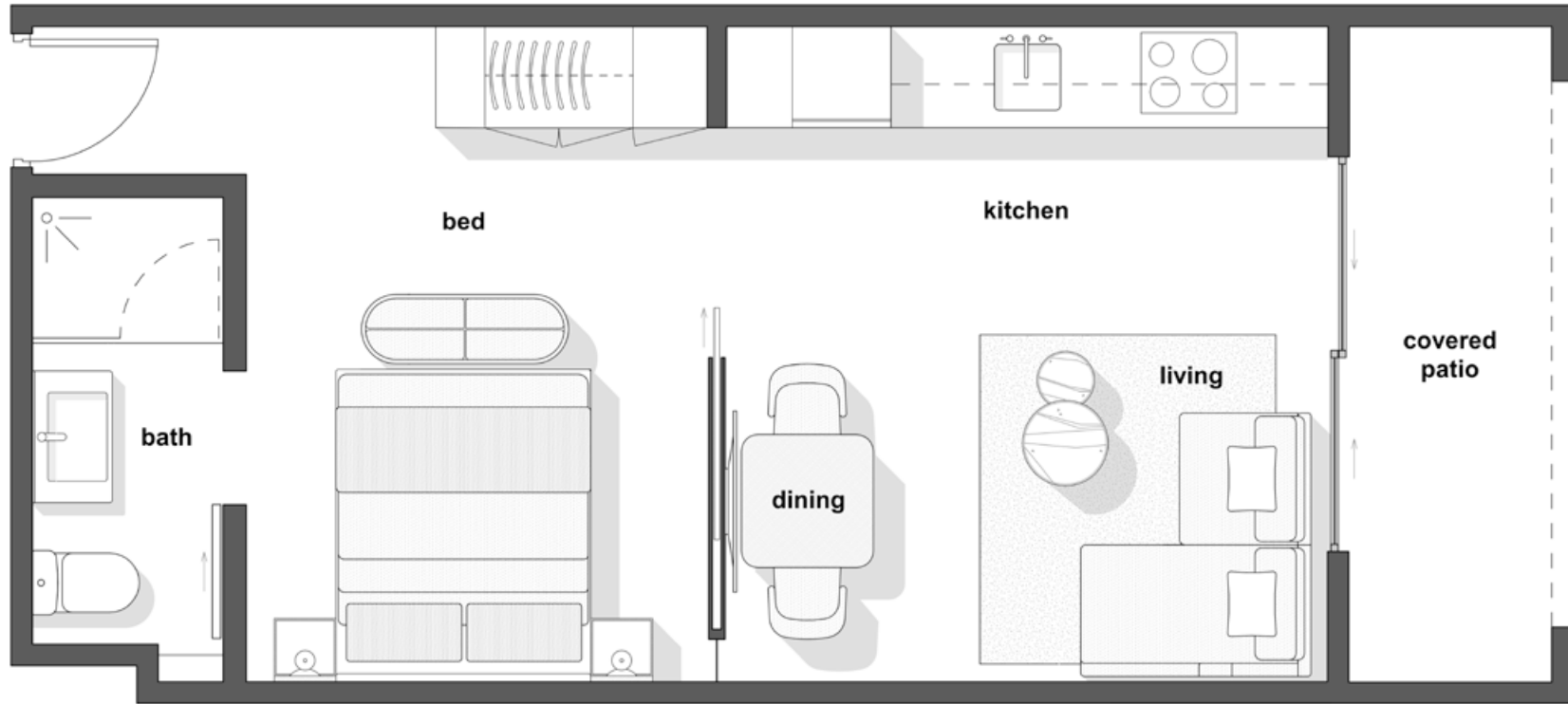
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**1 Bedroom (C1),
En-suite, Patio**

