

SANFORD HEART

Waterkloof Ridge

Project booklet

314 SANFORD STREET

Pretoria

7

Freehold homes

2

House types

3

Bedrooms

Index

Site, architecture and the completed design vision.

01 / THE SITE

Project overview	03
The neighbourhood	04
Location and context	05
Existing site survey	06
Landscape and privacy	07
Landscape concept	08

02 / ARCHITECTURE

Material language	09
Private courtyards	10
Volumes and voids	11
Arrival and access	12
Home 07	13
The street edge	14

03 / INTERIORS

Living to the courtyard	15
Connected living	16
Evening light	17
Kitchen and dining	18
Stairs and thresholds	19
The main bedroom	20
The dressing passage	21
Guest bedrooms	22
Bathrooms	23
Privacy and light	24

04 / THE HOMES

Type A / Plans and areas	25-29
Type B / Plans and areas	30-34
The seven homes	35
Courtyard options	36
Development partners	37

Detailed plans and area studies follow each unit overview.

314 Sanford Street

Waterkloof Ridge
Pretoria

Project overview

Seven freehold homes follow a sloping site at 314 Sanford Street, Waterkloof Ridge. Stepped levels orient living spaces northeast towards private gardens and views.



Development aerial | final project visualisation

7

Freehold homes

5

Type A homes available

2

Type B homes available

Each home has three bedrooms and ensuite bathrooms. Shared living spaces are placed below the private rooms, with courtyards bringing light into the centre of the home.

Waterkloof Ridge



314 SANFORD STREET

Waterkloof Ridge, Pretoria

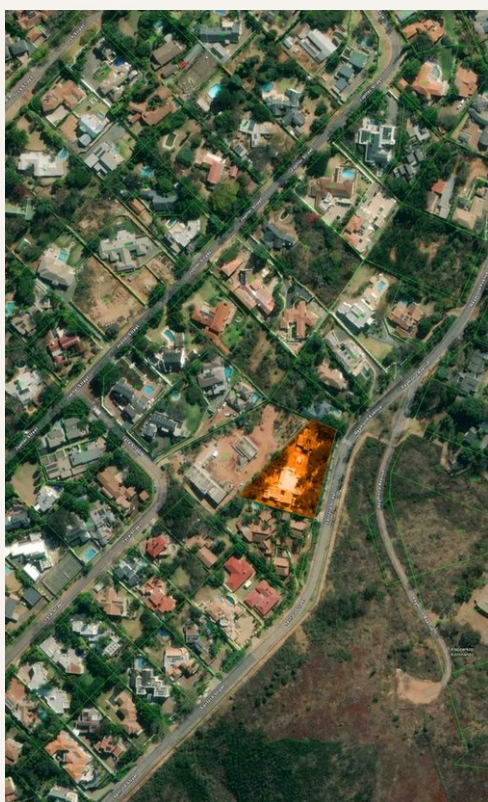
25°47'48.7" S

28°14'51.8" E

Neighbourhood map.

Location and context

314 Sanford Street, Waterkloof Ridge. The site sits within an established residential landscape with a pronounced change in level.



THE SITE

3,072 m²

Remainder of Erf 967
Waterkloof Ridge

Site location

25°47'48.7" S
28°14'51.8" E

Existing site survey

The site survey records existing levels, buildings and planting.



Architectural Drawing. Not to scale.

Landscape and privacy

Layered planting works with the slope. Existing vegetation, new screening plants and the planted boundary edge create successive layers of privacy.



Existing planting



Existing site levels



EXISTING CANOPY

Retain the mature landscape character.

NEW PLANTING

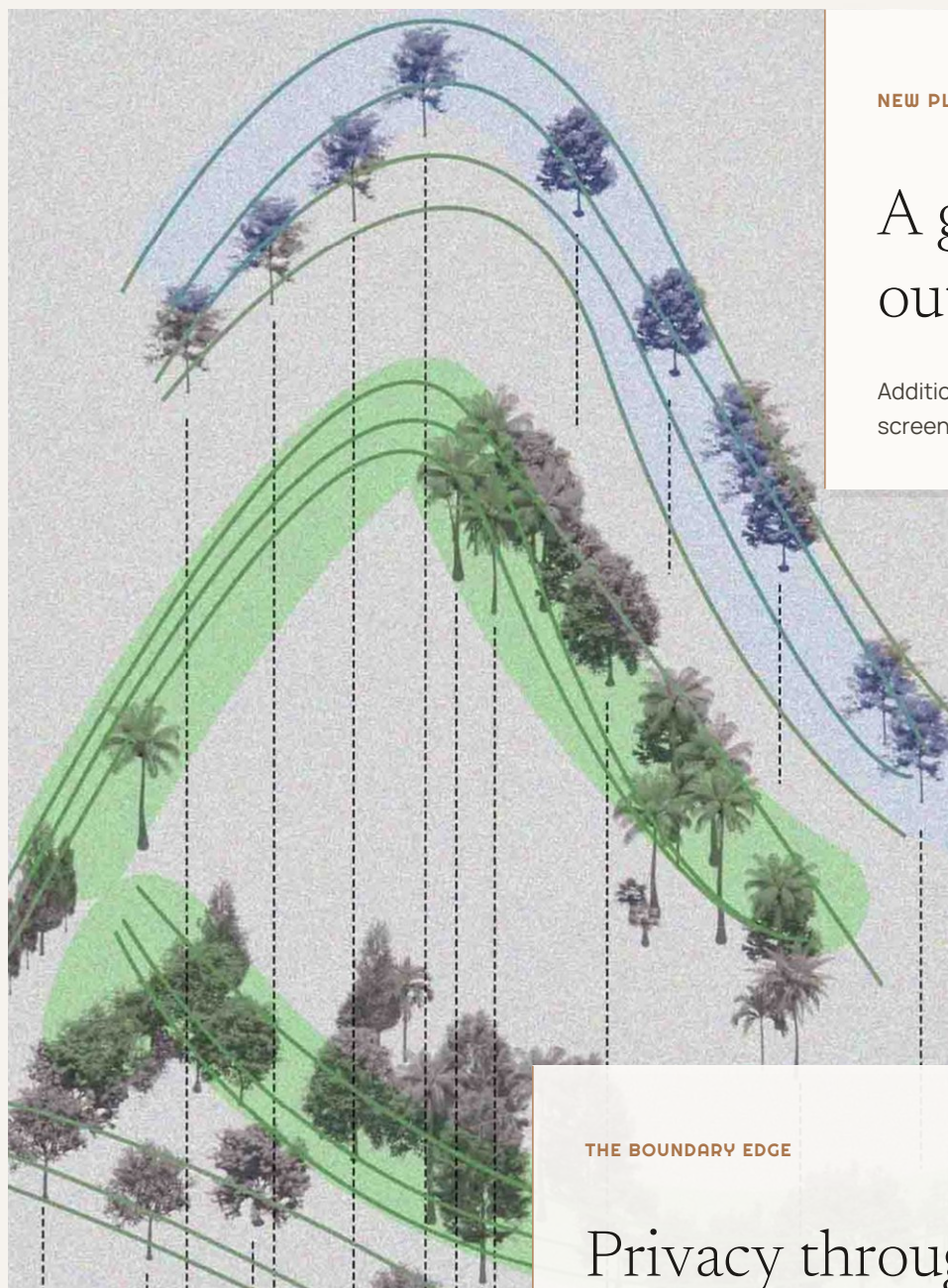
Build layered screening along the slope.

