

38^{ON} 1st



**Artist's Impression*

STARTING FROM R 7 950 000 INCL. VAT
NO TRANSFER DUTY | COMPLETION AUGUST 2026

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38 ON 1ST AVENUE, ILLOVO

ILLOVO'S NEWEST BENCHMARK IN CONTEMPORARY LIVING

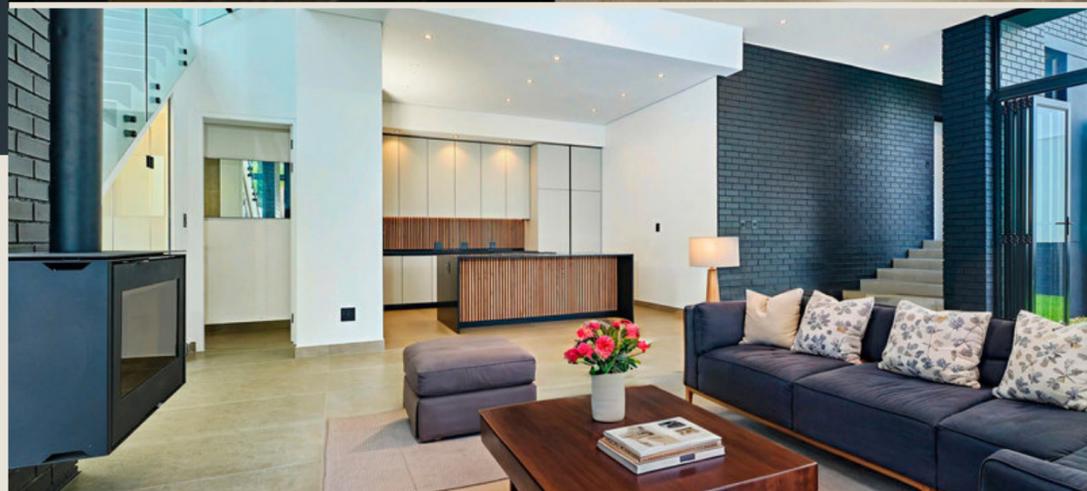
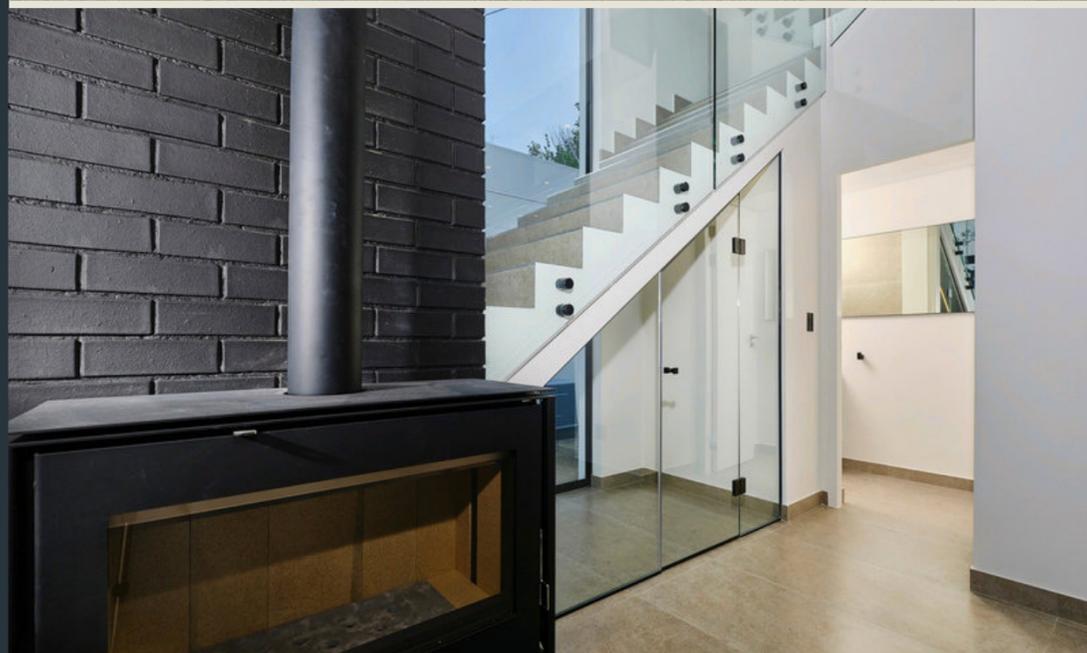
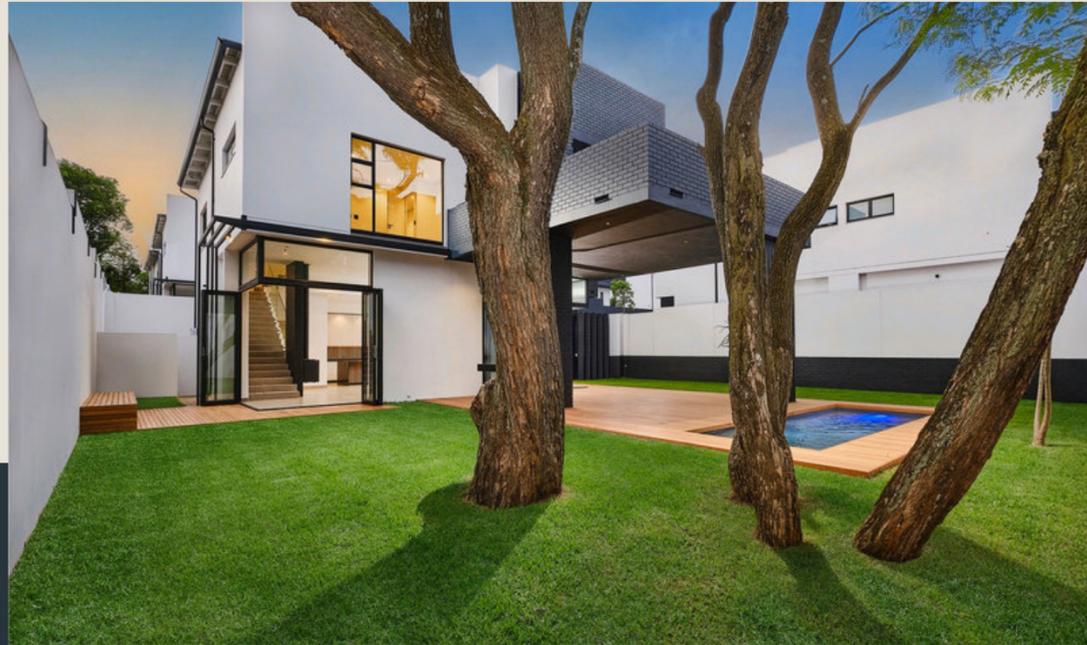
A private, design-led development comprising 6 luxury 4-bedroom homes, thoughtfully crafted for residents who value space, privacy and contemporary architectural design. Tucked away in the heart of Illovo - one of Johannesburg's most established and sought-after neighbourhoods - this exclusive development blends modern elegance with secure, tranquil living.

