



MIXED-USE BUSINESS & RESIDENTIAL DEVELOPMENT  
TO SUIT CHANGING LIFESTYLE REQUIREMENTS

bazinga  
ON  
PENZANCE

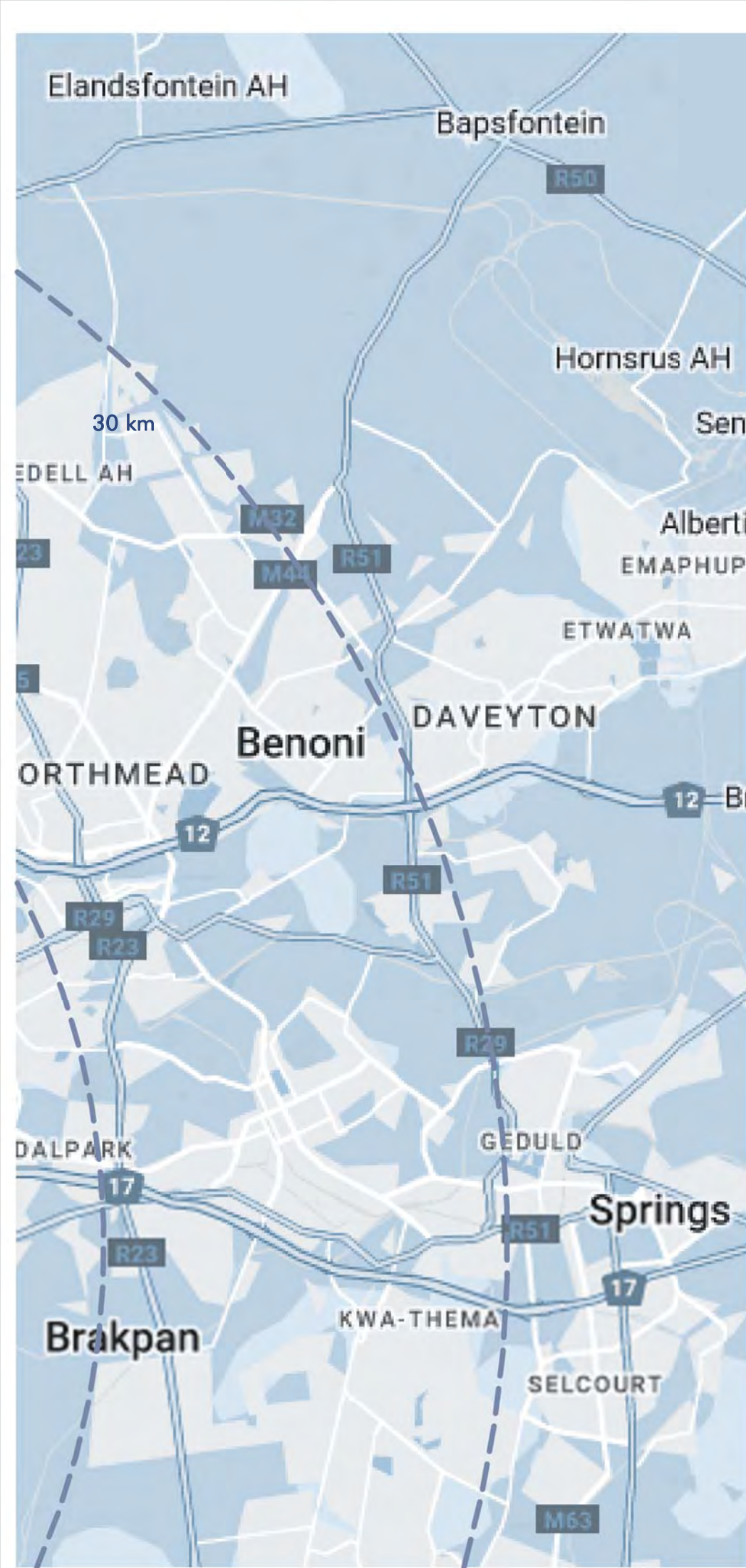
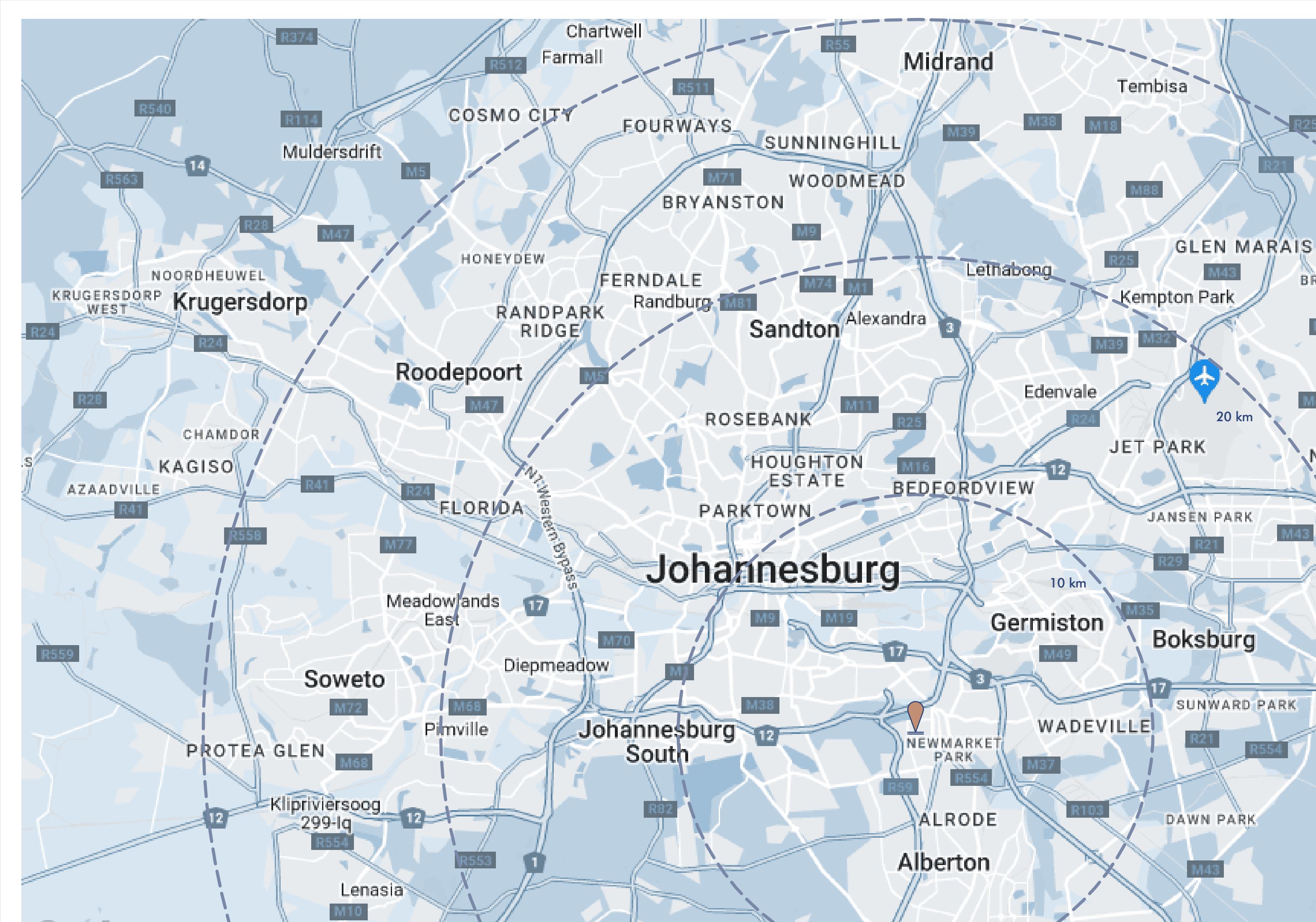


