Abland®
Property Developers

BREAKING NEW GROUND

CORPORATE PROFILE



Irene Link Precinct - Building B

LAYING A FOUNDATION FOR GENERATIONS TO COME

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Irene Link Precinct - Building A

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INTRODUCTION

Pioneers in the development industry, Abland Property Developers was established in 1990 and has positioned itself as a leader in the field. As experts in office, retail, industrial, motor, residential, and mixed-use developments for more than 30 years, Abland has consistently delivered innovative and sustainable spaces tailored to meet the diverse needs of a wide variety of clients and investors.

With a commitment to excellence, Abland creates best-in-class developments that enhance businesses and communities. Through providing a turnkey development solution, the company offers comprehensive project development services, ranging from initial concept through to final operation.

Known for top-tier office developments and premium industrial spaces, Abland also excels in creating memorable spaces in the retail and motor retail sectors.

Having expanded into high-end residential through strategic partnerships, Abland will continue to shape the future of South Africa's entire real estate sector with a focus on innovation, expertise, and customer satisfaction.



BREAKING GROUND SINCE 1990



OFFICE

As a result of our extensive portfolio of office developments throughout South Africa, we have provided many businesses with contemporary spaces in which to thrive. Through effective utilisation of each space and crafting appealing environments, local businesses can enjoy enhanced workforce productivity and increased staff retention.



Illustration by Drikus Roets



Irene Link Precinct - Building D

Canal Plaza

CAPE TOWN 10 431 m² UNDER CONSTRUCTION

Situated in the heart of Century City, the Canal Plaza office development is one of the few that overlooks the serene Intaka Island nature reserve. Canal Plaza offers easy access from the N1 and is within walking distance of Canal Walk Shopping Centre and other convenient retail outlets. The office floors are designed to accommodate a single corporate tenant or can easily be sub-divided to accommodate several smaller tenants. Both options offer an ideal working environment in which businesses can thrive.









Irene Link
Building F

IRENE 5 745 m² COMING SOON

Irene Link Building F forms part of the award-winning Irene Link Precinct in Doringkloof, Centurion, and continues Abland Property Developers' vision of creating premium, future-ready commercial environments. The P-grade office development offers flexible office suites, combining sustainable design, backup power and water, high-speed fibre, and seamless access to the N1 highway. Surrounded by retail, medical, educational and residential amenities, Building F provides businesses with a connected, modern workplace that supports productivity, convenience and long-term growth.





Irene Link Building J

IRENE 5 154 m² COMING SOON

Irene Link Building J is a premium P-grade office development within the prestigious Irene Link Precinct in Doringkloof, Centurion. The development is designed to meet the needs of modern businesses with Green Star-rated sustainability, backup power and water, high-speed fibre, and a prime location just off the N1 highway. This development is positioned within a vibrant mixed-use precinct featuring retail, restaurants and landscaped public spaces.



Irene Link Building A

IRENE 5 728 m²

Irene Link Building A was the first P-grade office building within the Irene Link Precinct. It boasts a prestigious 5-star Green Star Africa certification, setting the benchmark for sustainable building practices. Tailored for premium office purposes, Irene Link Building A seamlessly integrates functionality with contemporary elegance.





Irene Link Building B

IRENE 7 200 m²

Irene Link Building B received a 4-star certification from The Green Building Council South Africa (GBCSA). Its architectural design features a transparent glass façade above a naturally ventilated basement, fostering connectivity between the highway and pedestrian areas.

Irene Link Building C

IRENE 7 000 m²

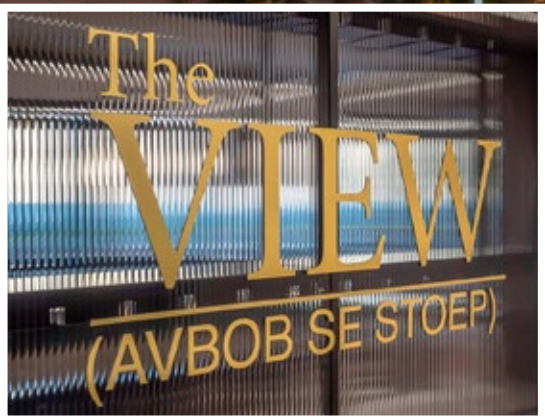
Situated prominently within the Irene Link Precinct, Building C boasts a distinctive design characterised by a glass structure above a landscaped podium. Abundant natural light floods the interior, while extensive landscaping enhances the street view. Its energy-efficient design ensures a comfortable workspace, earning it a 4-star Green Star rating.








AVBOB


The
VIEW
(AVBOB SE STOEP)





SAPOA AWARDS 2024

Proud winner of the 2024 SAPOA awards.

Category:
Corporate Office Development

Irene Link
Building D - AVBOB

IRENE 11 500 m²

The award-winning Irene Link Building D now serves as AVBOB's new headquarters, harmoniously integrating with the surrounding architecture while reflecting AVBOB's unique style and needs. Through careful design, it complements its environment, achieving a perfect blend of functionality and aesthetics that enhances the charm and vibrancy of the precinct.







