



K N I G H T S B R I D G E



EMIRA
PROPERTY FUND

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KNIGHTSBRIDGE

DESIGN IDEOLOGIES



1

Location

Knightsbridge is centrally located, close to Sandton CBD and Fourways with easy access to William Nicol, Main Road and the N1 Western Bypass.



2

Central Park

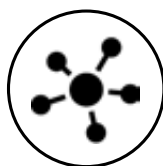
Developed around the idea of a central urban park where buildings are placed within a dense urban forest. Running tracks and outdoor relaxations spaces are provided within the urban forest.



5

Operating Costs

Utilising the correct sustainability principles and integrated system engineering there will be a substantial saving on operational and maintenance costs.



6

Connectivity

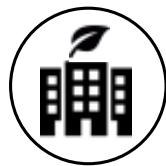
A fibre optic communication system will be installed in the precinct offering tenants premium connectivity with high bandwidth, stability and fast data transfer.



3

Office Lifestyle

Tenants are offered a new type of office lifestyle, with a centrally located restaurant with boardroom facilities, roof gardens and entertainment spaces and various outdoor office spaces that will enhance the experience of the user.



4

Green Architecture

By applying innovative technology and design methodologies we can help minimise the buildings carbon footprint.



7

Naming Rights

Brand advertising will be incorporated into the facade design offering tenants dedicated areas for branding. Creating a professional and well designed method to advertise the tenants brand.



8

Security

Site access control and perimeter security features will create an office park with a safe primary public zone. Each individual building will have their own access control and security line according to tenant requirements.



KNIGHTSBRIDGE LOCATION

Main Routes & Roads

- Main Routes
- N1 Highway
- Secondary Streets
- Gautrain Bus Route
- Gautrain Bus Stop

Offices

- 1 The Campus
- 2 Microsoft SA Offices
- 3 Hampton Office Park

Shopping & Convenience

- 1 Epsom Downs Centre
- 2 Sloane Square
- 3 Nicolway Shopping Centre
- 4 Naturally Yours Health Centre

Schools & Education

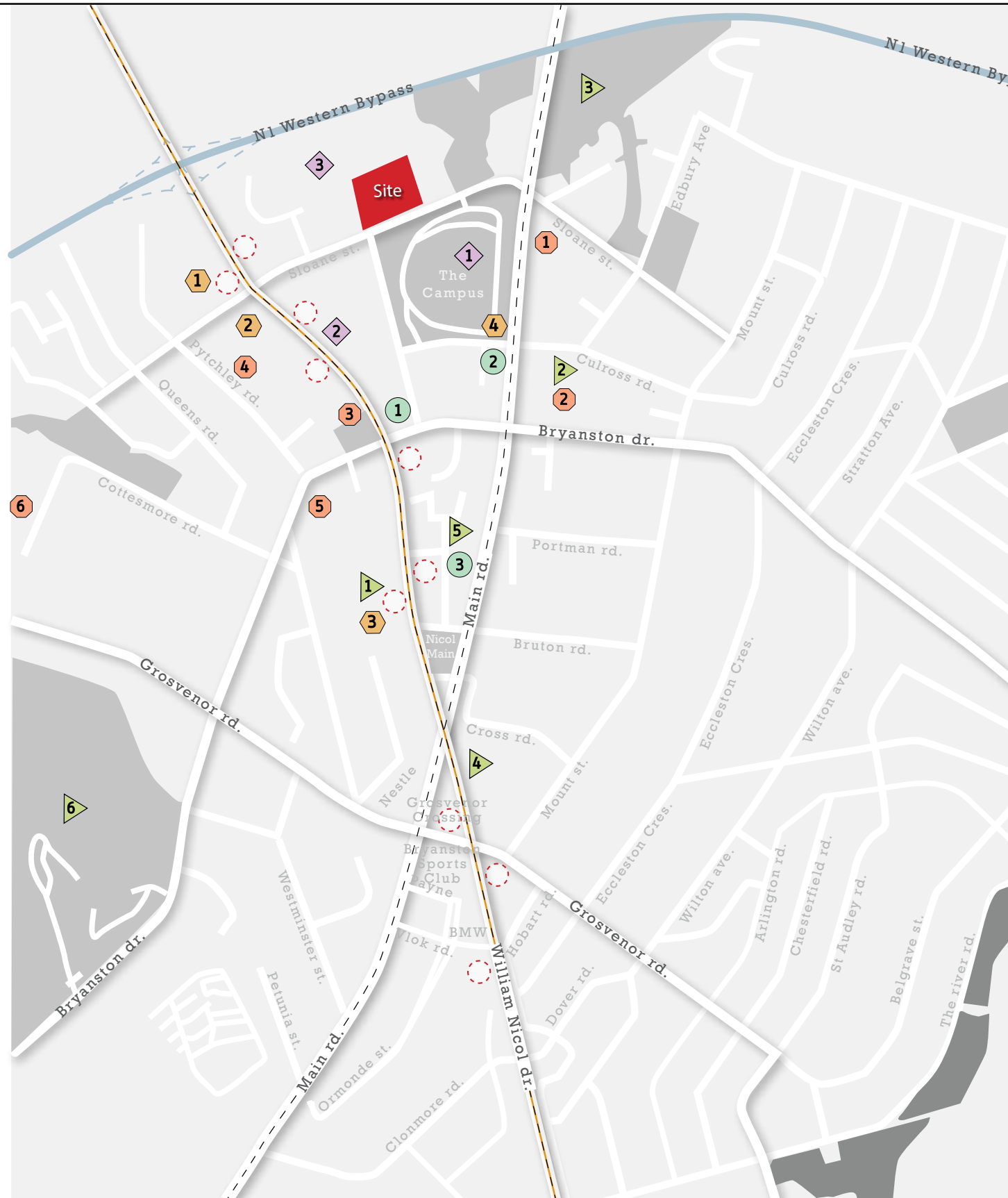
- 1 Bryanston Parallel Medium School
- 2 Michael Mount Waldorf School
- 3 Noahs Ark Kindergarten
- 4 Brescia House School
- 5 British International School
- 6 Bryandale Primary School

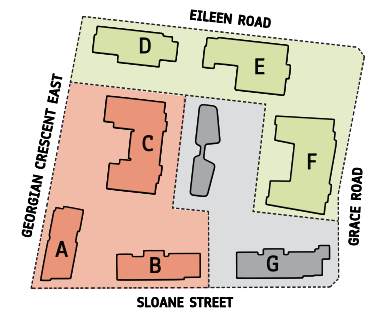
Medical

- 1 NHC Medical Centre & Pharmacy
- 2 Homeopathic Doctor
- 3 Medical Centre

Other

- 1 Banks - Nedbank, FNB
- 2 Bryanston Organic Flea Market
- 3 PWC Cycle Park
- 4 Virgin Active
- 5 Post Office
- 6 Bryanston Country Club





Phase 1 Phase 2 Phase 3

PHASE 1

Block A
Rentable Area = 2 705m²
Parking = 113 Bays

Block B
Rentable Area = 3 280m²
Parking = 159 Bays

Block C
Rentable Area = 6 316m²
Parking = 365 Bays

PHASE 2

Restaurant and Conference
Rentable area = 563

Block G
Rentable Area = 3 158m²
Parking = 197 Bays

PHASE 3

Block D
Rentable Area = 3 491m²
Parking = 173 Bays

Block E
Rentable Area = 4 445m²
Parking = 240 Bays

Block F
Rentable Area = 7 681m²
Parking = 401 Bays

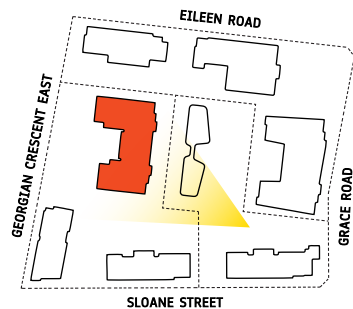
Total
Rentable Area 31 369m²
Parking 1 668 Bays



