



GRAYSTON

MASTER LAUNCH

PROSPECTUS

Full 169 sqm dimensional duplex overview, estate site maps, off-grid infrastructure engineering specifications and launch price list tracks.

[WEBSITE DOWNLOAD | STOCKTON PROPERTY CONSULTANTS](#)

President Brand Street, Rynfield Ext 88, Benoni

Prepared for Grayston purchasers, investors and interested Stockton clients

DOCUMENT PURPOSE

This prospectus gives Stockton clients a complete launch-facing overview of the Grayston opportunity, from unit planning and estate structure to infrastructure resilience and current launch price tracks.



WHAT THIS DOCUMENT COVERS

- 01 Development snapshot and value proposition
- 02 Estate sitemaps and phased release structure
- 03 169 sqm duplex dimensional overview
- 04 180 sqm overview and alternate unit formats
- 05 Off-grid infrastructure and estate engineering
- 06 Launch price list tracks and buyer saving logic
- 07 Buyer journey, sales process and downloadable assets
- 08 Risk controls, assumptions and contact path

CENTRAL SALES CONTACT

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Stockton Property Consultants

EXECUTIVE SUMMARY

Grayston is positioned as a premium, secure duplex development for modern family buyers and investors in Rynfield Ext 88, Benoni.

Grayston has been introduced as a phased duplex development with a strong emphasis on secure access, practical family layouts, utility resilience and a polished buyer journey. The launch offer focuses on modern 3-bedroom duplex homes, all en-suite, with 3.5 bathrooms, a guest toilet, double garage, biometric security, back-up water, solar geysers and a pool and entertainment area.

The website launch pack should allow a client to understand the development quickly, compare unit formats, view the estate plan, download supporting schedules and connect directly with the Stockton sales team.

UNIT TYPE A

169 sqm

Marketing size for the Type A launch unit. Architectural plan references a total area of 170 sqm.

UNIT TYPES D / E

180 sqm

Larger launch product band. Architectural plans reference approximately 182-183 sqm.

LAUNCH PRICE TRACKS

**R2.185m /
R2.320m**

Current pricing track: 169 sqm from R2 185 000.00 and 180 sqm from R2 320 000.00.

MASTER LAUNCH PRINCIPLE

Buyers should be able to see the development, understand the unit logic, review the infrastructure, compare the pricing, and register interest without needing to piece the story together from separate files.

DEVELOPMENT SNAPSHOT

The project is presented as a modern 3-bedroom duplex development on President Brand Street, Rynfield Ext 88, Benoni.



CORE POSITIONING

- 3 Bedrooms - all en-suite
- 3.5 Bathrooms
- Guest Toilet
- Double Garage
- Biometric access control
- Pre-paid electricity
- Back-up water
- Solar geyser
- Pool & entertainment area
- Private garden flow

169 SQM UNIT

From R2 185 000.00

Launch track for Type A style duplex configuration with double garage and open-plan family flow.

180 SQM UNIT

From R2 320 000.00

Launch track for larger 180 sqm style duplex formats with scullery and main-suite dressing room.

NO TRANSFER OR BOND COSTS

The no transfer or bond costs message is a key launch differentiator and should remain clearly visible throughout the downloadable sales pack.

