

THE PERDU

CONTACT INFORMATION

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Cedar Tree Office Park, Unit 1, Block A
Cnr Cedar Rd & Stinkwood Close
Fourways

Introduction

Location & Locality Plan

- Overview
- Northern & Eastern Views
- Map

The Building

- Exterior
- Interior

Energy Efficient & Green

Key Features

Proposed Office Interiors

Floor Plans

Contact Details

INTRODUCTION

Designed with exquisite sophistication and luxury in mind, The Perdu is a bespoke and exclusive offering to be treasured by the discerning businessperson, who values quality and absolute privacy. Monte Perdido, a spectacular mountain range located in Spain, which lies hidden from France by its seemingly impenetrable peaks, inspires The Perdu's name.

The Perdu is a development of twelve private, opulent and at 350m², expansive spaces, conveniently located in the affluent and expanding business hub of Bryanston. At seven storeys, The Perdu will be the first high-rise in this area and is near the well-known Nicolway shopping centre, as well as major highways, Sandton, Randburg and Fourways.

Complete with valet parking, The Perdu is genuinely a delight from the moment you arrive. Visitors are greeted in concierge-style and are welcomed into the lobby with its bespoke slow lounge feel and dramatic double volume reception with its abundance of light. The tenant has the privilege of taking their visitors to the mezzanine level, which has a more enclosed and private feel than that of the lobby. The private, outside areas and deck present visitors with sweeping Northern views and while secluded from the hustle and bustle of William Nicol, its tangible, vibrant energy is still felt.

Thereafter, tenants are escorted to their space via innovative, direct lifts that deliver them straight to their area, ensuring complete privacy and security. Each space includes its own balcony with elevated views that provides the opportunity to momentarily escape and enjoy the brilliant climate that Johannesburg has to offer. Additionally, these spaces have private bathrooms with high-quality finishes such as motion-sensor tapware, and access to private, as well as shared boardrooms.

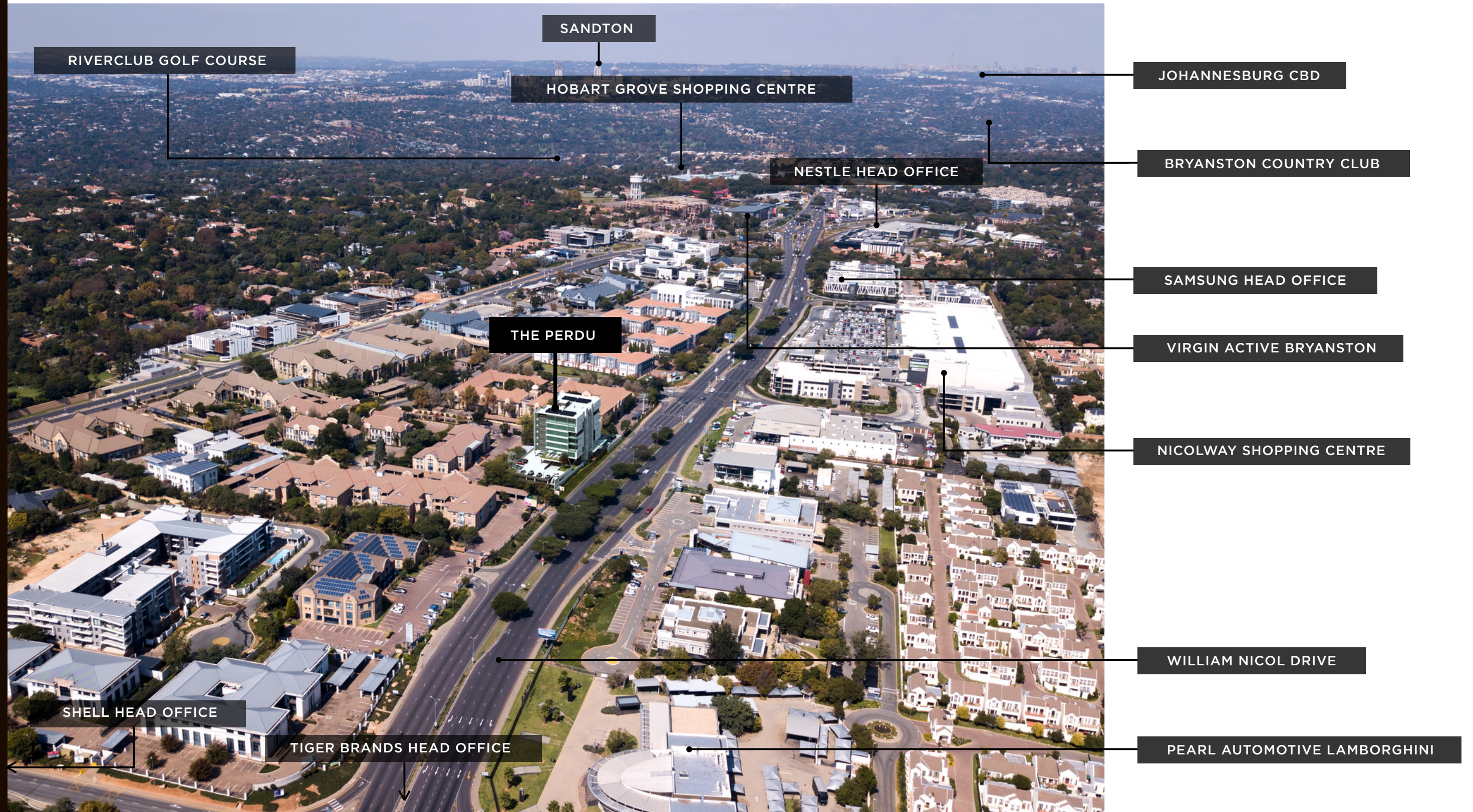
Tenants have the incredible opportunity to design their own flexible and bespoke layout to suit their taste and requirements. The entire offering is topped off by lightning speed fibre, exceptional security systems, such as biometric access and analytically monitored and controlled surveillance systems as well as basement storage facilities.

