

# SKYVELD

ROSEBANK

COMMERCIAL DEVELOPMENT

SKYVELD

OPPORTUNITY GATEWAY

THE NEIGHBOURHOOD

MAP

FACILITIES & BENEFITS

THE BUILDING

SCHEME OVERVIEW

CROSS SECTION

LOCATION MAP

FLOOR PLANS

THE TEAM

5  
6  
7  
8  
11  
13  
17  
18  
19  
21  
24



Rise  
above  
the  
ordinary

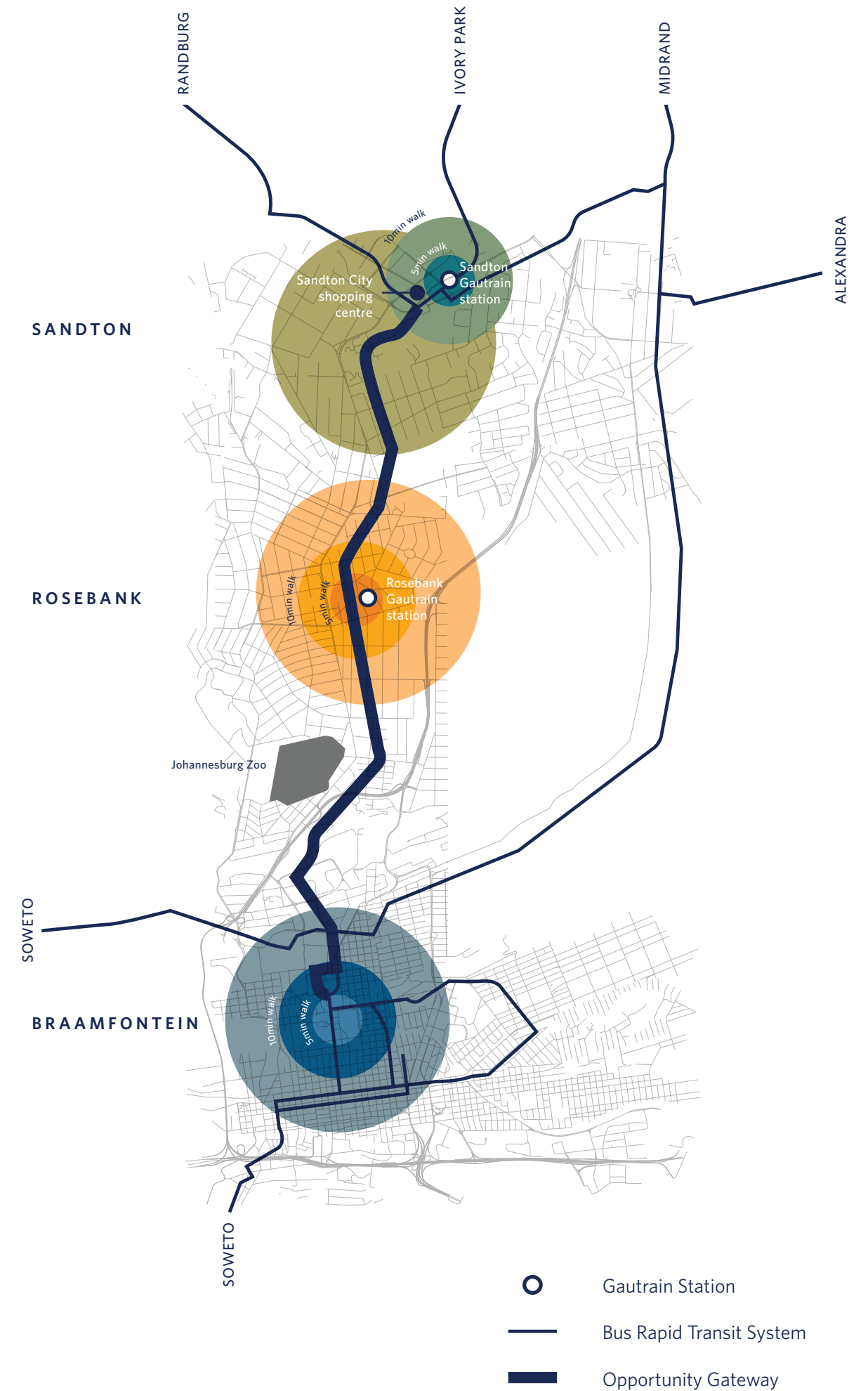