Running Track

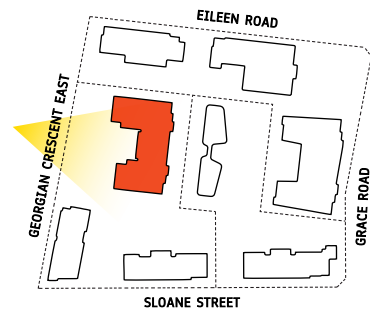


MASTERPLAN



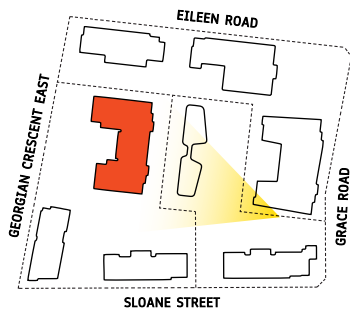
BLOCK C OFFICE BUILDING





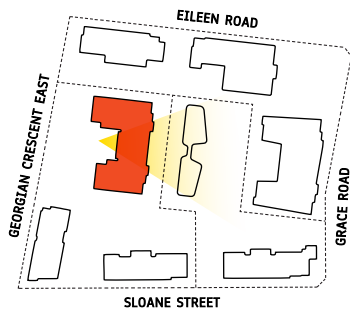
BLOCK C OFFICE BUILDING





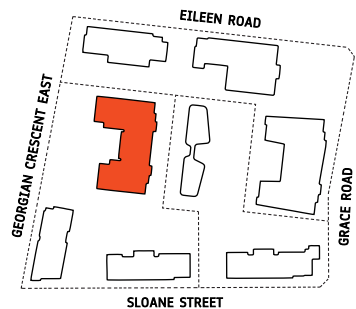
BLOCK C OFFICE BUILDING





BLOCK C OFFICE BUILDING



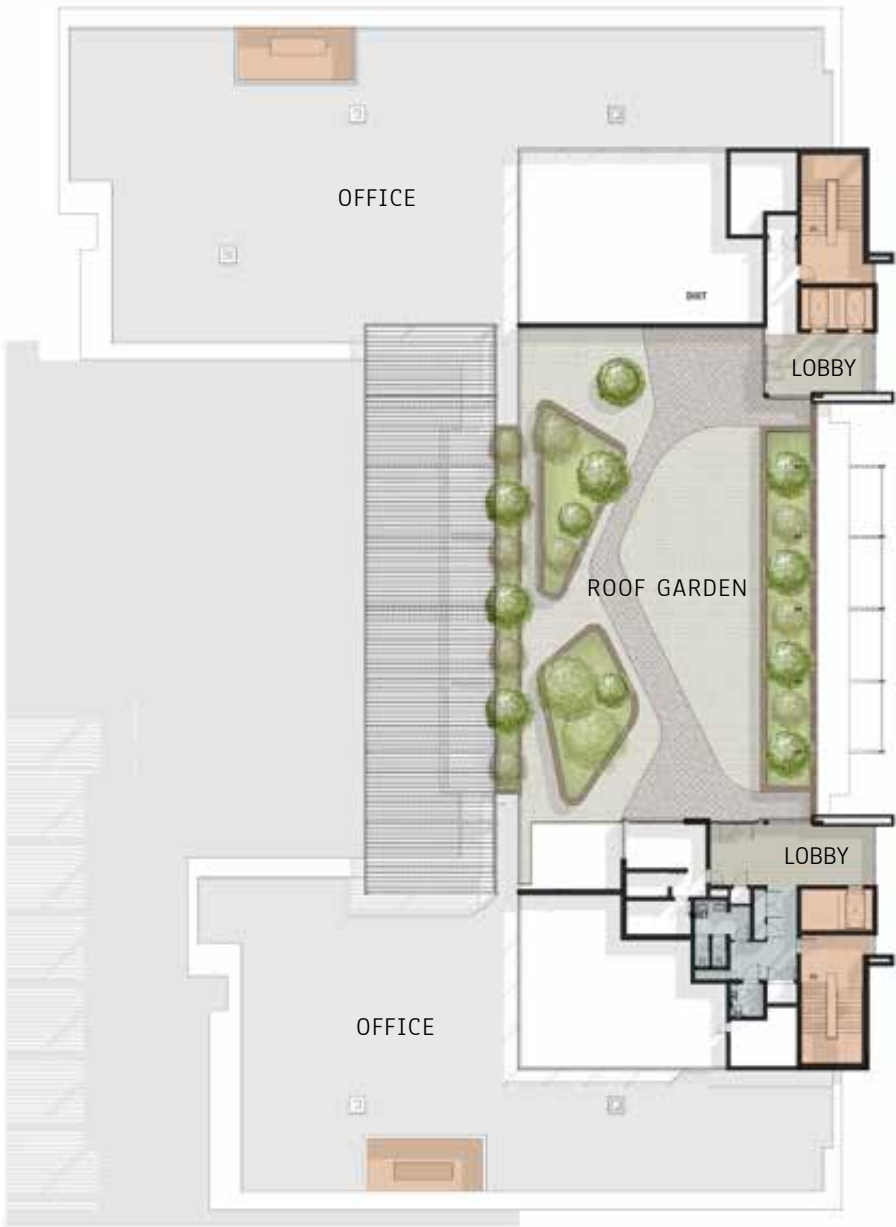


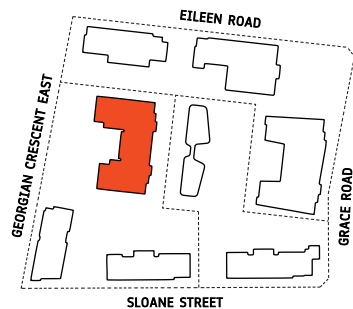
BLOCK C OFFICE BUILDING

GROUND FLOOR



THIRD FLOOR AND ROOF GARDEN





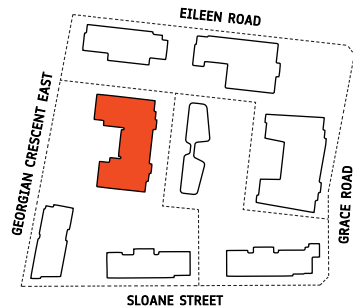
BLOCK C OFFICE BUILDING

AVAILABLE OFFICE SPACE



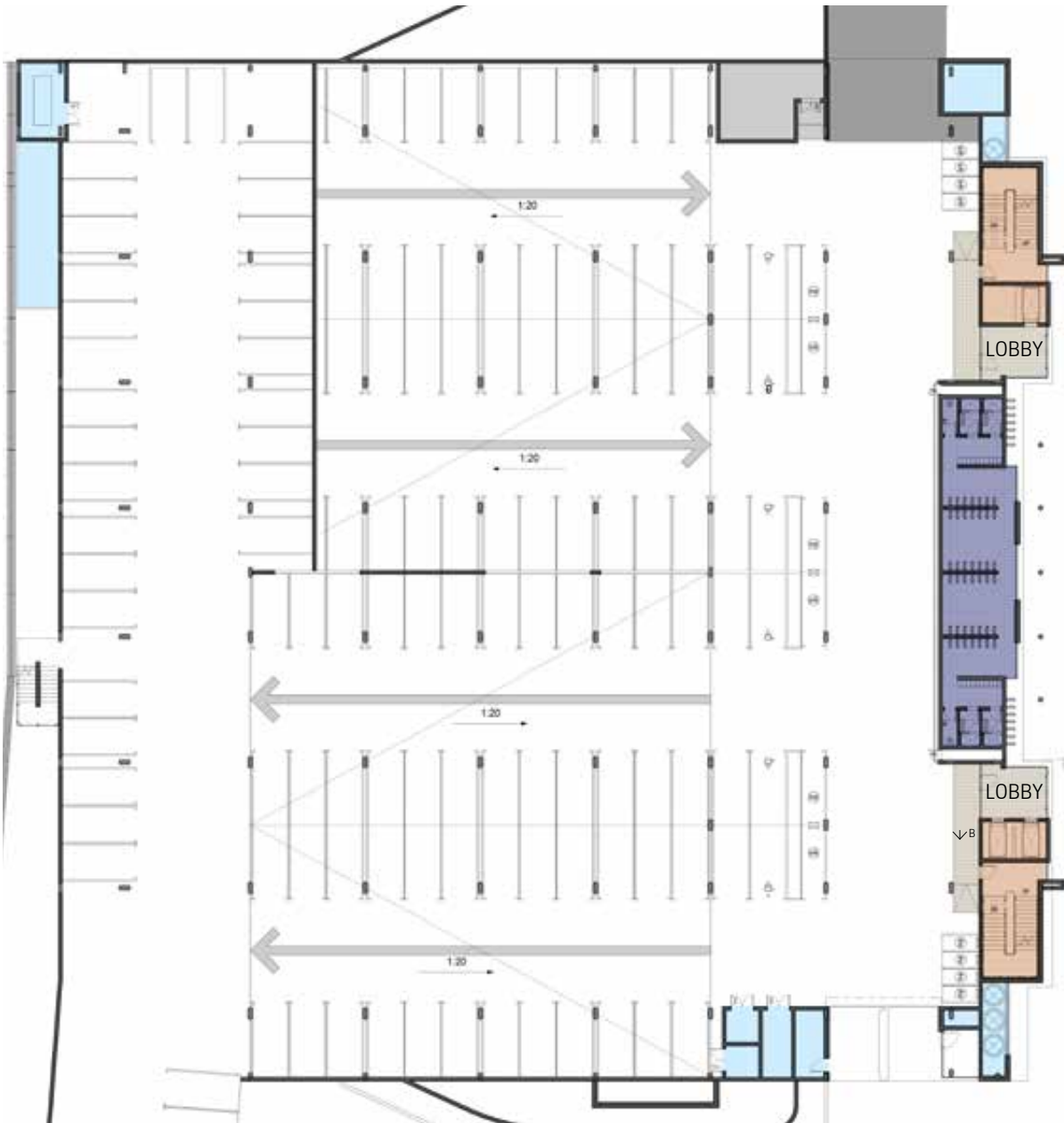
POSSIBLE INTERNAL OFFICE LAYOUT



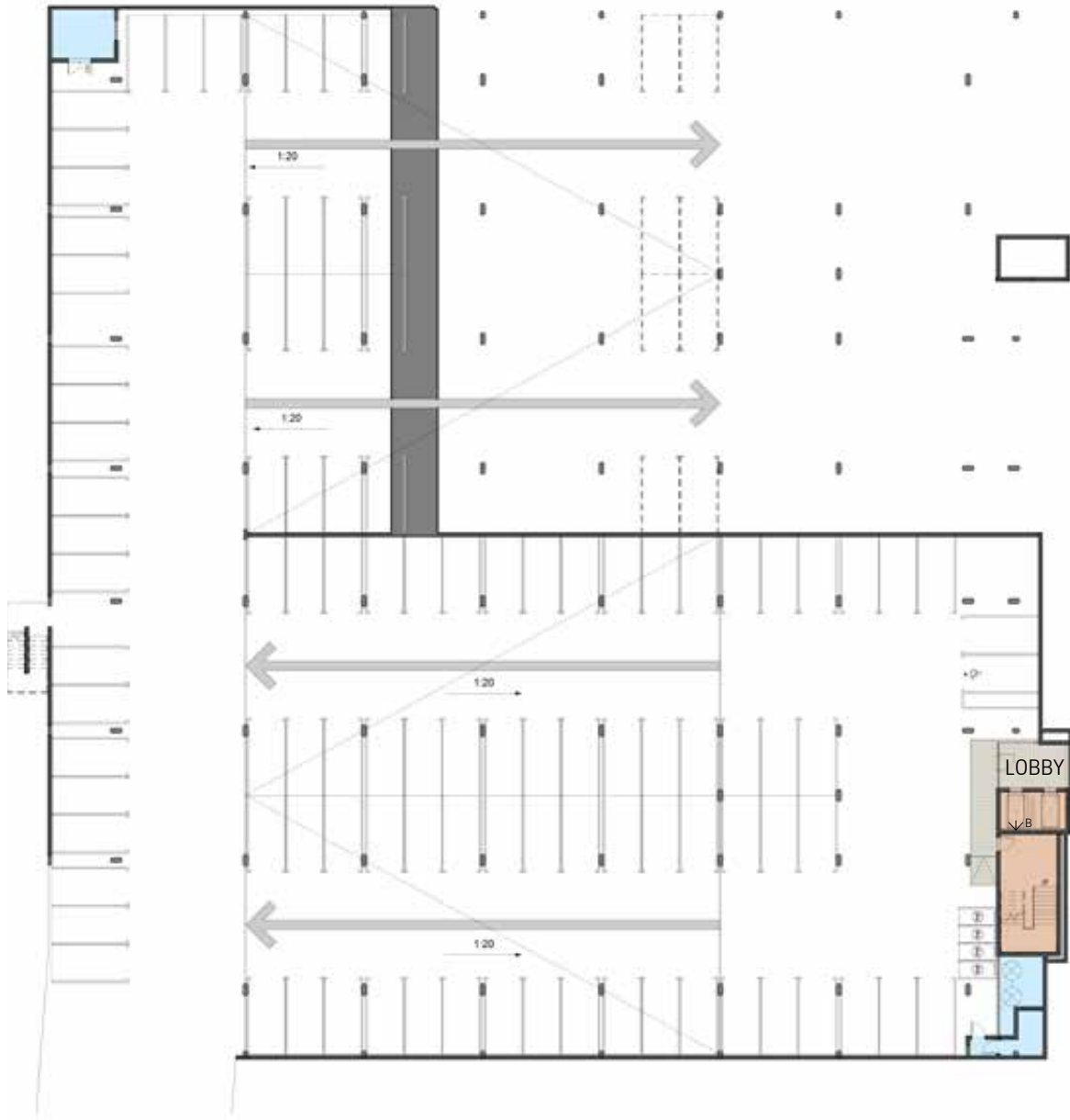


BLOCK C OFFICE BUILDING

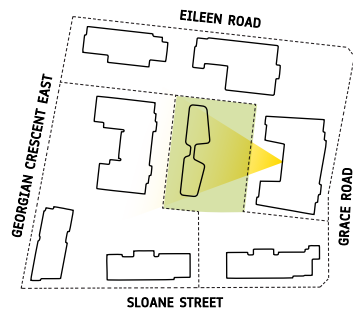
BASEMENT LEVEL -1



BASEMENT LEVEL -3



■ Circulation/Core
 ■ Ablutions
 ■ Lobby/ Common Area/ Reception
 ■ Mechanical/Store
 ■ Cyclist & Runners Facilities



PRECINCT OFFERING URBAN PARK

The central park area with its restaurant, conference facilities and public gathering spaces will enhance the identity and unique character of the development. This area will provide the user with a public gathering space; where they can drink coffee, have large meetings, have corporate events or simply an outdoor seating space in which to relax.

- Ablutions
- Reception/ Ante Space
- Boardrooms
- Office
- Store
- Restaurant/ Kitchen
- Facility Manager

Ground Floor Plan
of Restaurant + Conference

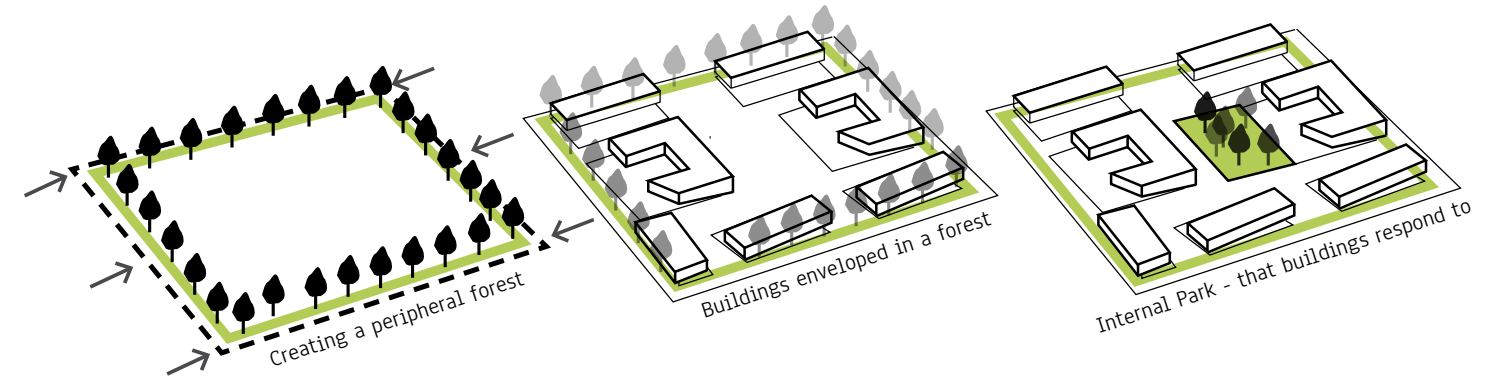
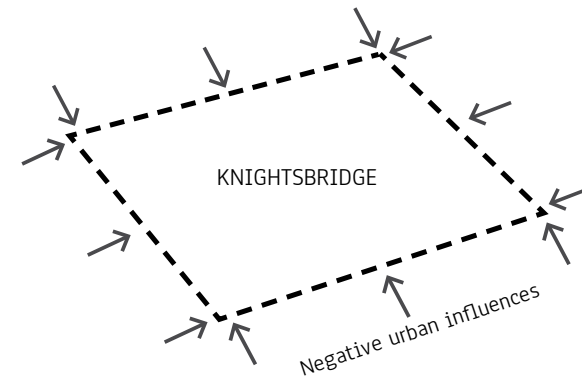




PRECINCT OFFERING URBAN PARK



1. Urban Park Principles



2. Streetscape Design



Urban textures defining usage areas.



Street Furniture



Recycling Bins



Wayfinding



Street and pedestrian lights



Cyclist & Runners Facilities



Street Furniture



Recycling Bins



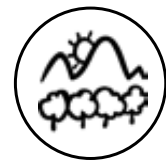
Wayfinding



Street and pedestrian lights



PRECINCT OFFERING URBAN PARK



3. Landscape Design Principles

Reconciliation Ecology

Knightsbridge aims to increase the variety of organisms present in the urban ecosystem without impairing human usage of the landscape.



Periphery Forest

The periphery forest moderates urban noise and visual pollution to create a tranquil working environment.



Nature walk and running track with outdoor gym

Urban Green physical activity spaces provide users with an accessible public environment in which to exercise, meander or reconnect with nature.



Public art

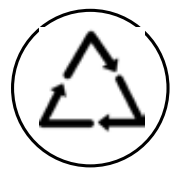
Integration of public art works in the landscape, will create a unique sense of place enhancing the character and cultural identity of the precinct.



Outdoor office spaces, Landscaped pause areas

The South African climate provides us with the opportunity to create outdoor office and pause spaces.



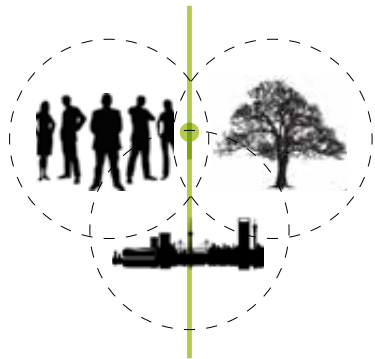


BIOPHILIC DESIGN PRINCIPLES



GREEN ARCHITECTURE

Biophilic Design



Knightsbridge

The design approach is founded on Biophilic principles. Biophilic design explores the possibility of amalgamating nature with the built environment. The design promotes a symbiotic relationship between the dweller and his surroundings.

The users interaction with the environment will take place on various experiential scales, from subconscious references to direct physical contact.

Nature is often perceived as the opposite of the built environment and people tend to escape the city to go reconnect and recharge. This is not the ideal reality, we should be immersed within nature making it a tangible part of everyday life.

Design Principles



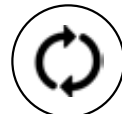
1

BIOMORPHIC FORMS AND PATTERNS
Reference to contoured or numerical arrangements that persist in nature



2

MATERIAL CONNECTION WITH NATURE
Materials and elements from nature that reflect the local ecology or geology and create a distinct sense of place



3

COMPLEXITY AND ORDER
Varying the sensory experience of a space with time, change, and transitions; complimentary contrasts, the play between balance and tension; rhythm, ratios and use of scale. Information richness. Fractals and organized complexity.

Interior Design Principles



1

VISUAL CONNECTION WITH NATURE
A view to the elements of nature and living systems



2

THERMAL AND AIRFLOW VARIABILITY
Subtle changes in air and temperature, airflow across the skin that mimic natural environments



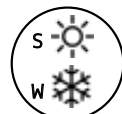
3

PRESENCE OF WATER
Water enhances the experience of place through seeing, hearing or touching water



4

DYNAMIC AND DIFFUSED LIGHT
Leveraging varying intensities of light and shadow that change over time to create conditions that occur in nature



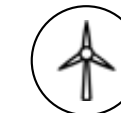
5

CONNECTION WITH NATURAL SYSTEMS
Awareness of natural processes, especially seasonal and temporal changes characteristic of a healthy ecosystem.



Green Buildings are

- energy efficient
- resource efficient
- environmentally responsible
- healthy and productive environments for people



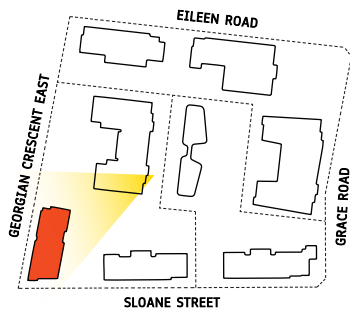
Benefits

- lower operating costs
- increased productivity
- competitive edge in attracting and retaining staff
- responsible investing
- reduced liability and risk
- enhanced marketability



Greenstar Accreditation Credits

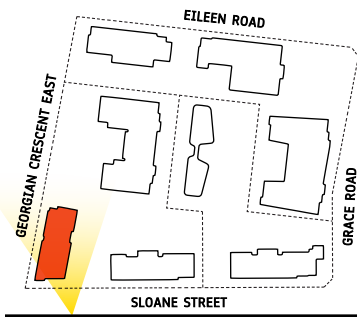
- management
- indoor environmental quality
- energy
- transport
- water
- materials
- land use and ecology
- emissions
- innovation



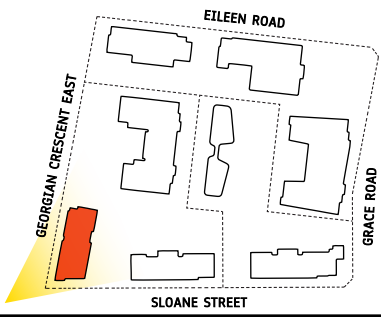
BLOCK A OFFICE BUILDING

ENTRANCE VIEW
BUILDING A





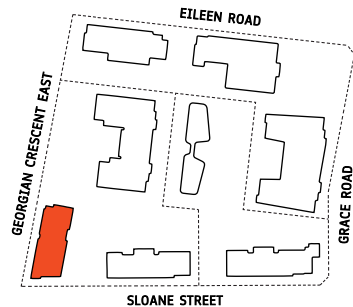
BLOCK A OFFICE BUILDING



GATEHOUSE
MAIN ENTRANCE



VIEW FROM CORNER SLOANE AND
GEORGIAN CRESCENT



BLOCK A OFFICE BUILDING

TOTAL RENTABLE AREA	AREA	PARKING REQ.		PARKING PROV.
• ROOF	17m ²			
• SECOND FLOOR	1044m ²	5/100m ²	52	
• FIRST FLOOR	1044m ²	5/100m ²	52	
• GROUND FLOOR	568m ²	5/100m ²	28	21 OPEN
• BASEMENT -1	25m ²			66 BASEMENT
• BASEMENT -2	7m ²			46 BASEMENT
	2705m ²		133	

