

illovo point



ILLOVO POINT | 68 MELVILLE ROAD

ILLOVO'S NEW QUALITY SECTIONAL TITLE OFFICE SOLUTION

OFFICE SPACE | FOR SALE | TO LET | OCCUPATION THIRD QUARTER 2018

FWJK DEVELOPMENTS

WWW.ILOVOPOINT.COM

Illovo Point fronts onto both
Rivonia Road and Melville Road





Elegant and
Timeless
modernist
architecture

This prime site is ideally situated on a ridge between the two business districts, 16 storeys higher than Sandton and offers unrivalled views and skyline supremacy.

Easy access to Rivonia Road, Oxford Road and other arterial routes offer excellent accessibility from all parts of the greater Sandton area without the traffic congestion of Sandton.

Illovo Point offers elegant and timeless modernist architecture

rising above the high aesthetic standards already set in this affluent suburb. The experienced development team pride themselves on exceeding expectations in respect of quality and investment potential as their proven track record confirms.

The 16 storey building has been designed to maximise the quality of work-life, comfort and productivity of its occupants. Optimum light levels and fresh air flows have been carefully considered. Breakfast, lunch and dinner will be served at a choice of two quality restaurants - namely Mythos and Catch - both located on ground floor, along with a Sorbet salon and upmarket coffee shop creating an interactive streetscape similar to the Developer's popular 24 Central mixed-use development in Sandton.

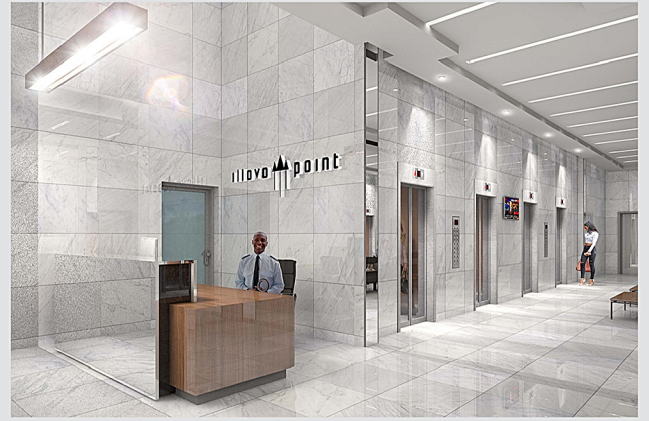
The Illovo Point design caters for ample parking at a ratio of over 5 bays per 100m² coupled with generous basement storerooms.

The office levels offer virtually any office suite size from 125m² to entire floors where the footplate is 1880m². All offices have spectacular views and the top floor boasts an exclusive upmarket entertainment area for the use of tenants and for corporate functions. Extensive organic planting elements have been incorporated throughout the building, creating a naturally beautiful environment for all occupants and visitors. Energy efficient lighting, light motion sensors and economic water usage and heating solutions ensure the building will be cost-effective to operate. An automatic standby generator and back-up water supply will safeguard business continuity. The building embraces a holistic approach to wellness, which extends to the jogging showers, change rooms and bicycle racks provided, encouraging occupants to embrace a more active approach to work-life.



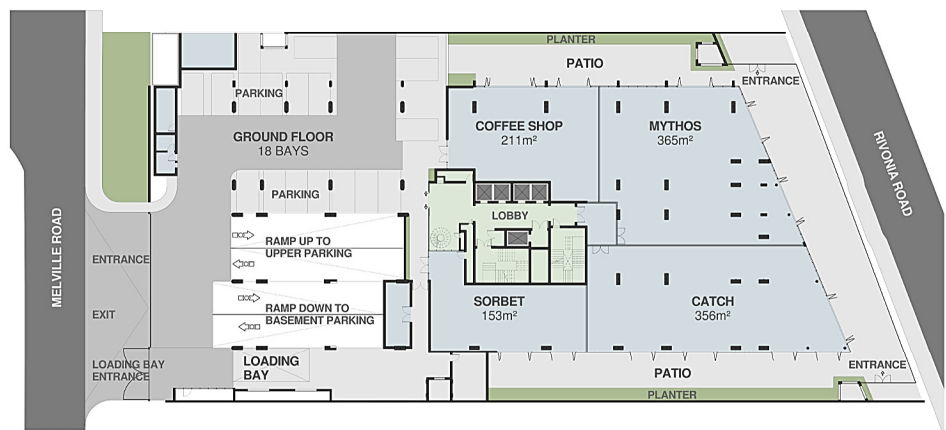
Special consideration
has been given
to ensuring the
building's green design
is environmentally
friendly

Your investment in Illovo Point represents a phenomenal discount of circa 25% of current average market prices and current competitor products in Illovo and the greater Sandton area. This discount is further complemented by a highly efficient design in both parking and office efficiency ratios, which are above 90%. The operating costs of your investment will be subsidized by innovative income generating revenues. Abovemarket investment returns can be achieved in most market conditions, which returns are safeguarded over the long term due to the building's ideal location.

