



THE VILLAGE  
OXFORD PARKS

GASS  
ARCHITECTURE STUDIOS



# MACRO CONTEXT



MICRO CONTEXT

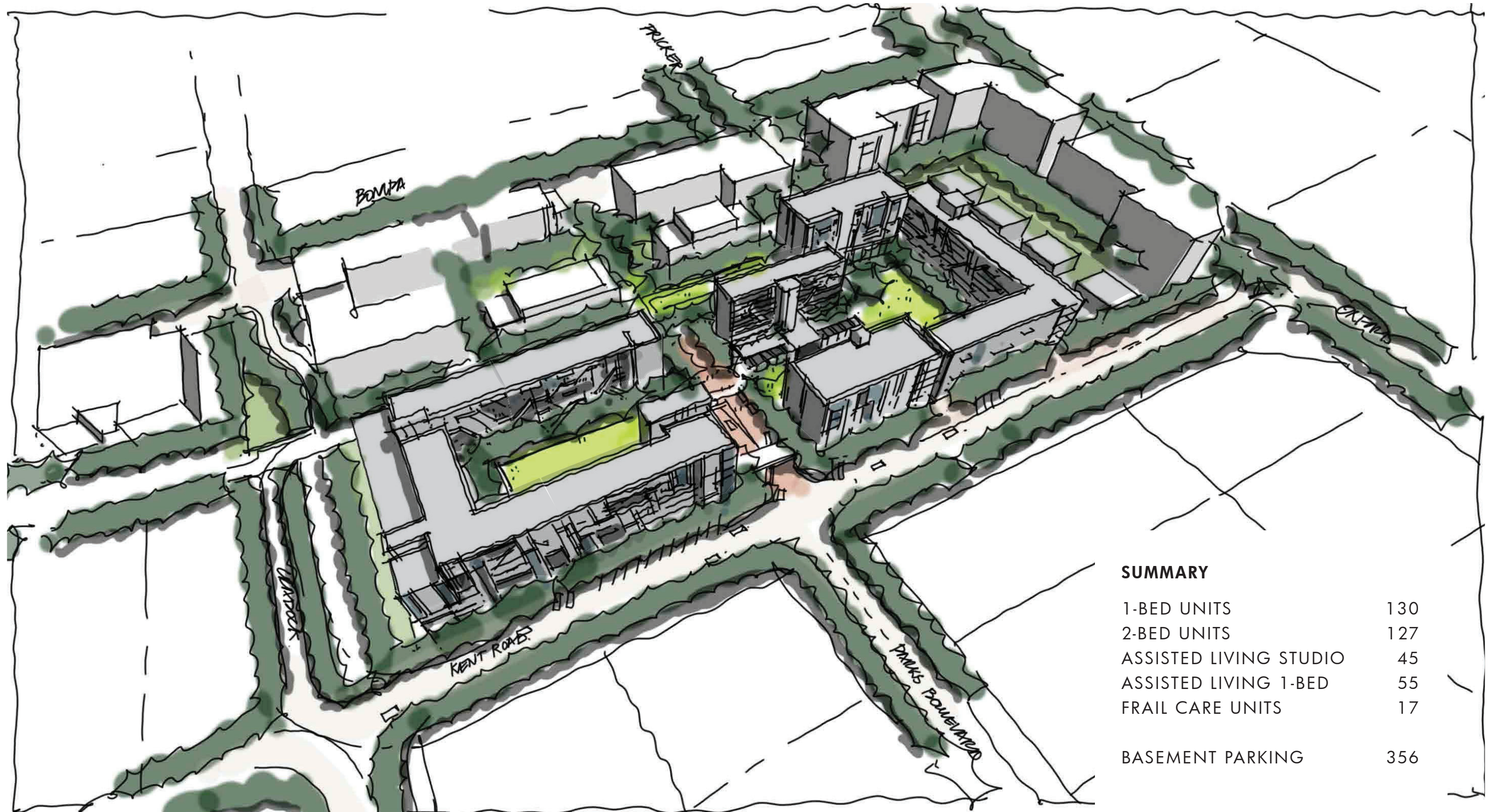




## RESEARCH COMPLETED AUGUST 2020

- OXFORD PARKS FORMS PART OF THE NORTHERN AFFLUENT SECTOR OF JHB
- THE MARKET ATTRACTIVENESS SCORE IS THE SECOND HIGHEST IN SOUTH AFRICA
- THE AREA IS SERVICED BY A STRONG RETAIL SECTOR
- OXFORD PARKS IS SITUATED IN A STRONG COMMERCIAL & RESIDENTIAL NODE BETWEEN SANDTON AND ROSEBANK
- EXCELLENT INFRASTRUCTURAL LINKS