# SKYVELD

## Lifting the game in Rosebank

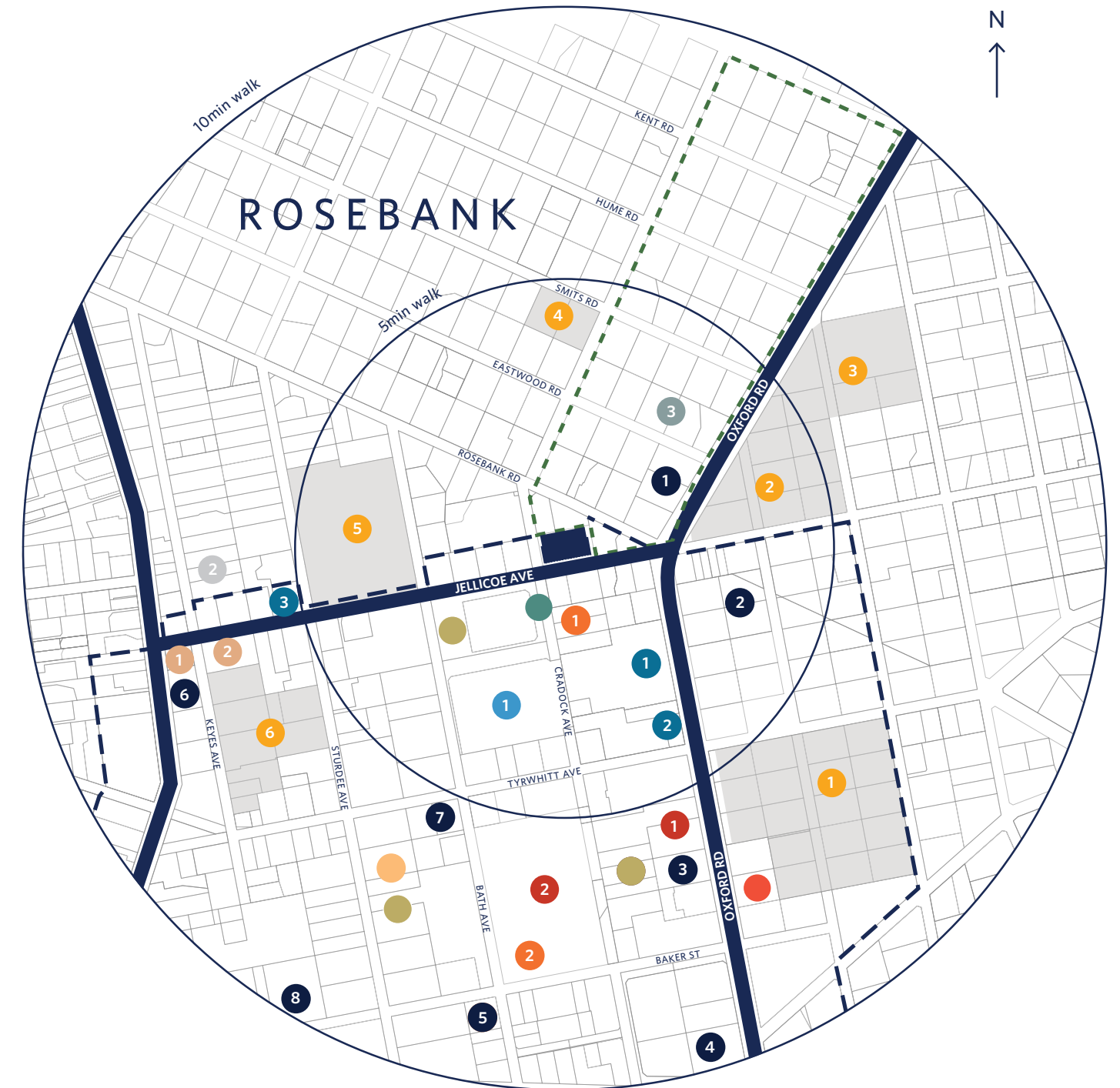
Situated along Oxford Road in Rosebank is Skyveld – a distinctive development that provides the ultimate corporate address in the city's most sought after business axis. Skyveld adds a superb dimension to the stretch of premium grade developments rolling out along Oxford Road.