The Perdu is indeed a visionary development and the first of its kind in South Africa.



*Artistic Impression: Subject to change.

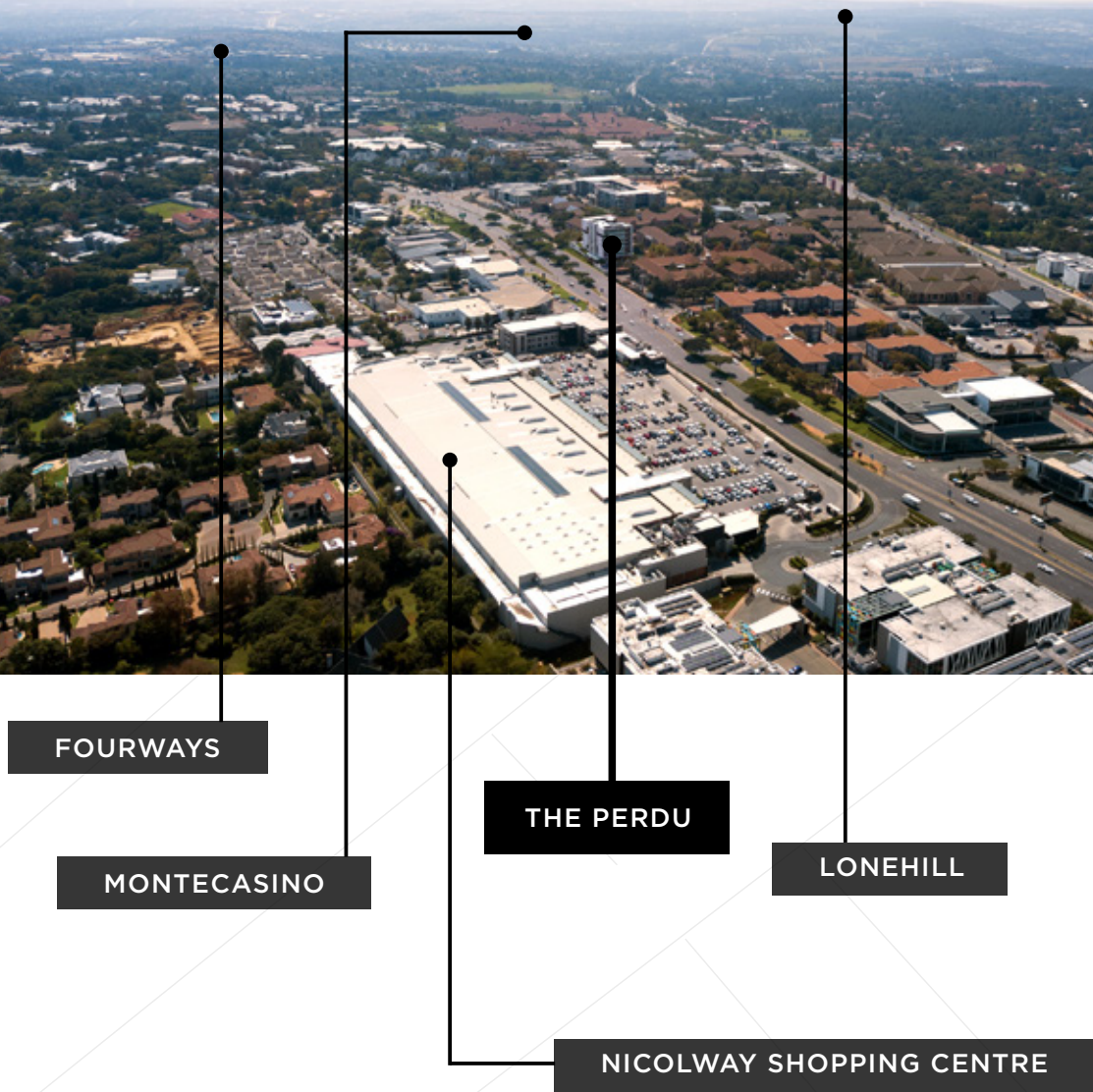
LOCATION & LOCALITY PLAN



EASTERN VIEW



NORTHERN VIEW





MONTECASINO

BRYANSTON ORGANIC MARKET

THE PERDU

VIRGIN ACTIVE BRYANSTON

BMW DEALERSHIP

MEDICLINIC SANDTON

ST STITHIANS COLLEGE

NICOLWAY SHOPPING CENTRE

BRYANSTON COUNTRY CLUB

THE BUILDING
Exterior



*Artistic Impression: Subject to change.

THE BUILDING

Interior

Entrance



In the ground floor entrance lobby, one is embraced by the building, which encourages them into the interior towards the coffee bar and concierge.

The double volume space can be both breath-taking and intimidating simultaneously. The continuation of the lift cladding into the building allow both the interior and exterior to blend and interact, creating an impressive first impression for any visitor.

