



OXFORD  
PARKS

**INTAPROP**

207 Oxford

# Oxford Parks

Oxford Parks, an extension of Rosebank, is a vibrant mixed-use precinct comprising offices, bespoke retail and an array of residential apartments. Emphasis on a high-quality public environment, paired with pedestrian level retail activity allows Oxford Parks to embody a dynamic high-street culture. Generous setbacks form wide landscaped pavements accommodating pedestrian paths, cycle lanes, piazzas and linear parks. These landscaped areas promote the use of the public realm and provide spaces for art and entertainment-led installations and activities.

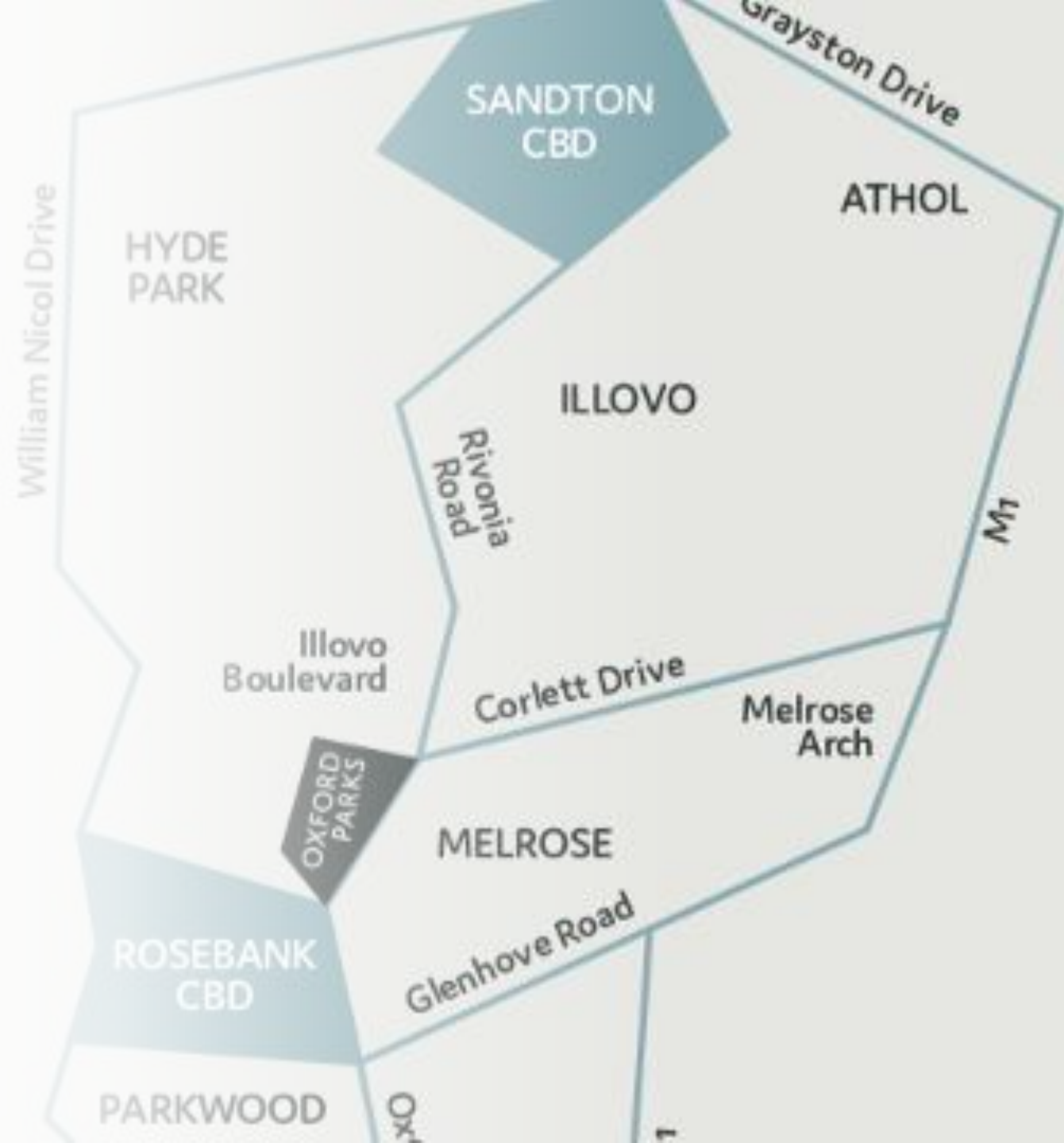
Oxford Parks focusses on the development of state of the art, efficient, Green Star rated buildings as well as public areas. Oxford Parks, being a privately managed precinct, will facilitate the security, landscaping and service delivery to public areas ensuring seamless operations within the precinct.

