

one 9 one





Welcome to
one9one

Oxford Parks

44 Cradock Avenue



A SPACE TO MAKE YOUR OWN



This exclusive development of only 44 apartments offers luxurious open plan layouts in a modern setting, with distinctive spaces and bespoke living and dining room areas set with fine finishes.



one9one

One9One is set in the heart of Oxford Parks, a world-class mixed-use precinct located in Dunkeld. The precinct offers an exclusive lifestyle experience hosting upmarket restaurants, blue-chip corporates and bespoke retail in a park-like environment. A dynamic high-street culture facilitates cycling, running and other fun outdoor activities.

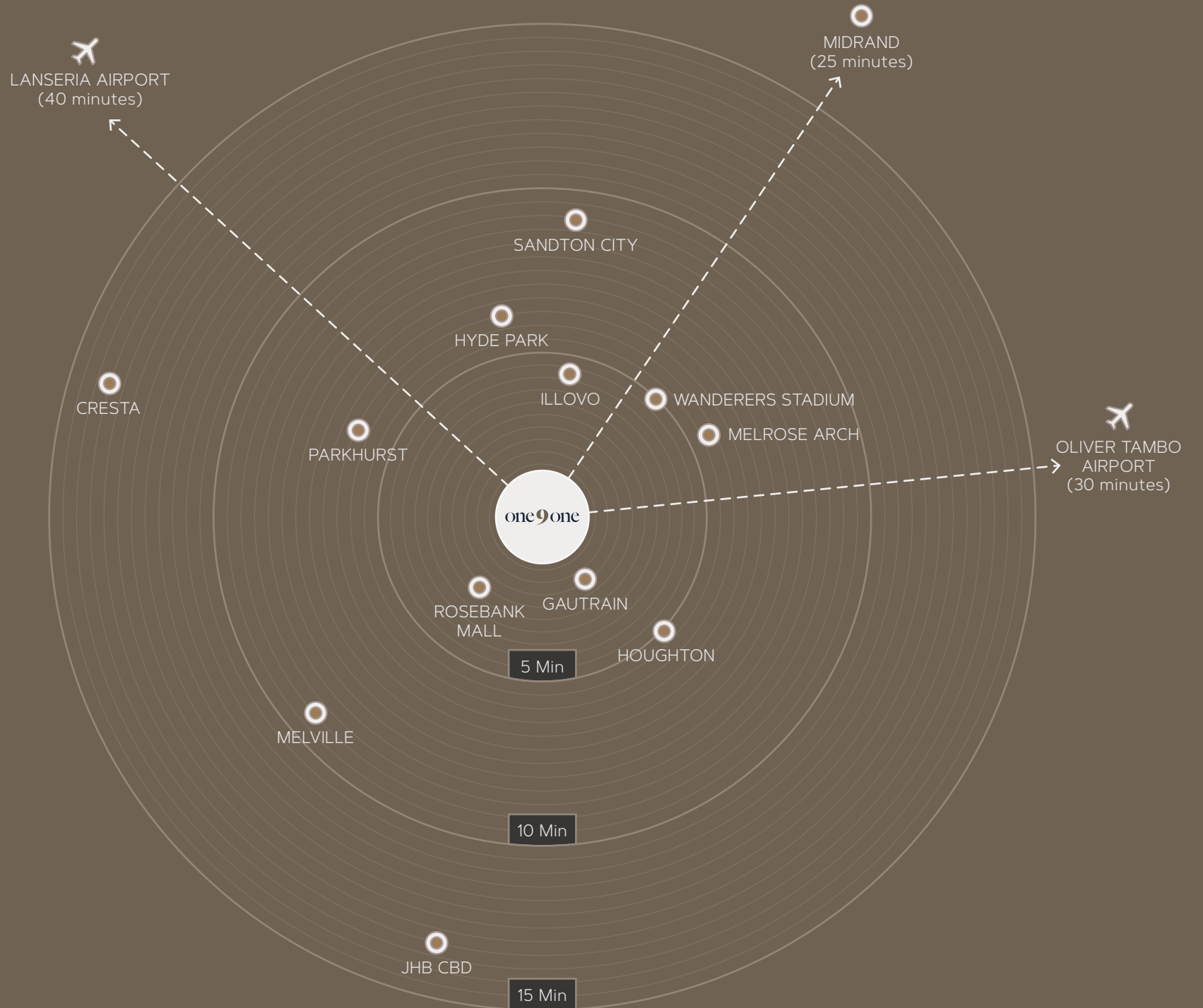
Being a privately managed precinct means that the security, landscaping & service delivery in the area are seamlessly managed by the operating team.



