



JEWEL CITY

THE MABONENG PRECINCT
connected | urban | neighbourhood

THE SAPHIRE

DIVERCITY
URBAN PROPERTY FUND

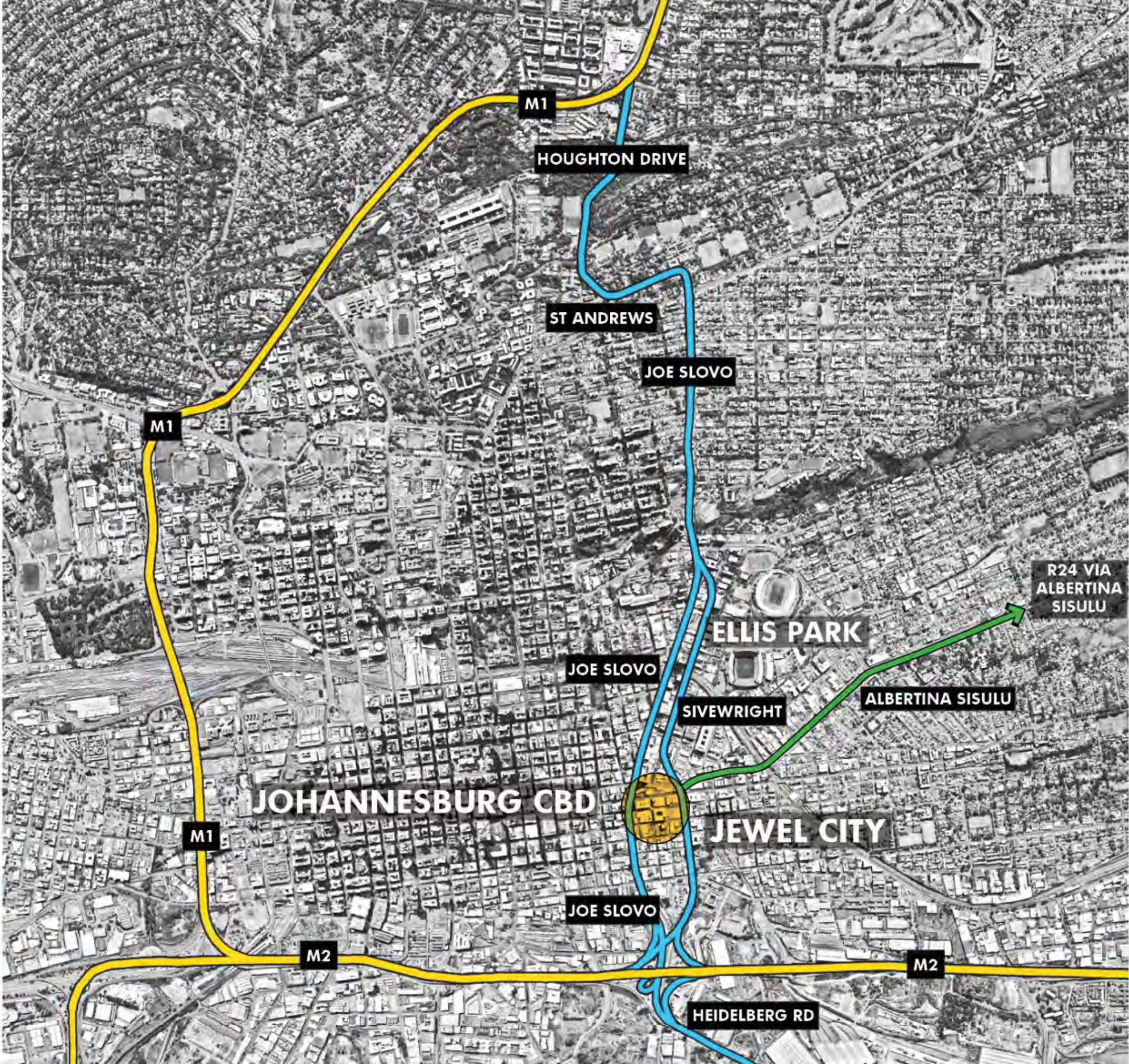

ATTERBURY
It's a matter of association



CONTENT

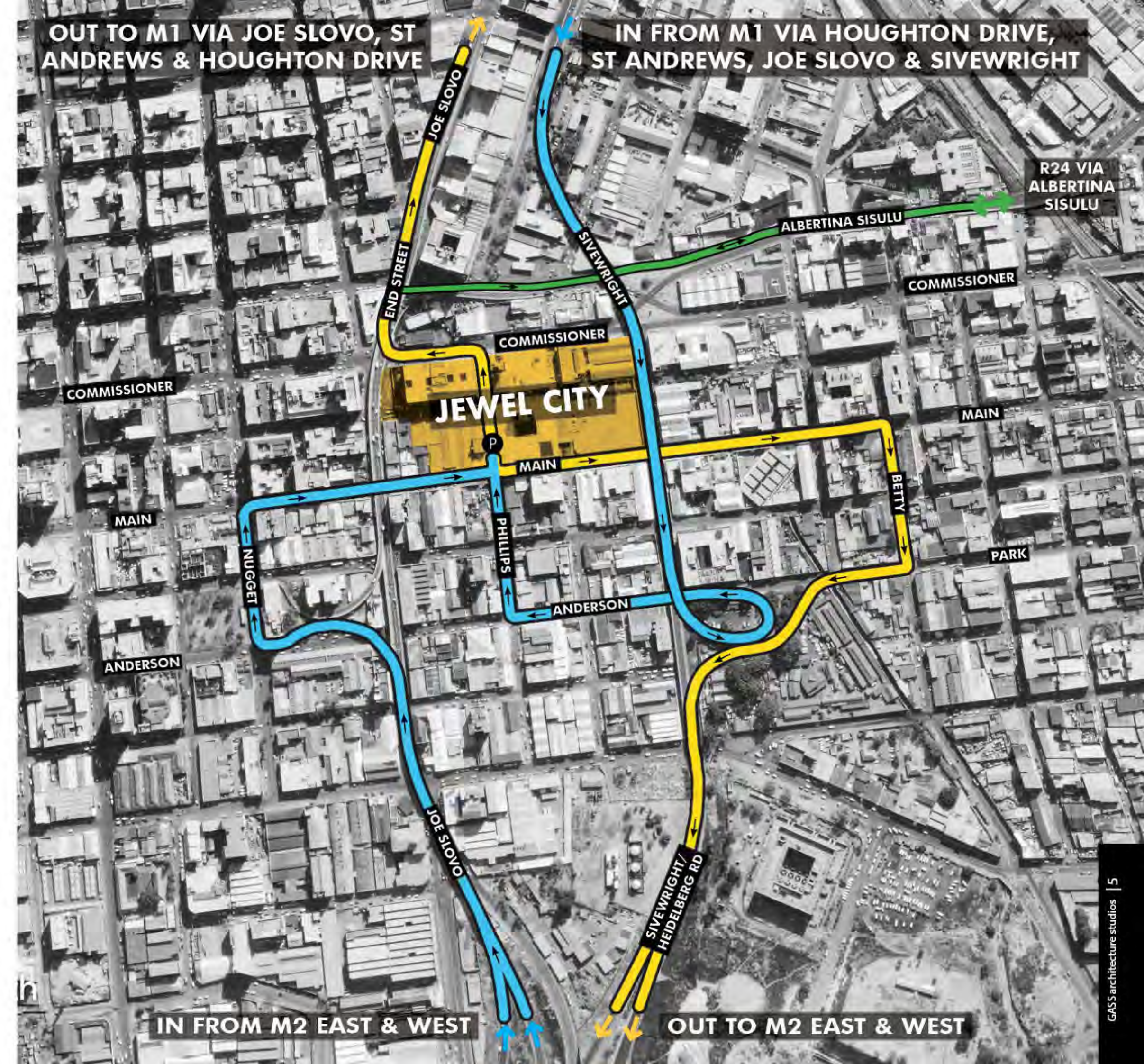
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MACRO CONTEXT