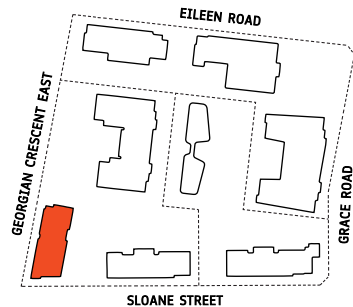
GROUND FLOOR 585m²



Circulation/Core Ablutions Lobby Covered Balcony

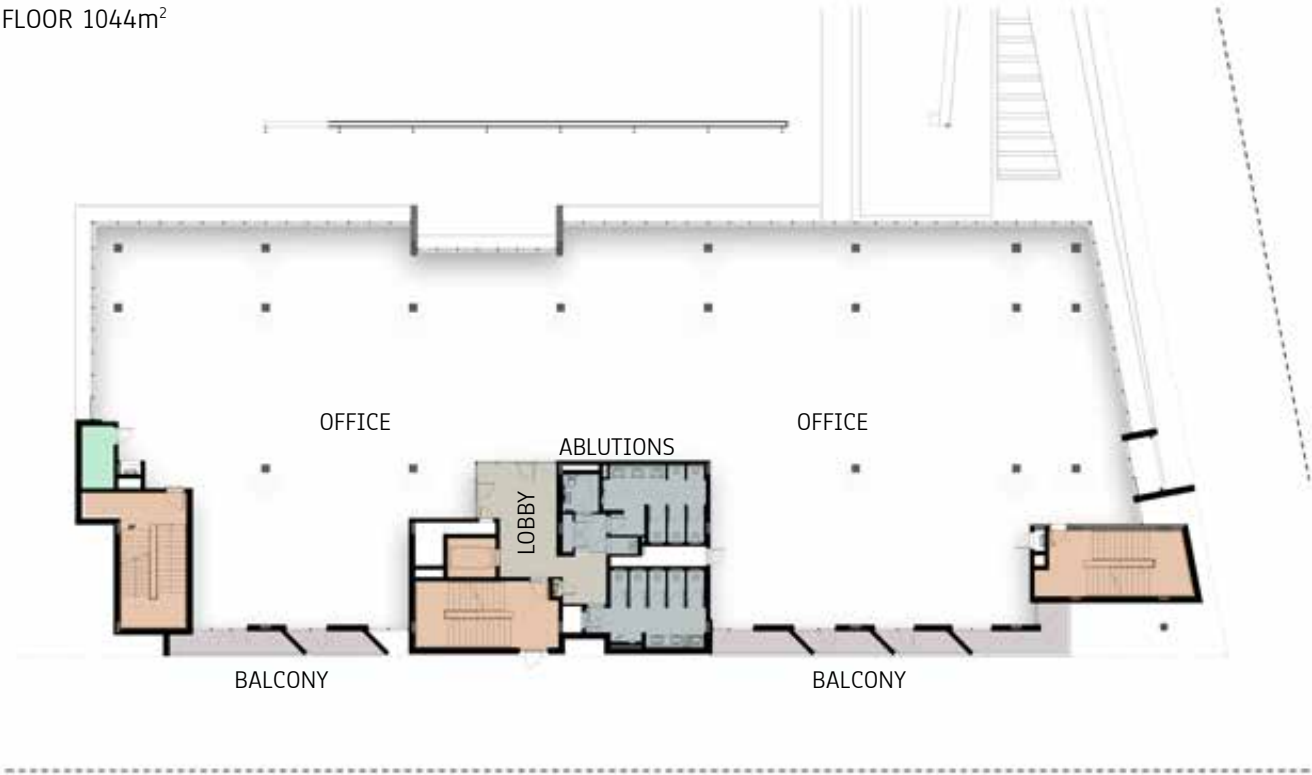
GEORGIAN CRESCENT



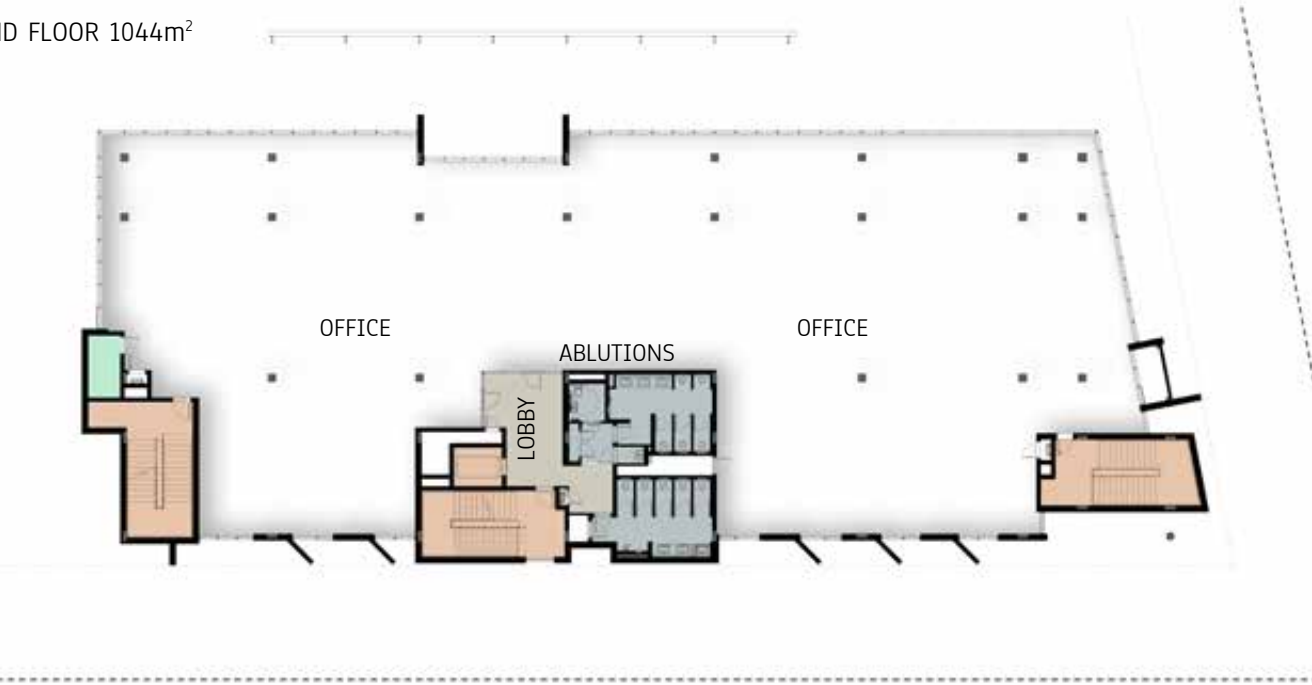


BLOCK A OFFICE BUILDING

FIRST FLOOR 1044m²



SECOND FLOOR 1044m²

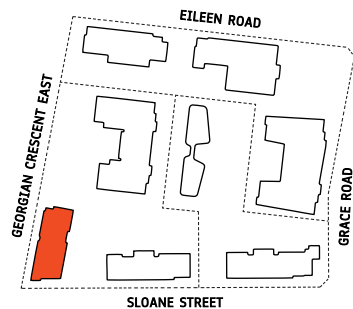


Circulation/Core Ablutions Lobby Store Services Area



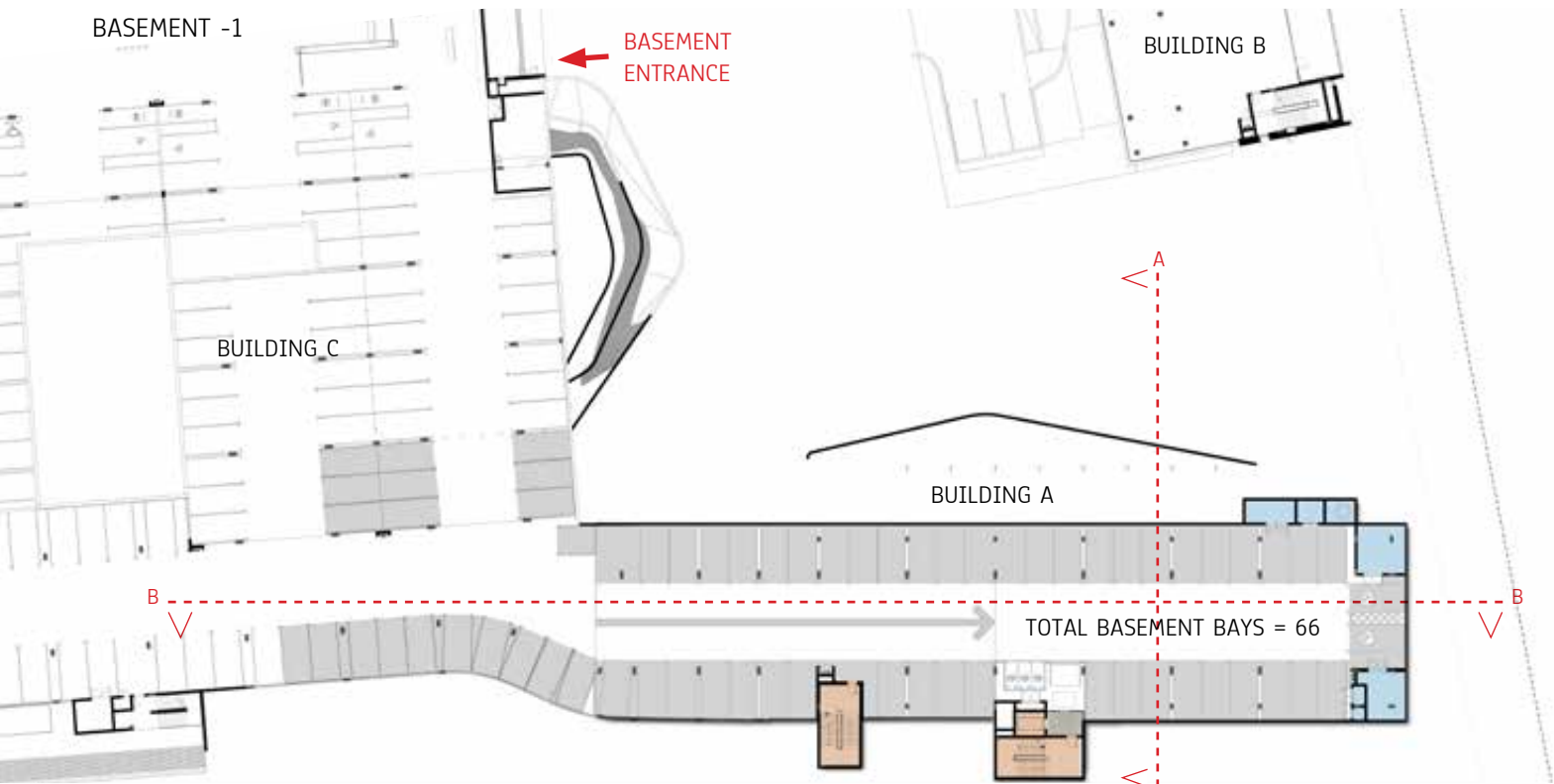
THIRD FLOOR/ ROOF GARDEN 17m²



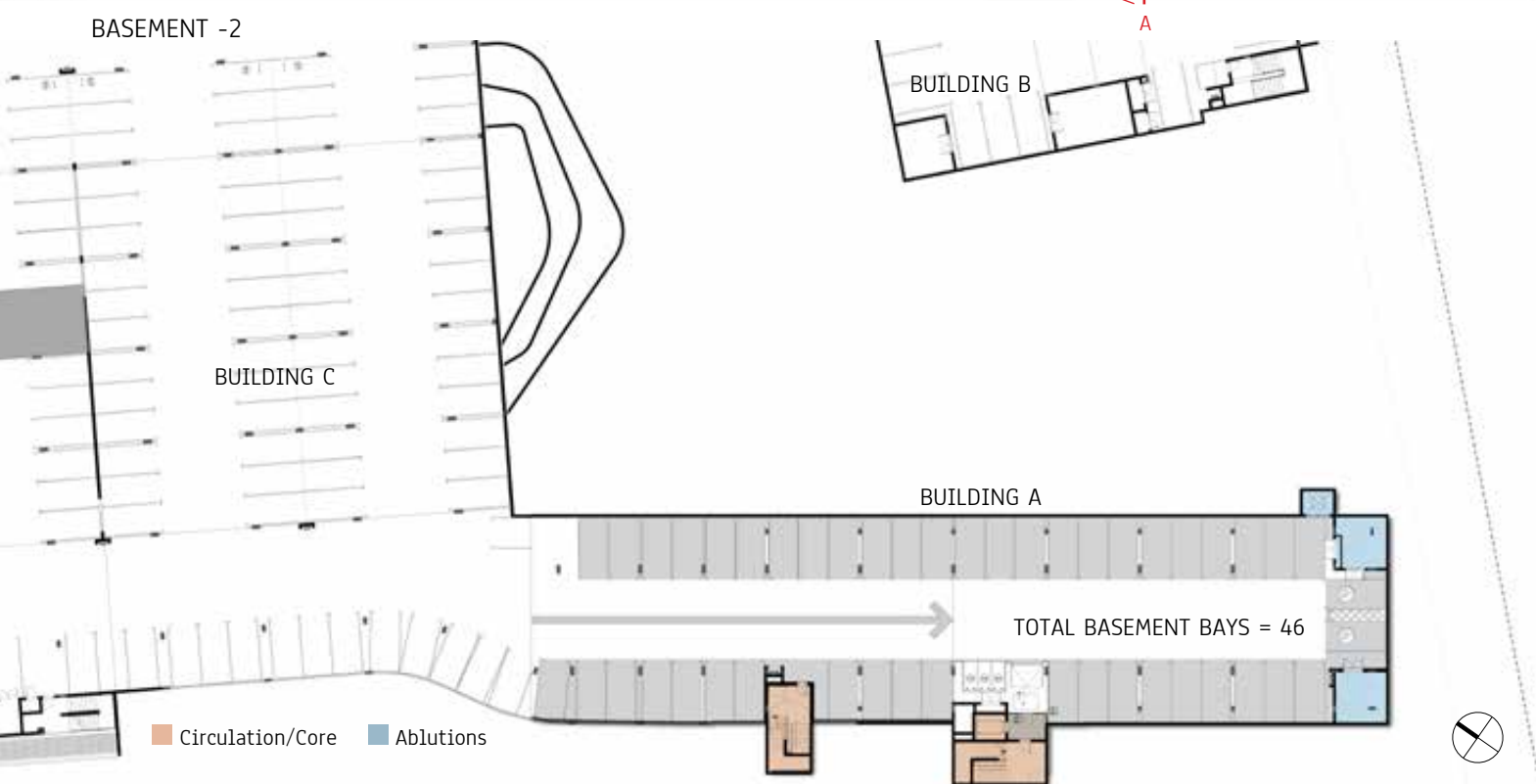


BLOCK A OFFICE BUILDING

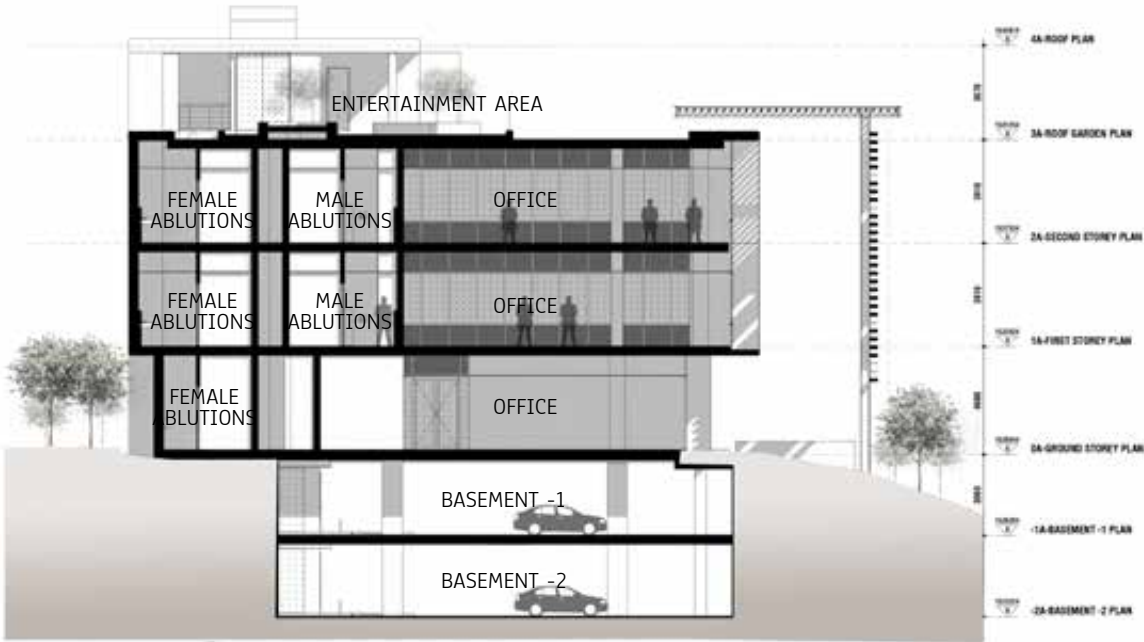
BASEMENT -1



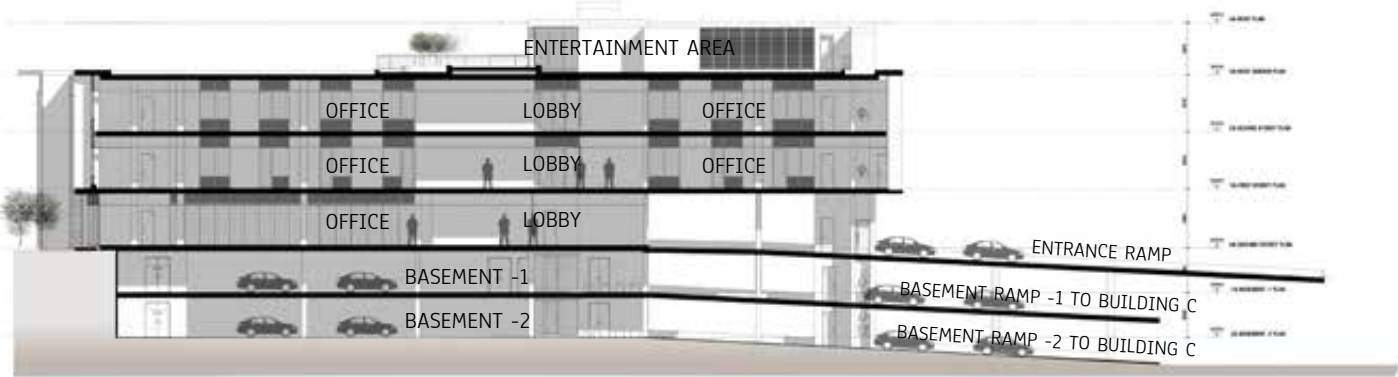
BASEMENT -2

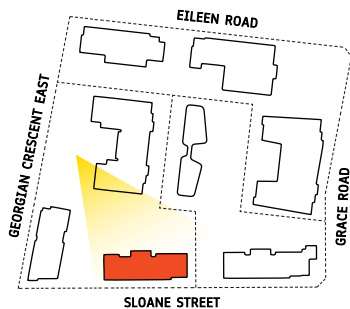


SECTION A



SECTION B

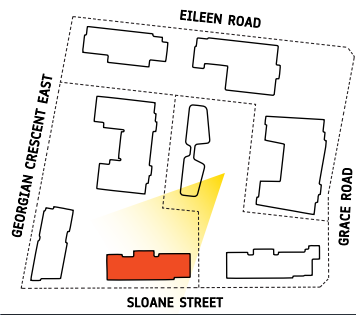




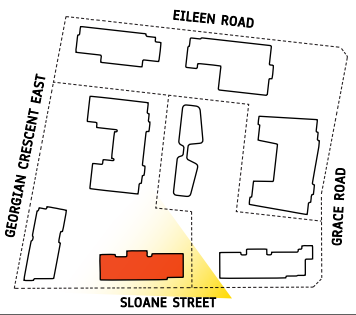
BLOCK B OFFICE BUILDING

ENTANCE VIEW
BUILDING B



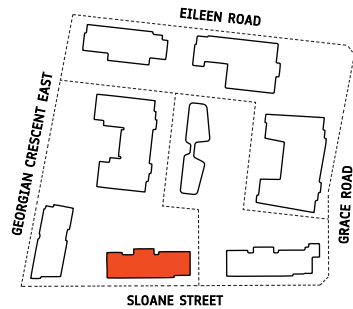


BLOCK B OFFICE BUILDING



VIEW FROM CENTRAL PARK

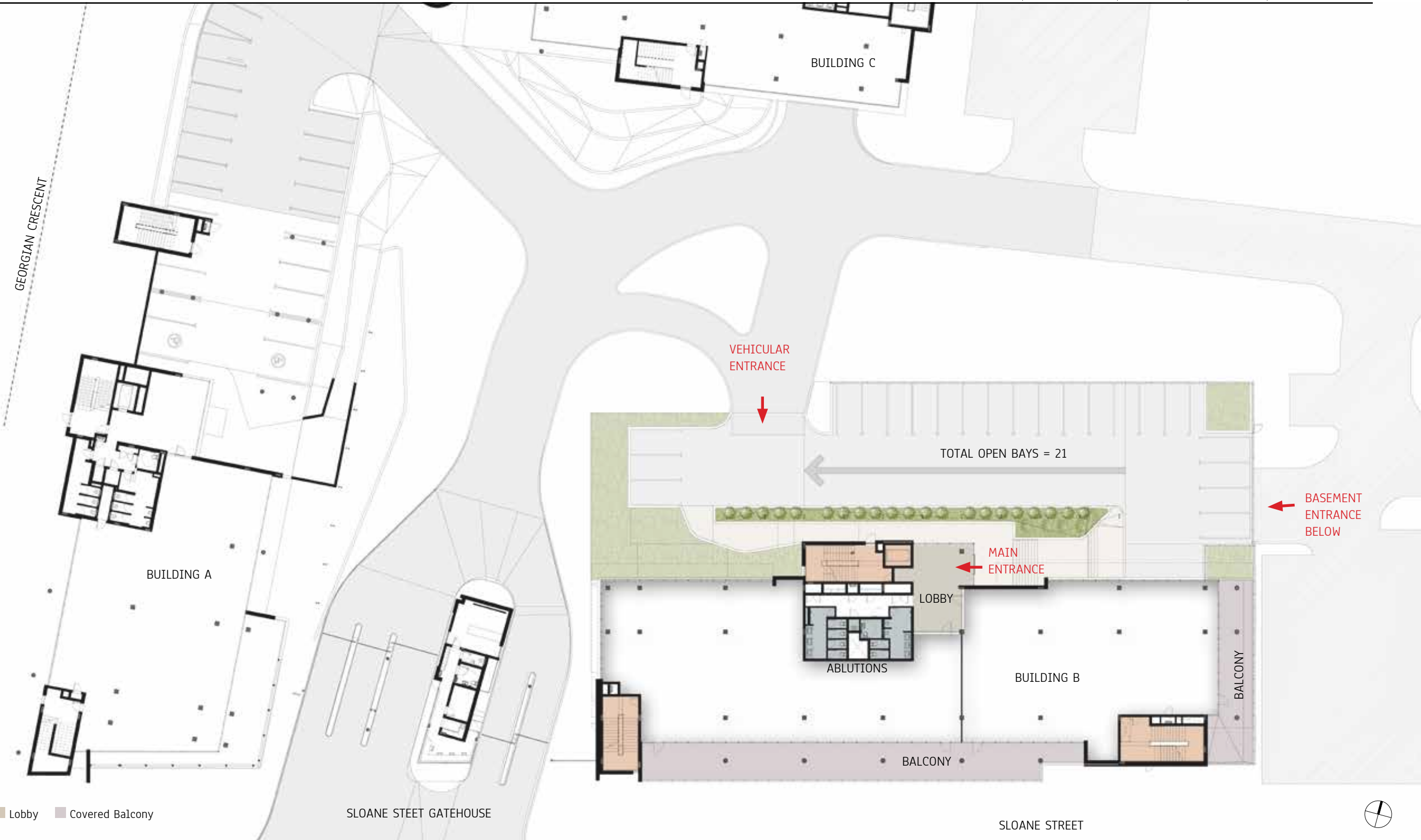
VIEW FROM SLOANE



BLOCK B OFFICE BUILDING

TOTAL RENTABLE AREA	AREA	PARKING REQ.		PARKING PROV.
• ROOF	39m ²			
• SECOND FLOOR	1121m ²	5/100m ²	56	
• FIRST FLOOR	1121m ²	5/100m ²	56	
• GROUND FLOOR	942m ²	5/100m ²	47	21 OPEN
• BASEMENT -1	37m ²			68 BASEMENT
• BASEMENT -2	18m ²			64 BASEMENT
