



ANOTHER FWJK AND TRICOLOUR DEVELOPMENT

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A LANDMARK LOCATION
WHY LOOK ANYWHERE ELSE?

CO-DEVELOPERS

THE TEAM

ABOUT TRICOLOUR



Tricolour was founded 15 years ago and has emerged as a successful developer in both the P-grade commercial and A-grade industrial sectors. Its most recent developments include the prestigious Fire Station Rosebank office tower and a modern office development occupied by the Dynamic Technology Group in Glenhove Road, Melrose Estate.



Tricolour acquired the site for Oxford Maine with the vision to create a superior and unique landmark building for Rosebank and is delighted to partner with FWJK in bringing this vision to life.



ABOUT FWJK



Founded in 1953, FWJK has become a trusted name in iconic developments. Operating initially in the professional quantity surveying space, FWJK has since extended their influence to include architecture, project management and property development in order to provide a unique and extremely efficient packaged service.

In 2008, FWJK introduced the Co-development at cost methodology, which continues to disrupt the traditional property development market. Over the past decade, the company has developed in excess of **30 large-scale property projects** in Durban, Johannesburg and Cape Town – worth several billion rand. FWJK is now recognized as one of the most innovative property developers in the Southern African region and has been the PMR Africa Diamond Arrow Award recipient for 2 years running and was **named the country's top property developer from 2017 to 2019.**



tricolour

FWJK
DEVELOPMENTS

Aftek Consulting Engineers



FWJK
ARCHITECTURE

PROFICA
PROFICA - PROJECT MANAGEMENT - AFRICA

CKR
CONSULTING ENGINEERS

FWJK
QUANTITY SURVEYING

bsm
BAKER

SFT
SPECIALISED FIRE TECHNOLOGY

OXFORD MAINE

MACRO LOCALITY

IT'S ALL ABOUT THE LOCATION

A well known, but important mantra in the real estate sphere

A location that cannot be beaten – Oxford Maine is ideally situated on the corner of Oxford and Bolton Roads, in the heart of Rosebank. The ease of access to major arterial routes offers convenient accessibility.

destination for Johannesburg residents due to its vibrant commercial, retail, entertainment, and residential mix. Undoubtedly, it is one of Johannesburg's fastest growing and most fashionable destinations.

Oxford Maine is your ideal location – be it for your business, your home away from home, or your new luxury penthouse. This new mixed-use development is primely located in the booming Rosebank node currently experiencing unprecedented growth. Rosebank has become a favoured

WHY LOOK ANYWHERE ELSE?



KEY

1. Illovo Junction
2. Thrupps Centre
3. Wanderers Stadium
4. Melrose Arch
5. James Ethel Park
6. Houghton Golf Course
7. National Military Museum
8. Charlotte Maxeke Hospital
9. Botanical Gardens
10. Goodman Gallery
11. Circa Gallery
12. Dunkeld Centre
13. Delta Park
14. Hyde Park Corner
15. Sandton City

OXFORD MAINE

MICRO LOCALITY

KEY

1. Standard Bank
2. Planet Fitness Rosebank
3. Coca-Cola
4. Life Day Spa
5. Bolton Road Collection
6. Gautrain Station
7. The Zone
8. Viva Gym
9. Rosebank Mall
10. Netcare Rosebank Hospital
11. Rosebank Public Library
12. SAPS
13. Hyatt Regency
14. Virgin Active
15. Oxford Corner



OXFORD MAINE



Offering an Exquisite New Mixed-Use Development

Oxford Maine comprises of 7986m² P-Grade Sectional Title Offices, 1093m² of trendy and exciting restaurant and retail space, a 200 key international hotel and 5 spacious duplex penthouses each with their own view deck and infinity pool.

By blending luxury, operational efficiency and comfort in a contemporary way, Oxford Maine utilizes cutting-edge technology and green building elements to create a dynamic sense of modern luxury and class. High living and eco-consciousness are not mutually exclusive and go hand in hand at Oxford Maine.

Creating a lavish atmosphere without compromising safety, is our essential development trademark. First class security, including 24/7 guarding services and smart automated access control with state of the art IP camera surveillance, will ensure peace of mind for all occupants.

With panoramic 360° views of Johannesburg, upmarket duplex penthouses will ensure that the luxury living of Rosebank is always within view.

SOUTH ENTRANCE VIEW FROM ASHFORD ROAD

OXFORD MAINE

ARCHITECTURE



On the prominent corner of Oxford and Bolton Roads, this new mixed-use development showcases a modern architectural aesthetic expressed by clean lines and sophisticated glazing systems.

Access to the site is available from Ashford Road and incorporates a drop-off and concierge service area with secure basement parking.

The retail component on the ground floor provides for public interaction between the building and its prominent street edge. This creates an inviting atmosphere for attracting pedestrian traffic into the vibrant restaurant space found at street level.

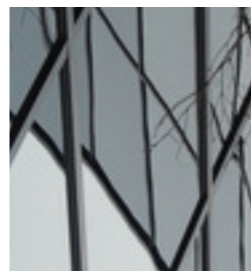
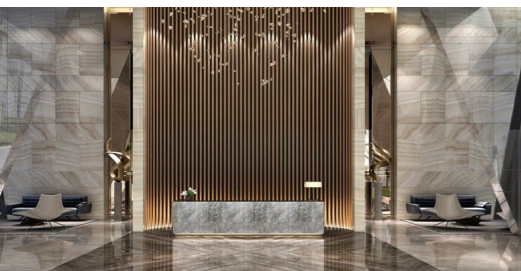
The building includes two cores, which effectively separates high speed vertical transportation from the hotel and office lobbies. The P-Grade office component on the first to sixth floors provides for an attractive courtyard area, which allows office users to break-away to a relaxing natural environment. The atrium above the courtyard brings natural light into the office space, encouraging productivity. The façade envelope of the office component creates a wave-like feature giving the illusion of external movement whilst bringing natural light into the building.

From the fourth to the seventh floor, the building introduces the hotel component comprising of rooms located on the prominent Bolton Road façade, maximizing Northern light and city interaction. The hotel rooms have spectacular views of the city skyline and surrounding leafy suburbs, whilst also providing the utmost comfort and top-class service.

The north-east corner of the development creates an extraordinary visual link between the building users and city commuters and allows for prime advertising space. This corner provides 180° views of the city from North (Sandton) to South (Joburg CBD), visible from any point.

The seventh floor is designed for spacious North and South-facing duplex penthouse apartments. Each with their own roof garden and pool deck with an infinity pool creating a dynamic space for social interaction and relaxation.

The landmark location of Oxford Maine promises an exciting and unique new mixed-use offering in Rosebank.





