

# THE VILLAGE

**OXFORD  
PARKS**

Proudly Developed by:

**INTAPROP**

PROPERTY DEVELOPMENT  
AND INVESTMENT

# OXFORD PARKS

OXFORD PARKS, AN EXTENSION OF THE ESTABLISHED MATURE ROSEBANK NODE, IS A **VIBRANT MIXED-USE PRECINCT** COMPRISING OFFICES, BESPOKE RETAIL AND AN ARRAY OF RESIDENTIAL DEVELOPMENTS AND HOTELS. THE EMPHASIS IS ON A **HIGH QUALITY PUBLIC ENVIRONMENT**, PAIRED WITH PEDESTRIAN LEVEL RETAIL ACTIVITY WHICH ALLOWS OXFORD PARKS TO EMBODY A **DYNAMIC HIGH-STREET CULTURE**. GENEROUS SETBACKS FORM WIDE **LANDSCAPED** PAVEMENTS ACCOMMODATING PEDESTRIAN **PATHS, CYCLE LANES, PIAZZAS & LINEAR PARKS**. THESE LANDSCAPED AREAS PROMOTE THE USE OF THE PUBLIC REALM & PROVIDE SPACES FOR **ART & ENTERTAINMENT LED INSTALLATIONS** & ACTIVITIES. OXFORD PARKS FOCUSES 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 & SERVICE DELIVERY TO PUBLIC AREAS ENSURING SEAMLESS OPERATIONS WITHIN THE PRECINCT. OXFORD PARKS, COMPLIMENTED BY **ESTABLISHED & COSMOPOLITAN ROSEBANK** IS FAST SECURING ITS IDENTITY IN THE CITY. OXFORD PARKS TRULY EXEMPLIFIES THE CONNECTIVITY OF **BUSINESS, LIFE, LEISURE & HEALTH**.










# PERFECTLY LOCATED


Points of interest:


- 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
- Walk-ability
- Road and infrastructure upgrades
- Engineering services agreement
- New Parks Boulevard


