



AVE: 15880.70 (ZAR)

Opulent Sandhurst remains Gauteng’s most sought-after suburb

SANDHURST is the quintessence of the phrase “where the other half lives” and it is for this reason that this northern Johannesburg suburb is regarded as the most exclusive and prestigious in Gauteng.

Data recently released by Lightstone Property revealed that not only is Sandhurst one of the top five wealthiest suburbs in South Africa, it is also home to some of the most expensive real estate in the country.

After first-ranking Clifton, where the median price for houses is R27.1 million, and Glen Beach Road in Camps Bay, Sandhurst’s Coronation Road scoops third place with an average sale price of just under R25m.

Recent impressive sales on

Oxford Avenue have nudged the prestigious street into the same exclusive bracket as Coronation Road and it is on these two roads that you will find an impressive assembly of palatial trophy homes with rolling lawns and landscaped gardens, many of which fall into the R25m-plus price band.

This is according to Daniella Apteker and Tasha Rossen of Lew Geffen Sotheby’s International Realty.

“At this level, the mansions are set on sizeable erven of around 4 000m² or more and usually have at least five en suite bedrooms, several reception and entertainment areas, perhaps four garages and staff accommodation.”

Apteker says there are few “entry level” properties in

Sandhurst, with more than half of the homes falling into the R25m to R35m price range.

“At the entry level, R7m will buy a 350m² cluster home set on a 600m² erf, but there are few

The mansions are set on sizeable erven of 4 000m²

cluster developments in the area as most properties in Sandhurst are still freehold. Mid-level is around R15m and most of these homes are on the fringes of the suburb.”

Rossen says that Sandhurst

is also home to properties at the top end of the market that only the super-wealthy can afford as private residences, such as the recently built Harrow House, which at R60m is more of a palatial estate than a house.

Set on 6 300m², this state-of-the-art home has a gym, a hotel-type spa, a cinema, a private library, a cigar bar, a separate entertainment summerhouse, a billiard room and a floodlit tennis court.

“Homes like this are often snapped up by foreign buyers, corporates or even foreign diplomatic mission,” says Rossen.

According to Apteker, one of Sandhurst’s main drawcards is that it offers its residents the privacy they seek and a very elevated level of security. “Most



PURE LUXURY: This lavish five-bedroom mansion with hotel rights on over 6 300m² in the heart of Sandhurst is for sale at R60 million, plus VAT.

of the properties have state-of-the-art security systems on top of being set back on stands behind walls at least two

metres tall, and the streets are generally heavily patrolled. These precautions ensure that the suburb remains peaceful.”

Lew Geffen, chairman of Lew Geffen Sotheby’s International Realty says: “Although the property landscape in Sandhurst hasn’t changed much in recent years, one aspect that has changed significantly is the investor demographic. The suburb is now very representative of the current SA wealth profile with more and more of our political heavyweights, business entrepreneurs and captains of industry choosing to live in Sandhurst.

“A recent property owner profile conducted by Lightstone revealed that most current Sandhurst residents have lived in the suburb for less than five years, with only 30 percent having bought more than 10 years ago.”

Geffen says what is not surprising is that almost half of the residents are between the ages of 36 and 49, with 20 percent being in the 50 to 64 age bracket, but what is notable is the increasing number of buyers who are under 35.

“Two other major appeal factors are Sandhurst’s prime location and its proximity to several of Johannesburg’s best schools,” says Rossen. “Sandhurst is only minutes from SA’s financial heart, Sandton, and residents have their choice of top schools including St David’s, Kingsmead, Pridwin Prep, Hyde Park High, Redhill and Crawford.

“If you have the capital to invest, there is no better location in Johannesburg than Sandhurst.”