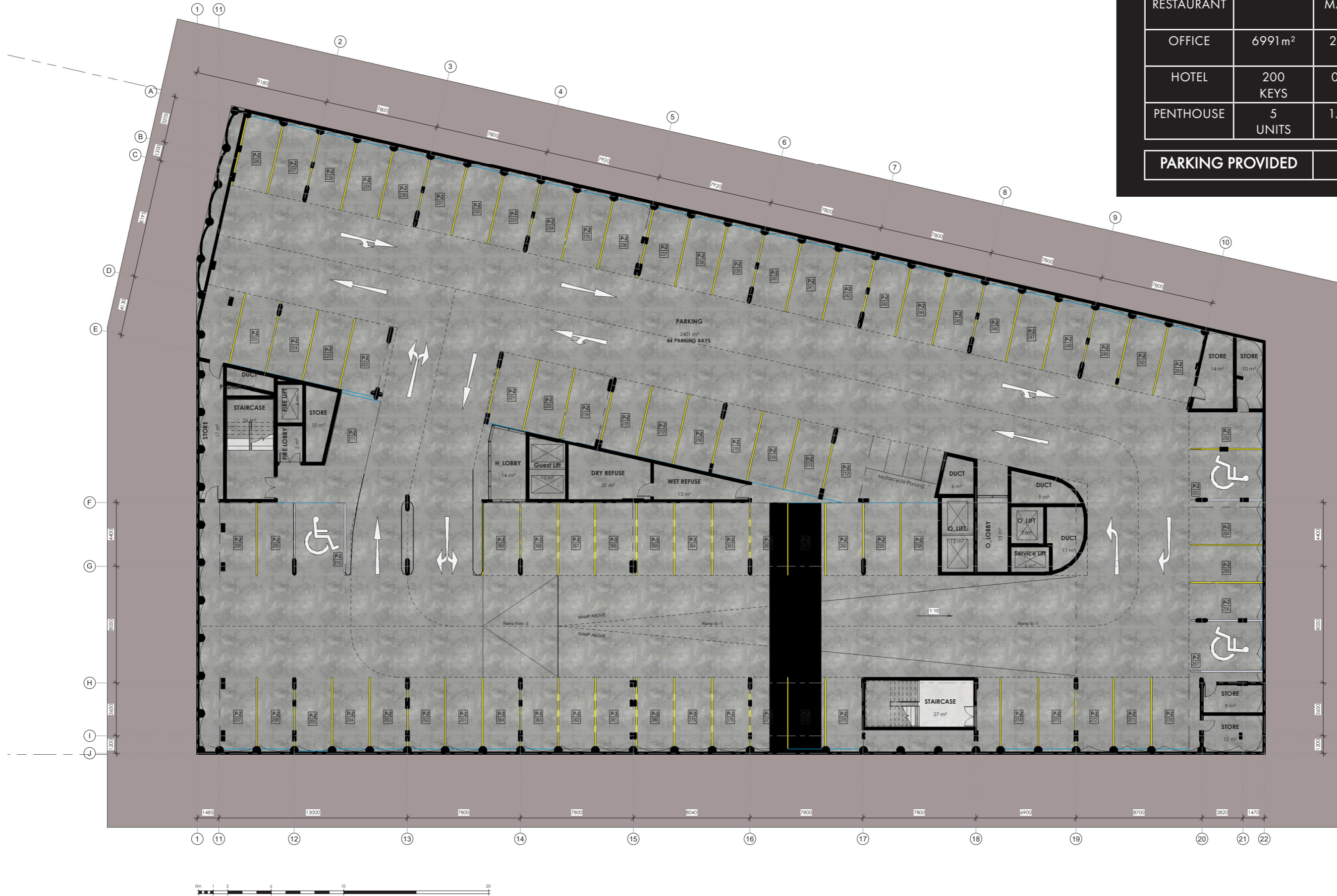
OFFICE INTERIOR WITH NORTH EASTERN VIEW

OXFORD MAINE

PLANS

PARKING ALLOCATION (BASED ON USABLE AREA)

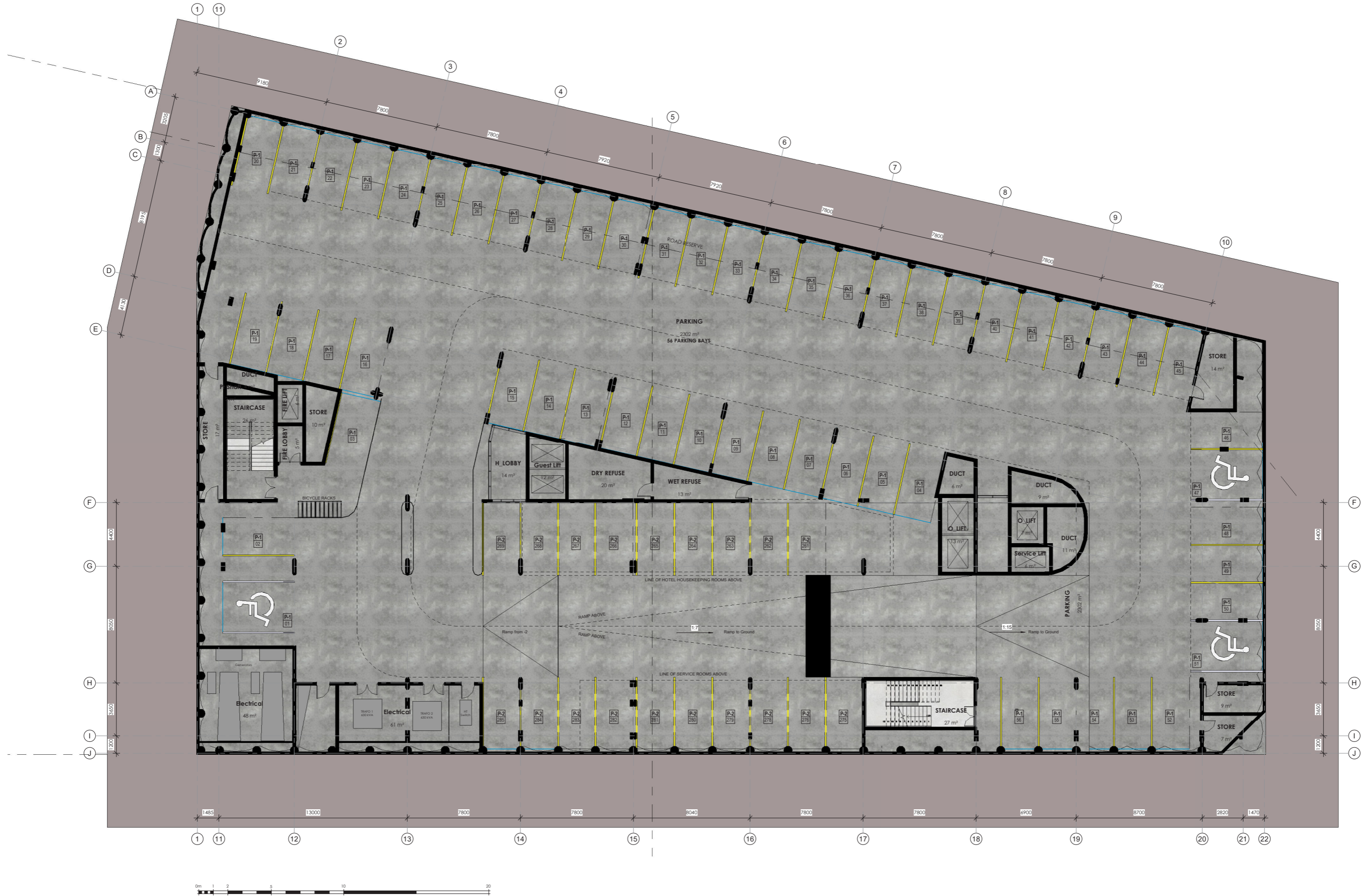
SPACE	m ² OR UNITS	BAYS REQUIRED	BAYS PROVIDED
RETAIL & RESTAURANT	984m ²	1/ MANAGER = 6	9
OFFICE	6991m ²	2/100m ² = 140	4/100m ² = 275
HOTEL	200 KEYS	0.3/KEY = 67	0.5/KEY = 85
PENTHOUSE	5 UNITS	1.3/UNIT = 7	3/UNIT = 15
PARKING PROVIDED		220	384



