

ONE

R O S E B A N K

ONE LOCATION. ENDLESS POSSIBILITIES.

ONE

ROSEBANK



ONE

ROSEBANK

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.





Coffee Bar Imagine The Social Possibilities.



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.

- Epicure at One Restaurant
- Coffee Bar
- Leisure Pool
- Poolside Bar
- Outdoor Braai Areas
- Trifit Wellness Centre
- Central Landscaped Piazza
- Soccer Field & Basketball Court
- Hot Desks & Meeting Rooms

ONE ROSEBANK WELCOMES



Multi-award-winning chef Coco presents Epicure at One, a modern Pan African restaurant that provides guests with an exciting and unique flavour vocabulary. Featuring exquisite décor, superb service and fine food to accompany breakfast, lunch, dinner and late-night tapas.

- Premium Restaurant
- Private Dining
- Food-wine pairing
- Signature Cocktails
- Cigar Lounge



ONE
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Escape the Ordinary, Live the Extraordinary.

Epicure at One Restaurant & Bar

ONE
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Epicure at One Restaurant & Bar

The Address that Matches your Ambitions.



ONE ROSEBANK WELCOMES



TRIFIT
WELLNESS

TRIFIT WELLNESS AMENITIES

For the active resident, the Trifit Wellness offers:

- Fully Equipped Indoor Gym
- Leisure Pool
- Sauna & Steam Room
- Personal Trainers & Biokineticists

Discover the benefits of premium health and wellness at your front door.

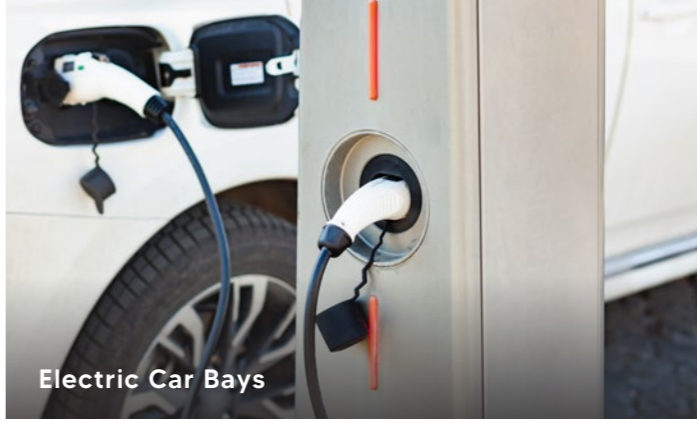


Residents' Gym

Always One Step Ahead.



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



LIFESTYLE & RESIDENTIAL DEVELOPMENT

Endless Possibilities.

One Rosebank's meticulously designed open-plan living areas elevate the art of entertaining and everyday living. Each apartment features luxurious interiors that are decorated with exquisite finishes and curated design elements. Experience a seamless flow from kitchen to dining to relaxation, all bathed in natural light from expansive windows that capture the essence of breathtaking views.





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
SPLASHBACK	Mirror
FLOORING	Classic Tiles / Timber Laminate
WALLS & CEILINGS	Painted

BEDROOMS

FLOORING	Classic Tiles / Timber Laminate
WALLS & CEILINGS	Painted
SKIRTING	Painted PVC Skirtings
BUILT-IN CUPBOARDS	Taupe

BATHROOMS

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

ADDITIONAL OPTIONS (Required for Guaranteed Rental)

- Air Conditioning
- Bespoke Furniture Package
- Appliance Package

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 Matt with Oak Veneer Accents
SPLASHBACK	Mirror
FLOORING	Platinum Tiles / Herringbone Vinyl
WALLS & CEILINGS	Painted

BEDROOMS

FLOORING	Platinum Tiles / Herringbone Vinyl
WALLS & CEILINGS	Painted
SKIRTING	Painted PVC Skirtings
BUILT-IN CUPBOARDS	Taupe Matt with Oak Veneer Accents

BATHROOMS

BASIN	Top Mounted Porcelain
BASIN MIXER	Bronze Deck Mounted WHB Mixer
TOILET SUITE	White Porcelain WC with Close Coupled 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

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

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



Executive Suite

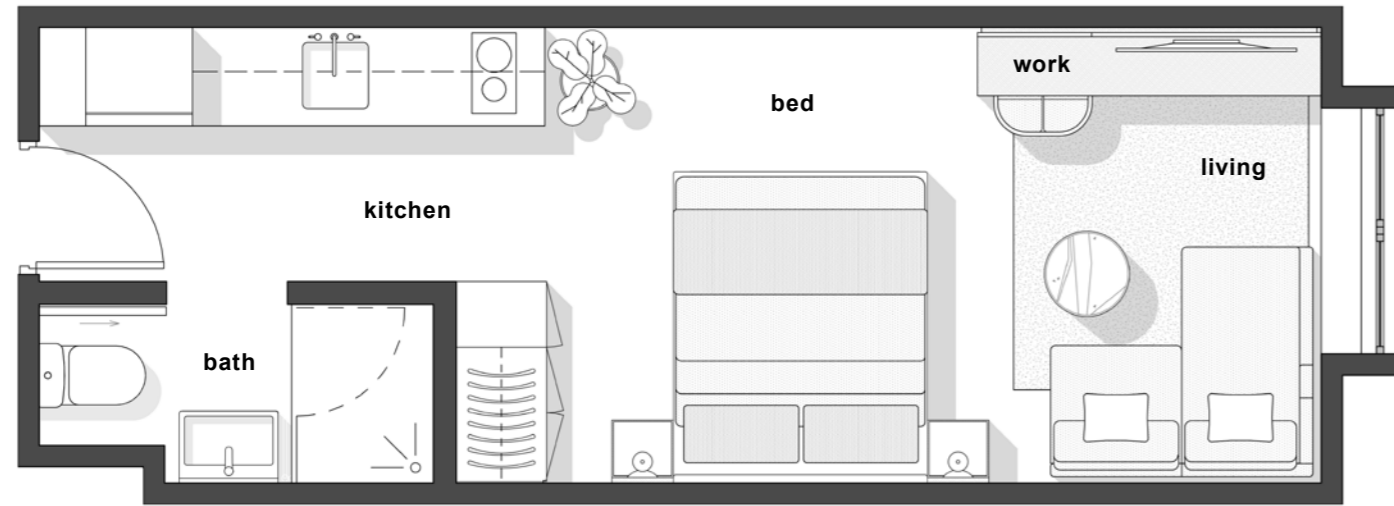


Typical Executive Suite

INTERNAL	23 - 25 m ²
BALCONY/PATIO	3 - 5 m ²
OPEN PATIO	4 - 8 m ²
TOTAL AREA	25 - 38 m²

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.





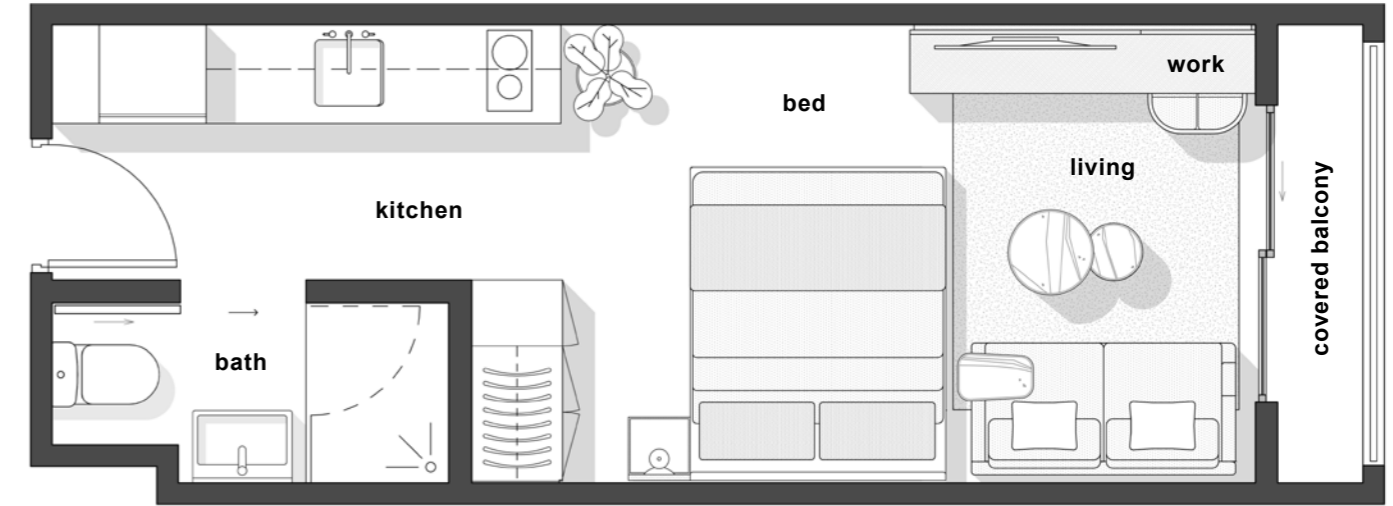
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Executive Suite (A)