SAPOA AWARDS 2025

Proud winner of the 2025 SAPOA awards.

Category:
Commercial Office Development

Irene Link
Building E

IRENE 4 219 m²

This prestigious building, which features P-grade office space, is strategically situated adjacent to the N1 highway in Doringkloof, Irene. It boasts efficient office layouts, lush green landscapes, and convenient access to a range of amenities.







Photo: Sean Gibson

The Rubik
Office & Retail

CAPE TOWN 5 500 m²

Enhancing the skyline in the vibrant Mother City, Cape Town, The Rubik redefines luxury and convenient living. This architecturally distinctive building features retail spaces, 87 luxurious residential apartments and penthouses, as well as well-situated office space.

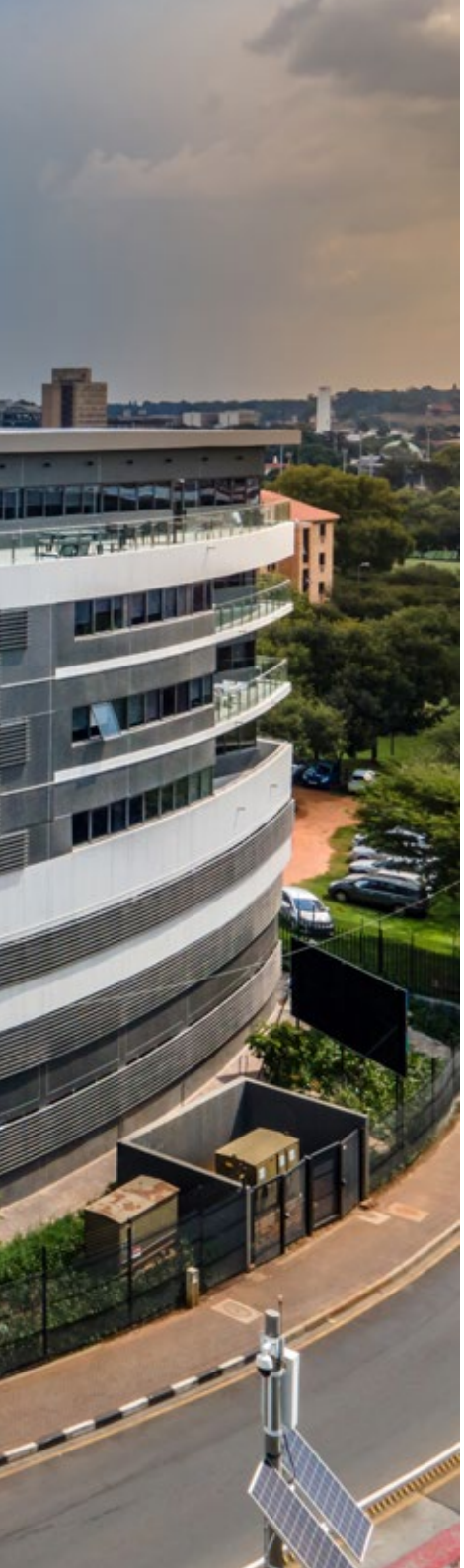


35 Lower Long

CAPE TOWN 14 400 m²

With its distinctive sculpted design and sleek glass façade, 35 Lower Long is built to stand out. The striking design complements the lively street ambience along Lower Long and Jetty streets. This building provides retail as well as office space, catering to the diverse business needs in this location.


santam
miway
santam
miway
CO-ZA



Hill on Empire

JOHANNESBURG 35 000 m²

Nestled on Johannesburg's bustling Empire Road, this prime office building offers easy access to major public transport routes, ensuring ideal connectivity. Boasting P-grade status, this space promises an unparalleled professional environment.

Monte Circle - Omnia

JOHANNESBURG 5 500 m²

Embracing a cohesive village theme, this architectural gem stands proudly at the intersection of Winnie Mandela Drive and Montecasino Boulevard. The epitome of innovation and environmental consciousness, it features a sustainable design, incorporating multiple eco-friendly features, high-quality finishes and cutting-edge security systems.







Hertford Office Park - Building K

MIDRAND 5 000 m²

The attention to detail in this building extends beyond the interiors to the surrounding landscaping, enriching the complex's visual appeal and functionality. It offers an inviting and inspiring environment through integrating lush greenery with elegant architecture, creating a welcoming space for tenants and visitors at Hertford Office Park.



RETAIL

In our retail developments, we carefully consider every detail, from pinpointing prime locations to devising sustainable concepts for diverse tenant mixes. Through leveraging our expertise and extensive experience, we cultivate partnerships with each tenant, ensuring optimal conditions, long-standing relationships and trading opportunities.