PERFECTLY LOCATED, WELL CONNECTED

Located in the vibrant new precinct of Oxford Parks, One9One is cleverly positioned in the heart of the new city in a quiet tree-lined road. One9One is accessible from 4 major highway offramps and within walking distance of the Rosebank Gautrain station.

The Oxford Parks precinct is an energetic and responsive urban destination designed to facilitate a seamless connection between life, leisure and business. The primary choice to locate and invest; a place where people succeed and enjoy life.



GAUTRAIN STATION

This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo

5 Minutes

ROSEBANK RETAIL

Houses over 200 shops and restaurants

5 Minutes

ILLOVO

A well established residential area and a growing office node

5 Minutes

SANDTON CITY

One of the largest shopping malls in Africa

9 Minutes



OLIVER TAMBO AIRPORT

International airport

30 Minutes



ABOUT

The ideal lock-up-and go lifestyle in a spacious upmarket development catering to young couples and empty-nesters looking to downsize. 36 Two bed duplex units with large balconies facing north and west. 8 Three bed units, 4 duplex on the corners and 4 simplex units with roof-top gardens, built to owners' specification.

Contemporary style architecture in a quiet neighbourhood with uncompromising interiors.

LIFESTYLE

- 24 hour concierge
- High-end security
- Basement parking
- Swimming pool and entertainment area
- Penthouses with exclusive roof-top gardens
- State-of-the-art finishes
- Fibre ready
- EDGE sustainability rated building





2 BEDROOM 2 BATHROOM DUPLEX

Two bed, two bath
duplexes with internal
areas from 99m²
to 133m².



STACKED VIEW OF 2 BED 2 BATHROOM DUPLEX

External access passages on entry floor levels allow access into open plan living areas whilst maintaining complete privacy on bedroom levels.

An elegant internal staircase leads from the living area to the upper floor bedrooms and bathrooms.





3 BEDROOM 3 BATHROOM BESPOKE CORNER UNIT

3 bedroom duplex corner units from 153m² to 214m² offer large double volume corner balconies on the living room level and beautiful Juliet balconies on the bedroom levels.



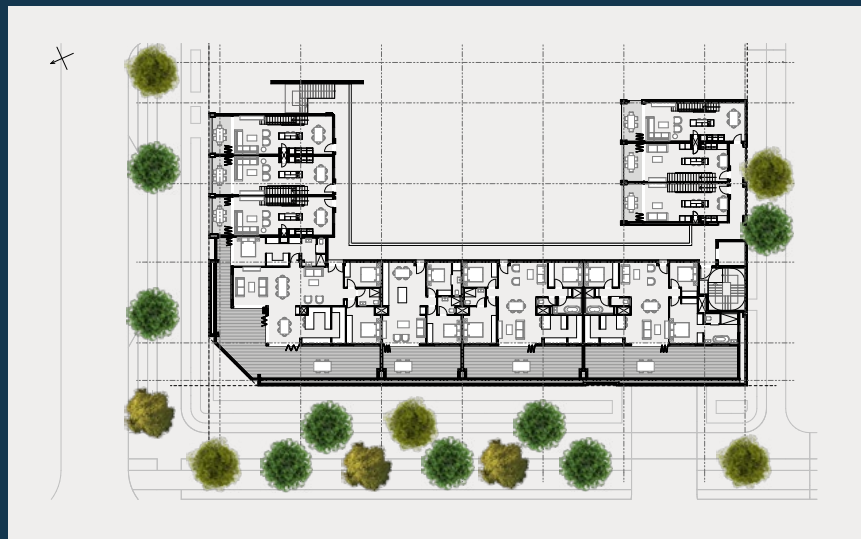
STACKED VIEW OF CORNER UNIT

The opportunity exists to custom design the interior layout of the corner units to create three bedroom, three bathroom fully en-suite luxury apartments.

