

# BREYTEN

MIXED - USE MASTERPLAN

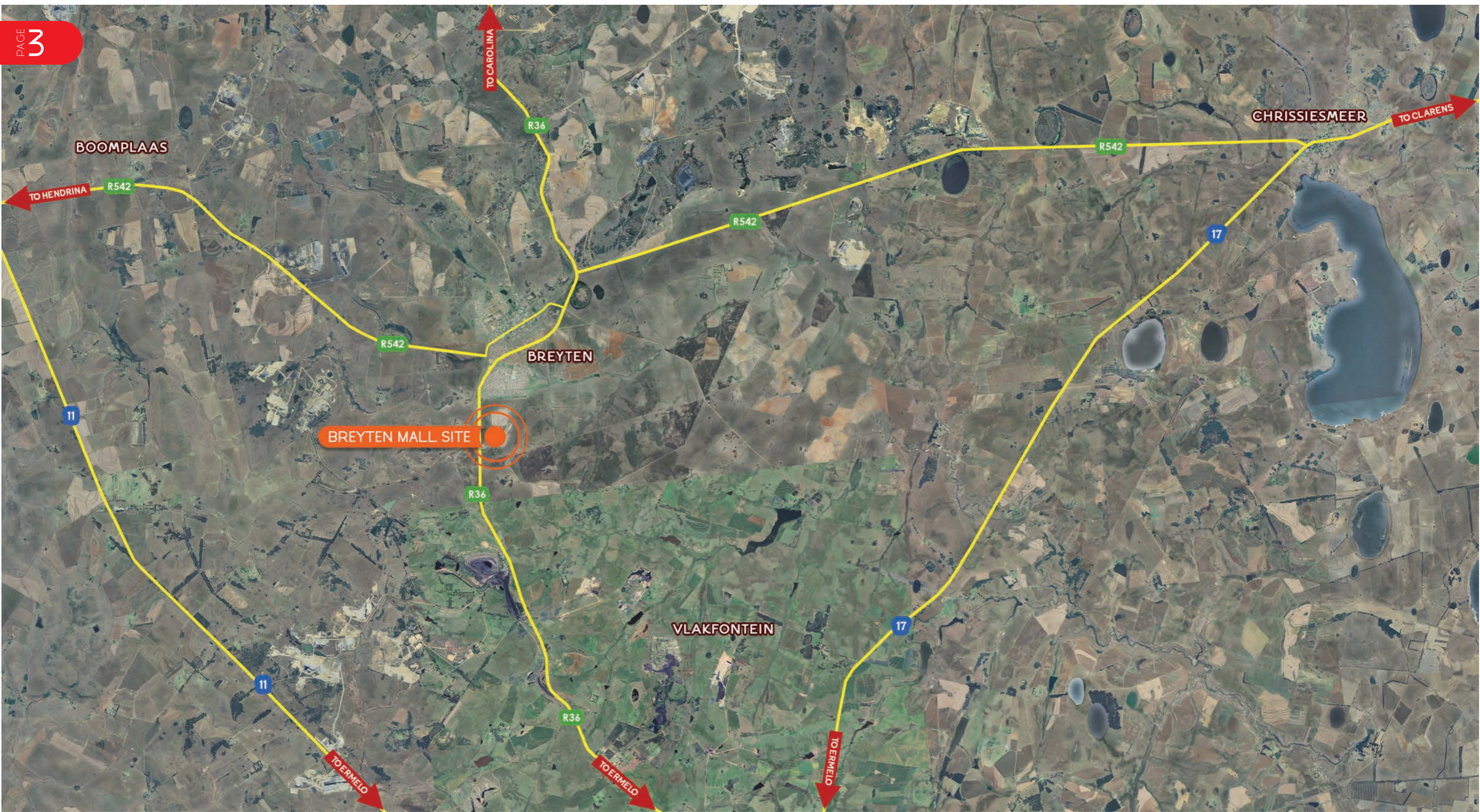


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# MACRO LOCALITY





## MICRO LOCALITY



# BREYTEN MIXED - USE DEVELOPMENT

Located on the outskirts of Breyten in Mpumalanga, the proposed Breyten Mixed-Use development will comprise Retail, Light Industrial, and Residential components.





# OVERALL VIEW



# RETAIL

## LAND USE: RETAIL

Two erven will be given over to Retail functions, one including a fuel station and vehicle showroom, and the other a 15 000m<sup>2</sup> GLA retail centre, intended for development over two phases.

Phase 1 of approximately 10 000 m<sup>2</sup> GLA and Phase 2, approximately 5 000 m<sup>2</sup>.





RETAIL VIEW 04





RETAIL VIEW 05



# RESIDENTIAL

## LAND USE: RESIDENTIAL

The Residential component can be constructed in phases and is intended to include both sale and rental stock.