## ADVANCEMENT PROPERTIES (PTY) Ltd


Welcome to an exciting NEW DEVELOPMENT at BAZINGA ON PENZANCE which offers a new way of doing business by combining Office, Retail & Residential components in an integrated precinct. New Shops & Offices catering for small to large users are available to let, offering flexibility for all. Conveniently located near the N12 FREEWAY with a range of amenities, all within walking distance.


To find out more contact  
ADVANCEMENT PROPERTIES  
TEL: +27(0)82 416 6729  
EMAIL: [aapapa@icon.co.za](mailto:aapapa@icon.co.za)





### PROXIMITY MAP

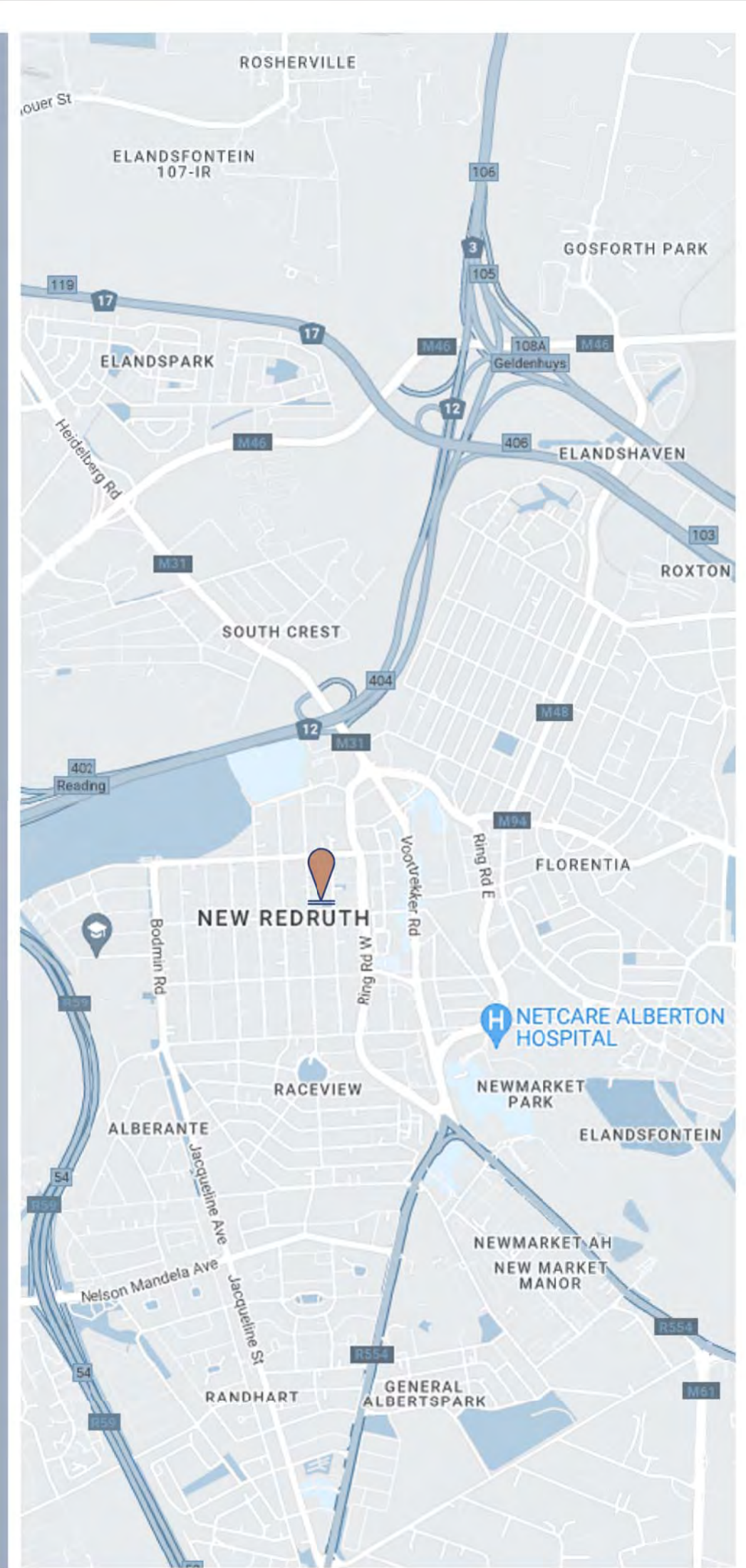
 BAZINGA ON PENZANCE

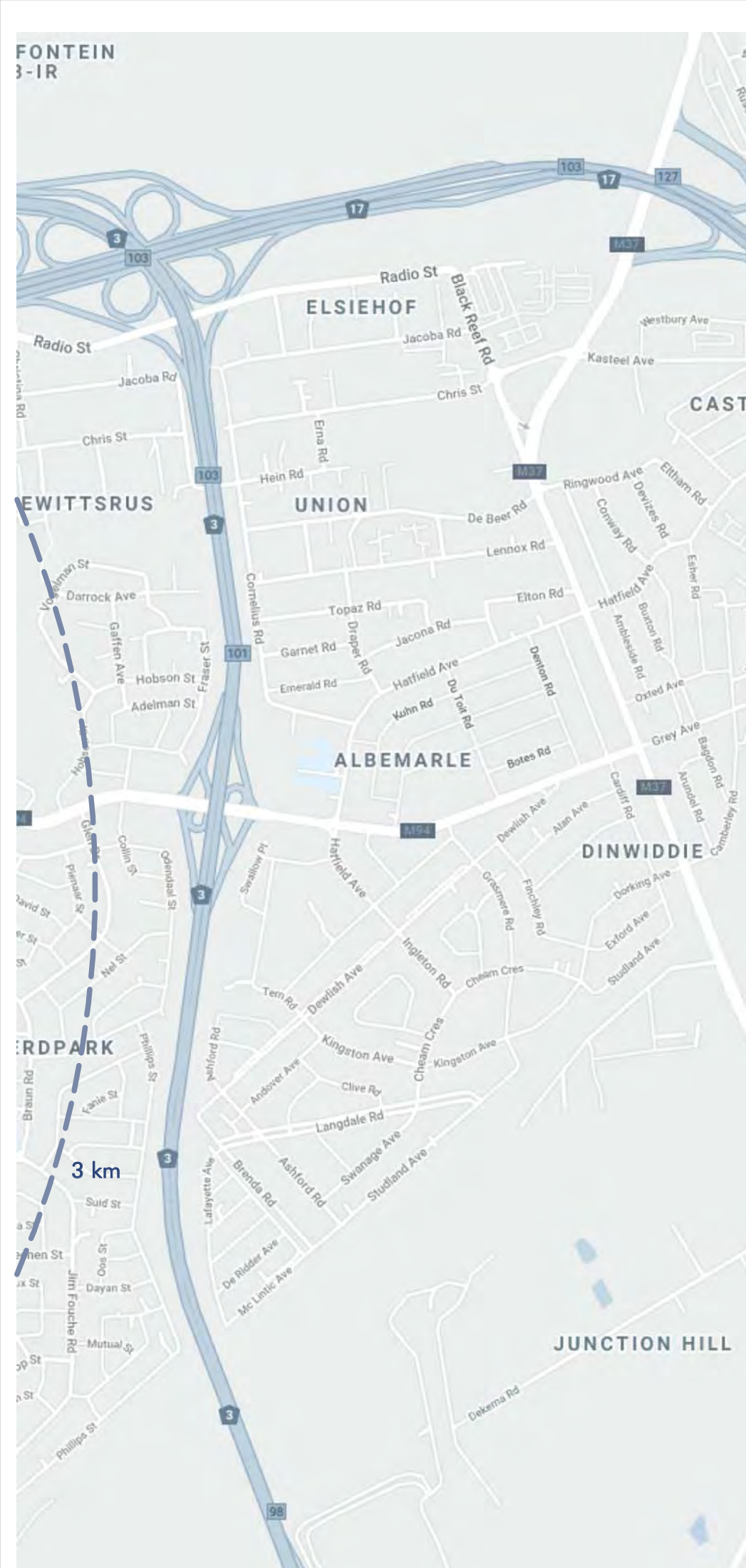
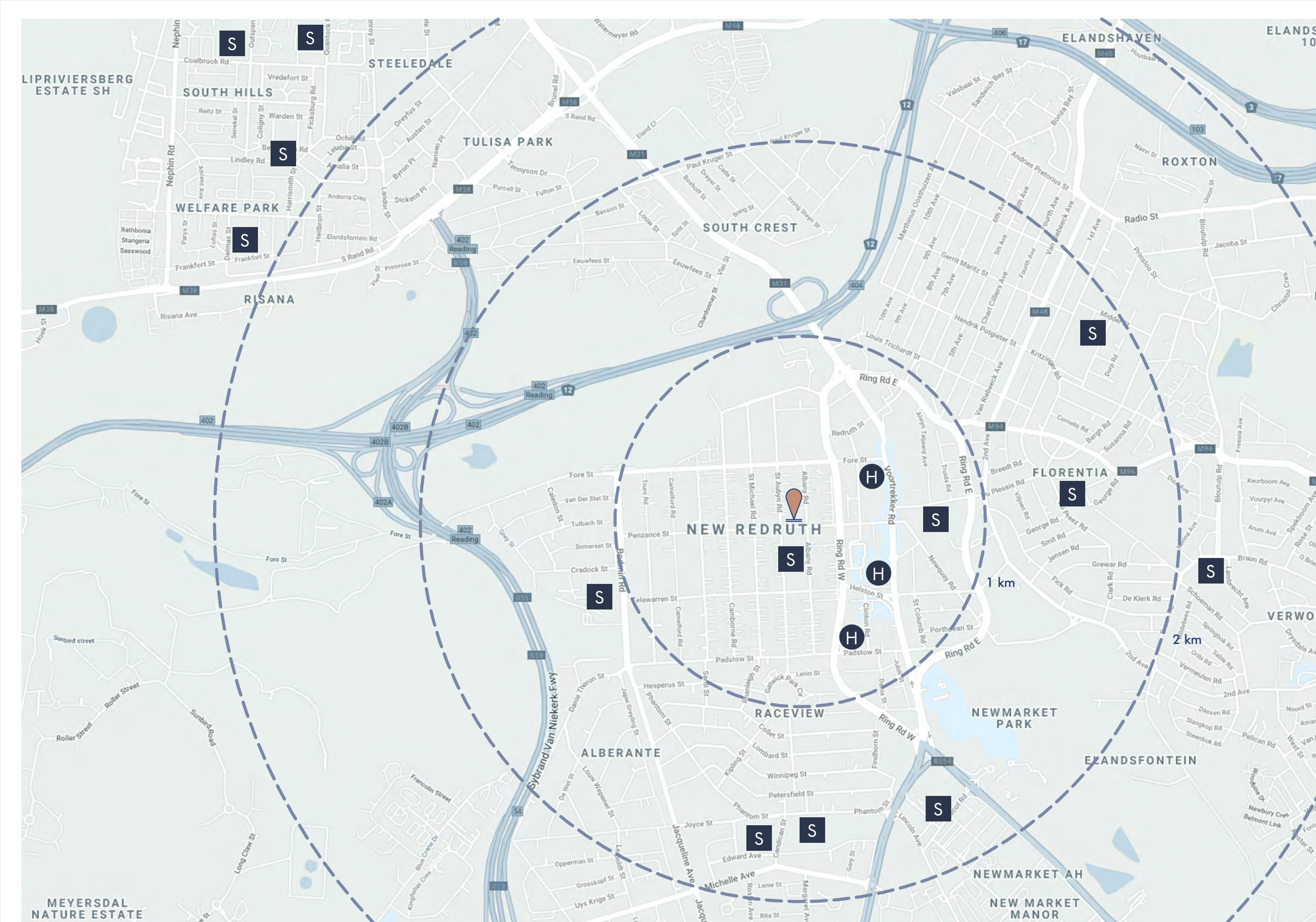
 RADIUS MARKER

