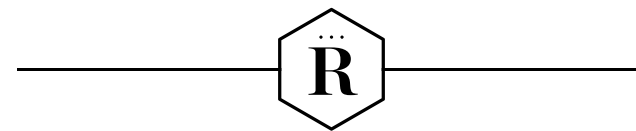


ROYALE



ON MAIN



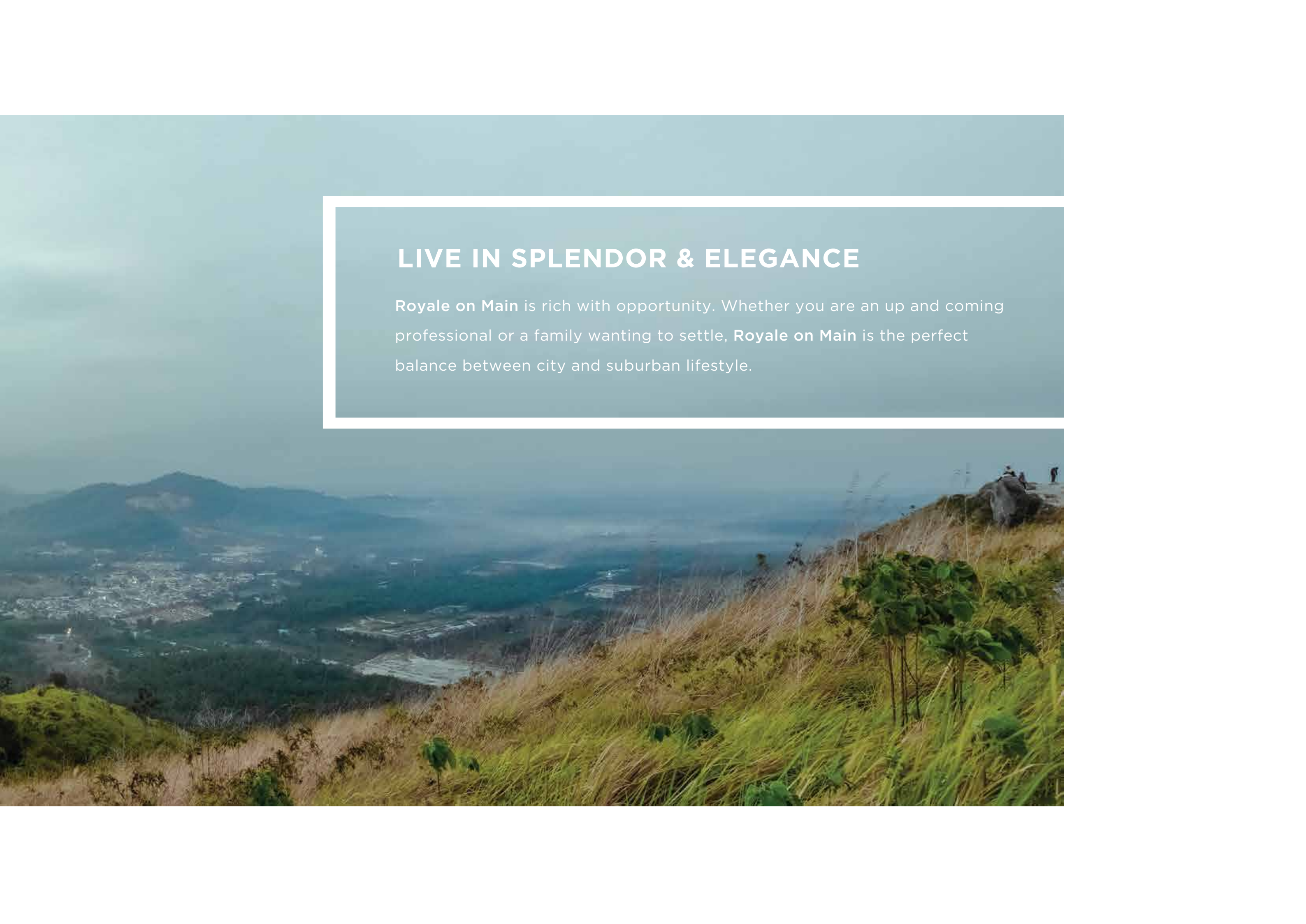


The **next step up** the **property ladder**

TOKAI

Tokai has always had many offerings for residents to enjoy, such as its numerous hiking, cycling or riding trails, added to the world-class golf courses nearby and the sports facilities in Constantia. There are many well-known, excellent schools in close proximity, some of which are located within a five minute drive from this development. There is easy access to the M3 and M5 highways and many retail centres in close proximity, which ensures this central location to be beneficial to many.





LIVE IN SPLENDOR & ELEGANCE

Royale on Main is rich with opportunity. Whether you are an up and coming professional or a family wanting to settle, **Royale on Main** is the perfect balance between city and suburban lifestyle.