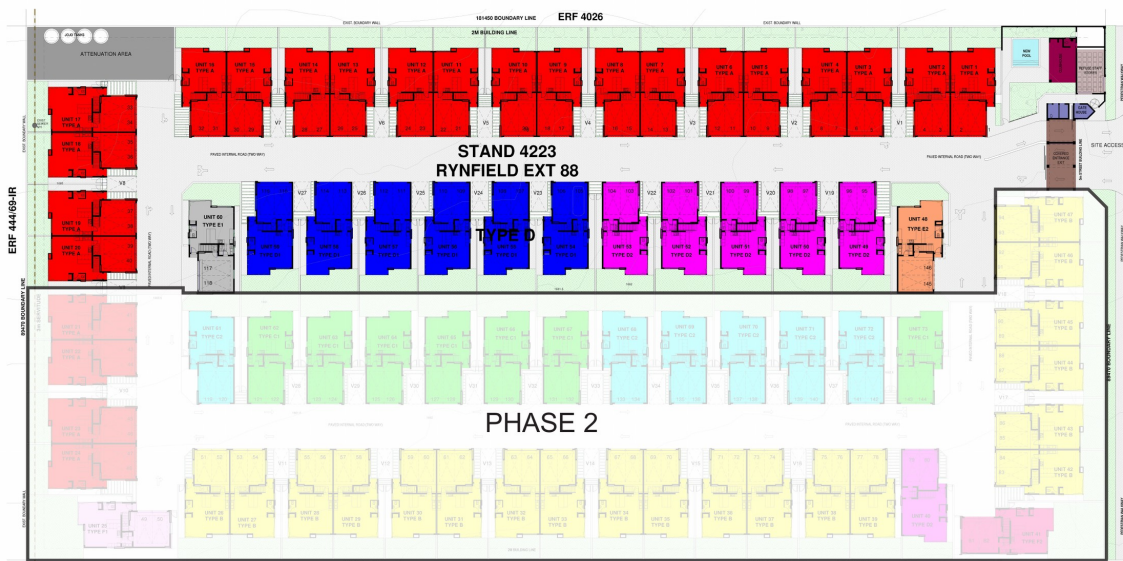
ESTATE SITEMAP

The development is planned in phases, with Phase 1 presented as the current launch release and Phase 2 shown as future expansion.

GRAYSTON

Duplex Development - President Brand Street
Stand 4223, Rynfield Ext 88, Benoni

SITE PLAN - PHASE 1
Scale NTS



ESTATE PLAN READING GUIDE

Phase 1 is the buyer-facing launch environment. Phase 2 remains a future expansion layer. Unit colours and labels in the plan are used to help buyers understand estate flow, orientation, availability conversations and unit-type positions.

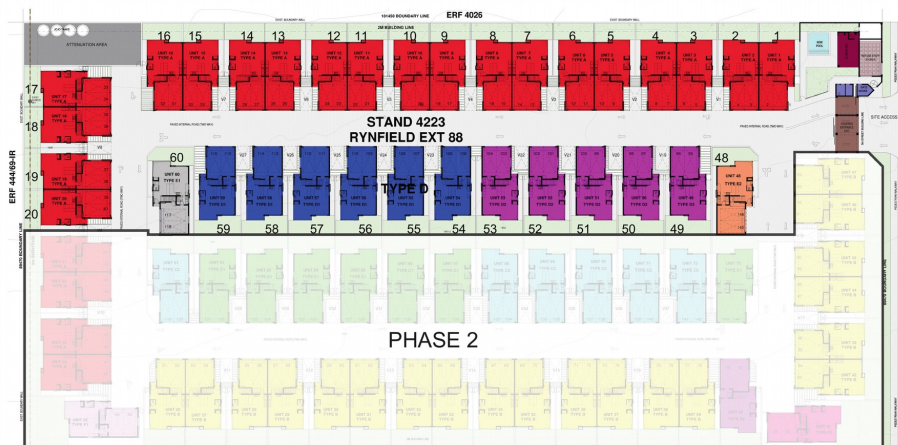
PHASE 1 RELEASE LOGIC

The numbered phase plan supports unit conversations, availability tracking and agent-led buyer follow-up.

GRAYSTON

Duplex Development - President Brand Street
Stand 4223, Rynfield Ext 88, Benoni

SITEPLAN - PHASE1
Scale NTS



UNIT NUMBERING

Use unit numbers to anchor availability conversations and avoid buyer confusion.

PHASE CLARITY

Present Phase 1 as current launch stock and Phase 2 as future expansion.

BUYER CONTROL

Route each interested buyer to a specific preferred unit size or site position.

169 SQM DIMENSIONAL DUPLEX OVERVIEW

Type A is the primary 169 sqm launch profile: a modern family duplex layout with a double garage, open-plan living and three en-suite bedrooms.