INTERNAL	25 m ²
TOTAL AREA	25 m ²



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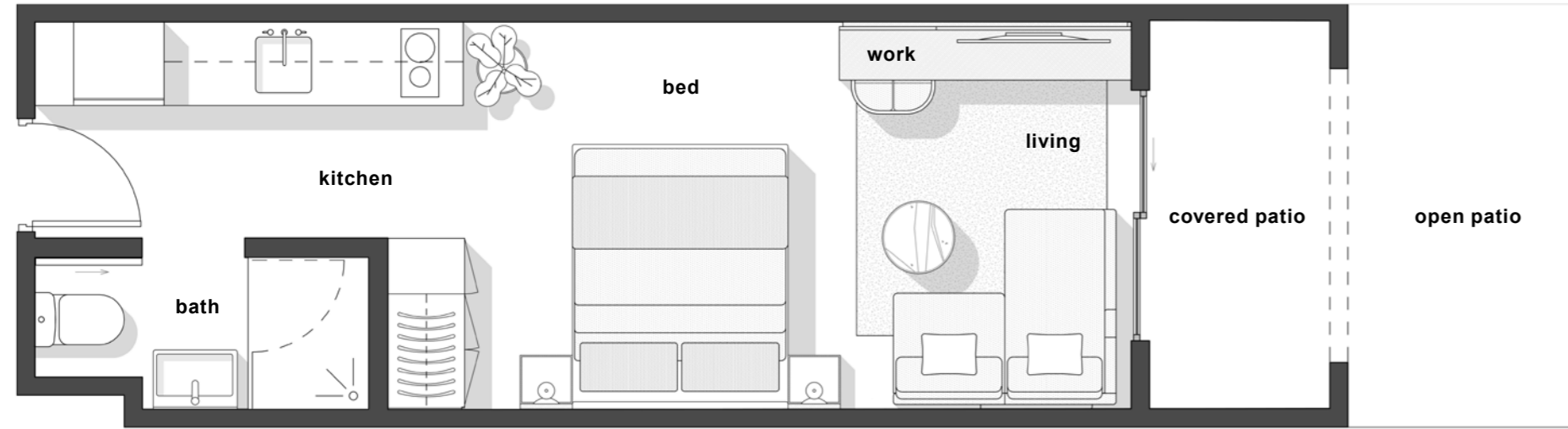
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Executive Suite (B)

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



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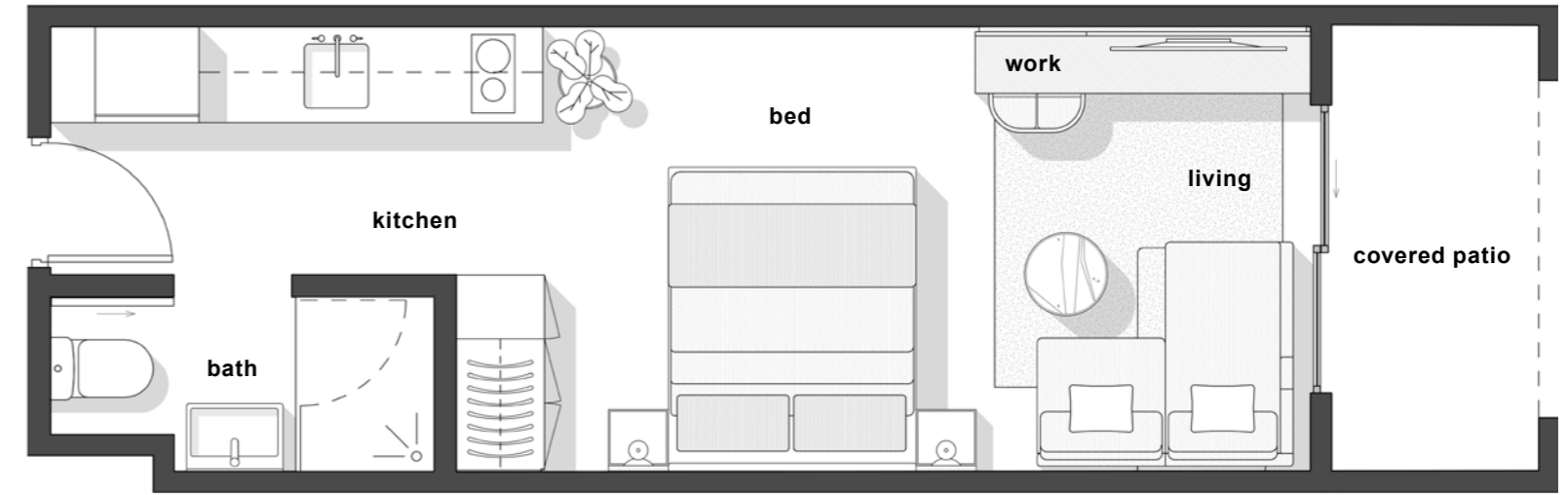
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**Executive Suite (C1),
Patio**

INTERNAL	25 m ²
COVERED PATIO	5 m ²
OPEN PATIO	4 - 8 m ²
TOTAL AREA	34 - 38 m ²



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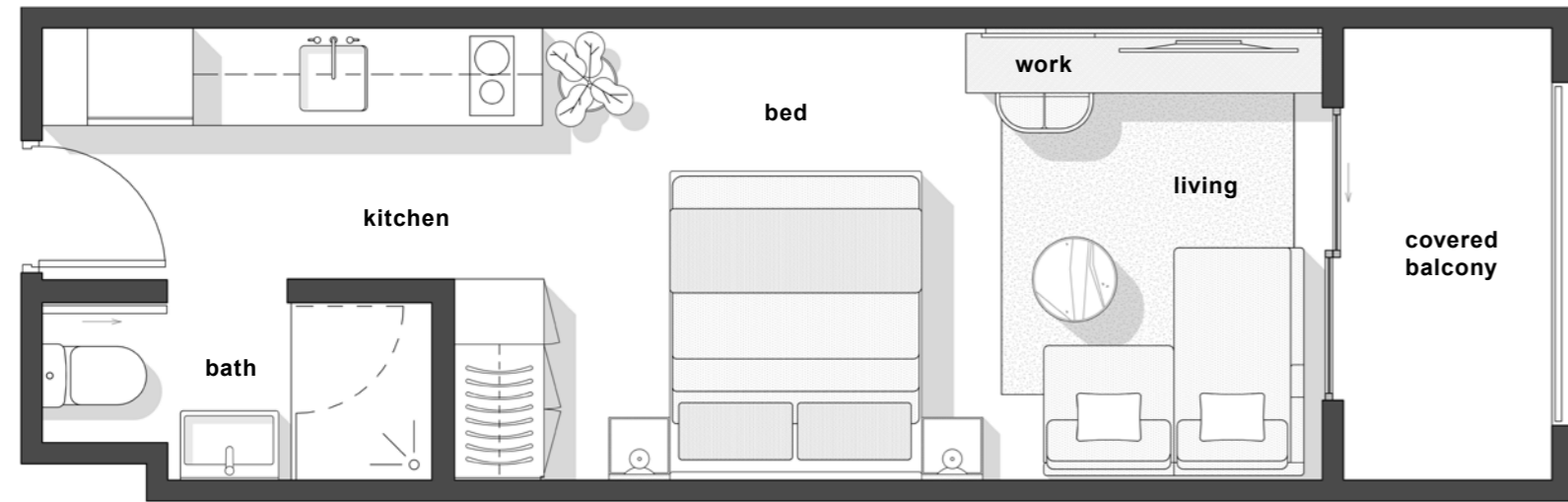
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**Executive Suite (C2),
Patio**

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



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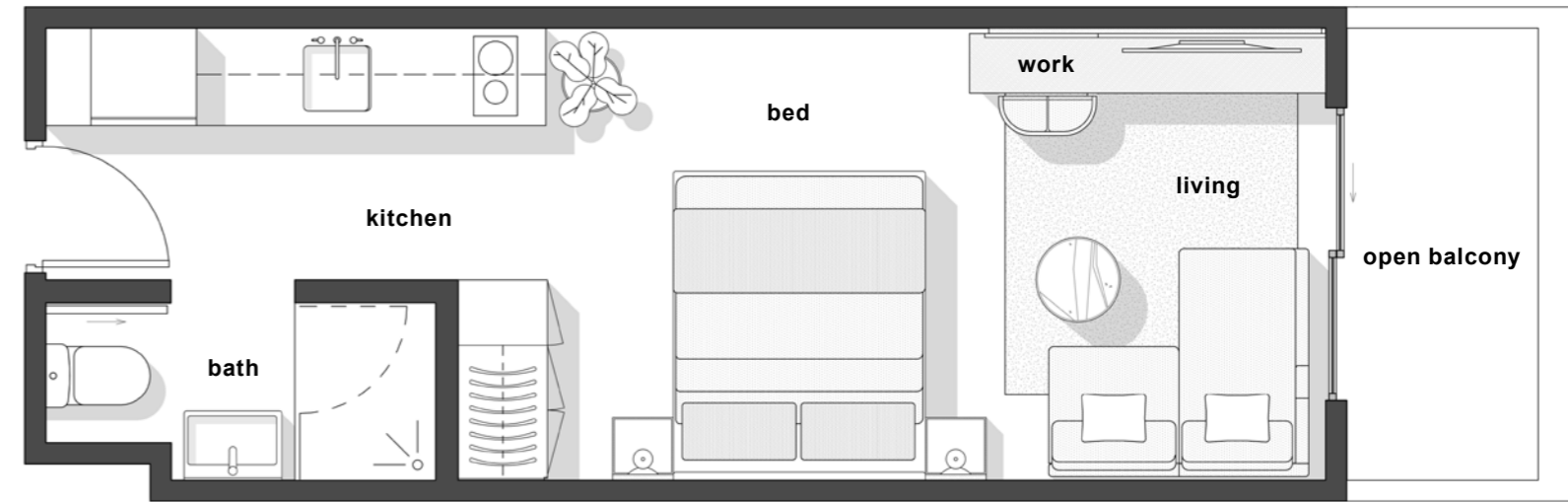
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Executive Suite (D)

INTERNAL	25 m ²
COVERED BALCONY	5 m ²
TOTAL AREA	30 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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1 Bedroom, En-suite