• BASEMENT -3				6 BASEMENT
	3278m ²		159	159

GROUND FLOOR 943m²

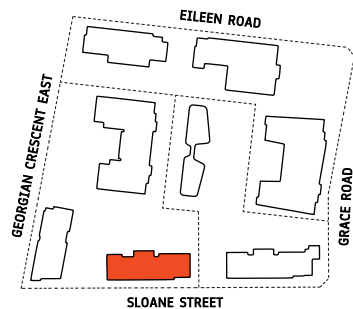


Circulation/Core Ablutions Lobby Covered Balcony

SLOANE STEET GATEHOUSE

SLOANE STREET





BLOCK B OFFICE BUILDING

FIRST FLOOR 1122m²



SECOND FLOOR 1122m²



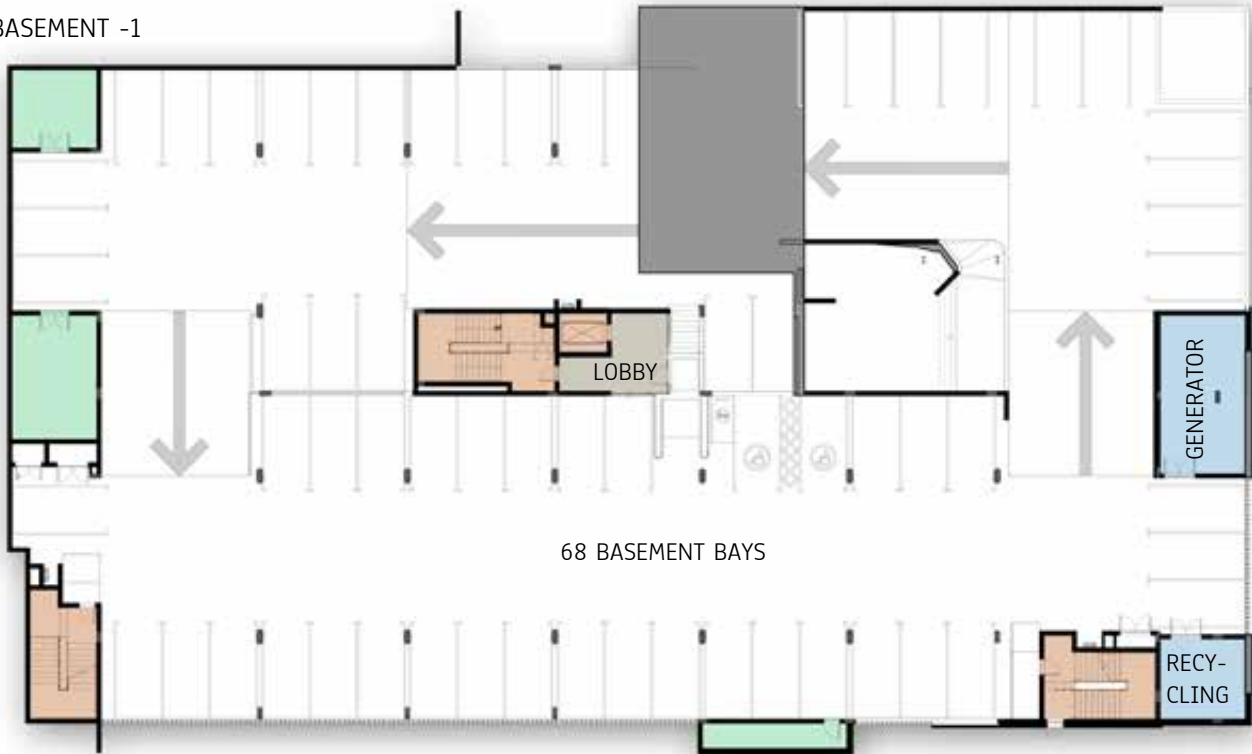
■ Circulation/Core
 ■ Ablutions
 ■ Lobby
 ■ Store
 ■ Services Area

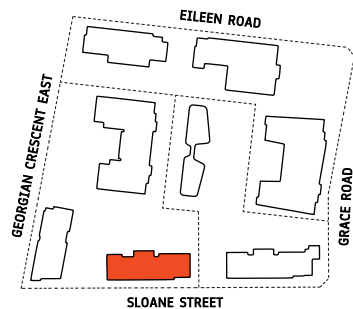


THIRD FLOOR/ ROOF GARDEN 39m²



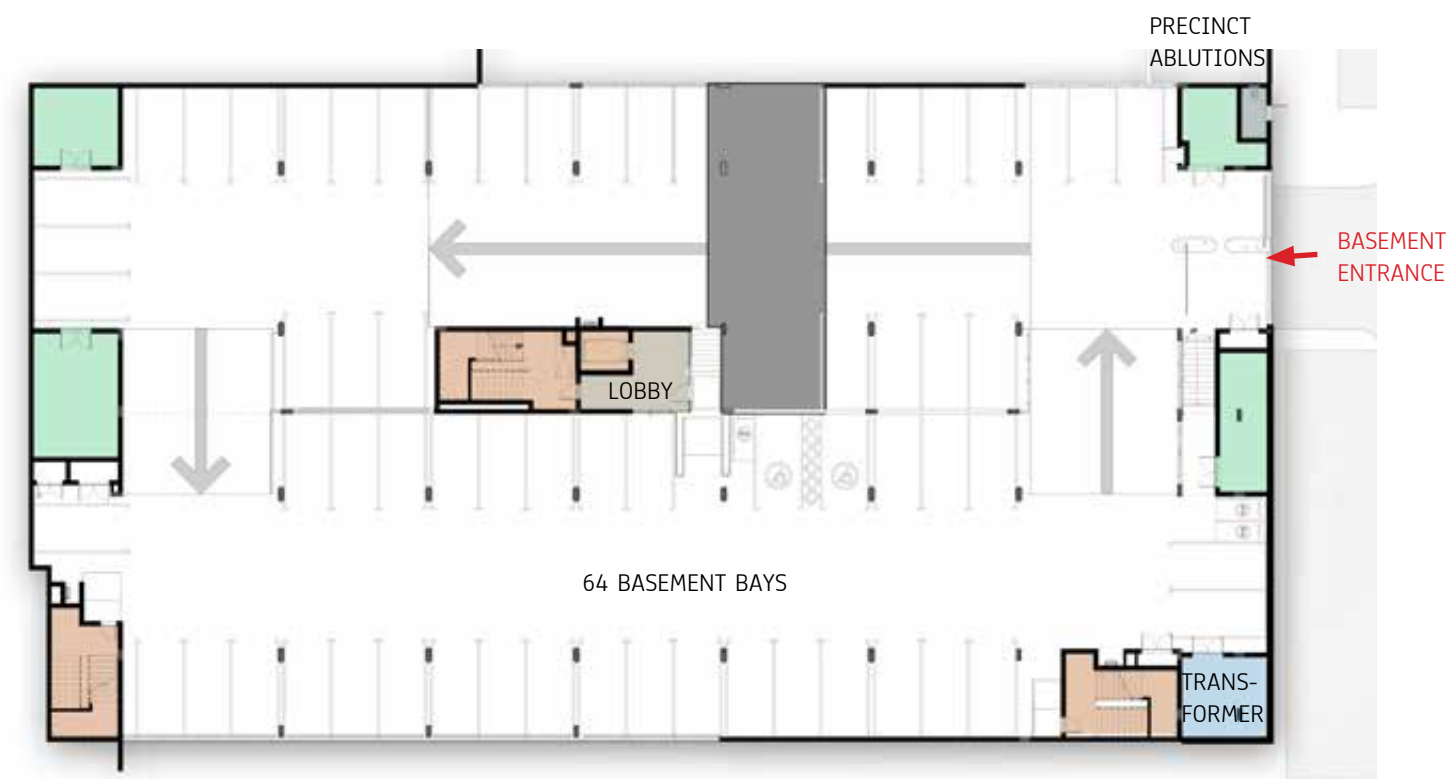
BASEMENT -1





BLOCK B OFFICE BUILDING

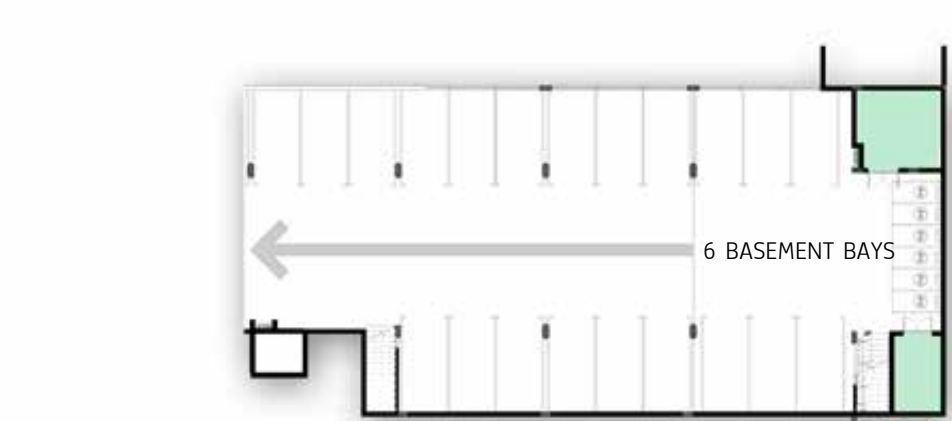
BASEMENT -2



SECTION A



BASEMENT -3



SECTION B





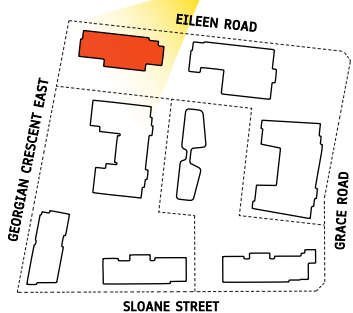
BLOCK D OFFICE BUILDING

VIEW FROM CENTRAL PARK





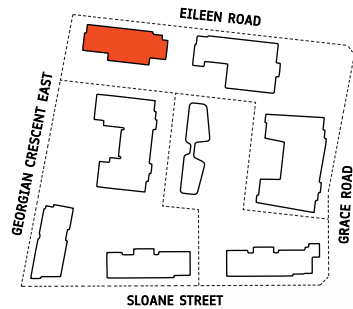
BLOCK D OFFICE BUILDING



VIEW FROM GEORGIAN CRESCENT
EAST



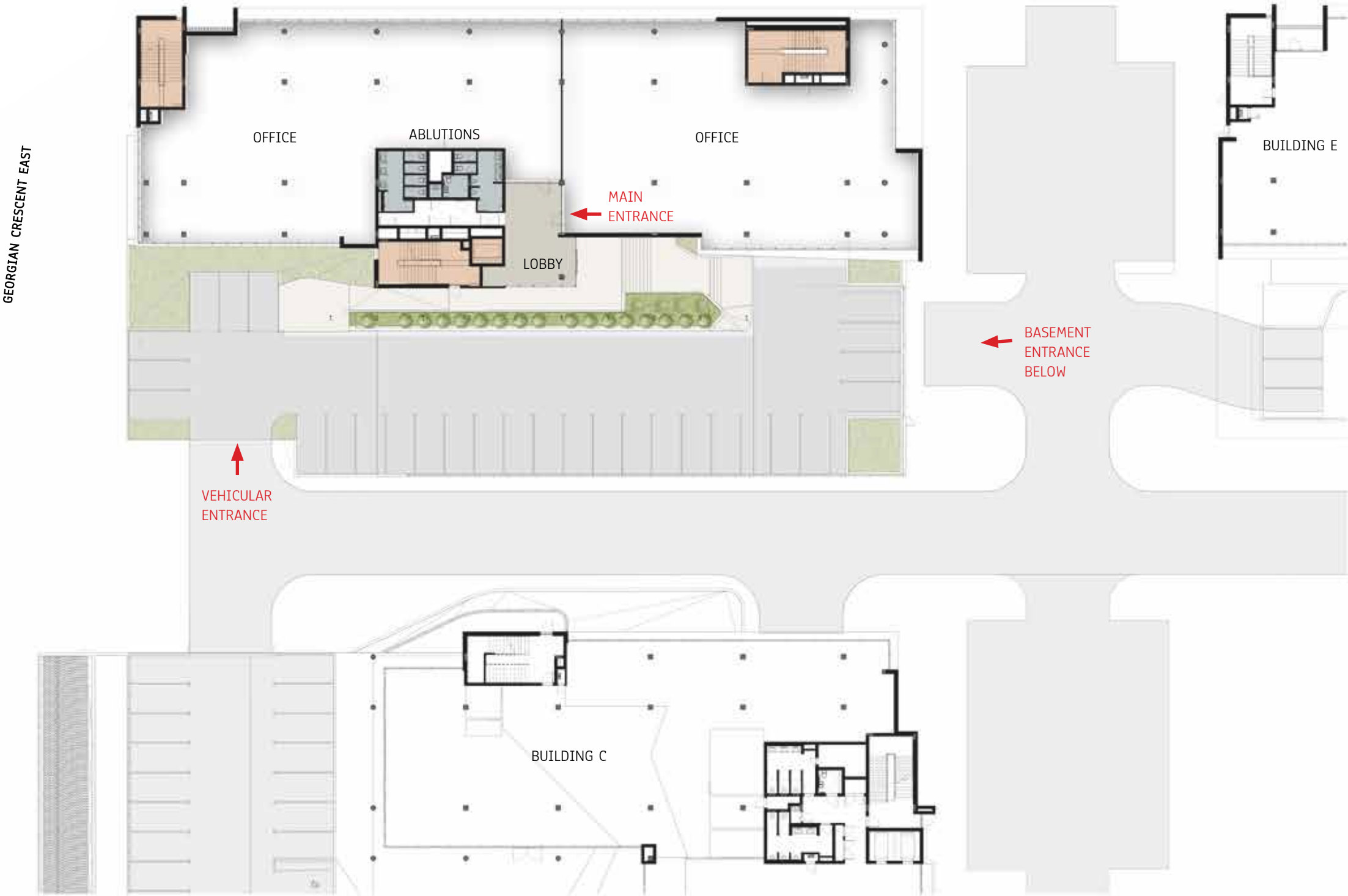
VIEW FROM EILEEN ROAD



BLOCK D OFFICE BUILDING

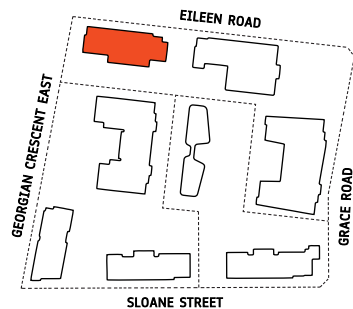
TOTAL RENTABLE AREA	AREA	PARKING REQ.		PARKING PROV.
• ROOF	39m ²			
• SECOND FLOOR	1163m ²	5/100m ²	58	
• FIRST FLOOR	1164m ²	5/100m ²	58	
• GROUND FLOOR	1137m ²	5/100m ²	57	35 OPEN
• BASEMENT -1	37m ²			68 BASEMENT
• BASEMENT -2	18m ²			64 BASEMENT
• BASEMENT -3				6 BASEMENT
	3558m ²		173	173