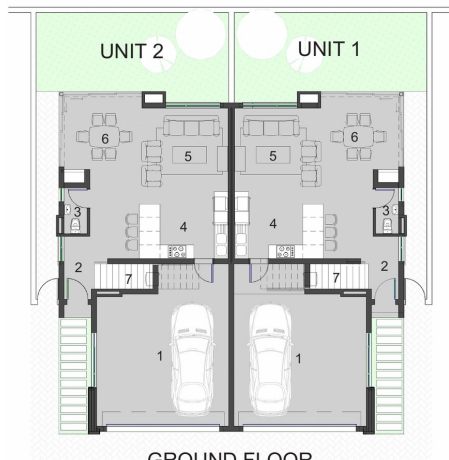
GRAYSTON

Duplex Development

FLOOR PLANS - TYPE A
Scale NTS

ROOM SCHEDULE

1. Double Garage
2. Entrance Lobby
3. Guest WC
4. Kitchen
5. Lounge
6. Dining Area
7. Staircase
8. Main Bedroom
9. En-suite Bathroom
10. Bedroom No 2
11. En-Suite Bathroom
12. Landing
13. Bedroom No 3
14. En-Suite Bathroom



GROUND FLOOR



SOUTH ELEVATION



FIRST FLOOR



NORTH ELEVATION



AREA SCHEDULE	SQM
GROUND FLOOR AREA	105
FIRST FLOOR AREA	65
TOTAL AREA	170



MARKETING SIZE

169 sqm

PLAN REFERENCE

170 sqm total

BEDROOMS

3 all en-suite

BATHROOMS

3.5

GARAGE

Double

TYPE A ROOM SCHEDULE

Room schedule extracted from the Type A floor-plan page and adapted for buyer-facing presentation.



UNIT DETAILS

- 169 sqm unit
- 3 Bedrooms
- 3 En-suite Bathrooms
- Guest Toilet
- Double Garage
- Open-plan Kitchen
- Lounge & Dining Area

ROOM SCHEDULE

- 01 Double Garage
- 02 Entrance Lobby
- 03 Guest WC
- 04 Kitchen
- 05 Lounge
- 06 Dining Area
- 07 Staircase

- 08 Main Bedroom
- 09 En-suite Bathroom
- 10 Bedroom No 2
- 11 En-suite Bathroom
- 12 Landing
- 13 Bedroom No 3
- 14 En-suite Bathroom

Functional emphasis: open-plan kitchen, lounge and dining areas on the ground floor, with the bedroom zone placed upstairs for privacy.

180 SQM UNIT OVERVIEW - TYPE D

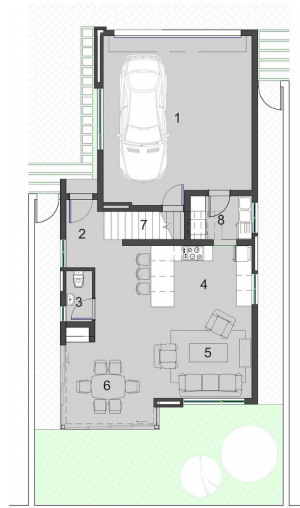
Type D introduces the larger 180 sqm product track, adding a scullery and main-suite dressing room to the core duplex logic.

GRAYSTON Duplex Development

FLOOR PLANS - TYPE D
Scale NTS

ROOM SCHEDULE

1. Double Garage
2. Entrance Lobby
3. Guest WC
4. Kitchen
5. Lounge
6. Dining Area
7. Staircase
8. Scullery
9. Main Bedroom
10. Dressing Room
11. En-suite Bathroom
12. Bedroom No 2
13. En-Suite Bathroom
14. Landing
15. Bedroom No 3
16. En-Suite Bathroom



GROUND FLOOR



SOUTH ELEVATION



FIRST FLOOR



NORTH ELEVATION



AREA SCHEDULE	SQM
GROUND FLOOR AREA	109
FIRST FLOOR AREA	74
TOTAL AREA	183



MARKETING SIZE

180 sqm

PLAN REFERENCE

183 sqm total

BEDROOMS

3 all en-suite

ADDED UTILITY

Scullery

MAIN SUITE

Dressing room

TYPE D ROOM SCHEDULE

The Type D plan provides a larger family layout with an integrated scullery and more defined private-suite planning.



UNIT DETAILS

- 180 sqm unit
- 3 Bedrooms
- 3 En-suite Bathrooms
- Guest Toilet
- Double Garage
- Scullery
- Main Suite Dressing Room
- Open-plan Kitchen, Lounge & Dining

ROOM SCHEDULE

01	Double Garage	09	Main Bedroom
02	Entrance Lobby	10	Dressing Room
03	Guest WC	11	En-suite Bathroom
04	Kitchen	12	Bedroom No 2
05	Lounge	13	En-suite Bathroom
06	Dining Area	14	Landing
07	Staircase	15	Bedroom No 3
08	Scullery	16	En-suite Bathroom

Launch positioning: this product band should be presented to buyers who want the same secure duplex lifestyle with more utility and private-suite functionality.