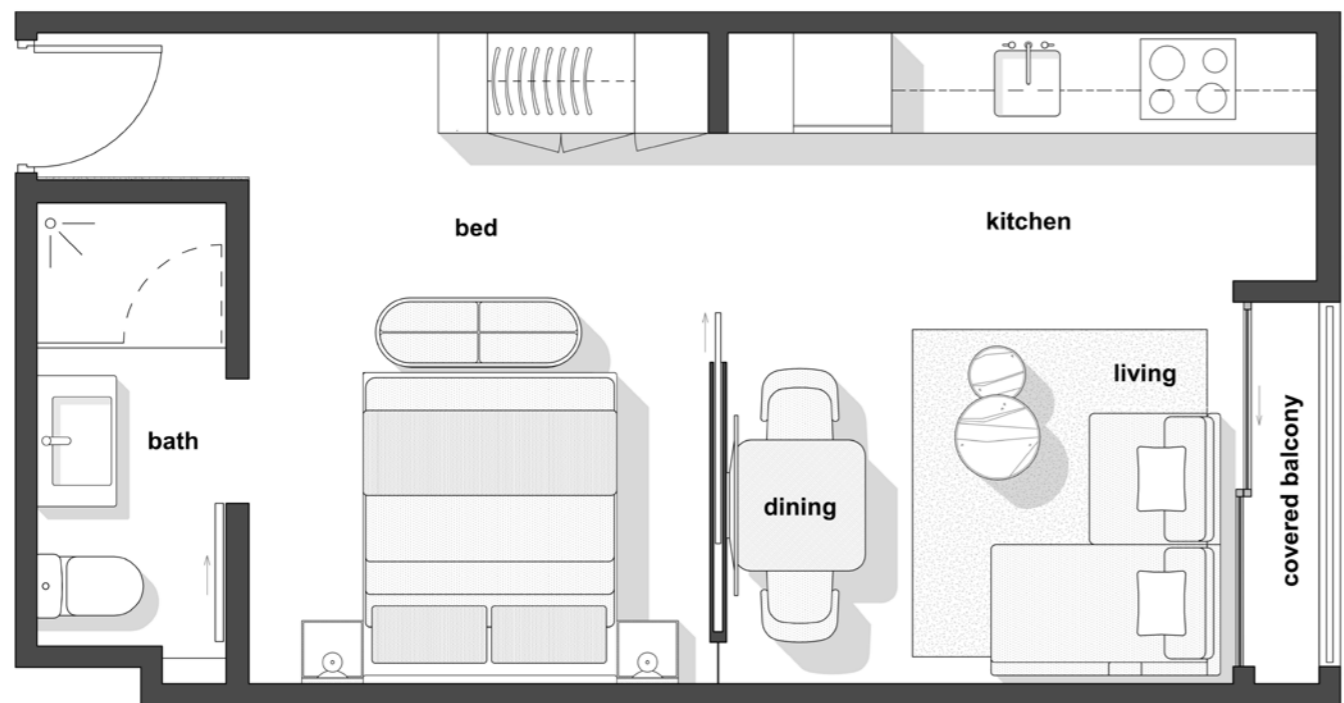
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Typical 1 Bedroom

INTERNAL	33 - 35 m ²
BALCONY/PATIO	2 - 7 m ²
OPEN PATIO	6 - 9 m ²
TOTAL AREA	35 - 51 m ²

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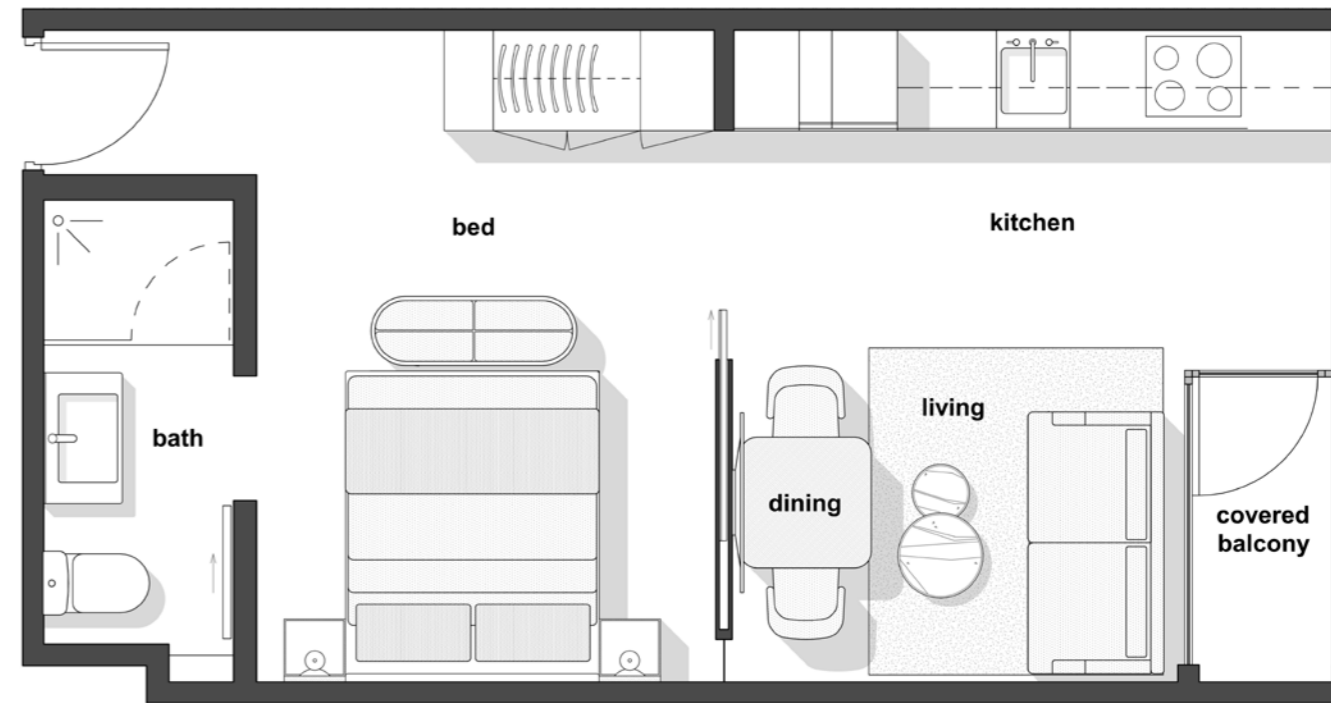
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**1 Bedroom (A),
En-suite**

INTERNAL	33 - 34 m ²
COVERED BALCONY	2 m ²
TOTAL AREA	35 - 36 m ²



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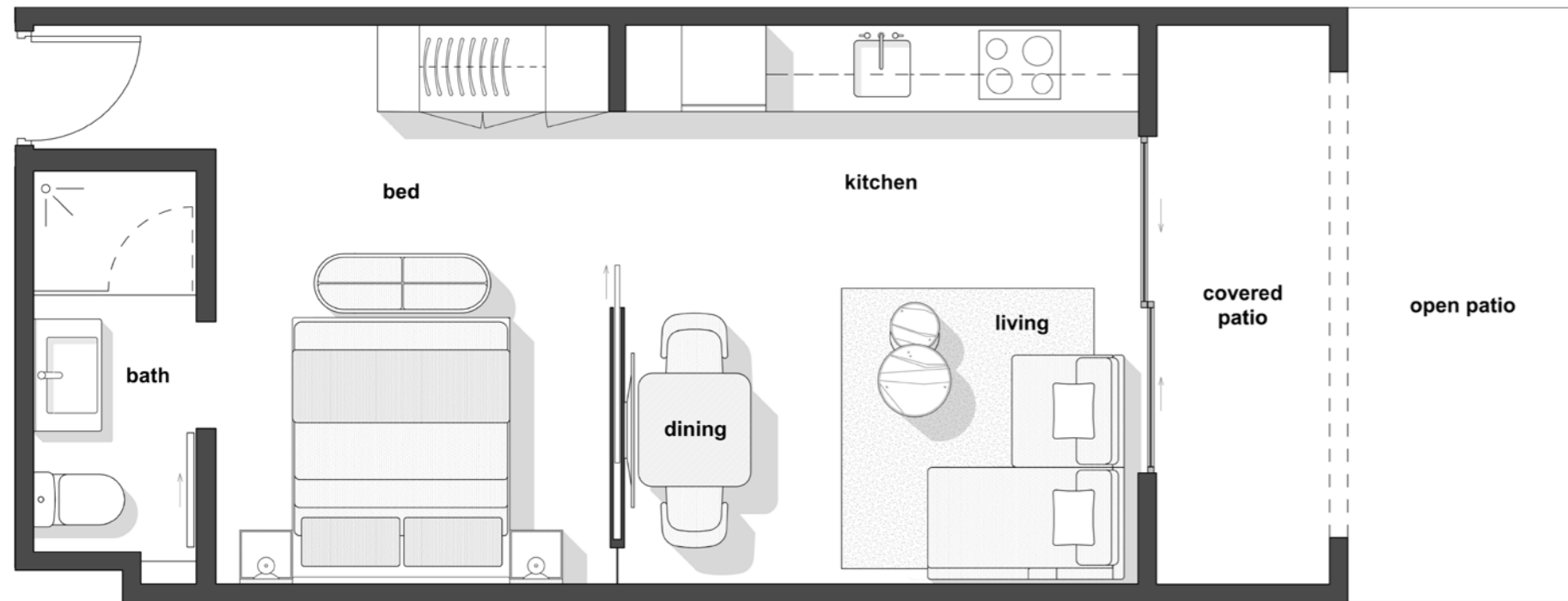
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**1 Bedroom (B),
En-suite**