- major highway routes
- access M1/Houghton via Houghton Drive Offramp
- access M2 East/West via Joe Slovo Drive Offramp
- access R24 via Albertina Sisulu

MICRO CONTEXT



- routes out to M1 / M2
- routes in from M1 / M2
- routes in and out from R24
- parking to block 5 P

TRANSPORT PLAN

metrobus



Rea Vaya
Joburg

JEWEL CITY DEVELOPMENT



rea vaya routes



metro bus routes



fox street pedestrian link



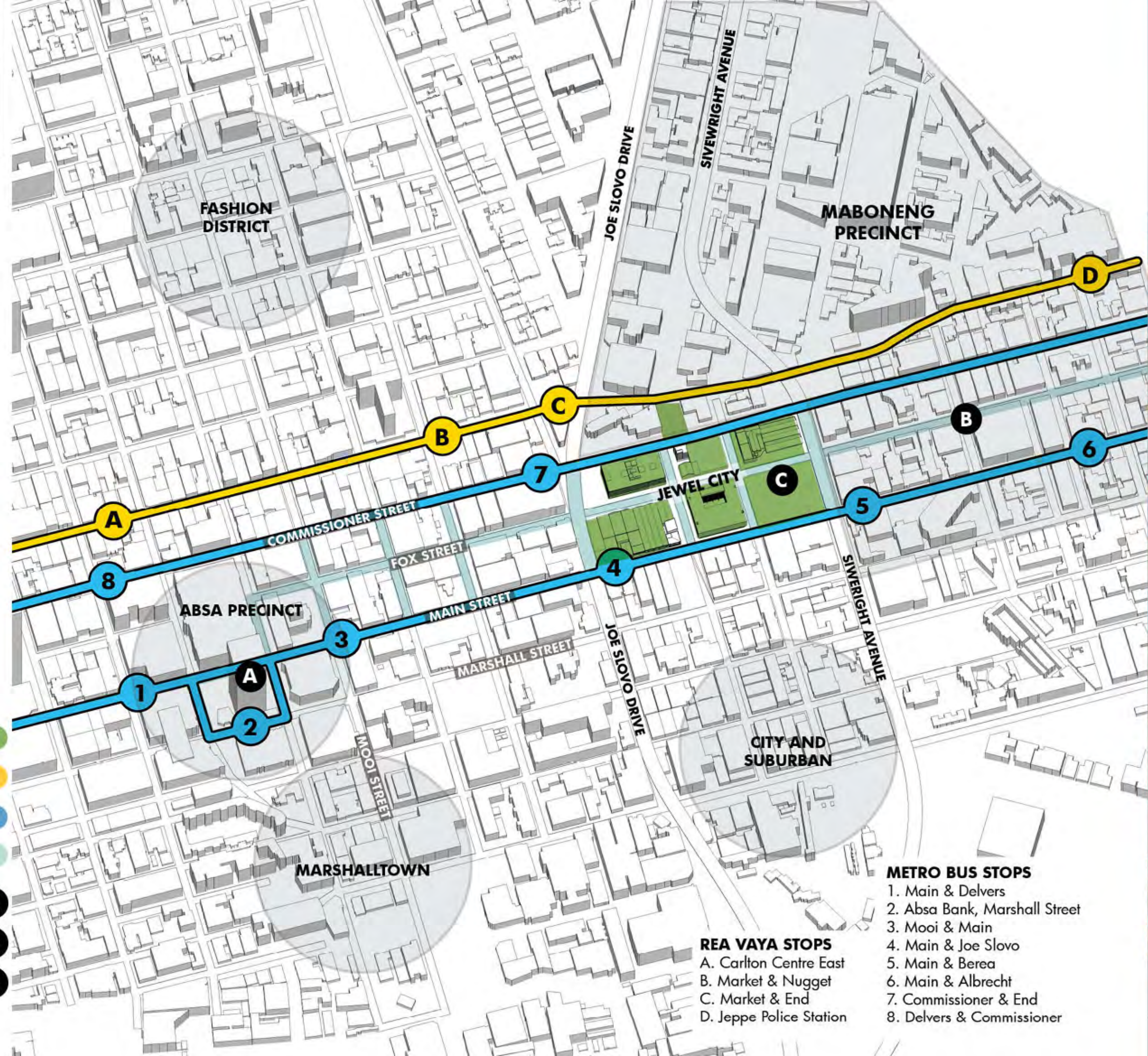
absa towers main



maboneng



jewel city public square



METRO BUS STOPS

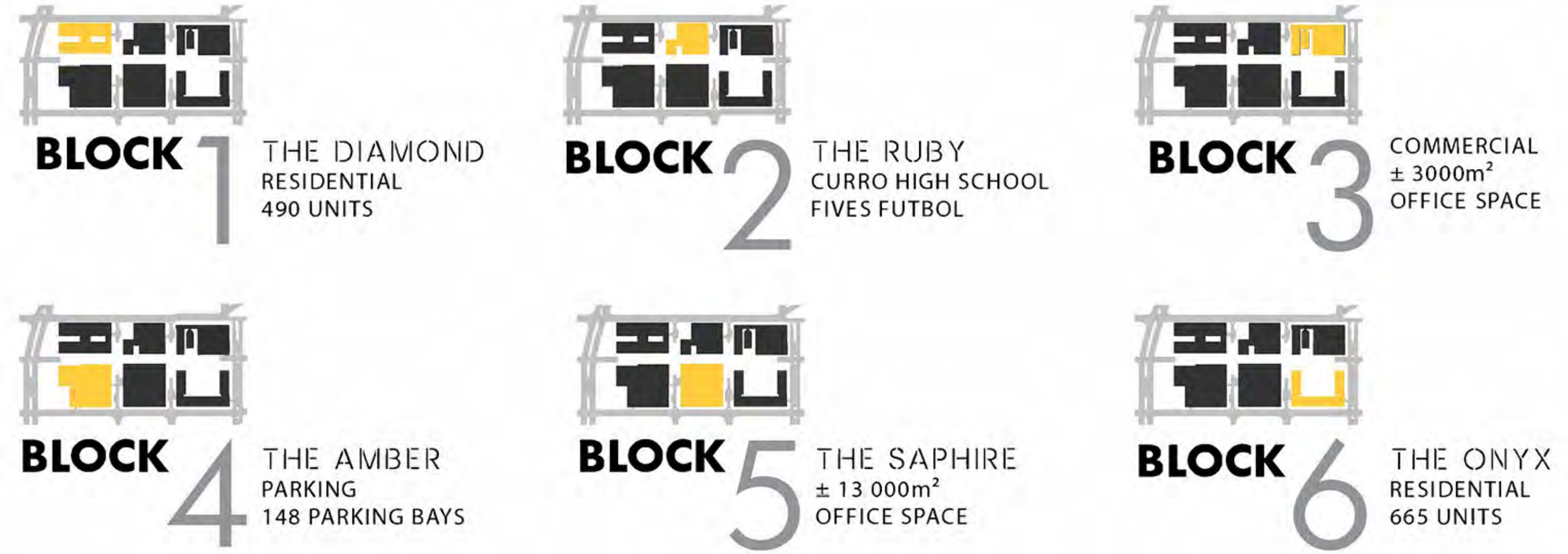
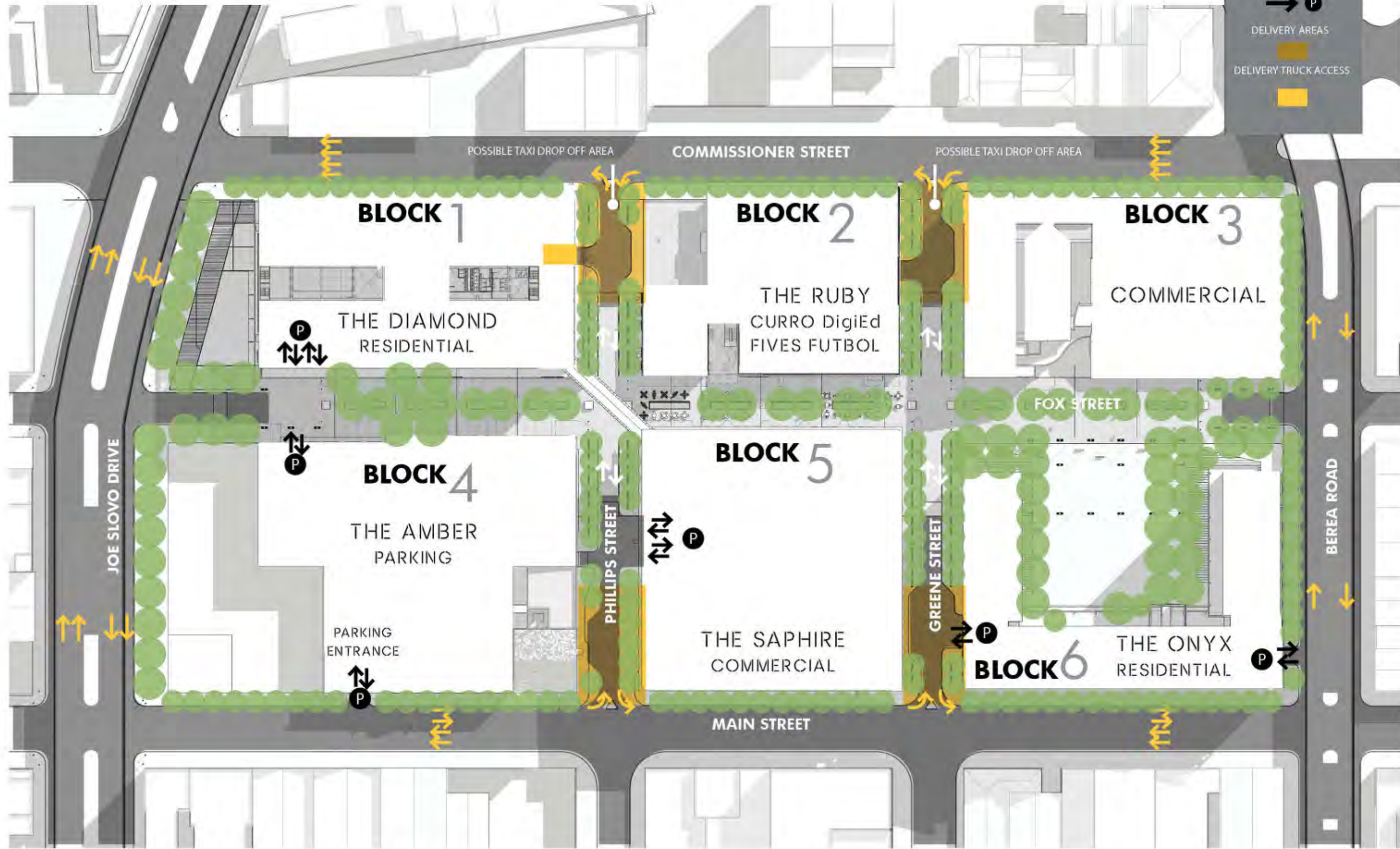
1. Main & Delters
2. Absa Bank, Marshall Street
3. Mooi & Main
4. Main & Joe Slovo
5. Main & Berea
6. Main & Albrecht
7. Commissioner & End
8. Delters & Commissioner

REA VAYA STOPS

- A. Carlton Centre East
- B. Market & Nugget
- C. Market & End
- D. Jeppe Police Station



MASTERPLAN



BLOCK 1 - 6 RETAIL:



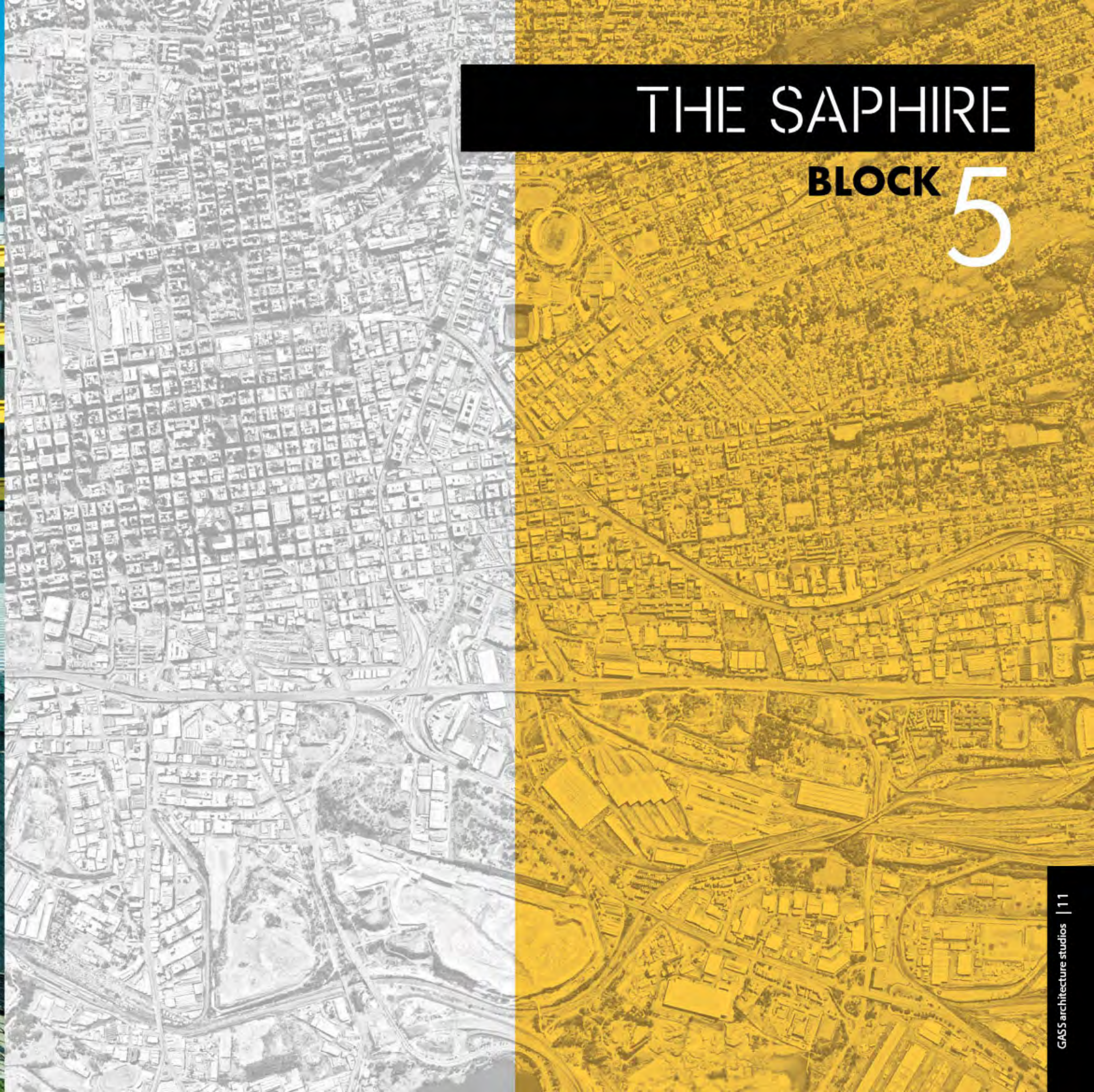
JEWEL CITY

TRANSNET

WORLD
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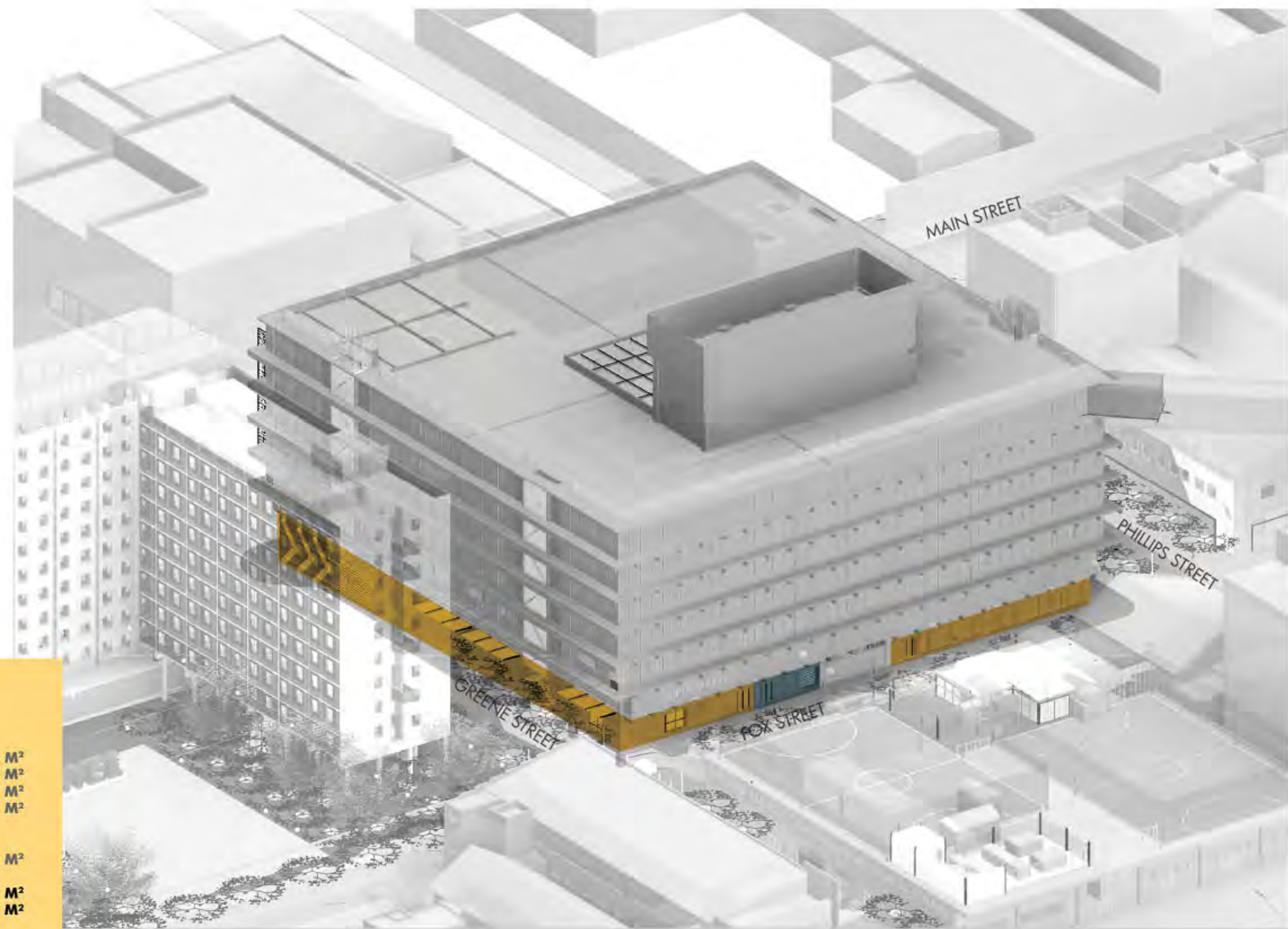
THE SAPPHIRE