TYPICAL BASEMENT FLOOR PLAN - LEVELS -5 TO - 2

OXFORD MAINE

PLANS



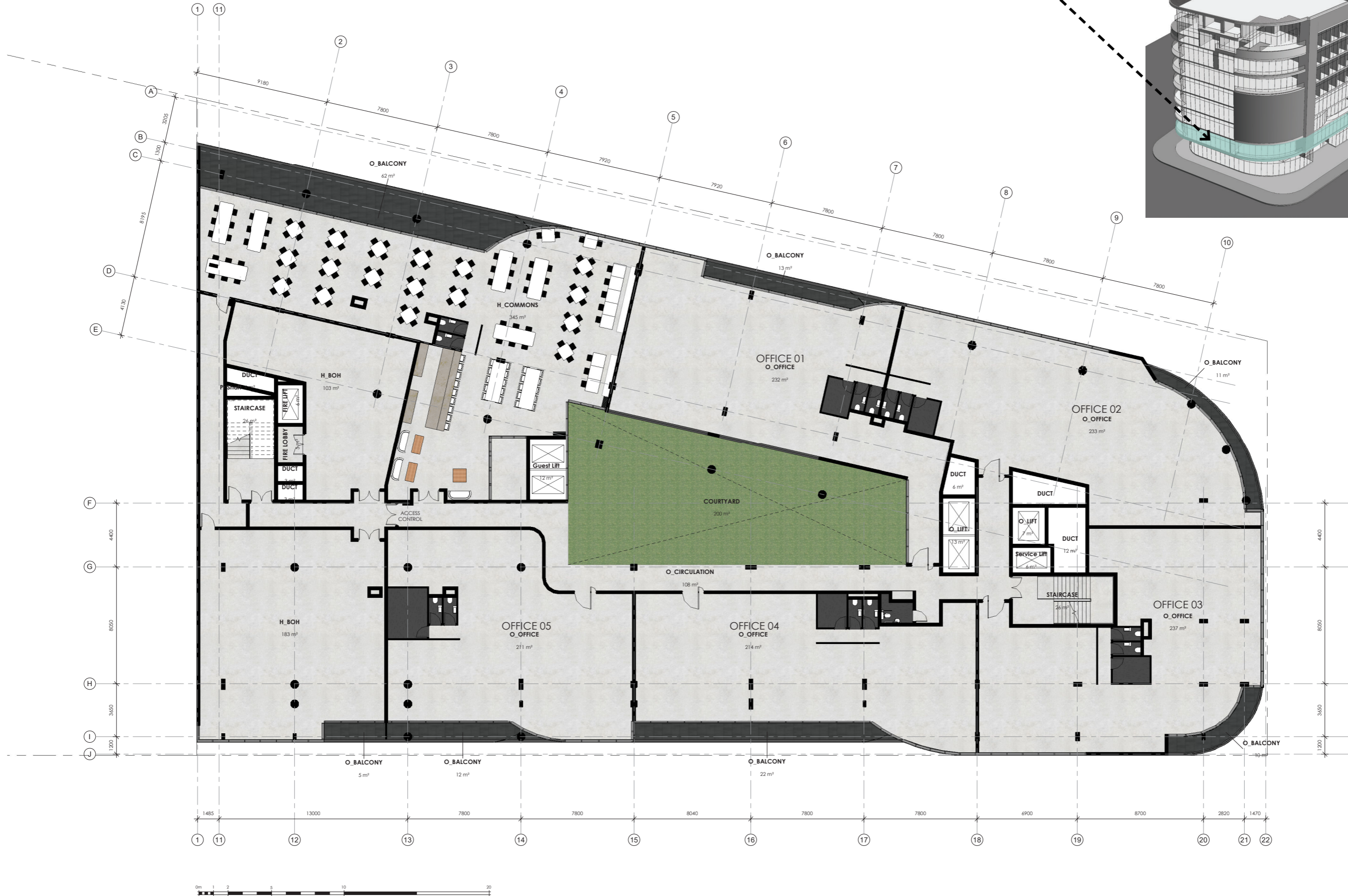
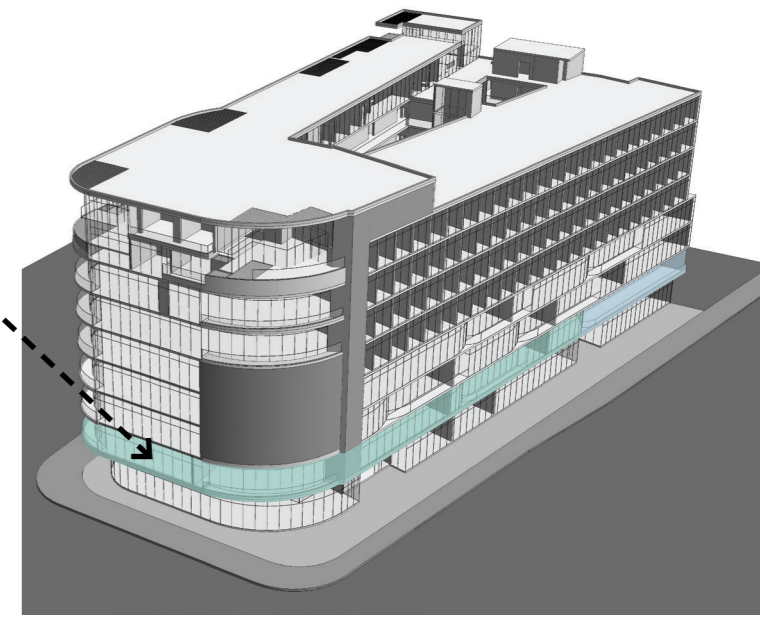


OFFICE INTERIOR WITH CITY VIEW

OXFORD MAINE

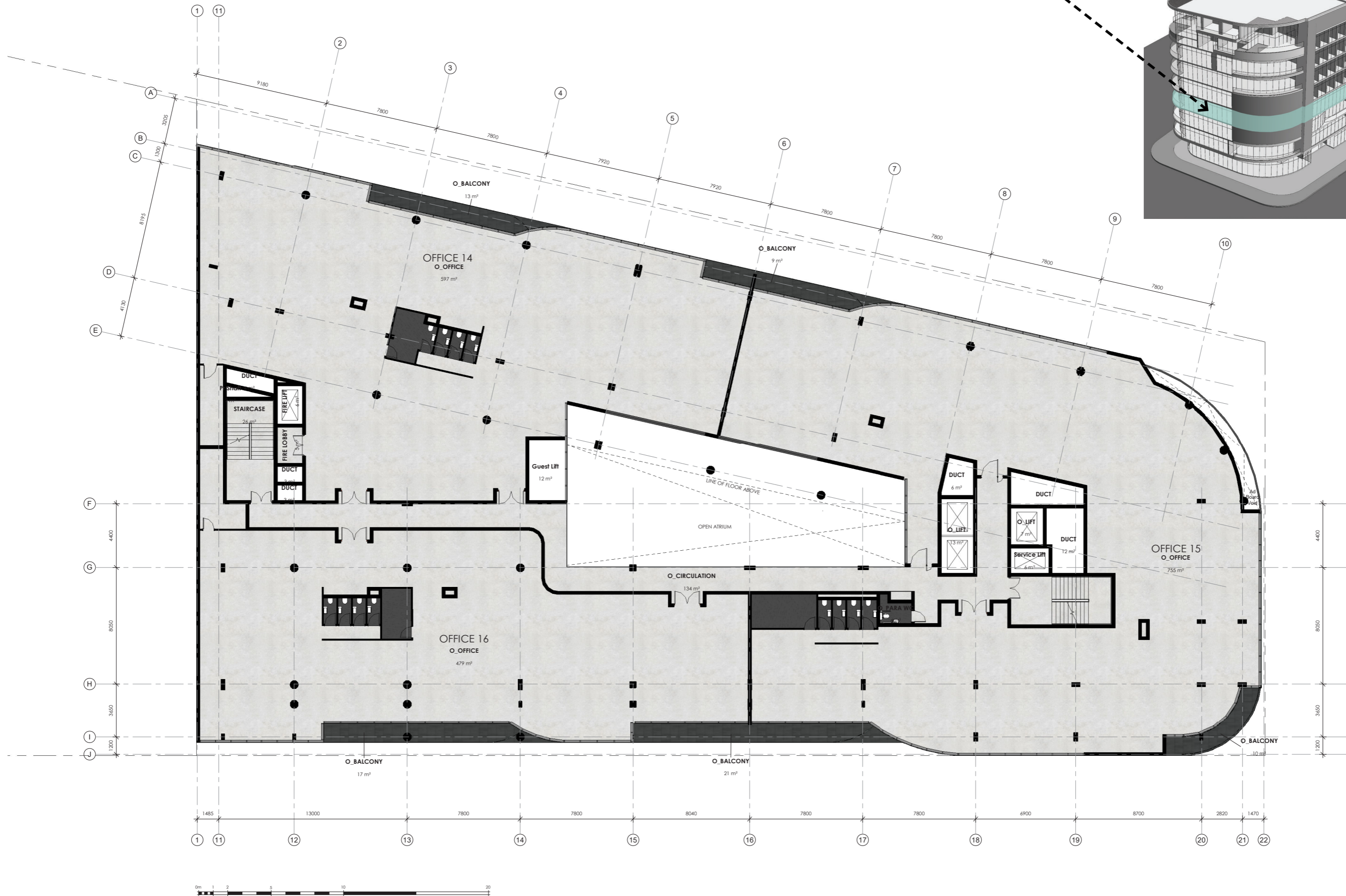
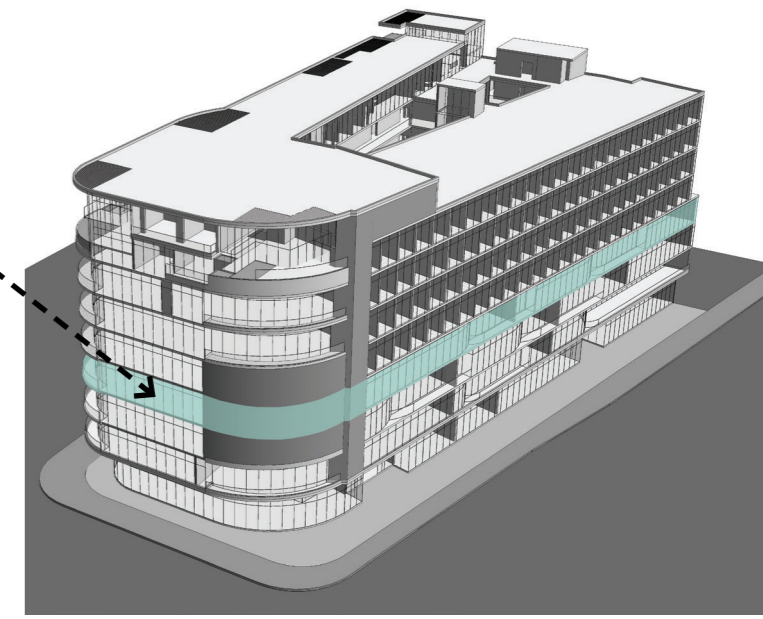
PLANS