Deck



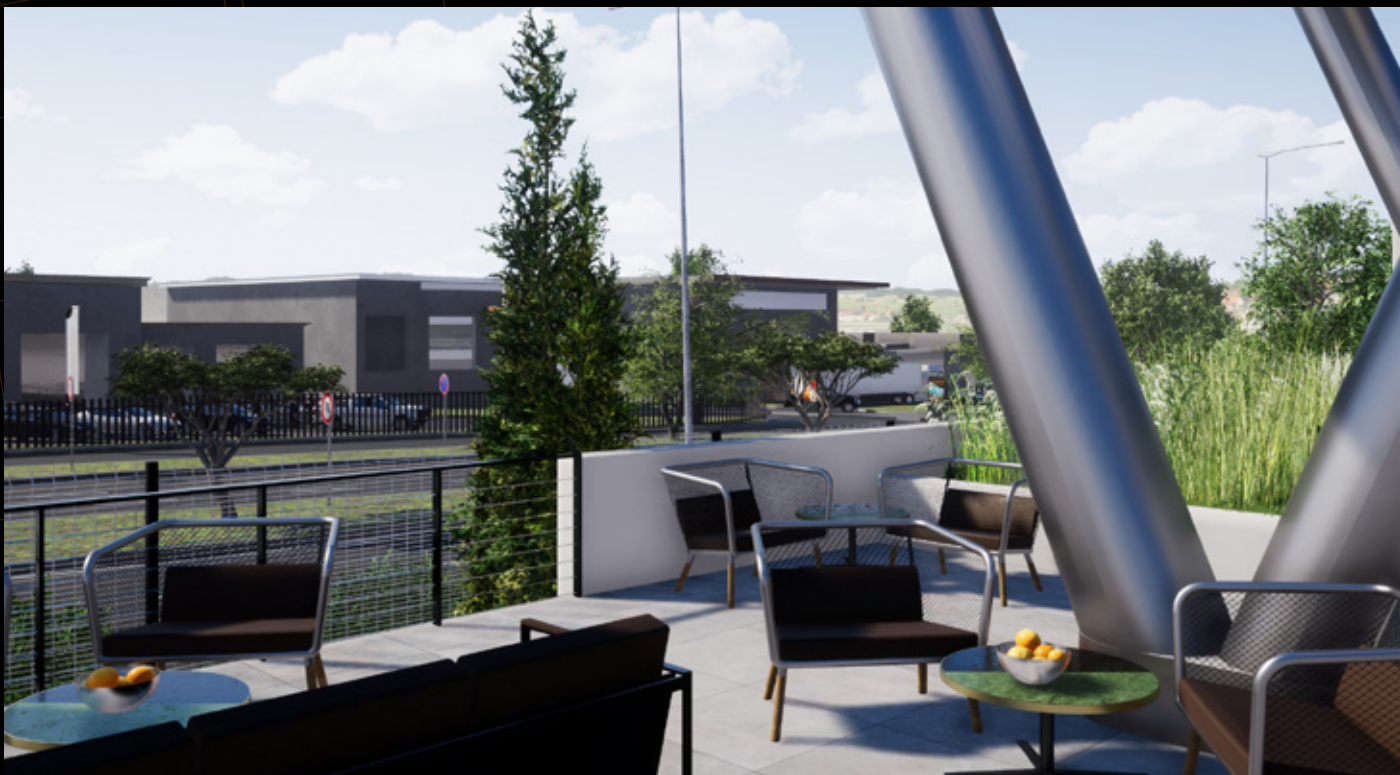
The coffee bar that spills onto the deck allows the tenant the option of an informal meeting space outside, and the availability of refreshments further enriches both the tenant and the visitor's experience.

The strong lines of the bulkheads define the space clearly and fully embrace the volumetric space, while the feel of an open library/art gallery adds to the relaxed sophistication.

Lobby



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The tenant also has the privilege of taking their visitors to the mezzanine level, which has a more enclosed, private feel than that of the more public lobby.

The space feels warm and inviting, yet still reflects a sense of luxury and sophistication - a theme carried throughout the interior, as well as exterior of The Perdu to different extents.

This is expressed through the use of warm and industrial materials - picture timber, concrete, copper, laser-cut and powder coated steel and warm leathers.



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The departure point for The Perdu interior environment was the idea of a modern-day cigar lounge or whiskey bar and to bear a masculine, industrial, contemporary interior that could support and reflect the powerful people working within it.

The strong control of the building's facade is further expressed through sharp linearity and harsher finishes like tile and concrete, eased only by the soft, rich timbers and leathers of the furniture and fittings - a juxtaposition that creates both a sense of power and action in the space.

An abundance of greenery brings life to each space, benefiting the mood and productivity of both tenant and visitor.

The LED lighting and cottage pane shop fronts encourage the industrial feel of the space.



The two proposed working layouts were created with two different clients in mind - a more general space and a more executive-style space.

Both spaces incorporate receptions, waiting areas, managerial spaces, focus booths, boardrooms, kitchenettes and open plan areas, which can be adjusted for the client's personal needs.