UPMARKET LIVING

LUXURY & CONVENIENCE

Asrin offers a secure suburban lifestyle option with **Royale on Main**. All age groups are able to enjoy living at Royale on Main, from young professionals to young families with children, or those wanting to downscale while being just a stone's throw away from many conveniences and amenities.

INVEST IN YOUR FUTURE

Asrin aims to offer owners a secure suburban lifestyle option within **Royale on Main**. With limited buying opportunities, Tokai is a well established residential area with amenities galore, which makes this an ideal location for those seeking security, luxury and convenience.

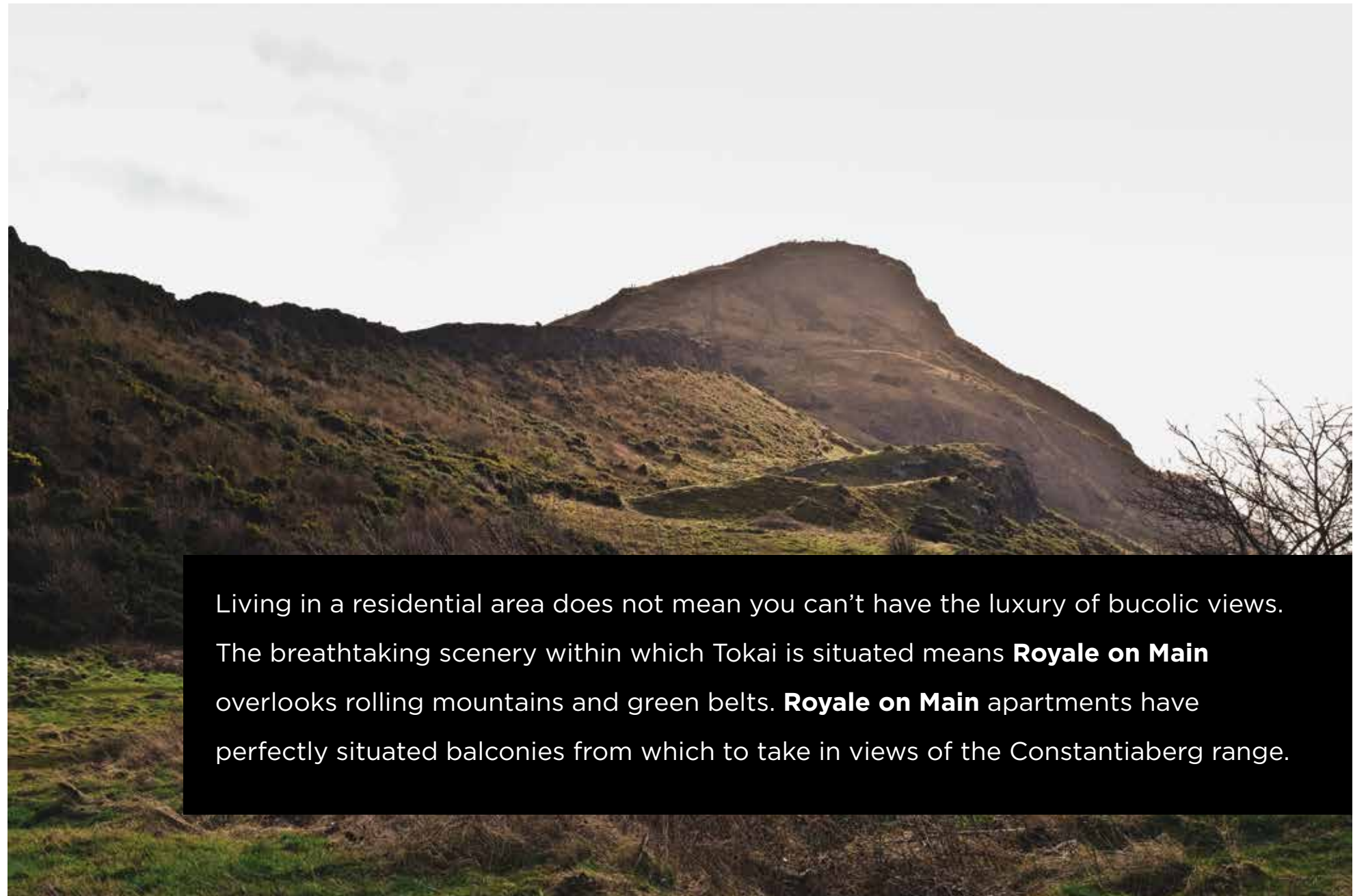




FRONT ELEVATION

DISCLAIMER: These images are for marketing purposes only. Please refer to specifications for included finishes.

“ Attention to **detail** and an enhanced **lifestyle** is offered, not just a place to live.



Living in a residential area does not mean you can't have the luxury of bucolic views. The breathtaking scenery within which Tokai is situated means **Royale on Main** overlooks rolling mountains and green belts. **Royale on Main** apartments have perfectly situated balconies from which to take in views of the Constantiaberg range.