#### TRAVELING DISTANCE

O.R. TAMBO	24.4km - 22 mins
JHB CBD	14.7km - 22 mins
SANDTON	37.3km - 40 mins
MIDRAND	31.8km - 30 mins
PRETORIA	65.8km - 55 mins

LOCATED AT: 14 Penzance Str, New Redruth, Alberton





## PROXIMITY MAP

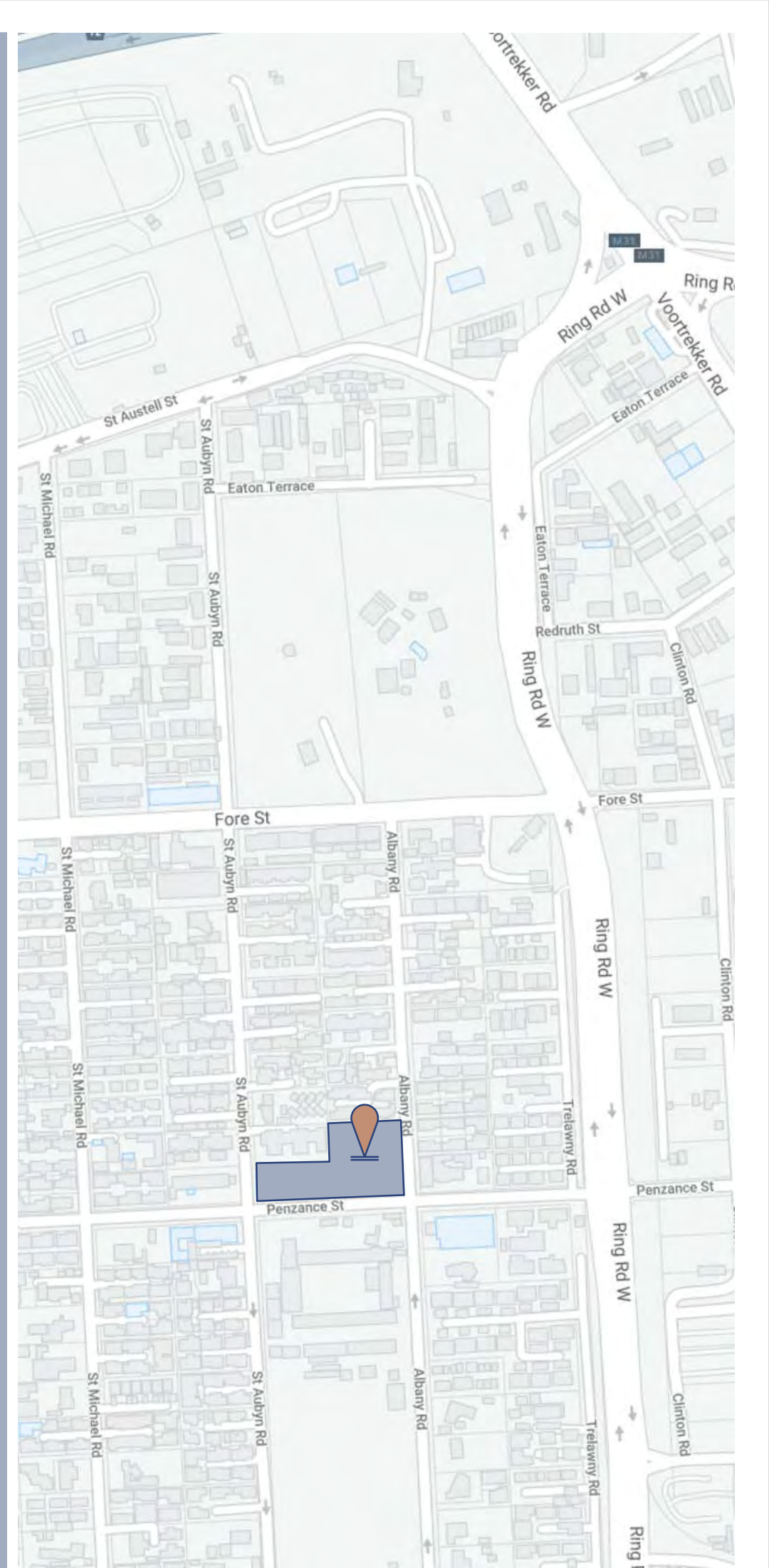
- BAZINGA ON PENZANCE
- HOSPITALS
- SCHOOLS
- RADIUS MARKER

### TRAVELING DISTANCE

O.R. TAMBO	24.4km - 22 mins
JHB CBD	14.7km - 22 mins
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PRETORIA	65.8km - 55 mins

LOCATED AT: 14 Penzance Str, New Redruth, Alberton



RENTABLE AREA

AREAS ARE CALCULATED TO EXTERNAL FACE OF PERIMETER WALL AND TO CENTRE OF DEMISING WALLS (INCL. DUCTS).