Private Boardroom

The sliding doors of the private boardrooms are dynamically laid out so that the boardrooms can be opened and closed to create larger or smaller areas, to create a flexible space that can be adapted for the tenant's needs.

Almost the entire mezzanine level can be opened up to create one space for events, functions and large meetings.

The executive area especially provides for a change room and private area, allowing the tenant to come in straight off a plane, freshen up and meet clients quickly and easily.

The bathrooms have been designed as a completely different experience to the rest of the building, fully embracing opulent marble tiles and polished copper fittings, creating a warm and luxurious area to freshen up.

Each cubicle is a contemporary unisex, self-contained bathroom thus optimising the space for the tenant and approaching the concept from a very fresh, contemporary angle.



Restrooms

ENERGY EFFICIENT & GREEN



LOCATION, ORIENTATION AND PASSIVE SHADING

- Given our team's holistic approach to creating high-quality buildings, much emphasis has been placed on the environment at every stage of this development, to ensure the delivery of an energy efficient and environmentally responsible building.
- With regards to orientation, the building is designed to face north and south to maximise natural light. The east and west facades use heavier massing elements to shield and protect from the harsh sunlight. On the west elevation, the massing is broken up by balconies that offer spectacular views.
- VRV Air-conditioning & Mechanical Fresh Air backbone ensures a healthy space environment with energy efficient and green mechanical solutions being possible and the final design which can be customised to suit the layout.



GLAZING

- Low-energy performance glazing is used throughout the building.
- The functional coating on this performance glass assists in insulating the entire structure. Thus, resulting in a more efficient usage of the air-conditioning system.



INSULATION

- Roofs will be insulated as protection from the extremes of climate.
- As with glazing, this insulation assists in the more efficient usage of the air-conditioning system.



ELECTRICAL EFFICIENCY

The most modern electrical infrastructure has been integrated throughout the development to ensure a drastically reduced consumption level.

Energy efficient solutions within the development include:

- LED down-lighting
- Energy efficient T-5 space lighting
- Motion sensors to basement toilets and cores
- Solar electric (Photovoltaic) panels
- Day/night switching of external lighting
- Heat pump geysers that are only +- 30% of the consumption of standard geysers



WATER CONSERVATION

- Our heat pump geysers ensure that water is heated economically with typically up to 70% saving in energy being achieved.
- Water is conserved through the use of efficient cisterns to ensure that the minimum required water tanks are provided to ensure continuity of water supply to the development.

KEY FEATURES

- Located in an affluent, expanding and convenient business hub
- Close to Nicolway Shopping Centre, major highways and Sandton, Randburg and Fourways
- Seven storeys, North-facing with sweeping views
- Lobby with a slow lounge feel
- Dramatic double volume reception
- Full height glazing to the North and South
- 24-hour access that caters to global markets
- A concierge-feel and facilities
- Elevated views
- Valet parking



- Outside deck
- Design your own bespoke and flexible space layout
- Spaces fitted with acoustic ceiling tiles and light fittings