 Oxford Parks Precinct


 Illovo Boulevard & Rosebank CBD


 Green Belts


 Gautrain Bus Stops

 Schools

 Commercial Offices

 Golf Courses

 Places of Worship

 Hospitals

1

Rosebank Retail

2

Rosebank Gautrain station

3

Radisson RED

4

Planned Commercial HQ

5

The Village

6

Villoresi Office Park

7

Planned express grocery store

8

Corlett Drive

9

Athol Oaklands Road

10

Glenhove Road

11

11th Avenue

12

Dunkeld West Shopping Centre

13

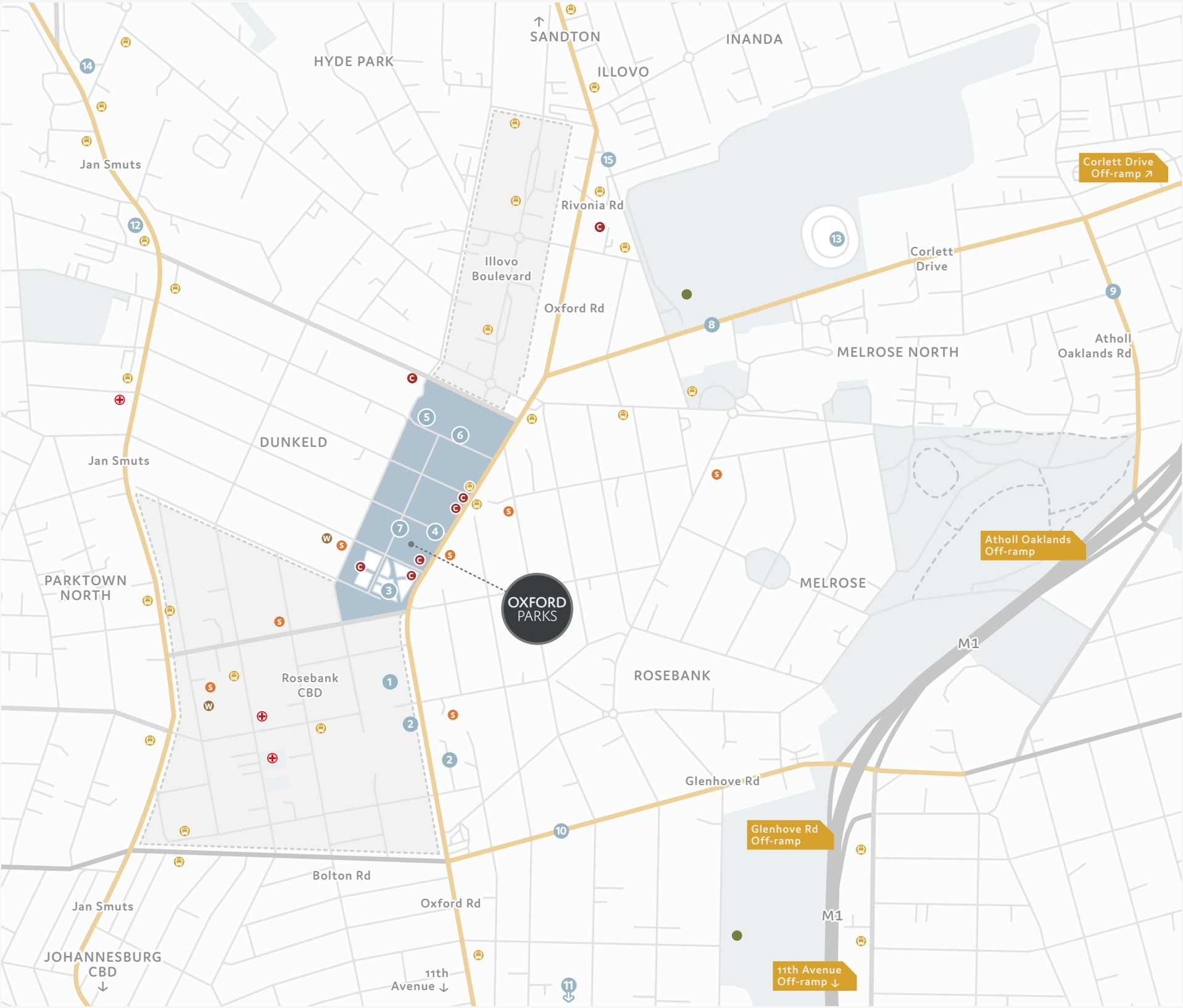
Wanderers Stadium

14

Hyde Park Shopping Centre

15

Thrupps Illovo Centre










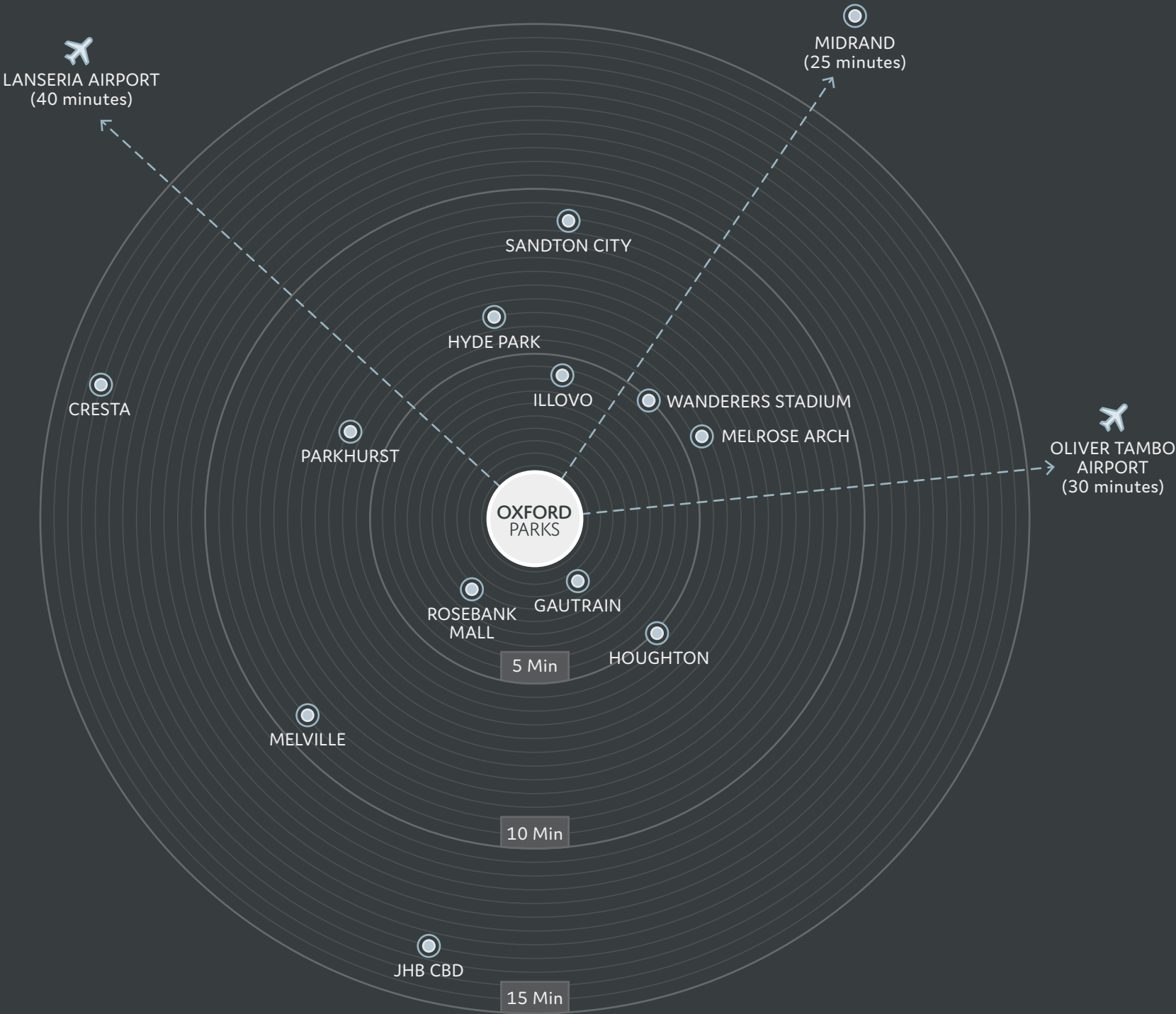




# WELL CONNECTED

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.