Priced from R7 950 000

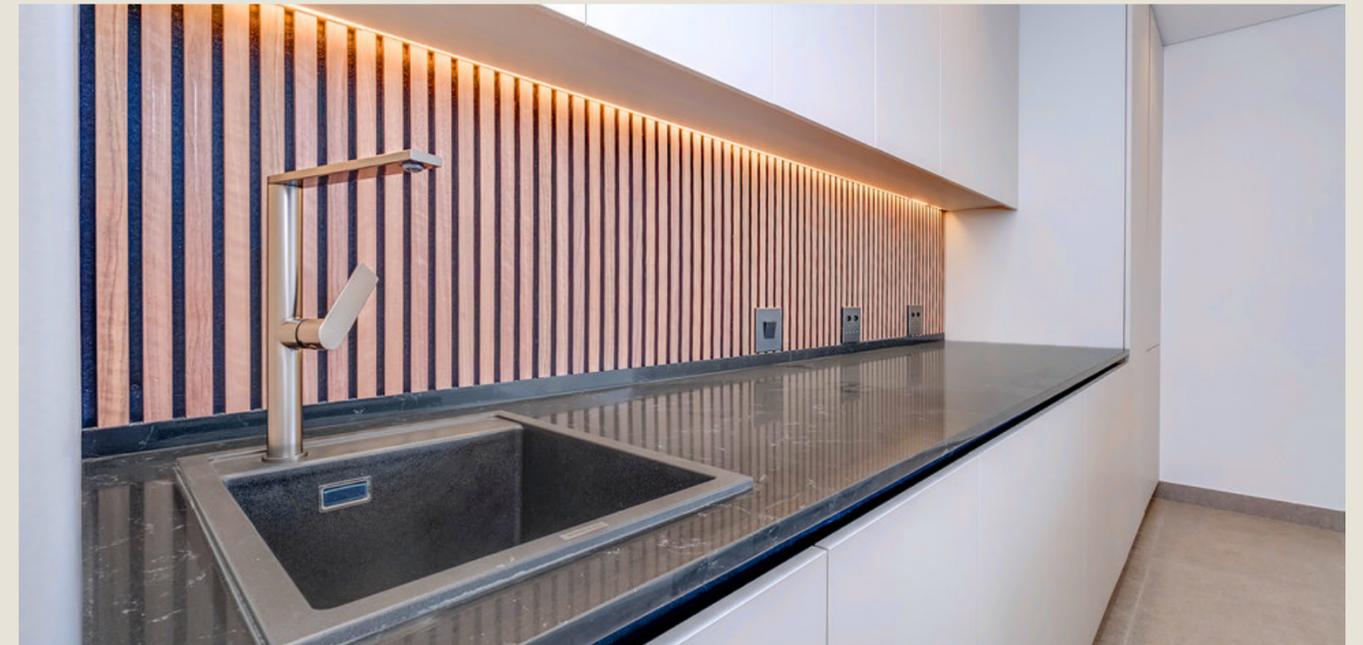
(No Transfer Duty, incl. VAT)

- 4 Bedrooms, all en-suite
- 4.5 Bathrooms
- Private garden with swimming pool
- Expansive entertainment patio & decking
- Light-filled open-plan living & dining spaces
- Modern kitchen with scullery & gas stove
- Gas geyser
- Backup power
- Staff accommodation
- Double automated garage
- Pet-friendly environment
- Covered balconies
- Premium security within a gated community
- High-volume ceilings