# Taking lifestyle to a new level

Banked by the vibrant CBD, Sandton, and leafy suburbs, Rosebank is a truly cosmopolitan core – and Skyveld is an integral part of it. As the gateway to a prestigious new precinct, Skyveld is surrounded by the best that Rosebank has to offer – extensive residential offerings, a thriving business hub, multiple schools, malls, galleries, cafés, restaurants, and a hospital.

A short walk away is the Gautrain Station, The Hyatt Hotel, The Mall of Rosebank, The Firs, The Zone, the Virgin Active Gym and Oxford Parks Precinct.



 SKYVELD

 Rosebank Boundary

 Oxford Parks

 Gautrain Station

 Rosebank Taxi Rank

 Public and Private Open Space

 Rosebank Life Clinic

## HOTELS

- 1 The Hyatt
- 2 Holiday Inn Rosebank
- 3 Clico Hotel

## GYMS

- 1 Virgin Active
- 2 Planet Fitness

## SCHOOLS

- 1 Kingsmead College
- 2 St Vincent School
- 3 Pridwin Prep School
- 4 Vuleka St Martin's
- 5 Rosebank Primary
- 6 St Theresa's School

## RECENTLY COMPLETED DEVELOPMENTS

- 1 199 Oxford
- 2 144 Oxford
- 3 Rosebank Link
- 4 Standard Bank
- 5 Fire Station
- 6 Trumpet on Keyes
- 7 The Tyrwhitt
- 8 Park Central