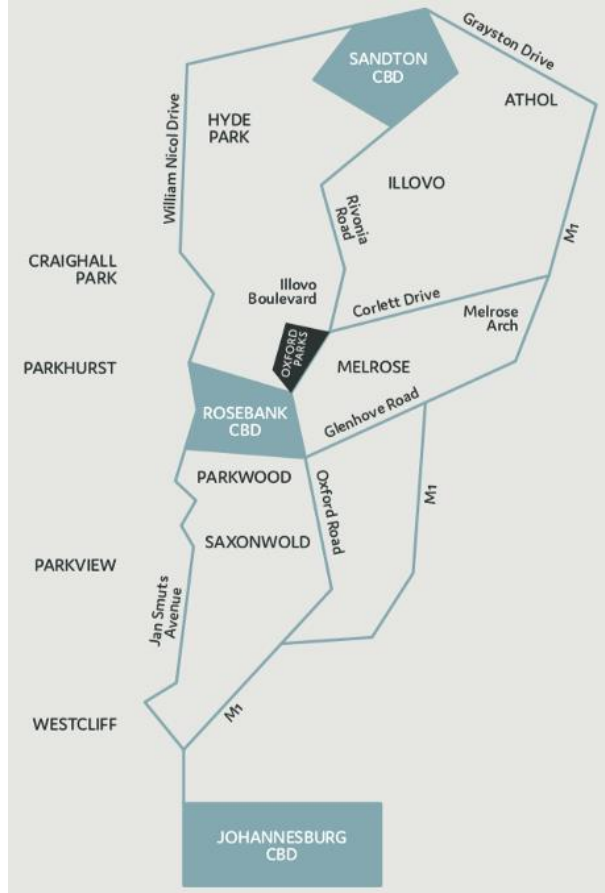
Oxford Parks, complimented by established and cosmopolitan Rosebank is fast securing its identity in the city. Oxford Parks truly exemplifies the connectivity of business, life and leisure.