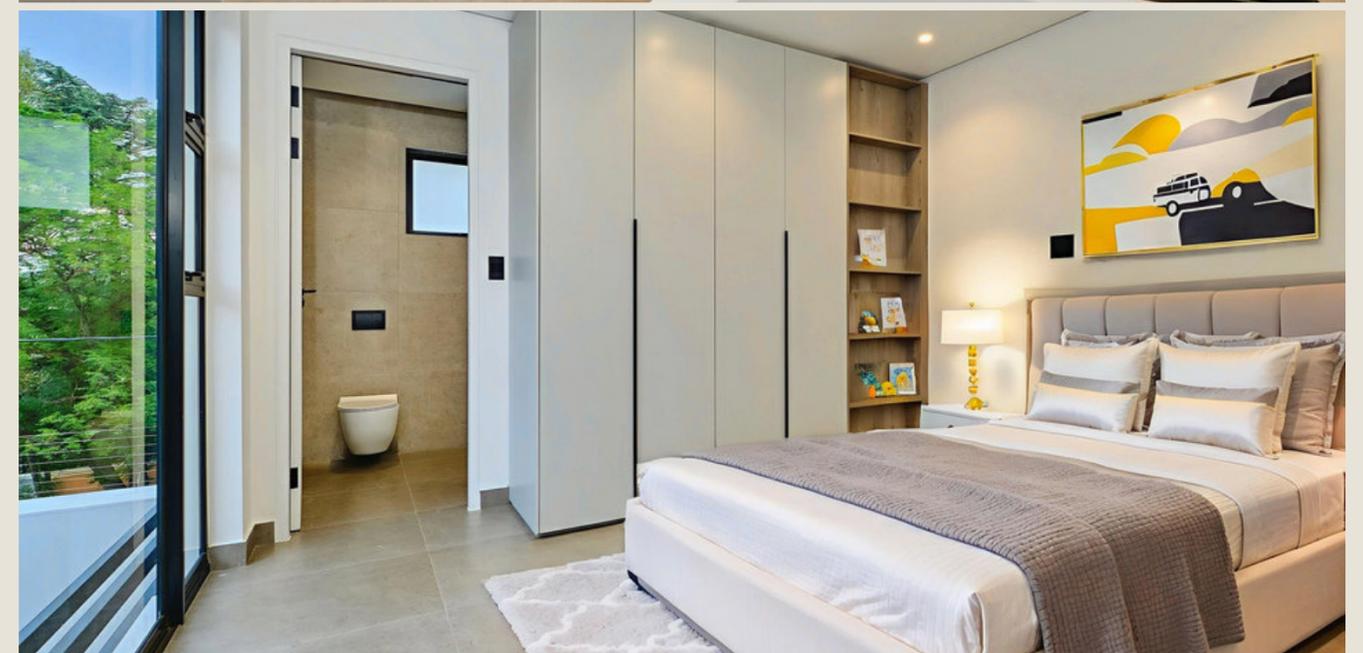
Each residence has been shaped to maximise comfort, sunlight and functionality. Clean contemporary lines pair with warm interior palettes, while thoughtful planning ensures every home offers both spacious communal areas and well-separated private spaces. From the generous master suites to the quiet upstairs PJ lounges, each level has been considered for modern family living. With only six homes in the development, 38 1st Avenue offers a rare sense of exclusivity balancing privacy, modern design and secure living in one of Johannesburg's most central and desirable suburbs.