BLOCK 5



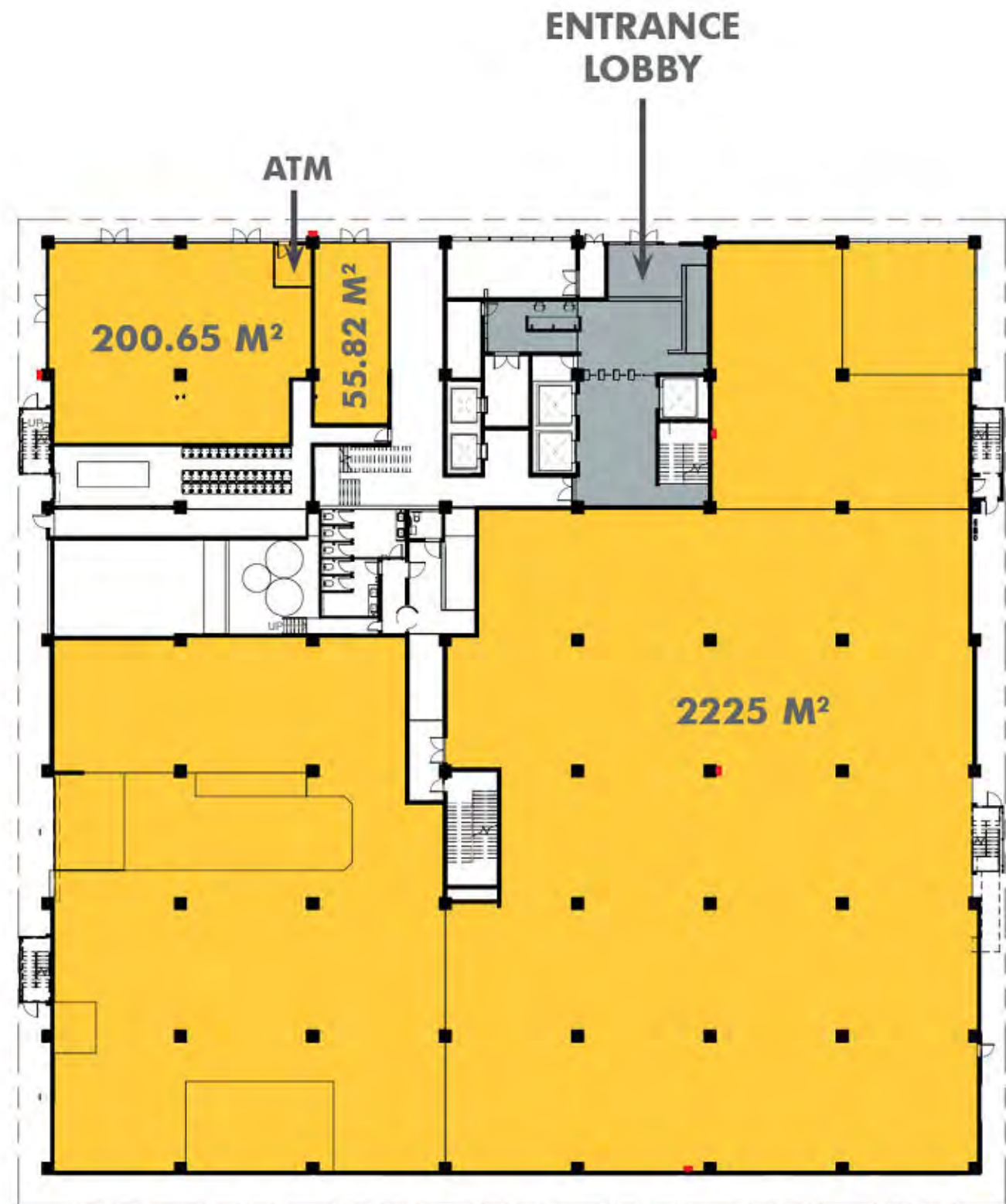


BLOCK 5



GROUND FLOOR

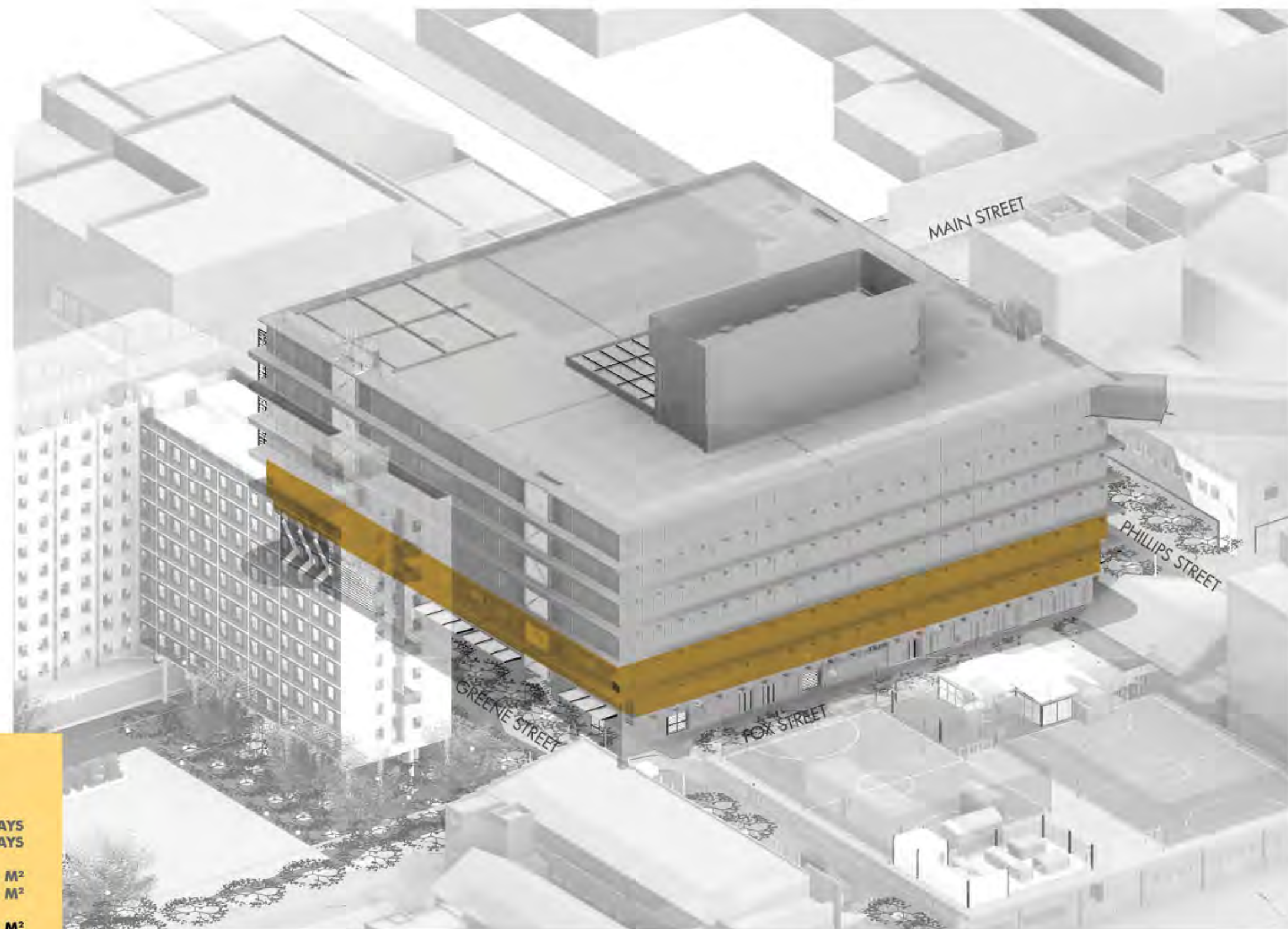
RETAIL 1	200.65 M ²
RETAIL 2	55.82 M ²
ATM	7 M ²
SUPERMARKET	2 225 M ²
GROUND FLOOR LOBBY	138 M²
TOTAL GLA RETAIL	2 488.47 M²
TOTAL GLA OFFICE	138 M²
(OFFICE SUMMARY TO FOLLOW)	



BLOCK 5 - GROUND FLOOR



BLOCK 5



1ST & 2ND FLOOR

1 ST FLOOR PARKING (TOTAL)	86 BAYS
2 ND FLOOR PARKING (TOTAL)	89 BAYS
1 ST FLOOR OFFICE LOBBY	50 M ²
2 ND FLOOR OFFICE LOBBY	50 M ²
TOTAL OFFICE GLA (OFFICE SUMMARY TO FOLLOW)	100 M²