INTERNAL	33 - 34 m ²
COVERED BALCONY	3 m ²
TOTAL AREA	36 - 37 m ²



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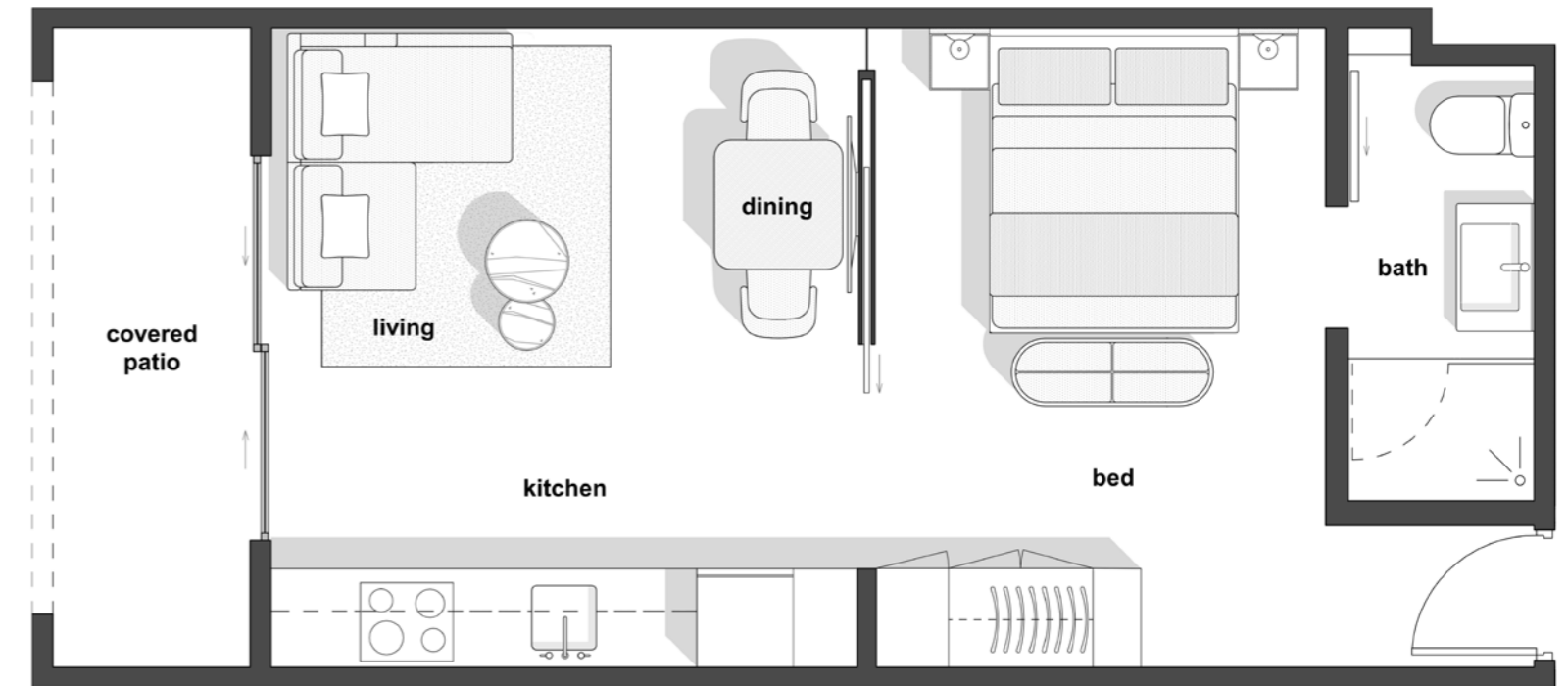
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**1 Bedroom (C1 & C3),
En-suite, Patio**

INTERNAL	34 - 35 m ²
COVERED PATIO	7 m ²
OPEN PATIO	6 - 9 m ²
TOTAL AREA	47 - 51 m ²



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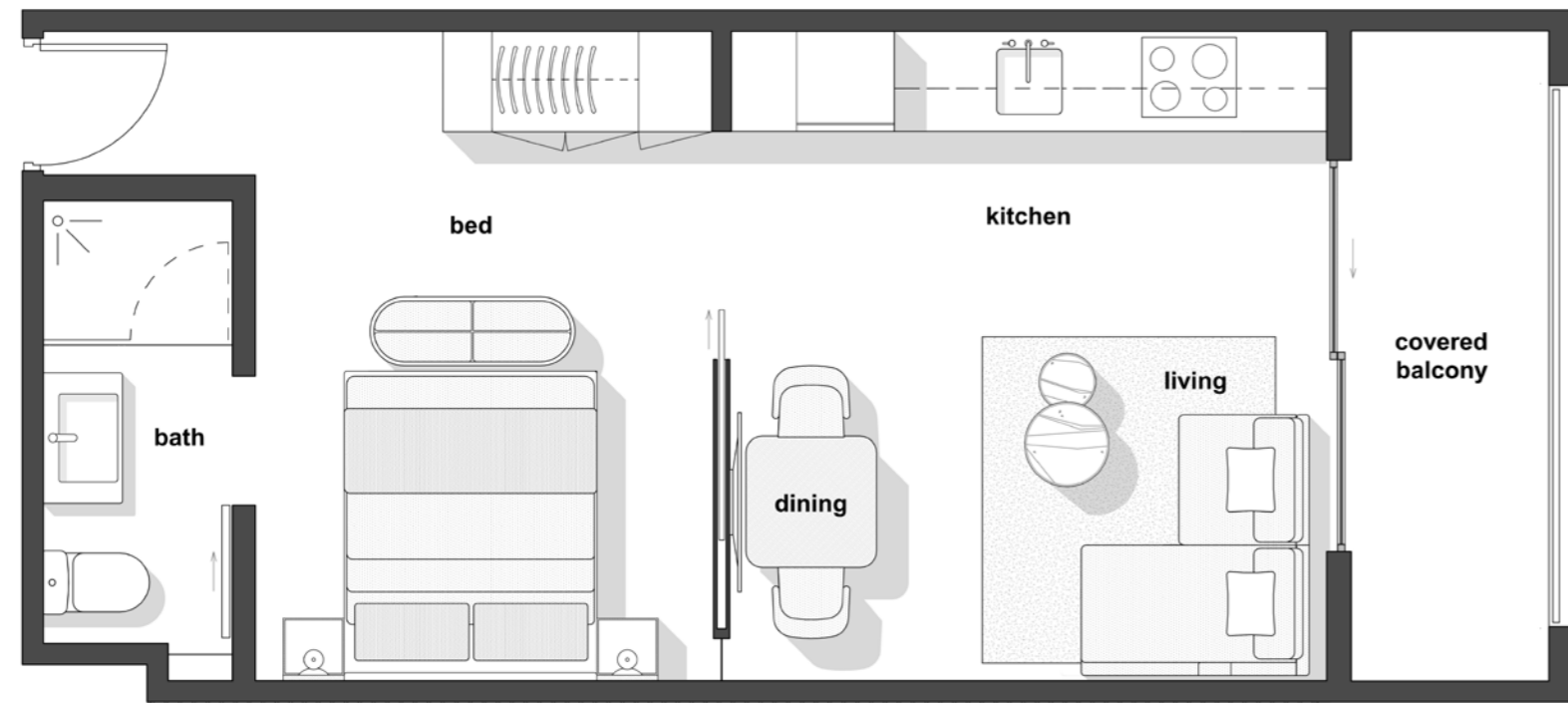
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**1 Bedroom (C2 & C4),
En-suite, Patio**

INTERNAL	34 - 35 m ²
COVERED PATIO	7 m ²
TOTAL AREA	41 - 42 m ²



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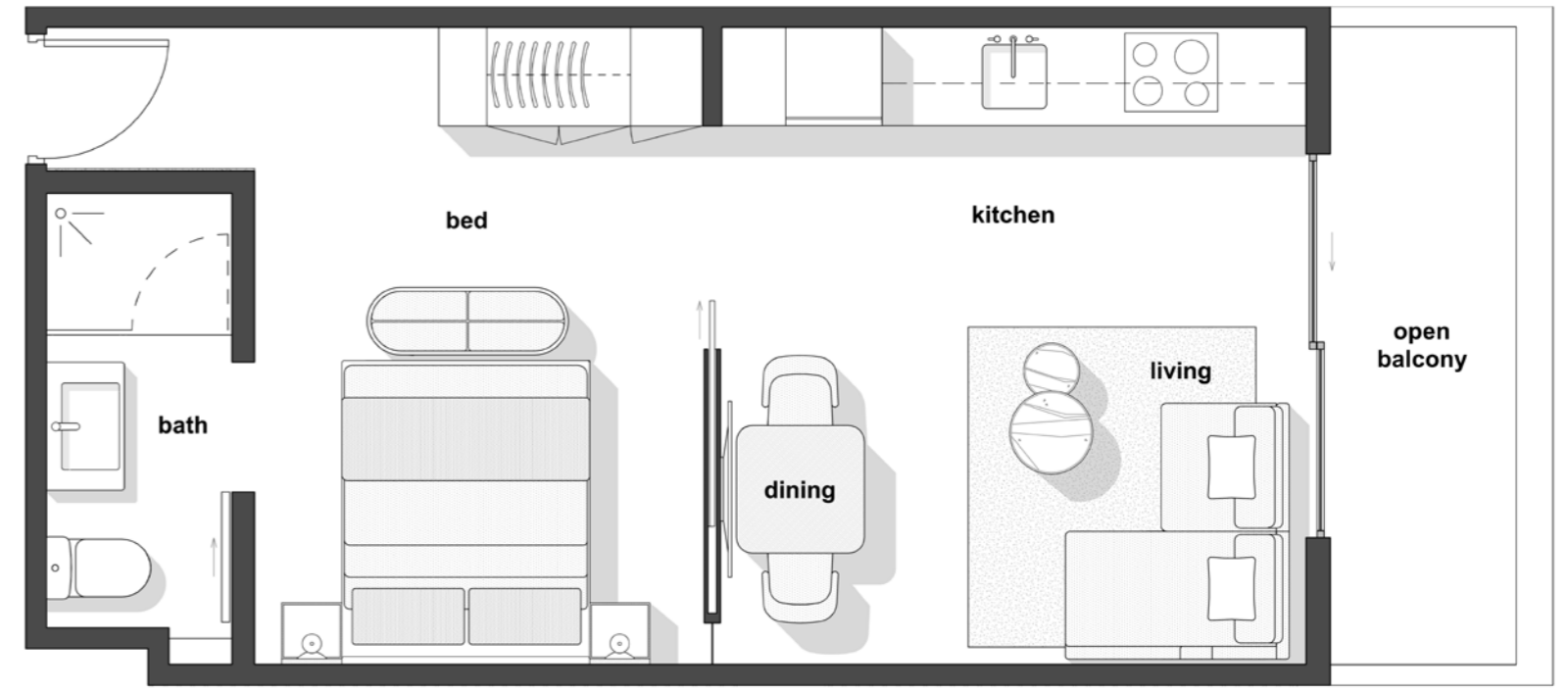
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**1 Bedroom (D),
En-suite**

