

THE

Wahlberg

— Landmark in Atholl —



It's not where
your dreams take you,
it's where you
take your dreams.

MAYA ANGELOU





Landmark presents The Wahlberg

A rare opportunity in the city,
a perfectly positioned, select,
freehold residential cluster
development.

*Now open for sales in the first quarter of 2021



Come home to The Wahlberg
– an exclusive residential development
in the heart of Atholl, one of Sandton's
most sought-after suburbs.



With a focus on space, privacy and contemporary styling, The Wahlberg is modern city living at its finest, all within a double access-controlled road enclosure for top-of-the-range security and complete peace of mind.

Inspired by the Wahlberg eagle (*Hieraetus wahlbergi*), one of South Africa's most successful birds of prey, The Wahlberg encompasses 23 exceptional freestanding homes with spacious 3, 4 and 5-bedroom layouts, each in close, convenient proximity to Melrose Arch and the M1 highway.

A prized location, unparalleled architectural design, and rigorous, state-of-the-art security. Welcome to The Wahlberg.

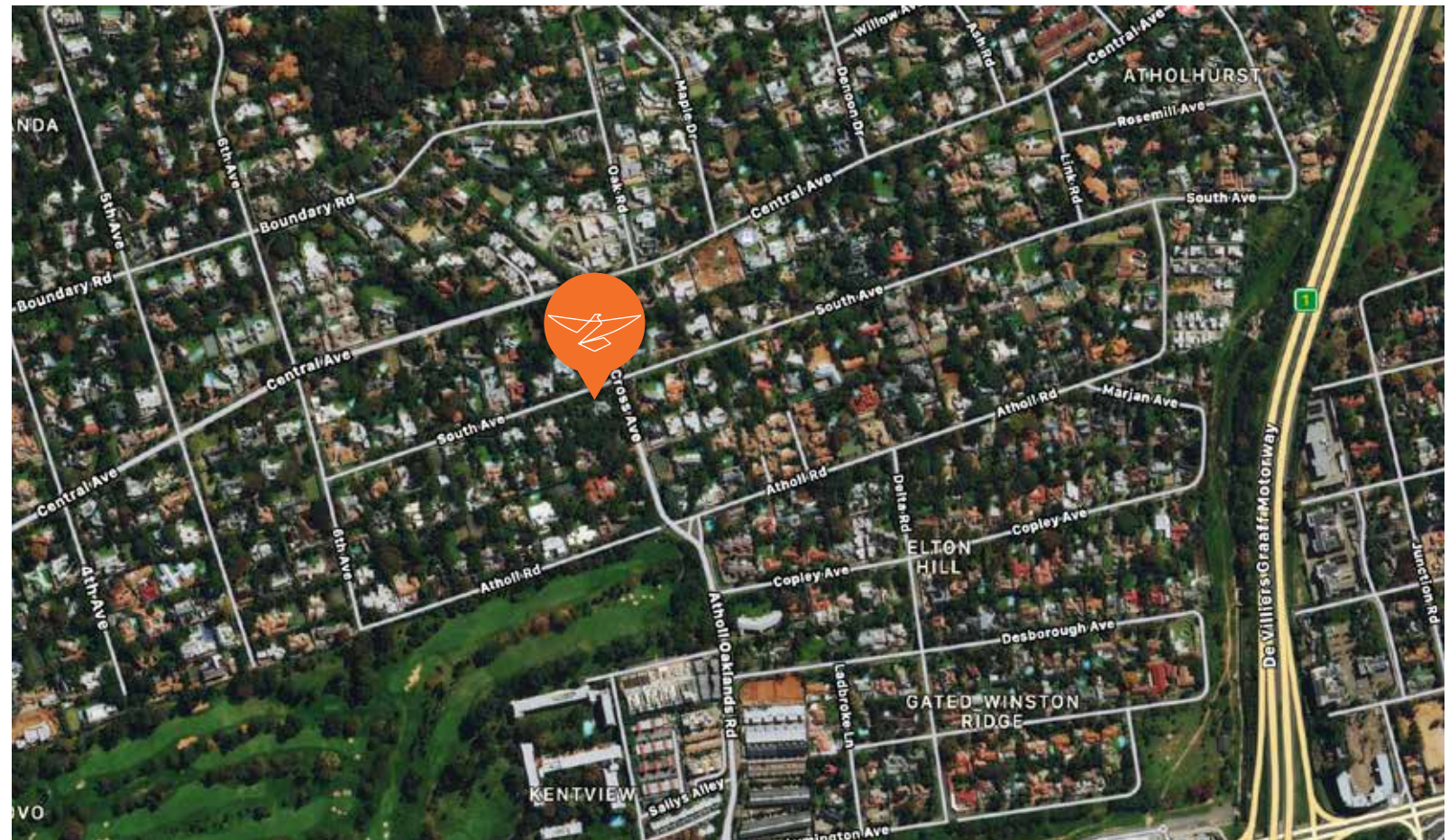


prime location

perfect for every lifestyle

Situated in the established suburb of Atholl, The Wahlberg offers discerning buyers the ultimate in luxury and security with the benefit of an ideal location, all within the business and lifestyle hub of Sandton, Johannesburg's premium urban district.

Tucked away behind an access-controlled boom on South Avenue, one of Sandton's most coveted addresses, The Wahlberg is a haven of calm amidst the bustle of the city – a quiet living space characterised by sleek lines, contemporary design and advanced security features, promising a rare and stylish suburban lifestyle.