BLOCK 5 - 1ST FLOOR



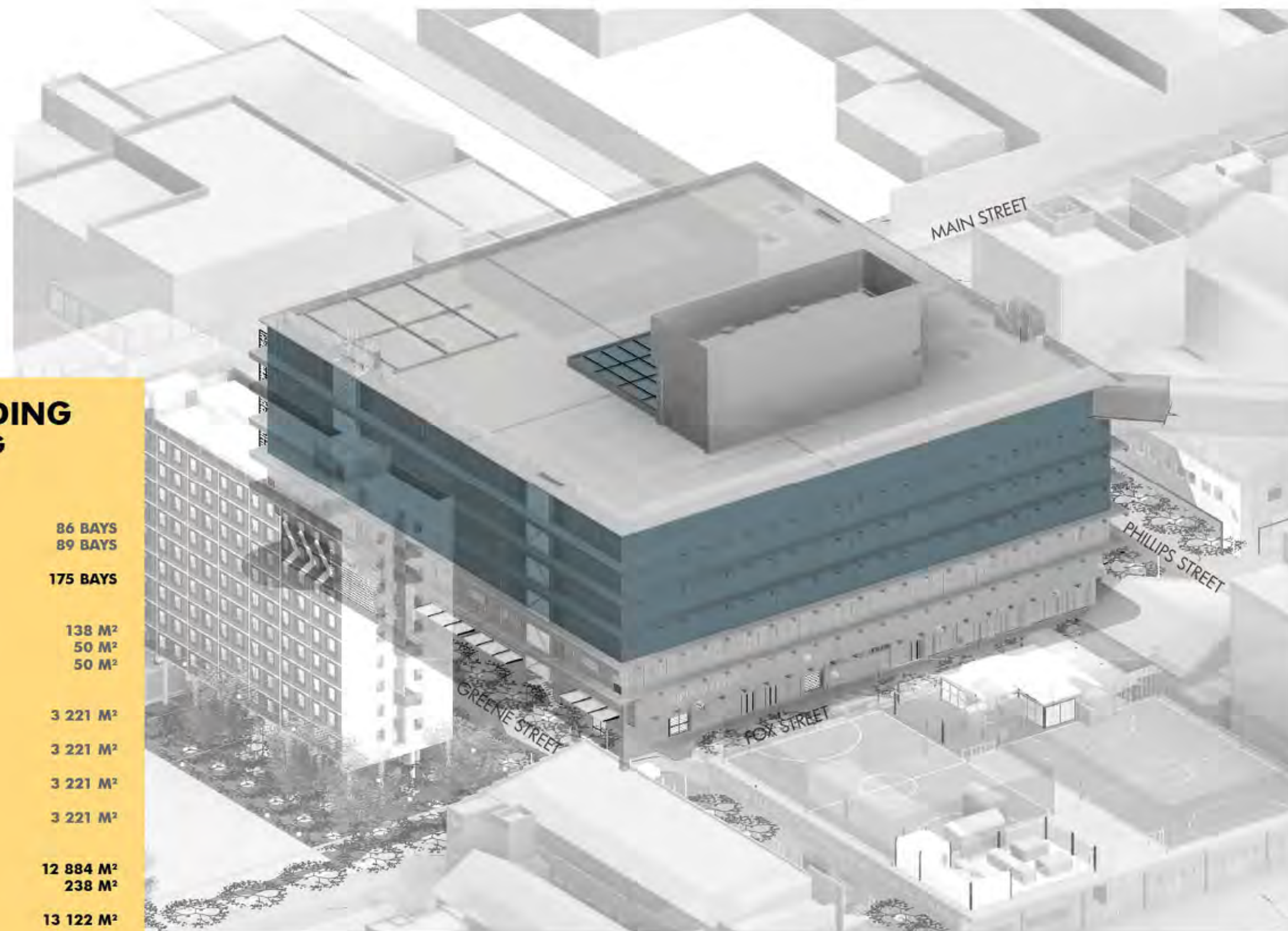
BLOCK 5 - 2ND FLOOR



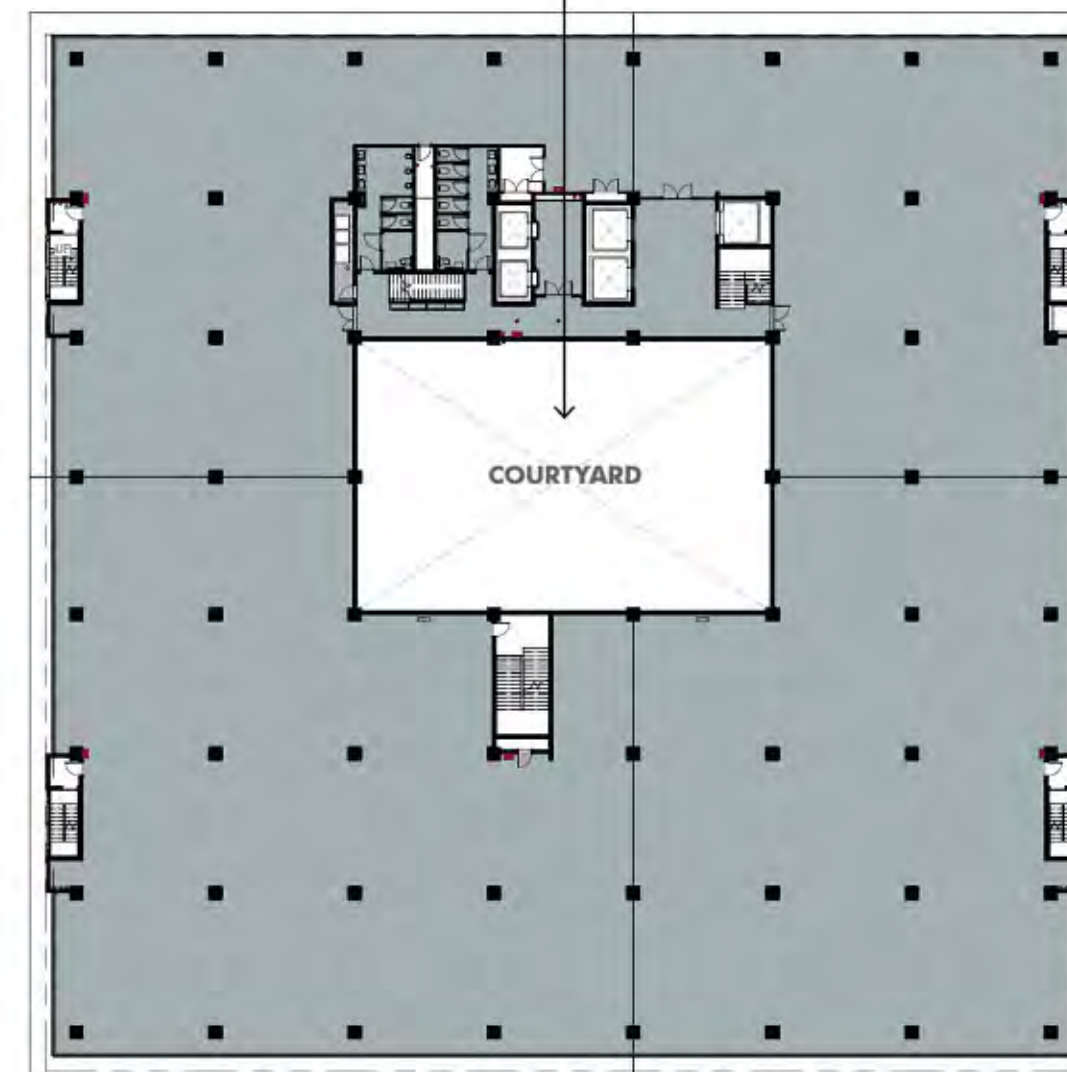
BLOCK 5

SINGLE-TENANT BUILDING OFFICE AREA AND PARKING SCHEDULE

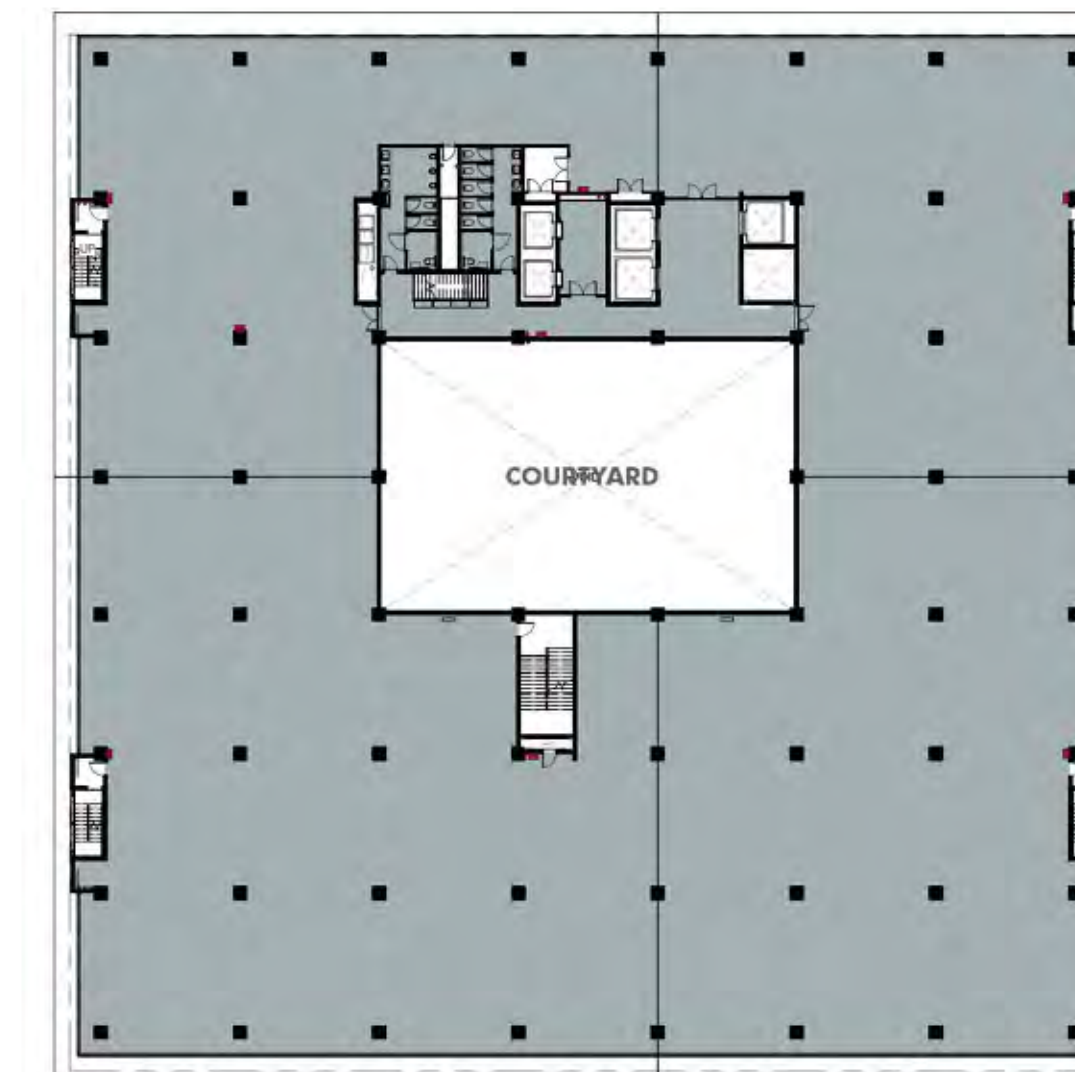
1 ST FLOOR PARKING	86 BAYS
2 ND FLOOR PARKING	89 BAYS
TOTAL PARKING	175 BAYS
GROUND FLOOR OFFICE ENTRANCE LOBBY	138 M ²
1 ST FLOOR OFFICE LOBBY	50 M ²
2 ND FLOOR OFFICE LOBBY	50 M ²
3 RD FLOOR OFFICE GLA	3 221 M ²
4 TH FLOOR OFFICE GLA	3 221 M ²
5 TH FLOOR OFFICE GLA	3 221 M ²
6 TH FLOOR OFFICE GLA	3 221 M ²
TOTAL OFFICE GLA (3RD - 6TH FLOOR)	12 884 M²
TOTAL OFFICE LOBBY GLA (GROUND - 3RD)	238 M²
TOTAL GLA	13 122 M²
(3 RD - OPTIONAL ATRIUM GLA)	430 M ²