180 SQM UNIT OVERVIEW - TYPE E

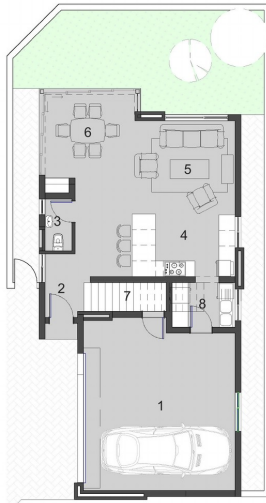
Type E supports the larger product track and provides a complementary layout profile within the estate master plan.

GRAYSTON Duplex Development

FLOOR PLANS - TYPE E
Scale NTS

ROOM SCHEDULE

1. Double Garage
2. Entrance Lobby
3. Guest WC
4. Kitchen
5. Lounge
6. Dining Area
7. Staircase
8. Scullery
9. Main Bedroom
10. Dressing Room
11. En-suite Bathroom
12. Bedroom No 2
13. En-Suite Bathroom
14. Landing
15. Bedroom No 3
16. En-Suite Bathroom



GROUND FLOOR



NORTH ELEVATION



FIRST FLOOR



WEST ELEVATION



AREA SCHEDULE	SQM
GROUND FLOOR AREA	109
FIRST FLOOR AREA	73
TOTAL AREA	182



MARKETING SIZE

180 sqm

PLAN REFERENCE

182 sqm total

GROUND FLOOR

109 sqm

FIRST FLOOR

73 sqm

CONFIGURATION

3 bed duplex

COMMON AREA, GATEHOUSE AND POOL

The common-area plan gives the estate a secure entrance sequence, practical service zones and a pool/entertainment area for residents.

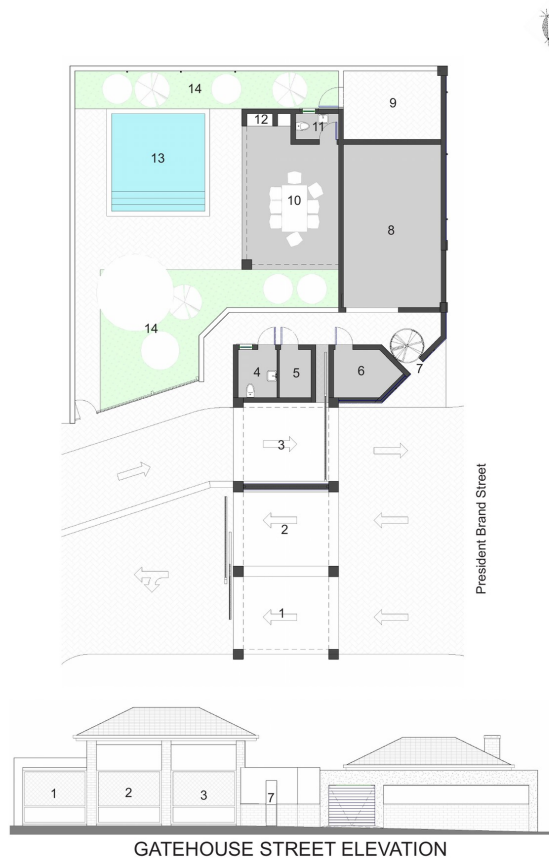
GRAYSTON

Duplex Development

FLOOR PLANS - GATEHOUSE / CLUBHOUSE / POOL
Scale NTS

ROOM SCHEDULE

1. Residence Entrance
2. Visitors / Residence Entrance
3. Exit Gate
4. Staff WC
5. Store
6. IT Room
7. Pedestrian Turnstile
8. Refuse Area
9. Store Area
10. Covered Patio
11. WC
12. Braai
13. Swimming Pool
14. Gardens