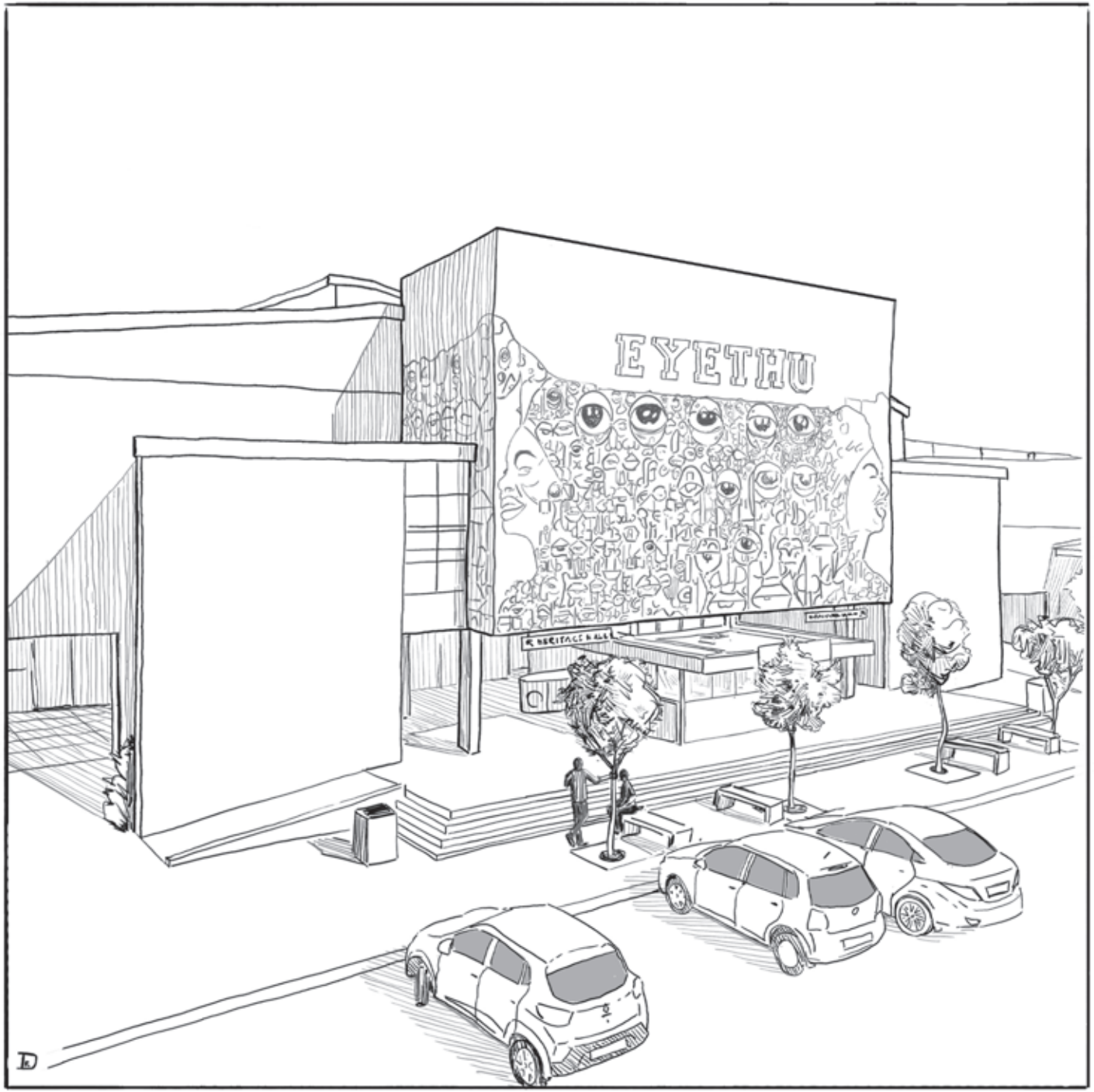


Illustration by Drikus Roets



Eyethu Shopping Centre - Mural artist: Senzo Nhlapo



Central Blue

CAPE TOWN 8 000 m² UNDER CONSTRUCTION

A new retail and lifestyle node is envisaged offering a differentiated shopping experience for the Central Blue development. Nestled in an established neighbourhood, the retail development comprises of two anchor tenants and multiple line shops, a fast-food offering, and a filling station. The restaurant pavilion forms the architectural focal point of the scheme and the vibrant heart of the centre.











Saxdowne Shopping Centre

STELLENBOSCH 6 000 m² UNDER CONSTRUCTION

This 6 000m² convenience centre, which will be located at the busy intersection of Stellenbosch Arterial and Saxdowne Road, is designed for optimal shopper convenience and easy navigation. Anchored by Shoprite and Clicks, it will offer a dynamic and vibrant shopping experience.











Bheki Centre

MABOPANE 8 000 m² COMING SOON

Bheki Centre is a planned community convenience centre in the heart of Mabopane, strategically located along key commuter and taxi routes. The centre will offer a convenient mix of national retailers, essential services, dining and everyday shopping, while supporting local economic growth and creating a modern retail destination for the surrounding community.







Mopane View

SOSHANGUVE 30 000 m² COMING SOON

Planned for a prominent location at the intersection of the M35 and M39 in Soshanguve, Mopane View is envisioned as a vibrant retail destination designed to serve the needs of the surrounding community. The development is expected to offer a diverse mix of grocery, fashion, dining and lifestyle offerings, creating a convenient shopping destination for local residents while supporting future economic growth in the area.