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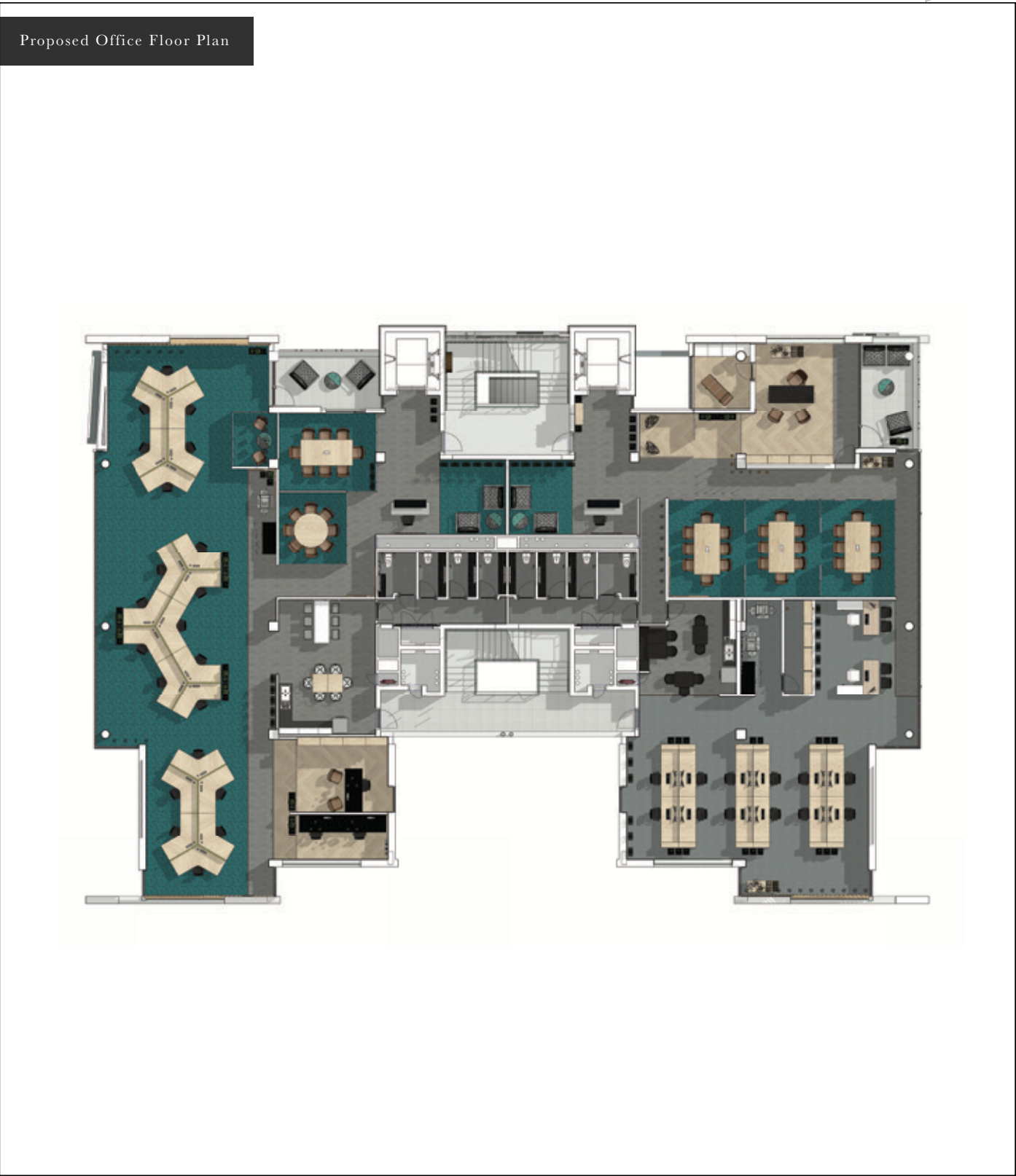
- Private balconies within each space
- Private, luxurious bathrooms with high-quality finishes
- Basement storage with each unit
- Common boardrooms
- State-of-the-art security technology with biometric access and analytically monitored and controlled surveillance systems
- The Perdu's spaces are entirely private and self-contained

- Bold and contemporary design
- Personalised home space
- Private and direct lift access that is secure and controlled