INTERNAL	34 - 35 m ²
COVERED BALCONY	6 m ²
TOTAL AREA	40 - 41 m ²



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

INTERNAL	34 - 35 m ²
OPEN BALCONY	7 m ²
TOTAL AREA	41 - 42 m ²



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2 Bedroom, En-suite

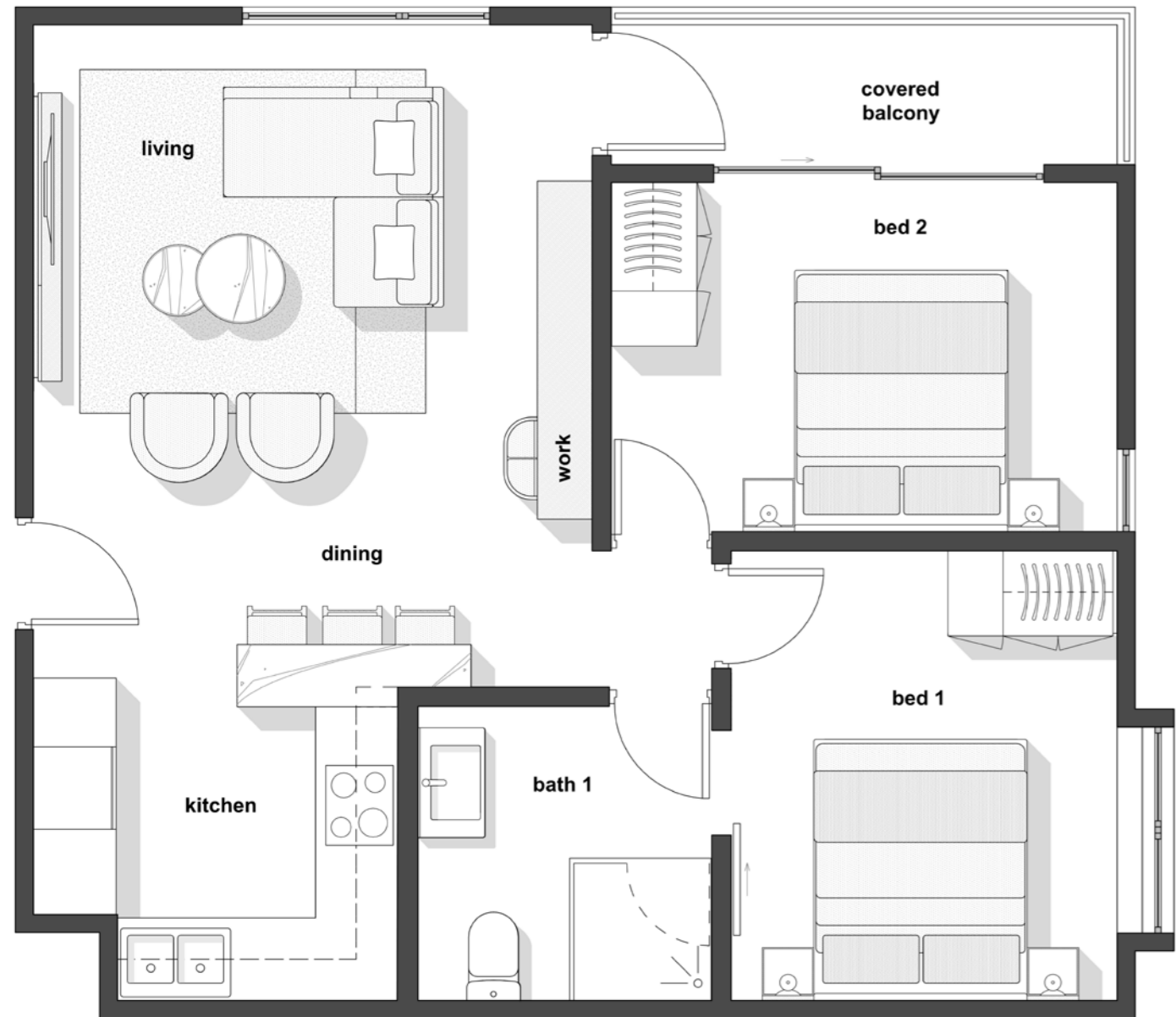


Typical 2 Bedroom (Block 3)

INTERNAL	49 - 68 m ²
BALCONY	2 - 7 m ²
OPEN PATIO	29 - 33 m ²
TOTAL AREA	52 - 108 m²

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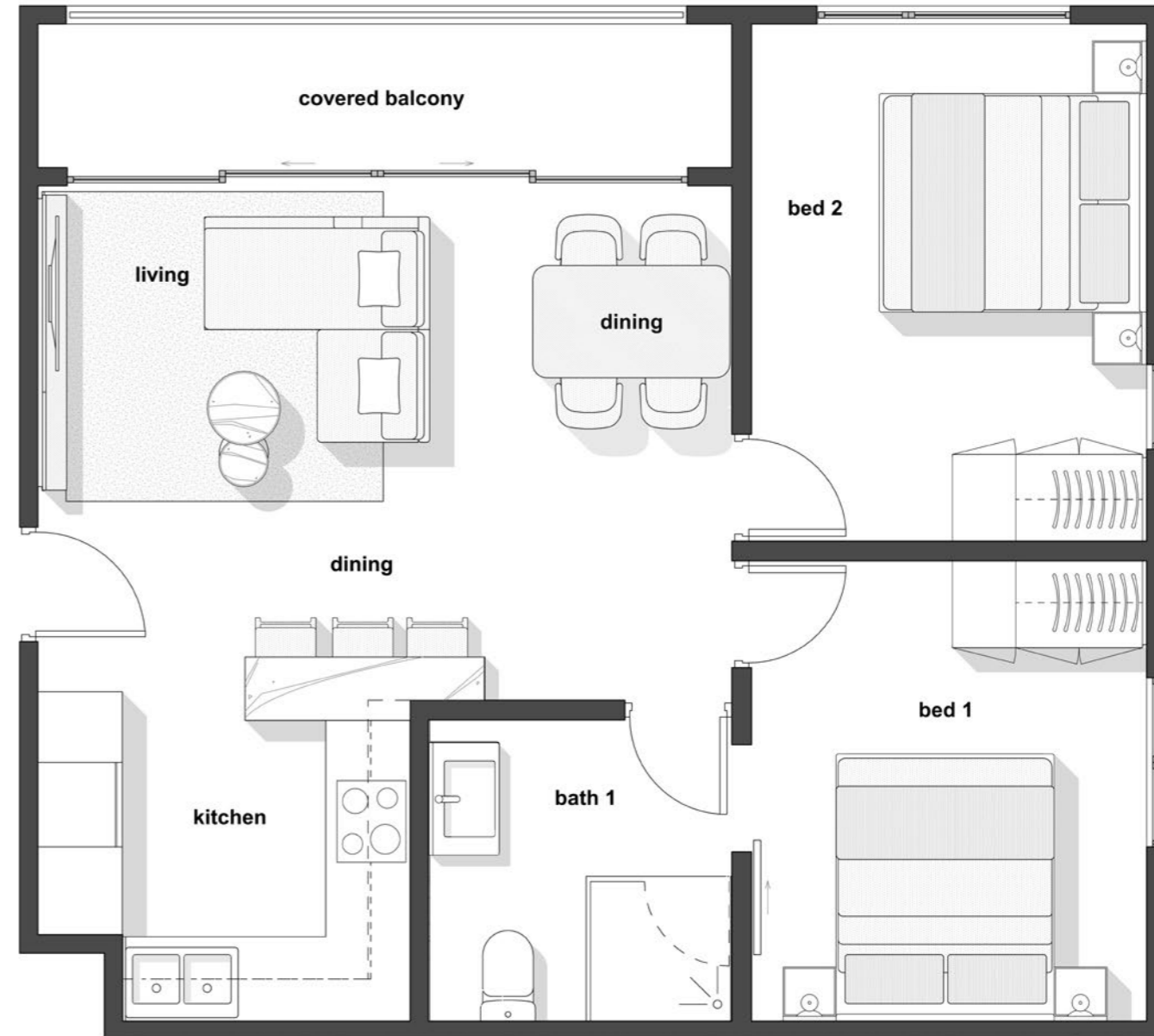
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**2 Bedroom (A),
En-suite**