## RETAIL

- 1 The Zone @ Rosebank
- 2 Rosebank Mall

## GALLERIES

- 1 Circa Gallery
- 2 30 Keyes Development

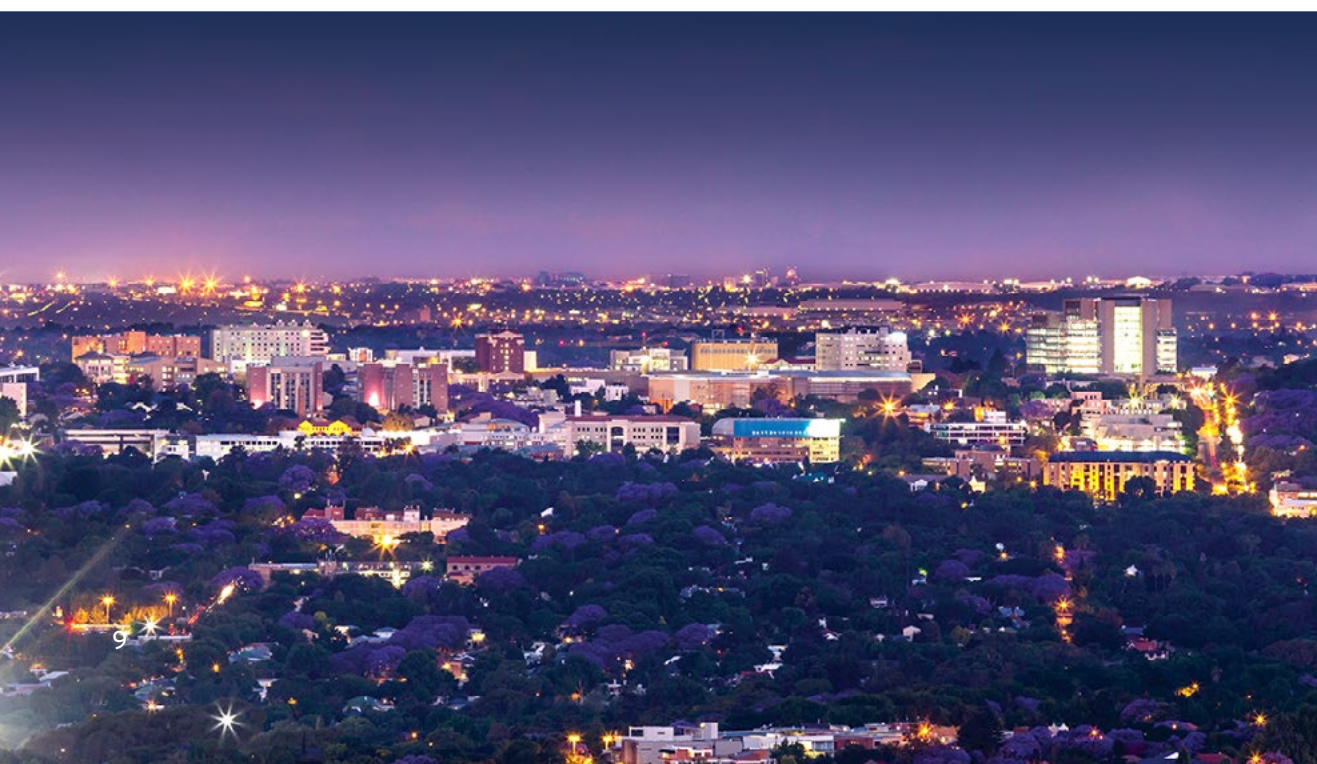
## FUTURE DEVELOPMENTS

- 1 Galleria
- 2 30 Keyes Development
- 3 Oxford Parks Precinct





A space to make  
you feel on top  
of your world



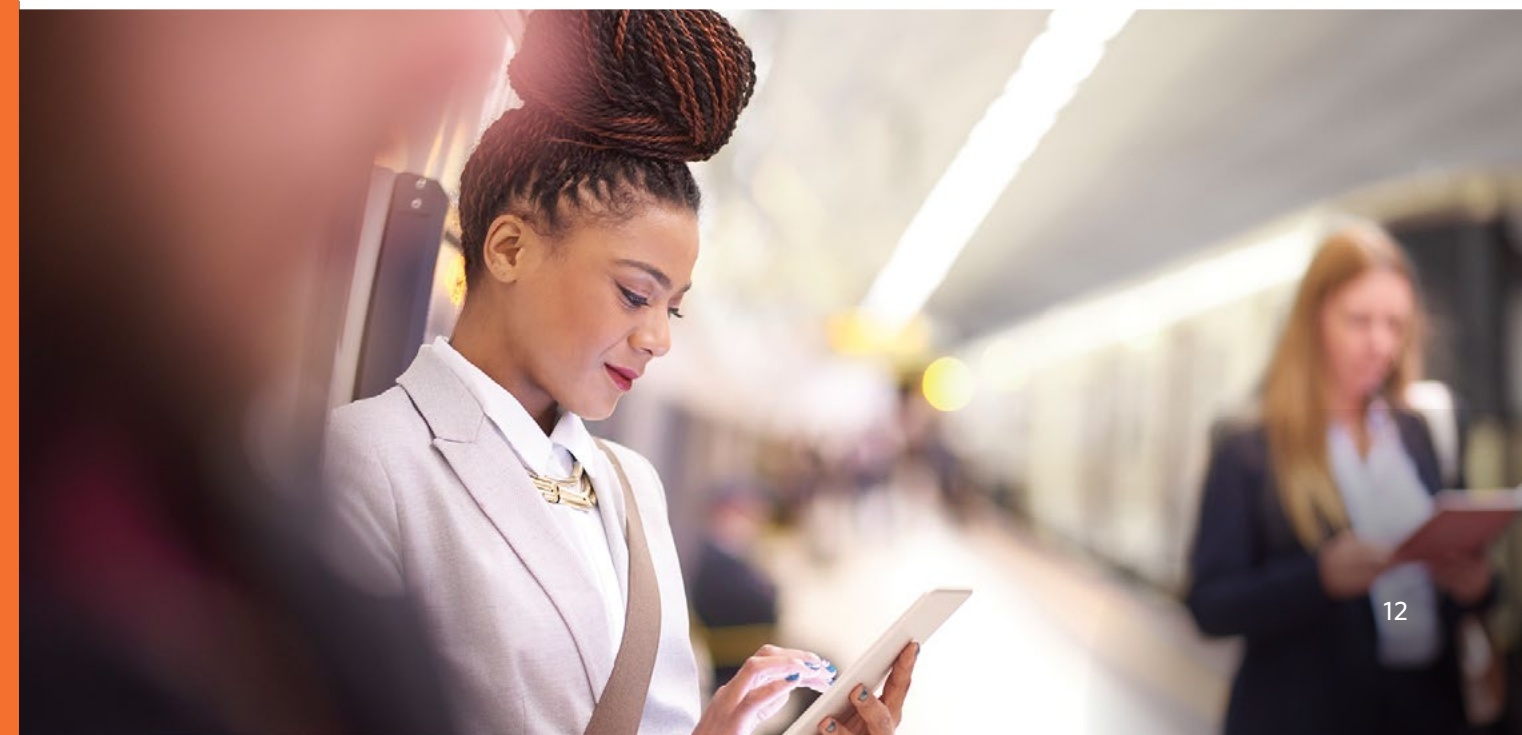


# Raising the benefit bar

One of Rosebank's most exciting destinations, Skyveld is a striking and iconic building that offers a wealth of benefits, including easy access to the highway and various public transport systems. The development is sustainably driven, featuring passive solar design principles and a high performance façade that contributes to energy efficiency.

The Biophilic design, natural lighting and ventilation, along with natural landscape elements, connect occupants to nature and create a space that enhances wellbeing and productivity.

State-of-the-art security measures add to Skyveld's many attractions. There is access control into the building, office areas and parking basements – with the security barrier in the courtyard ensuring that staff and visitors can only directly access a floor after passing through the barrier. CCTV is in place, as is a 24-hour security station.





# Designed with nature in mind

The 6 floors of exceptional office space are located in two wings that offer a high degree of flexibility. Connected by a plant-filled, open air courtyard, the North wing and South wing can function separately or be used together. The floor plates on every level can be subdivided into various sizes, allowing for office space as small as 60m<sup>2</sup> or as big as 2 400m<sup>2</sup> per floor. The entire building is designed with green principles, and all offices can be naturally ventilated.