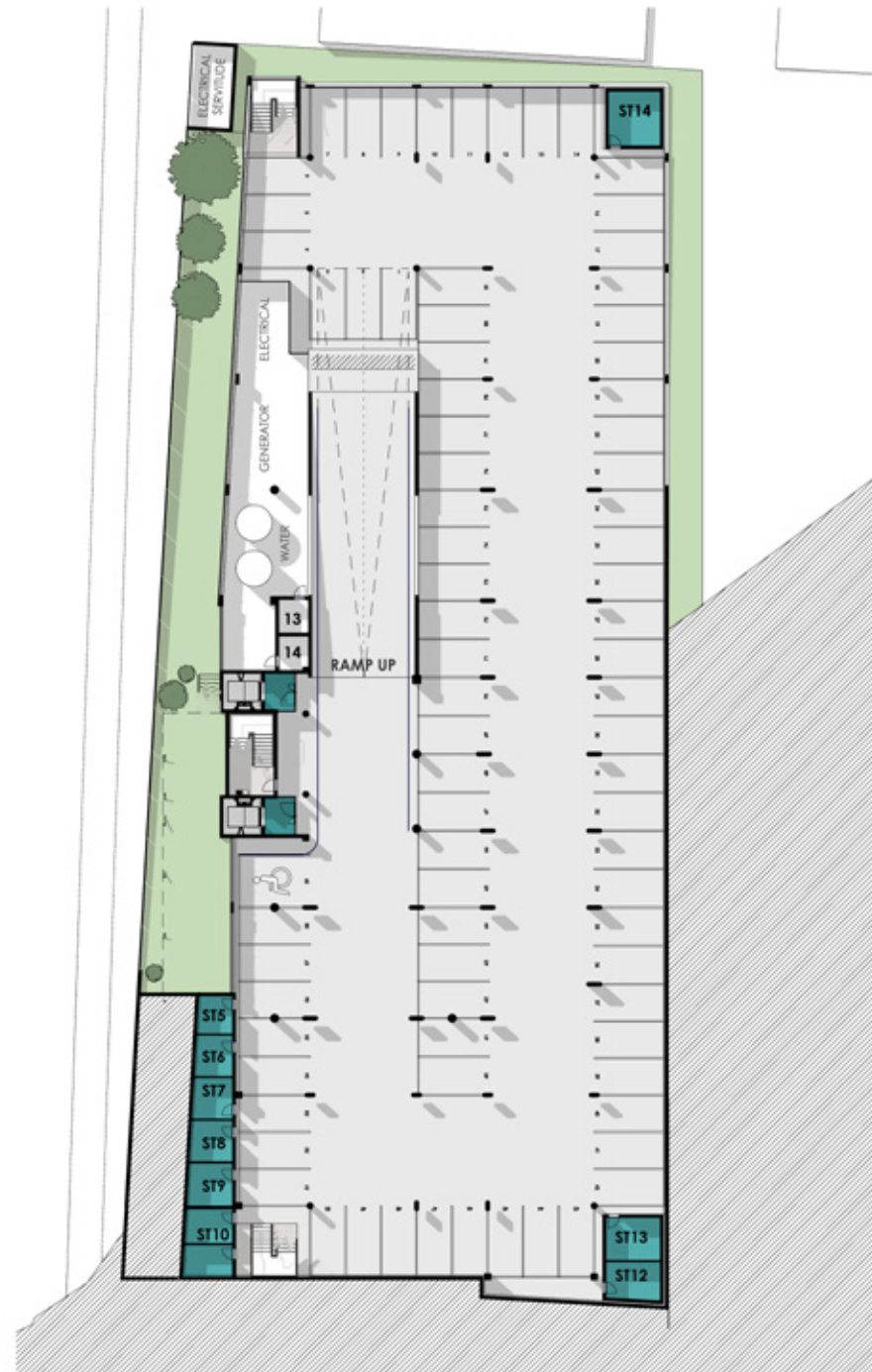
*Artistic Impression: Subject to change.

