## 4 PARKS BOULEVARD





### CONTENTS

INTRODUCTION PERFECTLY LOCATED WELL CONNECTED PRECINCT CONCEPT **ESG PRINCIPLES** BUILDING IMAGES FLOOR PLANS CURRENT TENANTS PRECINCT AMENITIES CONTACT

Ħ

H

00000007

**4 PARKS BOULEVARD DEVELOPMENT** 

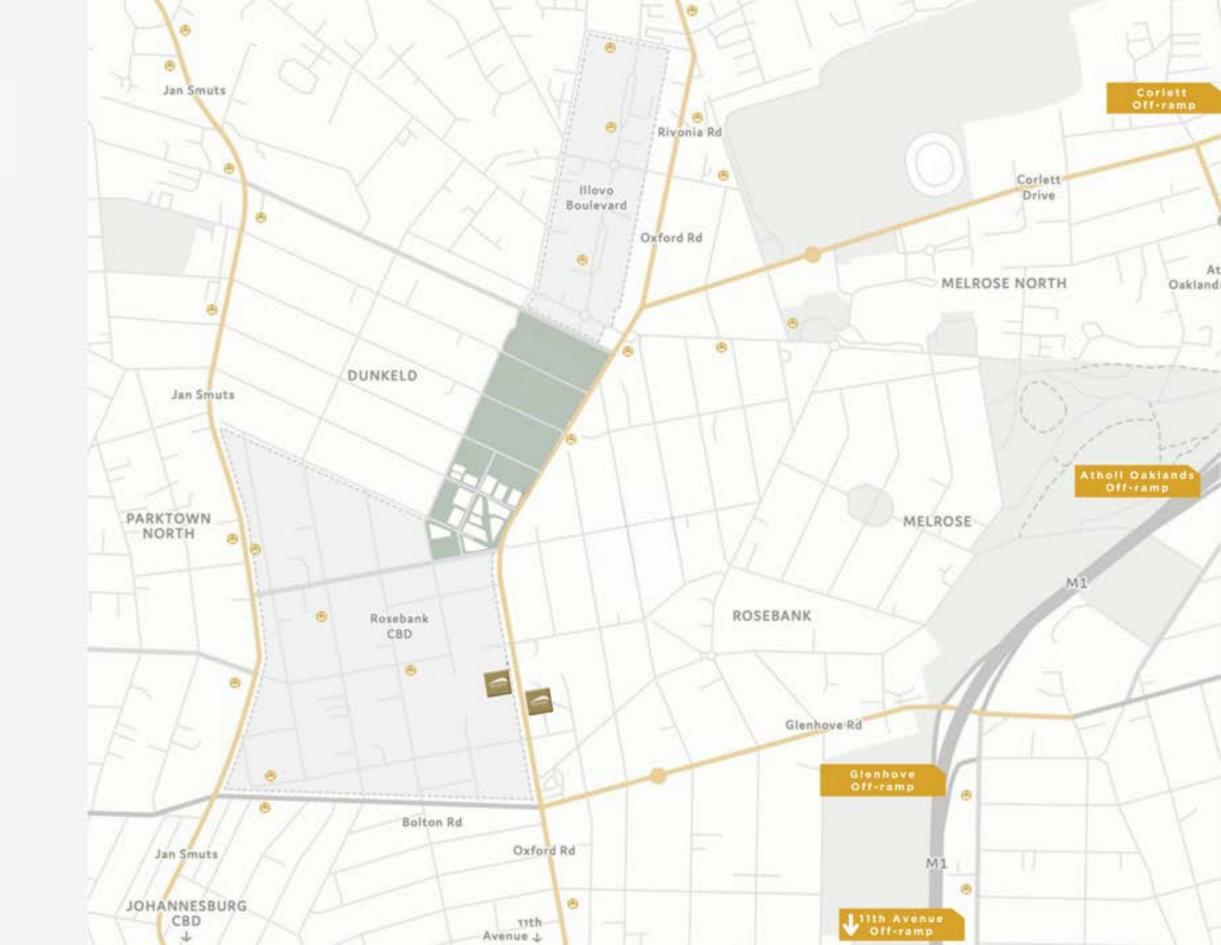
**COMPLETED & CURRENT DEVELOPMENTS** 

# (+())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.



#### PERFECTLY LOCATED



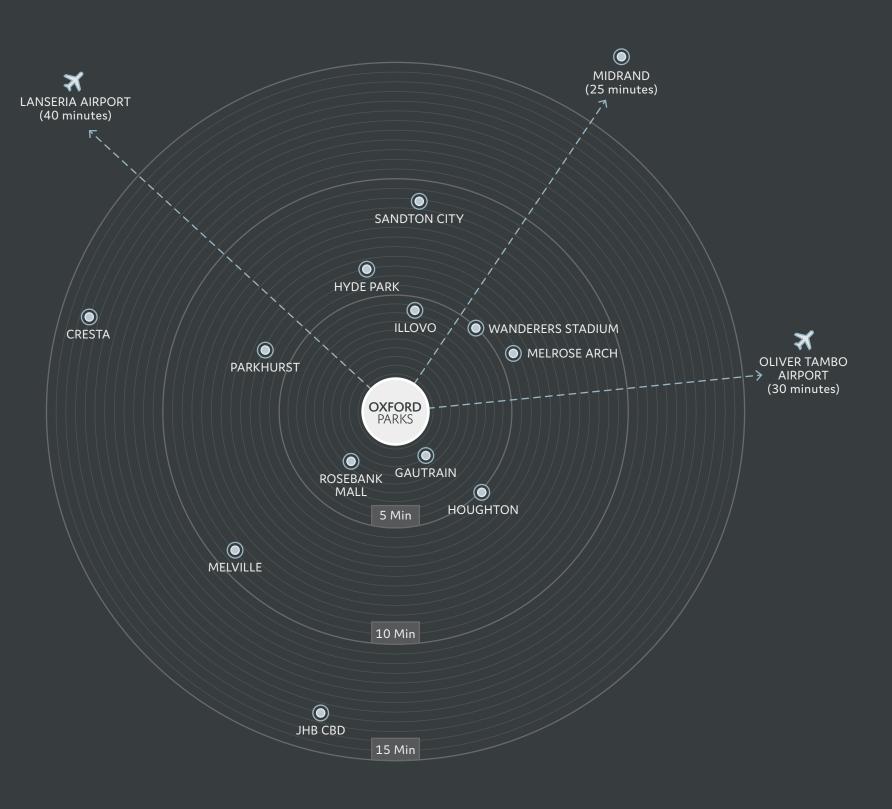




