



BREAKING NEW GROUND

CORPORATE PROFILE



Irene Link Precinct - Building B

LAYING A FOUNDATION FOR GENERATIONS TO COME



Irene Link Precinct - Building A

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INTRODUCTION

Abland Property Developers, established in 1990, has been a pioneering force in South Africa's property development sector for over 30 years. Expert in office, retail, industrial, motor, residential, and mixed-use developments, 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 a turnkey development solution, the company offers comprehensive services covering all aspects of project development, from initial concept to final operation.

Known for top-tier office developments and premium industrial spaces, Abland also excels in retail and motor retail sectors, creating memorable spaces that cater to both retailers and shoppers.

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

GROUNDBREAKING SINCE 1990



OFFICE

Our extensive portfolio of office developments throughout South Africa provides many businesses with the necessary space to thrive. Through effective utilization of the spaces and by crafting environments that appeal to employees, they are able to enjoy enhanced workforce productivity and increased staff retention.

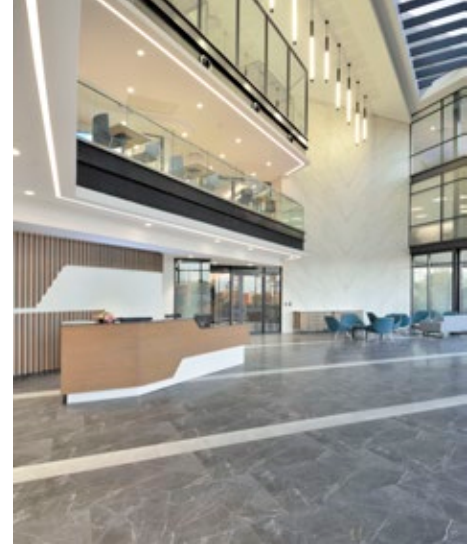


Illustration by Drikus Roets

Irene Link Building A

📍 IRENE 🏗️ 5 728m²

Irene Link Building A was the first P-grade office building within the 84 928m² Irene Link precinct. It boasts a prestigious Five-Star Green-Star Africa certification, setting the benchmark for sustainable building practices. Tailored for premium office purposes, it seamlessly integrates functionality with contemporary elegance.





Irene Link Building B

📍 IRENE 🏠 7 200m²

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

Irene Link Building C

📍 IRENE 🏗️ 7 000m²

Situated prominently within the Irene Link precinct, Building C boasts a distinctive design characterized 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 and has earned it a Four-Star Green-Star rating.





Irene Link Building E

📍 IRENE 🏢 4 219m²

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

Irene Link Building D - Avbob

📍 IRENE 🏗️ 11 500m²

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. With careful design, it complements its environment, achieving a perfect balance between functionality and aesthetics that enhances the charm and vibrancy of the precinct.



Proud winner of
the 2024 SAPOA
awards.

Category:
Corporate Office
Development







The Rubik Office & Retail

📍 CAPE TOWN 🏠 5 500m²

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



35 Lower Long

📍 CAPE TOWN 🏗️ 14 400m²

35 Lower Long stands out with its distinctive sculpted design and sleek glass facade, complementing the lively street ambience along Lower Long & Jetty Street. This building provides retail as well as office spaces, catering to the diverse business needs in this location.



Hill On Empire

📍 JOHANNESBURG 🏗️ 35 000m²

Nestled on 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.