GROUND FLOOR 37m²



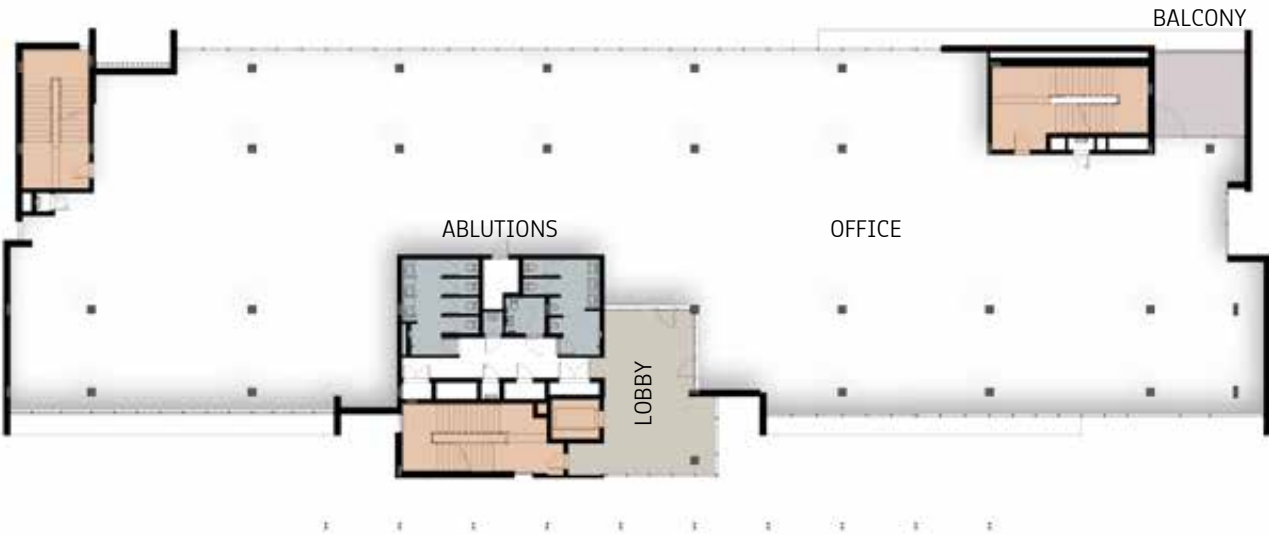
Circulation/Core Ablutions Lobby



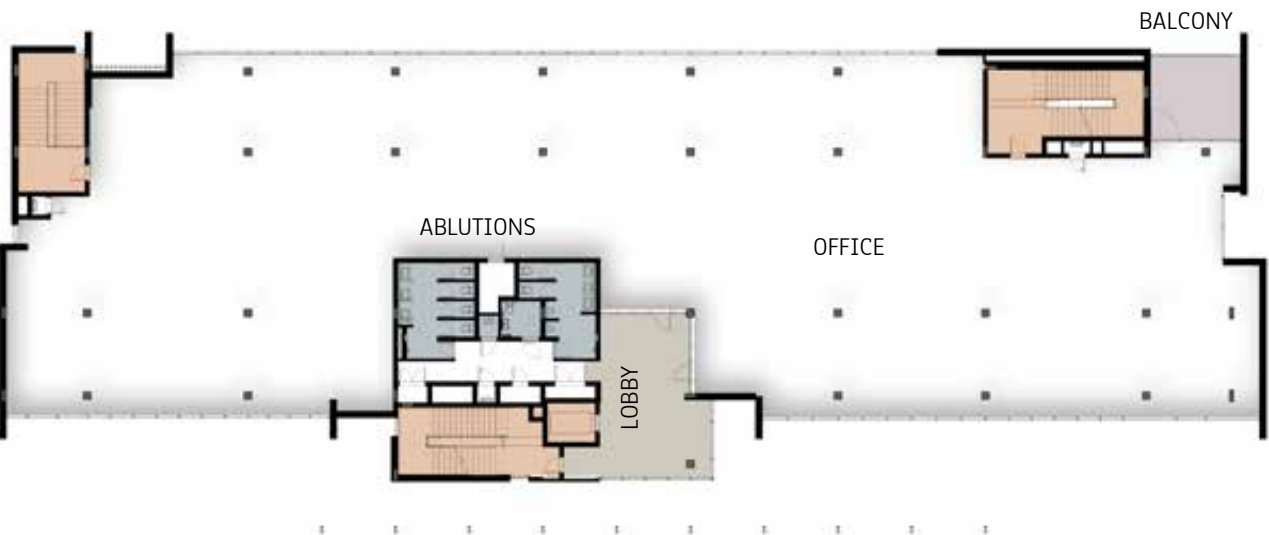


BLOCK D OFFICE BUILDING

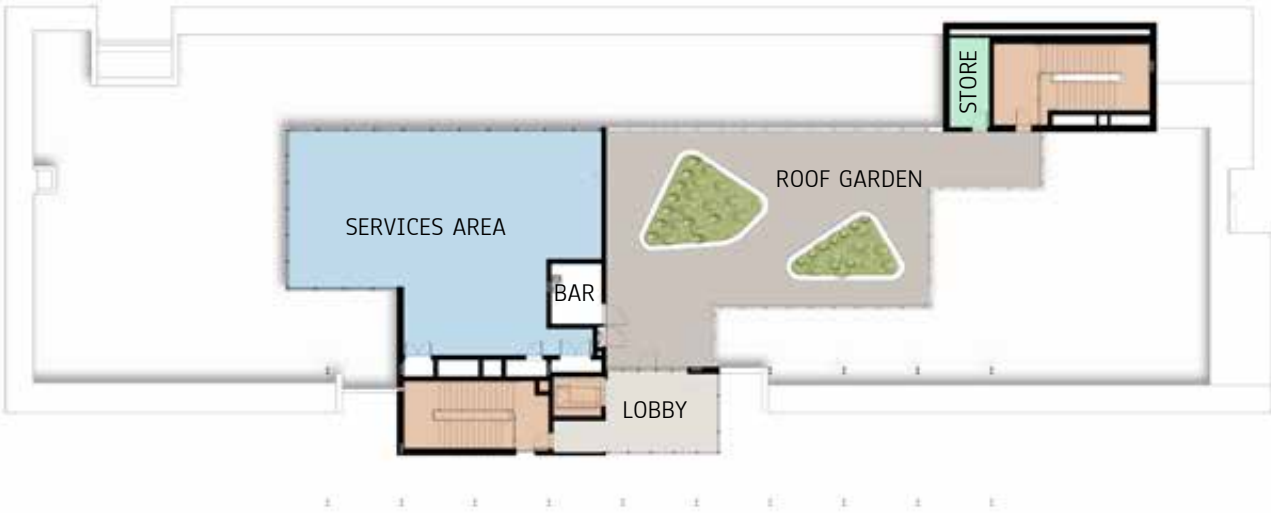
FIRST FLOOR 1147m²



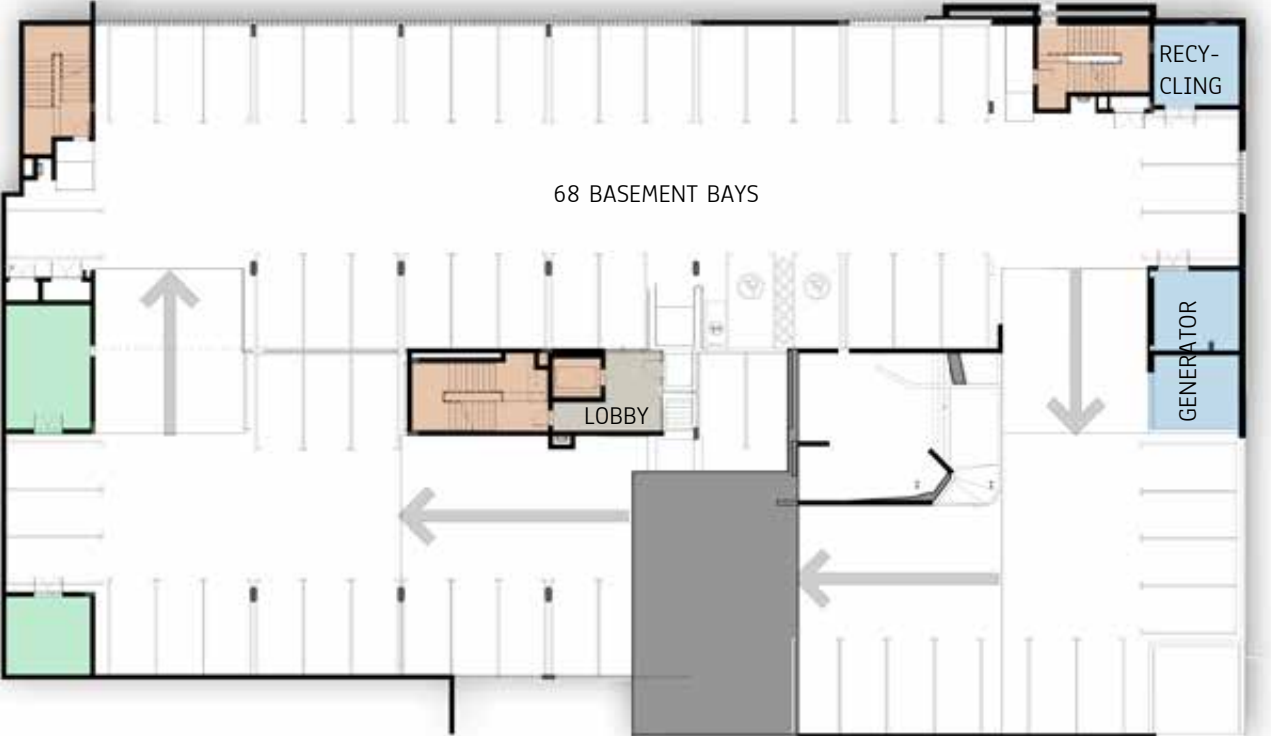
SECOND FLOOR 1149m²



THIRD FLOOR/ ROOF GARDEN 1122m²

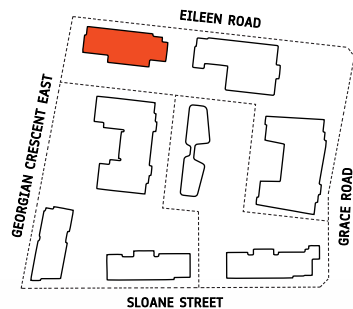


BASEMENT -1



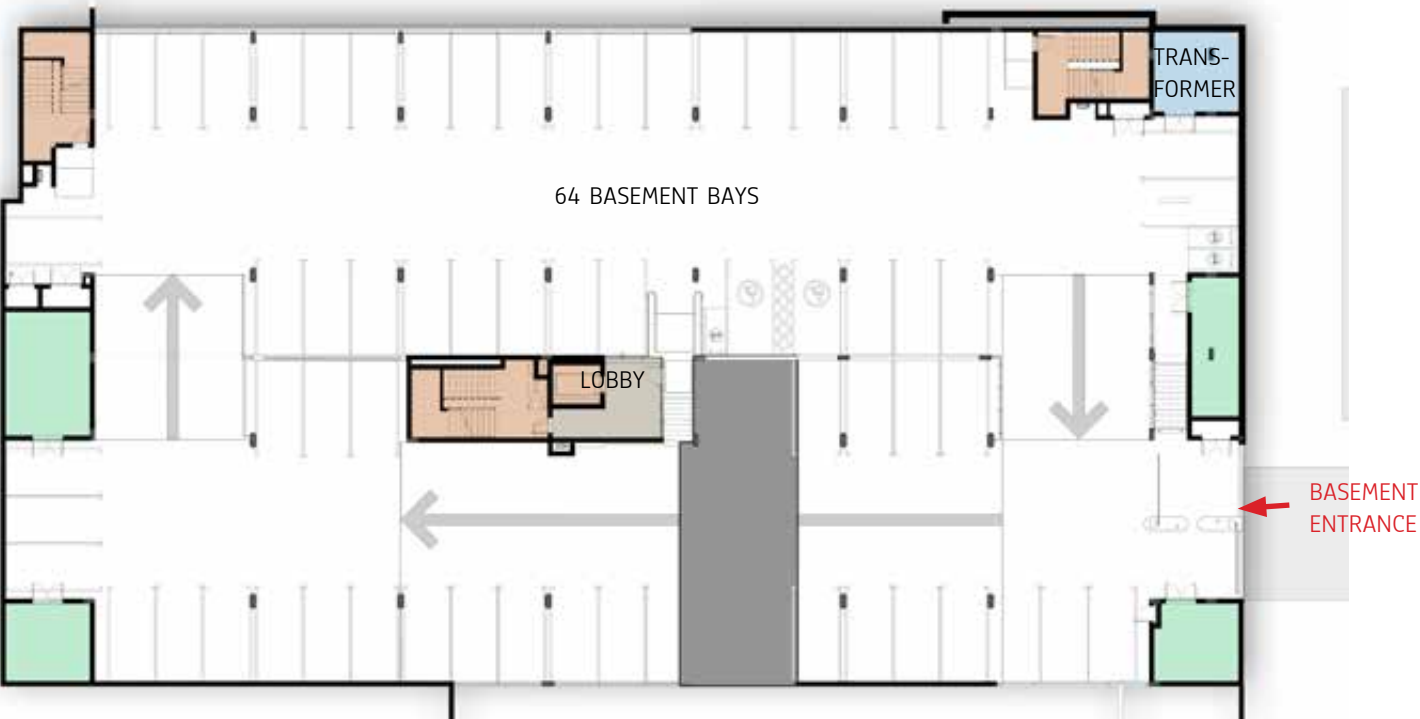
■ Circulation/Core
 ■ Ablutions
 ■ Lobby
 ■ Store
 ■ Services Area
 ■ Covered Balcony





BLOCK D OFFICE BUILDING

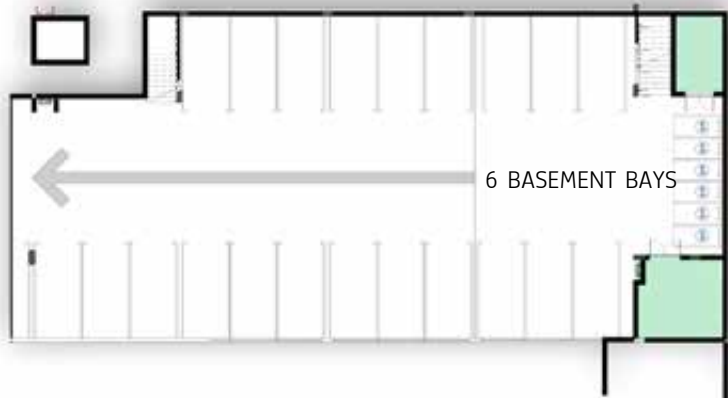
BASEMENT -2



SECTION A

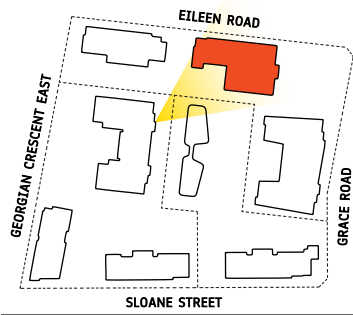


BASEMENT -3



SECTION B





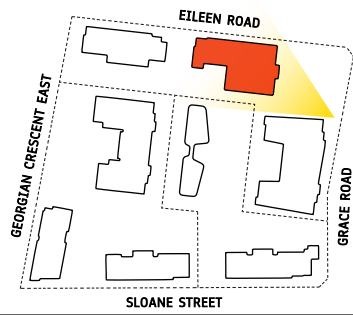
BLOCK E OFFICE BUILDING

MAIN ENTRANCE VIEW



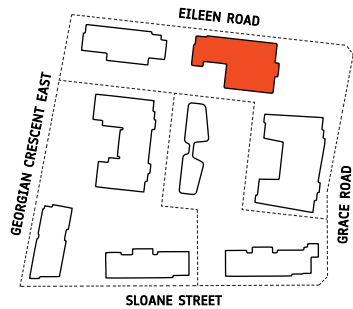


BLOCK E OFFICE BUILDING



VIEW FROM EILEEN ROAD

VIEW FROM GRACE ROAD ENTRANCE

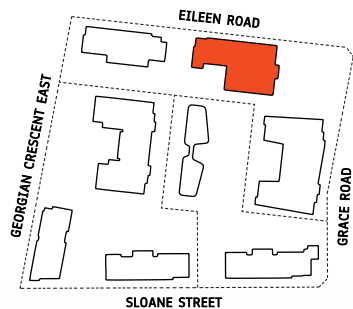


BLOCK E OFFICE BUILDING

TOTAL RENTABLE AREA	AREA	PARKING REQ.		PARKING PROV.
• THIRD	17m ²	5.0%	1	51 OPEN
• SECOND FLOOR	1484m ²	5.0%	74	
• FIRST FLOOR	1538m ²	5.0%	77	
• GROUND FLOOR	1067m ²	5.0%	53	
• BASEMENT -1	15m ²	5.0%	0	70 BASEMENT
• BASEMENT -2	310m ²		16	79 BASEMENT
• BASEMENT -3	14m ²		0	40 BASEMENT
	4445m ²		221	240