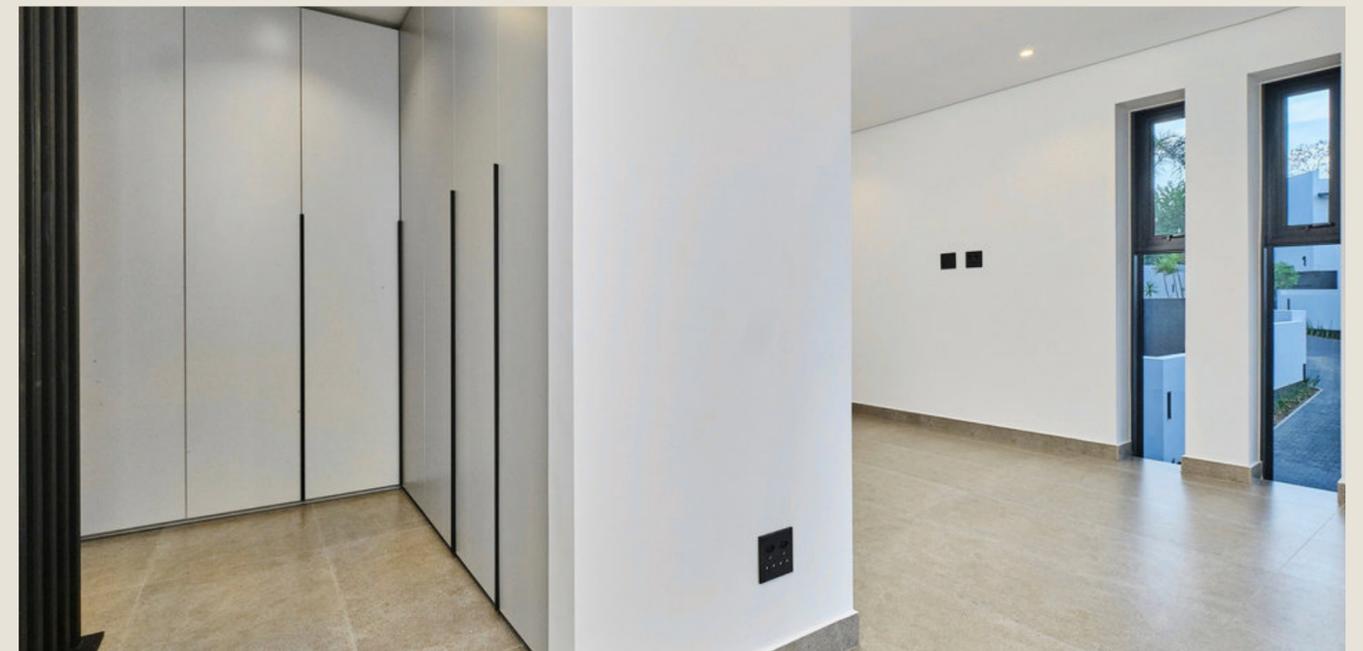


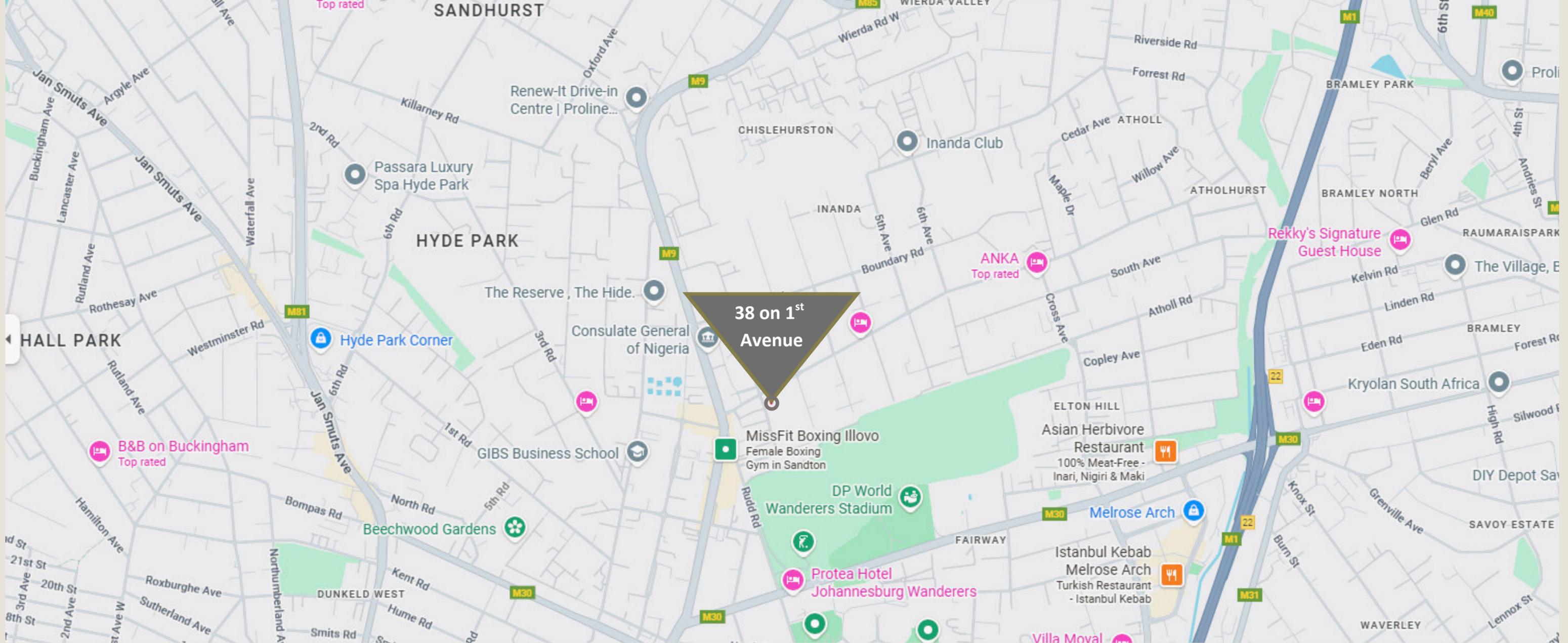












NEARBY PLACES OF INTEREST