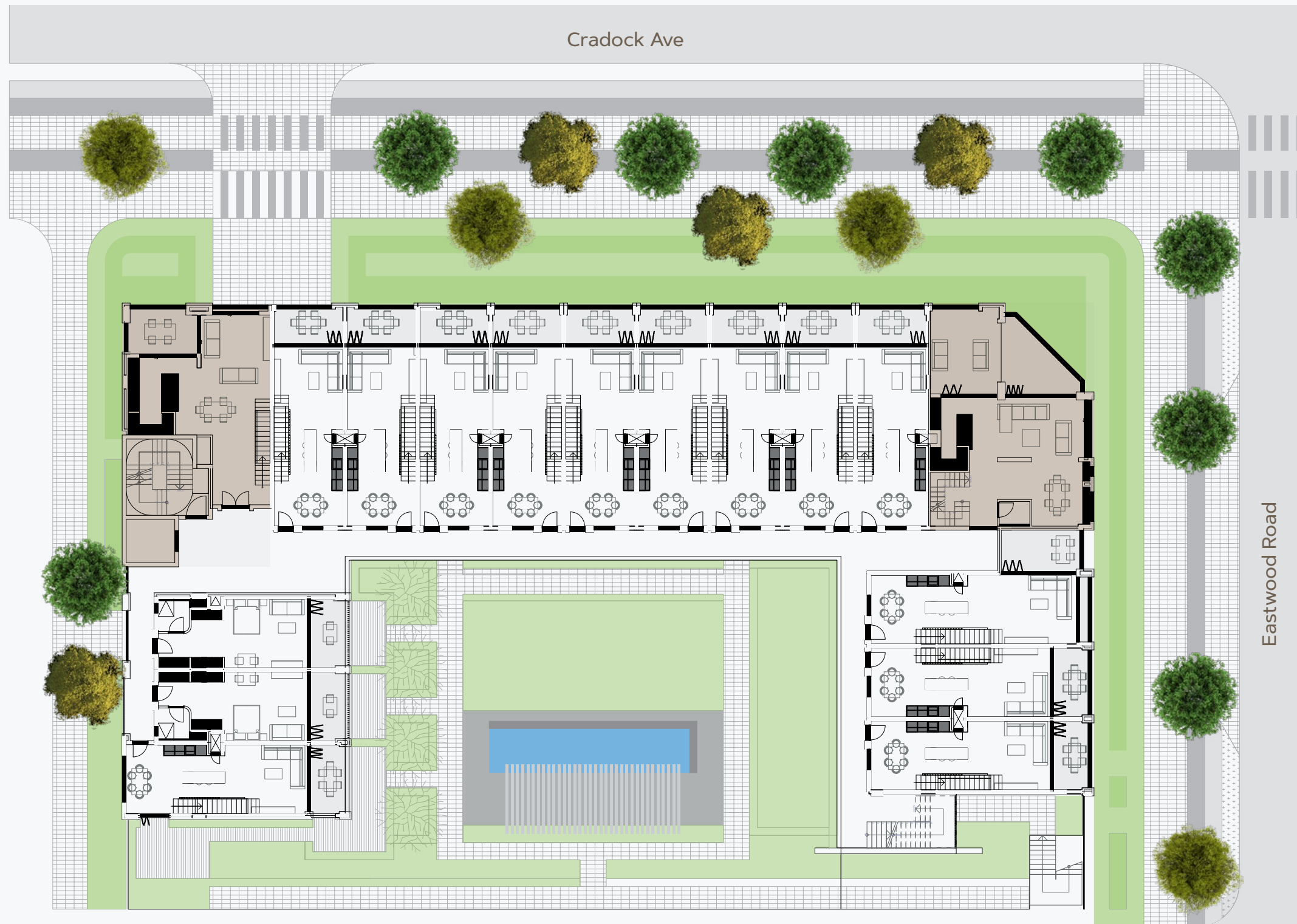


ROOF LEVEL SIMPLEX UNITS

These apartments offer large private roof-top gardens with uninterrupted views over the sweeping tree-scapes of the northern suburbs. From 106m² to 243m².