Diamond Square

PRETORIA 8 000 m² COMING SOON

This retail development in Gem Valley plays a key role in the area's transformation, offering 8 000m² of retail space. Part of a larger master plan, it helps shape new neighborhoods and activity hubs.

Positioned between a major road and a quiet residential area, it provides modern shopping and essential amenities while maintaining the area's tranquility. Designed for convenience, it ensures easy access to services and a diverse retail mix.

Sunbird Central

VANDERBIJLPARK 8 000 m² COMING SOON

Sunbird Central Shopping Centre is a new retail destination that will serve the growing communities of Vanderbijlpark, Boipatong and Sharpeville. Designed as a modern, community-focused shopping centre, the development will offer a convenient mix of national retailers, everyday services and dining options in a highly accessible location. With its distinctive architectural design and strong local connectivity, Sunbird Central is set to become a vibrant retail hub that supports the area's continued growth and development.













Merino Mall

ERMELO 28 000 m²

Merino Mall is a landmark regional shopping destination developed by Abland Property Developers in partnership with Moolman Group, bringing a modern retail experience to Ermelo and the surrounding communities. Designed to serve both local residents and regional commuters, the centre combines a diverse mix of leading national retailers, dining and everyday convenience in a contemporary, community-focused environment. Its thoughtful design, strong sustainability features and award-winning architecture have established Merino Mall as a new benchmark for retail development in the region.

Parkdene Boulevard

JOHANNESBURG 32 000 m²

Parkdene Boulevard, a landmark in Gauteng's East Rand region, has revitalised the area and elevated the retail experience for visitors. This transformation marked a new chapter of vibrancy and modernisation, addressing the evolving needs of the local community. Our vision extends beyond redeveloping the physical landscape: we aim to enrich the lifestyle of the community as well.

SAPOA AWARDS 2025

Proud winner of the 2025 SAPOA awards.

Category:

Retail Developments - Large Regional








MILADY





Groot Phesantekraal View

DURBANVILLE 30 000 m²

Situated on the historic grounds of one of Durbanville's oldest farms, Groot Phesantekraal View has successfully transformed the area while preserving its rich heritage. This expansive mixed-use development has introduced a vibrant retail destination to the community, offering a diverse range of shops, services, and amenities. Now fully operational and trading, the centre serves as a thriving hub that caters to the evolving needs of residents and visitors alike.




Checkers


GROOT
PHESANTEKRAAL
VIEW


EYETHU
CLICKS



SAPOA AWARDS 2024

Proud winner of the 2024 SAPOA awards.

Categories:
Overall Heritage and Retail Development

Eyethu Shopping Centre

JOHANNESBURG 10 000 m²

The iconic Eyethu Theatre in Soweto, formerly one of South Africa's first black-owned cinemas, has been transformed into a trendy community hub. Its revitalisation honours a local legacy dating back to 1969, associated with Ephraim Batana Tshabalala and the Tshabalala family. Designed for community convenience and environmental sustainability, the centre operates with remarkable efficiency.









Irene Link Retail

IRENE 15 000 m²

Offering bespoke lifestyle retail space, Irene Link provides office tenants and employees in the precinct an opportunity to enjoy living, working, and spending leisure time in a unified hub. Anchored by Checkers, Woolworths and Dis-Chem, and rounded out with a strategic mix of decor, lifestyle, health, and beauty tenants, as well as a variety of new and established dining options, Irene Link stands as a world-class shopping destination.



Katlehong Crossing

KATLEHONG 8 000 m²

Located at the intersection of Kaunda Street and Venus Drive in the heart of Katlehong, this centre stands as a beacon of convenience in the dynamic East Rand. Whether it's a quick errand or a leisurely stroll, from the moment you step onto its grounds, you are welcomed by a vibrant atmosphere and the bustling energy of the community.

Søndercentret
Shopping Centre

DENMARK 12 000 m²

Søndercentret in Skive, Denmark, has been extensively renovated and has now embarked on an exciting new chapter. The redevelopment emphasises the scenic Karup riverfront, creating a unique atmosphere with riverside dining options. The vision was to revitalise the centre physically and to cultivate a vibrant, experiential destination.













Lion Pride Shopping Centre

JOHANNESBURG 7 500 m²

Perfectly located at the corner of the R114 and Oslo Road, Lion Pride Shopping Centre stands as a new landmark just moments from Malibongwe Drive and the N14 highway. Situated in a rapidly growing area, the centre is set to become a key convenience hub for the surrounding community.

INDUSTRIAL

With several decades of experience in industrial development, we have established ourselves as a respected leader in the industry. Renowned for our wealth of expertise and attention to functional design, we address the specific needs of our industrial clients with precision.