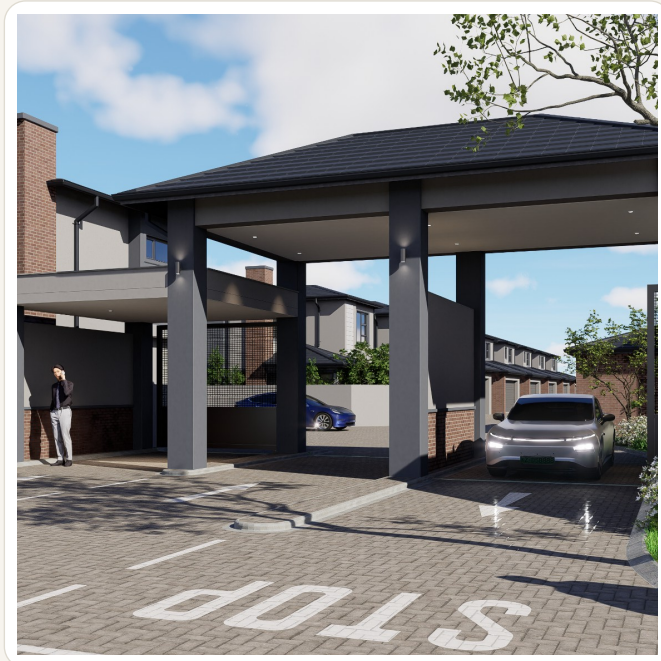


COMMON AREA SCHEDULE

- | | | |
|----------------------------------|-------------------------|-------------------|
| 1. Residence Entrance | 6. IT Room | 11. WC |
| 2. Visitors / Residence Entrance | 7. Pedestrian Turnstile | 12. Braai |
| 3. Exit Gate | 8. Refuse Area | 13. Swimming Pool |
| 4. Staff WC | 9. Store Area | 14. Gardens |
| 5. Store | 10. Covered Patio | |

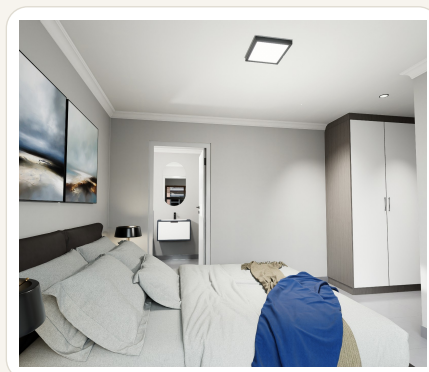
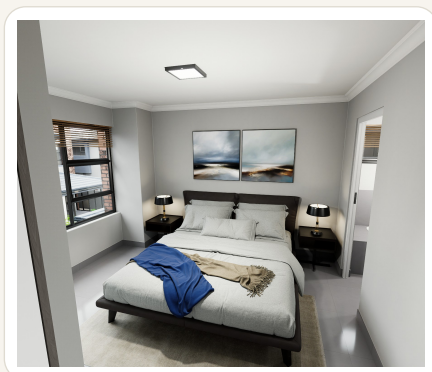
DEVELOPMENT RENDER GALLERY

Actual supplied renders are used throughout the master launch pack to communicate the development language before completed-site photography is available.



INTERIOR AND LIFESTYLE RENDERS

The launch visuals show the interior language buyers can expect: clean contemporary living, open-plan kitchen flow and practical bedroom design.



OFF-GRID INFRASTRUCTURE ENGINEERING SPECS

Grayston has been positioned around practical resilience: power efficiency, back-up water and controlled access are built into the buyer value proposition.

SOLAR GEYSER SYSTEM

Designed to reduce reliance on conventional electric water heating and improve day-to-day energy efficiency.

BACK-UP WATER NETWORK

Estate-level resilience messaging supported by back-up water provision for greater buyer confidence during municipal disruptions.

PRE-PAID ELECTRICITY

Buyer-friendly consumption control and simplified electricity management across the estate.

BIOMETRIC ACCESS CONTROL

Advanced access control is used as a core security differentiator, supporting family-oriented estate living.

GATEHOUSE SEQUENCE

Residence entrance, visitor entrance, pedestrian turnstile and exit-gate logic provide an organised arrival sequence.

IT AND SERVICES ZONES

Common-area planning includes IT room, refuse area, store areas and staff WC for practical estate operation.

ENGINEERING APPROVAL TRACK

Where applicable, structural and civil/engineering components are to be reviewed through the developer professional team. Final technical responsibility, sign-off, certificates and PR.Eng documentation remain subject to the approved construction documentation and handover pack.

FINISHES AND BUYER CONFIDENCE SNAPSHOT

This prospectus references the finishes schedule at a high level so buyers understand the premium specification story.