BOUNDARY EDGE

Soften the transition between homes and street.

Landscape concept

Privacy is built in layers: retained planting, new screening and a planted boundary edge.



NEW PLANTING

A green outer layer

Additional planting strengthens screening around the site.

EXISTING CANOPY

Mature vegetation provides an established garden setting.

THE BOUNDARY EDGE

Privacy through planting

Layered planting strategy.

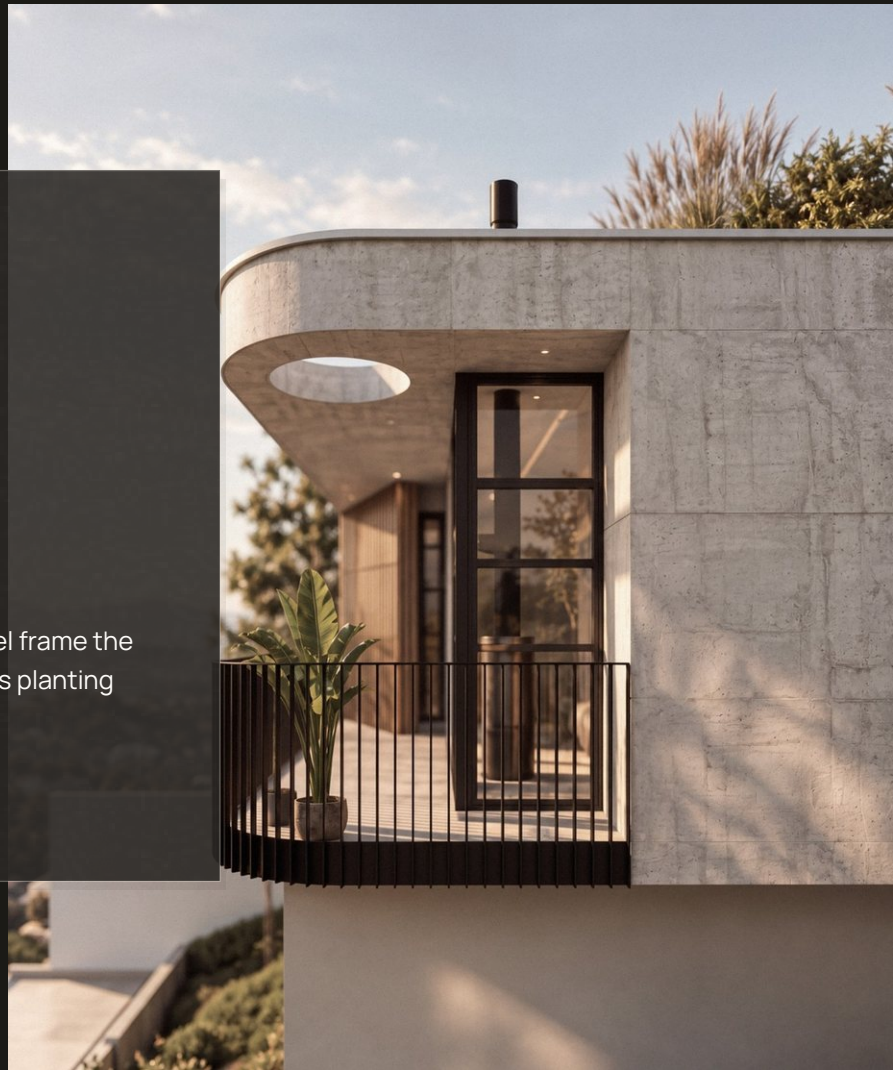
Material language

CONCRETE, TIMBER

AND STONE

Grounded in the hillside

Board-marked concrete, teak and black steel frame the homes. Stone retaining walls and indigenous planting ground the development in its setting.



Black steel.
Stone walls.

Curved corners, deep openings and visible material texture give the homes their architectural identity.

Private courtyards

Outdoor rooms connect the living spaces, planting and sky.



BETWEEN INSIDE AND OUT

A private outdoor room

Pool, deck or planted courtyard.

Volumes and voids

Two-level volumes are cut by courtyard openings, circular apertures and the spaces between each home.



Double-height exterior composition



Stair and courtyard threshold

Solid. Open.

Arrival and access

The shared access route follows the change in level. Garages and planted retaining edges shape the approach to each home.



Shared motor court



View towards the entrance

Paving, stone and planting define a sequence of arrival spaces between the street and the individual homes.

Home 07

LIVING ON THE SLOPE

Stepped volumes

Stone retaining walls and a planted edge connect the home to its setting.

The street edge

Masonry, black steel and garden layers mediate the transition from shared access to private living.