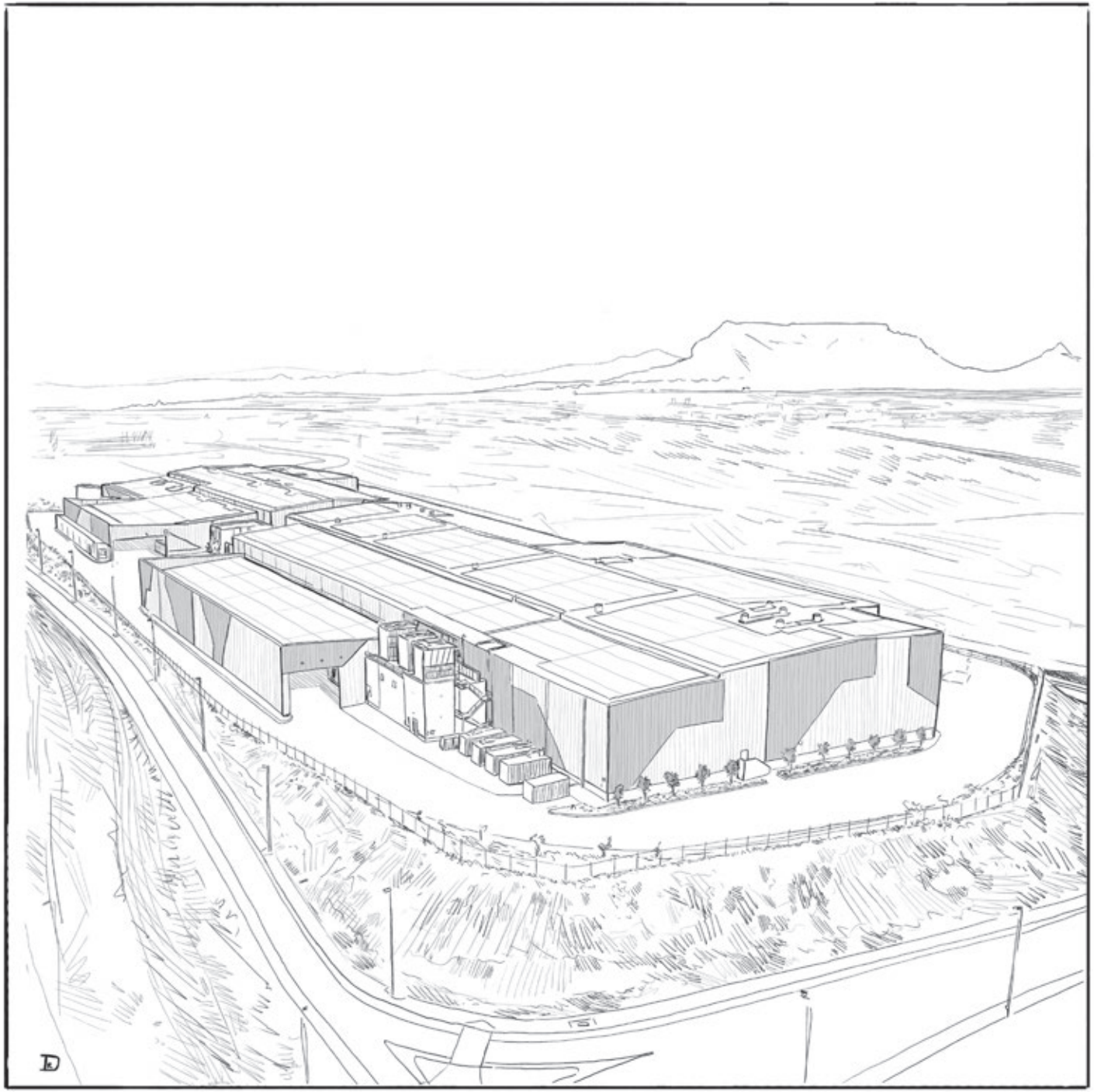


Illustration by Drikus Roets



SAFT Building 2 - Durbanville



Bayer Witfontein

JOHANNESBURG 19 979 m² UNDER CONSTRUCTION

Bayer Witfontein is a new industrial development currently under construction, marking the next phase of Bayer's continued investment in world-class logistics and distribution infrastructure. Designed to support efficient operations and future growth, the facility will incorporate modern industrial design, high-quality specifications and sustainable building principles. Located within a key logistics corridor, Bayer Witfontein reinforces a commitment to delivering innovative industrial environments that meet the evolving needs of leading global businesses.

Samrand Industrial Quarter

JOHANNESBURG 27.85 ha. COMING SOON

Samrand Industrial Quarter is a landmark industrial and logistics precinct strategically positioned between Johannesburg and Pretoria in one of Gauteng's fastest-growing logistics corridors. Designed to accommodate a wide range of industrial, warehousing and distribution facilities, the precinct combines exceptional connectivity with modern infrastructure, secure precinct management and flexible development opportunities. Its prime location, future-focused design and scalable development potential make it an ideal destination for businesses seeking premium industrial space and long-term operational growth.



Rietvlei Business Park
Rugged SA

IRENE 3 082 m²

Rugged SA is a modern industrial facility developed by Abland Property Developers within the Rietvlei Precinct in Irene, Centurion. Designed to support Rugged SA's warehousing, showroom and business operations, the development combines high-quality industrial design with excellent connectivity, secure access and efficient logistics infrastructure. Its strategic location and future-ready design reflect Abland's commitment to delivering premium industrial environments that enable business growth and operational excellence.