IT'S IN THE FINER DETAILS

Finishes and fittings in all apartments will include porcelain tiles, high-end laminate wooden flooring, Engineered stone countertops in the kitchens, **Smeg** stainless steel ovens and hobs, and LED lighting.





RECEPTION

DISCLAIMER: These images are for marketing purposes only. Please refer to specifications for included finishes.





DISCLAIMER: These images are for marketing purposes only. Please refer to specifications for included finishes.

AMENITIES GALORE



TOKAI JUNCTION
FOOD LOVER'S MARKET
MYRIAD OF RESTAURANTS

BLUE ROUTE MALL
HIGH SCHOOLS
PRIMARY SCHOOLS

HOSPITALS & CLINICS
CYCLING/WALKING ROUTES
HIKING TRAILS



NATURE RESERVES
STEENBERG GOLF ESTATE
VINEYARDS

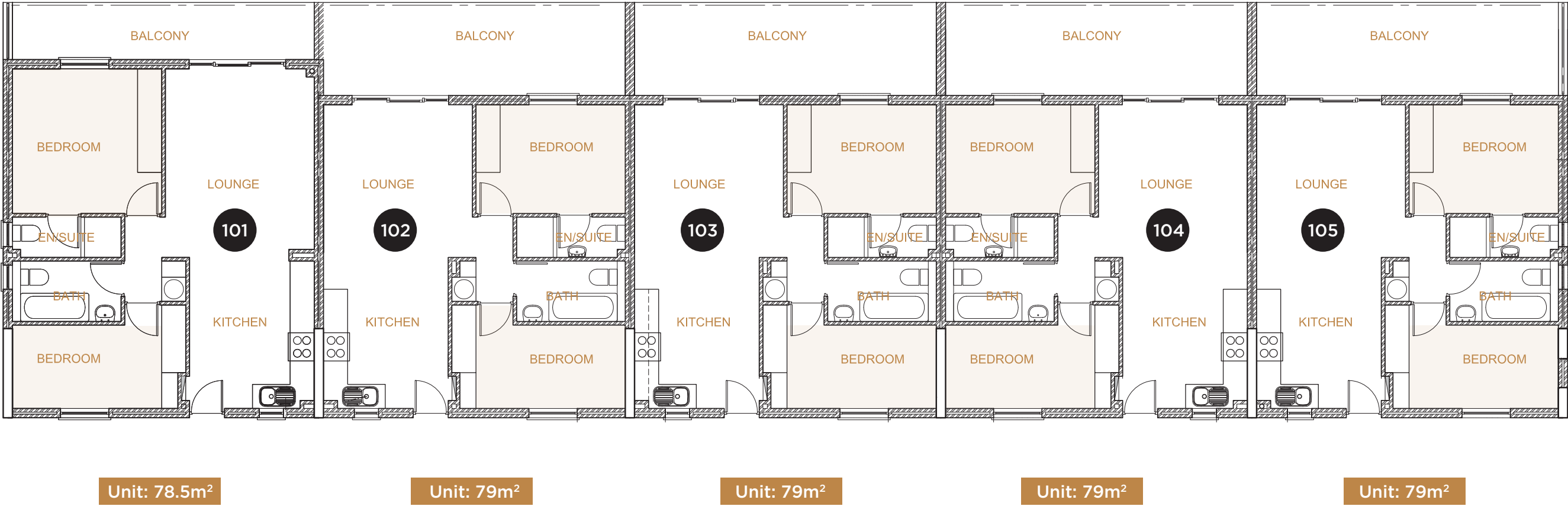


GALLERIES
NURSERIES
NOVELTY SHOPS

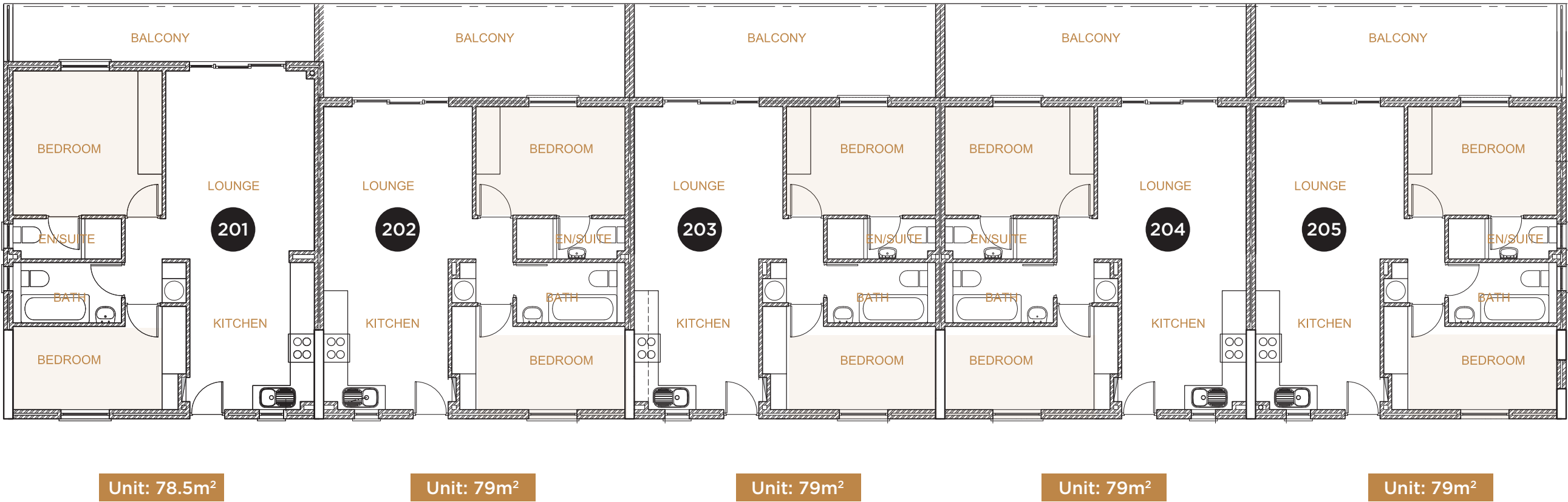


GYMS & FITNESS CENTERS
SPORTS CLUB
IMPERIAL YACHT CLUB

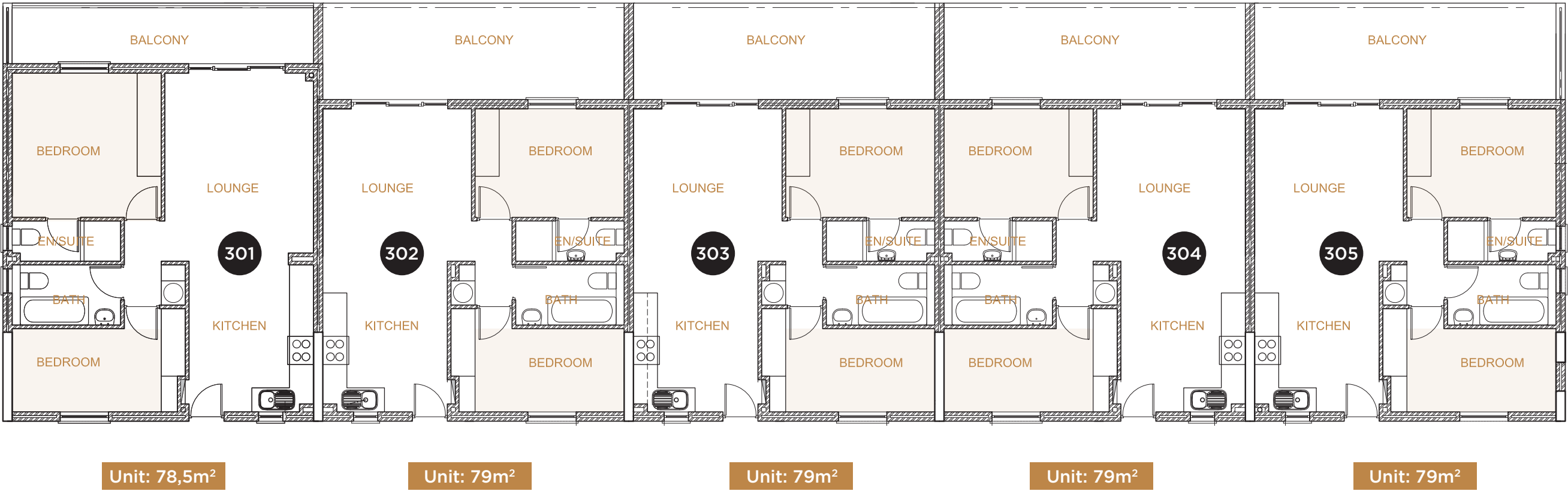
FIRST FLOOR