**SUMMARY**

|                        |     |
|------------------------|-----|
| 1-BED UNITS            | 130 |
| 2-BED UNITS            | 127 |
| ASSISTED LIVING STUDIO | 45  |
| ASSISTED LIVING 1-BED  | 55  |
| FRAIL CARE UNITS       | 17  |
| <br>                   |     |
| BASEMENT PARKING       | 356 |







- FACILITIES**
- SECURE ACCESS
  - INDOOR POOL
  - BOWLING GREEN
  - COFFEE SHOP / LIBRARY
  - DINING ROOM
  - MEETING / CONFERENCE ROOM
  - HAIRDRESSER
  - BOULES / LAWN SPORTS
  - JOGGING TRACK ON SITE
  - FRAIL CARE
  - ASSISTED LIVING



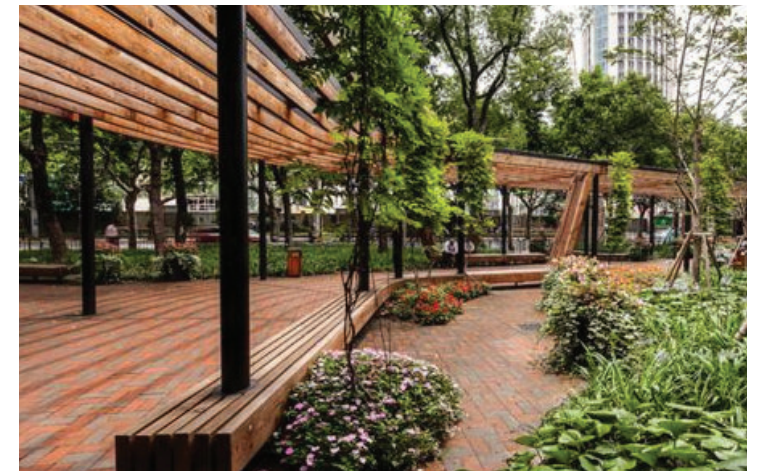
# FACILITIES



OUTDOOR SEATING SPACE



GREEN WALKWAYS



OUTDOOR PAVILION





# FACILITIES



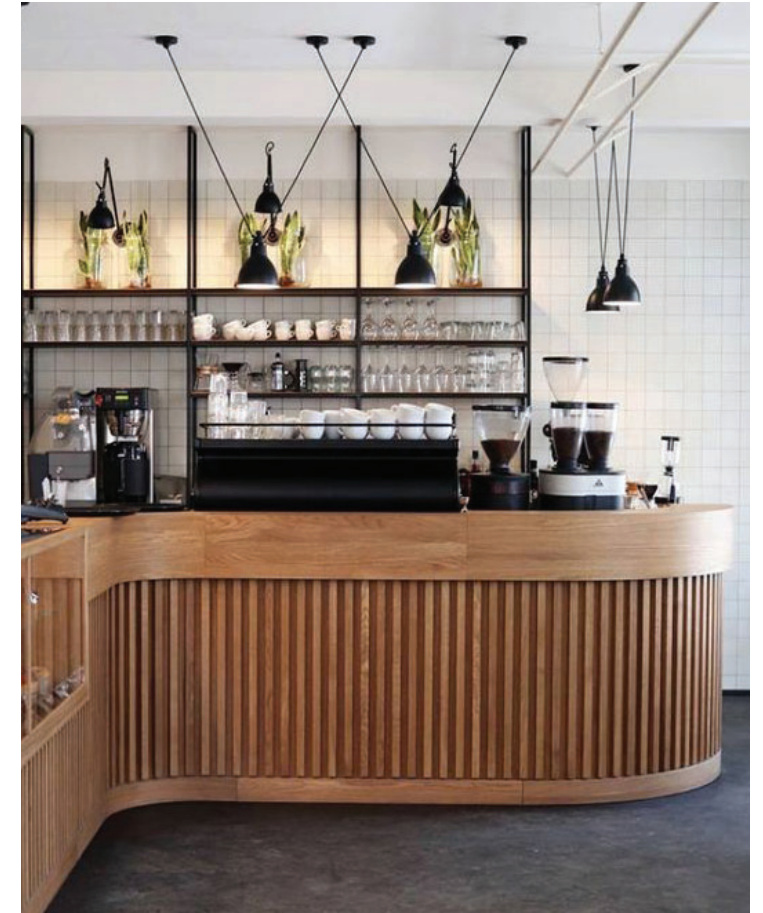
LOUNGES



RESTAURANT



FACILITIES



COFFEE SHOP



ART MARKET



FACILITIES



