

# LE-GRANDEUR

MORNINGSIDE / JOHANNESBURG



16 RESIDENCES

— AN EXCLUSIVE ARCHITECTURAL VISION

## Grandeur without pretence.

An unmistakable balance of luxury, exclusivity and privacy, with a genuine sense of connection.

16 EXCLUSIVE RESIDENCES



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GLASS / LIGHT / CANTILEVERED SLABS

## Contemporary Design for Exclusive Luxury.

Glass and light accentuate the cantilevered slabs. Integrated LED lighting traces their clean lines after dusk, creating refined elegance and understated luxury.

## MORE THAN 400 m<sup>2</sup>

OF LIVING AND ENTERTAINMENT SPACE

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## — ROOFTOP ENTERTAINMENT / FIRE & FLAVOUR

### The Ultimate Outdoor Culinary Zone

Custom stonework and sleek stainless steel anchor a rooftop setting where traditional South African fire cooking meets Italian wood-fired baking.

#### BUILT-IN BRAAI

High-grade, rust-resistant stainless steel integrates with custom cabinetry or a stone accent wall, with wood-burning or dual gas-and-wood options.

#### WOOD-FIRED PIZZA OVEN

An Italian-inspired centrepiece for flame-fired baking, shared meals and long evenings around the table.



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## GROUND FLOOR / THE ESTATE

### Private comfort. Resort-style living.

Two bedrooms, each with a full en-suite bathroom, sit alongside a relaxed pyjama lounge and a welcoming entrance hall. A double garage adds everyday ease.

## BEYOND THE FRONT DOOR

The resort-style pool and clubhouse offer beautiful places to gather, unwind and linger.

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KITCHEN / LIGHT



KITCHEN / DARK



LOUNGE



MAIN EN-SUITE

## FIRST FLOOR / INTERIORS

### Everyday, elevated.

#### THE PRIVATE SUITE

A generous main bedroom leads through a walk-in closet to a full en-suite bathroom with exclusive marble finishes.

#### REFINED FINISHES

Modern, luxurious finishes extend to the TV feature wall: marble and wood panels, accentuated by a linear gas fireplace.

#### OPEN-PLAN LIVING

Kitchen, dining and lounge come together in one flowing space. A separate, concealed scullery and guest WC keep daily life beautifully ordered.

#### YOUR KITCHEN, YOUR PALETTE

Choose a light or dark cabinetry palette to suit your style.



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## PENTHOUSE / ROOFTOP

### The Ultimate Outdoor Culinary Zone

#### INDEPENDENT ACCESS

The penthouse at the rear has its own entrance and staircase from the ground floor. Guests can reach it without walking through the main home.

#### THE ROOFTOP SETTING

Custom-built stonework or sleek stainless steel merges traditional South African fire cooking with Italian wood-fired baking.

#### BUILT-IN BRAAI

High-grade, rust-resistant stainless steel wood-burning or dual gas/wood combo inserts integrate with custom cabinetry or a stone accent wall.

#### ROOM TO GATHER

A covered entertainment area opens to the bar, pizza oven, jacuzzi and places to relax in the open air.



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POOL, CLUBHOUSE & RIVER

## THE POOL / THE CLUBHOUSE

### The Luxury of Slowing Down

A long, slender modern pool draws the eye towards a generous open-plan clubhouse. Its clean lines and shaded gathering space bring a resort spirit to everyday life. Ablution facilities are discreetly placed at the rear.

## PRIVACY BY DESIGN

Approximately 3 m below the homes and driveway, the lower pool terrace brings a welcome sense of privacy while remaining close to every residence.

## THE RIVER BESIDE US

On quiet evenings, the sound of the river beyond the boundary becomes a gentle backdrop to conversation, rest and time well spent.



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## THE LE-GRANDEUR COLLECTION

## An Address Above the Ordinary

A limited collection of sixteen residences combines contemporary architecture with considered scale, light and privacy. Every arrival feels distinctive; every room is made for living beautifully.

From a penthouse and rooftop made for gathering to the resort pool and riverside clubhouse, Le-Grandeur brings a rare balance of retreat, connection and effortless luxury.



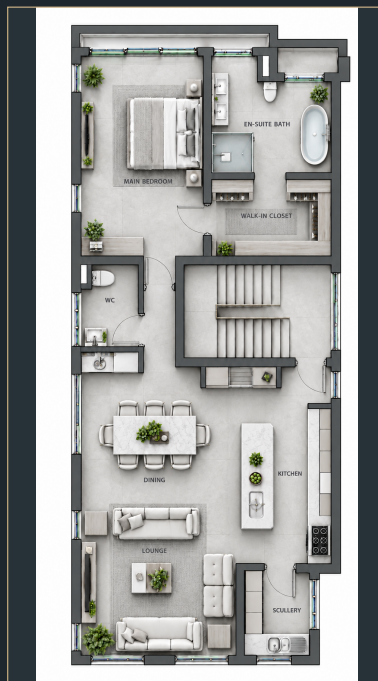
# LE-GRANDEUR

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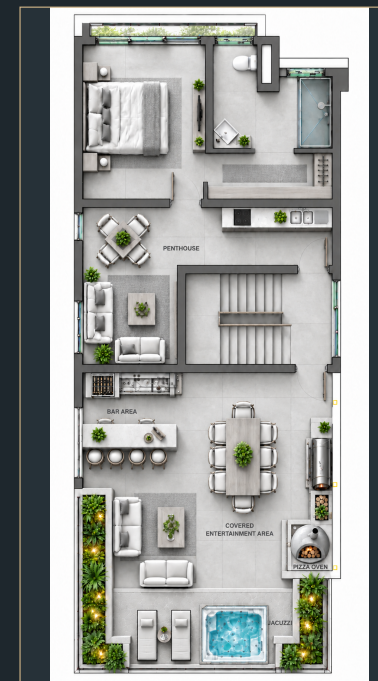
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GROUND FLOOR



FIRST FLOOR



PENTHOUSE & ROOFTOP



LIGHT KITCHEN



DARK KITCHEN



EN-SUITE

— THREE LEVELS / ONE EXCEPTIONAL HOME

## Considered in Every Detail

Ground-floor comfort. Flowing first-floor living. A private penthouse and rooftop. Marble, warm wood and a choice of light or dark kitchen finishes.