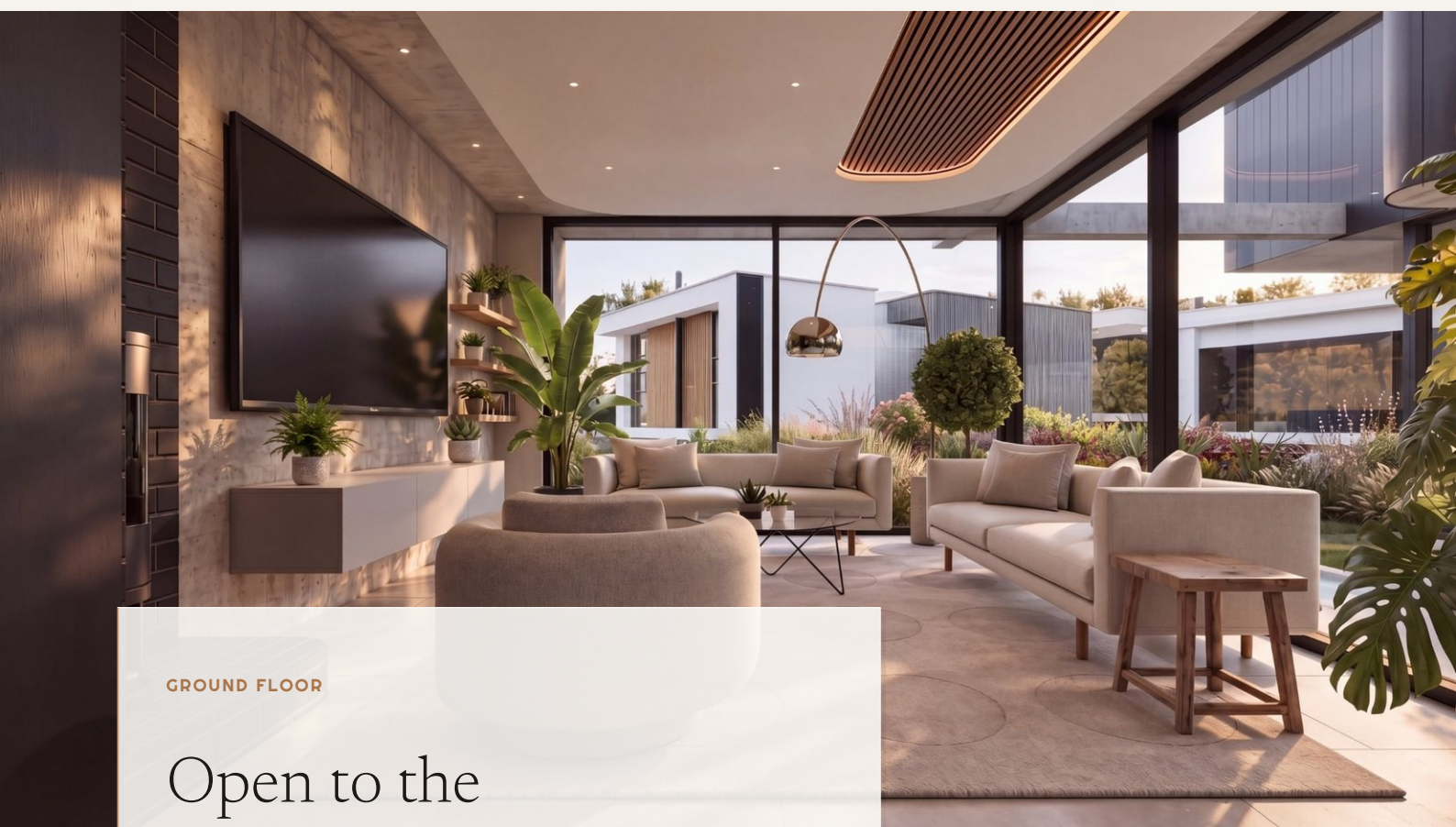
WALLS AND GARDENS

A planted edge

The landscape softens the level changes.

Living to the courtyard

The living, dining and kitchen areas connect through glazed openings to the courtyard. Timber details soften the concrete interiors.



GROUND FLOOR

Open to the garden

Shared living spaces are arranged around the courtyard, with glazing extending the view into the garden.

Connected living

Living, dining and kitchen spaces are linked through a central outdoor room.



SPACE AND VIEWS

Rooms that connect

Timber details and long views bring continuity to the interior.



Evening light

The interior changes character as daylight gives way to layered lighting.