Each wing of offices is tailored to specific environmental conditions and has its own identity. The North wing's wide planted balconies shade the façade - reducing heat loads and the need to cool the building. The balconies provide ideal office break away spaces with fantastic views over the lush green forest of Dunkeld. A façade of fins on the South shields the building from harsh West sun while offering views to the East up Jellicoe Ave.

The common walkways, lobbies and meeting rooms on each floor overlook the heart of the building, the courtyard. This densely planted oasis serves as a meeting and collaboration space, an environment designed to enhance the flow and exchange of ideas.



# The sky's the limit





5.5 Levels of Basement	425 Bays		
2.5 Levels of Structured Parking	152 Bays		
<b>Total Parking Provided</b>	<b>577 Bays</b> [75 bays per level]		
1 Level of Retail	366 m <sup>2</sup>		
6 Levels of Offices	14 280 m <sup>2</sup>		
<b>Total Gla [including basement areas]</b>	<b>15 429 m<sup>2</sup></b>		
Level	Parking	RETAIL	OFFICES
Basement Level 5	57 Bays		
Basement Level 4	75 Bays		
Basement Level 3	75 Bays		
Basement Level 2	75 Bays		
Basement Level 1	75 Bays		
Ground Floor	68 Bays		
First Floor	77 Bays	344 m <sup>2</sup>	
Second Floor	75 Bays	22 m <sup>2</sup>	
Third Floor - Courtyard / Office Level 1			2 564 m <sup>2</sup>
Fourth Floor / Office Level 2			2 430 m <sup>2</sup>
Fifth Floor / Office Level 3			2 254 m <sup>2</sup>
Sixth Floor / Office Level 4			2 381 m <sup>2</sup>
Seventh Floor / Office Level 5			2 219 m <sup>2</sup>
Eighth Floor/ Office Level 6			2 432 m <sup>2</sup>
<b>TOTAL</b>	<b>577 bays</b>	<b>366 m<sup>2</sup></b>	<b>14 280 m<sup>2</sup></b>