OUTDOOR PIAZZA



COVERED ENTRANCES



CLUBHOUSE



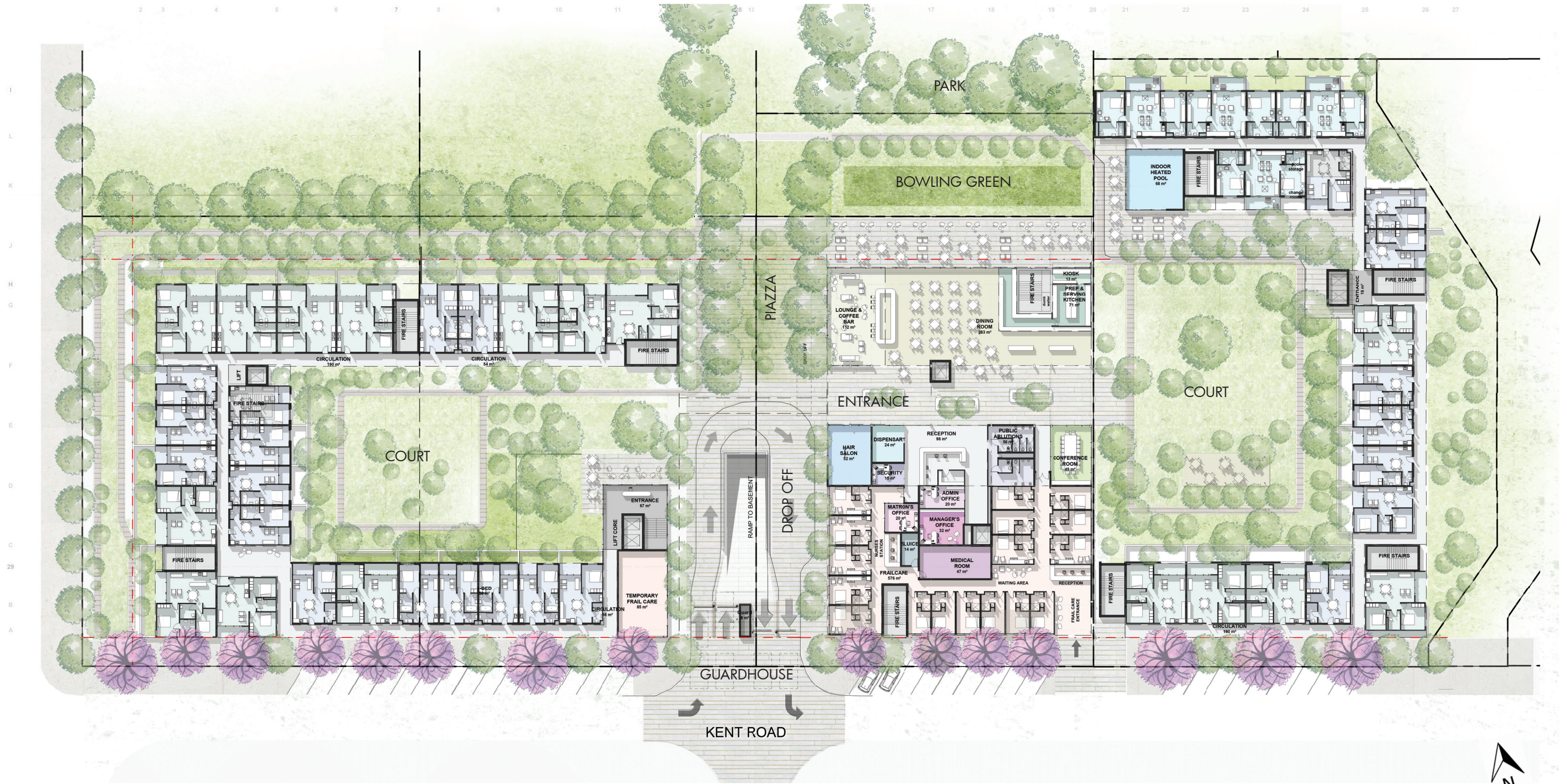
24HR SECURITY



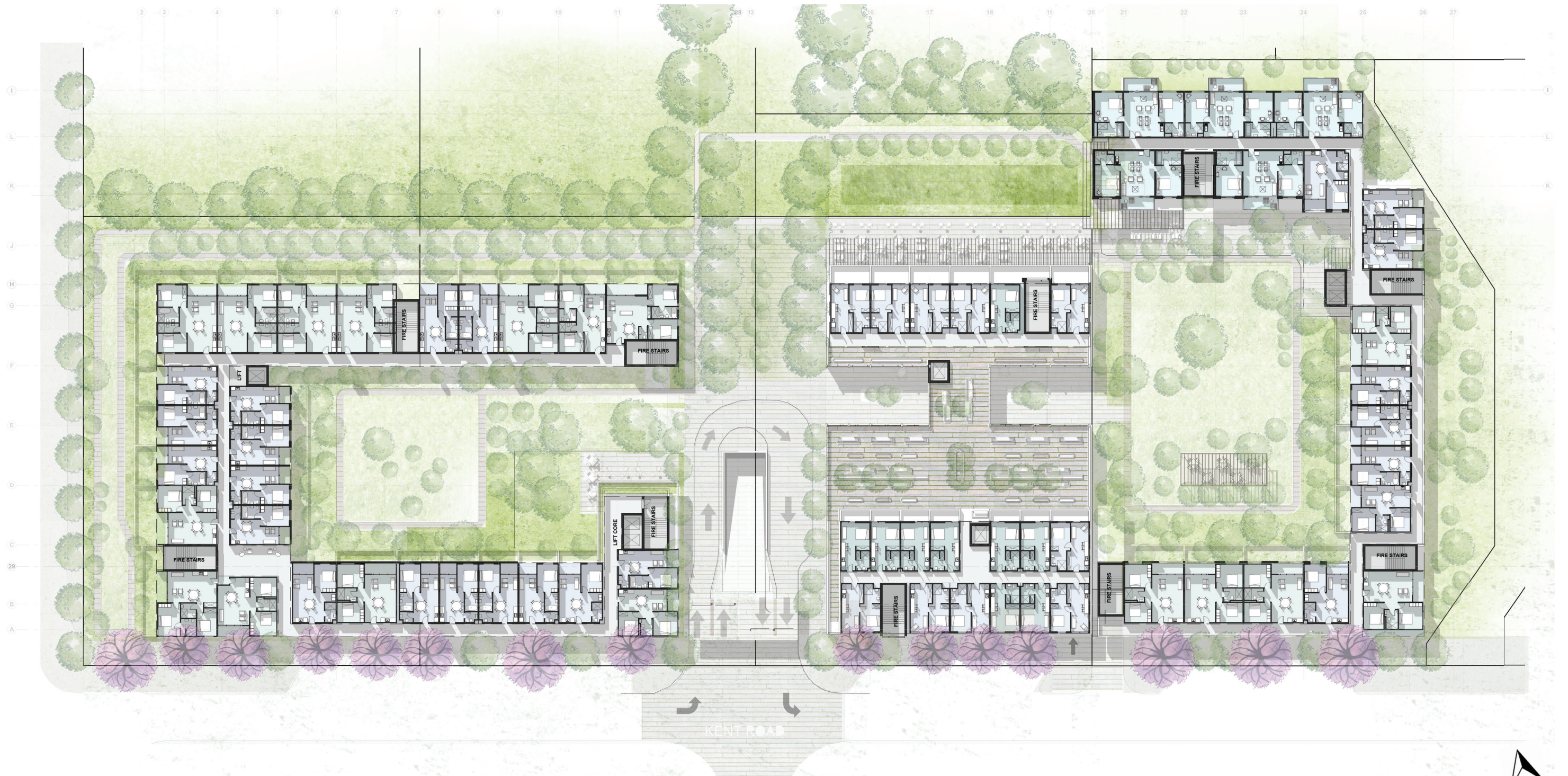
DROP-OFF



# GROUND FLOOR PLAN



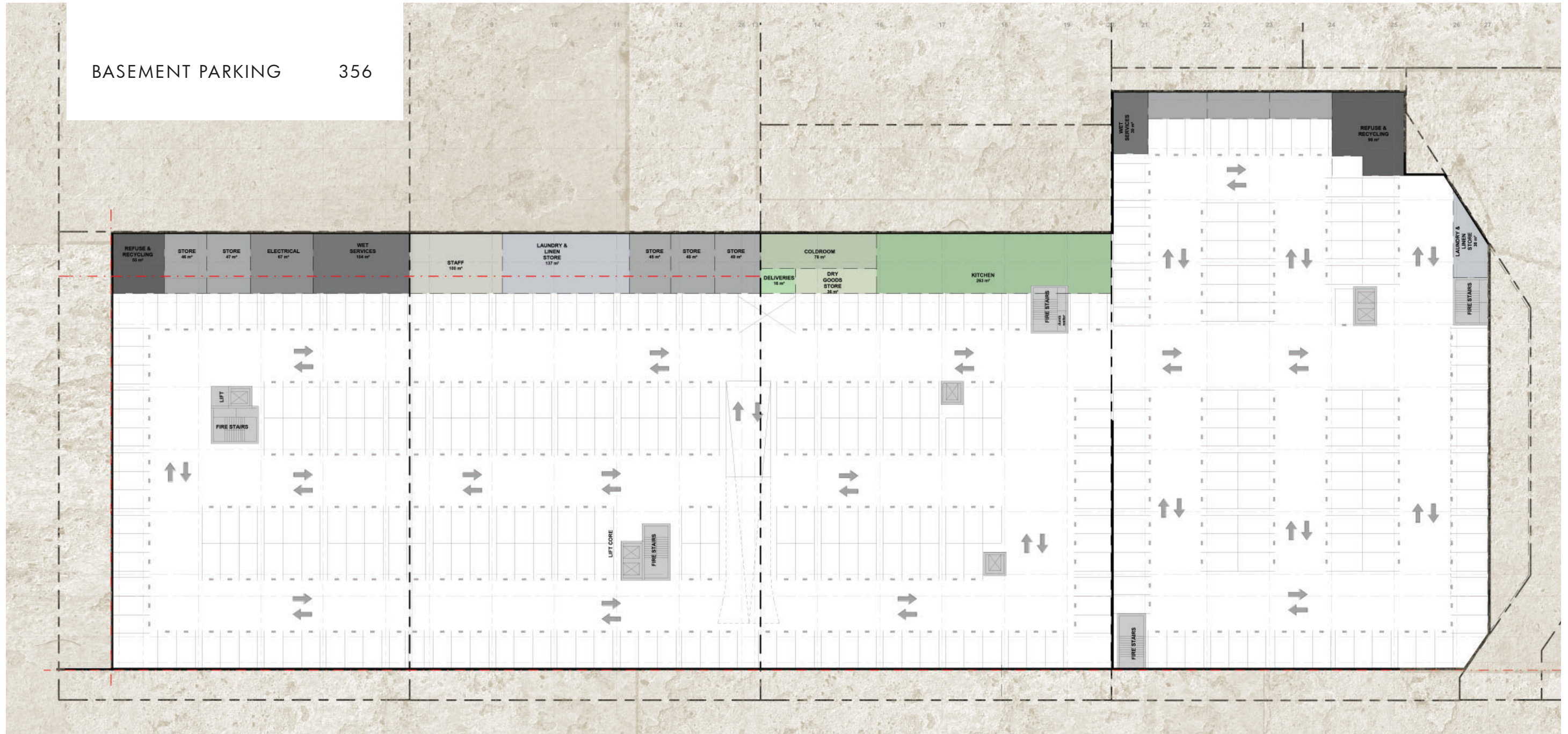
# FIRST FLOOR PLAN



# 2<sup>ND</sup>-5<sup>TH</sup> FLOOR PLAN



# BASEMENT PARKING



## SUMMARY OF DEVELOPMENT POTENTIAL



- THE SA RETIREMENT POPULATION IS SET TO DOUBLE BY 2050
- OF THE 58 000 RESIDENTS IN THIS METRO AFFLUENT INCOME MARKET, APPROXIMATELY 41% ARE IN THEIR 'EMPTY NEST' LIFECYCLE STAGE
- 60% OF TARGET AREA IS LSM 9 AND HIGHER
- PROXIMITY TO EXISTING MEDICAL, COMMUNITY AND SHOPPING FACILITIES
- THERE IS A POTENTIAL MARKET IN THE AREA BETWEEN 1300 AND 2000 UNITS
- RESEARCH SHOWS THAT THE VILLAGE COULD SUPPORT BETWEEN 200 AND 400 UNITS
- FRAIL CARE DEMAND IS BETWEEN 30 AND 60 BEDS