1ST FLOOR HOTEL & OFFICE



PLANS

3RD FLOOR OFFICE



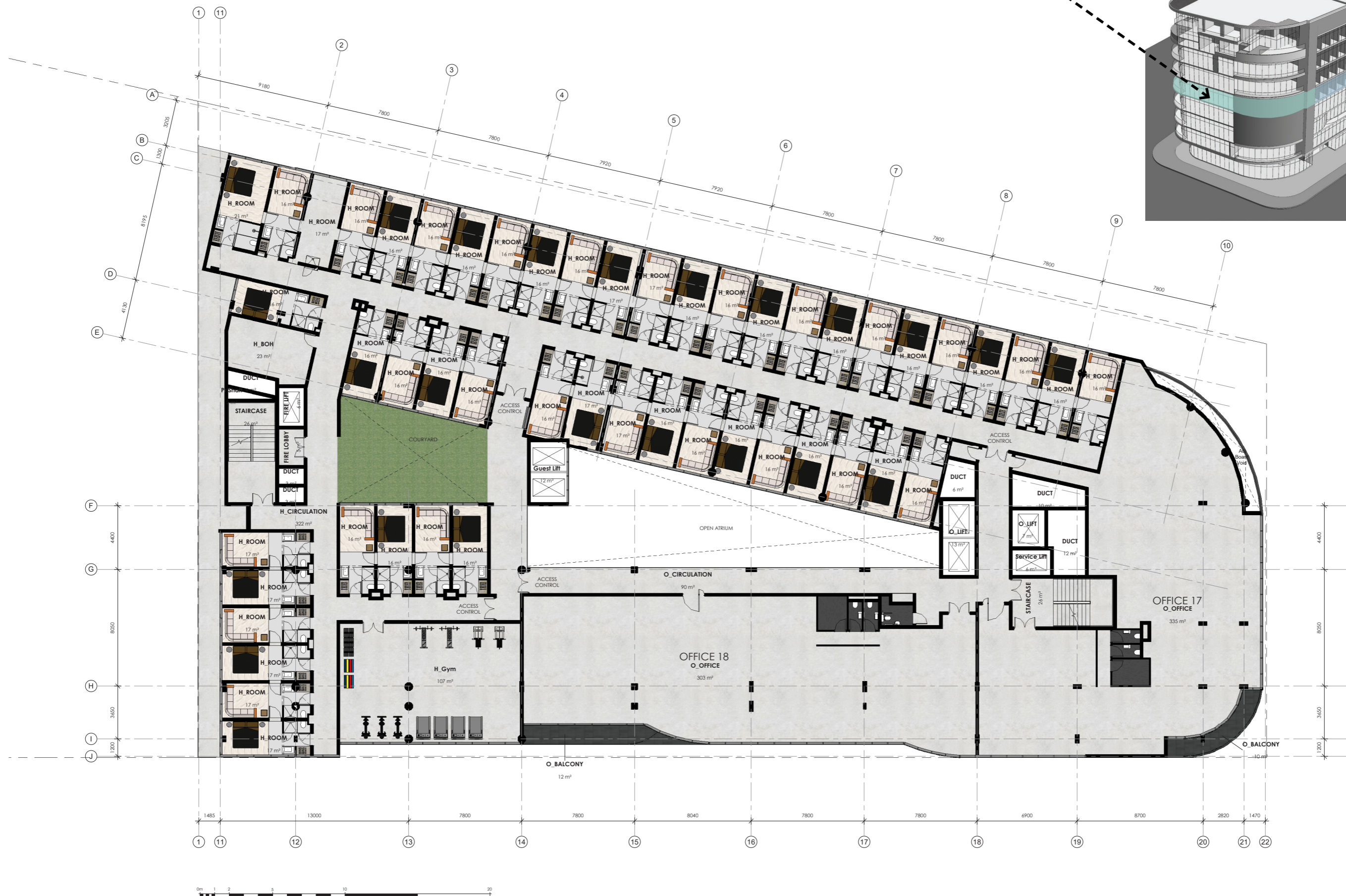
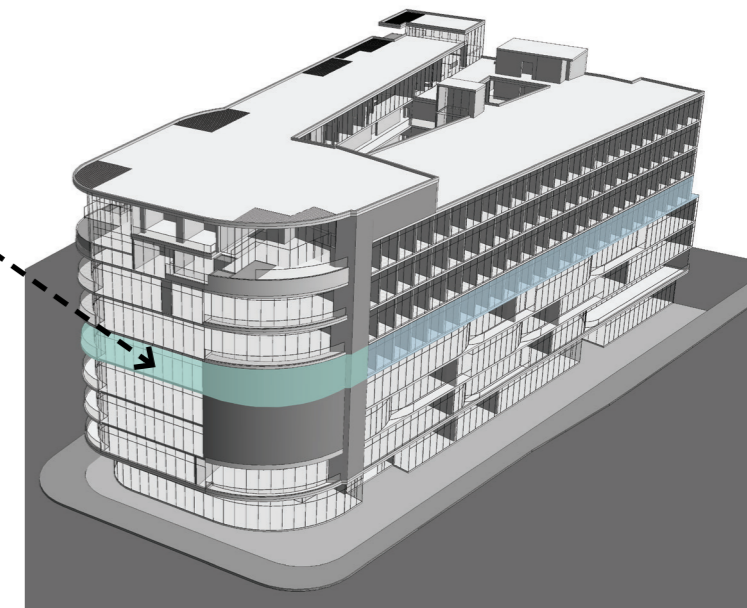