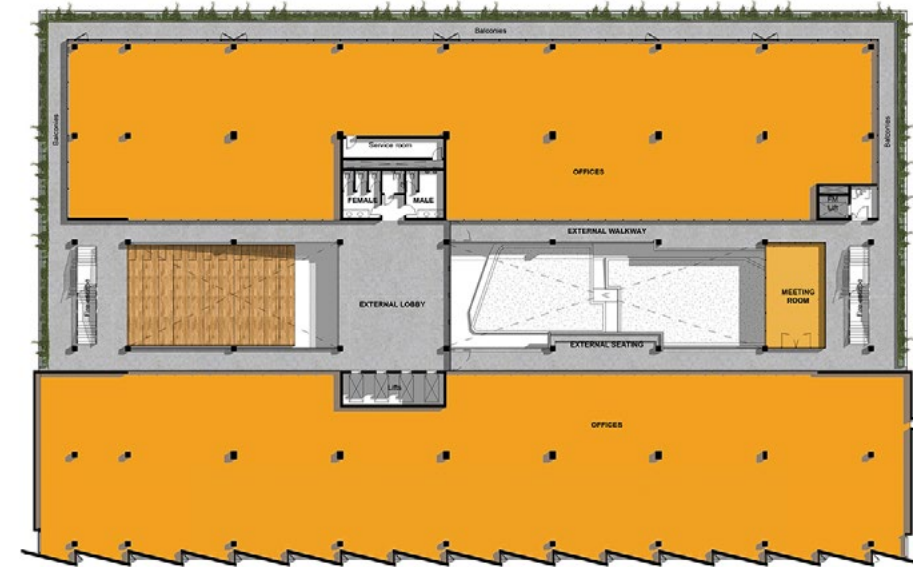
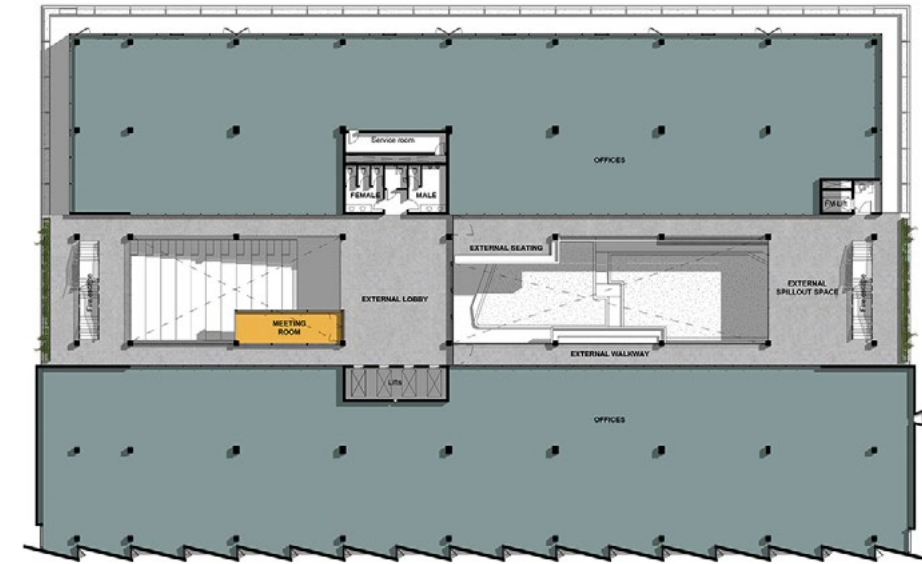