AREA SCHEDULES

**BUILDING B**

GROUND STOREY	COMMERCIAL / RETAIL
UNIT 10	75.58 m <sup>2</sup>
UNIT 11	56.88 m <sup>2</sup>
UNIT 12 A	35.73 m <sup>2</sup>
UNIT 12 B	35.73 m <sup>2</sup>
UNIT 13	71.45 m <sup>2</sup>
UNIT 14	71.45 m <sup>2</sup>
UNIT 15	71.45 m <sup>2</sup>
UNIT 16	63.52 m <sup>2</sup>
UNIT 17	75.38 m <sup>2</sup>

FIRST STOREY	COMMERCIAL / RESIDENTIAL
LEARNING CENTRE	419.41 m <sup>2</sup>
UNIT 24	56.30 m <sup>2</sup>
UNIT 25	75.40 m <sup>2</sup>
UNIT 25 BALCONY	6.49 m <sup>2</sup>

SECOND STOREY	COMMERCIAL / RESIDENTIAL
UNIT 26	75.73 m <sup>2</sup>
UNIT 27	56.55 m <sup>2</sup>
UNIT 28	72.11 m <sup>2</sup>
UNIT 29	71.45 m <sup>2</sup>
UNIT 30	71.45 m <sup>2</sup>
UNIT 31	72.11 m <sup>2</sup>
UNIT 32	56.30 m <sup>2</sup>
UNIT 33	81.90 m <sup>2</sup>

ROOF SLAB	ENTERTAINMENT
COVERED TERRACE	22.57 m <sup>2</sup>
OPEN TERRACE	135.35 m <sup>2</sup>
UNIT 34	68.57 m <sup>2</sup>
UNIT 35	66.64 m <sup>2</sup>
<b>TOTAL</b>	<b>1965.49 m<sup>2</sup></b>

TOTAL PARKING BAYS 115 BAYS

**BUILDING A**

GROUND STOREY	COMMERCIAL / RETAIL
UNIT 1	91.37 m <sup>2</sup>
UNIT 2	134.61 m <sup>2</sup>
UNIT 3	108.31 m <sup>2</sup>
UNIT 5	124.10 m <sup>2</sup>
UNIT 6	83.04 m <sup>2</sup>
UNIT 7	84.21 m <sup>2</sup>
UNIT 8	82.51 m <sup>2</sup>
UNIT 9	129.51 m <sup>2</sup>
UNIT 9 - PATIO	27.42 m <sup>2</sup>
<b>TOTAL</b>	<b>865.08 m<sup>2</sup></b>