PENTHOUSE LIVING VIEW

OXFORD MAINE

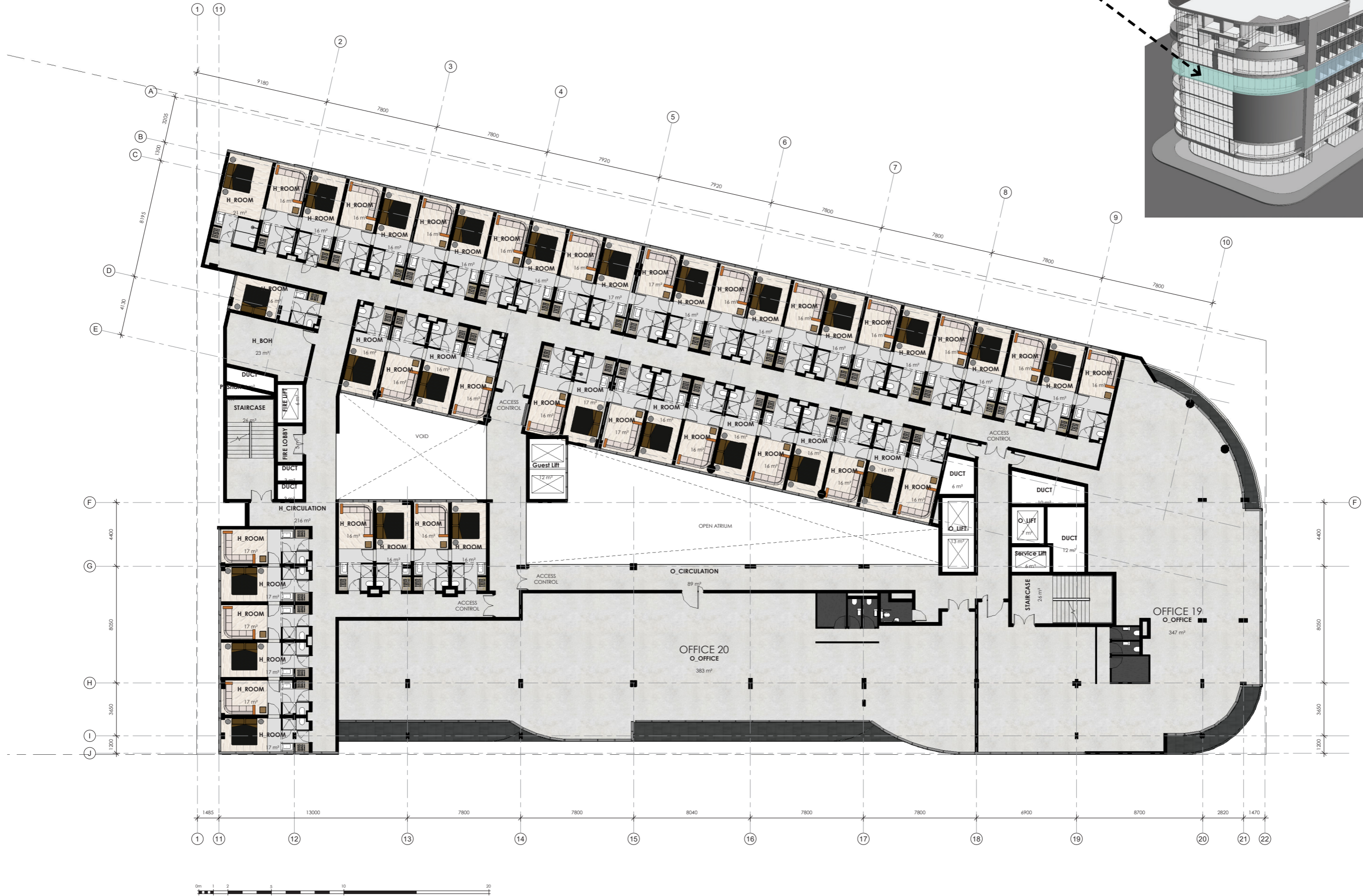
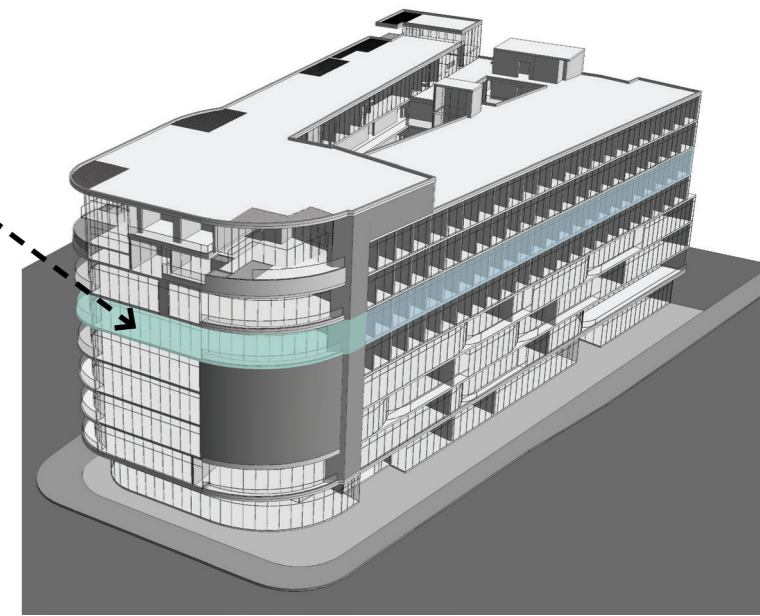
PLANS