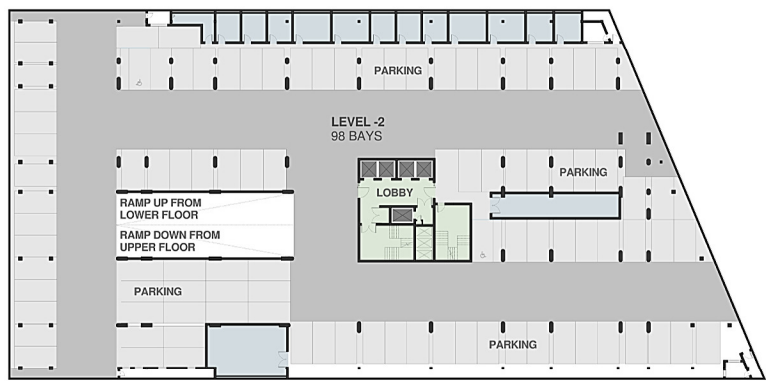


Illovo Point is the
ideal home
your company deserves

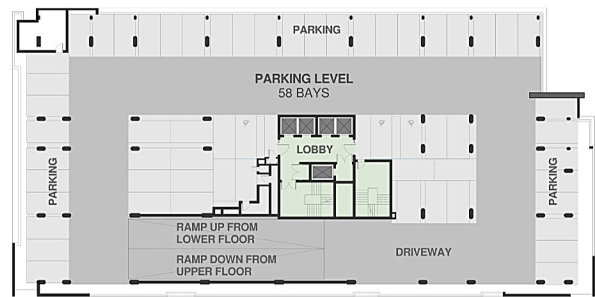
Illovo Point - Floor Plates



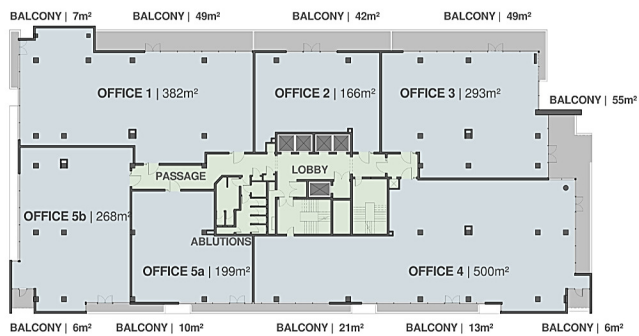
Ground Floor



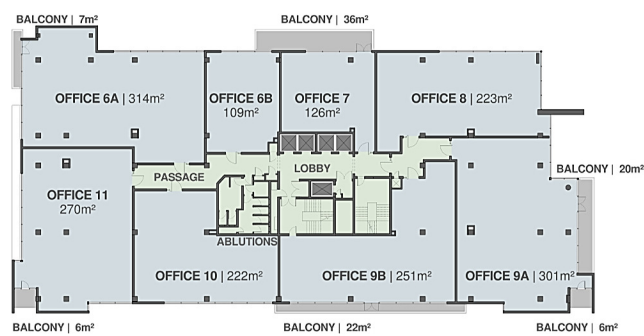
Basement Parking



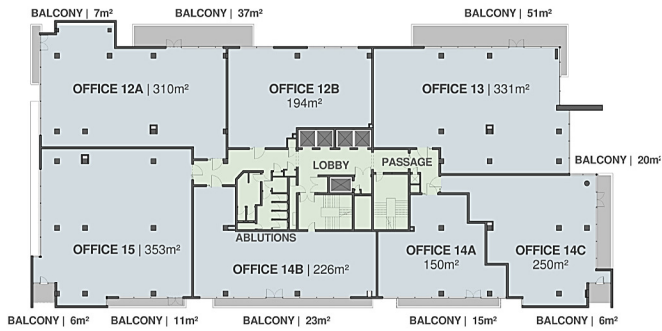
Upper Parking



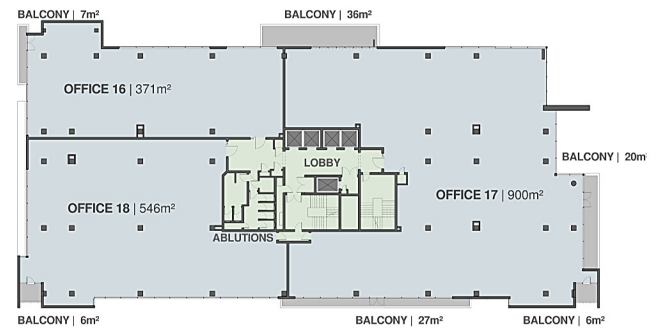
Level 8



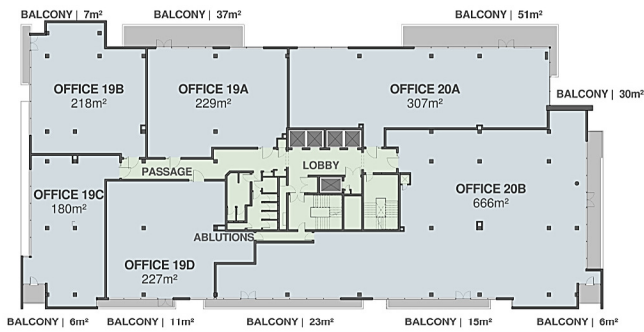
Level 9