INTERNAL	34 m ²
COVERED PATIO	7 m ²
OPEN PATIO	6 - 9 m ²
TOTAL AREA	47 - 50 m ²

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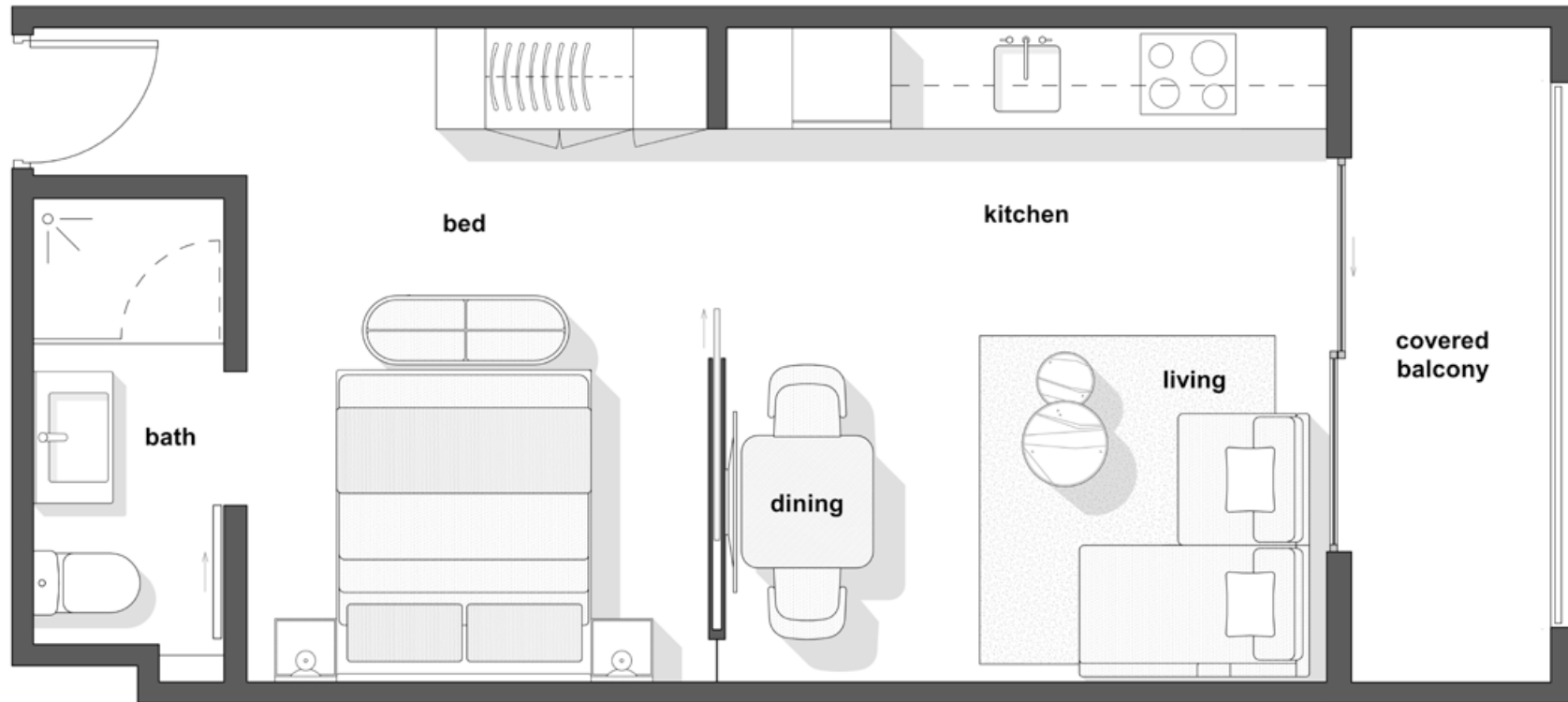
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**1 Bedroom (C2),
En-suite, Patio**

