



Not an actual final rendering and only a sample

**INA** | NORTHCLIFF  
ATRIUM

**Orion**  
It's happening!  
REAL ESTATE

Northcliff Atrium is positioned on Beyers Naudé Drive in the heart of Northcliff. The property is being planned as a future residential-led mixed-use development, combining modern apartment living with ground-floor retail, convenience services and everyday accessibility.



24HR SECURITY



BEYERS NAUDÉ  
DRIVE VISIBILITY



SECURE PARKING



BACKUP POWER



GROUND FLOOR  
RETAIL



FIBRE READY



WELL INTEGRATED  
TRANSPORTATION  
HUB



FUTURE MIXED USE  
DEVELOPMENT



FIRE ALARM  
SYSTEM



PLANNED  
APARTMENTS



## CUSTOMER PROFILE

Northcliff Atrium will serve future residents, surrounding households, working professionals and daily commuters seeking convenient access to retail, food, daily services and lifestyle amenities. The planned apartments are intended to create a built-in residential community, strengthening the property as a live, shop and connect destination.



# LSM & Demographic Profile



The area includes established families, professionals, students, entrepreneurs and young working residents who value secure, convenient and well-located living.

## Residential Demand Drivers

Central Northcliff location

Beyers Naudé Drive visibility and access

Nearby retail and daily services

Access to surrounding education, healthcare and work nodes

## Development Positioning

The future residential component will reposition Northcliff Atrium from a commercial property into a practical mixed-use





## GROUND-FLOOR CONVENIENCE MIX

- Convenience food
- Coffee / cafe offering
- Health & wellness
- Professional services
- Daily essentials
- Resident support services
- Retail offering to support future apartment living



# RESIDENTIAL APARTMENTS



3 906m<sup>2</sup>  
AREA

Modern Living Meets Inspired Design

## LUXURY STUDIOS

Welcome to Northcliff Atrium, a premium residential offering by Orion Apartments. Experience modern, fully furnished studio apartments designed for comfort and convenience, with unit sizes starting at 25m<sup>2</sup> — located at 189 Beyers Naudé Drive, Northcliff



117  
Planned  
Apartments

## FEATURES

- Centrally Located
- Air- Conditioning
- Kitchenette
- Fully Furnished
- 55 Inch TV
- WiFi Included
- Prepaid Water & Elec
- Secure Parking Available
- 24/7 security and full digital access control



# Leasing Layout First Floor





## This is a detailed architectural floor plan of a building complex. The main structure is a long, rectangular building with a central corridor and several rooms on either side. Each room contains furniture such as desks, chairs, and tables. To the right of the main building is a smaller, angled structure with a similar room layout. The plan includes various structural elements like walls, doors, and stairs. A large black arrow points towards the bottom right corner of the image.

[illegible]

# Leasing Layout Second Floor





[illegible]