INTERNAL	56 m ²
COVERED BALCONY	5 m ²
TOTAL AREA	61 m²



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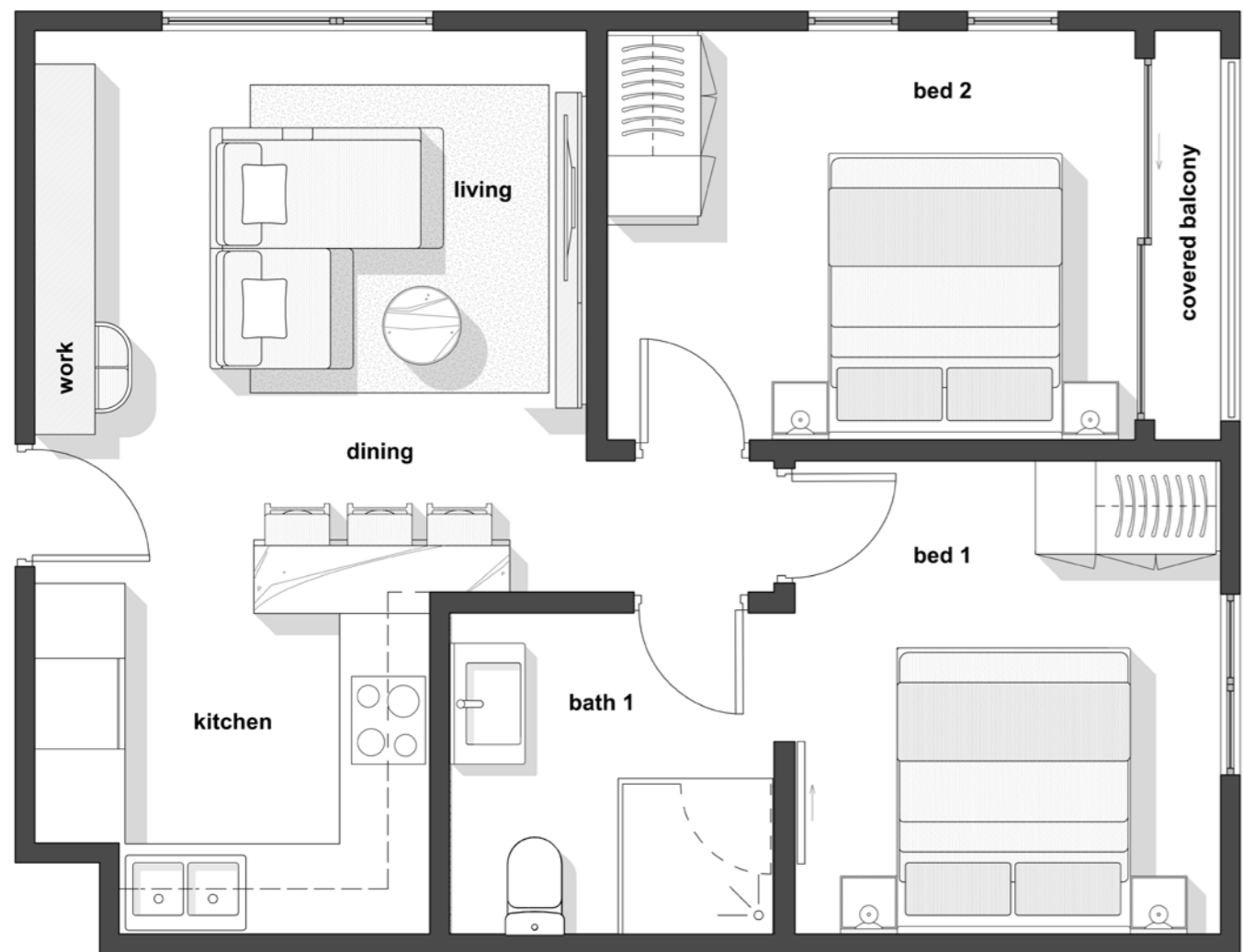
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**2 Bedroom (B),
En-suite**

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



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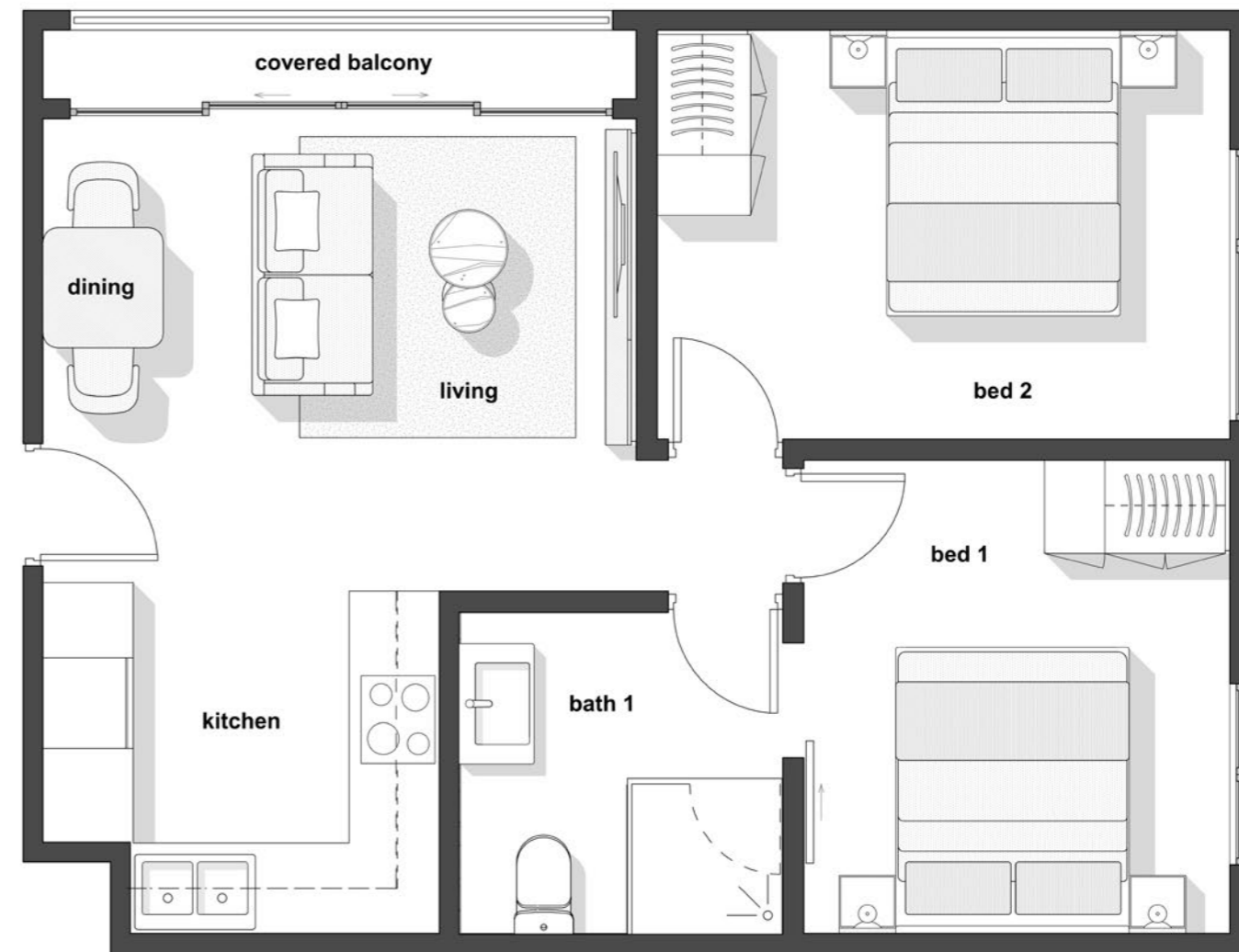
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2 Bedroom (C), En-suite

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



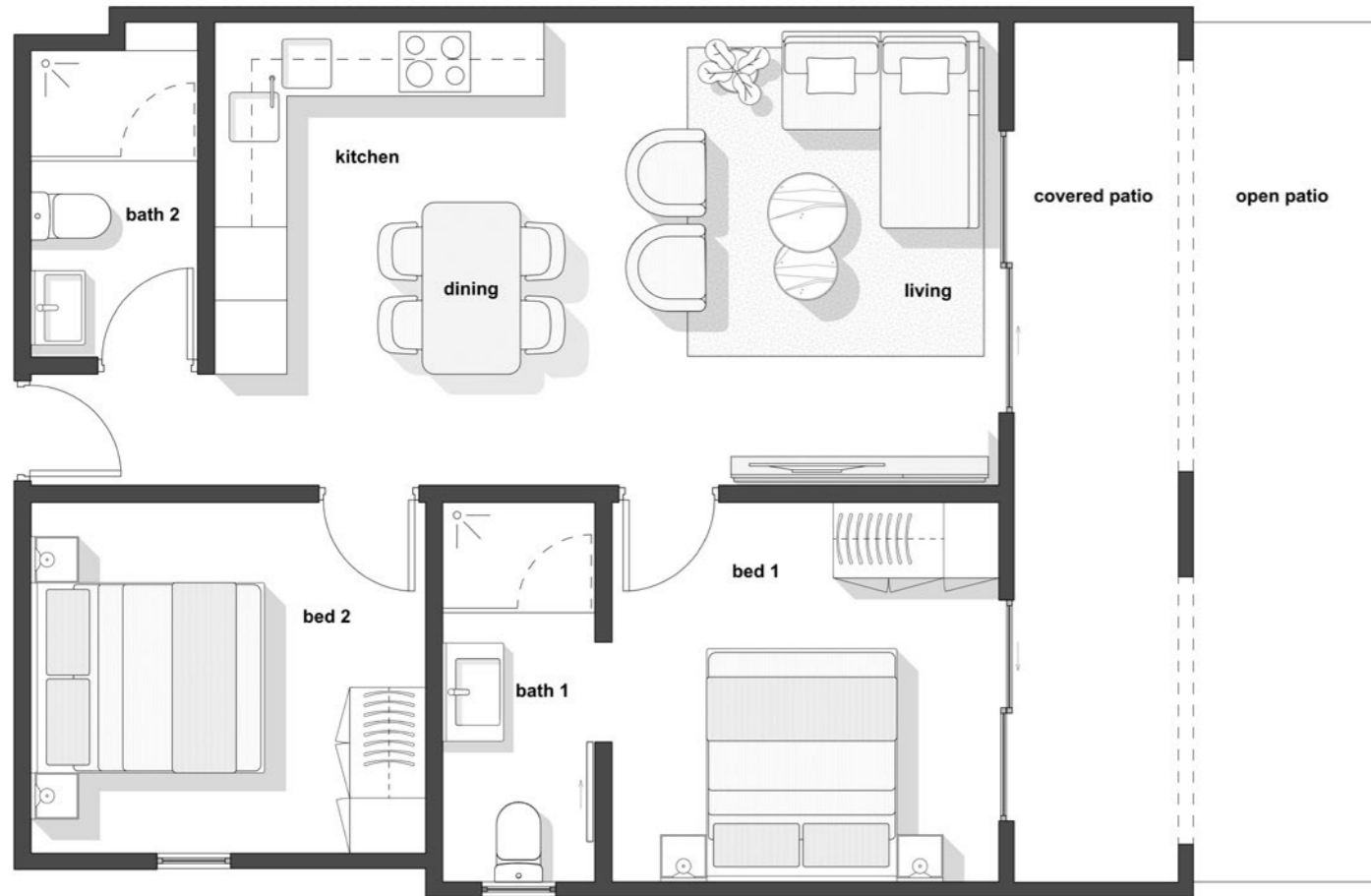
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2 Bedroom (F), En-suite