easy access to a wealth of amenities

Centrally located within easy reach of Melrose Arch (1.5km), Sandton (3.9km), Hyde Park (4.8km) and Rosebank Mall (4.6 km), as well as major arterial routes such as the M1 freeway, The Wahlberg offers all the convenience of city living without compromising on peaceful suburban tranquillity.



With the renowned Wanderers Golf Club on your doorstep, and a host of Johannesburg's finest eateries, entertainment centres, shopping destinations, and schools just moments away, it's everything you could want in a premium residential location.

striking design

combining bold,
contemporary design
with outstanding
attention to detail





Meticulously crafted features and finishes, and unrivalled attention to detail – these are the hallmarks of The Wahlberg, a development whose every individual material and design element has been carefully selected by a highly skilled, professional team dedicated to excellence.

Offering a range of layouts with a choice of spacious 3, 4 and 5-bedroom homes, The Wahlberg has been designed to accommodate every type of family and every type of lifestyle, with four stand sizes available for the ultimate in tailor-made living.



Featuring a double-storey layout, each of The Wahlberg's residences are north-facing, with a contemporary design style and complementary landscaping, uniquely conceived around a central courtyard. This innovative planning concept allows the internal space to seamlessly open out and extend into the garden and pool area, maximising outdoor enjoyment, while prioritising privacy from neighbouring properties.