# Location

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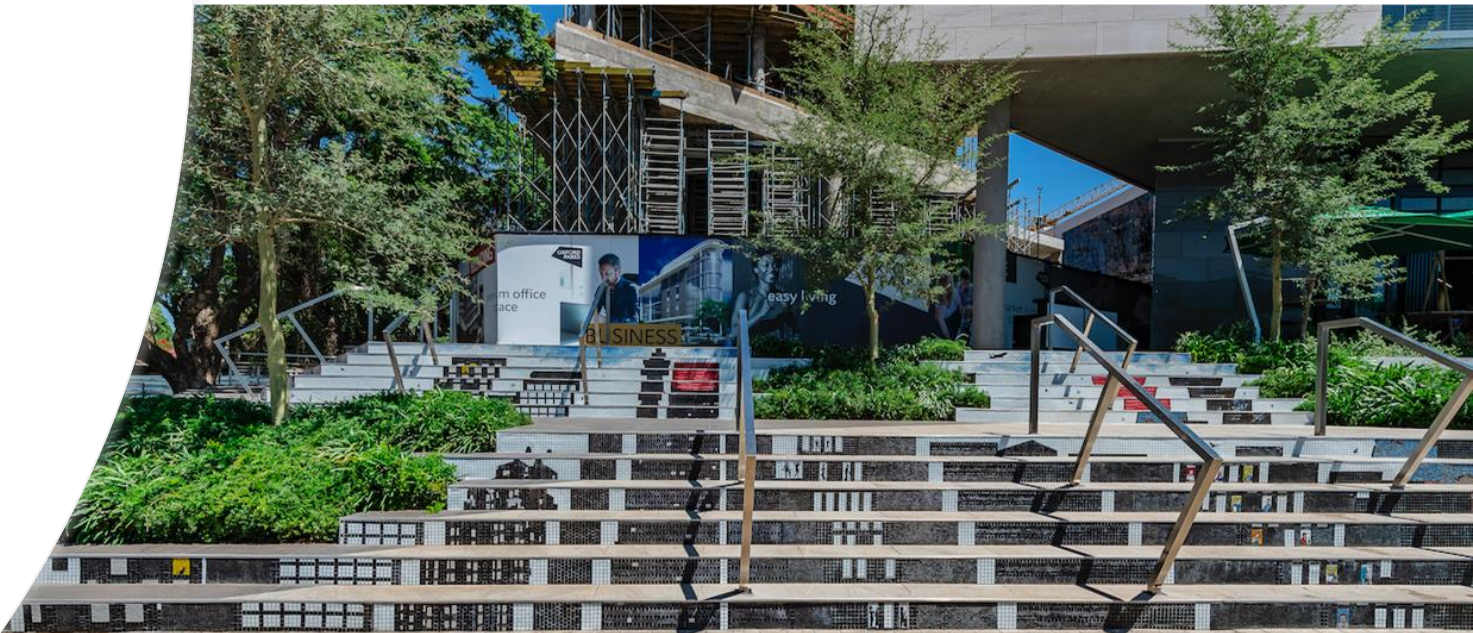






# Precinct Concept

- Mixed-use precinct
- Extension of Rosebank
- Established mature node
- Epicenter of Johannesburg
- Privately managed precinct
- Precinct management of security, cleaning and public services
- Lifestyle focused
- Precinct convenience & bespoke retail
- Retail service-related amenities
- Human scale development
- Dynamic high-street culture
- Treelined piazzas and linear parks
- Pedestrian focused public environment
- Cycle lanes
- Connectivity



# Transport Network

- 4 Highway access points
- High intersection density and smaller more efficient grids
- Proximity to Rosebank Gautrain station and bus system
- Variety of Excellent Public Transport
- Walkability
- Road and Infrastructure upgrades
- Engineering Services Agreement
- New Parks Boulevard



# Surrounding Amenities

- Public transport includes taxis, buses and airport links
- Rosebank shopping hub
- Medical facilities
- Retail banks
- Schools and other educational institutes
- Conferencing facilities and auditorium
- Sport and health clubs
- Golf courses
- Places of worship
- Art galleries
- Parks and recreational public spaces
- An array of restaurants & specialty Eateries