Leasing  
Layout  
Third  
Floor



GENERAL

AAA

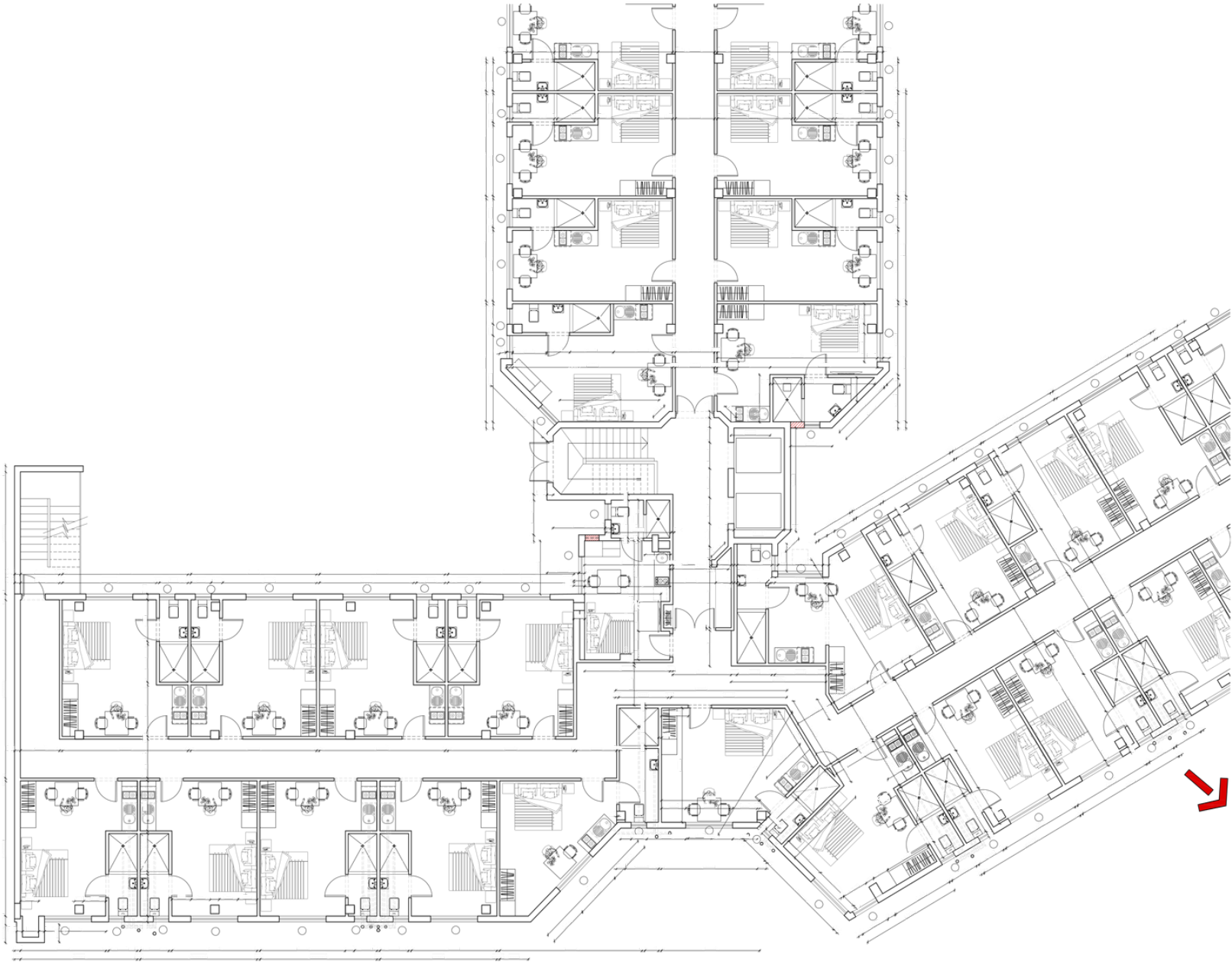
PROJECT

TITLE

arc africa  
ARCHITECTS



# Leasing Layout Third Floor



PROPOSED APARTMENTS  
THIRD FLOOR LAYOUT PLAN 2/2

|                                                                                       |         |     |          |         |
|---------------------------------------------------------------------------------------|---------|-----|----------|---------|
| TITLE                                                                                 | PROJECT | AAA | REVISION | GENERAL |
|  |         |     |          |         |
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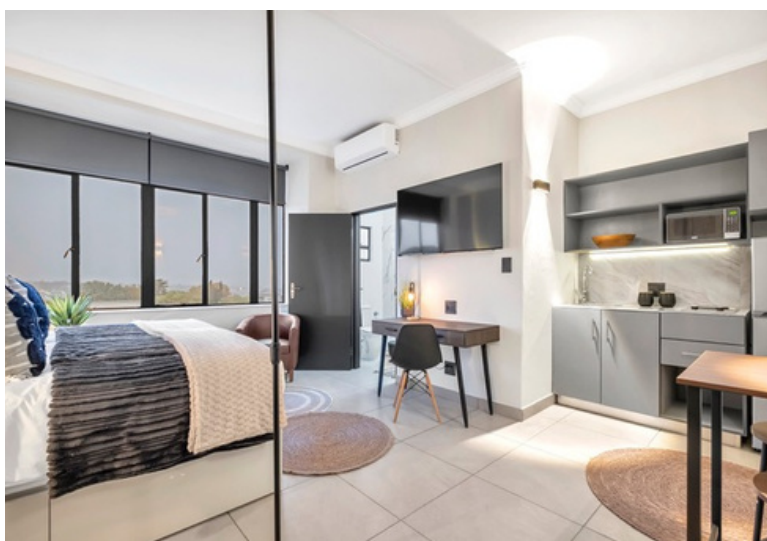
**INA** | **NORTHCLIFF**  
ATRIUM

**3 906m<sup>2</sup>**  
**AREA**

**WE OWN PROPERTIES IN  
5 PROVINCES**

**GAUTENG  
WESTERN CAPE  
MPUMALANGA  
LIMPOPO  
KWA-ZULU NATAL**

**ORION OWNS AND  
MANAGES  
OVER 30  
PROPERTIES**



**FUTURE  
RESIDENTIAL  
DEVELOPMENT**

**MIXED PORTFOLIO  
OFFICE  
INDUSTRIAL  
RESIDENTIAL  
RETAIL  
HOSPITALITY**

**GROUND FLOOR  
RETAIL  
117 PLANNED  
APARTMENTS**



# PROPERTY ENQUIRIES

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