Hogshead
Grate
Getbird
Mosso



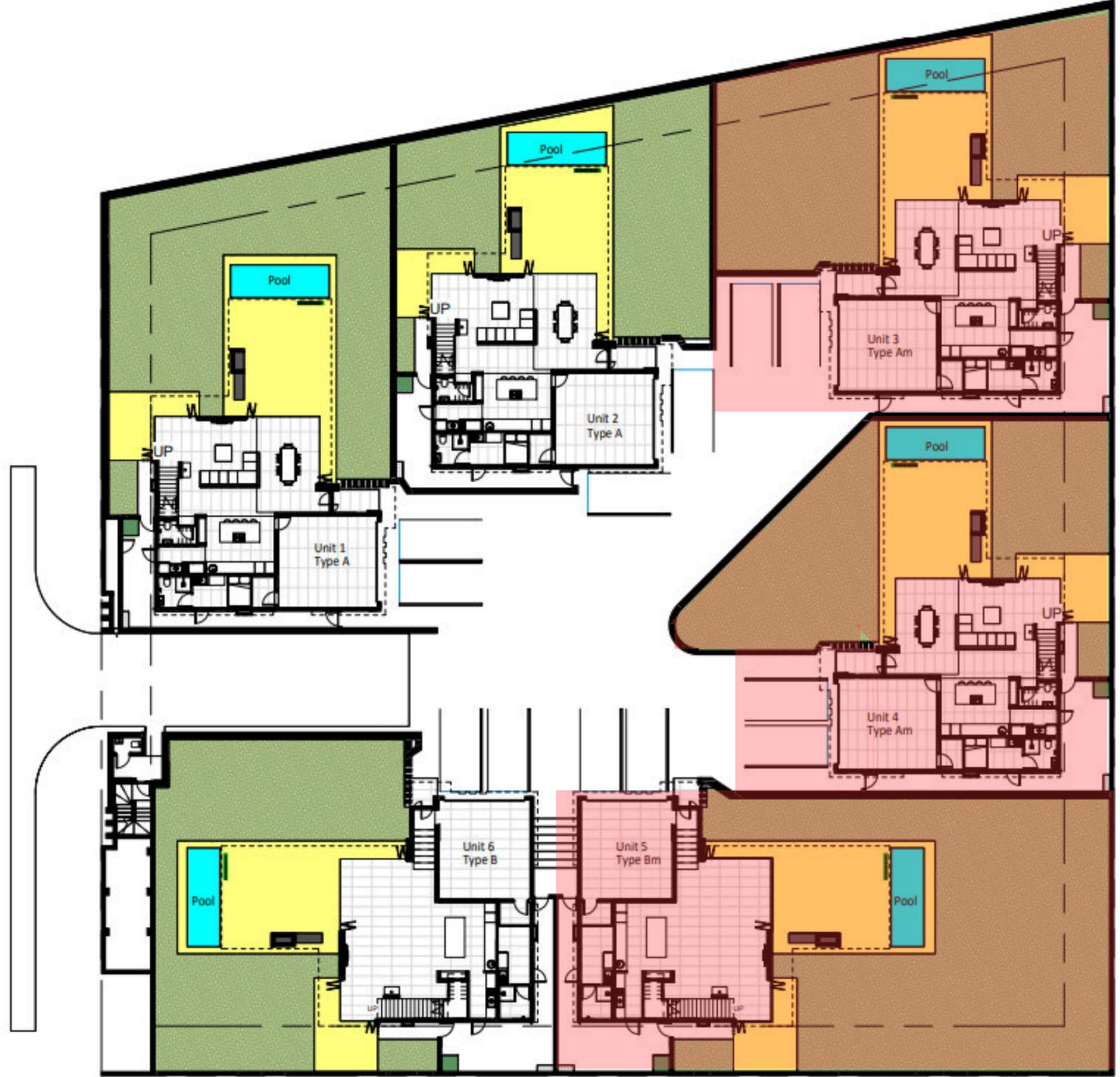
Melrose Arch
Wanderers
Hyde Park Corner
Sandton City