Irene Link Precinct - Building A

Monte Circle - Omnia

📍 JOHANNESBURG 🏗️ 5 500m²

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



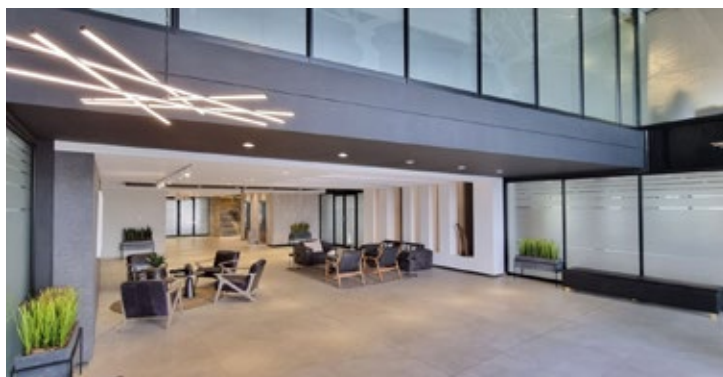


Hertford Office Park- Building K

📍 MIDRAND

📏 5 000m²

The attention to detail in this building extends beyond the interiors to the surrounding landscaping, enriching the building's visual appeal and functionality. A welcoming environment that integrates lush greenery with elegant architecture, creating an inviting and inspiring atmosphere 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. Leveraging our expertise and extensive experience, we cultivate partnerships with each tenant, ensuring optimal ongoing conditions and trading opportunities



Illustration by Drikus Roets



Irene Link Retail

📍 JOHANNESBURG 🏗️ 15 000m²

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.



Parkdene Boulevard

📍 JOHANNESBURG 🏗️ 32 000m²

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





Groot Pheasantkraal View

 DURBANVILLE  30 000m²

Situated on the historic grounds of one of Durbanville's oldest farms, Groot Pheasantkraal View is undergoing development. This expansive mixed-use project seeks to inject fresh vitality into the area while safeguarding its rich heritage. This centre is set to emerge as a thriving hub, offering a diverse range of retail outlets and services to cater to the community's varied needs.





Eyethu Shopping Centre

📍 JOHANNESBURG 🏗️ 10 000m²

The iconic Eyethu Theatre in Soweto, which was formerly one of South Africa's first black-owned cinemas, has been transformed into a contemporary 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 remarkable efficiency.



Proud winner of the 2024 SAPOA awards.

Categories:

Overall Heritage and Retail Development



Sondercentret Shopping Centre

📍 DENMARK 🏗️ 12 000m²

The Sondercentret centre in Skive, Denmark, has been extensively renovated and 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.





Mopane View

📍 SOSHANGUVE 🏗️ 24 000m²

Mopane View, situated at the intersection of M35 and M39 in Soshanguve, will offer a diverse range of retail that will cater to the local market's needs. From groceries to fashion, and dining to entertainment, it aims to be the go-to destination for residents, and make a major contribution to Soshanguve's economic growth.

Katlehong Crossing

📍 KATLEHONG 🏠 8 000m²

Located on the intersection of Kaunda Street and Venus Drive in the heart of Katlehong, this centre stands as a beacon of convenience on the bustling East Rand. Whether it's a quick errand or a leisurely stroll, from the moment one steps on to its grounds, a vibrant atmosphere and the bustling energy of the community welcomes all.





Lion Pride Shopping Centre

📍 JOHANNESBURG 🏗️ 7 500m²

Perfectly located on the corner of the R114 and Oslo Road, Lion Pride shopping centre will soon emerge as a landmark just a stone's throw away from Malibongwe Drive and the N14 highway. In this rapidly evolving area, this development is set to be a hub of convenience to the community.



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.