FINISHES POSITIONING

- Engineered quartz surfaces for kitchen and relevant worktop zones.
- Soft-close millwork intended for a refined daily-use experience.
- Matte-black hardware and contemporary fittings language.
- Neutral flooring and wall finishes aligned with modern duplex living.
- Buyer-facing specification subject to final developer schedule and availability of equivalent products.

DESIGN INTENT

The design language should remain consistent across the launch website, downloadable schedules and sales conversations: refined, practical, secure and modern without overstating unconfirmed finishes.

LAUNCH PRICE LIST TRACKS

The launch price tracks should be presented simply, with buyer value anchored to unit size, no transfer/bond costs and first-release positioning.

TRACK 01: 169 SQM UNIT

R2 185 000.00

Recommended label: 169 SQM UNIT - From R2 185 000.00. Best aligned with Type A / compact family duplex positioning.

TRACK 02: 180 SQM UNIT

R2 320 000.00

Recommended label: 180 SQM UNIT - From R2 320 000.00. Best aligned with larger Type D / E duplex positioning.

BUYER VALUE MESSAGE

The strongest launch message is not only price. It is the combination of secure estate living, modern 3-bedroom duplex format, current first-release positioning and the removal of traditional buyer friction through no transfer or bond costs.

TRANSFER DUTY / TRANSFER FEES

Removed from buyer-facing launch friction

BOND REGISTRATION COSTS

Removed from buyer-facing launch friction

DAY-ONE CAPITAL RETENTION

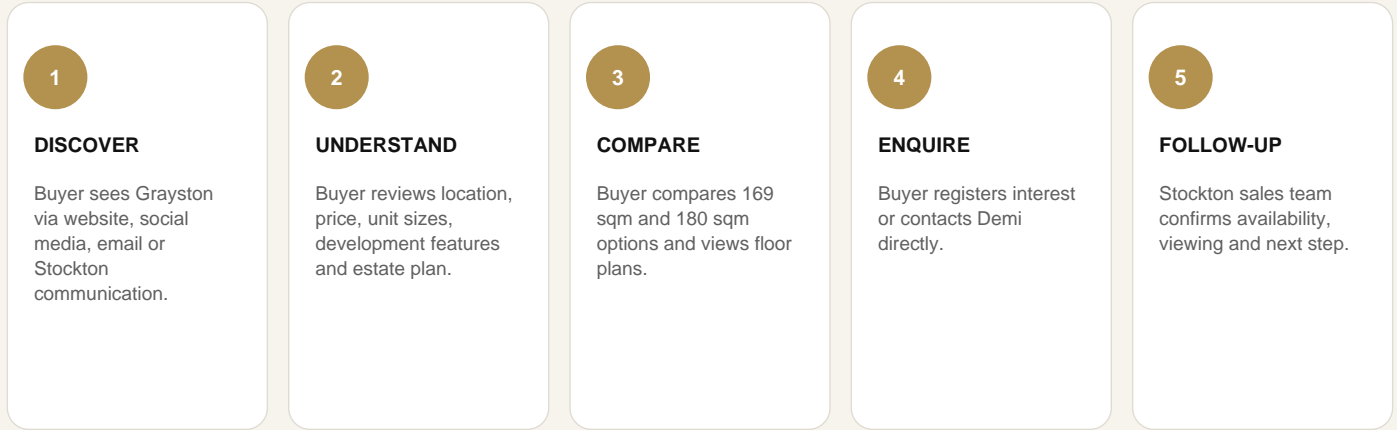
Buyer retains cash that would normally leave the transaction

Prices are launch price tracks supplied for the prospectus and should be confirmed against the current developer/Stockton price list before contracting.



BUYER JOURNEY AND SALES PATH

The launch assets should help a client move from interest to enquiry with minimal friction.



REGISTER YOUR INTEREST - RECOMMENDED WEBSITE FIELDS

<input type="text" value="Full name"/>	<input type="text" value="Mobile number"/>
<input type="text" value="Email address"/>	<input type="text" value="Preferred unit size"/>
<input type="text" value="Preferred price track"/>	<input type="text" value="Message / questions"/>

Lead routing: Demi Stephenson | +27 64 909 8014 | demi@stocktonprop.com

LAUNCH ASSET MATRIX

A website download library gives buyers confidence and gives the sales team a clean way to send the right supporting material.