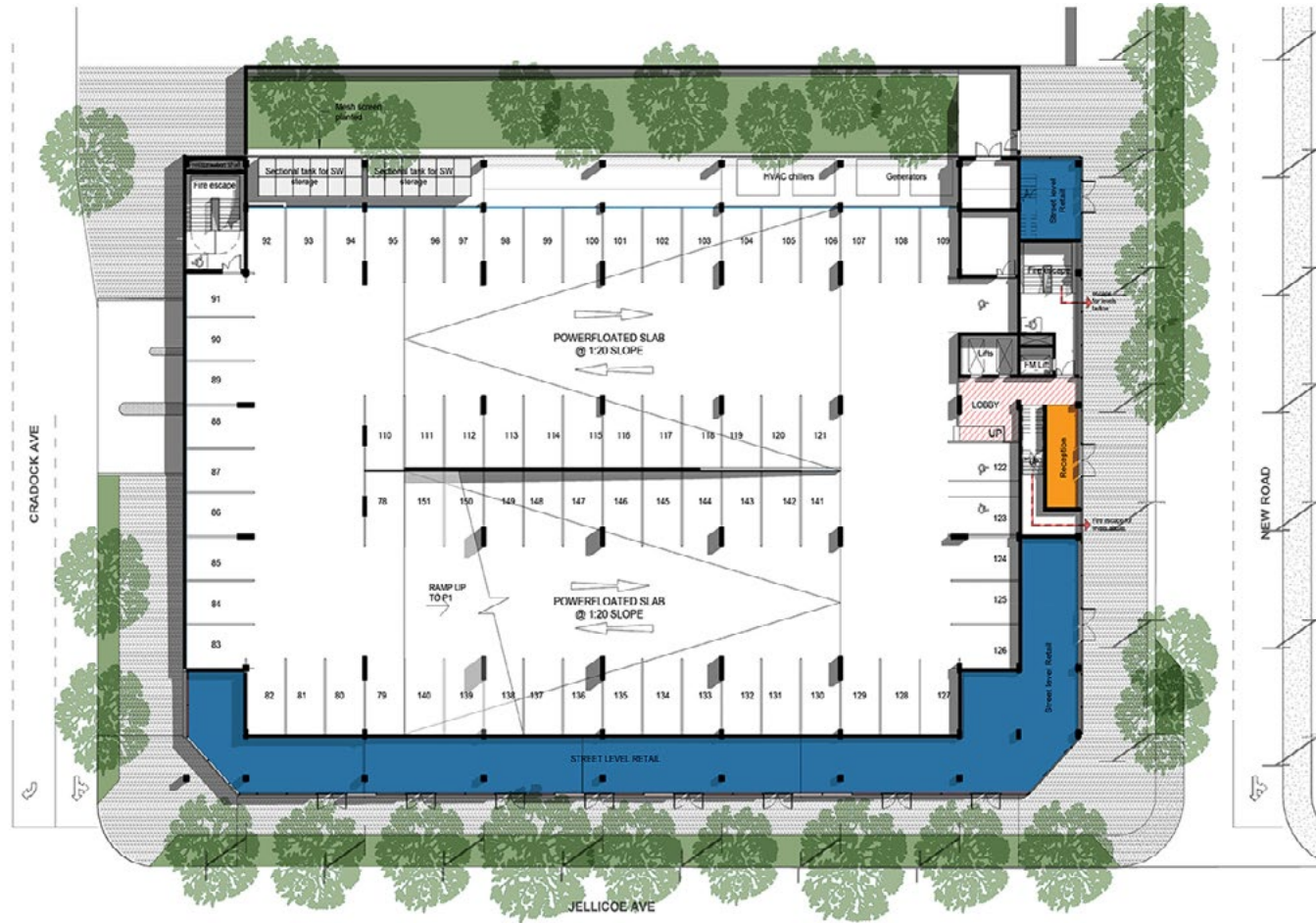