#### WELL CONNECTED

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.

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



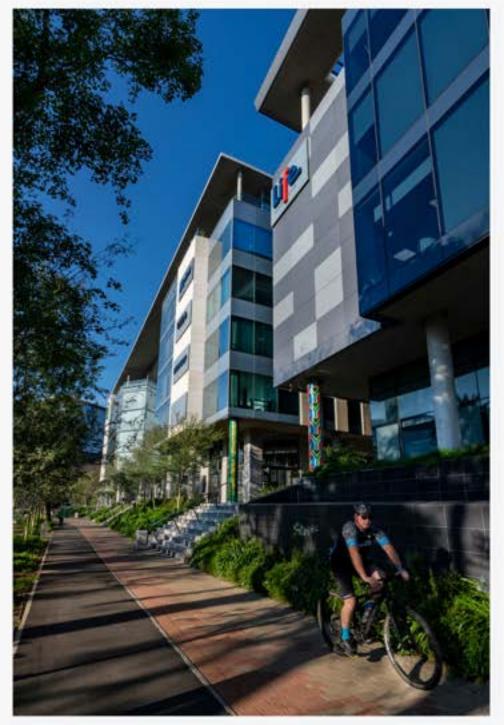
OXFORD PARKS

### 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
- Tree-lined piazzas and linear parks
- Pedestrian focused public environment
- Cycle lanes
- Connectivity