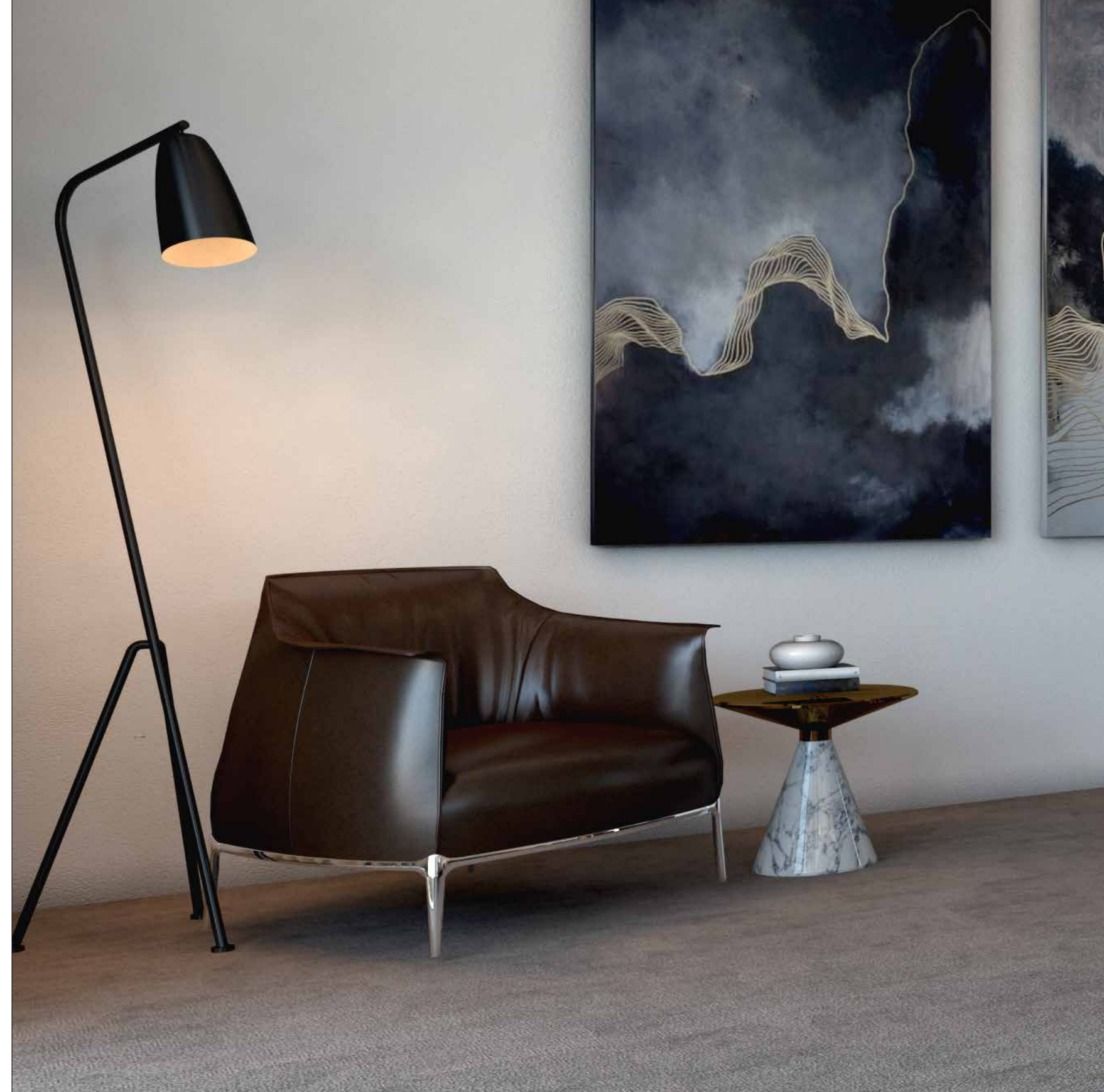
The Wahlberg's landscaping complements its architectural design, creating a cohesive look throughout that extends to its wide verges and pavements. Lush gardens and pathways alongside the roads allow for walking and biking by residents, while discreet internal walls and screens provide a welcome sense of privacy at the street entrance for each home.

Adding to its serene, park-like setting, a spacious 300m² central garden area with expertly landscaped grounds gives the families of The Wahlberg a much-needed space to play, relax and unwind in a completely protected and picturesque environment.

It's this sense of community that marks The Wahlberg as a rare living space – a masterpiece of contemporary living surrounded by secure and luxuriant gardens, and a distinctive and complete lifestyle experience in one.

elegant interiors

welcome home
to a sanctuary
of calm



A modern, open-plan living and dining area with large glass windows overlooking a pool and patio. The interior features a white sofa, a dining table with wooden chairs, and a kitchen area. The exterior includes a pool, a patio with a fire pit, and a dining table with metal chairs. The overall aesthetic is clean, minimalist, and sophisticated.