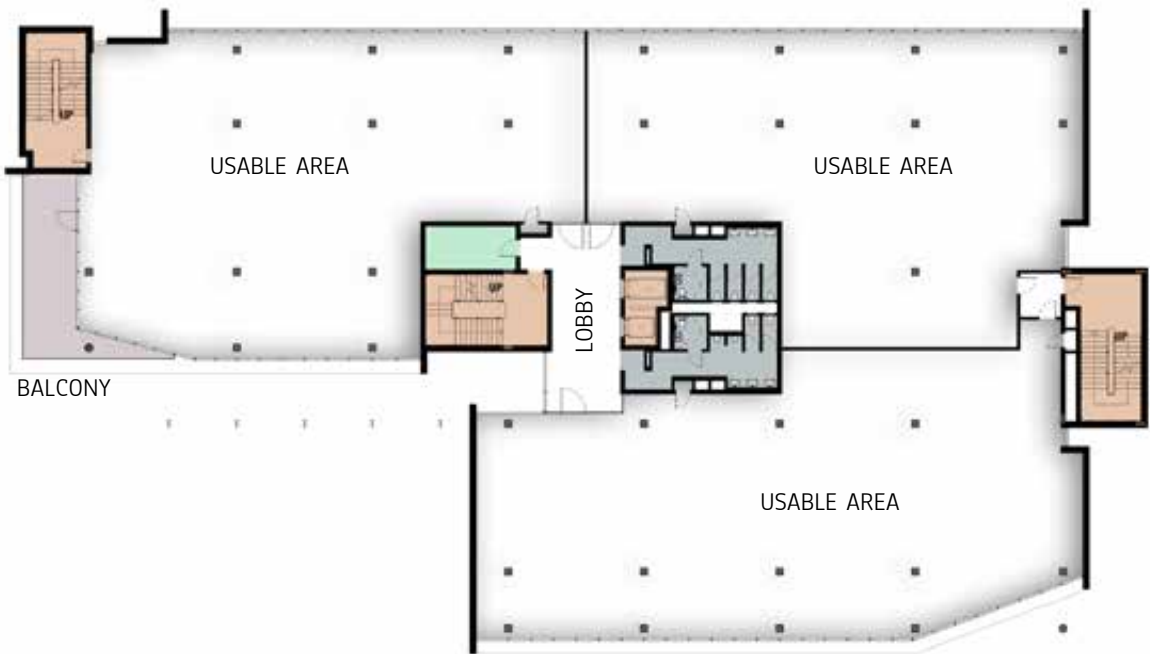
GROUND FLOOR 1067m²



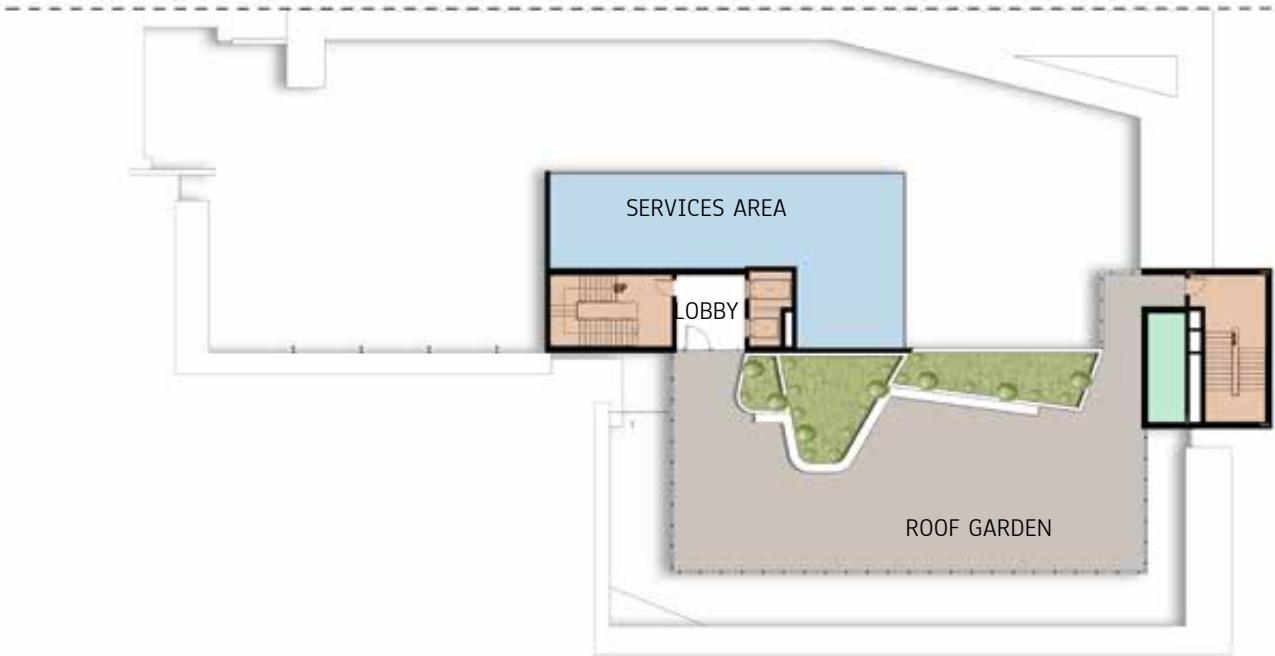


BLOCK E OFFICE BUILDING

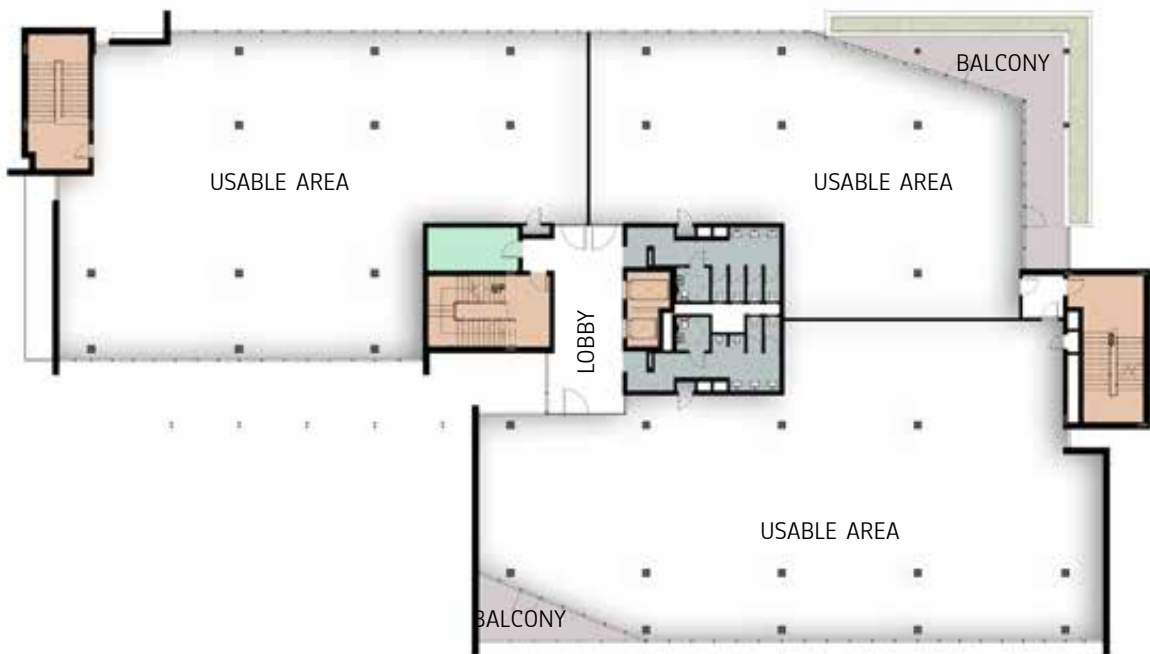
FIRST FLOOR 1538m²



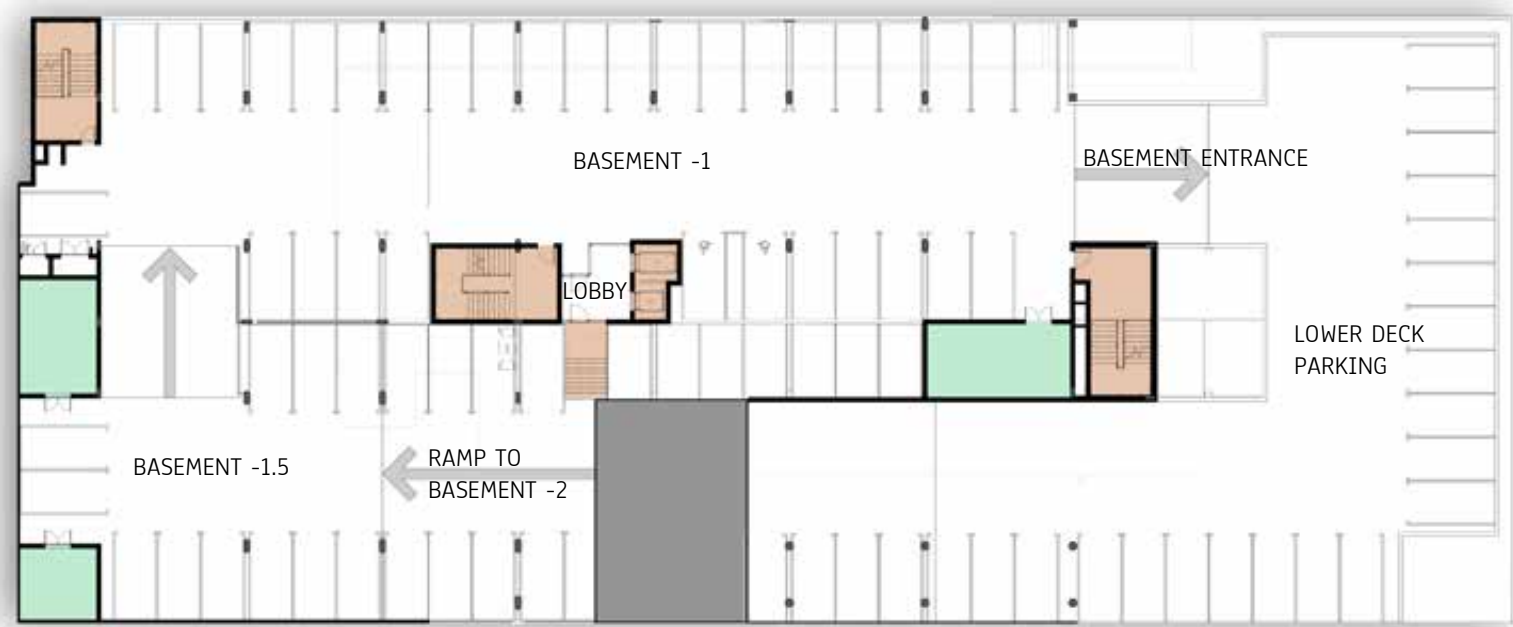
THIRD FLOOR/ ROOF GARDEN 117m²



SECOND FLOOR 1458m²



BASEMENT -1 & -1.5



■ Circulation/Core
 ■ Ablutions
 ■ Lobby
 ■ Store
 ■ Services Area
 ■ Covered Balcony





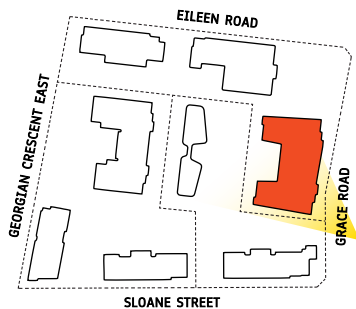
The floor plan shows a large central area labeled "BASEMENT -2". To the left of this area is a section labeled "BASEMENT -2.5". To the right is a large yellow area labeled "CRÈCHE" and a green area labeled "PLAY AREA". A central vertical corridor contains a "LOBBY" and two ramps: "RAMP TO BASEMENT -3" (pointing left) and "RAMP FROM BASEMENT -1.5" (pointing right). A red arrow points to a "LOWER BASEMENT ENTRANCE" on the right side. The plan also shows several smaller rooms, including restrooms and storage areas, and a large parking area at the top.

The diagram shows the layout of Basement -3. It features a large central area filled with rectangular parking spaces, each equipped with a vertical post. On the left side, there are two orange-colored rooms; the one closer to the center has a staircase icon and is labeled "STAIRS". A ramp, indicated by a grey arrow pointing left, connects this area to another part of the basement. The right side of the plan shows additional parking spaces and some structural columns. The overall shape is roughly rectangular with several internal partitions.

- Circulation/Core
 ■ Ablutions
 ■ Lobby
 ■ Store



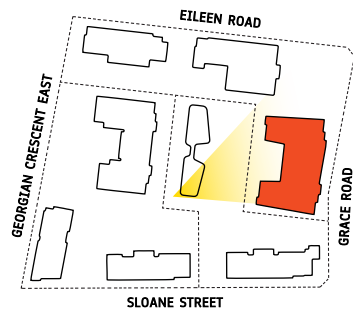
Architectural section drawing of the 49-story building, showing the internal structure, floor levels, and surrounding context. The drawing includes labels for various levels: 49th floor plan (top of staircase roof), 38th floor plan (third storey and roof garden), 28th floor plan (second storey plan), 18th floor plan (first storey plan), 8th floor plan (ground storey plan), -1st floor plan (basement -1 intermediate plan), -2nd floor plan (basement -2 plan), -3rd floor plan (basement -3 intermediate plan), and -4th floor plan (basement -4 intermediate plan). The drawing also shows the building's footprint, surrounding streets, and landscaping.