Hyde Park High School
St. David's Marist Inanda
Pridwin Prep
Redhill School

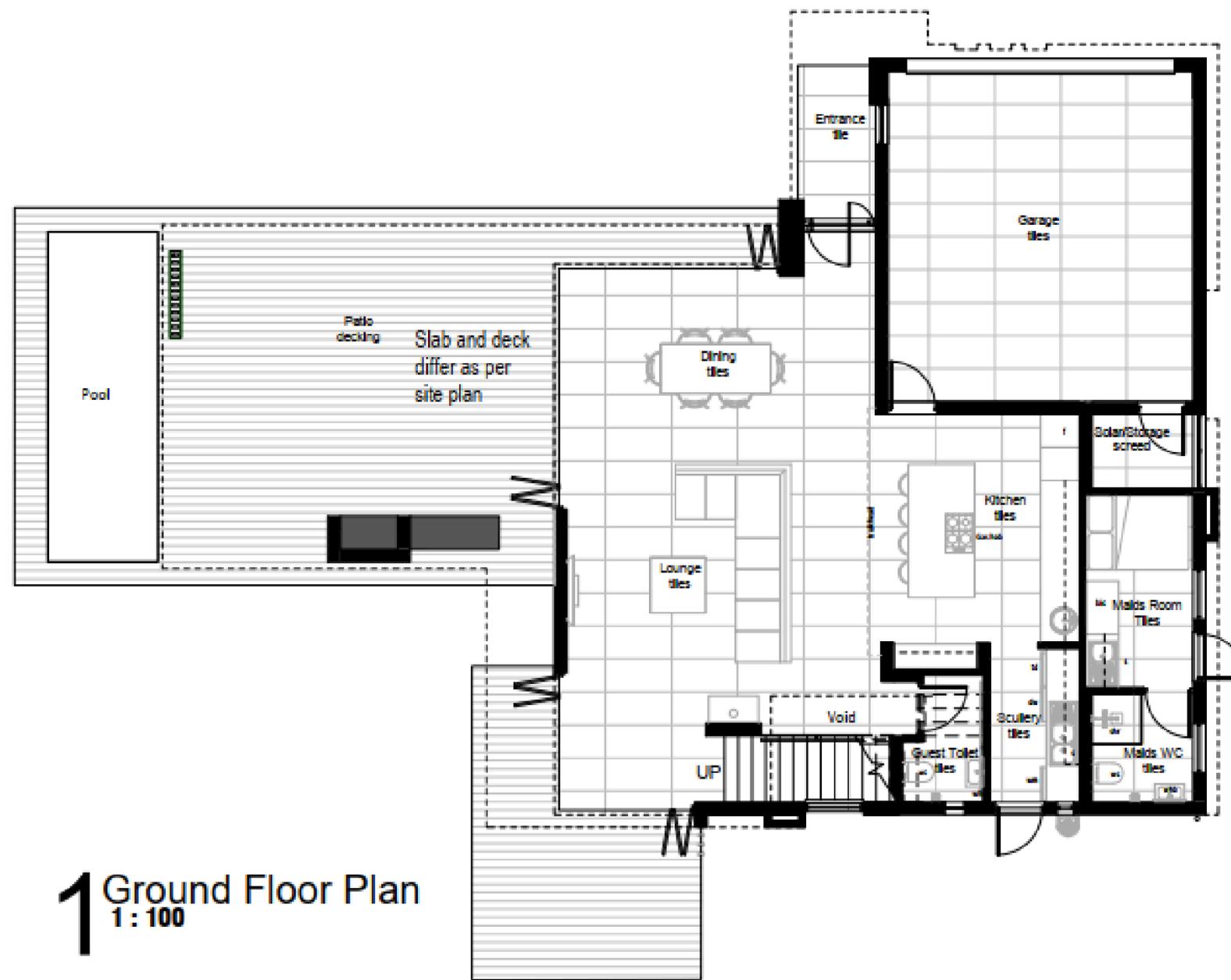


Mediclinic Sandton Hospital
Netcare Rosebank
Dr Daniel Israel & Associates
Parkwood Medical Centre