	<b>GAUTRAIN STATION</b> This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo	5 Minutes
	<b>ROSEBANK RETAIL</b> Houses over 200 shops and restaurants	5 Minutes
	<b>ILLOVO</b> A well established residential area and a growing office node	5 Minutes
	<b>SANDTON CITY</b> One of the largest shopping malls in Africa	9 Minutes
	<b>OLIVER TAMBO AIRPORT</b> International airport	30 Minutes

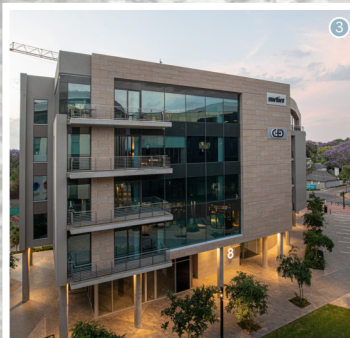




# COMPLETED & CURRENT DEVELOPMENTS



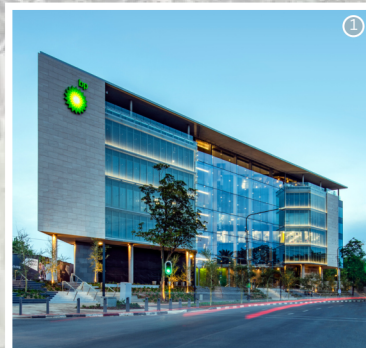
**6 Parks Blvd | Feb 2020**  
IHS Towers, Sony Music, Sony Publishing,  
and JLL



**8 Parks Blvd | Oct 2020**  
Metier Private Equity, G+D Currency  
Technology, Instinctif Partners, Anglo American  
LWD, Zurich, and JLL



**203 Oxford | Jan 2021**  
Life Healthcare HQ



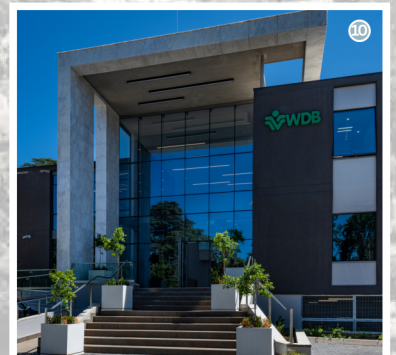
**199 Oxford | Dec 2018**  
BP Southern Africa, Enaex Africa, Allied Gold,  
Bluerock Atlantis, and Credo Wealth



**10 Parks Blvd | May 2025**  
Allen & Overy and Minotti



**55 Eastwood | Oct 2025**  
Baker McKenzie



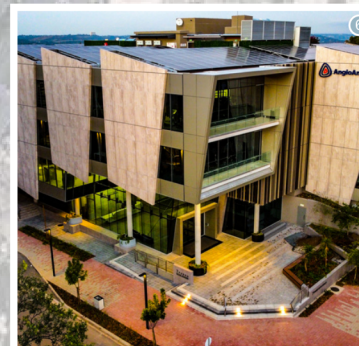
**WDB House | Jul 2019**  
Women's Development Bank



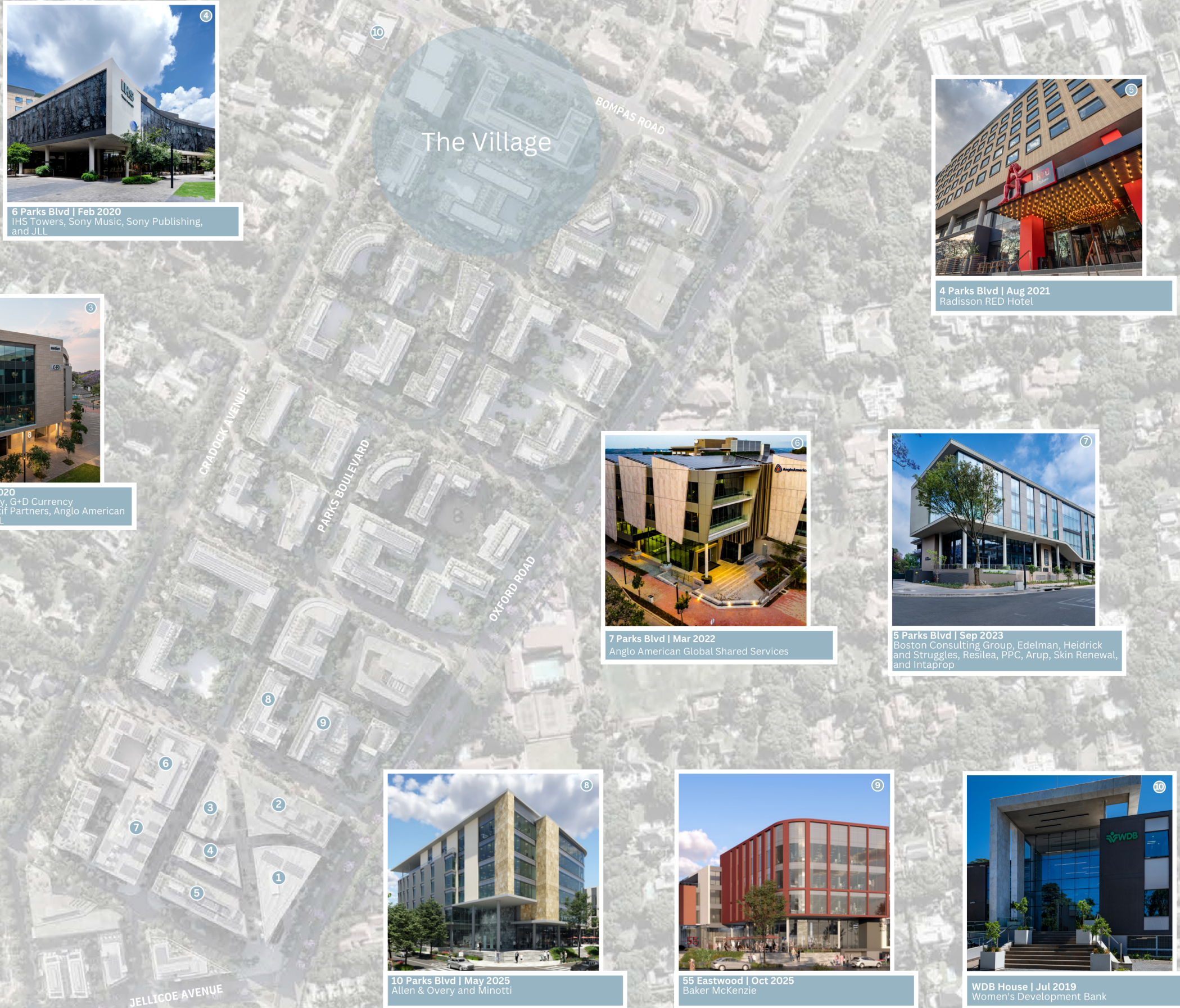
**4 Parks Blvd | Aug 2021**  
Radisson RED Hotel