AFTER DUSK

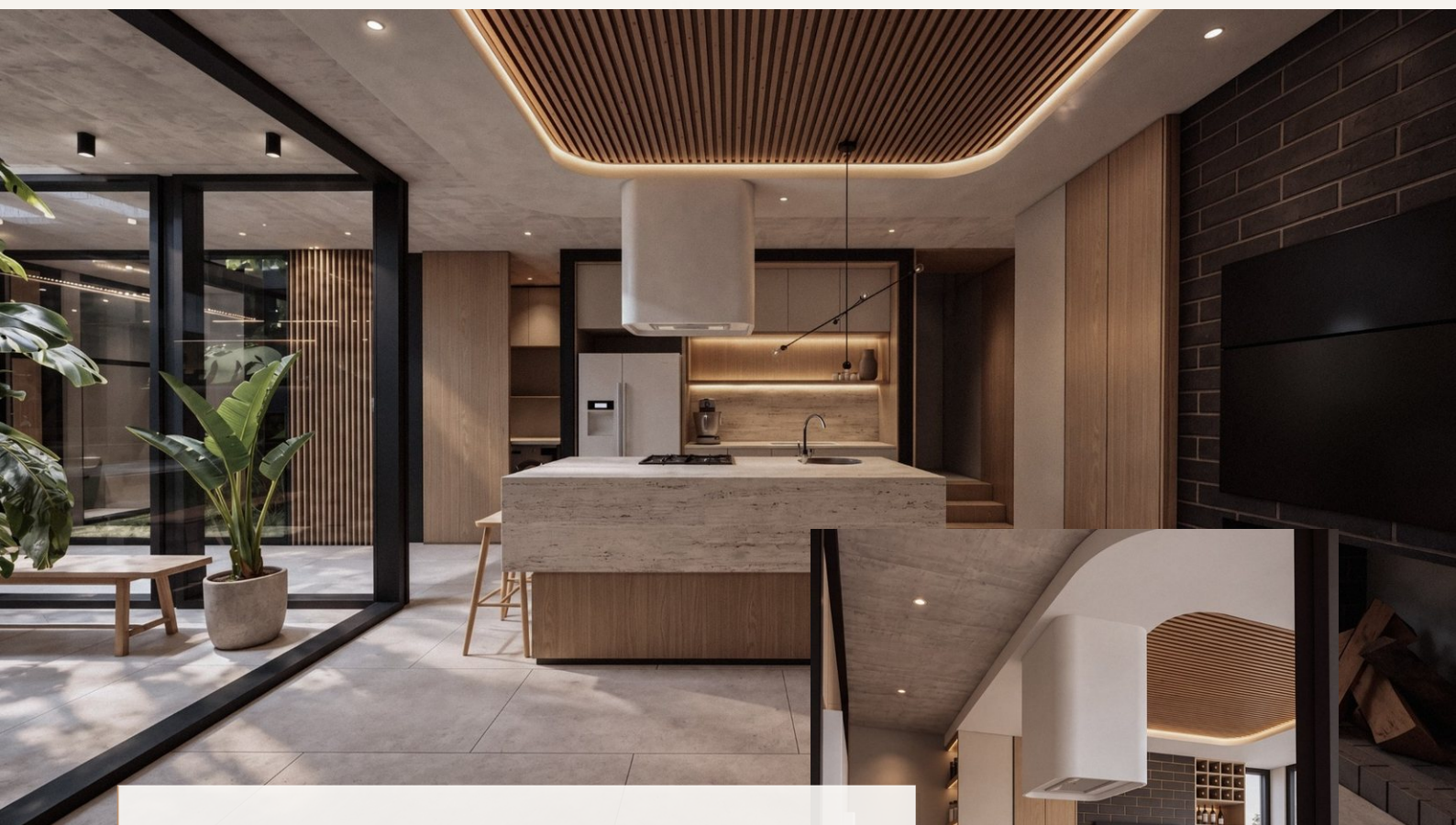
Warm light, quiet rooms

Ceiling light reveals the curves, timber texture and depth of the living space.

An intimate
evening setting

Kitchen and dining

Timber and stone define the kitchen island, with the courtyard alongside the spaces for cooking and gathering.



TIMBER AND STONE

At the centre of daily life

The island anchors the kitchen and its connection to the outdoor room.



Stairs and thresholds

Movement between floors is shaped by concrete, black feature walls, timber handrails and framed light.



First-floor feature walls

Light through the section

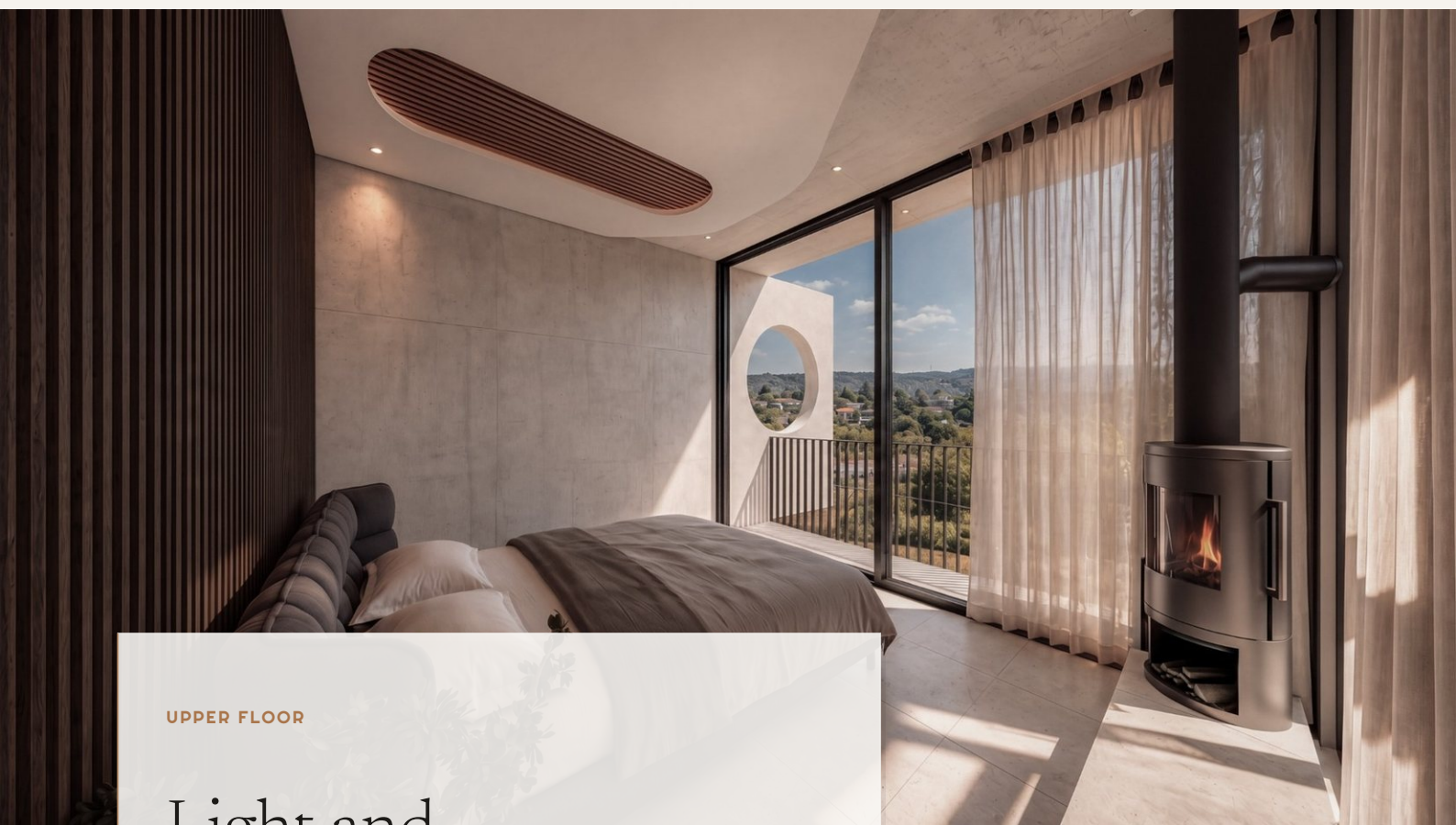
Stairs connect the shared rooms below with the private spaces above.



The internal threshold

The main bedroom

Upper-floor bedrooms and ensuite bathrooms open to balconies and light wells.