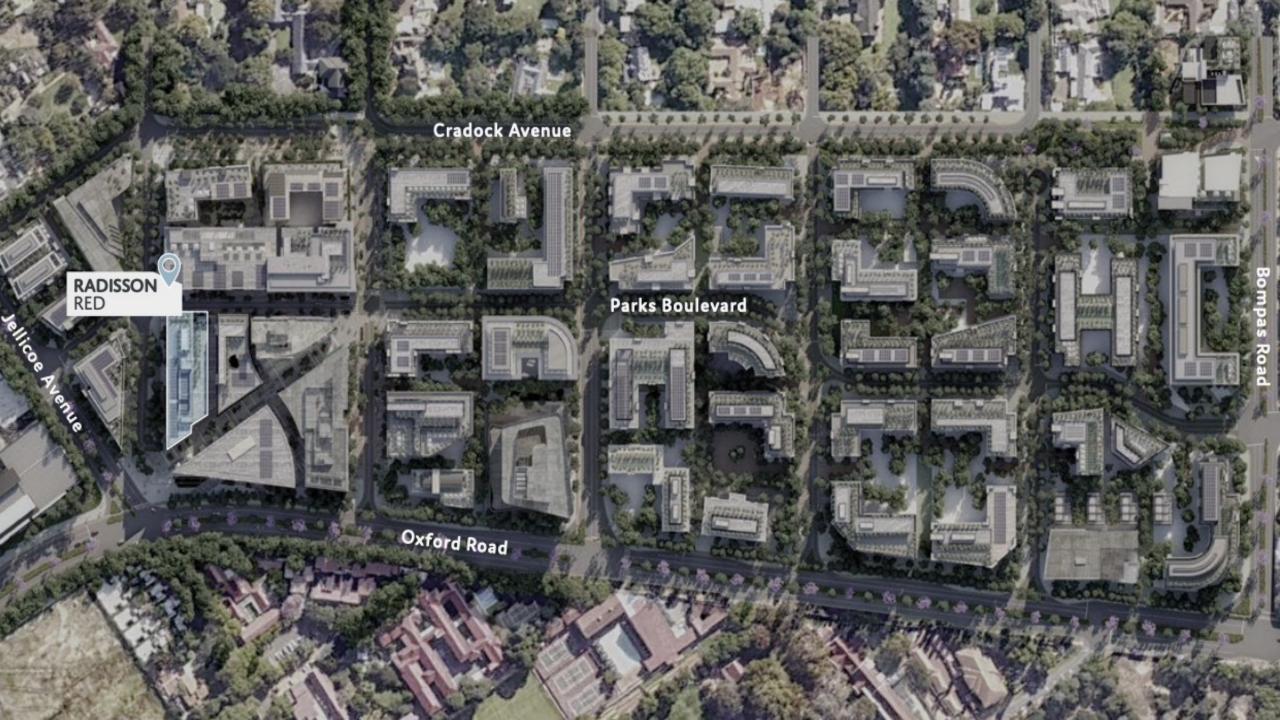


#### OXFORD PM/NS

### ESG PRINCIPLES

















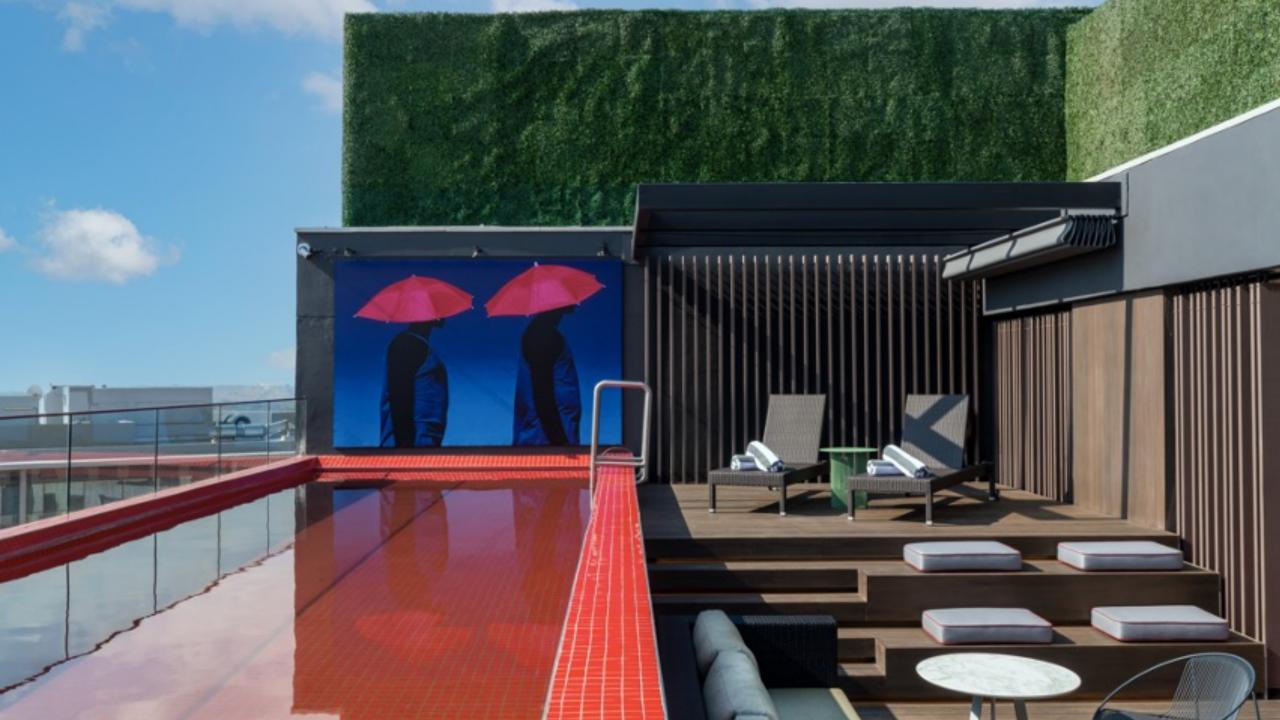






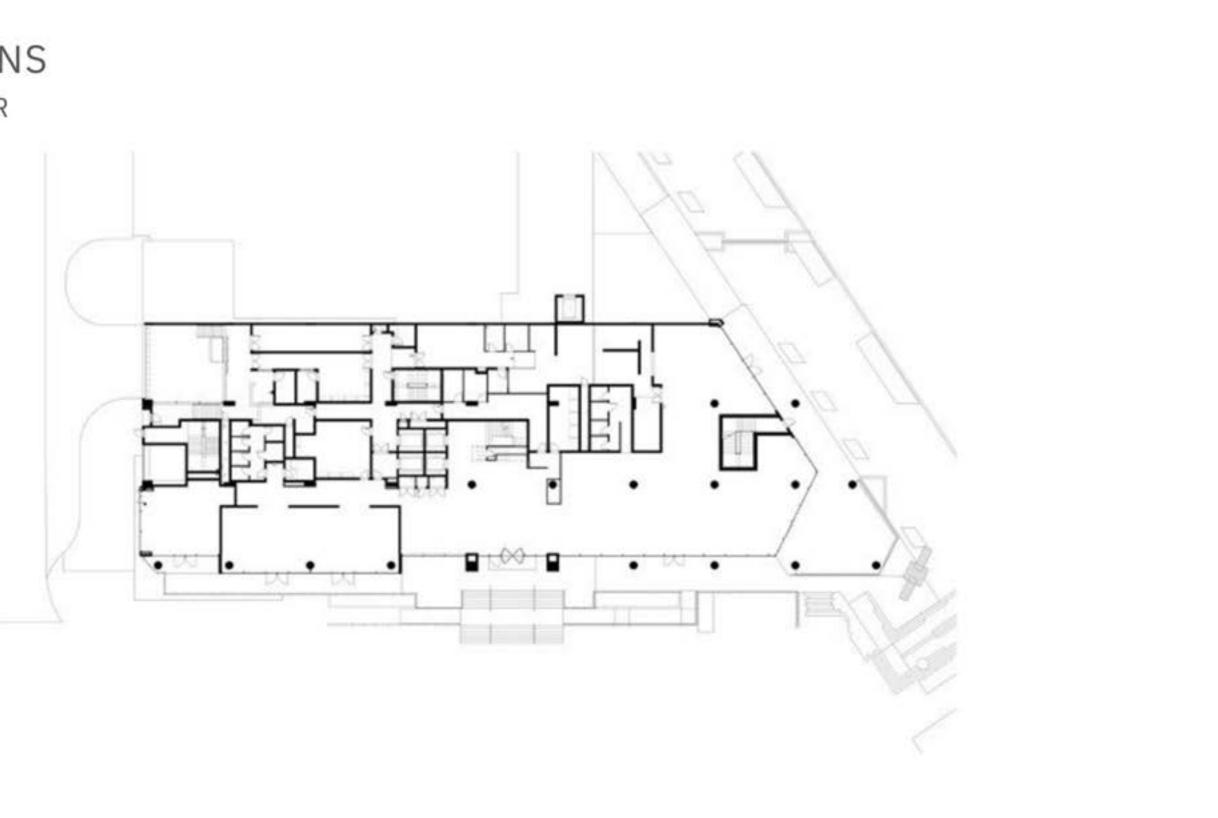




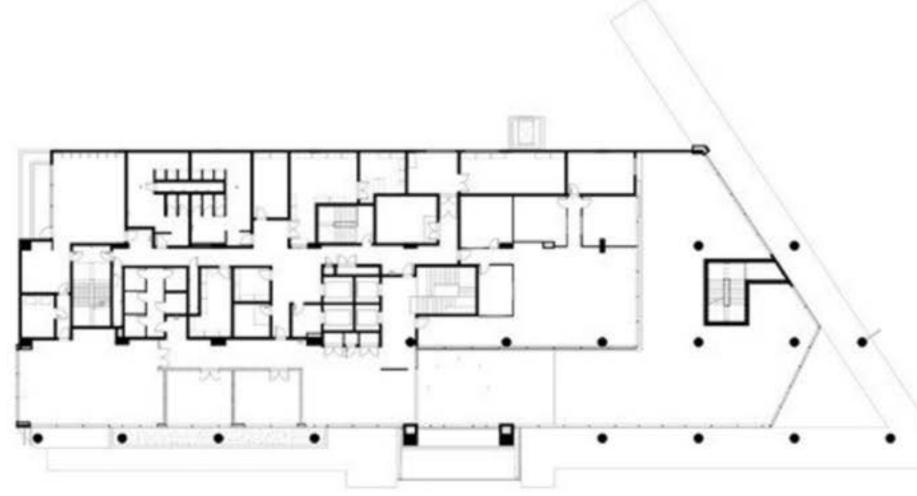




#### FLOORPLANS GROUND FLOOR

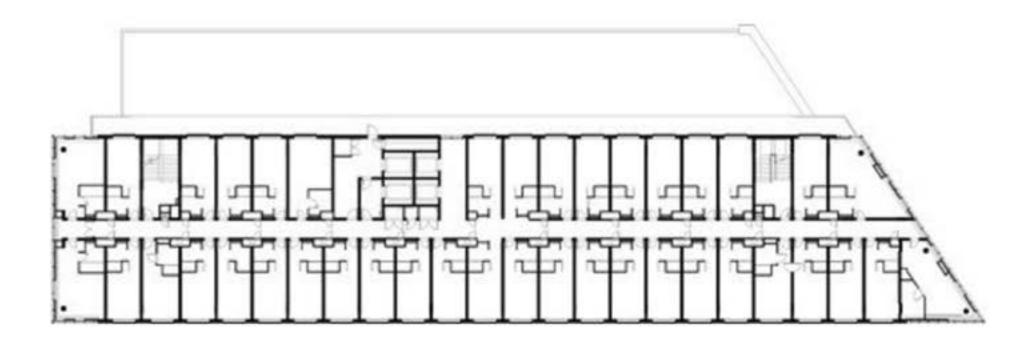


## FLOORPLANS

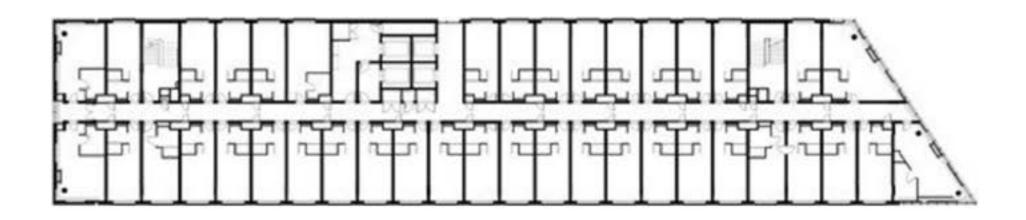