**5 Parks Blvd | Sep 2023**  
Boston Consulting Group, Edelman, Heidrick  
and Struggles, Resilea, PPC, Arup, Skin Renewal,  
and Intaprop



**7 Parks Blvd | Mar 2022**  
Anglo American Global Shared Services





Commercial  
Tenants





Retail  
Tenants

Minotti



LIVY'S



Joy Jozi



# DEVELOPMENT SECTIONS

OXFORD PARKS





- 1 3 Parks Blvd Commercial
- 2 199 Oxford Commercial & Retail
- 3 4 Parks Blvd Hotel
- 4 6 Parks Blvd Commercial & Retail
- 5 8 Parks Blvd Commercial & Retail
- 6 203 Oxford Commercial & Retail
- 7 5 Parks Blvd Commercial
- 8 42 Cradock Ave Residential
- 9 44 Cradock Ave Residential
- 10 7 Parks Blvd Commercial
- 11 205 Oxford Commercial
- 12 55 Eastwood Commercial & Retail
- 13 10 Parks Blvd Commercial & Retail
- 14 12 Parks Blvd Commercial or Hotel
- 15 207 Oxford Commercial
- 16 9 Parks Blvd Commercial & Retail
- 17 46 Cradock Ave Residential
- 18 48 Cradock Ave Residential
- 19 11 Parks Blvd Commercial & Retail
- 20 57 Smits Commercial
- 21 14 Parks Blvd Commercial
- 22 58 Hume Boutique Guesthouse
- 23 60 Hume Commercial
- 24 62 Hume Commercial
- 25 63 Hume Commercial
- 26 223 Oxford Commercial
- 27 65 Kent Sectional Title Offices
- 28 63 Kent Residential
- 29 61 Kent Residential
- 30 59 Kent Residential (Assisted Livings
- 31 57 Kent Medical
- 32 60 Cradock Medical & Retail
- 33 64 Bompas Commercial & Retail
- 34 66 Bompas Commercial & Retail
- 35 WDB House Commercial