A warm, welcoming interior executed with style and sophistication – this is your home at The Wahlberg, the perfect balance of class and comfort

Feel the freedom and luxury of space as soon as you enter, with the ground floor of each home designed to flow effortlessly into one harmonious living experience. The heart of every home, an open-plan kitchen with a neatly partitioned scullery allows for convenient food preparation, while the dining room's double-volume space gives it an airy, expansive feel – the perfect setting for entertainment on the grandest scale.

A covered patio seamlessly connects the outdoor and indoor areas, creating a free-flowing synergy throughout. In this way, no space is wasted – every home is expertly designed to maximise its potential, from screened-off terraces for privacy to balconies for outdoor enjoyment.

Similarly, The Wahlberg also offers the flexibility of customisation, with optional features such as a swimming pool, air-conditioning, underfloor heating, home automation and state-of-the-art sound systems, giving you the opportunity to express your individualism and showcase your personal style and taste.





The beauty of The Wahlberg lies in its details – exquisite, high-end finishes expertly crafted to satisfy even the most discerning of homeowners

With Miele appliances as standard, the kitchens are a joy for home cooks, each one fitted with a hob, oven, dishwasher, and an integrated fridge/freezer. Upgraded appliances, additional finishes and insert options are also available, allowing you to create a fully customisable, personalised space – one as suited to intimate dinners as it is to boisterous family gatherings.

You'll find your needs flawlessly catered for in the unique Plus Range of available optional selected items – everything from stoves and hobs to built-in microwave ovens, extractors, washing machines and dryers, all designed to make your life as easy and stress-free as possible. Pull-out larders, plate trays and cutlery divisions are all cleverly concealed behind ample cupboards and storage solutions for a stylish and functional space – a kitchen that's built for beauty, and built to last.



Graceful, luxurious and practical – everything you've ever imagined for your dream home

The concept of The Wahlberg is one imagined and brought to life by Darryl Croome Architects – interior architecture that fuses contemporary and traditional materials to create stylish living spaces both bold in personality, and timeless in sophistication.

Distinctive, refined and elegant, each home within The Wahlberg has been designed to maximise the natural flow of living, while maintaining a perfect balance of taste and comfort. Entertainment areas are functional and attractive,

bedrooms are spacious and beautifully appointed, and bathrooms are discreet, yet luxurious.

This feeling of space and abundance is one continued throughout each home, with a choice of 3, 4 or 5 bedrooms, each with its own en suite bathroom, and open-plan study or pyjama lounge. This same generosity extends to the master suite, where a lavish main bedroom and bathroom create an idyllic feeling of personal luxury and opulence.



Bedrooms feature ample cupboard and storage space. The Plus Range offers additional optional extras, such as an integrated laundry basket insert and shoe and trouser racks, which add a further level of detailing to each bedroom.





Bathrooms are fitted with top-of-the-range mixers and sanitaryware by Meir and Duravit. LED mood lighting behind the bathroom mirrors creates a soothing ambience for a relaxing bathroom experience.





Carefully
curated design
schemes to
suit every taste

Crafted to the highest standard, quality materials and finishes give each home an incomparable sense of character, complemented by refined lighting choices throughout. And with fibre-terminated cabling for uninterrupted Wi-Fi, you're assured of a thoroughly modern living space, in every way.

At the heart of it all –
an elegant open-plan
space for cooking, hosting
or entertaining

type A 282m²

ground floor



first floor



scale 1:100

type B 333m²

ground floor



first floor



scale 1:100

type C 367m²

ground floor



first floor



scale 1:100

type D 436m²

ground floor



first floor



scale 1:100

type E 517m²

ground floor



scale 1:100

first floor



scale 1:100

team of experts

a skilled team of
developers, architects,
designers and other
professionals, working
towards a desired result



The Wahlberg is spearheaded by Landmark Consortium, renowned for creating unique and bespoke luxury residential developments. Landmark caters for discerning property owners who appreciate the value of a superb location, distinctive design and impeccable build quality.





exceptional architectural design

An integrated practice, Darryl Croome Architects (DCA) takes a holistic approach to its projects, one that incorporates master planning, architecture and interior design.