POTENTIAL ENCLOSURE OF 3RD FLOOR ATRIUM - ADDITIONAL 430.44M² GLA



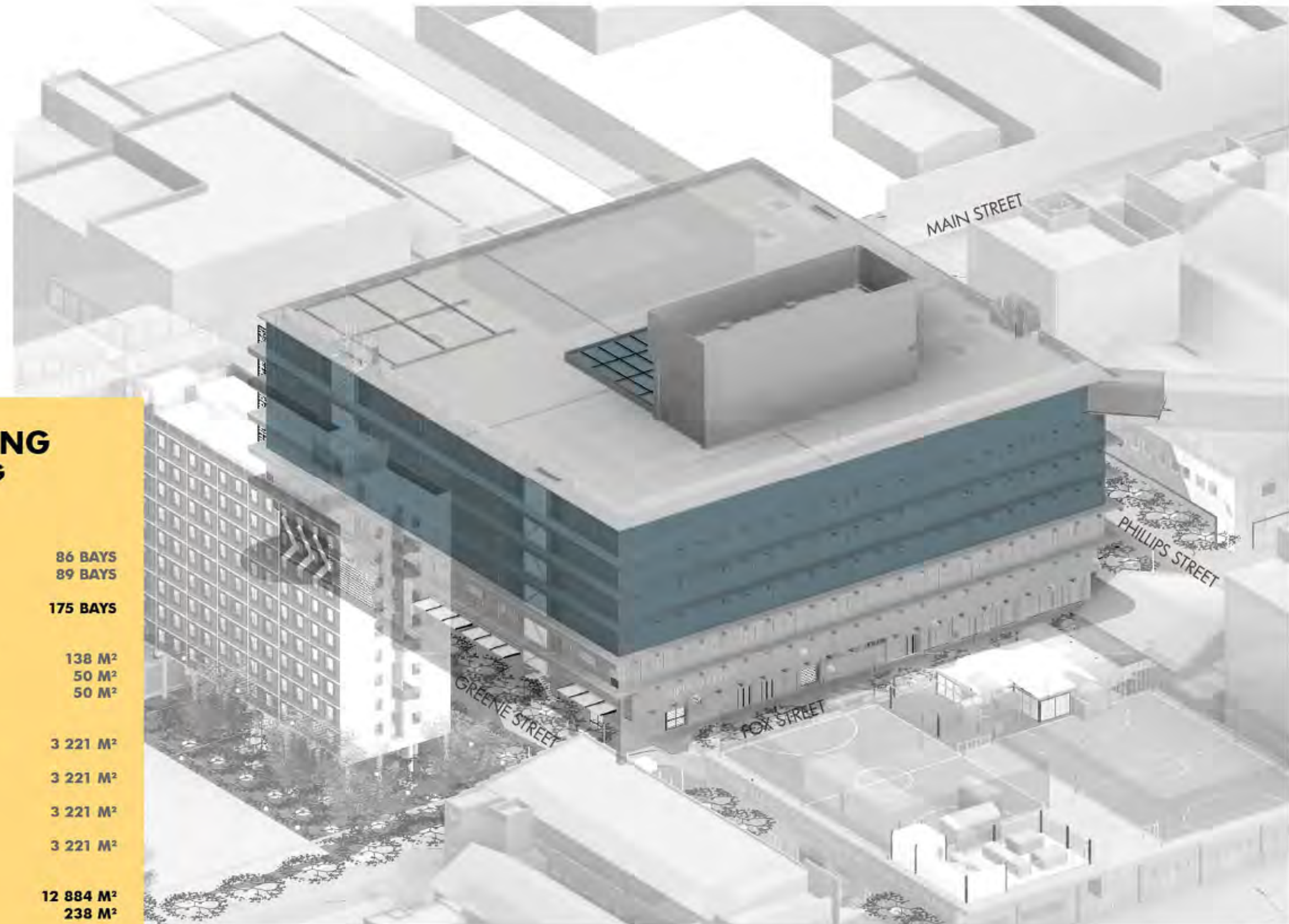
BLOCK 5 - 3RD FLOOR



BLOCK 5 - 4TH, 5TH & 6TH FLOOR

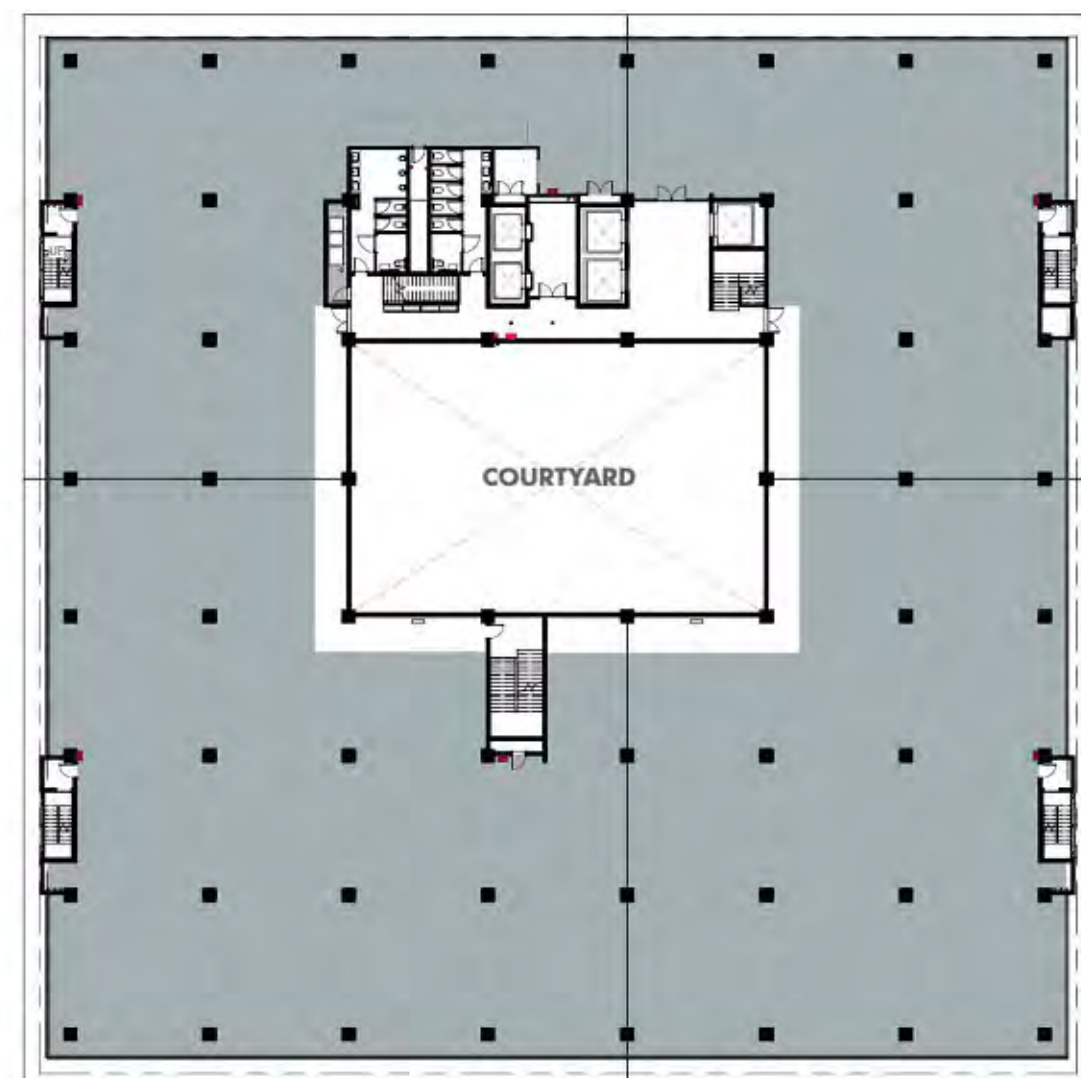


BLOCK 5

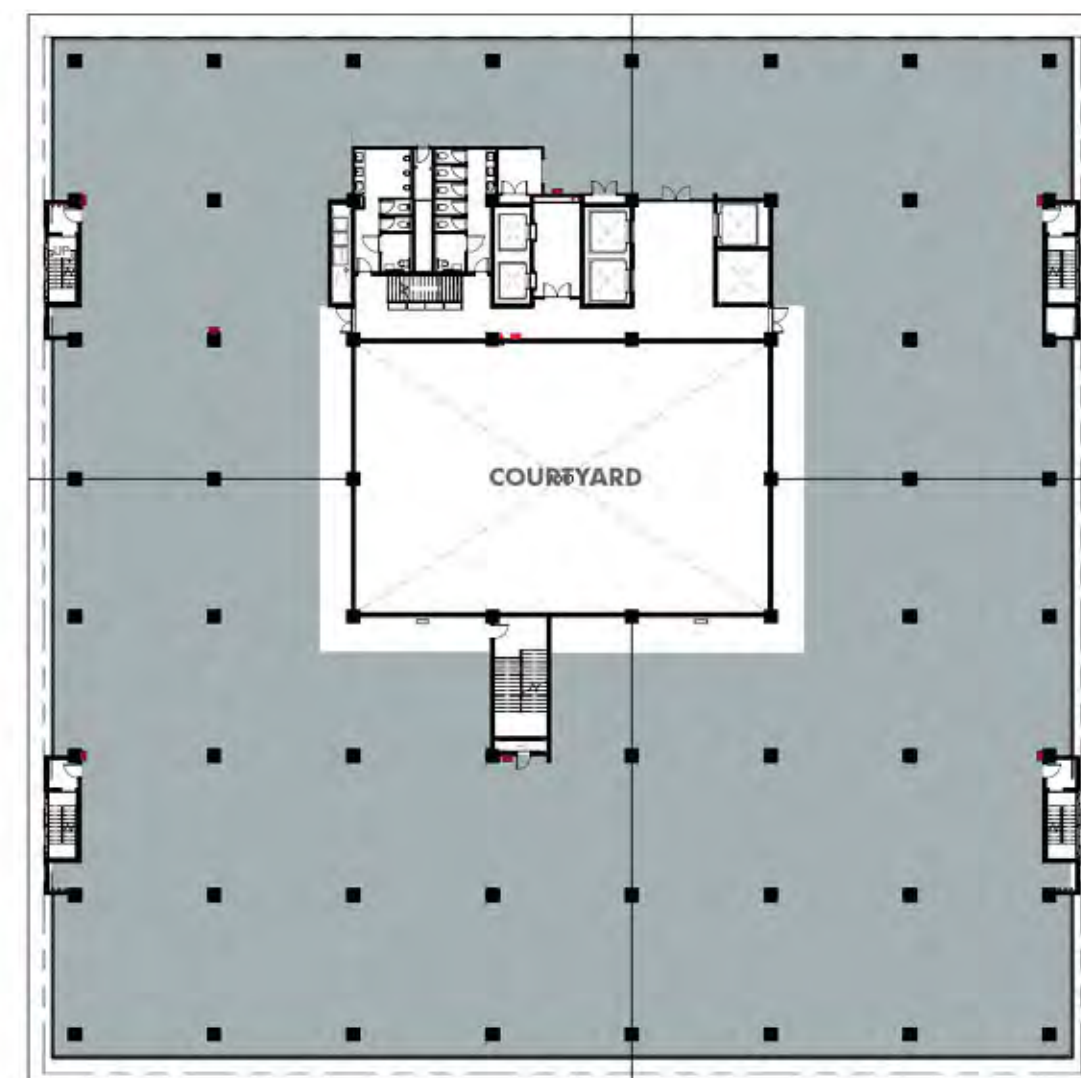


**MULTI-TENANT BUILDING
OFFICE AREA AND PARKING
SCHEDULE**

1 ST FLOOR PARKING	86 BAYS
2 ND FLOOR PARKING	89 BAYS
TOTAL PARKING	175 BAYS
GROUND FLOOR OFFICE ENTRANCE LOBBY	138 M ²
1 ST FLOOR OFFICE LOBBY	50 M ²
2 ND FLOOR OFFICE LOBBY	50 M ²
3 RD FLOOR OFFICE GLA (EXCLUDING ATRIUM)	3 221 M ²
4 TH FLOOR OFFICE GLA	3 221 M ²
5 TH FLOOR OFFICE GLA	3 221 M ²
6 TH FLOOR OFFICE GLA	3 221 M ²
TOTAL OFFICE GLA (3RD - 6TH FLOOR)	12 884 M²
TOTAL OFFICE LOBBY GLA (GROUND - 3RD)	238 M²
TOTAL GLA	13 122 M²



BLOCK 5 - 3RD FLOOR



BLOCK 5 - 4TH, 5TH & 6TH FLOOR



BLOCK 5
 7 > ROOF
 6 > OFFICE
 5 > OFFICE
 4 > OFFICE
 3 > OFFICE
 2 > P2
 1 > P1

GROUND FLOOR RECEPTION



TYPICAL LIFT LOBBY CIRCULATION AREA



TYPICAL LOBBY CIRCULATION AREA



POTENTIAL 3RD FLOOR FOYER (precedents & artist impression - fit out by tenant)





DIVERCITY

URBAN PROPERTY FUND



ATTERBURY

It's a matter of association

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