MASTER LAUNCH PROSPECTUS

Development overview, unit logic, price tracks and buyer path.

SUBURB INVESTMENT ANALYSIS

Investment context, value proposition and yield-style conversation support.

TECHNICAL SCHEDULE OF FINISHES

Finishes, fixtures, surfaces, hardware and technical specification guide.

FLOOR PLAN DOWNLOADS

Type A, Type D, Type E and common-area plan sheets.

SITE PLAN / AVAILABILITY MAP

Phase 1 estate map for buyer location conversations.

RENDER GALLERY

Current 3D/architectural renders until built photography is available.

DOWNLOAD STRATEGY

Each document should reinforce the same buyer promise: Grayston is modern, secure, practical, well-positioned and professionally managed through Stockton Property Consultants.

UNIT COMPARISON OVERVIEW

A simple comparison helps buyers understand which price track and floor-plan profile best matches their needs.

ITEM	169 SQM TRACK	180 SQM TRACK
Primary layout profile	Type A duplex	Type D / Type E duplex
Launch price track	From R2 185 000.00	From R2 320 000.00
Bedrooms	3 bedrooms	3 bedrooms
Bathrooms	3 en-suite + guest toilet	3 en-suite + guest toilet
Garage	Double garage	Double garage
Kitchen / utility	Open-plan kitchen	Open-plan kitchen + scullery
Main suite	Main bedroom with en-suite	Main bedroom + dressing room + en-suite
Best suited to	Compact premium family flow	Larger family flow and added utility

Note: plan dimensions, unit numbers, allocation and availability must be confirmed against the latest developer/Stockton records at point of enquiry.

RISK CONTROLS AND BUYER CONFIDENCE

A launch prospectus should assist buyers without overstating guarantees. The following points clarify the professional and buyer-control framework.

SPECIFICATION VARIANCE

Final finishes, product substitutions and brand equivalents are subject to developer approval, availability and contract documentation.

PLAN VARIANCE

Marketing sizes and architectural plan totals may differ slightly because of measurement basis, rounding and final approvals.

PRICING VARIANCE

Launch price tracks are correct for this document but must be confirmed before any offer or agreement.

CONSTRUCTION / PROFESSIONAL APPROVALS

Structural, civil and service components remain subject to approved plans, inspections and professional sign-offs.

AVAILABILITY VARIANCE

Phase 1 unit availability changes as buyers reserve or contract units.

BUYER DUE DILIGENCE

Purchasers should review OTP documents, body corporate/HOA documentation, approved plans and final schedule of finishes.

SOURCE NOTES AND DOCUMENT ASSUMPTIONS

This prospectus consolidates supplied launch material, architectural plans, renders and Stockton-facing positioning into a client-downloadable document.

ARCHITECTURAL PLAN PACK

Site Plan - Phase 1, Type A, Type D, Type E, and Gatehouse / Clubhouse / Pool sheets are used for estate planning, room schedules and area references.

RENDERS

Current development visuals, guardhouse renders, exterior renders and interior renders are used to communicate the development look and feel prior to completed photography.

SALES INFORMATION

Pricing, lead routing, contact details and website launch strategy follow the active Stockton / Grayston launch direction used in this project.

TECHNICAL LANGUAGE

Infrastructure and approval notes are written for buyer clarity and should be read with final developer technical documentation.

IMPORTANT DISCLAIMER

This document is a marketing and information prospectus. It is not a substitute for signed sale documentation, approved architectural drawings, professional certification, final engineering reports or legal advice. All facts should be confirmed by Stockton Property Consultants and the developer before a buyer relies on them for a purchase decision.

NEXT STEPS FOR INTERESTED BUYERS

Grayston enquiries should be kept simple, quick and centralised through Stockton Property Consultants.

REGISTER INTEREST OR REQUEST AVAILABILITY

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Stockton Property Consultants

RECOMMENDED BUYER ACTIONS

- Confirm current availability and unit numbers.
- Request the relevant floor-plan sheet for the unit type you prefer.
- Review the price track and no transfer/bond cost structure.
- Ask for the latest schedule of finishes and infrastructure notes.
- Arrange a viewing, launch consultation or follow-up with the Stockton sales team.





LIVE SMART. LIVE GRAYSTON.

Premium duplex living. Clear estate planning. Practical infrastructure.
Professional sales support.



Stockton Property Consultants

Grayston launch sales partner

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