UPPER FLOOR

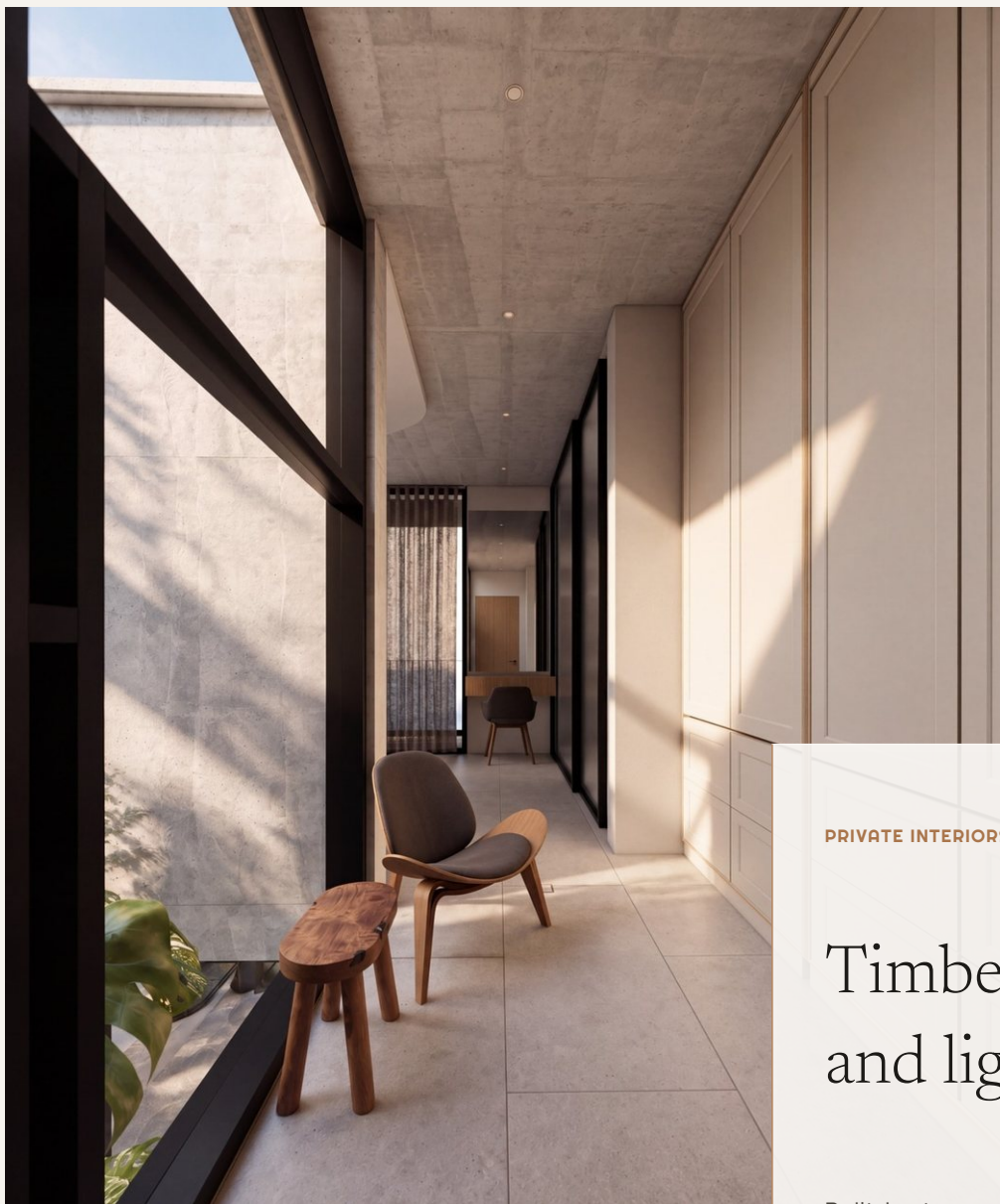
Light and long views

A private retreat above the living spaces.

The main suite brings together the bedroom, bathroom and wardrobe spaces, with openings towards the landscape.

The dressing passage

Timber joinery lines a quiet passage beside the windows, connecting the private spaces of the main suite.



PRIVATE INTERIORS

Timber and light

Built-in storage and window views are treated as part of the room sequence.

Guest bedrooms

Each home has three bedrooms and three ensuite bathrooms, with the guest bedrooms arranged on the upper floor.



View through the bedroom threshold



Guest bedroom interior

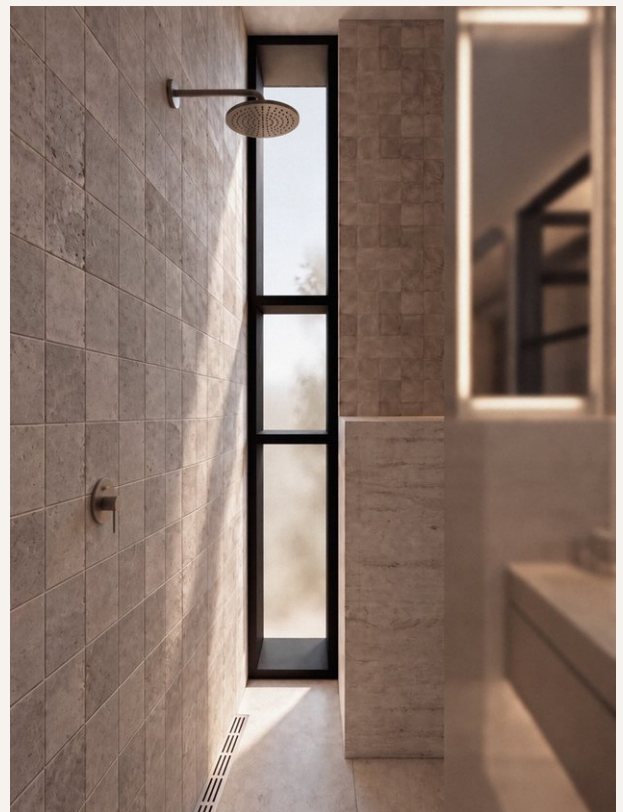
Private rooms.

Bathrooms

Stone-tone finishes, glazing and daylight create a calm setting for the main ensuite.



Bath and natural light



Shower detail

The bathroom continues the material palette of the home, with darker window frames set against softly lit surfaces.

Privacy and light

Glazing admits light while the layered interior surfaces provide depth and privacy.



TRANSLUCENT LAYERS

Soft light.
Clear spaces.

Glass, stone-tone finishes and timber joinery connect the bathroom to the wider interior language.