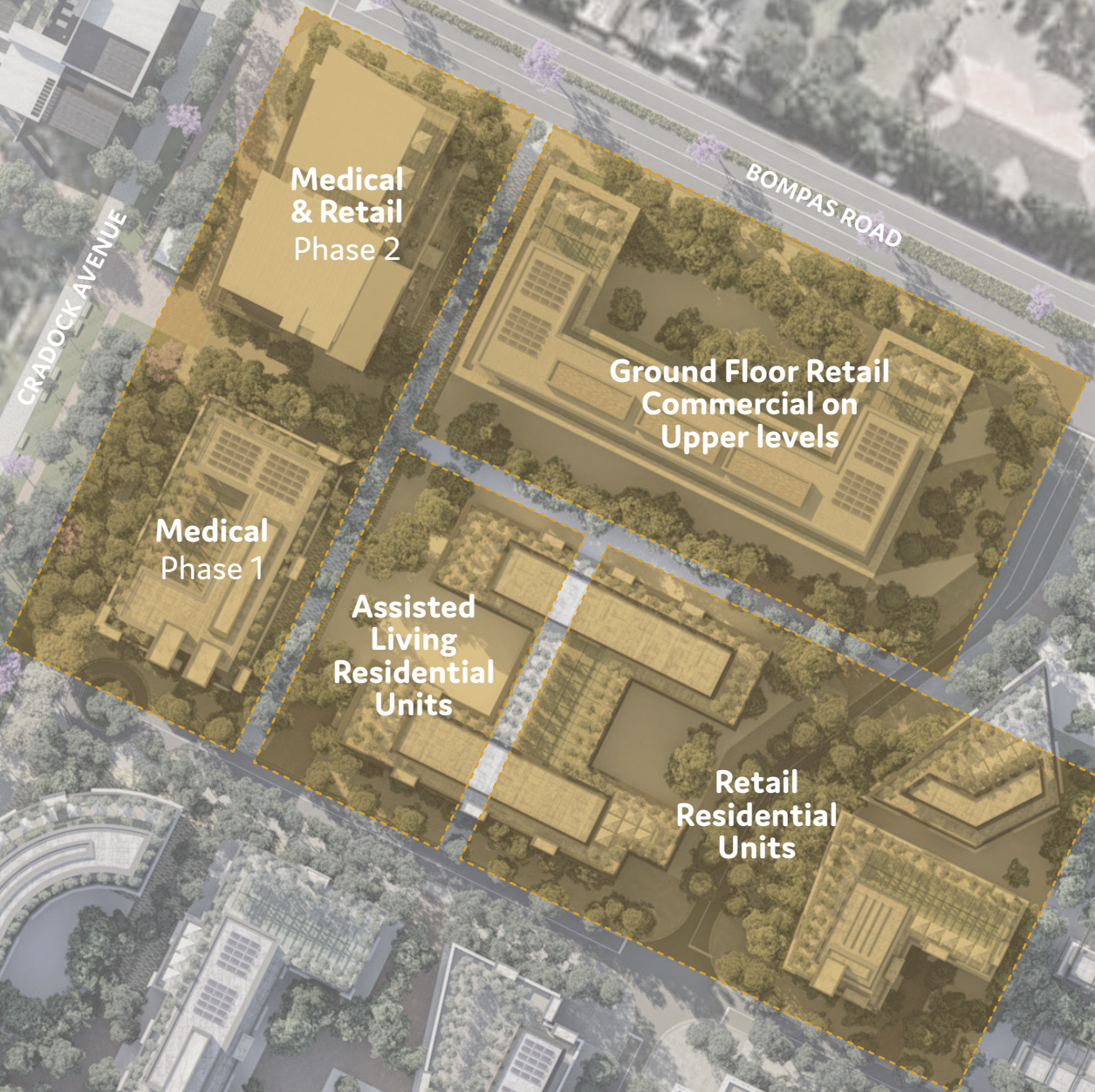


- COMMERCIAL DEVELOPMENTS
- DEVELOPMENT SITES CURRENTLY AVAILABLE
- DEVELOPMENT SITES UNDER CONSTRUCTION



## BLOCK 5

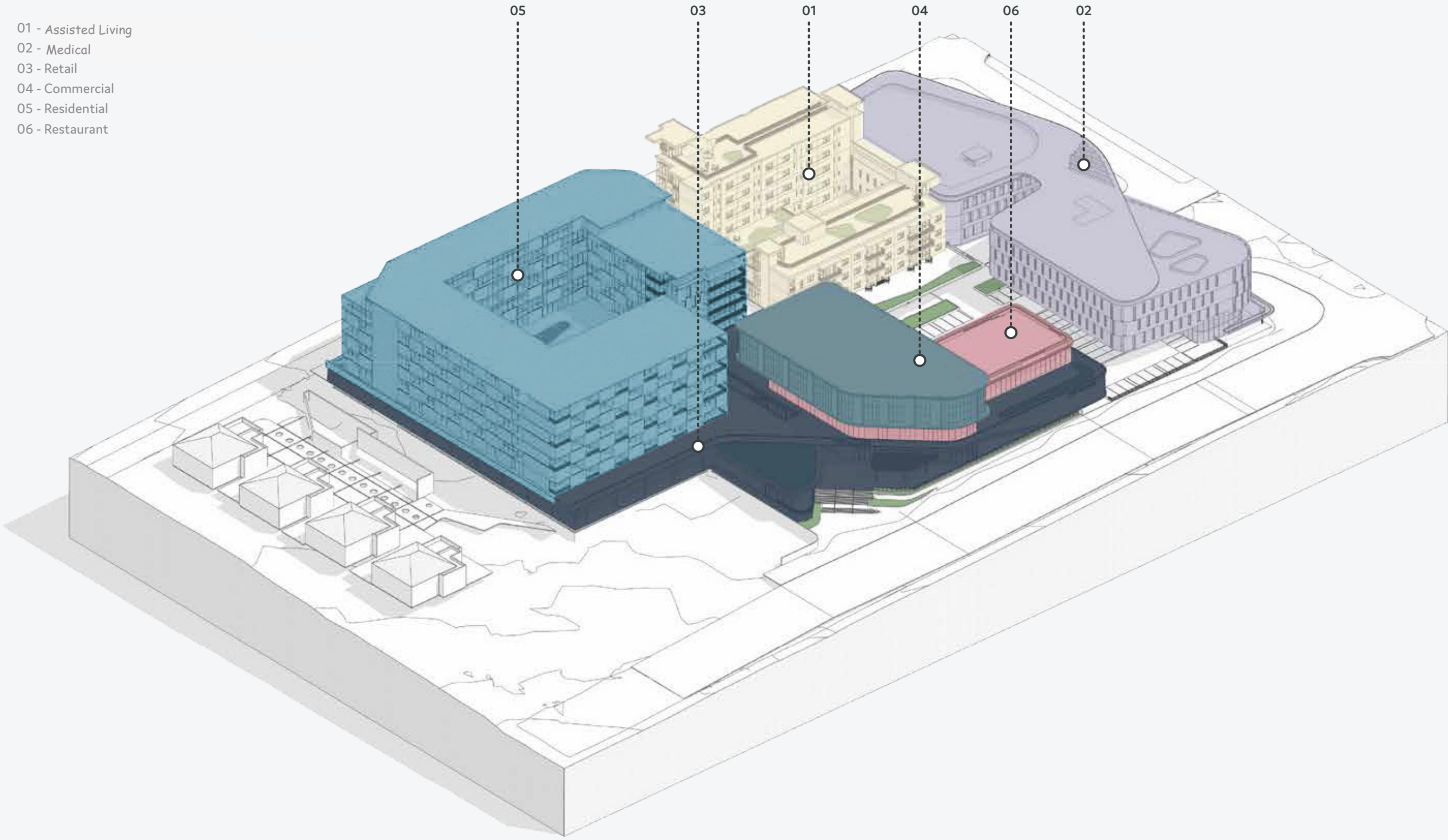
8,000sqm of retail bulk in a proposed  
45,000sqm mixed-use development.