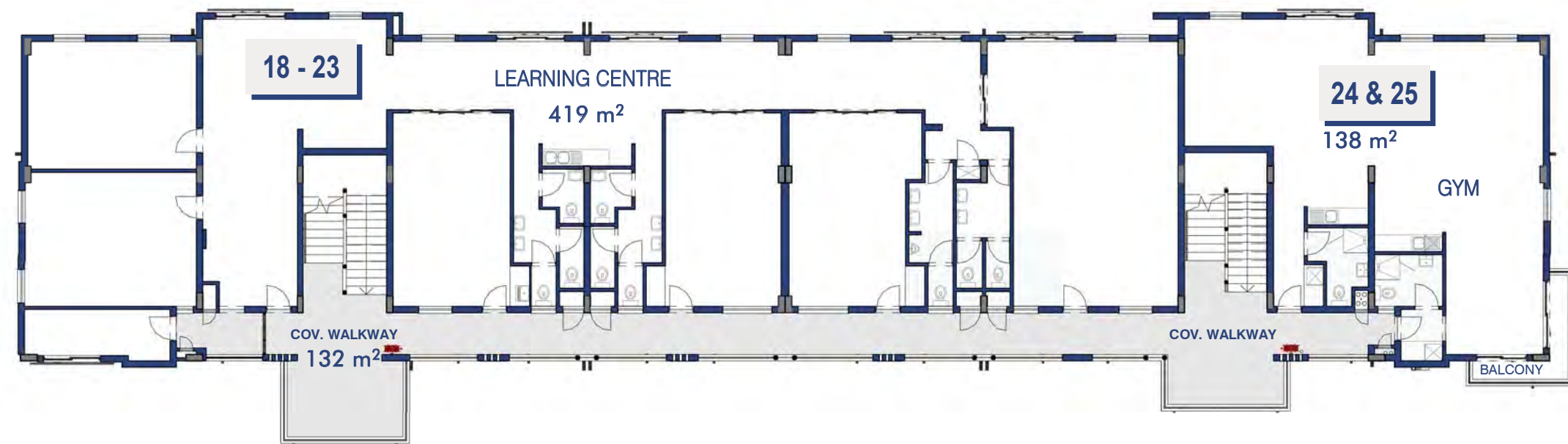
SITE PLAN



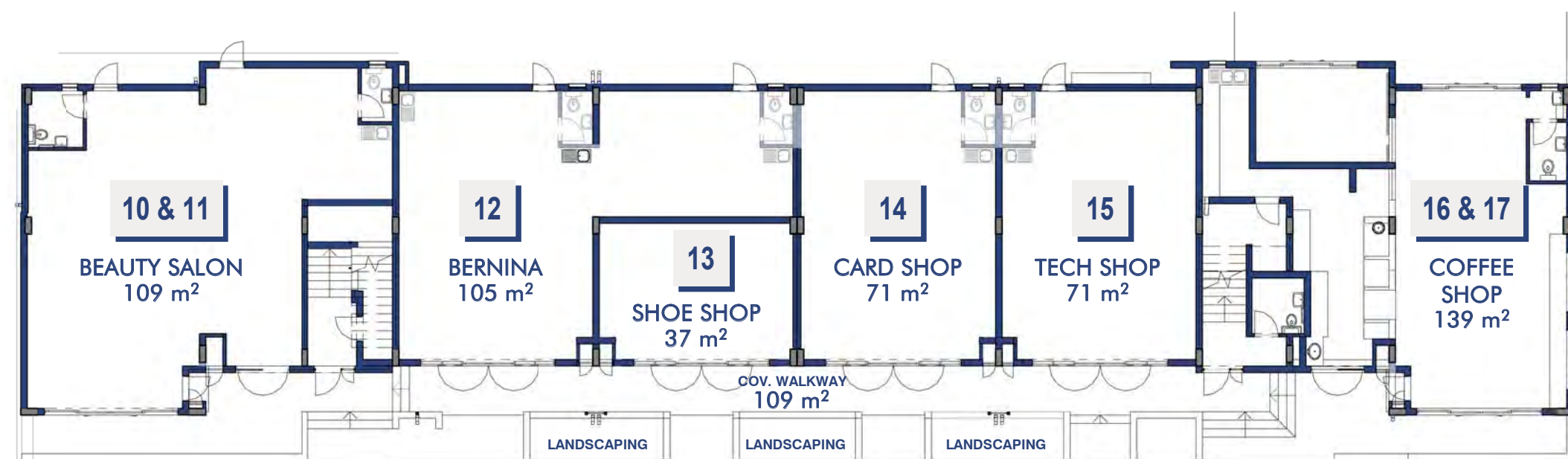


# BUILDING B

COMMERCIAL / RETAIL / RESIDENTIAL & ENTERTAINMENT



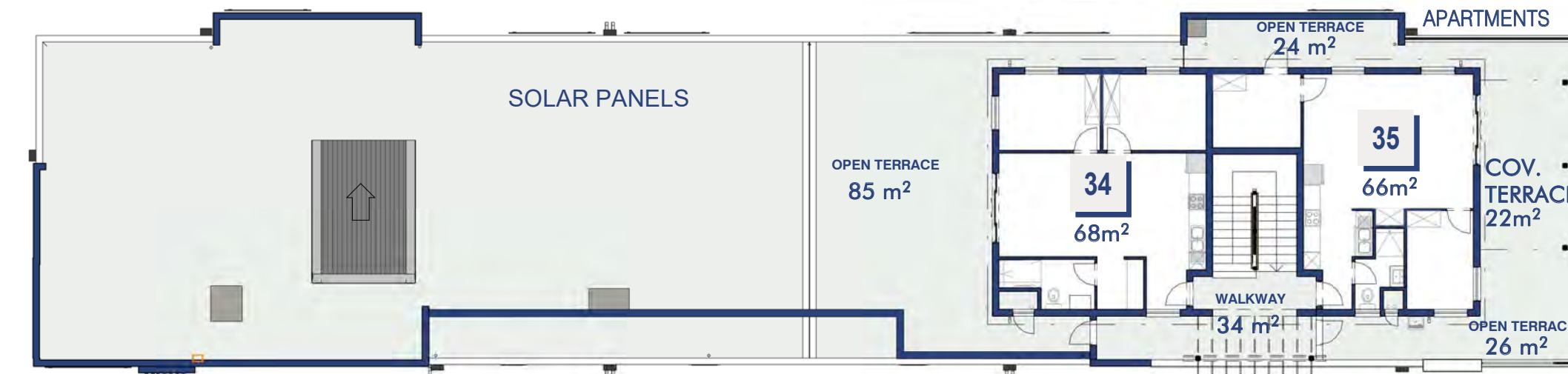
 FIRST STOREY PLAN  
COMMERCIAL



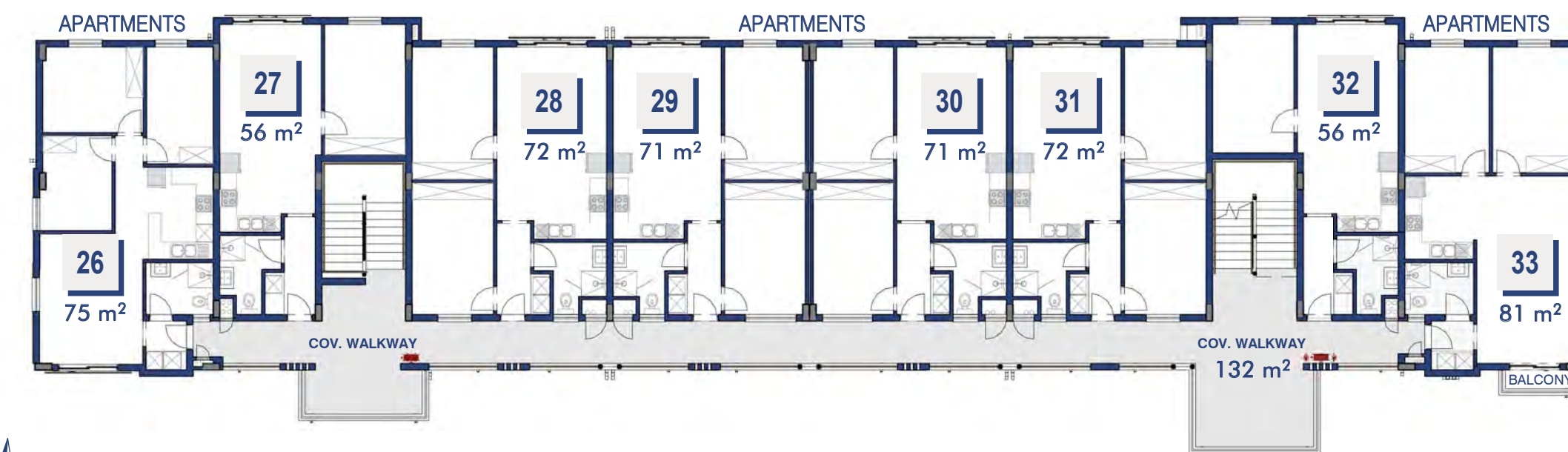
 GROUND STOREY PLAN  
COMMERCIAL / RETAIL

# BUILDING B

COMMERCIAL / RETAIL / RESIDENTIAL & ENTERTAINMENT

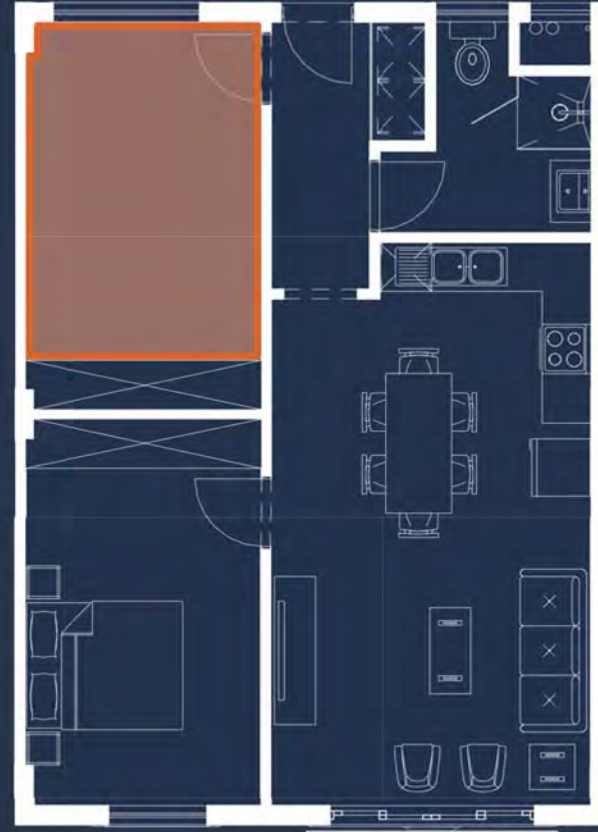


 THIRD STOREY PLAN  
RESIDENTIAL



 SECOND STOREY PLAN  
RESIDENTIAL

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TYPICAL UNIT PLAN  
NOT TO SCALE

## ADVANCEMENT PROPERTIES (Pty) Ltd

NO FRIDGES / FURNITURE ARE NOT INCLUDED IN RENTAL  
GREEMENT OF UNITS. UNITS ARE SHOWN ON THEIR OWN  
& NOT IN RELATION TO THE ADJACENT UNITS. UNITS ARE  
TYPICAL AND MAY VARY SLIGHTLY IN SIZE.

ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

## INTERIOR PERSPECTIVES



TYPICAL APARTMENT LAYOUT  
2 BED, 1 BATH  
ARTIST IMPRESSION



TYPICAL WORK STUDIO LAYOUT  
1 OFFICE, 1 BED & 1 BATH  
ARTIST IMPRESSION



# BUILDING A



**GROUND STOREY PLAN**  
COMMERCIAL / RETAIL



# bazinga ON PENZANCE

**BUILDING A**

UNIT 1	91.37 m <sup>2</sup>
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ON  
PENZANCE

ADVANCEMENT  
PROPERTIES (Pty) Ltd

TENANTS



**ADVANCEMENT**

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PROPERTIES (Pty) Ltd

+27 (0)82 416 6729

[aapapa@icon.co.za](mailto:aapapa@icon.co.za)