Six walk-up apartment blocks together house 192 units with 1 Bedroom (25%), 2 Bedroom (50%), and 3 Bedroom (25%) offerings. 1.5 Parking bays per apartment are provided. Additionally, there are 152 free-standing houses proposed.





## 2 BEDROOM UNIT TYPE 1 GROUND FLOOR





RESIDENTIAL UNIT



- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



## GROUND FLOOR 4 STOREY APARTMENT





## TYPICAL 1 BEDROOM 4 STOREY APARTMENT





## TYPICAL 2 BEDROOM 4 STOREY APARTMENT





## TYPICAL 3 BEDROOM 4 STOREY APARTMENT





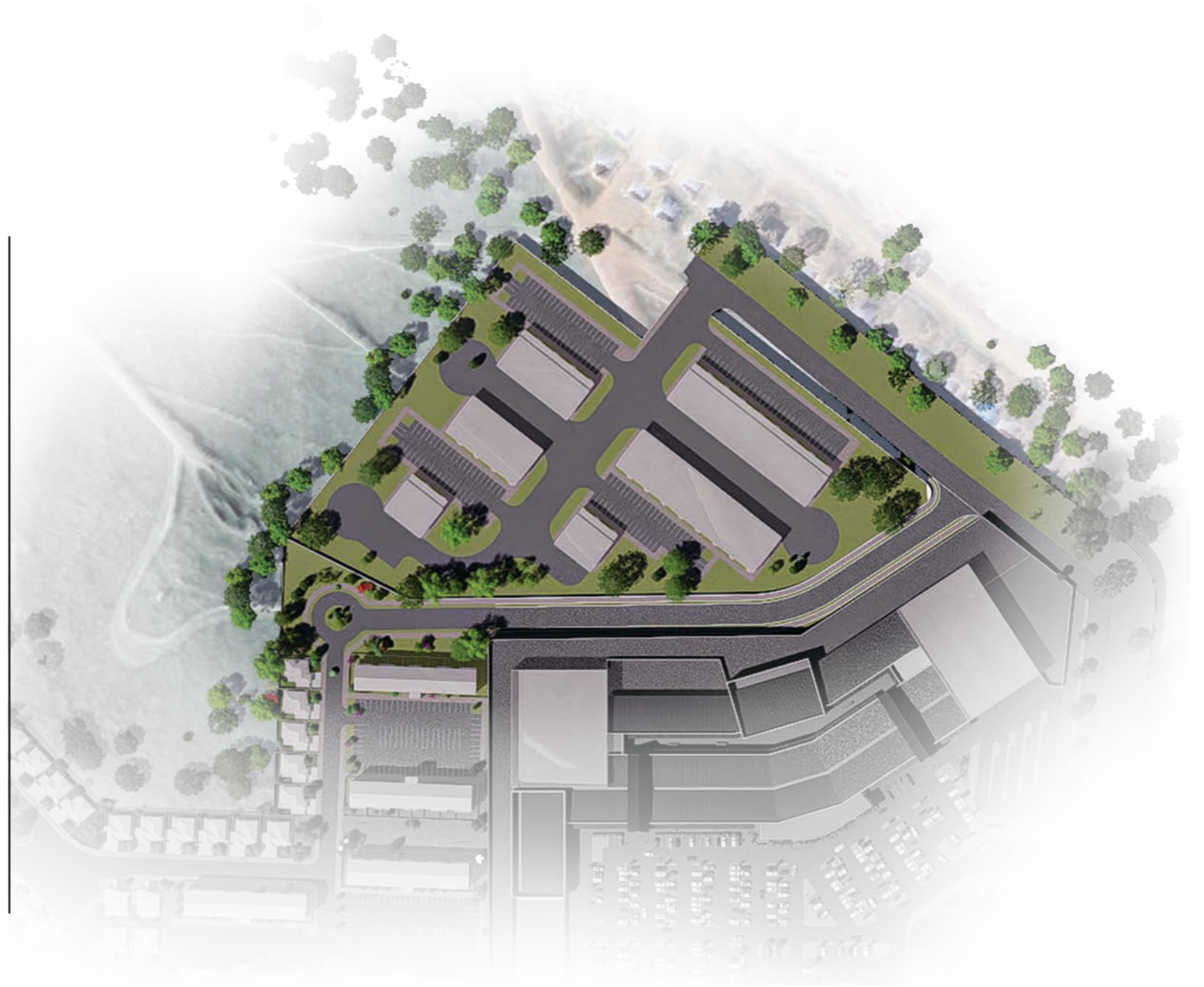
APARTMENT VIEW



# INDUSTRIAL

## LAND USE: LIGHT INDUSTRIAL

An industrial development will comprise approximately 5000 m<sup>2</sup> of light industrial units with easy access to the main road.



## GROUND FLOOR INDUSTRIAL UNIT



## FIRST FLOOR INDUSTRIAL UNIT



## INDUSTRIAL UNIT TYPICAL LAYOUT (GLA)





INDUSTRIAL VIEW



