



## Expansive & Secure Botique Villa

 4  4  3

This magnificent home offers modern and secure living at its best. Nestled in the heart of Sandton's enchanting Morningside, this award-winning cluster designed and owned by a renowned Swiss hotelier offers the ultimate in comfort and luxury. It's the ideal temporary pied-à-terre in Johannesburg, providing a hotel-like experience with all the privacy and security you could need. Set within lush, green surroundings, this property allows you to truly enjoy the natural beauty of the area while remaining just moments away from the city's most prominent attractions. This exclusive residence boasts an unbeatable location, within walking distance of the prestigious French School, the South African Stock Exchange, and key business hubs. Convenient shopping options are also nearby, with Benmore Gardens and Morningside Shopping Center just a quick 3-minute drive. The property is a 90% off-grid, solar-powered home with 24/7 Victron backup batteries and an installed backup water system,...

## Features

### Interior

Bedrooms 4  
Kitchens 1  
Studies 1

Bathrooms 4  
Recep. Rooms 4

### Exterior

Garages 3  
Security Yes  
Views False  
Domestic Accom. 1  
Pool Yes

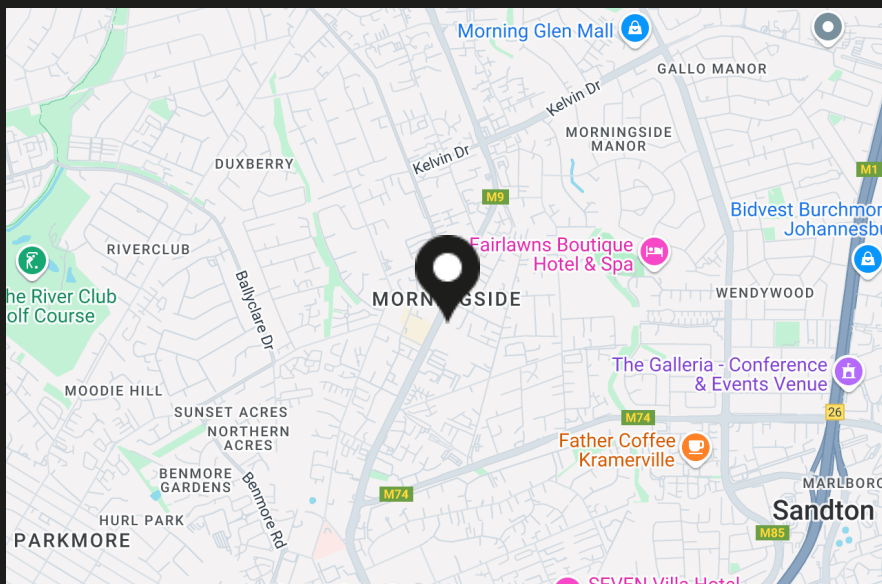
### Sizes

Internal 5m<sup>2</sup>  
External 616m<sup>2</sup>



## Morningside at a glance

Morningside Morningside is one of the most conveniently located suburbs in Northern Johannesburg, having the Sandton CBD on the one side and the lush residential areas of Morningside Ext 40, Duxberry and Benmore on the other. This location makes it the quintessential mixed-use neighbourhood, recently described as a power node. Morningside proper straddles both sides of Rivonia Road, providing access to many major routes. The suburb was established on a portion of the previous Zandfontein Farm in the 1950's, and has become one of the most affluent residential and commercial suburbs in Africa. Convenience and lifestyle are two of the suburbs' most popular features. Apart from central location and proximity to the Sandton CBD, it also provides easy...



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