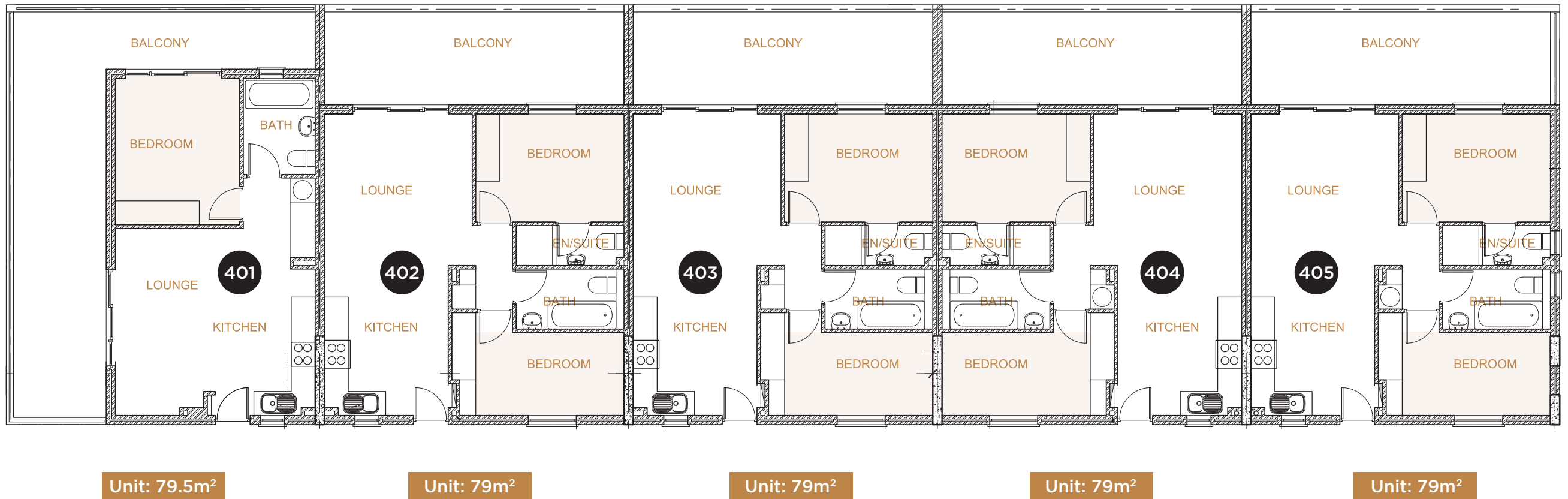
SECOND FLOOR



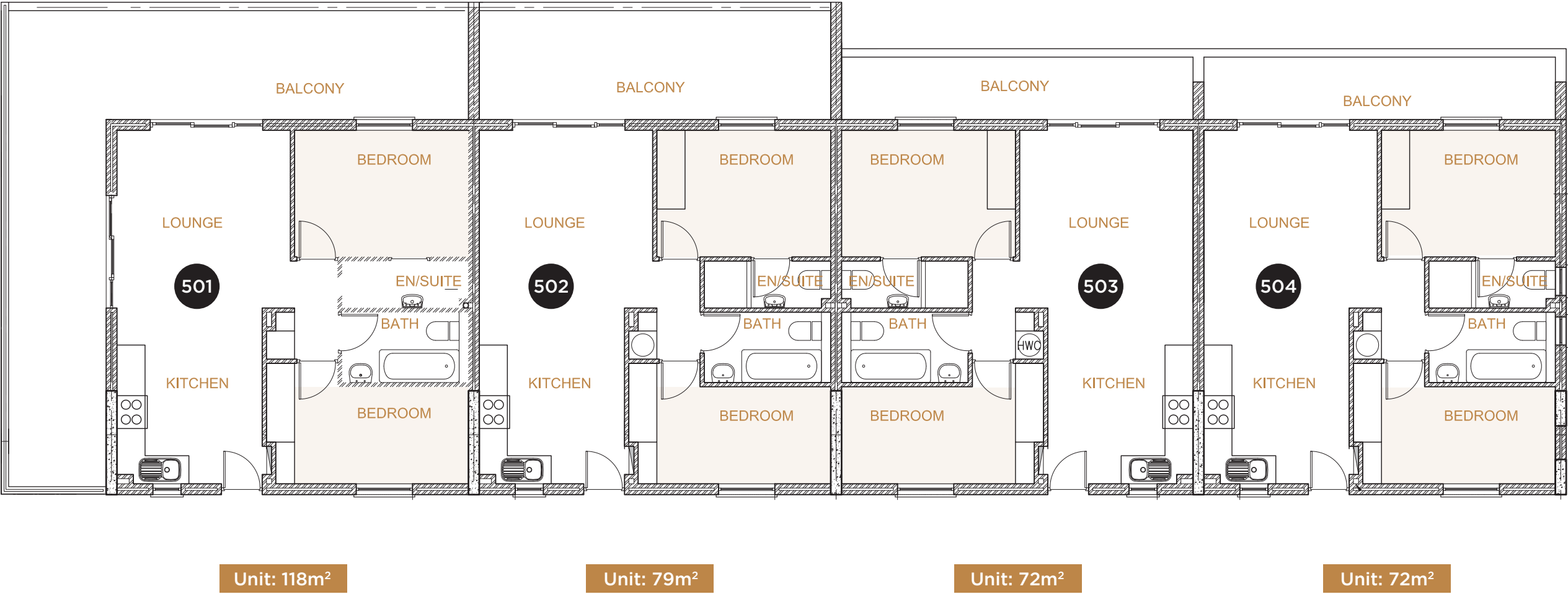
THIRD FLOOR



FOURTH FLOOR

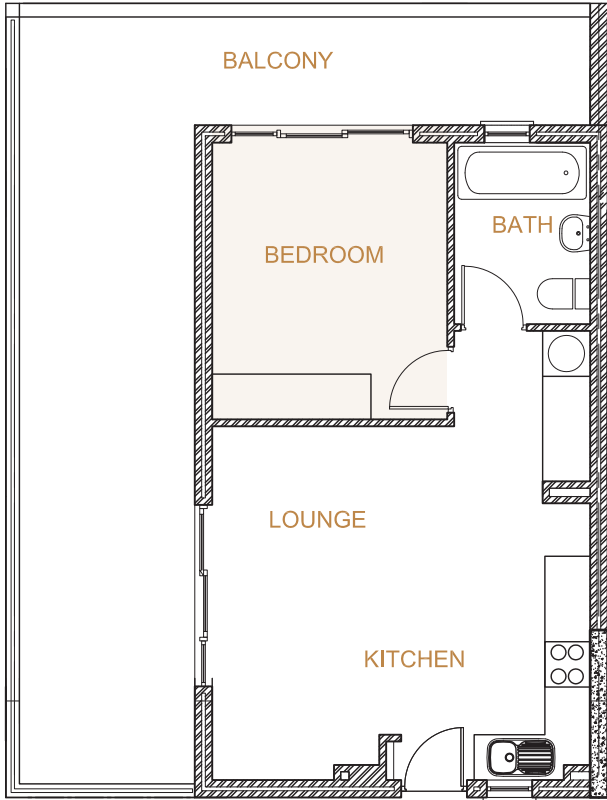


FIFTH FLOOR



All layouts are subject to final approval by Municipality.

SUPERIOR CRAFTSMANSHIP

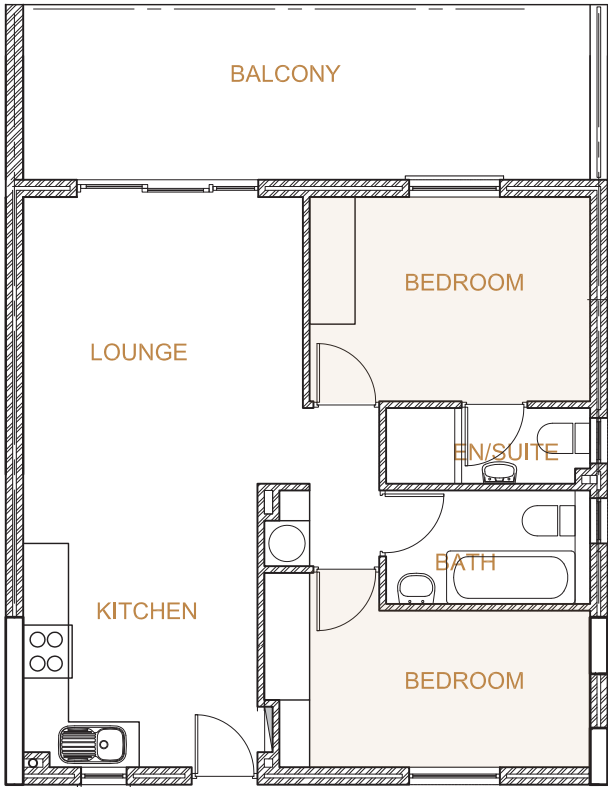


**TYPICAL 1 BEDROOM
FLOOR PLAN**

Unit: 48.5m²

Balcony: 31m²

Total: 79.5m²

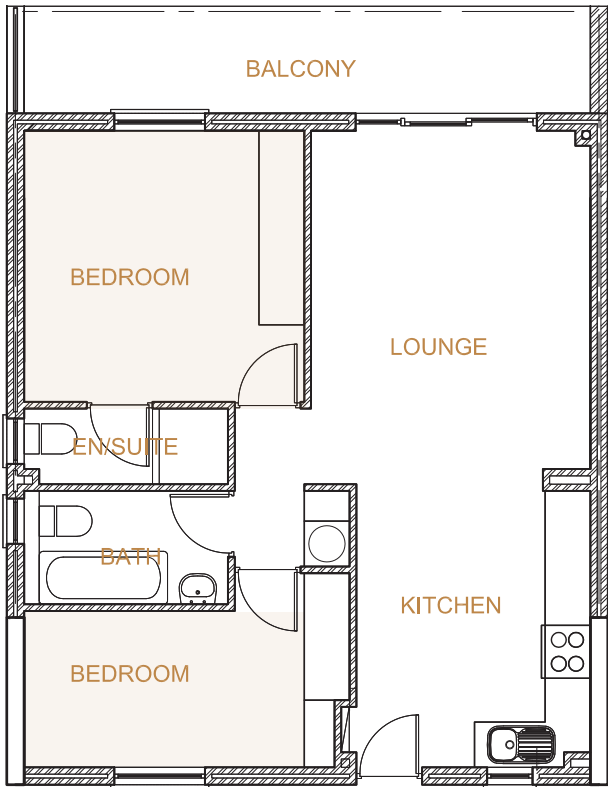


**TYPICAL 2 BEDROOM
FLOOR PLAN**

Unit: 60m²

Balcony: 19m²

Total: 79m²



**TYPICAL 2 BEDROOM
FLOOR PLAN**

Unit: 66.5m²

Balcony: 12m²

Total: 78.5m²



SPECIFICATIONS: ROYALE ON MAIN

1. FOUNDATIONS:

1.1 The reinforced concrete structure will be supported by piles as per the structural engineers drawings.

2. SUPER-STRUCTURE:

2.1 The structure of the building will be supported by reinforced concrete slabs, columns, beams and shear walls, all in accordance with the structural engineers drawings.