Rietvlei Business Park
Package It

IRENE 7 949 m²

Package It is a purpose-designed industrial and distribution facility developed by Abland Property Developers for Package It within the Rietvlei Precinct in Irene, Centurion. Created to support the company's expanding packaging and distribution operations, the development offers a modern, efficient working environment with secure access, premium logistics infrastructure and direct access to major transport routes. The project reinforces Abland's expertise in delivering high-quality industrial developments tailored to the evolving needs of leading businesses.





Takealot Polokwane

POLOKWANE 7 500 m²

Abland proudly developed a state-of-the-art industrial warehouse for Takealot in Polokwane, Limpopo. Strategically located on the R101 and just minutes from the airport, this prime logistics facility offers exceptional accessibility and efficiency. Designed to meet modern distribution needs, the warehouse underscores Abland's commitment to delivering high-quality, future-focused industrial developments.

Bayer Klerksdorp

KLERKSDORP 12 062 m²

Developed for Bayer, this logistics warehouse is located in Klerksdorp, North West Province. Positioned near the N12, a key arterial route, the facility offers efficient regional access for freight movement and distribution. This development underscores Abland's commitment to delivering strategically located, high-performance industrial spaces tailored to the evolving needs of the logistics sector.







S&J Isuzu Parts Distribution Centre

GERMISTON 23 000 m²

Located within the S&J Estate is the Isuzu Parts Distribution Centre for South Africa. With just under 23 000m² under roof as well as a separate training facility, this strategic project will bring Isuzu closer to its biggest regional market and the rest of its African markets.







S&J MIT

GERMISTON 24 700 m²

Ensconced within the thriving S&J Industrial Estate stands the impressive MIT warehouse, one of the first developments to be completed in this hub. The presence of MIT in the estate underscores its strategic significance as a prime location for industrial operations.



S&J Sparepro

GERMISTON 20 700 m²

This vibrant site serves as the head office and warehouse for Sparepro. With bold architectural design and innovative planning, the development takes cues from successful operations in Europe and Asia. Extensive research was conducted to ensure the warehouse meets Sparepro's current needs while catering for future growth.



Sparepro - S&J Industrial Estate - Germiston

SAFT Building 2

DURBANVILLE 16 155 m²

SAFT Building 2 stands as the flagship facility for the Southern African Fruit Terminals (SAFT) Group, which provides cutting-edge cold storage solutions in the fruit and perishable food industries. This state-of-the-art refrigeration facility ranks among Africa's largest and enables cold chain integrity to be maintained as products are transported to export markets.







Atlantic Hills Cold Storage - Excellent Meat

DURBANVILLE 4 115 m²

This innovative commercial cold storage facility in Cape Town boasts an advanced refrigeration plant designed for energy efficiency, as well as mobile racking systems. With a total storage capacity of 7 000 pallets spread across chiller and freezer chambers, it also offers warehousing for frozen products and a blast freezing capacity of 30 tons.



MOTOR

Our willingness and ability to undertake niche projects bears testament to our dedication to empowering businesses across South Africa. Whether it's motor developments, mixed-use developments, urban revitalisation projects or specialised retail spaces, we embrace the opportunity to break new ground and pave the way for growth and progress.



Illustration by Drikus Roets



Toyota - Rola Somerset West

Penta Motor Group
Suzuki & Mahindra Montana

PRETORIA Penta 6 500 m² / Mahindra 3 915 m²

Penta Motor Group – Montana is a landmark automotive development by Abland Property Developers, delivered in two phases to create a modern dealership destination in Pretoria. Phase 1 introduced the new Penta Suzuki dealership and corporate headquarters, followed by Phase 2 with the addition of the Mahindra Montana dealership, creating a cohesive, future-focused automotive campus. Designed with sustainability, functionality and customer experience in mind, the development reflects Abland's commitment to delivering high-quality commercial spaces that support business growth and long-term value.




mahindra


SUZUKI
PENTA





BMW Polokwane

POLOKWANE 4 500 m²

The BMW Polokwane dealership serves as a top-tier example of the latest BMW global rebranding initiative. Representing a groundbreaking approach to the integration of cars into our daily lives, it was one of the first newly designed showrooms to be built in the Southern Hemisphere.

Rola Toyota Somerset West

SOMERSET WEST 5 200 m^2

Every aspect of the Rola Toyota Somerset West dealership has been designed to embody the values and ethos of the Toyota brand. From the sleek lines of the architecture to the ultra-modern facilities within, the goal is to create an environment that not only showcases Toyota's refreshed brand identity, but also enhances the overall customer experience.



RESIDENTIAL

In all our residential property developments, we are committed to creating living spaces that blend with their surroundings and improve residents' quality of life. With a focus on innovation, attention to detail, and a strong understanding of homeowners' evolving needs, Abland is ready to set new standards of excellence in the residential industry.