INTERNAL	60 m ²
COVERED PATIO	11 m ²
OPEN PATIO	29 - 33 m ²
TOTAL AREA	100 - 104 m ²



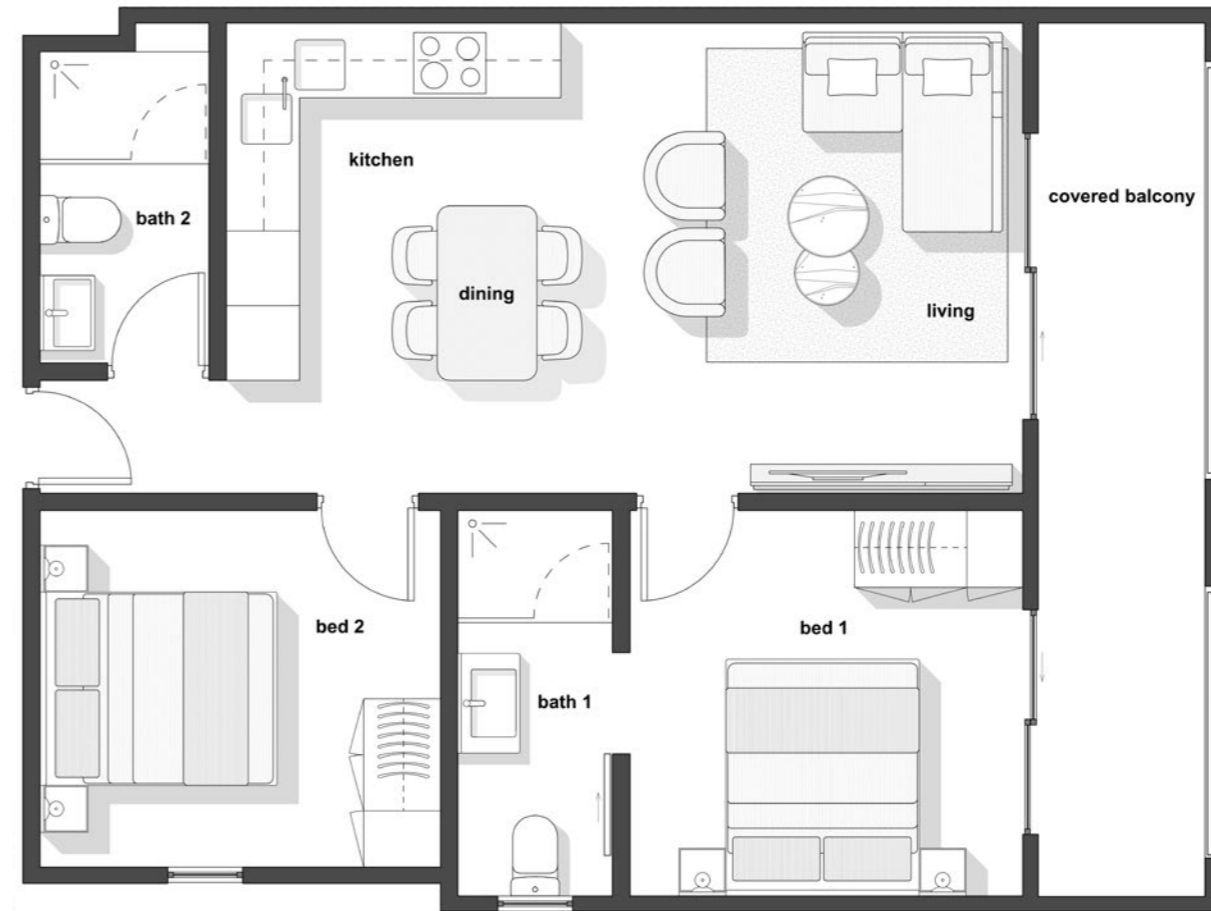
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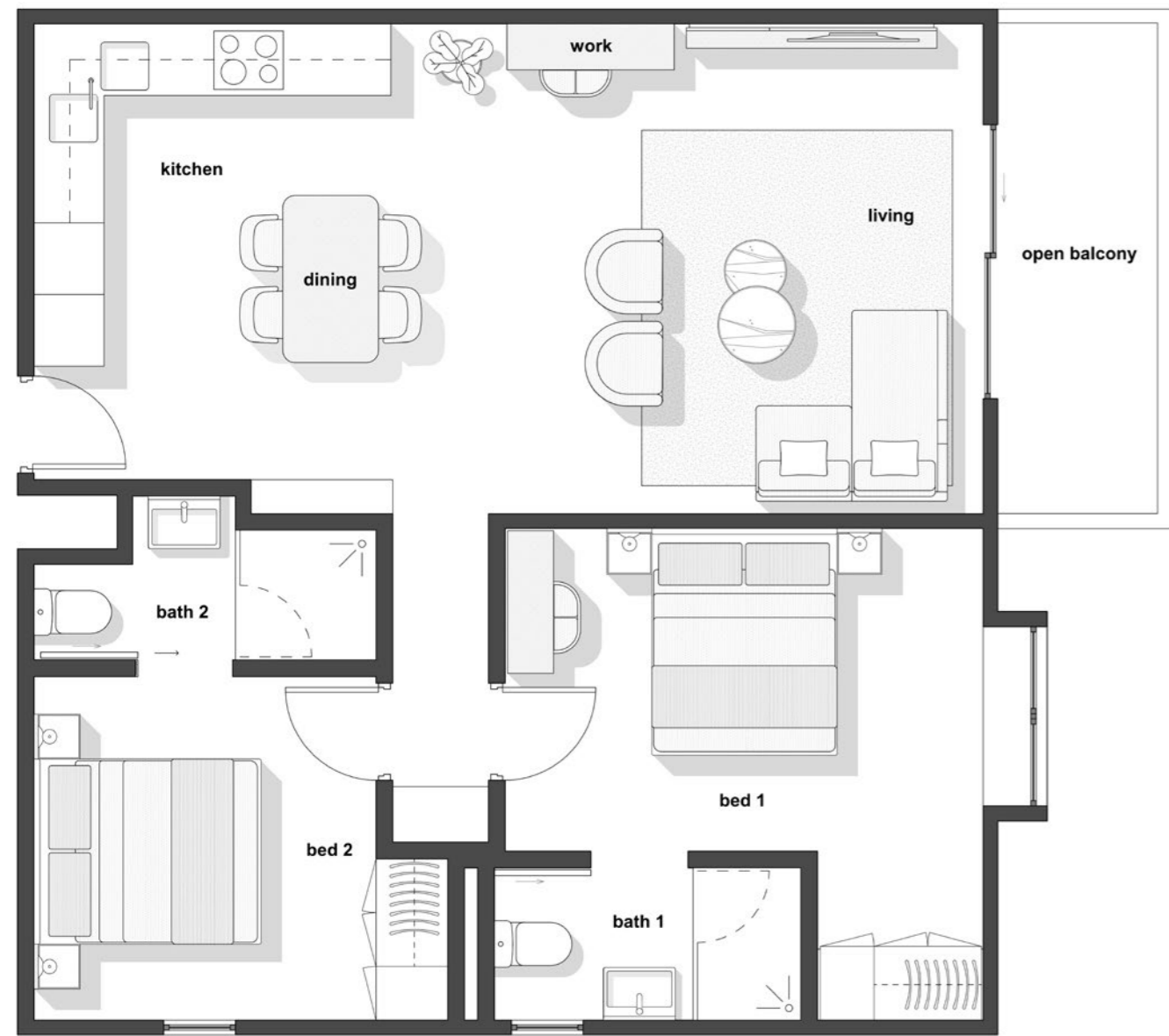
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2 Bedroom (G), En-suite