Greenhouse Dec 2019, Oxford Parks, Jhb

6 Parks Boulevard, Feb 2020, Oxford Parks, Jhb





BPSA, 199 Oxford, Dec 2018,  
Oxford Parks, Johannesburg

Metier Private Equity &  
G+D Currency Technology

Sony Music Entertainment  
& Arup

Radisson RED  
Hotel

Proposed Anglo  
American GSS

Proposed Neighbourhood  
Residential Apartments

Proposed Long Stay Apartments  
with an International Brand

BP Southern Africa  
Head Office

Life Healthcare  
Head Office

International  
Commodities Holdings



Coca Cola

Anglo American

BP Southern Africa

Life Healthcare

Standard Bank

Holiday Inn

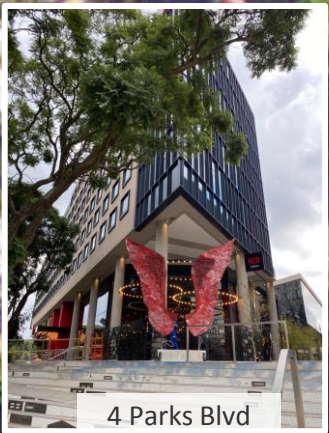
Hyatt Hotel

Fluxmans

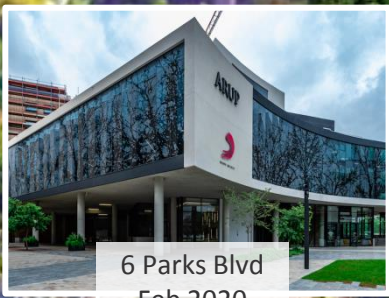
Radisson RED



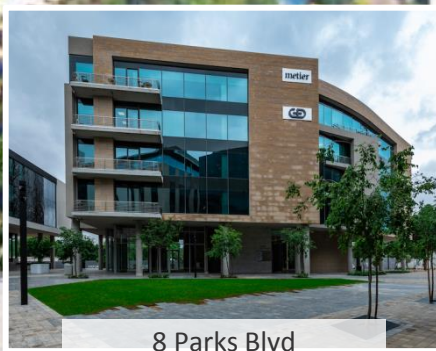
# Oxford Parks



4 Parks Blvd  
Apr 2021  
Radisson RED



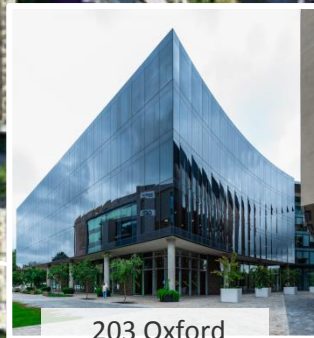
6 Parks Blvd  
Feb 2020  
Arup & Sony



8 Parks Blvd  
Oct 2020  
Metier & G+D Currency



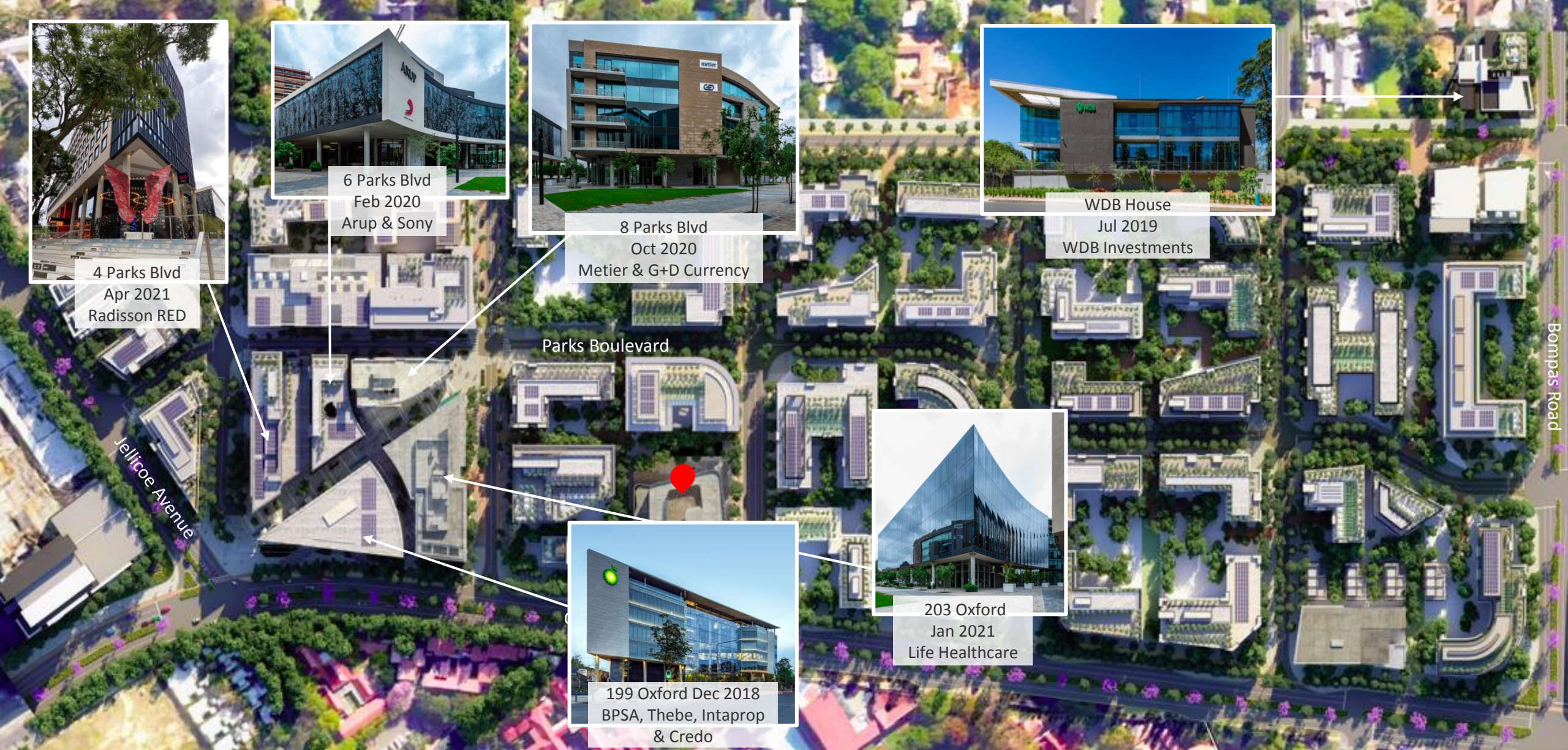
WDB House  
Jul 2019  
WDB Investments



203 Oxford  
Jan 2021  
Life Healthcare



199 Oxford Dec 2018  