INTERNAL	34 m ²
COVERED PATIO	7 m ²
TOTAL AREA	41 m²

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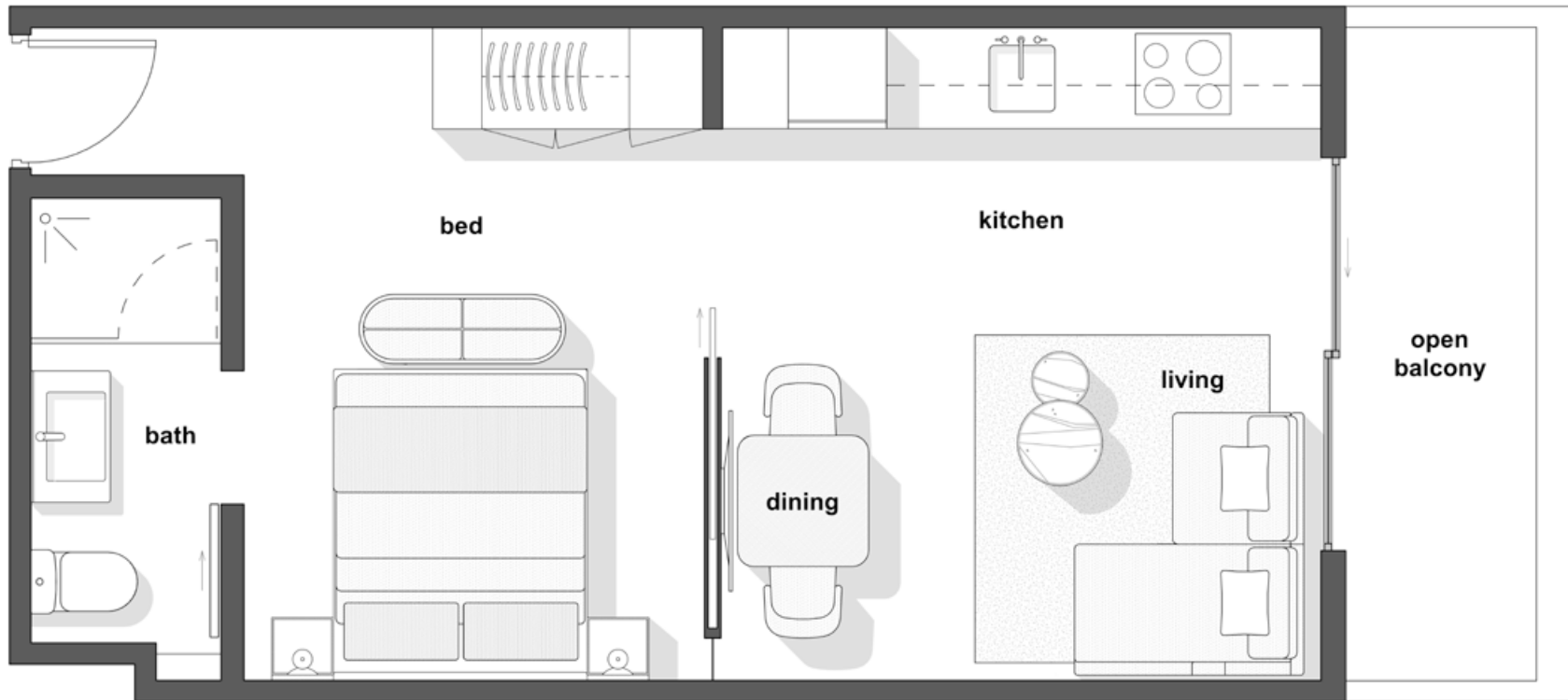
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**1 Bedroom (D),
En-suite**