# Aesthetics that tower above the rest

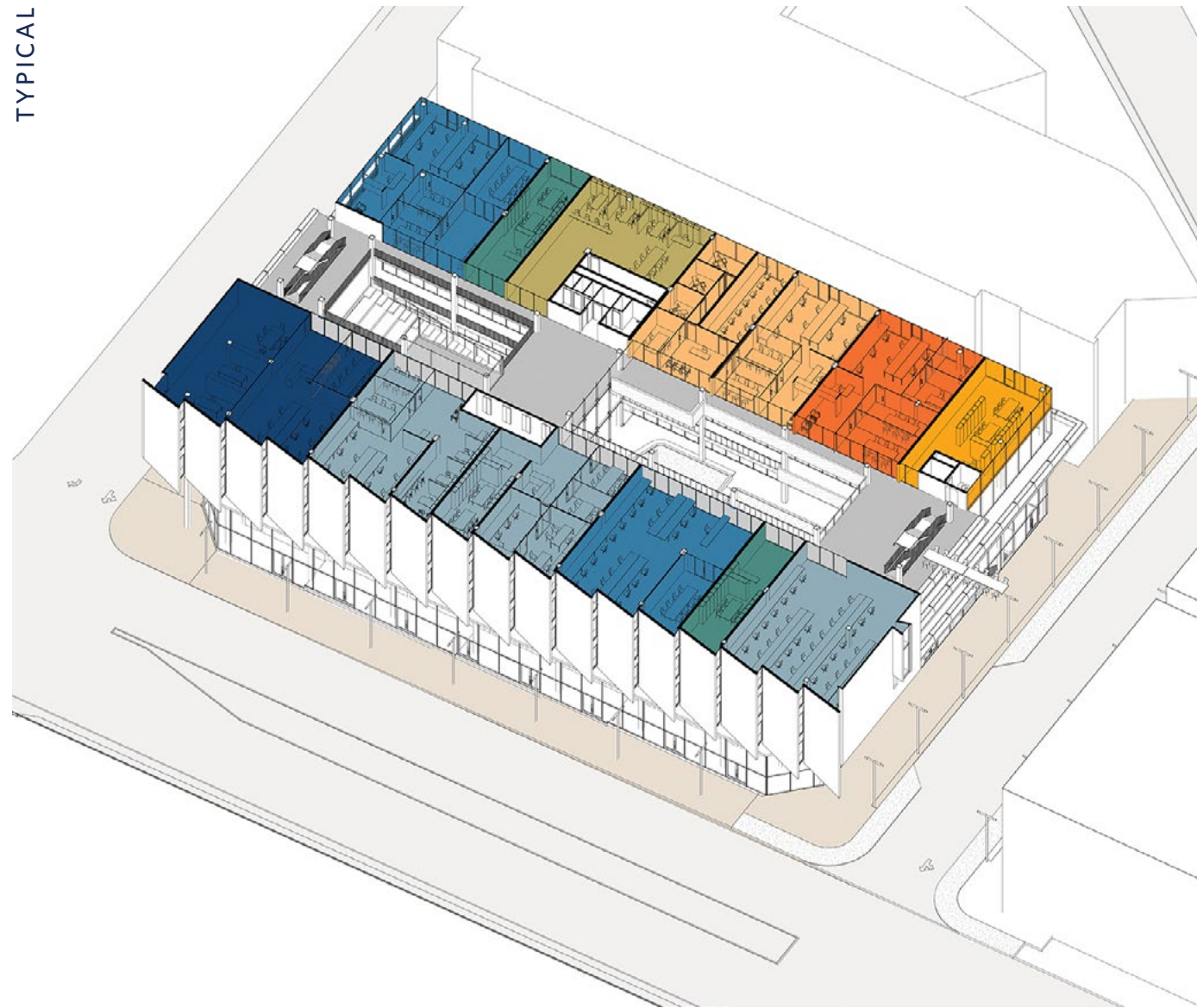
- 1 Skyveld
- 2 Oxford Parks Future Development
- 3 Oxford Parks Under Construction
- 4 144 Oxford Road
- 5 Gautrain Station



# Elegance from the ground up







- 60 m<sup>2</sup>
- 80 m<sup>2</sup>
- 120 m<sup>2</sup>
- 125 m<sup>2</sup>
- 150 m<sup>2</sup>
- 170 m<sup>2</sup>
- 185 m<sup>2</sup>
- 230 m<sup>2</sup>

# The team that made this lofty ambition a reality



Lapalaka Property Projects is a privately owned real estate development and investment company located in Johannesburg, South Africa. The company has established a well-deserved reputation for innovative design solutions and exceptional workmanship.



Cadastral Capital is a specialist property development and management company focused on delivering iconic assets in Johannesburg's best locations.



Capital Point is a boutique brokerage aiming to change the commercial, industrial and residential industries in South Africa. They pride themselves on providing the best possible advice and solutions for their clients' specific needs.



For decades, StudioMas has been offering design excellence and a strong regard for environmental issues. The team designs places, spaces and environments that are as much works of architecture as they are of urban design.



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