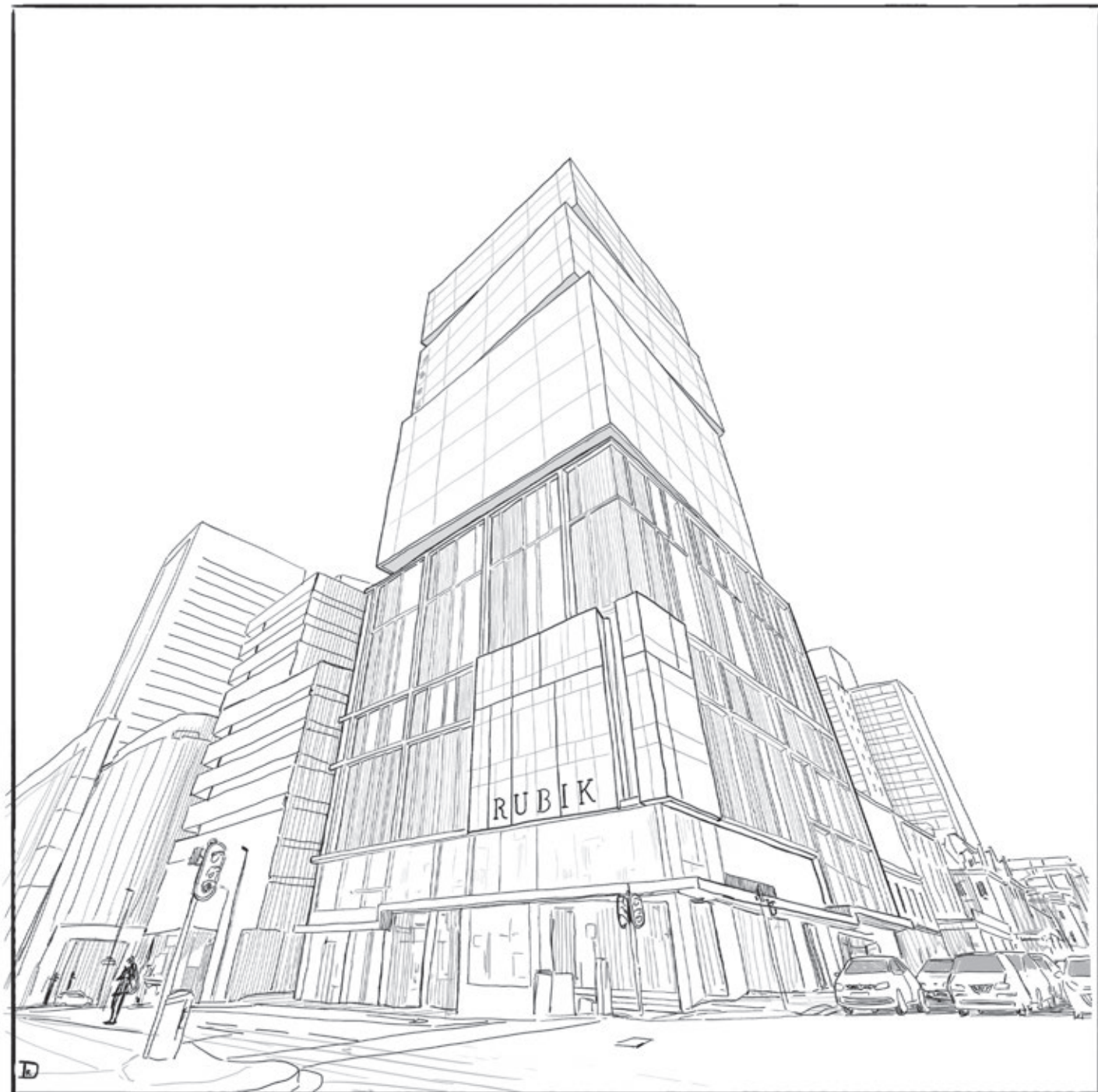


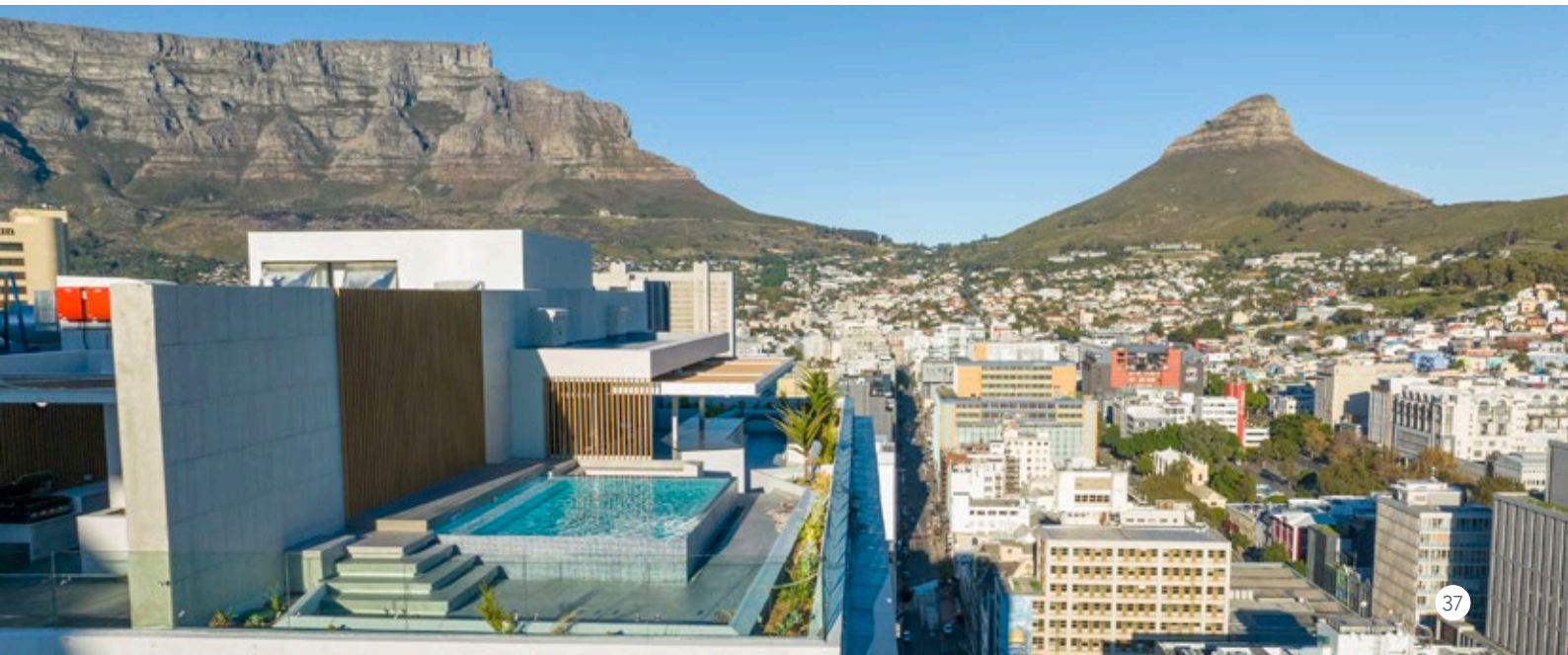
Illustration by Drikus Roets



The Rubik Residential

📍 CAPE TOWN 🏠 87 UNITS

The Rubik, renowned for its lively nightlife and rich cultural scene was designed to evoke inspiration. 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.



INDUSTRIAL

With years 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 are able to address the specific needs of our industrial clients with precision.