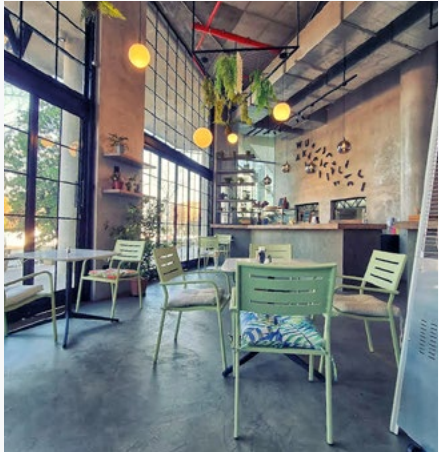

















SITEPLAN

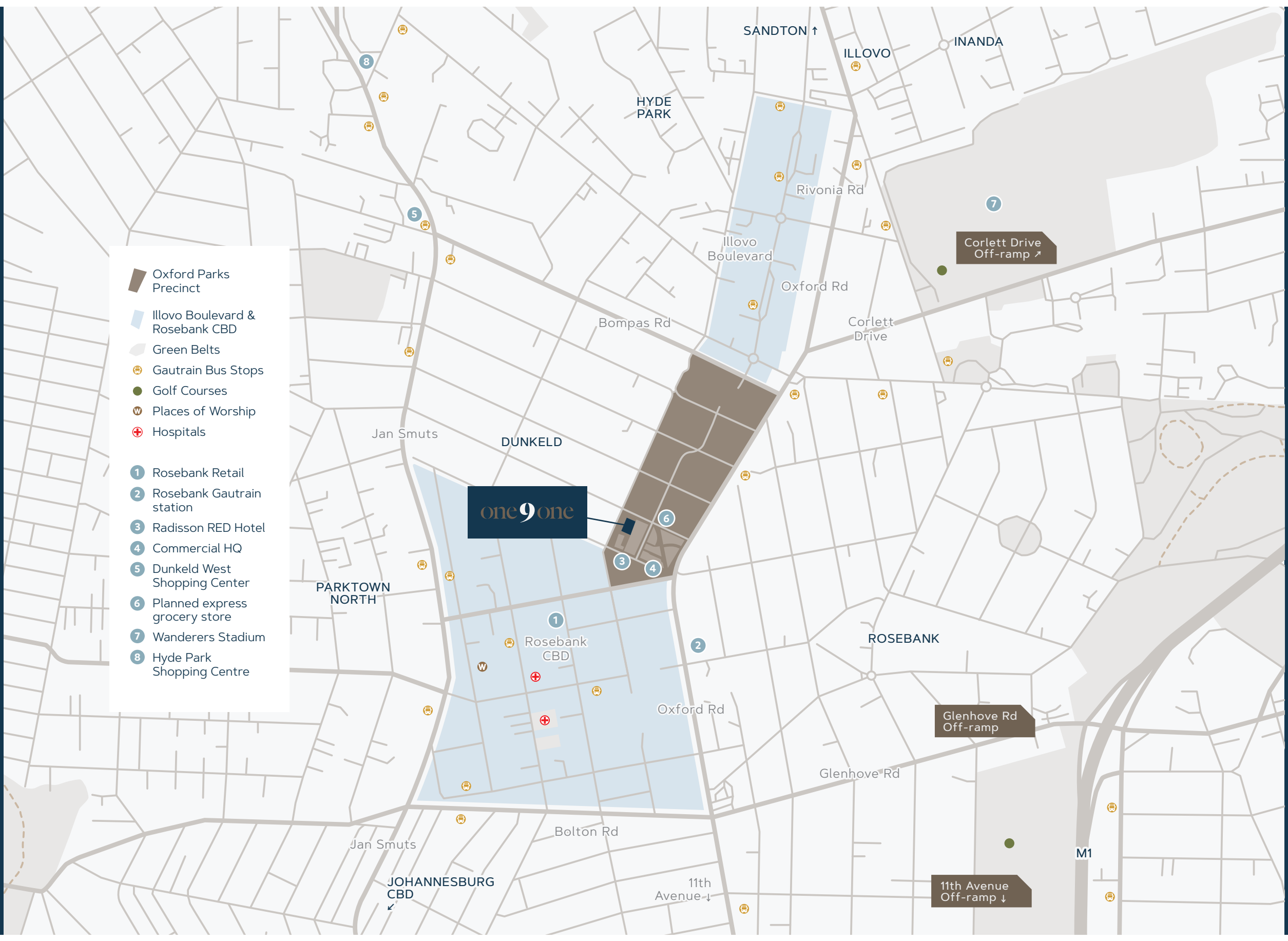


OXFORD PARKS OFFERS:

- The Test Kitchen
- The Shortmarket Club
- Ethos Restaurant
- Radisson RED Hotel
- Waku
- Cleavys Health Eatery
- Doubleshot
- Levingers
- M&M Optical



-  Oxford Parks Precinct
 -  Illovo Boulevard & Rosebank CBD
 -  Green Belts
 -  Gautrain Bus Stops
 -  Golf Courses
 -  Places of Worship
 -  Hospitals
-
-  1 Rosebank Retail
 -  2 Rosebank Gautrain station
 -  3 Radisson RED Hotel
 -  4 Commercial HQ
 -  5 Dunkeld West Shopping Center
 -  6 Planned express grocery store
 -  7 Wanderers Stadium
 -  8 Hyde Park Shopping Centre



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