Type A

5 Type A homes available

SANFORD HEART A

3 bedrooms | 3 bathrooms | Guest WC

GROUND FLOOR



FIRST FLOOR



A separate dressing room serves the main suite. A central courtyard divides the living room from the kitchen and dining area.

Living 25 m² | Kitchen 13 m² | Dining 15 m²

Main bedroom 14 m² | Dressing 11 m² | Ensuite 8 m²

Architectural Drawing. Not to scale.



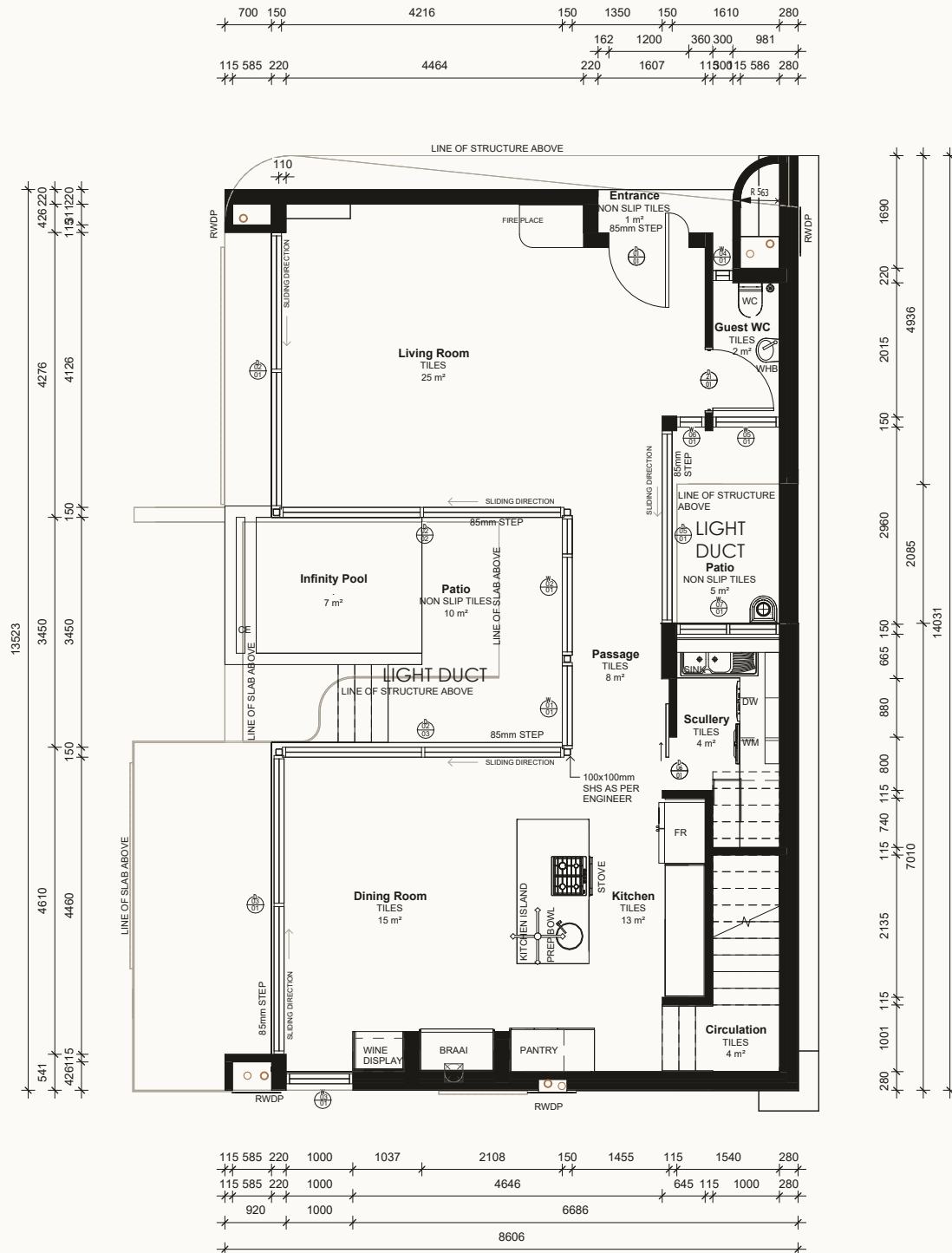
PLANS

AREAS

Ground floor

TYPE A

29 September 2026

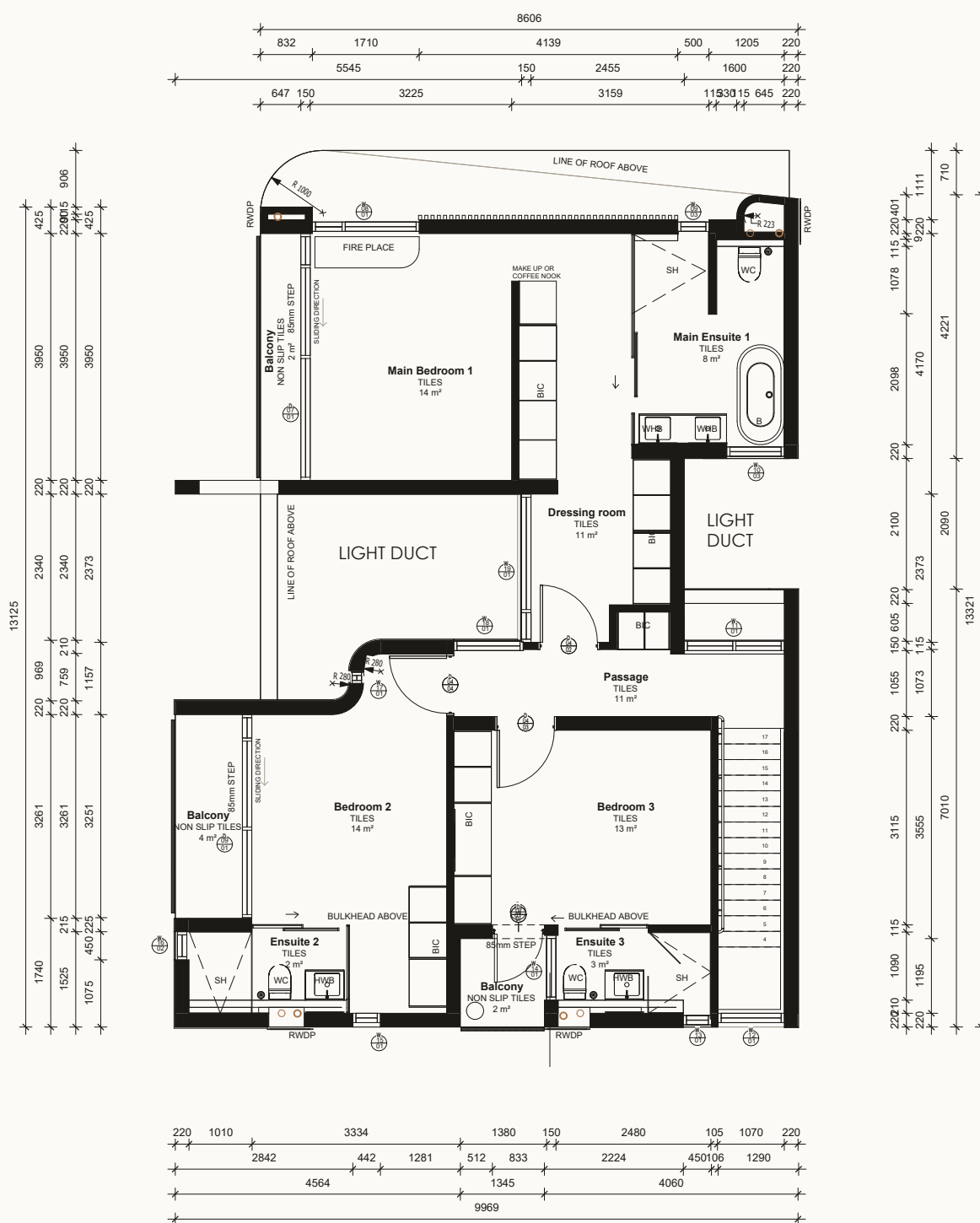


Architectural Drawing. Not to scale.

First floor

TYPE A

29 September 2026



Architectural Drawing. Not to scale.

Ground floor areas

TYPE A

TA702-00 | 3 August 2026



ROOM AREAS IN m²

Living and dining	Bedrooms	Kitchen	Built-in cupboards
Bathrooms	Circulation	Patios and yard	Pool

First floor areas

TYPE A

TA702-00 | 3 August 2026



ROOM AREAS IN m²

	Living and dining		Bedrooms		Kitchen		Built-in cupboards
	Bathrooms		Circulation		Patos and yard		Pool

Type B

2 Type B homes available

SANFORD HEART B

3 bedrooms | 3 bathrooms | Guest WC

GROUND FLOOR



FIRST FLOOR



The curved corner shapes the living room and main suite. The upper floor includes a 24 m² main bedroom and a 13 m² main balcony.

Living 26 m² | Kitchen 13 m² | Dining 15 m²

Main bedroom 24 m² | Main balcony 13 m² | Ensuite 9 m²

Architectural Drawing. Not to scale.