INTERNAL	34 m ²
COVERED BALCONY	6 m ²
TOTAL AREA	40 m²

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1 Bedroom (E), En-suite

INTERNAL	34 m ²
OPEN BALCONY	7 m ²
TOTAL AREA	41 m²

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Typical 2 Bedroom

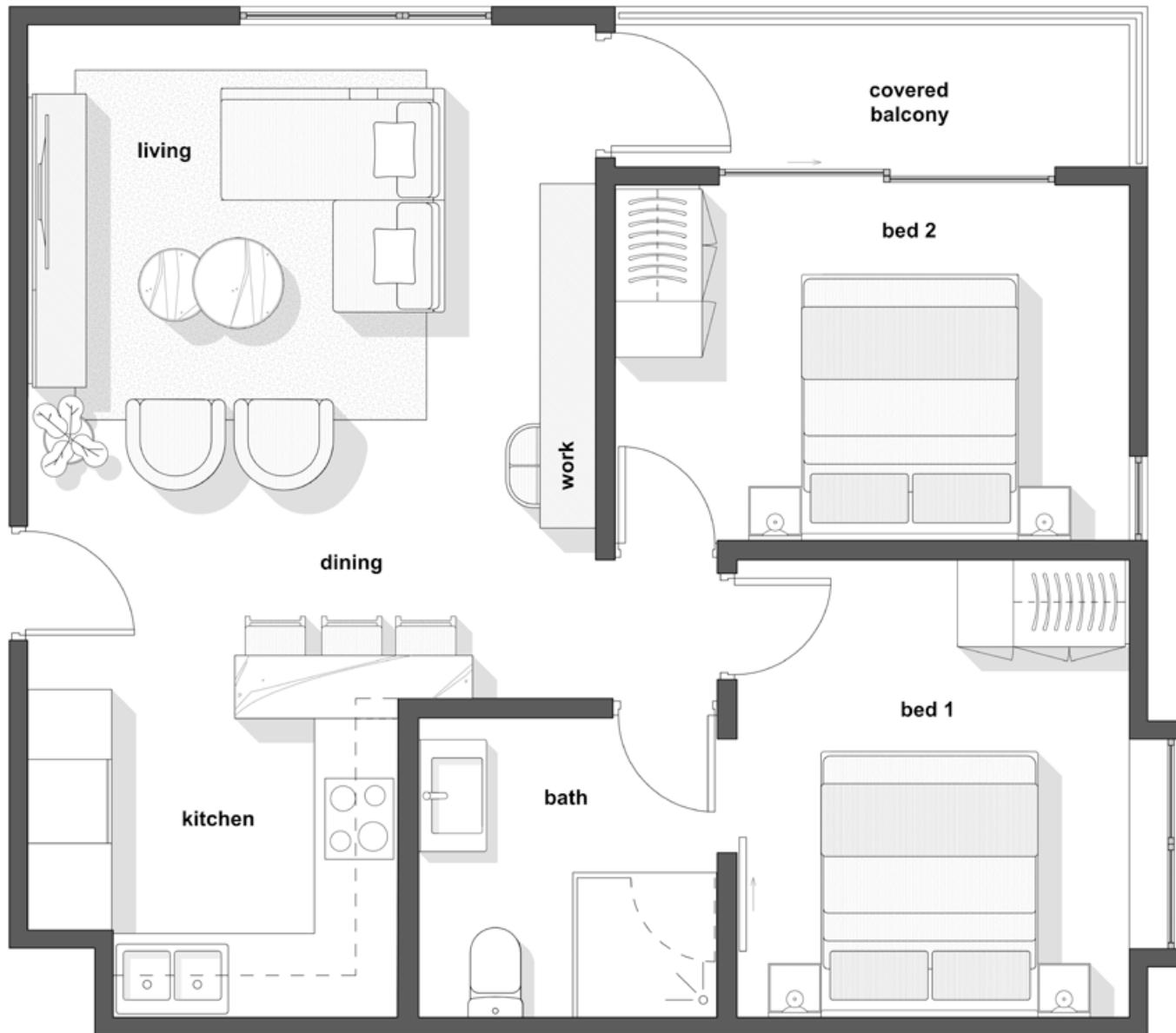
INTERNAL	49 - 56 m ²
BALCONY	2 - 7 m ²
TOTAL AREA	51 - 63 m ²