BPSA, Thebe, Intaprop  
& Credo



# Completed Developments



Cradock Avenue

Parks Boulevard

Oxford Road

Jellicoe Avenue

Bompass Road

# 207 Oxford, Oxford Parks



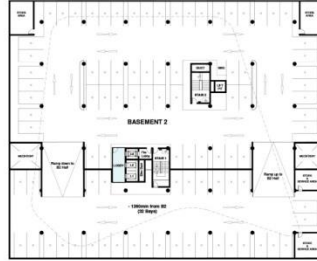
**Artist Impression**



**Artist Impression**



all plans



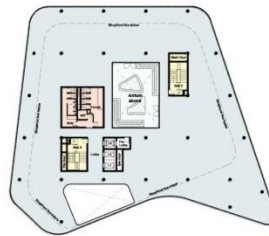
basement 2, 3 and 4



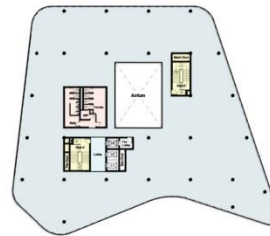
basement 1



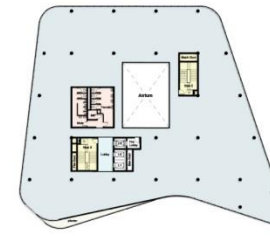
ground floor



first floor



second and third floor



fourth floor



fifth floor - roof terrace



# Floor Plans

Floor		Retail	Offices	TOTAL
Ground	m <sup>2</sup>	882	211	1 093
First	m <sup>2</sup>	-	1 625	1 625
Second	m <sup>2</sup>	-	1 596	1 596
Third	m <sup>2</sup>	-	1 572	1 572
Fourth	m <sup>2</sup>	-	1 548	1 548
<b>TOTAL</b>	<b>m<sup>2</sup></b>	<b>882</b>	<b>6 552</b>	<b>7 434</b>
Parking ratio	bays/ 100	5		

## Area Schedule

# INTAPROP

**Intaprop, 1<sup>st</sup> Floor, 199 Oxford**

**OXFORD PARKS**

**Dunkeld**

**2196**

**011 731 1900**

**[info@intaprop.co.za](mailto:info@intaprop.co.za)**

**[info@oxfordparks.co.za](mailto:info@oxfordparks.co.za)**