





MULBARTON
GARDENS

2, 3 & 4 Bedroom
Semi-Detached & Freestanding Duplex Homes

34 MULBARTON ROAD
BEVERLEY, SANDTON

YOUR PEACEFUL SANCTUARY

Offering the luxury Sandton lifestyle in an upscale residential location, Mulbarton Gardens is set amongst a flowing river and lush green spaces. In this bright community you are the centre of it all – with spacious homes, open layouts and clubhouse amenities, you can have it all.

Go anywhere, anytime — Experience the comfort of being close to everything that matters to you, from malls and restaurants to retail facilities and entertainment hubs. Situated just off William Nicol Drive, You will enjoy easy access to Lone Hill's prime locations.



Precinct Features

Virgin Active Gym
Restaurants
Private Health Care
Premium Office Space
Nature Reserve

Nearby Schools

Crawford International
Lonehill Nursery & Pre Primary
Witkoppen Primary
Montessori
Curro Fourways

YOU WILL ENJOY EASY ACCESS TO BEVERLEY & NEIGHBOURING LONEHILL'S PRIME LOCATIONS





EFFORTLESSLY ELEGANT & STYLISHLY SIMPLE

From delicate colours and textures to carefully selected appliances and hardware, every inch of this project is a standalone masterpiece. Experience ultimate refinement in your tastefully designed home with every amenity just a stone's throw away.

FLAWLESS SPACES, EXCEPTIONAL FINISHES.

TYPE 1

2 BEDROOM
2.5 BATHROOM

SEMI-DETACHED DUPLEX HOME

ST Patio
4.7m²

Total Sectional Title Area
taken to Middle of wall
99.4m²



GROUND FLOOR

Living Space
38.8m²

Patio
4.7m²

Garden Range
21.1 - 22.6m²

Drying Yard
13.1m²

Covered Parking
23.8m²



FIRST FLOOR

Master Bedroom &
Bathroom
22.8m²

En-Suite Bedroom 1
18.4m²

*Floor Plan Areas taken to middle of wall

Floor Plans 3 & 4

*Actual representation



TYPE 1

FRONT ENTRANCE
KITCHEN
LIVING ROOM



TYPE 1

GARDEN VIEW
MASTER BEDROOM
MASTER BATHROOM



*Artistic impression

TYPE 2

3 BEDROOM
2.5 BATHROOM

FREESTANDING DUPLEX HOME

Sectional Title Unit Area
192.8m²

ST Covered Balcony
1.9m²

ST Patio
9.3m²

Total Sectional Title Area
taken to Middle of wall
194.7m²



MULBARTON
GARDENS



GROUND FLOOR

Living Space
56.6m²

Patio
9.3m²

Garden Range
52.6 - 55.7m²

Drying Yard
18.7m²

Garage
32.7m²

Extra Parking
13.25m²



FIRST FLOOR

Master Bedroom &
Bathroom
26.3m²

Covered Balcony
1.9m²

Pyjama Lounge
8.4m²

Bathroom
6.2m²

Bedroom 1
12.3m²

Bedroom 2
12m²

*Floor Plan Areas taken to middle of wall

Floor Plans 3/4

*Not to scale



TYPE 2

GARDEN VIEW
LOUNGE
KITCHEN



TYPE 3

3 BEDROOM
3.5 BATHROOM

FREESTANDING DUPLEX HOME

Sectional Title Unit Area
208.4m²

ST Patio
10.1m²

Total Sectional Title Area
taken to Middle of wall
210.4m²



GROUND FLOOR

Living Space
58m²

Patio
10.1m²

Garden Range
54.6 - 73.6m²

Drying Yard
18.8m²

Garage
32.8m²



FIRST FLOOR

Master Bedroom &
Bathroom
27.9m²

Covered Balcony
2m²

Pyjama Lounge
11.9m²

Bathroom
7.3m²

En-suite Bedroom 1
16.6m²

Bedroom 2
12.6m²

*Floor Plan Areas taken to middle of wall

Floor Plans 3 & 4

*Artistic impression



*Artist impression

3D Views 14

TYPE 3

TYPE 3 ENTRANCE
PYJAMA LOUNGE
MASTER BATHROOM



TYPE 4

4 BEDROOM
3.5 BATHROOM

FREESTANDING DUPLEX HOM

Sectional Title Unit Area
208.4m²

ST Covered Balcony
2m²

ST Patio
10.1m²

Total Sectional Title Area
taken to Middle of wall
210.4m²



MULBARTON
GARDENS



GROUND FLOOR

Living Space
58m²

Patio
10.1m²

Garden Range
54.6 - 99.9m²

Drying Yard
18.71m²

Garage
32.8m²

Extra Parking
13.25m²



FIRST FLOOR

Master Bedroom &
Bathroom
27.9m²

Covered Balcony
2m²

Bathroom
6.1m²

En-suite Bedroom 1
16.6m²

Bedroom 2
12.3m²

Bedroom 3
10.8m²

*Floor Plan Areas taken to middle of wall

Floor Plans 3 & 4

*Artistic impression



*Artist impression



3D Views 146

TYPE 4

GARDEN VIEW
MASTER BEDROOM
MASTER BATHROOM





SDP

SITE DEVELOPMENT PLAN

PHASE 1

Type 1

Unit 1 - 2 | 27 - 32

Type 2

Unit 3 - 16

Type 3

Unit 18 | 21 - 23 | 25 - 26

33 | 35 - 36 | 38 - 40

Type 4

Unit 17 | 19 - 20 | 24 | 34

37 | 75



MULBARTON
GARDENS

No.	Type	Garden
1	T1	21.1m ²
2	T1	22.5m ²
27	T1	22.6m ²
28	T1	22.5m ²
29	T1	22.5m ²
30	T1	22.5m ²
31	T1	22.5m ²
32	T1	22.6m ²
3	T2	55.7m ²
4	T2	55.6m ²
5	T2	55.7m ²
6	T2	55.6m ²
7	T2	55.7m ²
8	T2	55.6m ²
9	T2	55.7m ²
10	T2	55.6m ²
11	T2	55.7m ²
12	T2	52.6m ²
13	T2	53.2m ²
14	T2	53.2m ²
15	T2	53.2m ²
16	T2	53.1m ²

No.	Type	Garden
18	T3	73.6m ²
21	T3	54.6m ²
22	T3	54.6m ²
23	T3	54.6m ²
25	T3	54.6m ²
26	T3	60.2m ²
33	T3	54.6m ²
35	T3	54.6m ²
36	T3	54.6m ²
38	T3	54.6m ²
39	T3	54.6m ²
40	T3	60.2m ²
17	T4	99.9m ²
19	T4	54.6m ²
20	T4	54.6m ²
24	T4	54.6m ²
34	T4	54.6m ²
37	T4	54.6m ²
75	T4	96.3m ²





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