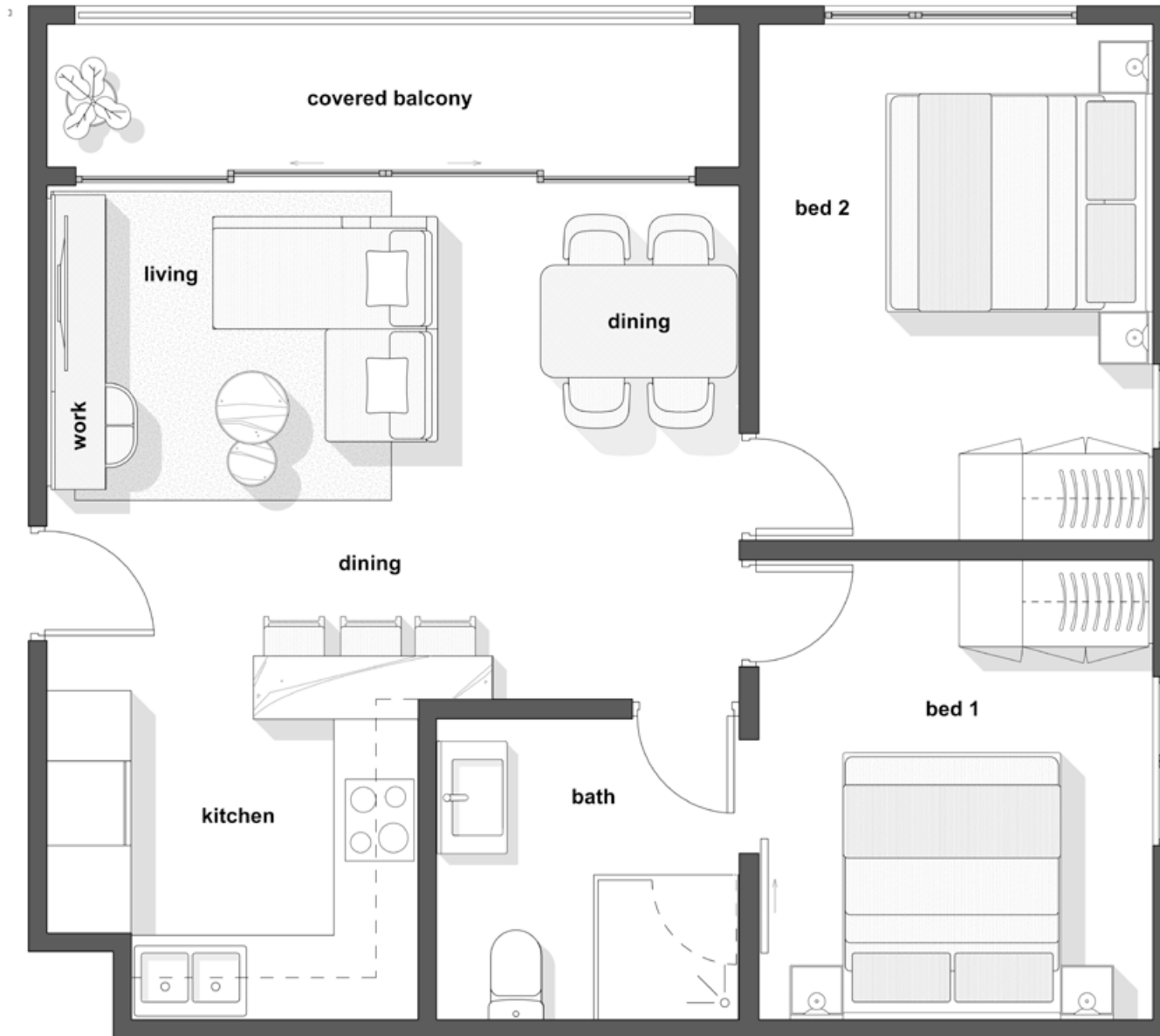
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**2 Bedroom (A),
En-suite**