2.2 External brick walls to be 230mm cement maxi. Internal walls to be 180mm and 90mm cement maxi where applicable. DPC to be used in all openings as per detail. Weepholes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity.

3. ROOF CONSTRUCTION:

3.1 Reinforced Concrete slab as per Engineer’s design, all in accordance with structural Engineers design.

3.2 Refer to Building Plans to be approved

4. DOORS & DOORFRAMES:

4.1 Entrance frame and door to be Meranti framed hardwood entrance door or similar.

4.2 Internal doors to be hardboard hollowcore doors, suitable for painting.

5. WINDOWS AND GLAZING:

5.1 All windows to be Aluminium powder coated or similar.

5.2 Clear safety glass to all windows.

5.3 Sliding doors/Corner windows will all receive 6.38mm clear safety glass.

6. WALL FINISHES:

6.1 Internal walls to be plastered with one coat cement plaster finish.

6.2 External walls as detailed on Architects Drawings, one coat plaster with decorative panels.

6.3 Porcelain (600x600 Ivory White Nano) wall tiles to be installed as follows:

Kitchen : 600mm above worktops only

Shower: Full height

6.4 All external window sills to be plastered to a fall of 20 degrees.

6.5 All internal sills to be plastered except for the Kitchen and Bathroom, which will be tiled.

7. FLOOR FINISHES

7.1 All surface beds to be finished with 25mm screed.

7.2 All habitable rooms to receive laminated floors as per developer’s choice.

7.3 Porcelain (600x600 Ivory WhiteNano) tiling to all Kitchens, Bathrooms and Lounge/Dinning area.

7.4 Pine skirting 22x94mm to all rooms except bathroom and kitchen

Skirting to be prepared for painting.

8. PAINTING:

As per Mandelay specification or similar

External walls - As per developers colours.

Internal walls - White, client may choose different colour at an additional cost.

Ceilings, Intl. doors & skirting - White

9. CEILINGS:

9.1 Concrete soffits to be skimmed with 75mm classic styrene cornice or similar to all areas.



SPECIFICATIONS: ROYALE ON MAIN

10. IRONMONGERY:

- 10.1 All internal doors to be fitted with standard 3 lever lockset or similar.
- 10.2 Entrance doors to be fitted with 3 lever locksets or similar.

11. JOINERY:

- 11.1 Kitchen layouts are to be as per joinery supplier drawings including Engineered stone kitchen countertops.

12. ELECTRICAL:

- 12.1 Pre-Payment meters, Econometers or similar in each unit.
- 12.2 Plug and Light Points: One light point in each room. One double plug point in each room, excluding bathrooms, 2 single plugs and 2 double plugs points to the kitchen, one stove connection with extractor point. External light point to be provided as per architect's drawings.
- 12.3 One DSTV point to be provided.

13. PLUMBING:

- 13.1 Shower unit with shower mixer, arm and rose.
- 13.2 Geberit cistern including wall hung pan and seat.
- 13.3 WHB to be square basin or similar with fixations with single lever mixer.
- 13.4 Hot Water Cylinder (WHC) 150 Ltr 400KPa, complete with all necessary fittings and valves.
- 13.5 All plumbing to comply with Local Authority requirements.
- 13.6 Washing machine point with under tile stopcock will be provided.
- 13.7 Kitchen sink drop-in 970mm (QLX670) Franke sink bowl with single lever mixer.

14. GENERAL:

- 14.1 Walling, design and specification to complex shall be as per the final approved drawings.
- 14.2 Shower doors will be provided to all units.
- 14.3 SMEG or similar oven, hob & extractor will be provided to all units by Developer.
- 14.4 Solar flat panel and geyser controller to be provided to each unit.
- 14.5 All units and entertainment area will be provided with an open access fibre optic network/wifi.
- 14.6 Pool and entertainment area will be provided at roof level. Finished as per Developers choice.