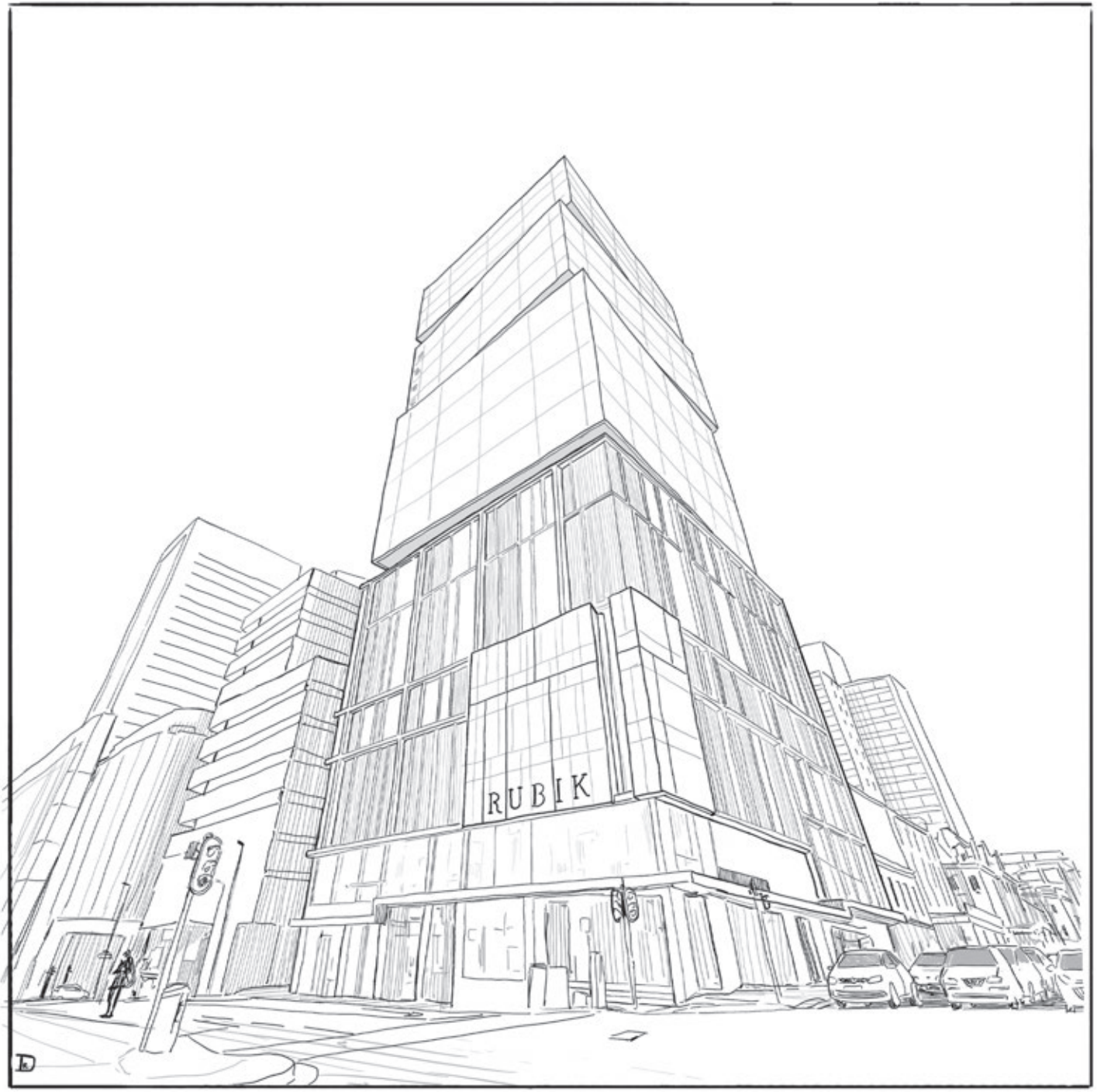
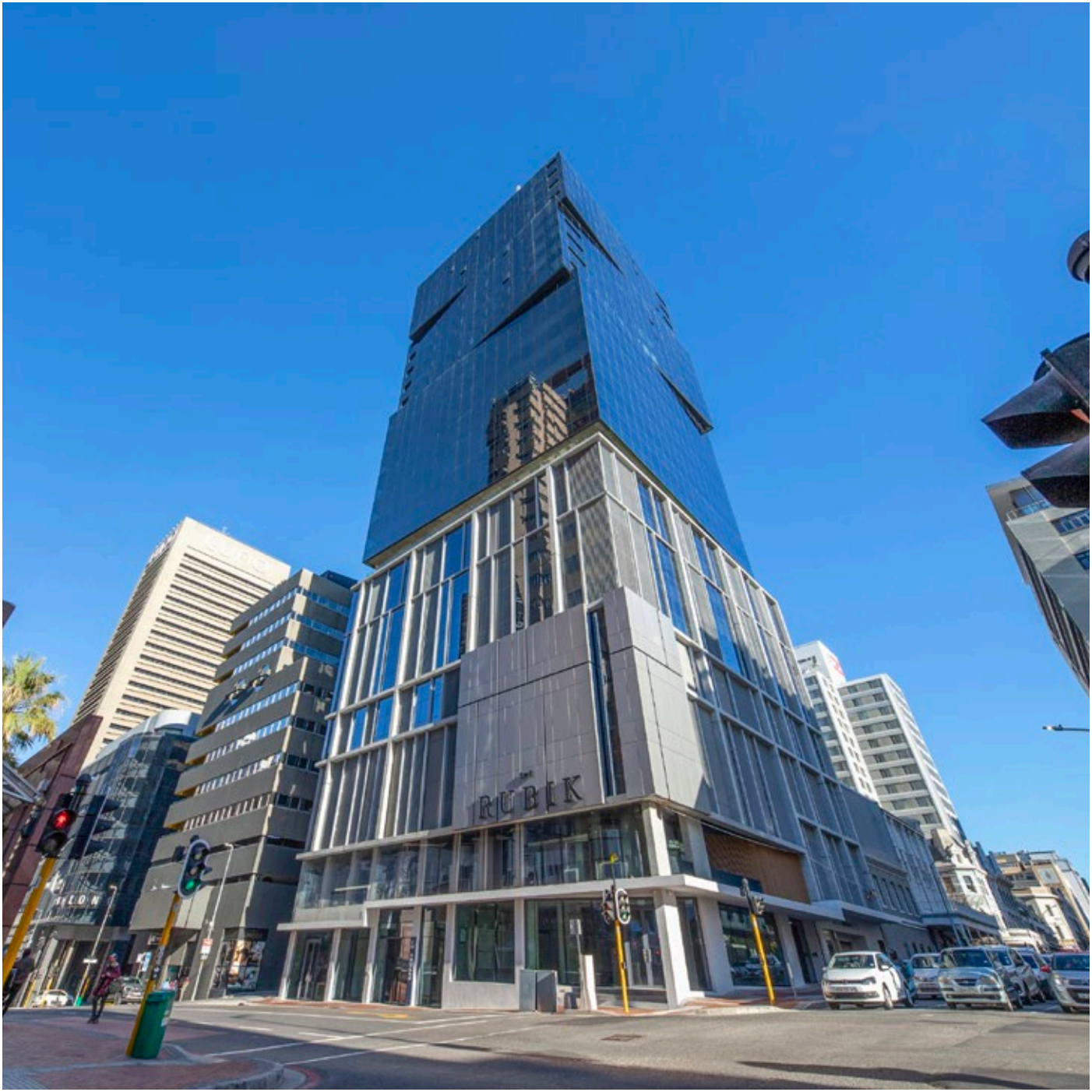