With more than 30 years in the industry, DCA's extensive experience is complemented by a specialised commercial, industrial, hotel and residential team led by talented project architects, together with experienced, well-trained technicians and interior designers.



Architectural excellence in design and execution, together with a keen understanding of the commercial aspects of property development has placed DCA in a distinctive position, able to provide a professional service to both developers and private clients alike.

By encouraging and facilitating the participation and involvement of its clients, DCA is able to help them develop a vision for their projects, one that it ultimately translates into built form. The interior design department forms part of the professional team, providing clients with a personalised interior service for all their fixed joinery, soft furnishings and décor requirements.

Timeless simplicity and elegance with careful attention to detail in every aspect of the design process, including landscaping, is evident in DCA's many published projects, with its residential buildings having been featured in House and Leisure, Habitat, Home Owner, Visi, The Property Magazine and on Top Billing.

world-class amenities and features

enjoy the ultimate in luxury living
with The Wahlberg's selection of
superior amenities and features



As a crucial concern, security is of the utmost priority throughout The Wahlberg, with peace of mind assured thanks to large, strictly controlled access gates, a 24/7 secured guardhouse, 3.2m high perimeter walls with electric fencing, and a real-time, remotely monitored perimeter camera system.

The Wahlberg is also ideally and crucially situated in a boomed-off enclosure with a separate 24 hour-manned security office, and additional security vehicles patrolling the enclosure round the clock – providing you and your family with a safe, peaceful environment to enjoy.



Additionally, a multitude of optional extras allow for complete customisation of your home, tailored to your needs



A double garage and ample visitors' parking is available, with private gardens cultivated for tranquillity, comfort and enjoyment. Each home's design has been carefully considered to maximise the natural internal light, with its north-facing orientation offering an additional level of privacy from neighbours.

Residences are set against wide landscaped verges and roadways that extend all the way through the development, with a generous 300m² private park affording a welcome break from the bustling city outside.



With an exceptional level of workmanship and attention to detail, every inch of The Wahlberg has been designed with your comfort and convenience in mind, featuring an array of key specifications.

INTERIOR

- Imported Miele appliances
- Modern stone worktops
- Feature bathroom tiles
- Imported Meir tapware and Duravit bathroom fittings
- Freestanding baths
- Bespoke kitchen and bedroom joinery
- Excellent quality soft-close runners and hinges throughout
- 2.4m high doors with imported handles
- Bulkhead ceilings with recessed mood lighting
- Fibre connectivity

EXTERIOR

- CCTV security camera perimeter system
- 3.2m high perimeter walls with electric fencing
- Access-controlled security gates
- Secured guardhouse
- Part of the South @ 6th Residents Association with a security-controlled road enclosure, including a security boom, guard house and round-the-clock security vehicle patrols
- Ample internal parking space
- 300m² private park for exclusive residential use





building landmarks

Landmark Consortium's strength lies in creating unique, iconic, luxury residential developments for discerning property owners who appreciate the value of an inspired location, distinctive design and impeccable build quality.

We understand that the place you choose to call home reflects who you are – and it's for this reason that each of our developments is designed and built with a deep appreciation of your needs.

Landmark's developments are planned with legacy in mind, and are driven by three fundamental elements built into the core of who we are: Location, Design and Quality. It's these principles on which The Wahlberg was founded – an exclusive and bespoke development in one of Sandton's most sought-after locations, and a place of beauty, elegance and tranquility.



KEITH VAN VOLLENHOVEN

083 267 8475

keith@firzt.co.za



011 731 0300 | www.firzt.co.za

FIRZT

Personal Touch

PROFESSIONAL APPROACH