FLOOR PLANS: SHARED SPACES



THE PERDU FLOOR PLANS

PARKING LEVEL 1



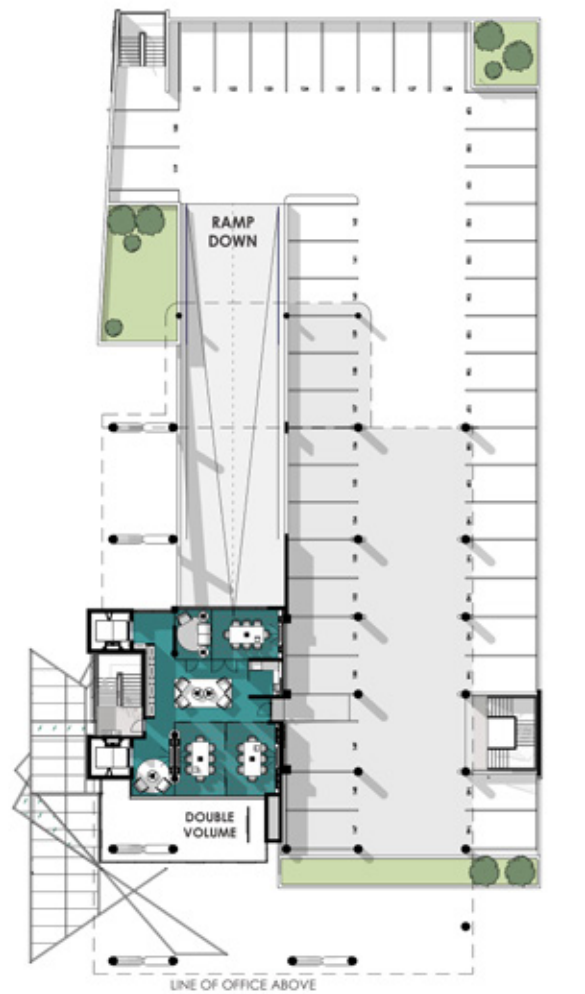
ARCHITECT'S IMPRESSION - SUBJECT TO CHANGE | FINAL LAYOUT & AREAS SUBJECT TO COUNCIL PLAN APPROVAL

GROUND FLOOR PARKING & RECEPTION



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MEZZANINE FLOOR




THE PERDU

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1ST FLOOR



UNIT 1

TOTAL AREA: 353m²
USABLE 303m²
WC CORE 21m²
LOBBY 29m²
TOTAL BAYS: 15
BASEMENT 11
OPEN 4



UNIT 2

TOTAL AREA: 353m²
USABLE 303m²
WC CORE 21m²
LIFT LOBBY 29m²
TOTAL BAYS: 15
BASEMENT 11
OPEN 4




THE PERDU

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2ND FLOOR



UNIT 3

TOTAL AREA:	353m²
USABLE	303m²
WC CORE	21m²
LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



UNIT 4

TOTAL AREA:	347m²
USABLE	297m²
WC CORE	21m²
LIFT LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



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3RD FLOOR



UNIT 5

TOTAL AREA:	347m²
USABLE	297m²
WC CORE	21m²
LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



UNIT 6

TOTAL AREA:	347m²
USABLE	297m²
WC CORE	21m²
LIFT LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



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4TH FLOOR



UNIT 7

TOTAL AREA:	347m²
USABLE	297m²
WC CORE	21m²
LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



UNIT 8

TOTAL AREA:	340m²
USABLE	290m²
WC CORE	21m²
LIFT LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



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5TH FLOOR



UNIT 9

TOTAL AREA:	340m²
USABLE	290m²
WC CORE	21m²
LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



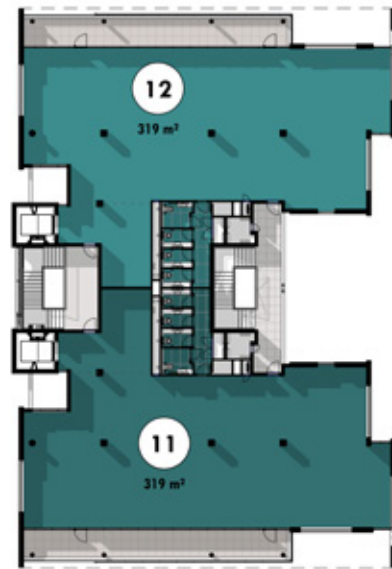
UNIT 10

TOTAL AREA:	353m²
USABLE	303m²
WC CORE	21m²
LIFT LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	11
OPEN	4



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6TH FLOOR



UNIT 11

TOTAL AREA:	319m²
USABLE	269m²
WC CORE	21m²
LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	10
OPEN	5



UNIT 12

TOTAL AREA:	319m²
USABLE	269m²
WC CORE	21m²
LIFT LOBBY	29m²
TOTAL BAYS:	15
BASEMENT	10
OPEN	5



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