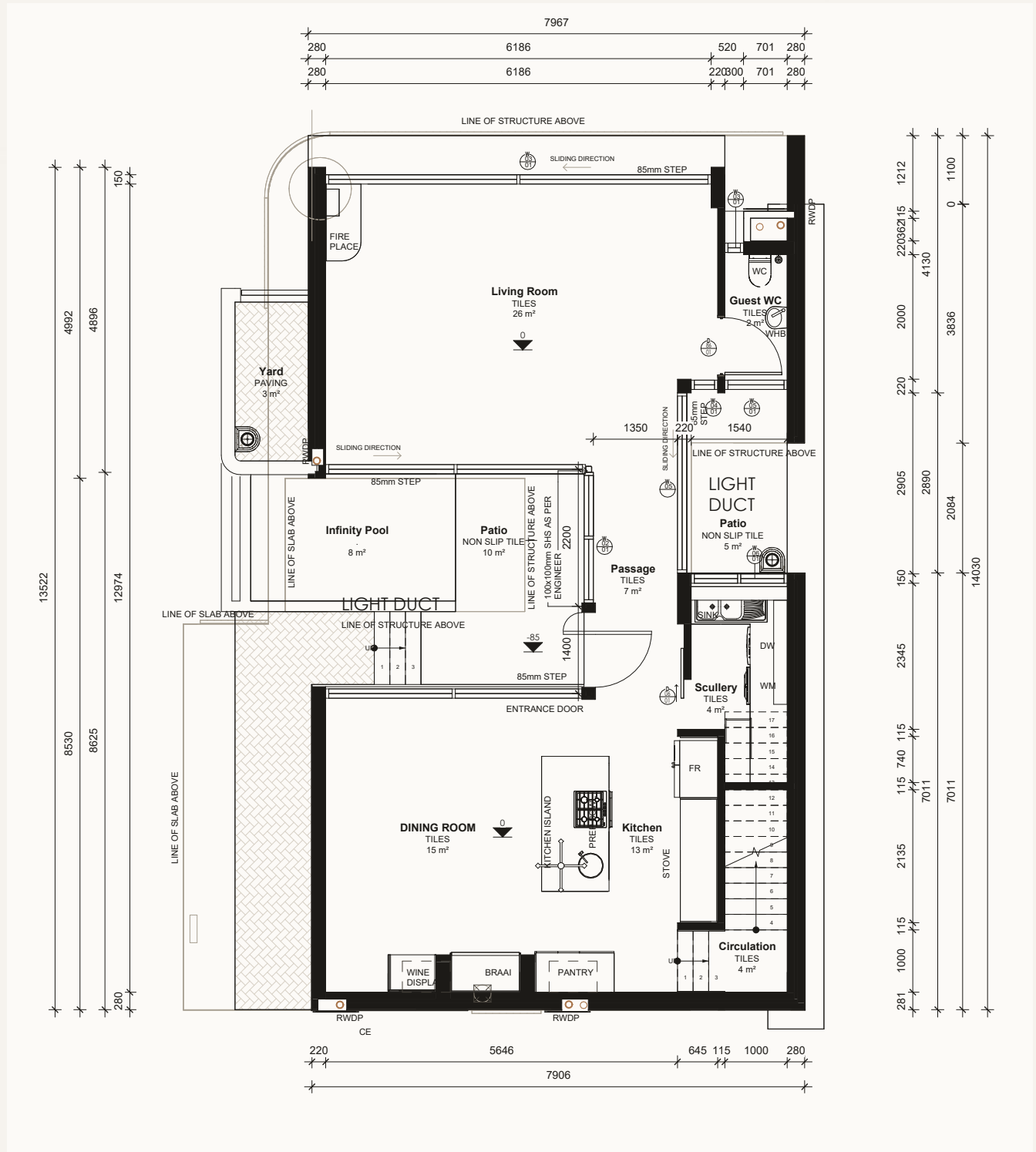
PLANS

AREAS

Ground floor

TYPE B

29 September 2026

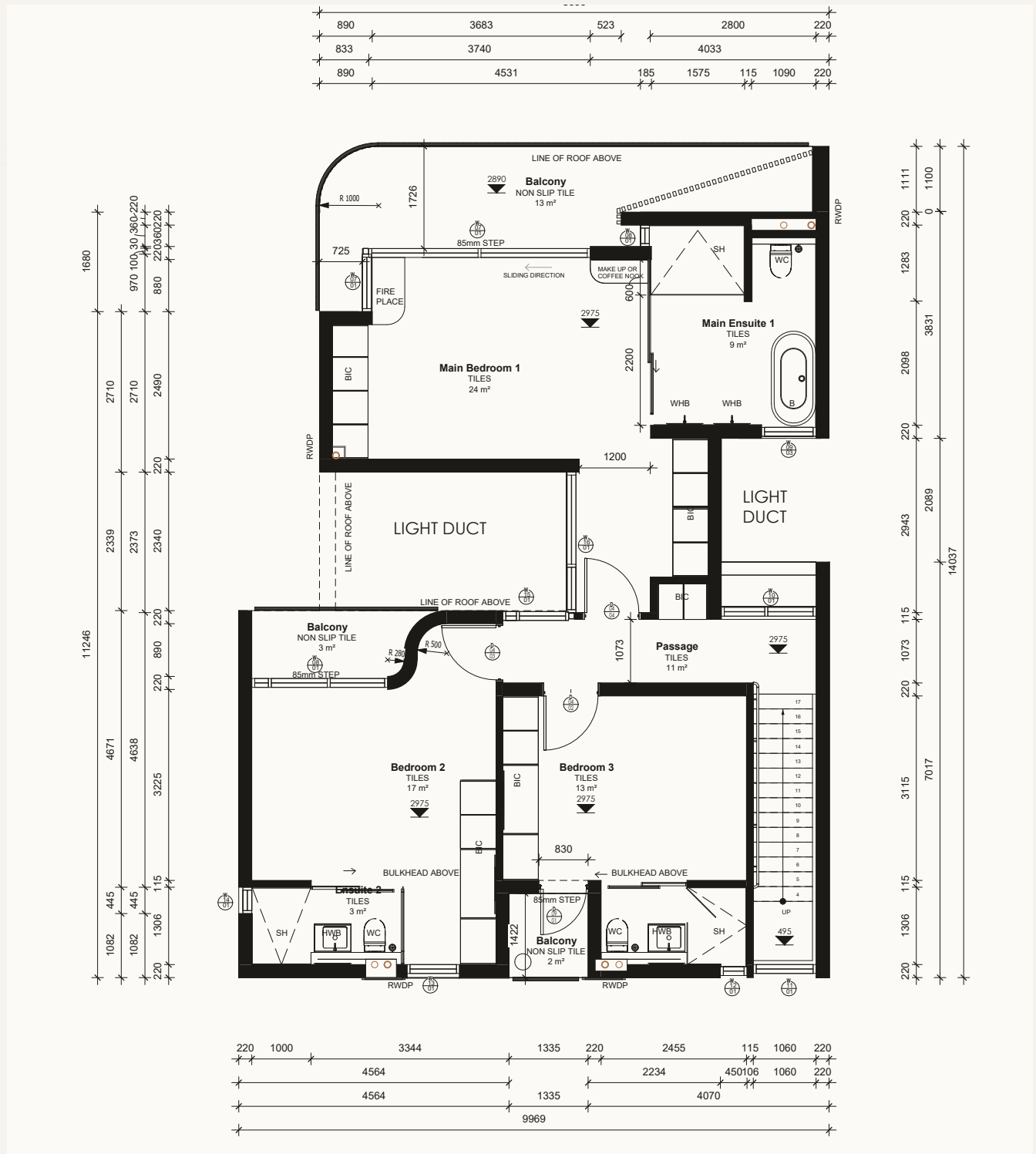


Architectural Drawing. Not to scale.

First floor

TYPE B

29 September 2026



Architectural Drawing. Not to scale.

Ground floor areas

TYPE B

TB702-00 | 3 August 2026

ROOM AREAS IN m²

Living and dining	Bedrooms	Kitchen	Built-in cupboards
Bathrooms	Circulation	Patios and yard	Pool

First floor areas

TYPE B

TB702-00 | 3 August 2026

ROOM AREAS IN m²

Living and dining	Bedrooms	Kitchen	Built-in cupboards
Bathrooms	Circulation	Patios and yard	Pool

The seven homes

The final home schedule brings together the two house types and their individual garden areas.

7

Freehold homes

5

Type A available

2

Type B available

Home	Home m ²	Total m ²	Garden m ²
01	223.09	387.63	114.50
02	216.76	351.15	84.35
03	216.76	331.27	64.47
04	216.76	408.33	141.53
05	223.09	379.29	106.16
06	216.76	383.58	116.78
07	216.76	517.45	250.65

Areas as published on the project website. Total size is a separately listed value, not the sum of home and garden.

Type A

5 HOMES AVAILABLE

Type B

2 HOMES AVAILABLE

Courtyard options

Courtyard choices include a pool, timber deck or planting.



Pool



Timber deck



Planting

POTENTIAL SPECIFIED FEATURE UPGRADES

Gas hob, heat-pump hot water and a 5 kW solar system with inverter.

Garage options

Garage and finish upgrades are agreed with the developer.



Heart

- of the team

DEVELOPMENT PARTNERS

Select a partner to follow their link.



Heartland Property Developers



All of Architecture



Civil Consult



GBC Consulting Engineers



Bruco Group



Adams & Adams



Investec



J Rossouw Town Planners



KWP Create



Palewood



Wallflower Capital

Images are artist's impressions. Plans and finishes are indicative.

[VIEW THE PROJECT ONLINE](#)