ERF 253 ILLOVO
SITE PLAN MARKETING





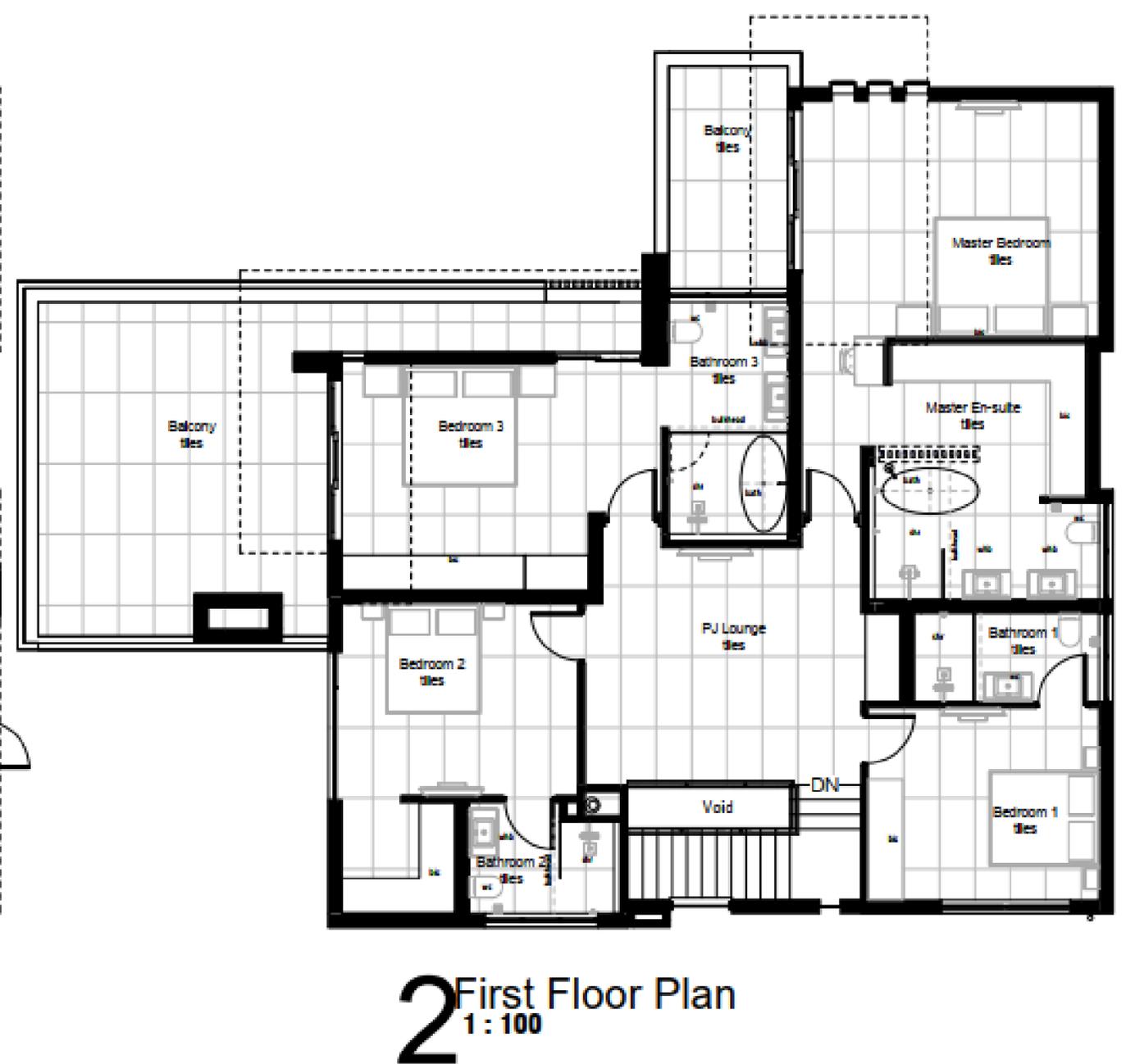
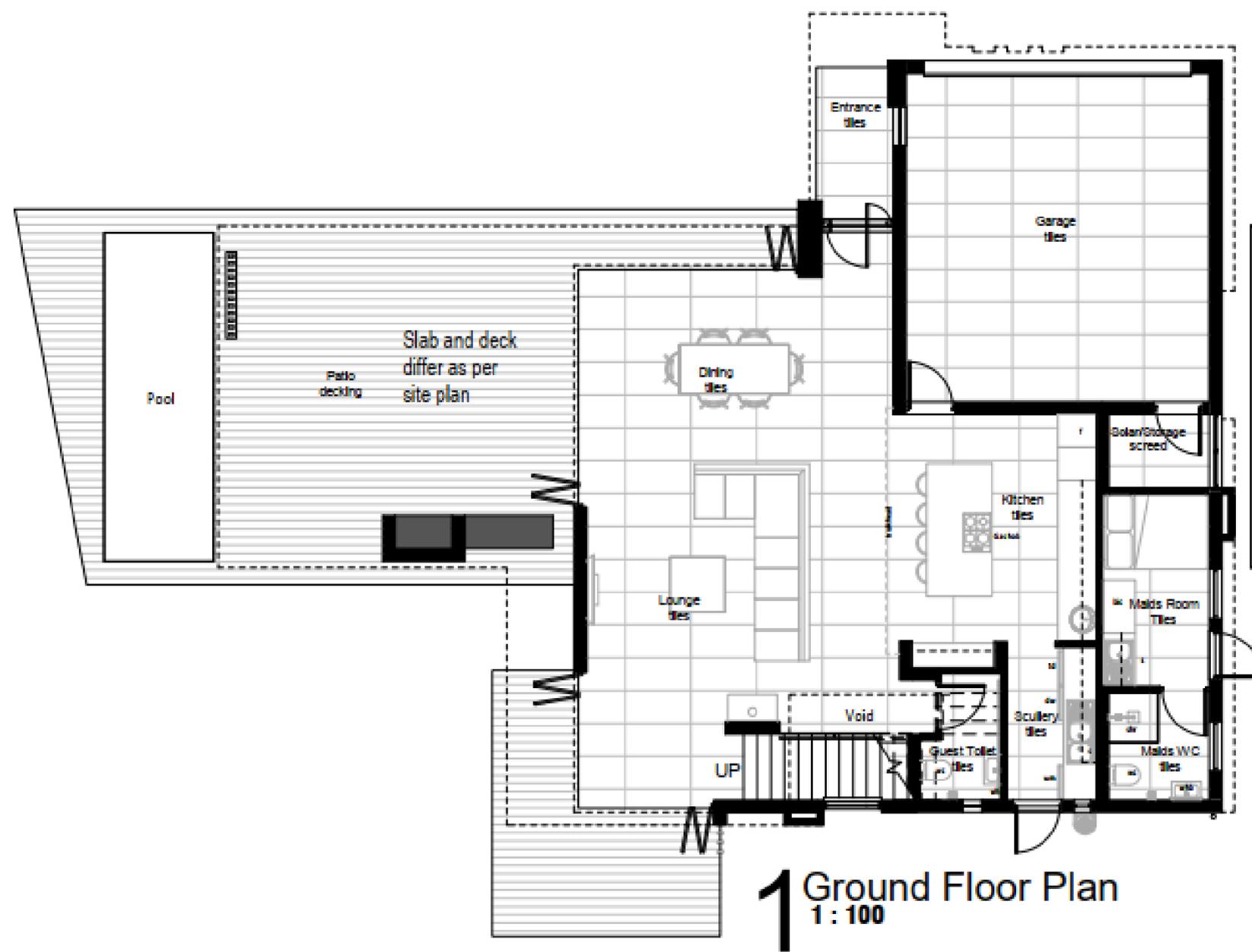
1 Ground Floor Plan
1:100