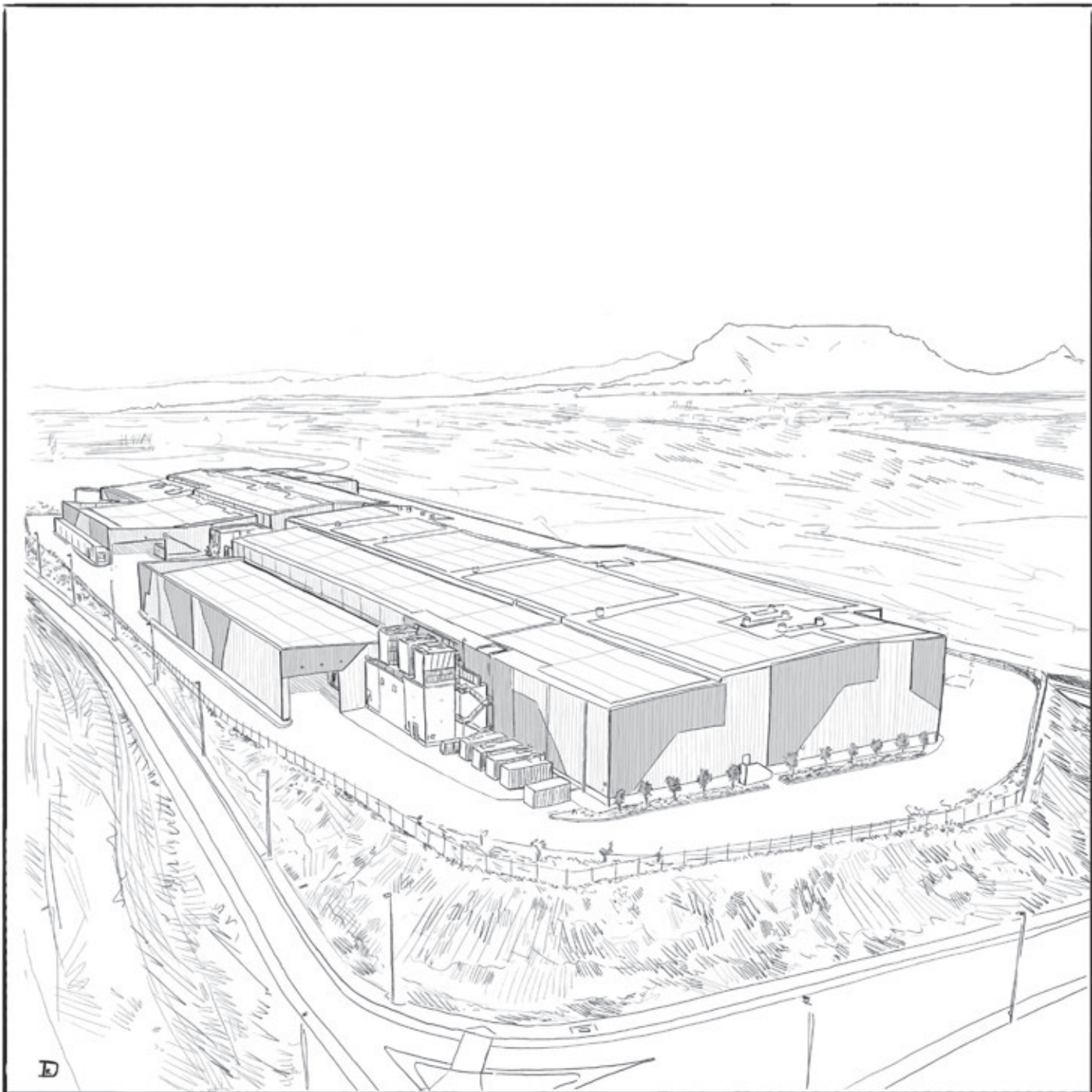


Illustration by Drikus Roets

S&J Isuzu Parts Distribution Centre

📍 GERMISTON 🏗️ 23 000m²

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 700m²

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





S&J Sparepro

📍 GERMISTON 🏗️ 20 700m²

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 allowing for future growth.



SAFT Building 2

📍 DURBANVILLE 🏗️ 16 155m²

SAFT Building 2 stands as a 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 115m²

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 is a testament to our dedication to empowering businesses across South Africa. Whether it's motor, 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



BMW Polokwane

📍 POLOKWANE 🏗️ 4 500m²

The BMW Polokwane dealership serves as a premier 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 200m²

At Rola Toyota Somerset West every aspect of the 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.



Penta Suzuki

📍 PRETORIA

🏠 6 500m²

Sustainability in the heart of the bustling Zambezi area in Pretoria will soon be boosted by a new 6 500m² development to house the headquarters of Penta Motors as well as a Suzuki dealership. This building is intended to be a highly-functional commercial space and a testament to environmental stewardship. It is set to redefine the automotive industry's approach to sustainability.





PRECINCTS

Urban developments are all about 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. Our goal is to conceptualise each undertaking in a manner that positively contributes to the immediate area and fosters a sense of community well-being.