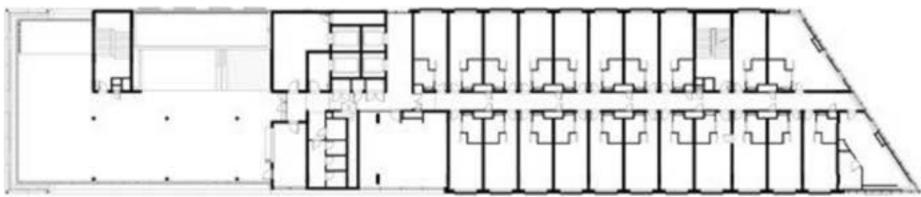
#### FLOORPLANS SECOND FLOOR



#### FLOORPLANS THIRD - SIXTH FLOOR

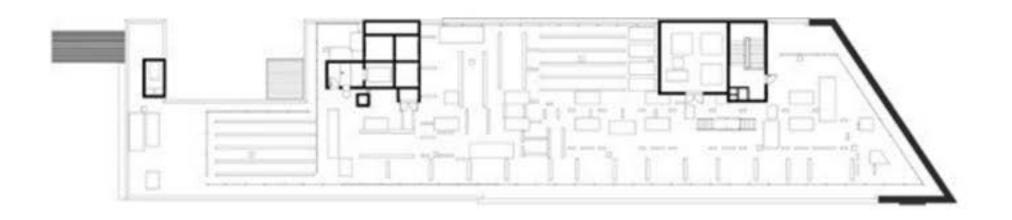


#### FLOORPLANS SEVENTH FLOOR





#### FLOORPLANS ROOF PLAN



#### COMPLETED & CURRENT DEVELOPMENTS



6 Parks Blvd I Feb 2020 Bi5 Tory Public Sony Public









a bled i Jun Stat



0





0 Parks 5[vd | May 202







4 Parks Blvd | Aug 2021







WDB House J Jul 2019



#### COMMERCIAL TENANTS



## RETAIL & AMENITIES



**OXFORD** PARKS

#### **OXFORD** PARKS **IMMEDIATE AMENITIES**

• Hotel

- Conferencing and meeting facilities • Restaurants, coffee shop, services • Bespoke event venues • Park-like environment • Safe pedestrian movement
- Secure public parking







#### **OXFORD PARKS AMENITIES WITHIN A 1KM RADIUS**

- 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 and speciality eateries

· Public transport includes taxis, buses and airport links





Tel: 011 731 1900 E-mail: info@intaprop.co.za

Proudly Developed by: INTAPROP REPERTY DEVELOPMENT

Web: www.intaprop.co.za Physical address: Intaprop, Ground Floor, 5 Parks Boulevard, Oxford Parks, Dunkeld

LIFE CONNECTED



www.oxfordparks.co.za