INTERNAL	56 m ²
COVERED BALCONY	5 m ²
TOTAL AREA	61 m ²





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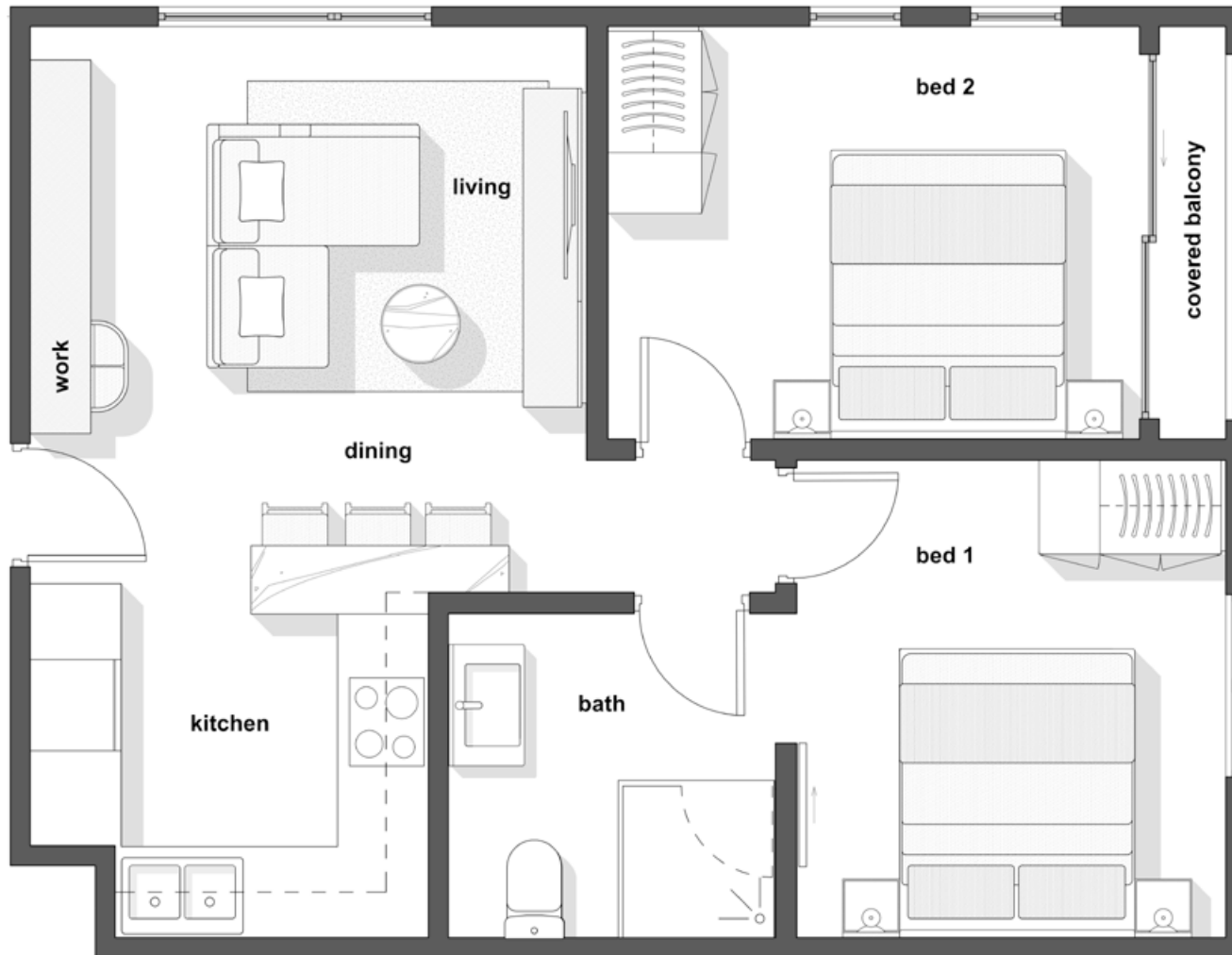
2 Bedroom (B), En-suite