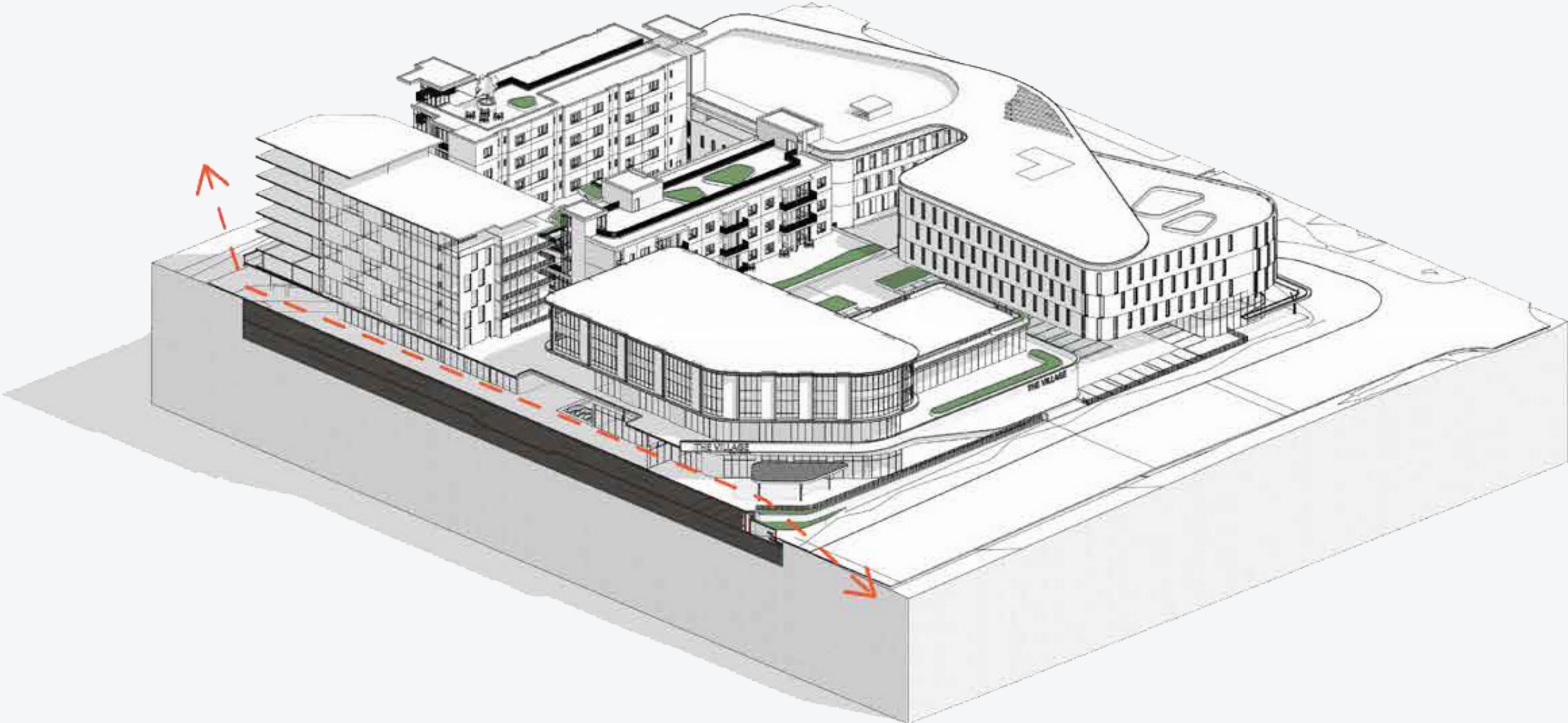


# BUILDING USE

- 01 - Assisted Living
- 02 - Medical
- 03 - Retail
- 04 - Commercial
- 05 - Residential
- 06 - Restaurant