4TH FLOOR HOTEL & OFFICE



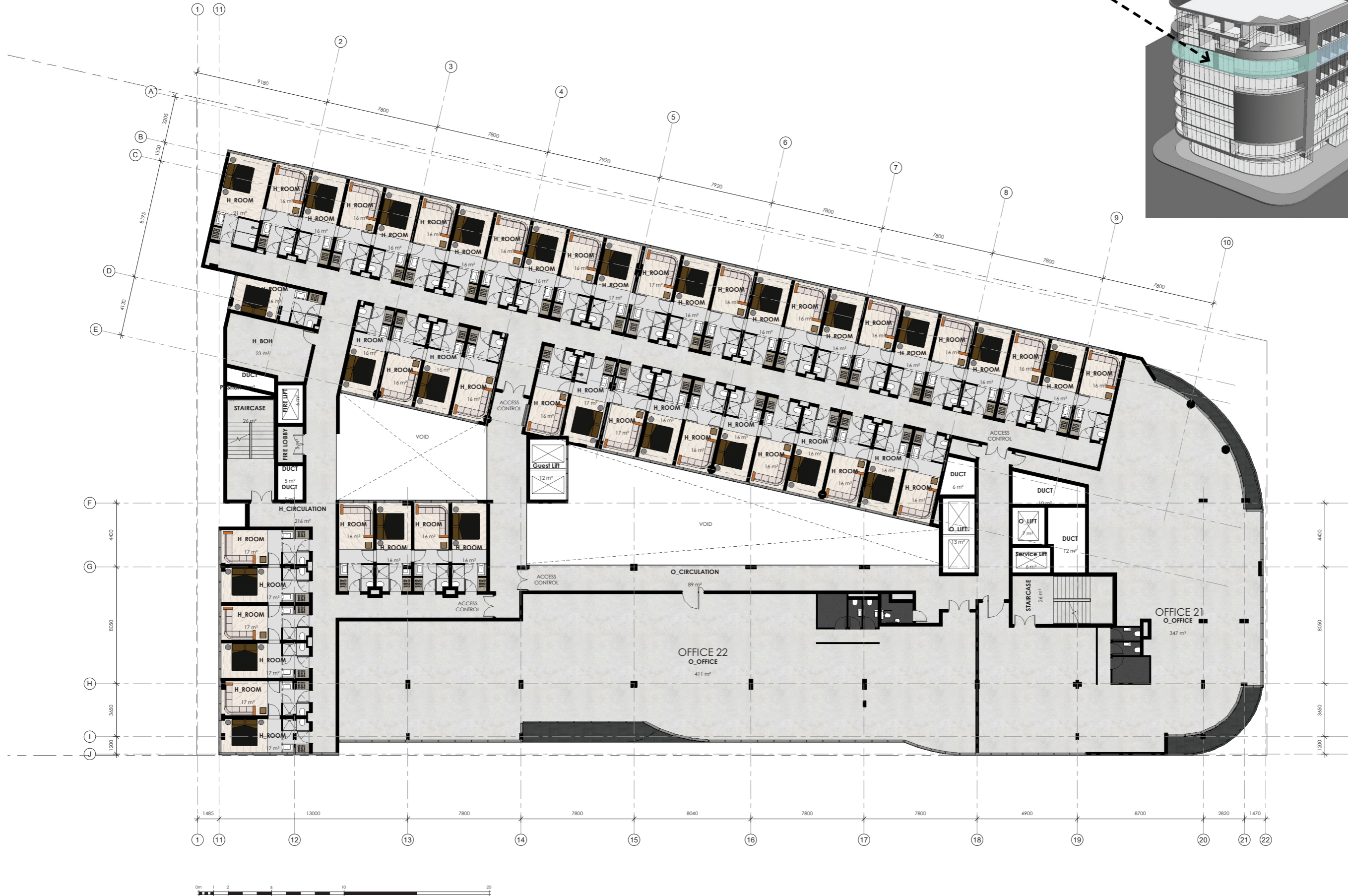
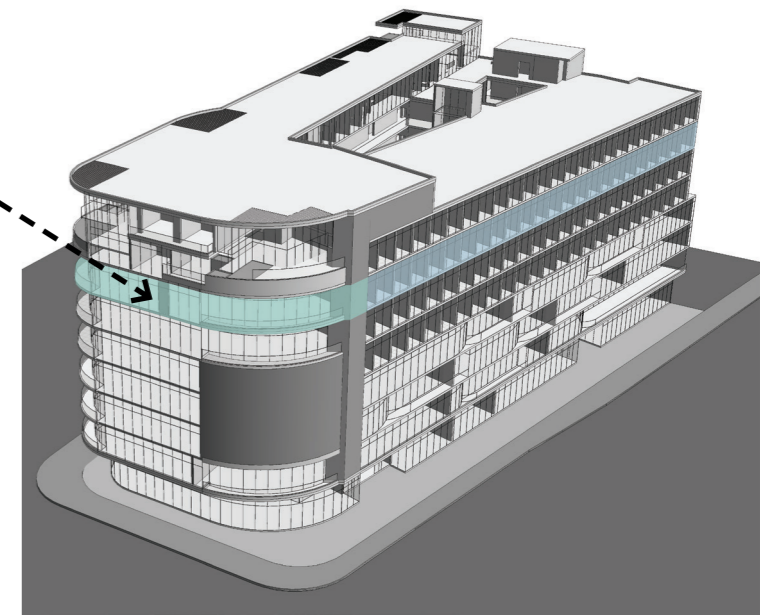
PLANS

5TH FLOOR HOTEL & OFFICE



PLANS

6TH FLOOR HOTEL & OFFICE



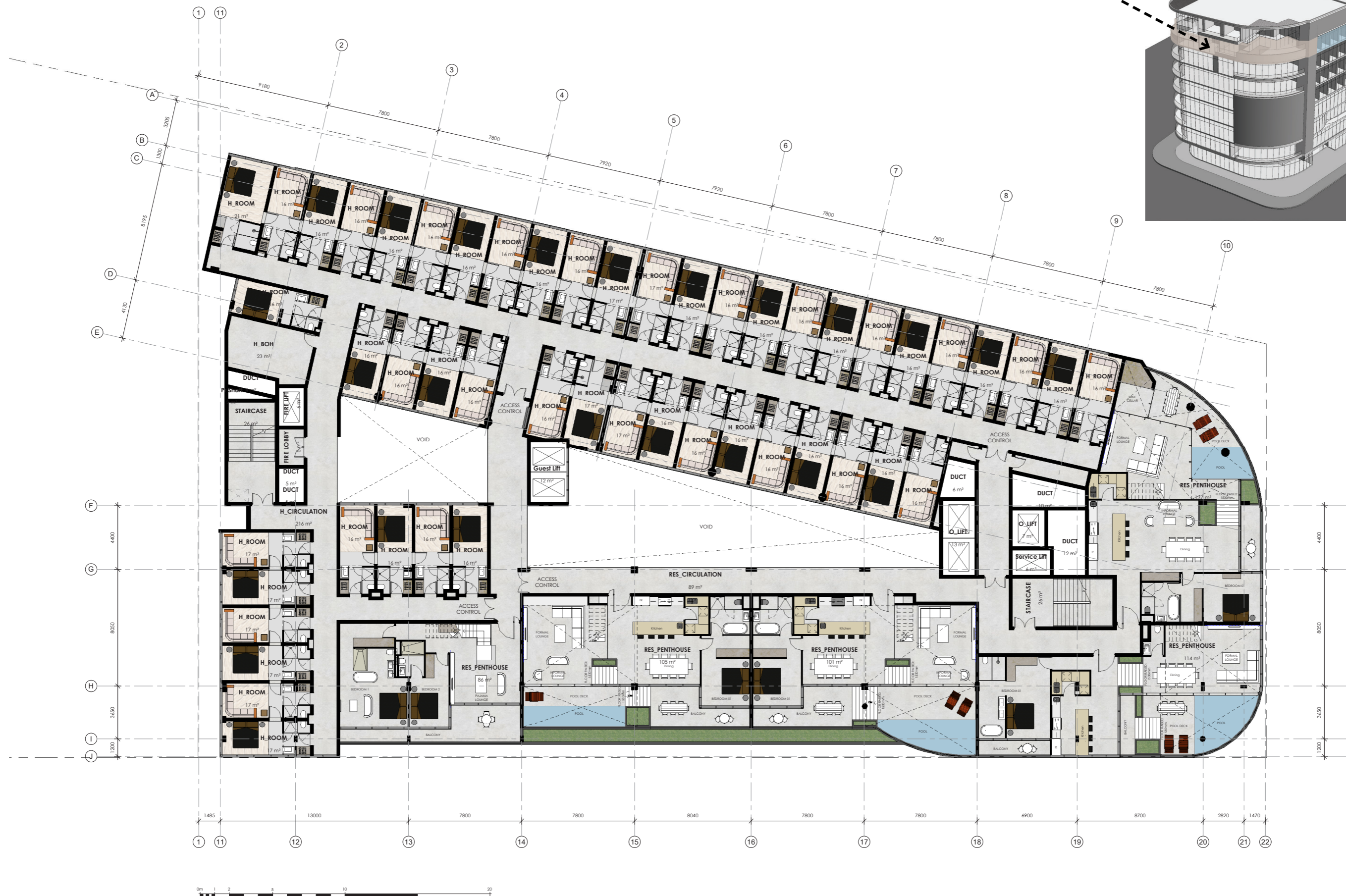
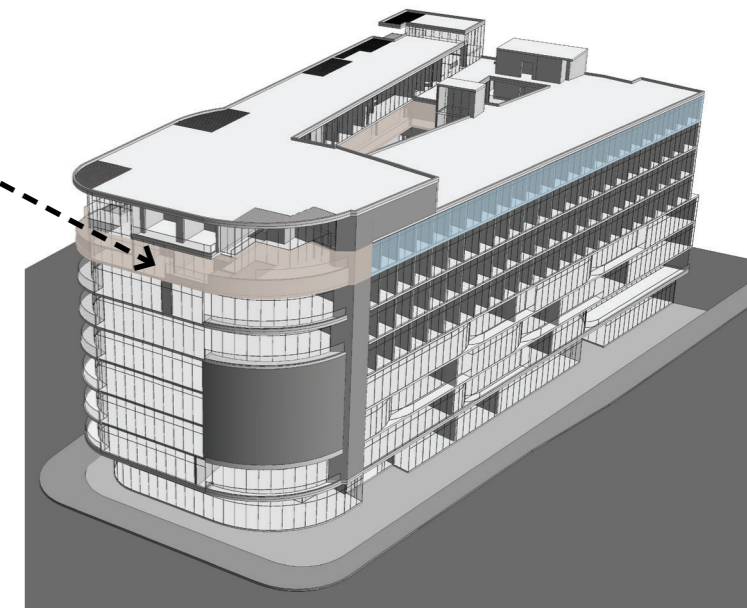