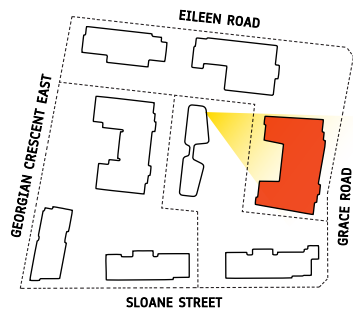
BLOCK F OFFICE BUILDING

VIEW FROM GRACE ROAD





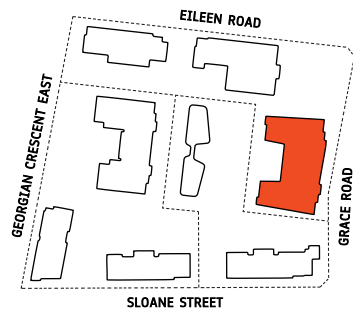
BLOCK F OFFICE BUILDING



BIRDS EYE VIEW FROM
CENTRAL PARK

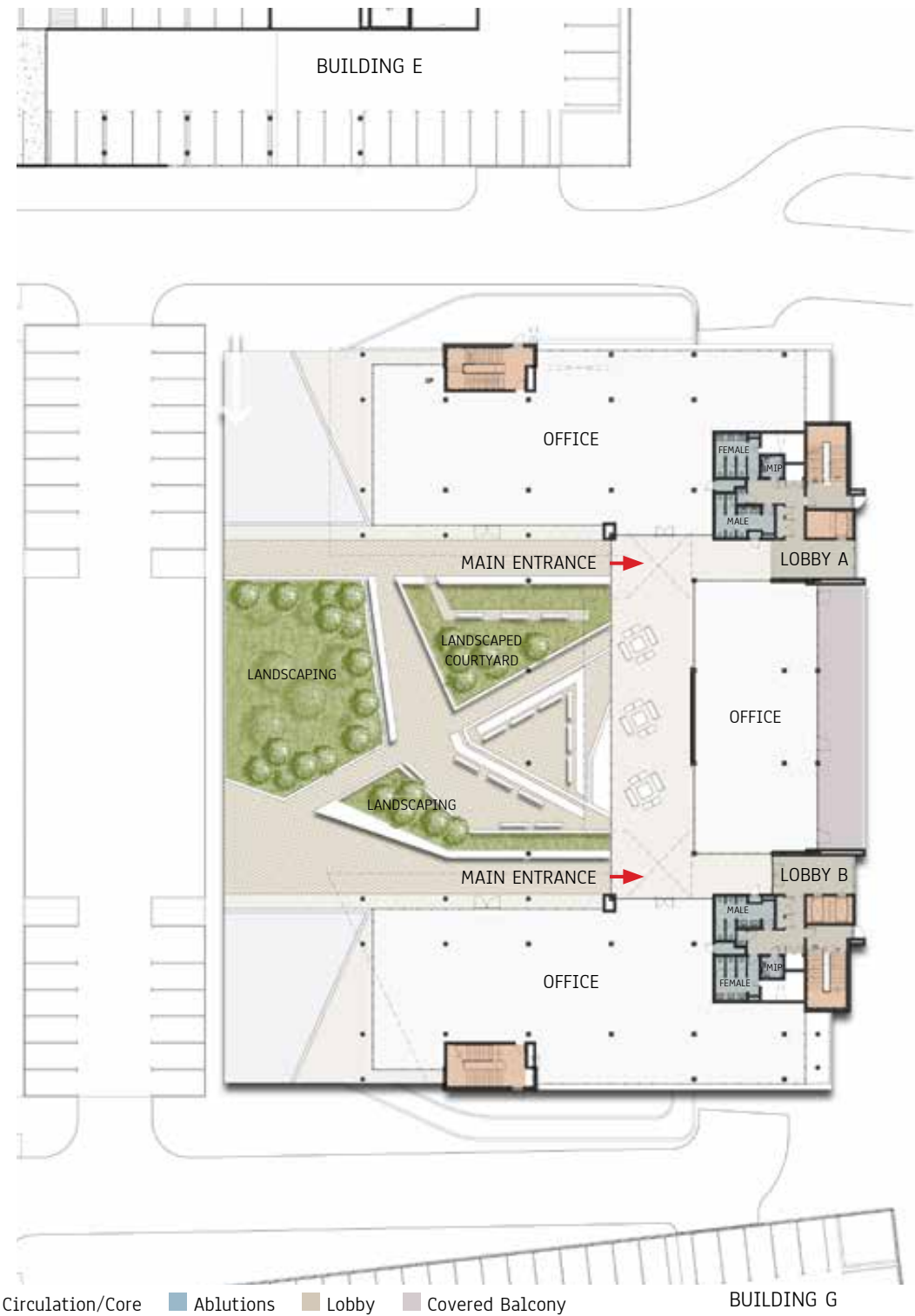


VIEW OF MAIN ENTRANCE
COURTYARD

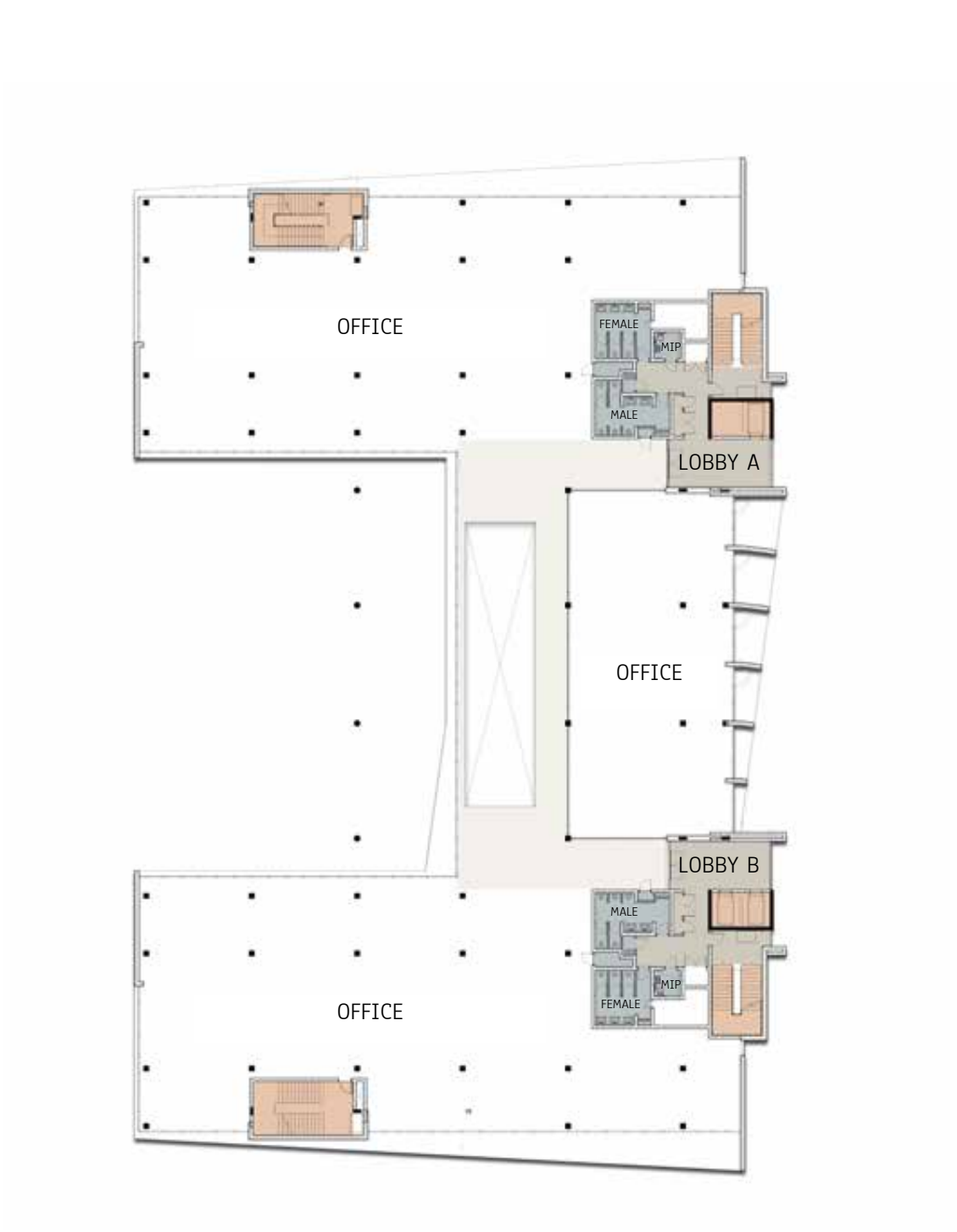


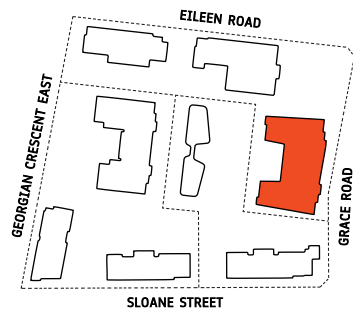
BLOCK F OFFICE BUILDING

GROUND FLOOR 1814m²



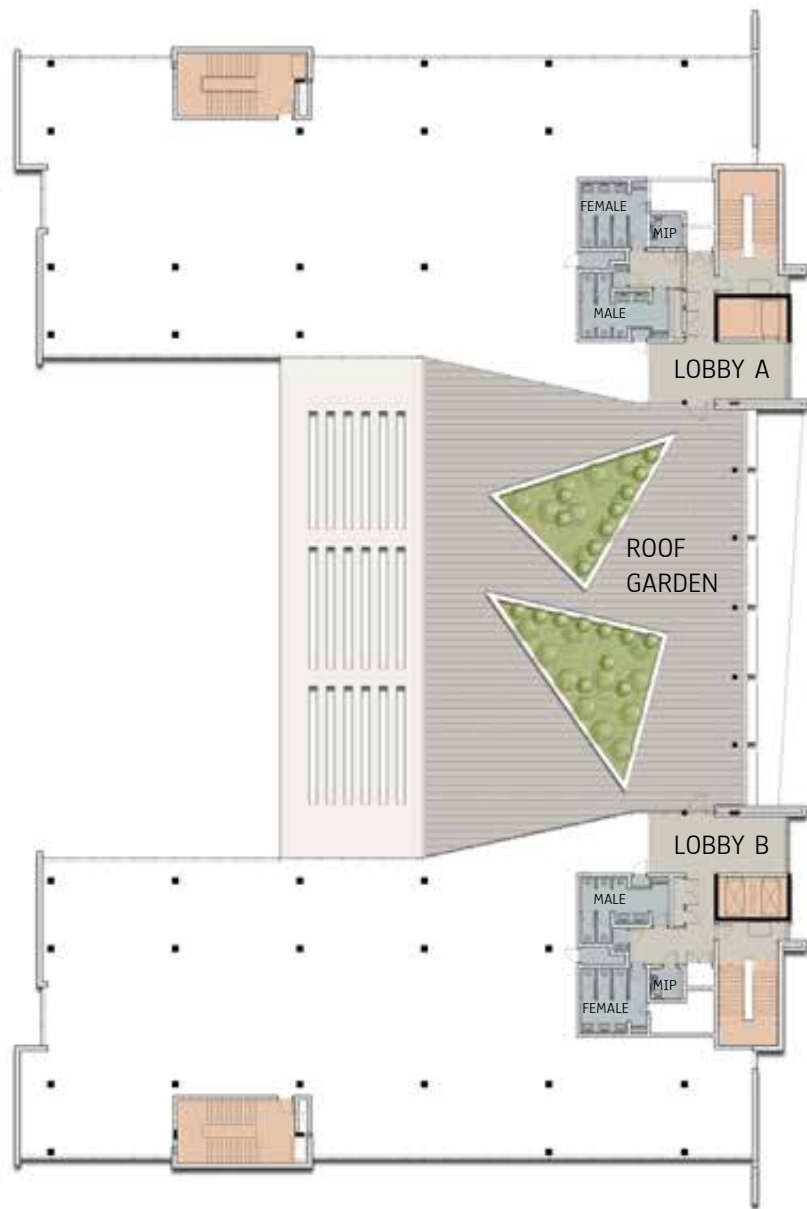
FIRST FLOOR 2046m²



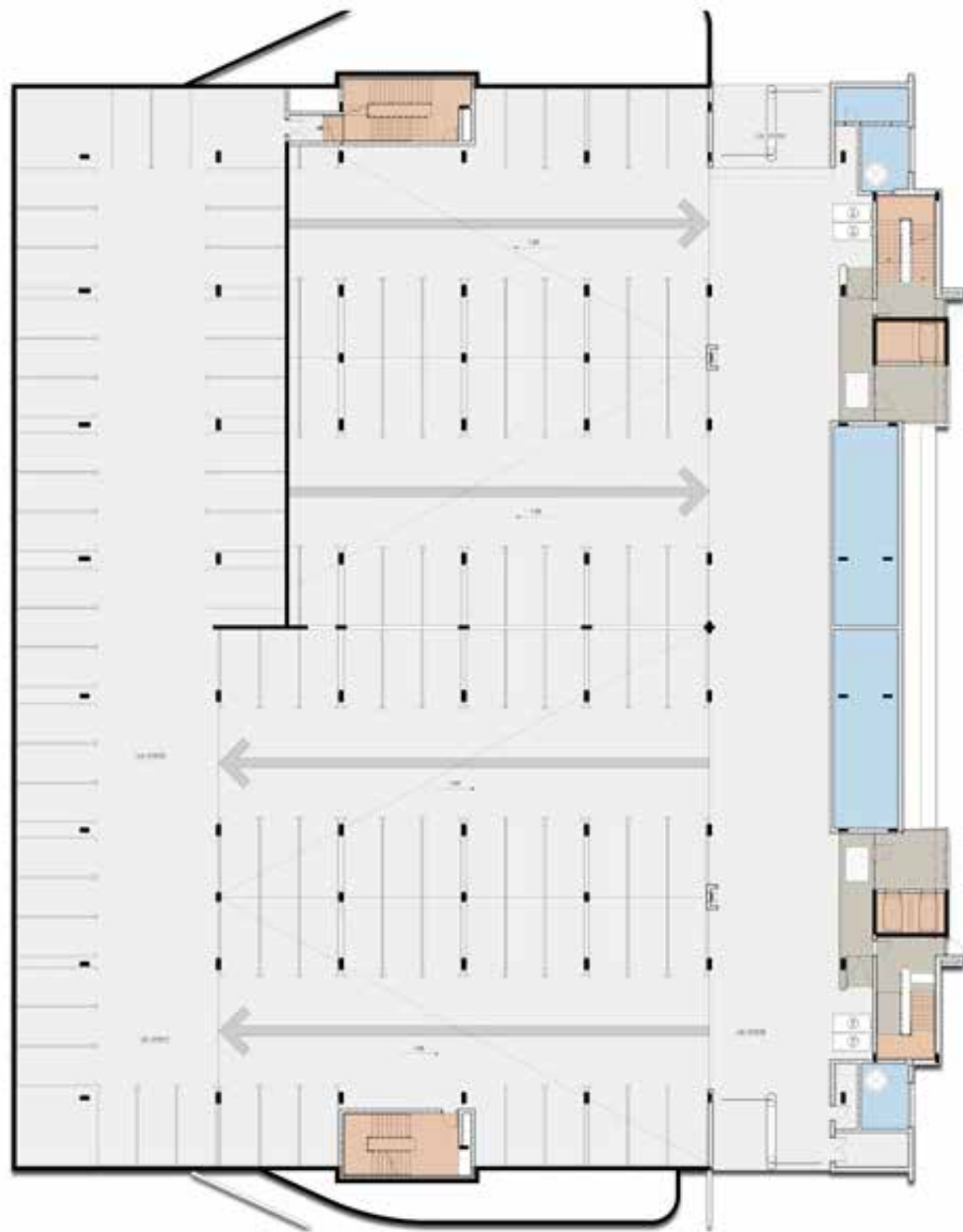


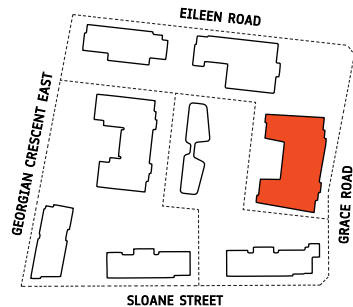
BLOCK F OFFICE BUILDING

THIRD FLOOR/ ROOF GARDEN 1623m²

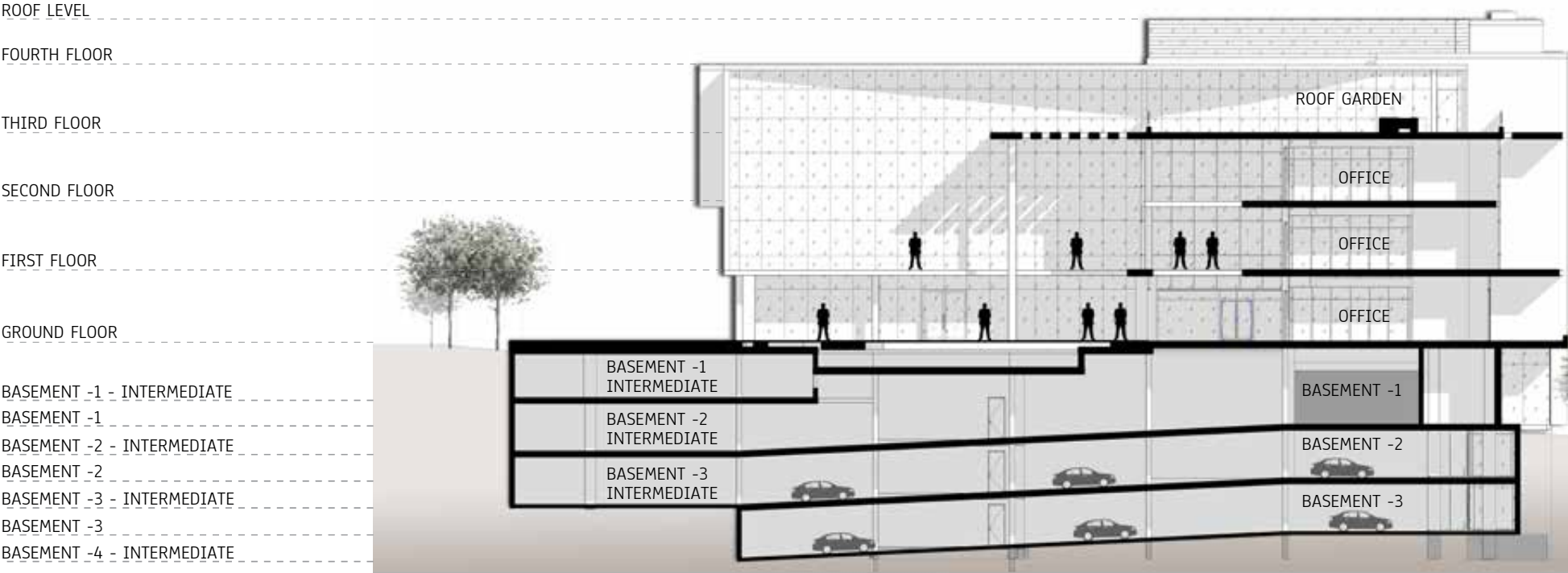


TYPICAL BASEMENT

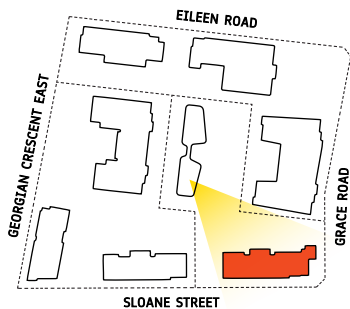




BLOCK F OFFICE BUILDING



TYPICAL SECTION



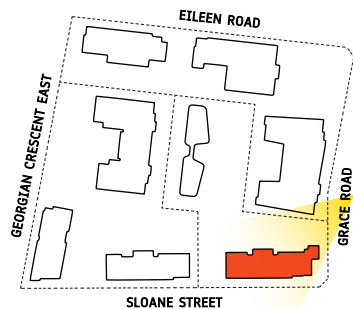
BLOCK G

OFFICE BUILDING

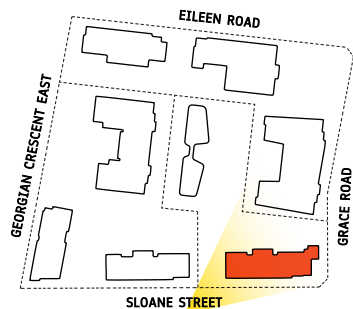
YUM! / PIZZA HUT / KFC

VIEW FROM CENTRAL PARK





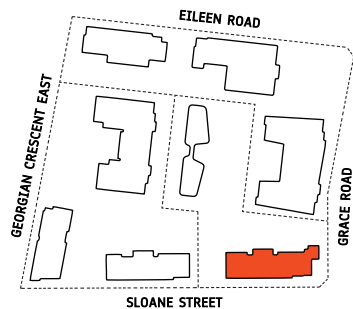
BLOCK G
OFFICE BUILDING
YUM! / PIZZA HUT / KFC