INTERNAL	60 m ²
OPEN BALCONY	11 m ²
TOTAL AREA	71 m ²



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ONE

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2 Bedroom (H), En-suite

INTERNAL	68 m ²
OPEN BALCONY	6 m ²
TOTAL AREA	74 m ²



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ONE

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2 Bedroom (I), En-suite

INTERNAL	68 m ²
OPEN BALCONY	2 m ²
TOTAL AREA	70 m ²



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2 Bedroom 2 Bathroom Deluxe



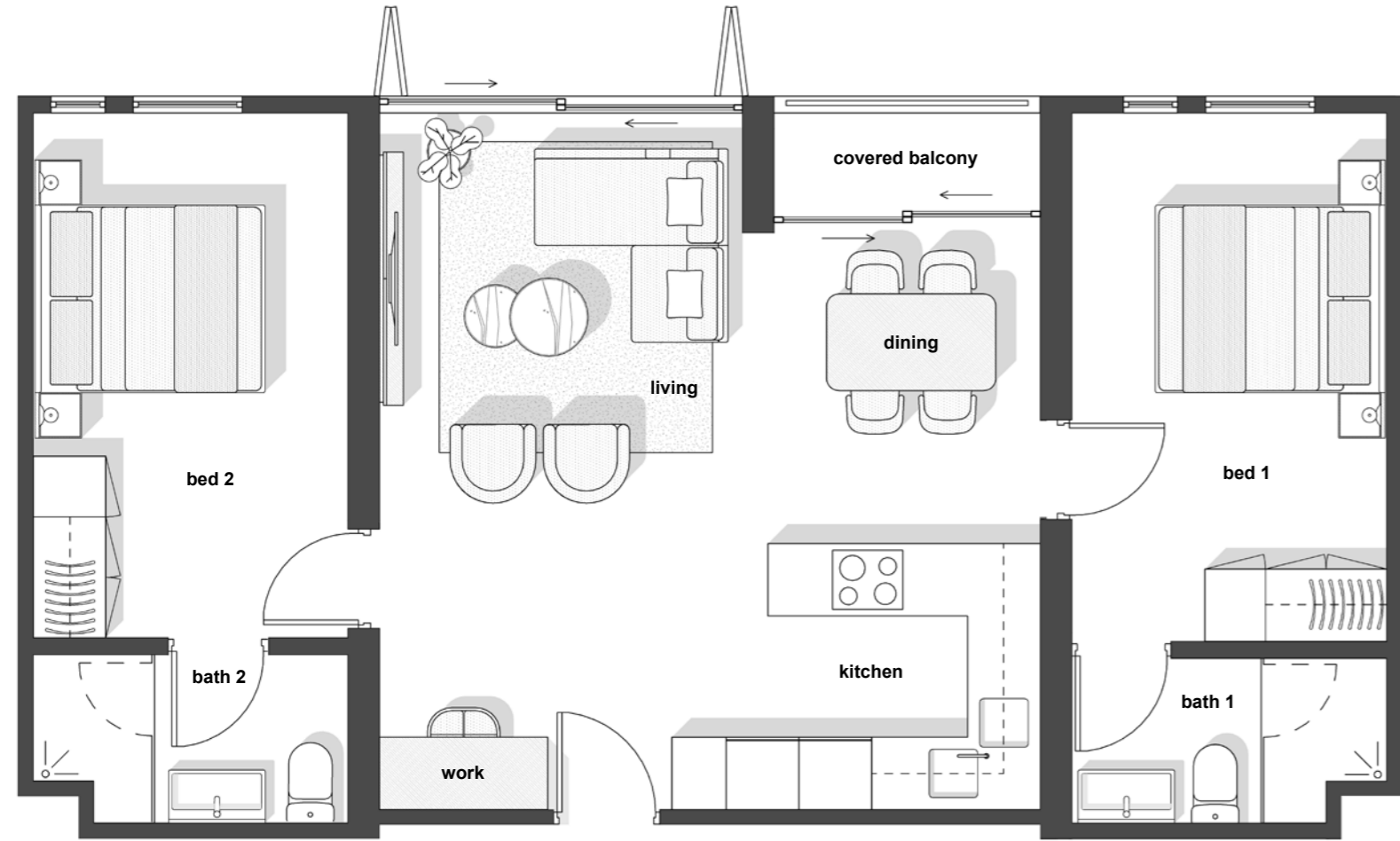
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Typical 2 Bedroom (Block 4)

INTERNAL	66 m ²
OPEN BALCONY	3 m ²
TOTAL AREA	69 m ²

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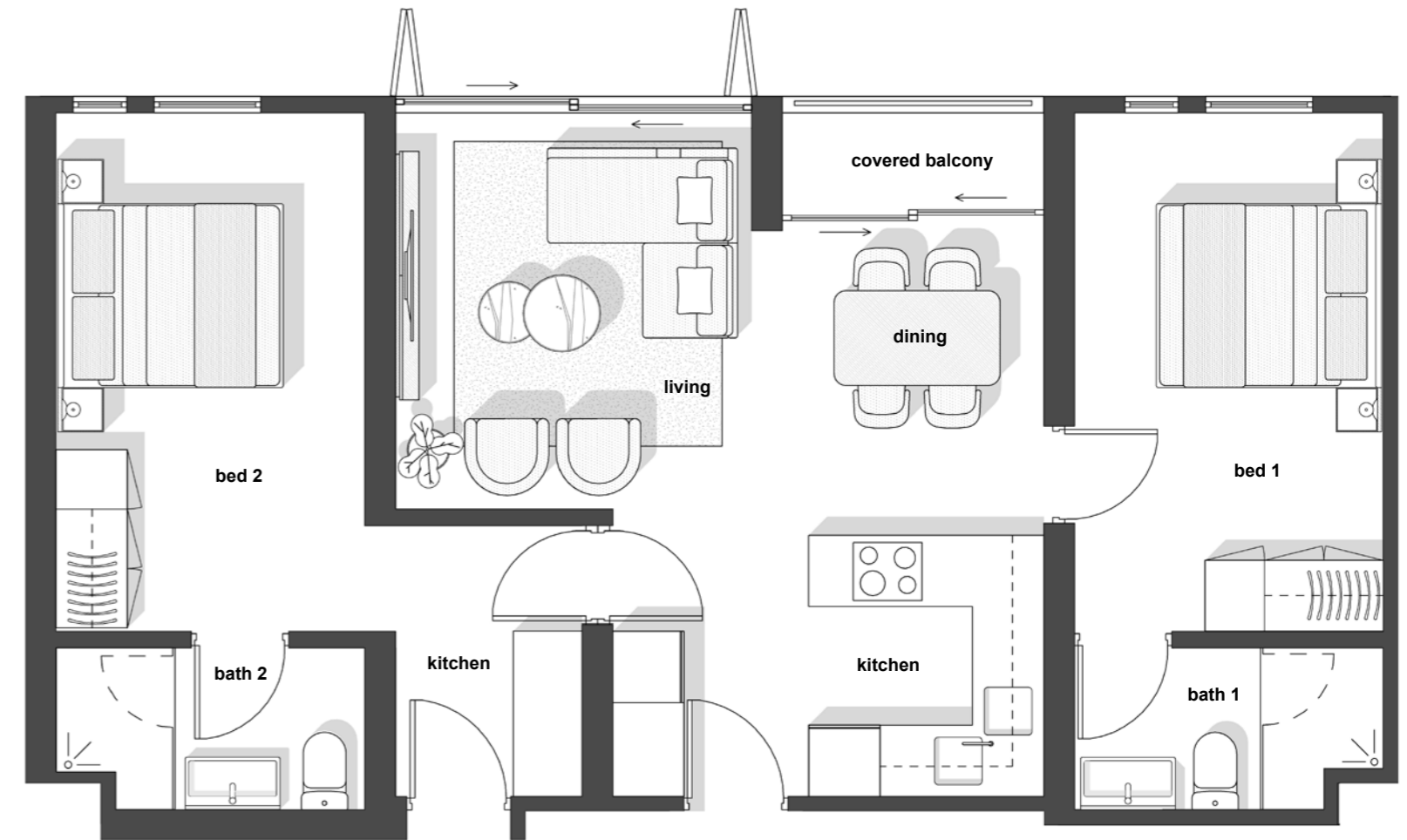
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**2 Bedroom (AA),
2 Bathroom**

INTERNAL	66 m ²
OPEN BALCONY	3 m ²
TOTAL AREA	69 m ²



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**2 Bedroom (BB),
2 Bathroom**

INTERNAL	66 m ²
OPEN BALCONY	3 m ²
TOTAL AREA	69 m ²



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LIFESTYLE & RESIDENTIAL DEVELOPMENT

Contact Information.



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

Address: 37 Cradock Avenue, Rosebank
Johannesburg, Gauteng, 2196

Sales: 0861 626 626

Email: info@tricoltd.co.za

Website: www.onerosebank.co.za



ELLIPSE WATERFALL



TREE TOPS HOUGHTON



BROOKFIELD AT ROYAL



SIGNATURE AT EYE OF AFRICA

PROPERTY DEVELOPER

Tricoltd Group is a pioneering property development company that has steadily built upon its initial successes to earn its status as a leader in the dynamic and challenging property industry.

Tricoltd's impressive portfolio of prestigious and luxurious developments stands as testimony to the company's unrelenting pursuit of excellence. The Houghton, The Houghton Hotel – a member of the Leading Hotels of the World, Serengeti Estates, The Eye of Africa Golf and Residential Estate, Tree Tops Houghton, Brookfield at Royal and the coveted Ellipse Waterfall are a few spectacular examples of Tricoltd's dedication and commitment to meeting the challenges and opportunities of today's rapidly evolving marketplace.

Combining thoughtful location selection with meticulous attention to detail as well as a knack for knowing what works in the sector, Tim Kloock and his team at Tricoltd Group continue to deliver high quality residential developments at a competitive price point.

One Rosebank is a fine addition to the Tricoltd portfolio and features all of the traits that make Tricoltd Group's developments so appealing; class, character, elegance and superiority.



ONE

R O S E B A N K

VISIT OUR SALES CENTRE & SHOW APARTMENTS

37 Cradock Avenue, Rosebank
Johannesburg, Gauteng, 2196