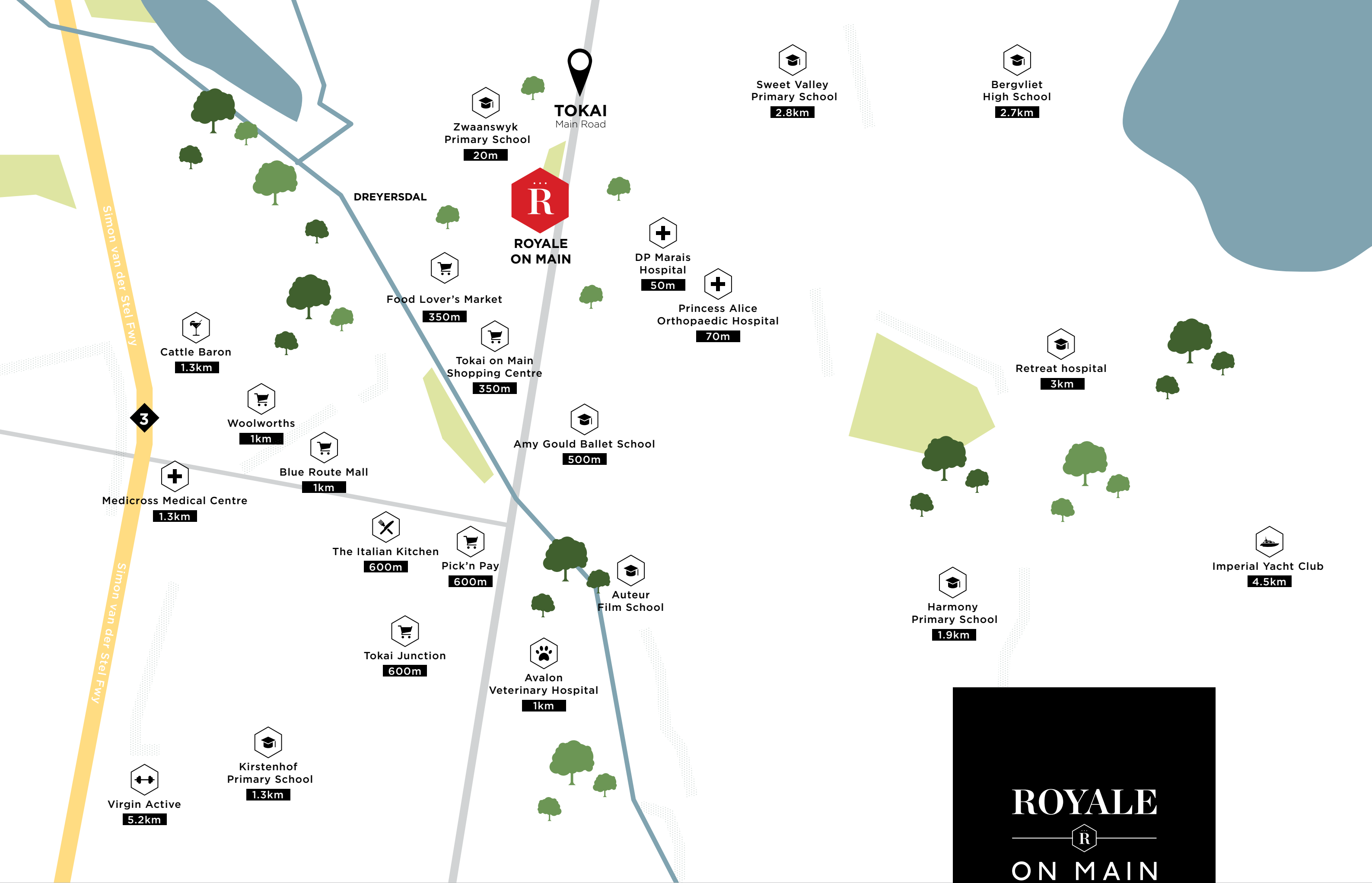


TOKAI

DISCOVER YOUR NEIGHBOURHOOD

From golf estates to vineyards, yacht clubs and shopping centres, a wide range of amenities, in immediate proximity, allows you to settle comfortably in your new neighbourhood. The allure of Tokai lies in its ability to cater to all your needs whilst providing the comfort and security of a well established suburban neighbourhood.

WITHIN WALKING DISTANCE OF
POPULAR LOCAL AMENITIES



Zwaanswyk Primary School
20m

Sweet Valley Primary School
2.8km

Bergvliet High School
2.7km



ROYALE
ON MAIN

DP Marais Hospital
50m

Princess Alice Orthopaedic Hospital
70m

Food Lover's Market
350m

Tokai on Main Shopping Centre
350m

Cattle Baron
1.3km

Woolworths
1km

Blue Route Mall
1km

Medicross Medical Centre
1.3km

Amy Gould Ballet School
500m

The Italian Kitchen
600m

Pick'n Pay
600m

Tokai Junction
600m

Auteur Film School

Avalon Veterinary Hospital
1km

Kirstenhof Primary School
1.3km

Virgin Active
5.2km

Retreat hospital
3km

Harmony Primary School
1.9km

Imperial Yacht Club
4.5km

ROYALE
ON MAIN

ROYALE



ON MAIN

www.royaleonmain.co.za