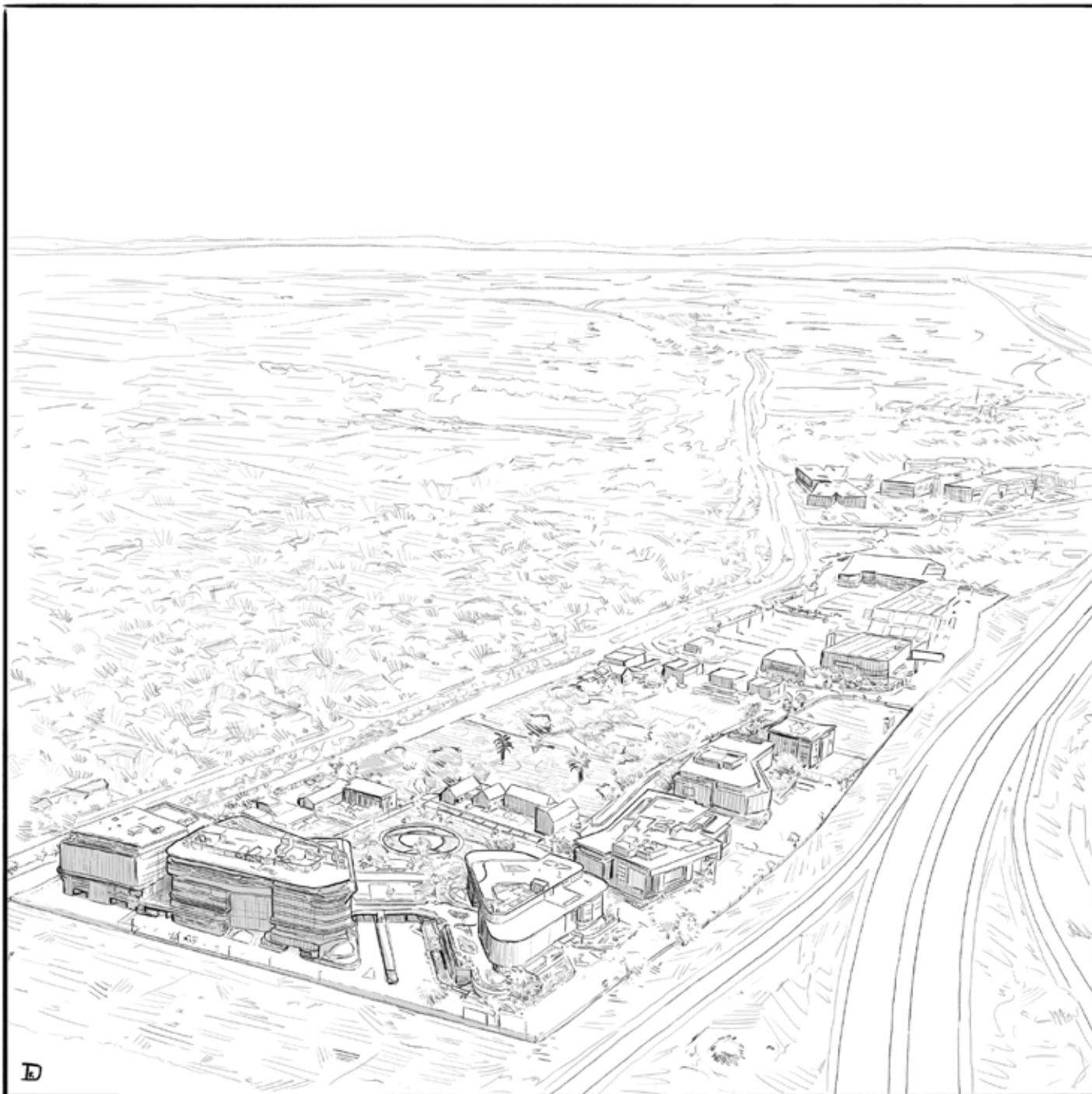


Illustration by Drikus Roets



Irene Link Precinct

📍 IRENE 🏡 90 000m²

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.



Groot Phesantekraal Precinct

📍 DURBANVILLE 🏗️ 60ha.

Abland with it's Partners have embarked on an exciting Precinct development on a portion of the Groot Phesantekraal farm in Durbanville. Situated on one of Durbanville's oldest farms, just Northeast of Durbanville and only 30 minutes from Cape Town, this precinct will include the Groot Phesantekraal View retail development set to open in mid 2025, residential estates, an office park, medical centre and a high-street offering.





Our Development Partners



COSMOPOLITAN

central
developments



Σ som
Group

giflo
property developers

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All perspective in renders are subject to change without notice.



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