INTERNAL	54 m ²
COVERED BALCONY	7 m ²
TOTAL AREA	61 m²

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2 Bedroom (C),
En-suite

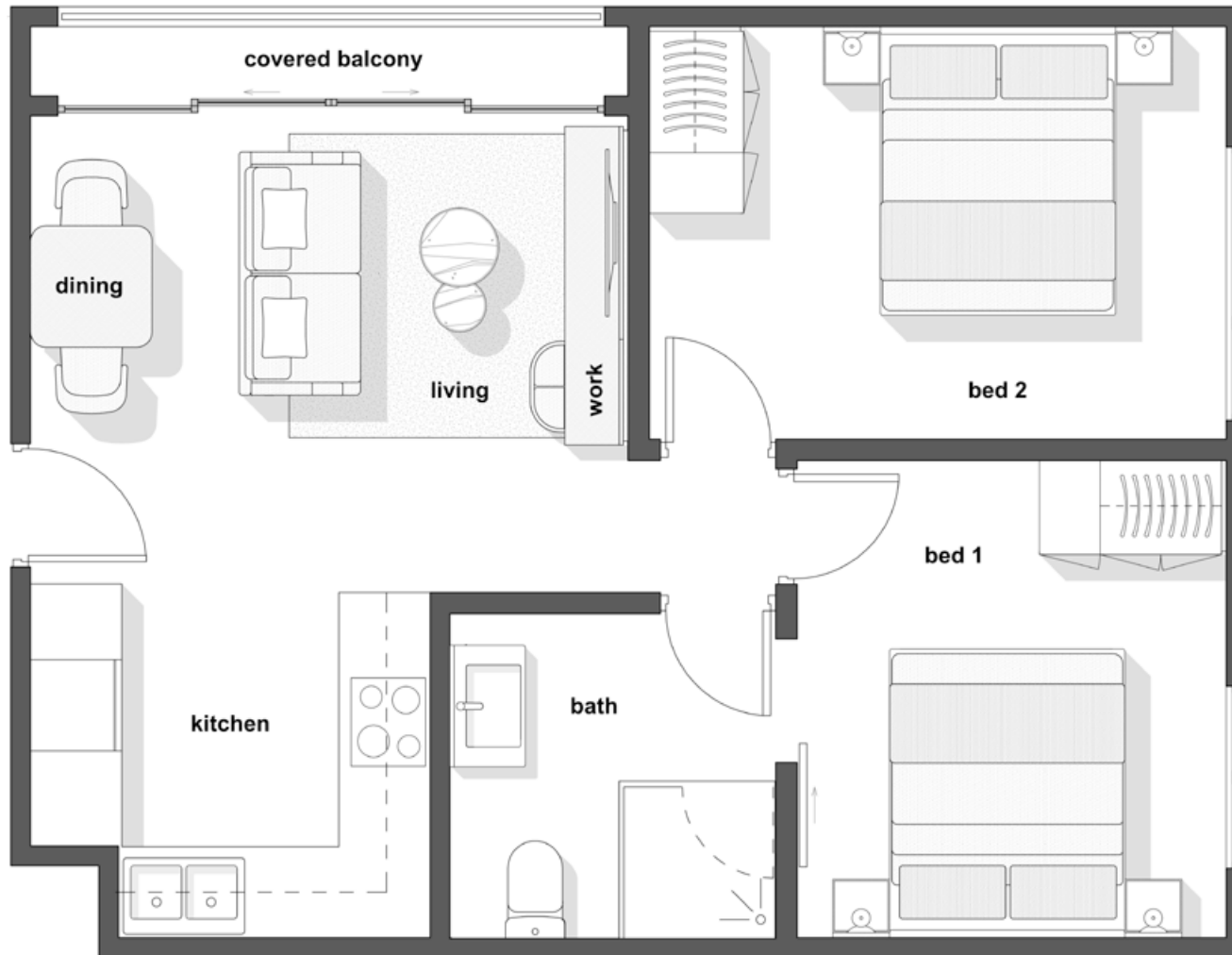


INTERNAL	50 m ²
COVERED BALCONY	2 m ²
TOTAL AREA	52 m ²

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2 Bedroom (D), En-suite



INTERNAL	49 m ²
COVERED BALCONY	3 m ²
TOTAL AREA	52 m ²

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Contact Information.



Visit our Sales Centre for more information or contact us directly to find out more:

Address: **37 Cradock Avenue, Rosebank,**

Johannesburg, 2196

Sales: **0861 626 626**

Email: **sales@onerosebank.co.za**

Website: **www.onerosebank.co.za**





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