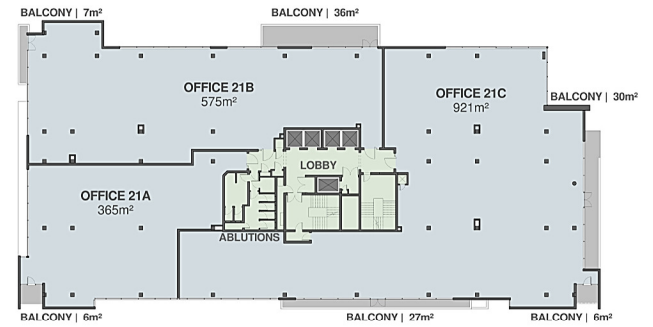
Level 10



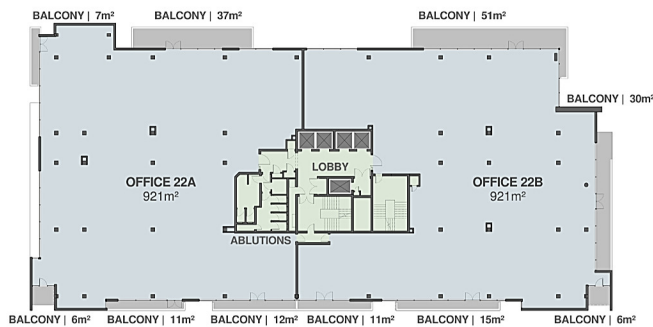
Level 11



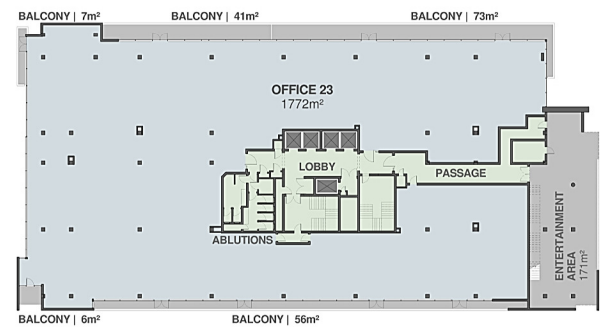
Level 12



Level 13

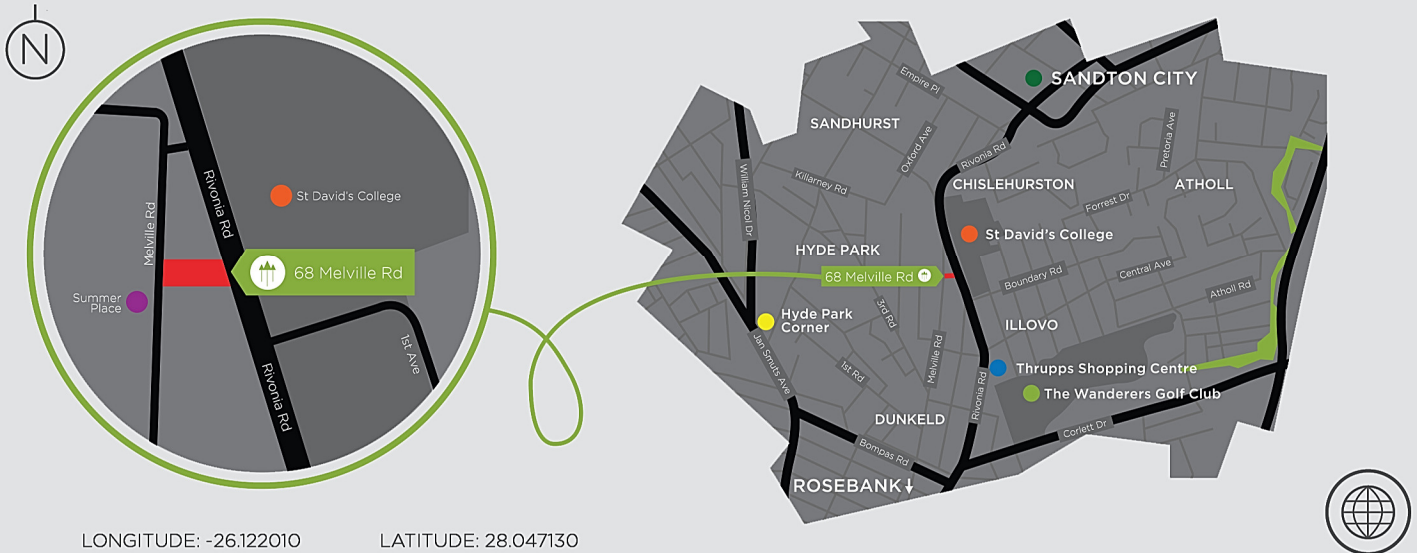


Level 14



Level 15

Illovo Point Location Map



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FWJK ARCHITECTURE
FWJK DEVELOPMENTS

FWJK PROJECT MANAGEMENT
FWJK QUANTITY SURVEYORS



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