HOTEL LOBBY VIEW

OXFORD MAINE

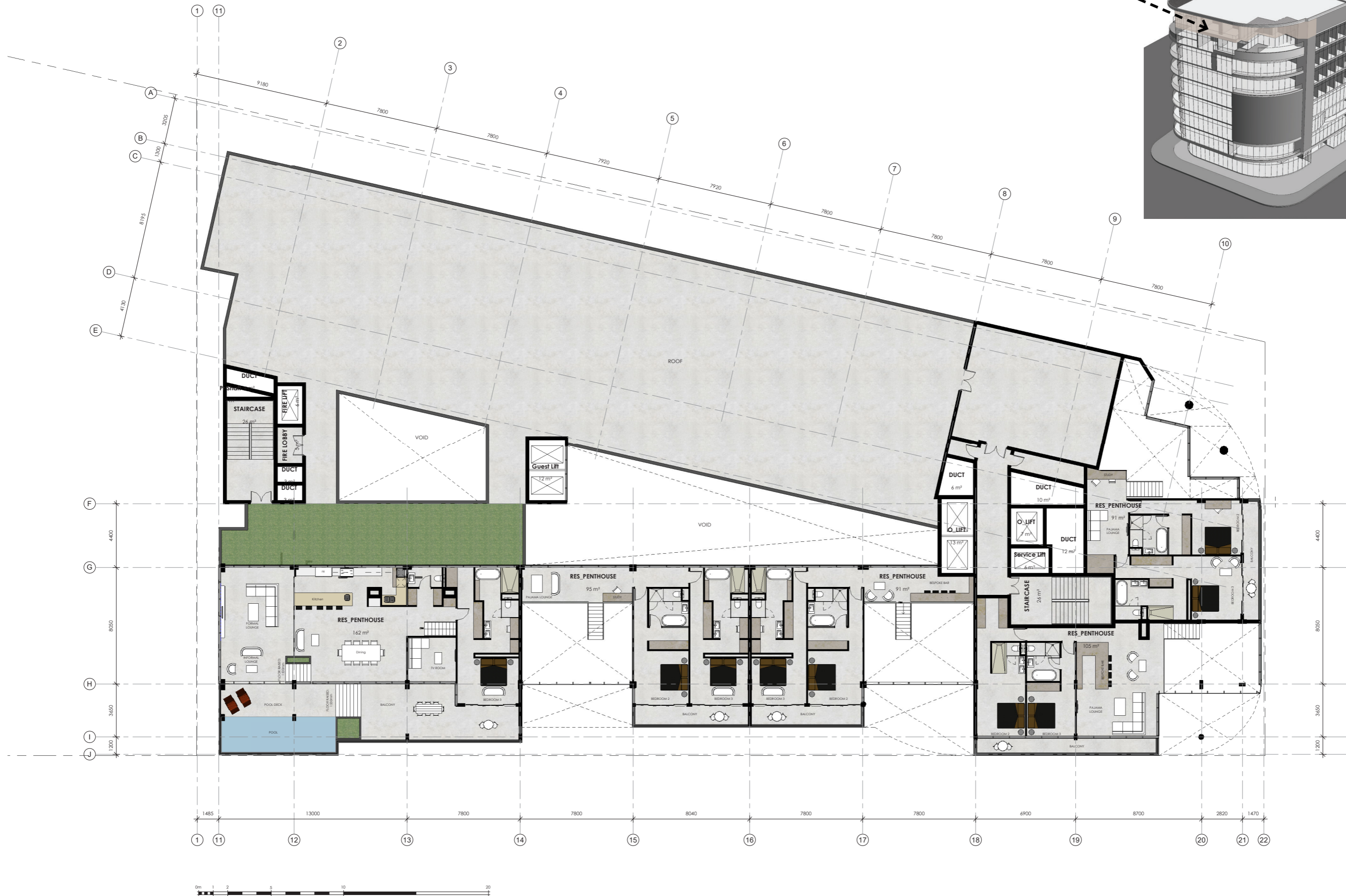
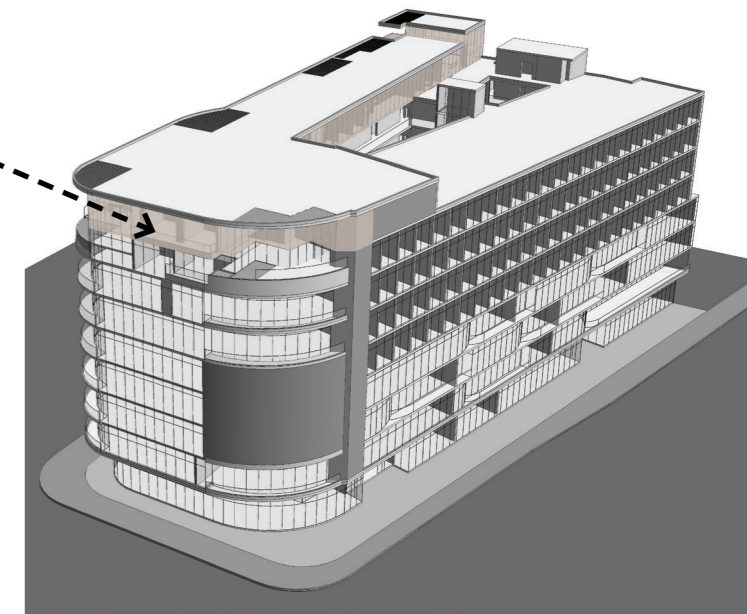
PLANS

7TH FLOOR PH & HOTEL



PLANS

8TH FLOOR DUPLEX PH





COURTYARD ATRIUM VIEW

The Very Pinnacle of Opulent Penthouse Living

Oxford Maine includes 5 duplex penthouse apartments with floor to ceiling glass, exquisitely designed finishes and spectacular panoramic views. They are truly the pièce de résistance of this iconic mixed-use development.

The penthouses offer 3 ensuite bedrooms with generous dressing room space. Each has its own balcony which runs the full length of each bedroom. Three parking bays and one storeroom are designated to each unit.

The penthouses are equipped with energy efficient chilled water system air-conditioning, Miele kitchen appliances and advanced smart home technology.