Illustration by Drikus Roets



The Rubik - Cape Town



Photo: Sean Gibson





The Rubik

Residential

CAPE TOWN 87 UNITS

Located in Cape Town, renowned for its bustling nightlife and rich cultural scene, The Rubik was designed to inspire. Offering 87 lavish residential apartments and penthouses, The Rubik boasts breathtaking views of one of South Africa's most desirable cities. It also enables unparalleled access to the region's premier attractions, including Table Mountain, the renowned Cape Winelands, and pristine beaches.

PRECINCTS

Urban developments are focused on connections. Buildings and projects do not stand alone; they are part of a bigger picture. As experts in mixed-use developments, we are dedicated to making built environments more sustainable.

We approach every development by considering its relationship to its surroundings and potential impact on the local community. We conceptualise each undertaking in a manner that positively contributes to the immediate area and fosters a sense of community well-being.



Illustration by Drikus Roets



Irene Link Precinct



Irene Link Precinct

IRENE 90 000 m²

Irene Link Precinct offers effortless connectivity for residents and visitors alike, integrating prime location and accessibility with a premium lifestyle and ambience. This development features a diverse range of mixed-use elements, including retail and commercial spaces, within a cohesive and organic precinct.




MONDANETTE





Groot Phesantekraal Precinct

DURBANVILLE 60 ha.

Along with our partners, Abland is developing an exciting mixed-use precinct on a portion of the historic Groot Phesantekraal farm in Durbanville, approximately 30 minutes from Cape Town. The precinct is anchored by Groot Phesantekraal View, a 30 000m² retail centre that opened in July 2025, and is planned to include residential estates, an office park, a medical centre and a high-street offering, creating a connected destination for living, working and shopping.






checkers




checkers



Rietvlei Precinct

IRENE 18.7 ha.

Rietvlei Precinct is Abland Property Developers' flagship industrial precinct in Irene, Centurion, designed to meet the growing demand for premium logistics, warehousing and commercial facilities. Developed in phases, the precinct combines modern industrial infrastructure with flexible development opportunities in a secure, access-controlled environment. Its prime location along the R21, excellent connectivity and future-focused design make Rietvlei Precinct a strategic destination for businesses seeking efficient, high-quality industrial space in one of Gauteng's key growth corridors.







Our Development Partners



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Midrand

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All rendered perspectives are subject to change without notice.

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