2 First Floor Plan
1:100

1 ST AVENUE
TYPE A - UNIT 1

Area Schedule (Gross Building)		
Area Function	Area	Level
Ground Floor	141 m ²	Ground Floor
Cov. Patio	53 m ²	Ground Floor
Cov. entr.	6 m ²	Ground Floor
First Floor	146 m ²	First Floor
Cov. Balc.	15 m ²	First Floor
Open Balc.	32 m ²	First Floor
Grand total	393 m ²	

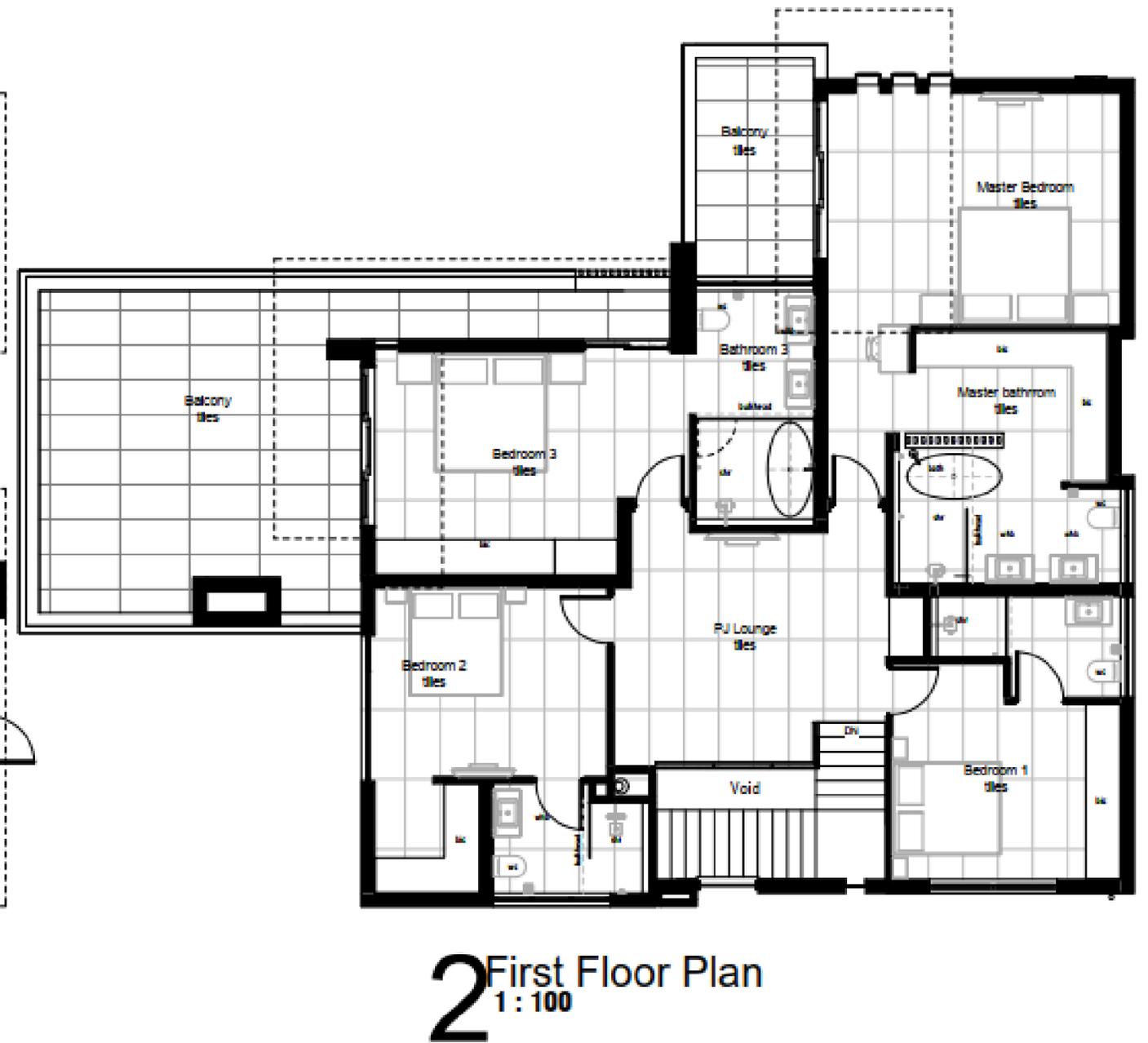
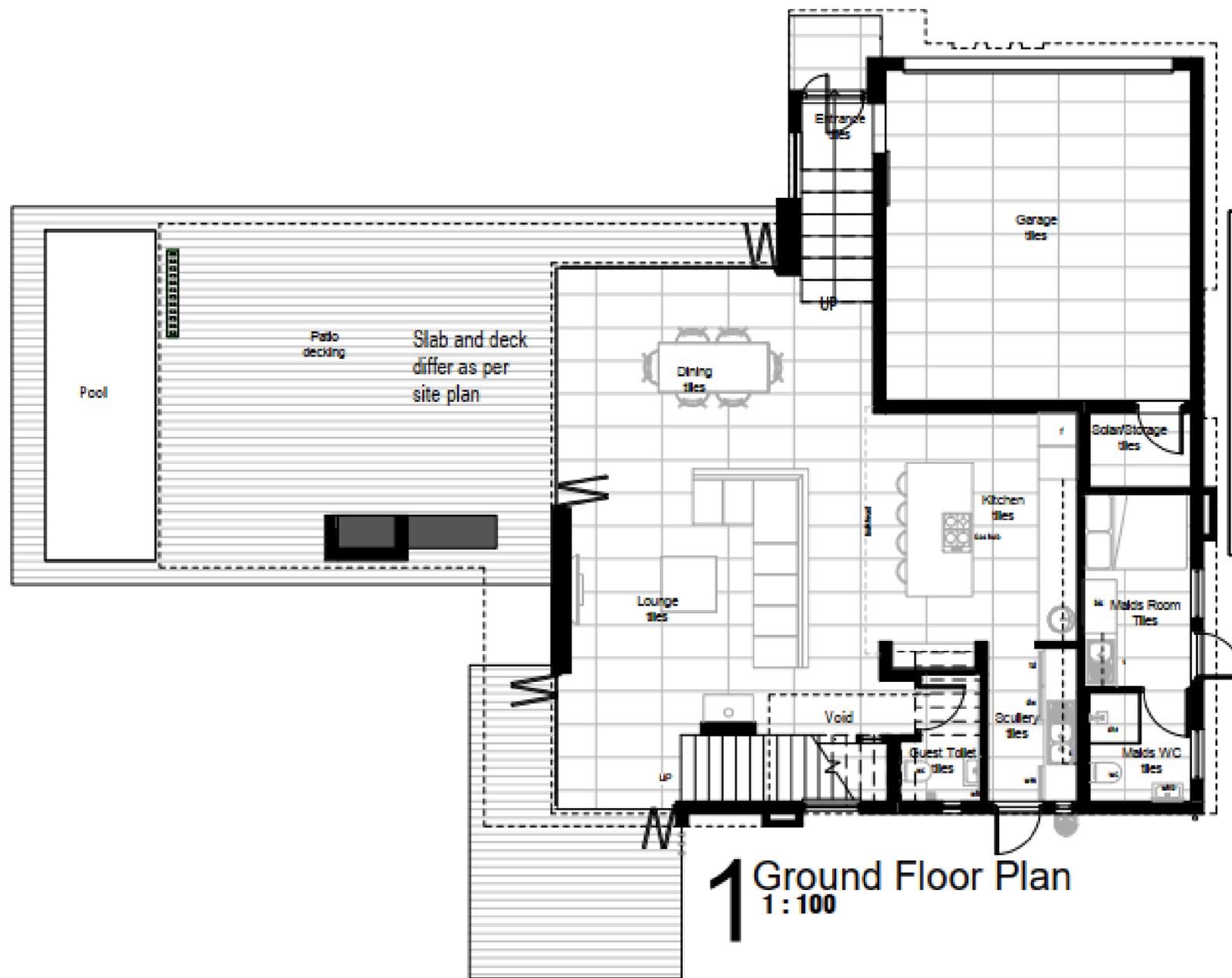




38 1ST AVENUE
TYPE A - UNIT 2

Area Schedule (Gross Building)		
Area Function	Area	Level
Ground Floor	141 m ²	Ground Floor
Cav. Patio	49 m ²	Ground Floor
Cav. entr.	6 m ²	Ground Floor
First Floor	146 m ²	First Floor
Cav. Balc.	15 m ²	First Floor
Open Balc.	31 m ²	First Floor
Grand total	388 m ²	





1 ST AVENUE

TYPE B - UNIT 6

Area Schedule (Gross Building)		
Area Function	Area	Level
Ground Floor	145 m ²	Ground Floor
Cov. Patio	53 m ²	Ground Floor
Cov. entr.	2 m ²	Ground Floor
First Floor	146 m ²	First Floor
Cov. Balc.	15 m ²	First Floor
Open Balc.	32 m ²	First Floor
Grand total	393 m²	



RESERVE YOUR UNIT

38 ON 1ST AVENUE, ILLOVO

UNIT NO.	UNIT TYPE	GROUND FLOOR	FIRST FLOOR	TOTAL UNIT SIZE	PURCHASE PRICE
1	A	141	146	393	R8 100 000
2	A - 1	141	146	388	R7 950 000
3	Am - 1	141	146	388	SOLD
4	Am	141	146	393	SOLD
5	Bm	145	146	393	SOLD
6	B	145	146	393	R8 600 000