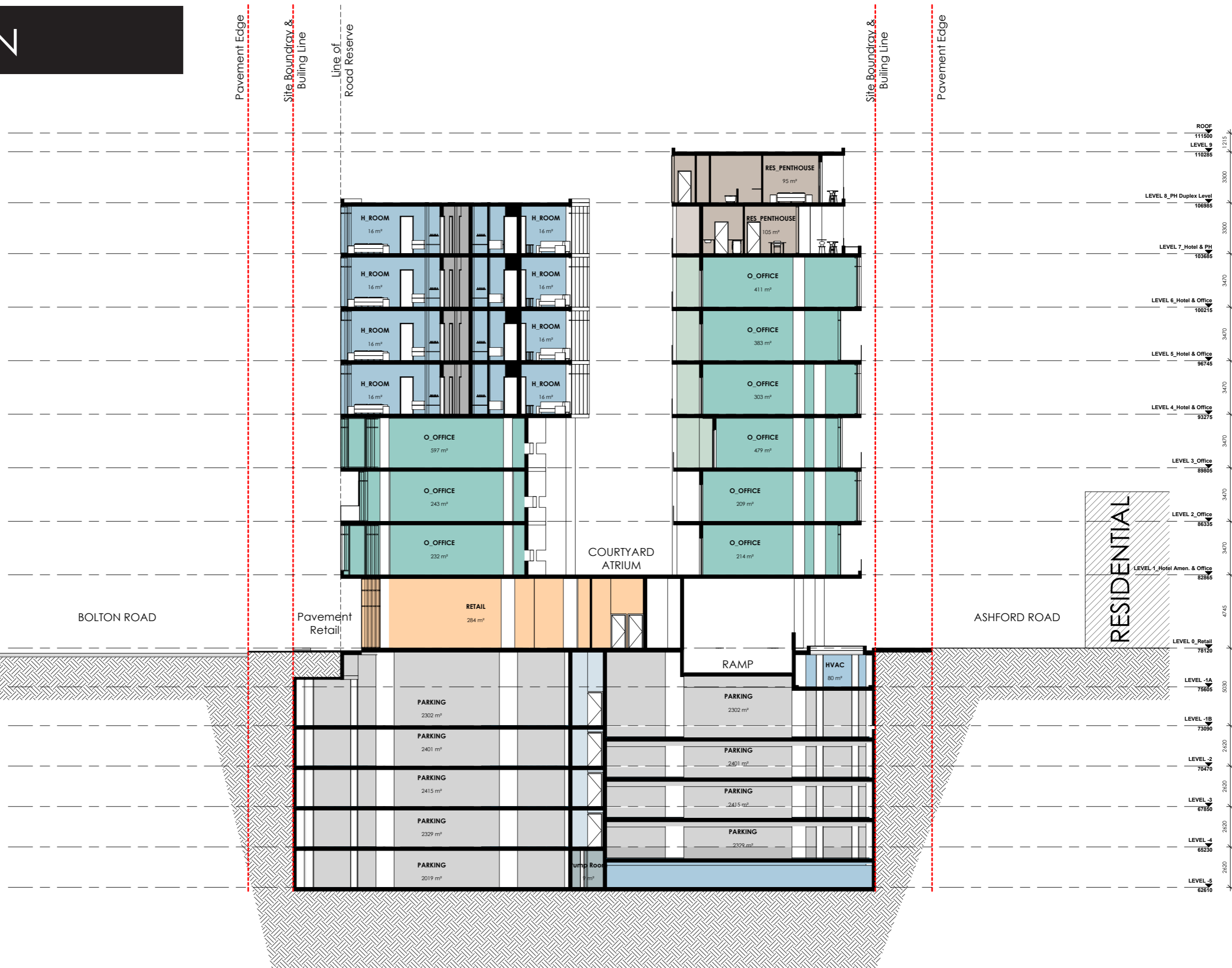
Each penthouse has its own view deck and infinity pool, overlooking beautiful city views. It is the ideal place to unwind, rest and soak up the South African sunshine.

OXFORD MAINE

SECTION

STANDARD BANK

RESIDENTIAL



AMENITIES



SERVICED
OFFICE
SPACE

HIGH-TECH
SECURITY
SYSTEMS



ROOF TOP
POOL DECK



WATER &
POWER
BACK-UP
SYSTEMS



PANORAMIC
CITY VIEWS

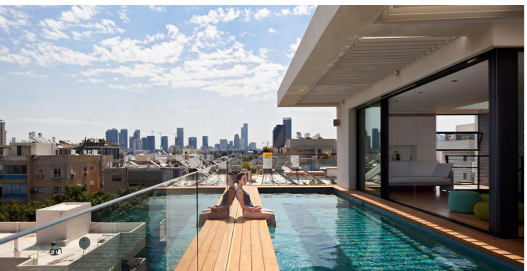


HIGH-END
RESTAURANTS



AMPLE
VISITOR
PARKING
BAYS

GREEN
EFFICIENCY



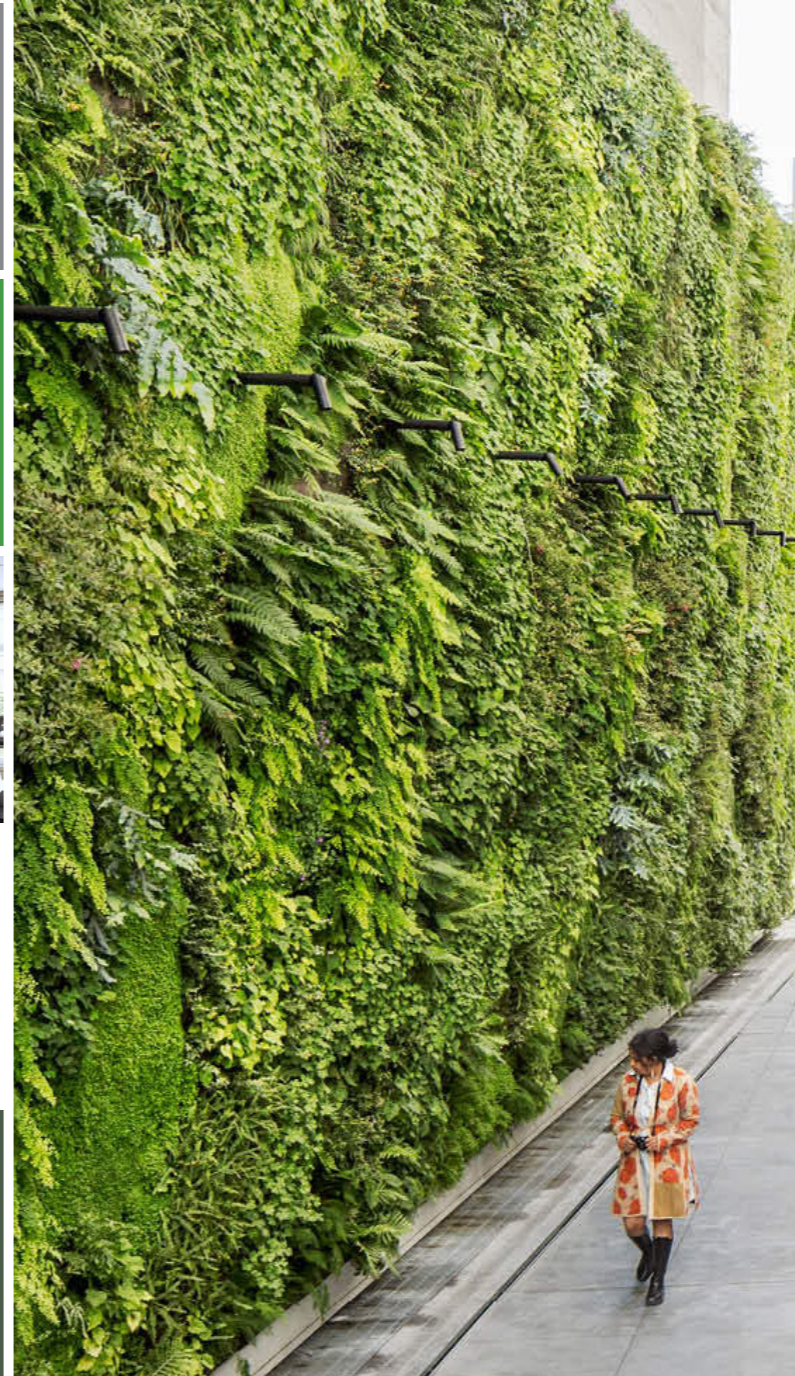
GREEN FEATURES

PERFORMANCE
GLAZING
FACADE SYSTEM



LOW ENERGY
CENTRAL
HOT-WATER
PLANT

INNOVATIVE
ENERGY-
EFFICIENT
LIGHTING
SYSTEMS





STREET VIEW FROM OXFORD ROAD

OXFORD MAINE



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