VIEW FROM GRACE ROAD



VIEW FROM SLOANE STREET



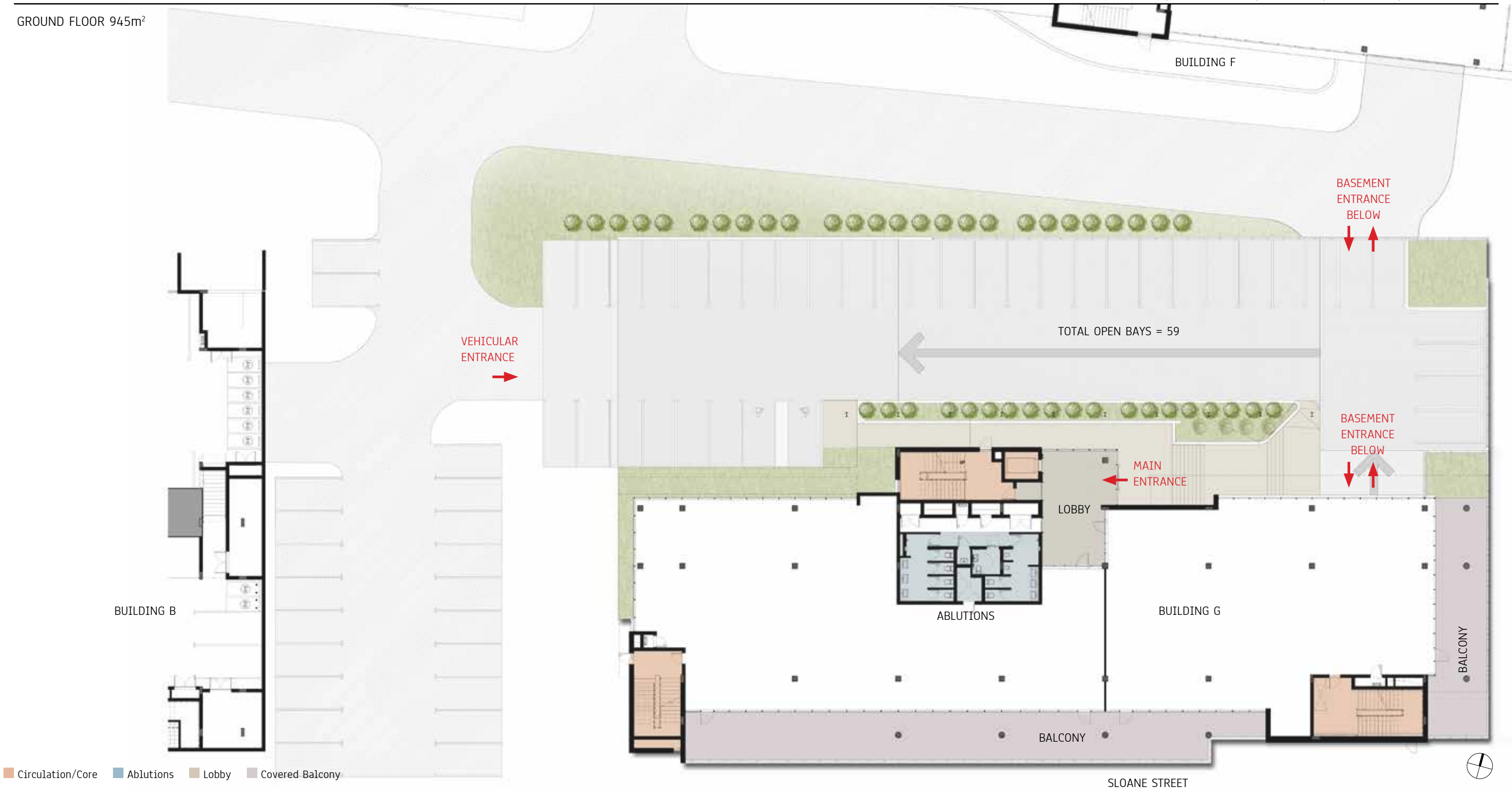
BLOCK G

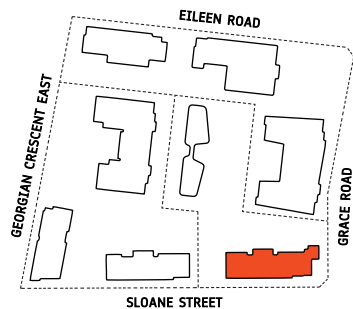
OFFICE BUILDING

YUM! / PIZZA HUT / KFC

TOTAL RENTABLE AREA	AREA	PARKING REQ.	SUPPL	PARKING PROV.
• ROOF	25m ²			
• SECOND FLOOR	1086m ²	6/100m ²	65	
• FIRST FLOOR	1086m ²	6/100m ²	65	
• GROUND FLOOR	927m ²	6/100m ²	56	59 OPEN
• BASEMENT -1	13m ²			66 BASEMENT
• BASEMENT -2	13m ²			64 BASEMENT
• BASEMENT -3				8
	3150m ²		200 197	197

GROUND FLOOR 945m²





BLOCK G

OFFICE BUILDING

YUM! / PIZZA HUT / KFC



FIRST FLOOR 1087m²



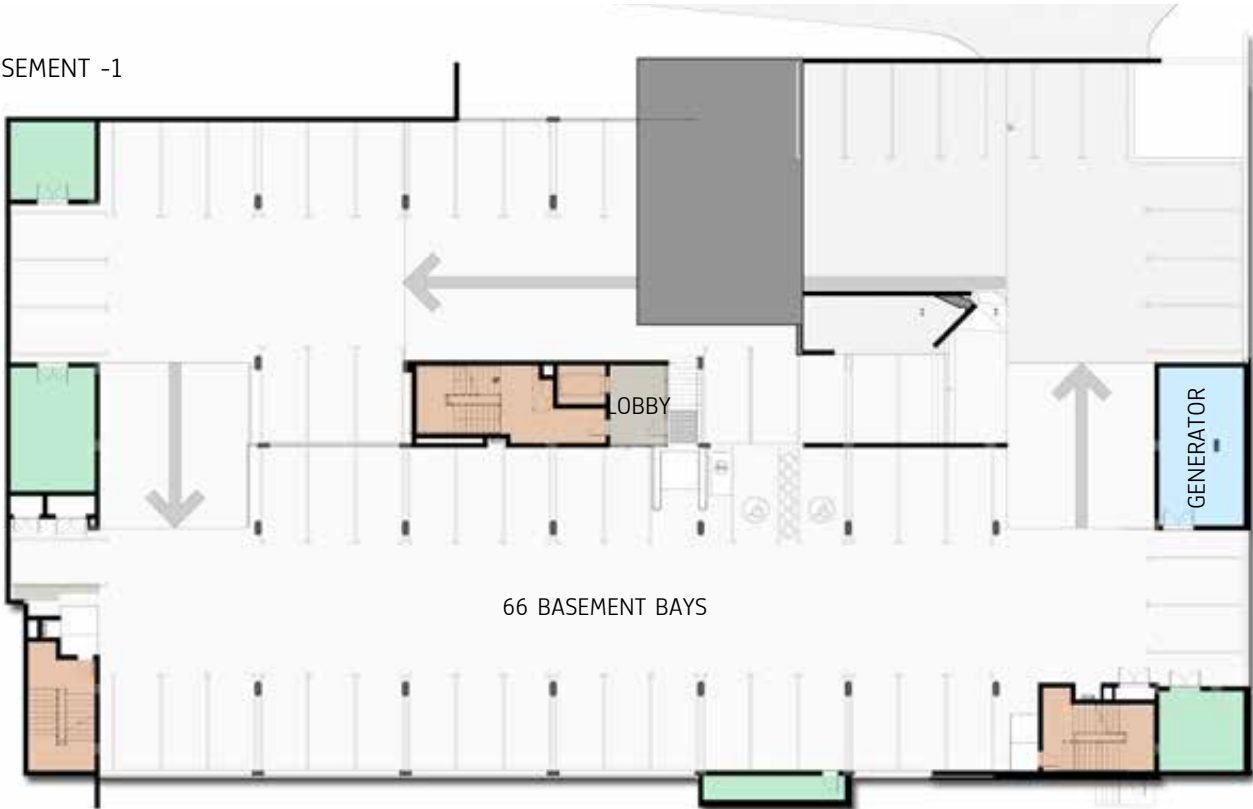
THIRD FLOOR/ ROOF GARDEN 17m²



SECOND FLOOR 1087m²

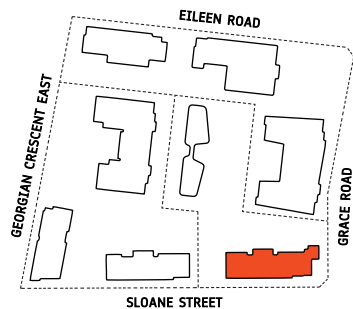


BASEMENT -1



Circulation/Core Ablutions Lobby Store Services Area





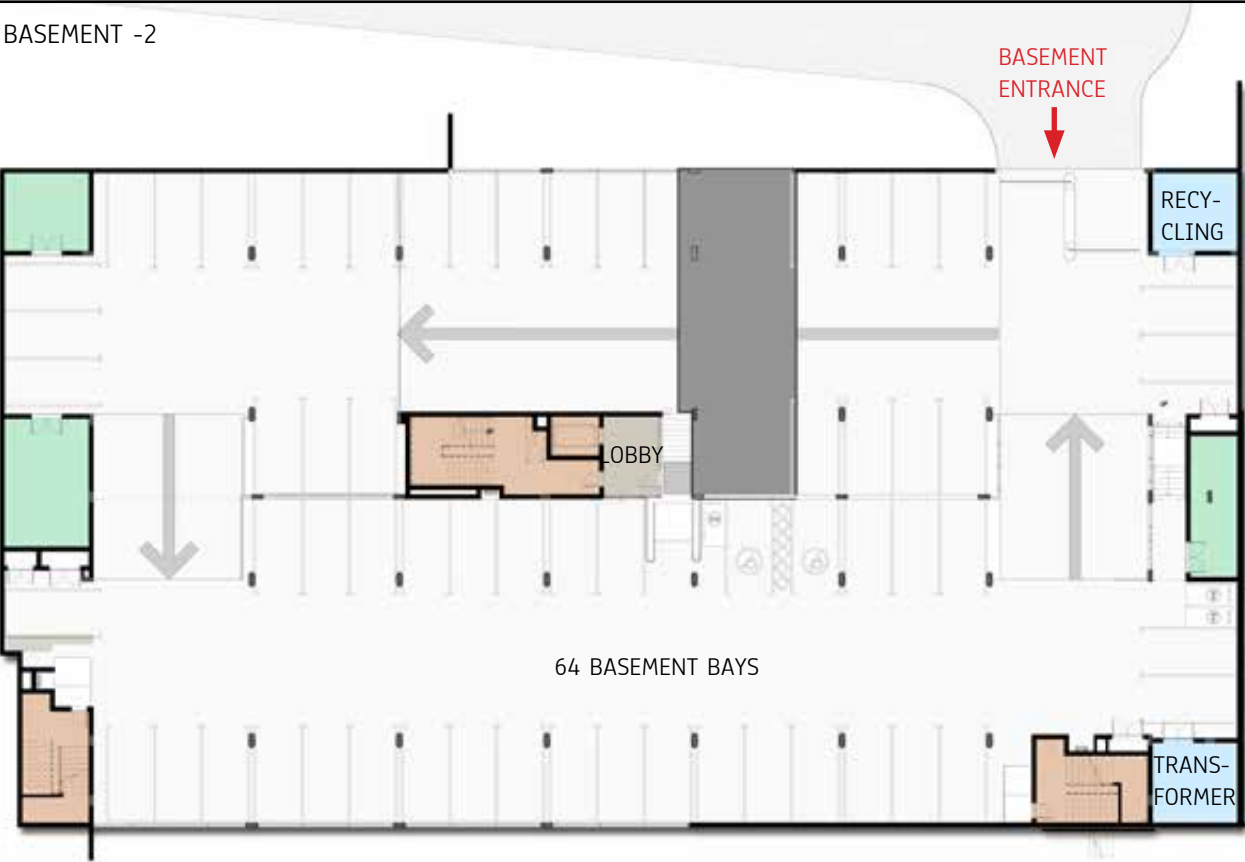
BLOCK G

OFFICE BUILDING

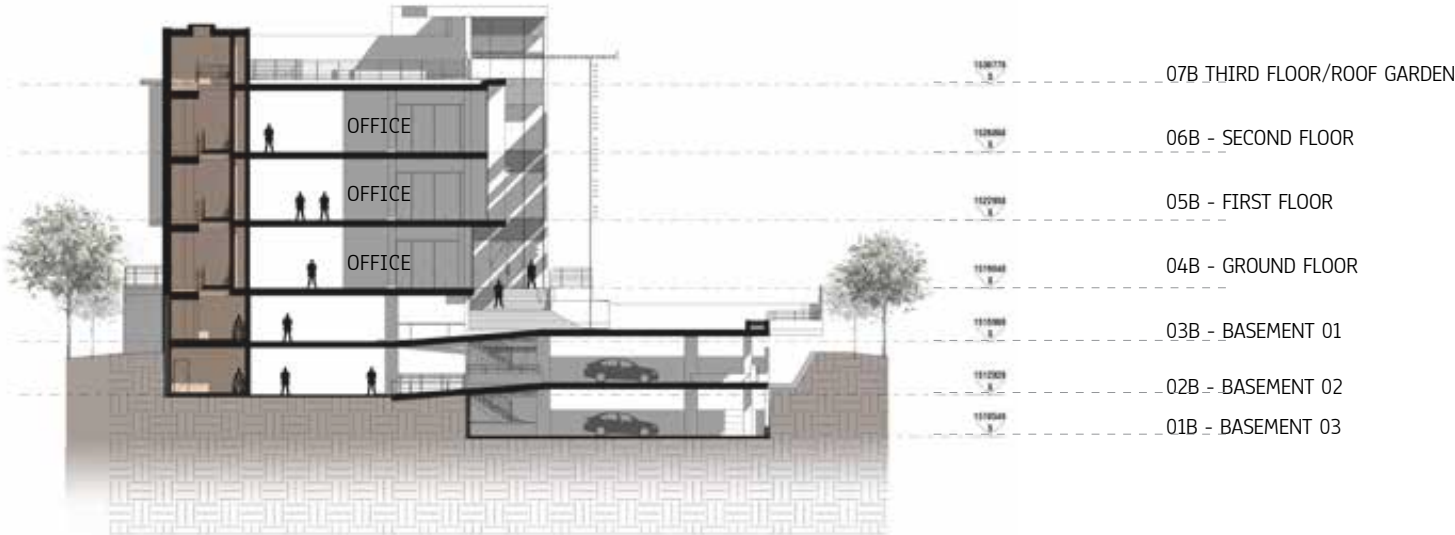
YUM! / PIZZA HUT / KFC



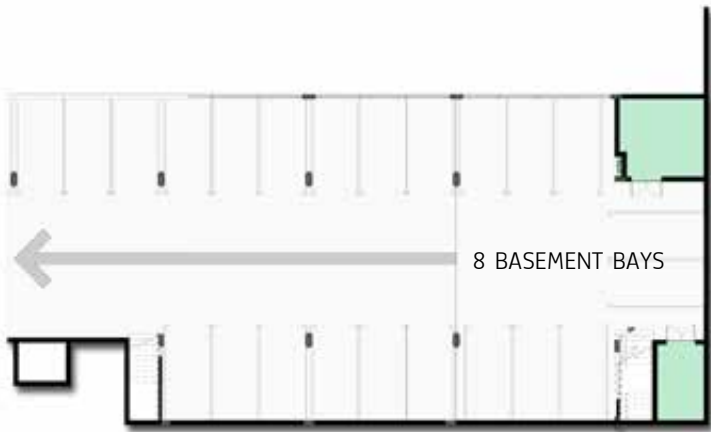
BASEMENT -2



TYPICAL SECTION A



BASEMENT -3



TYPICAL SECTION B







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