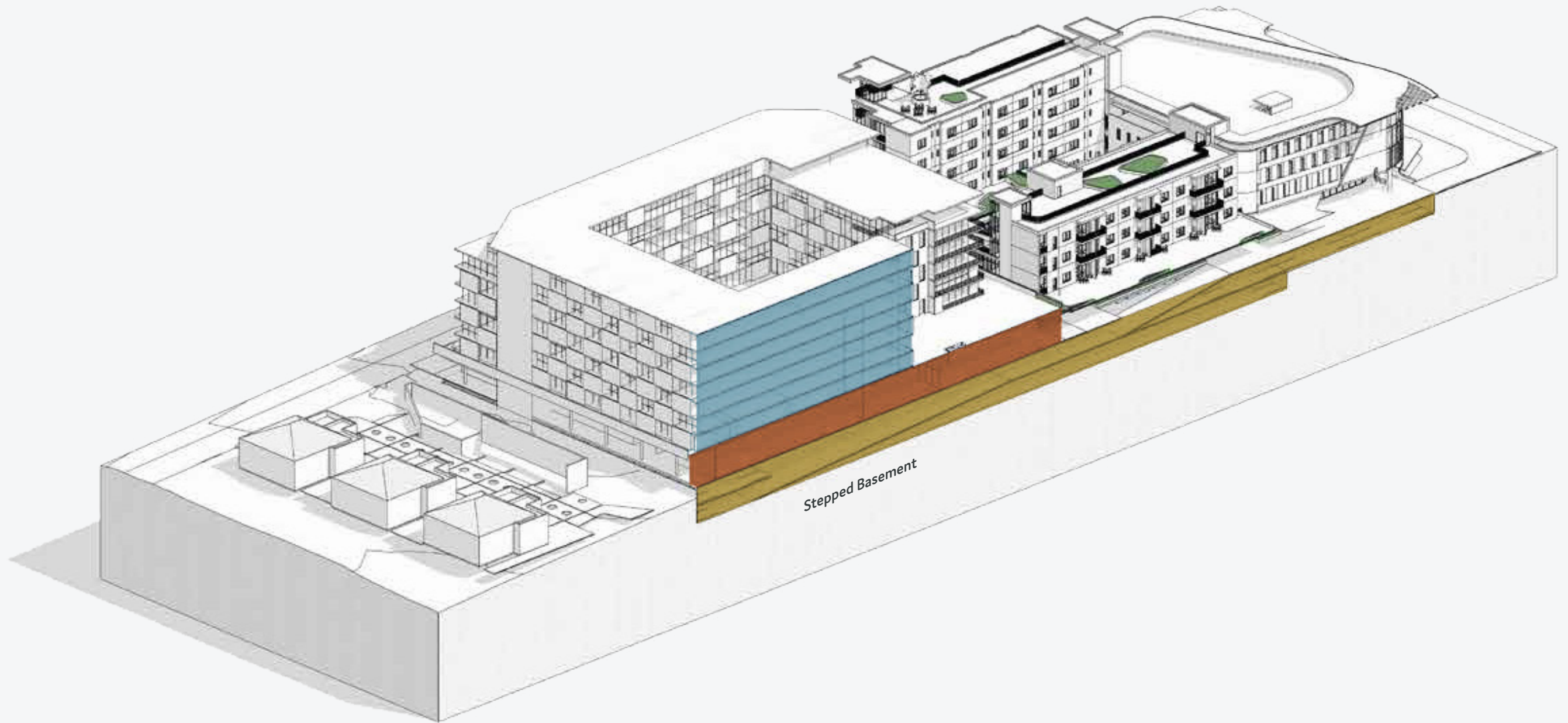


CROSS SECTION  
THROUGH RETAIL





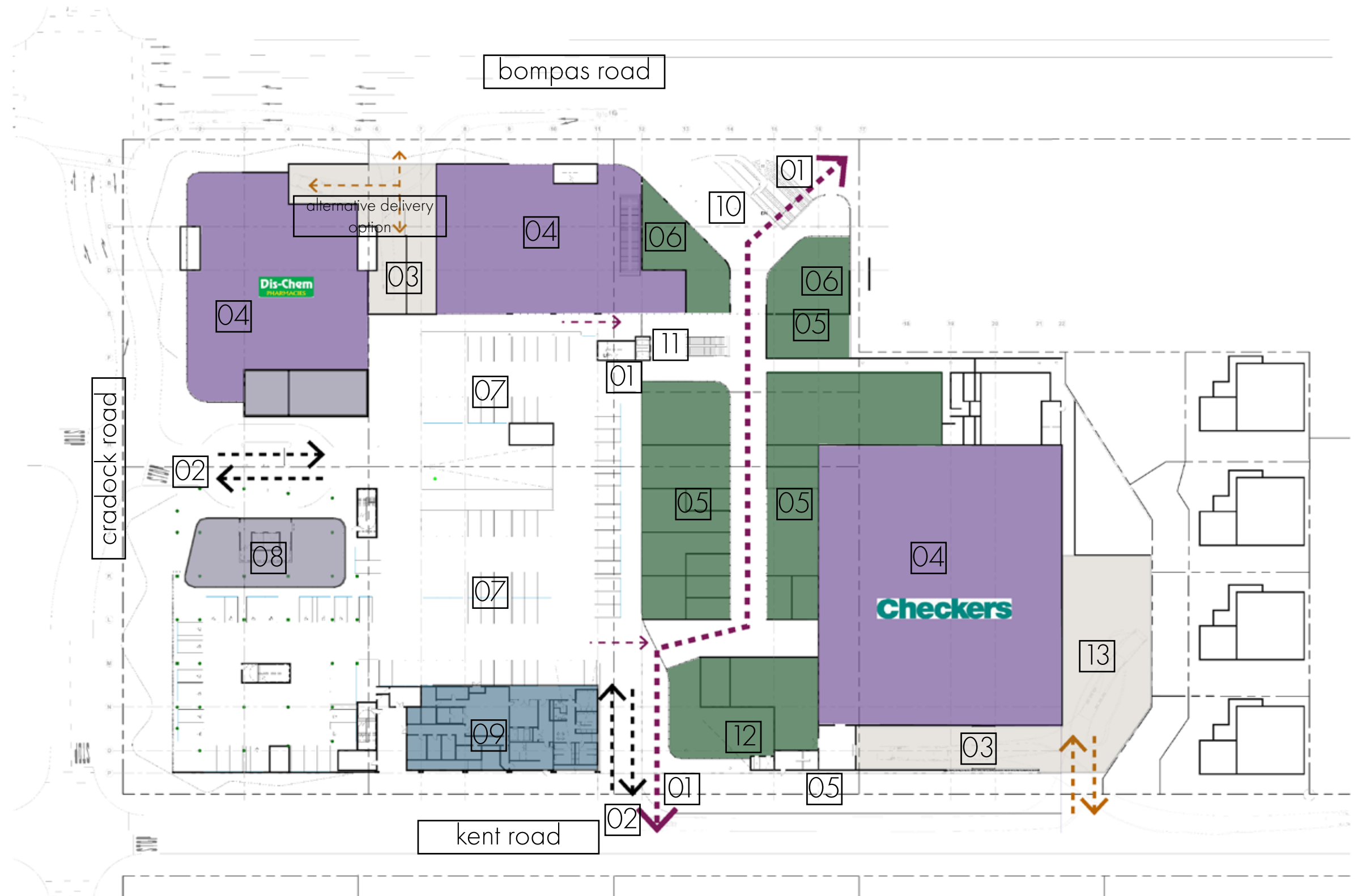
# LONG SECTION THROUGH ENTRANCE





# retail level plan

- 01. pedestrian entrance
- 02. vehicular entrance
- 03. deliveries
- 04. anchor
- 05. line shop
- 06. restaurant
- 07. convenience parking
- 08. Medical
- 09. Assisted Living
- 10. piazza
- 11. vertical circulation
- 12. residential lobby
- 13. service yard





















ELEVATIONS



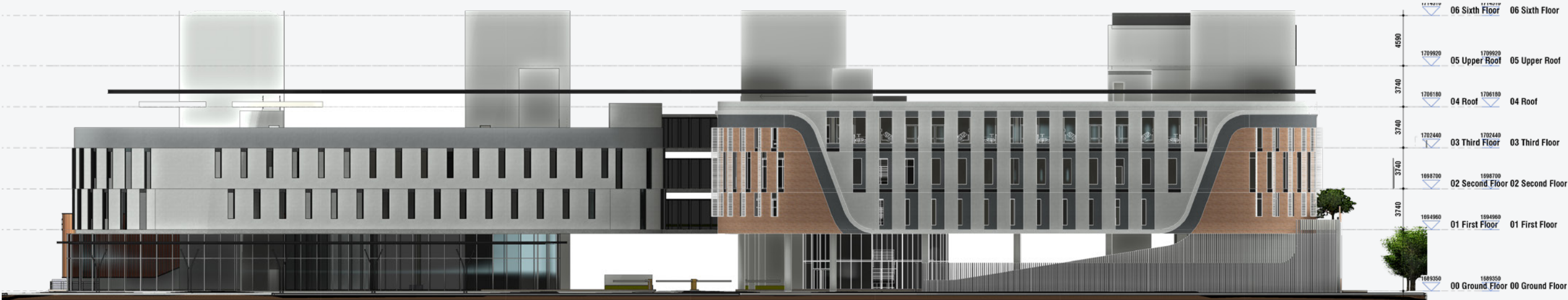
NORTH



SOUTH



ELEVATIONS



WEST



EAST



# CONTACT

Tel: 011 731 1900

E-mail: [info@intaprop.co.za](mailto:info@intaprop.co.za)

Web: [www.intaprop.co.za](http://www.intaprop.co.za)

Physical address: Intaprop, 1st Floor,  
199 Oxford, Oxford Parks, Dunkeld

Proudly Developed by:

## INTAPROP

PROPERTY DEVELOPMENT  
AND INVESTMENT



An architectural rendering of a modern shopping center. The building features a two-story design with large glass windows and brick accents. The ground floor has a wide glass frontage, likely housing retail stores. The upper floor has a balcony with glass railings, showing people working or socializing. A parking lot in the foreground is filled with various cars, and several people are walking around. The sky is overcast with soft clouds. The overall aesthetic is clean and contemporary.

**LIFE** CONNECTED

**OXFORD  
PARKS**

[www.oxfordparks.co.za](http://www.oxfordparks.co.za)