



593 LOUIS BOTHA AVENUE
BRAMLEY, JOHANNESBURG

Orion
It's happening!
REAL ESTATE



TRANSPORTATION
HUB



24 HOUR
SECURITY



SECURE
PARKING



FIRE
SAFETY

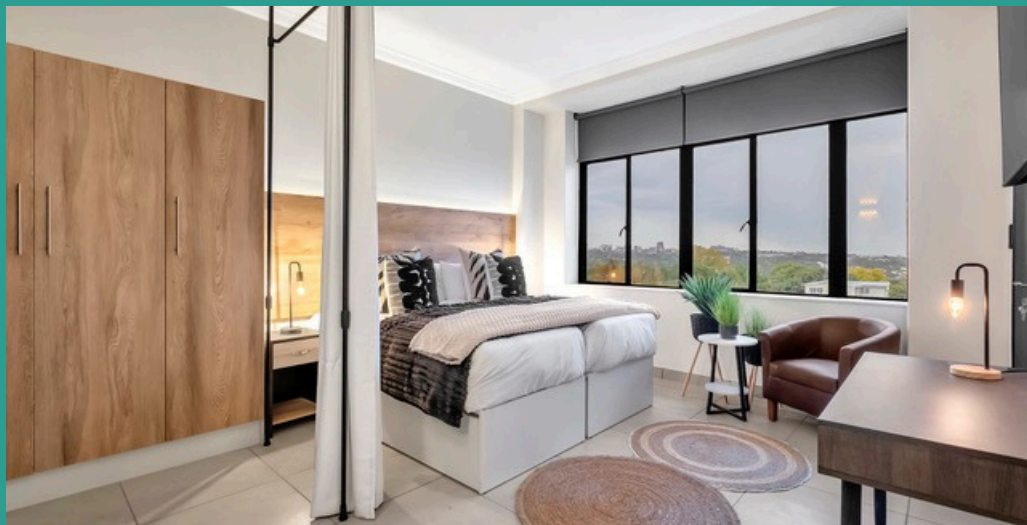
593 Louis Botha Avenue is positioned along one of Johannesburg's most prominent arterial corridors in Bramley, offering high visibility, strong accessibility and direct connection to surrounding commercial and residential nodes.



BACKUP
GENERATOR

PROPERTY PROFILE

The property is being repositioned as a future mixed-use destination, combining retail convenience at ground level with residential apartments on the upper levels. Its location along Louis Botha Avenue supports daily passing trade, public transport access and convenient connectivity to Bramley, Houghton, Alexandra, Rosebank and Sandton.



LSM & Demographic Profile



Bramley is a well-established urban neighbourhood positioned between major residential suburbs and commercial nodes. The area serves working professionals, small businesses, commuters, nearby residents and value-conscious households seeking convenient access to Johannesburg's northern suburbs.

Competing Retail Nodes (within a 5 km radius):

- Balfour Mall
- Melrose Arch
- Norwood / Grant Avenue
- Rosebank retail precinct
- Sandton commercial node

Competitive Dynamics:

Louis Botha Avenue supports consistent movement between residential, commercial and transport-linked precincts. The future residential component strengthens the property's daily-use customer base and supports convenience-driven retail.

TRAFFIC IMPACT STUDY

The property benefits from strong frontage and exposure along Louis Botha Avenue, one of Johannesburg's key movement corridors linking surrounding suburbs with business nodes such as Rosebank, Sandton and Edenvale.

The surrounding road network supports both private vehicle and public transport access, with Louis Botha Avenue providing direct connectivity to nearby commercial areas, public transport routes and neighbourhood catchments.

Future mixed-use positioning is expected to support a more balanced traffic pattern, with residential users activating the property beyond normal retail trading periods while ground-floor shops continue to benefit from passing trade and convenient customer access.

Basement and on-site parking support visitor and tenant convenience, while the ground-floor retail frontage remains well positioned for accessible, everyday services and showroom-style users.

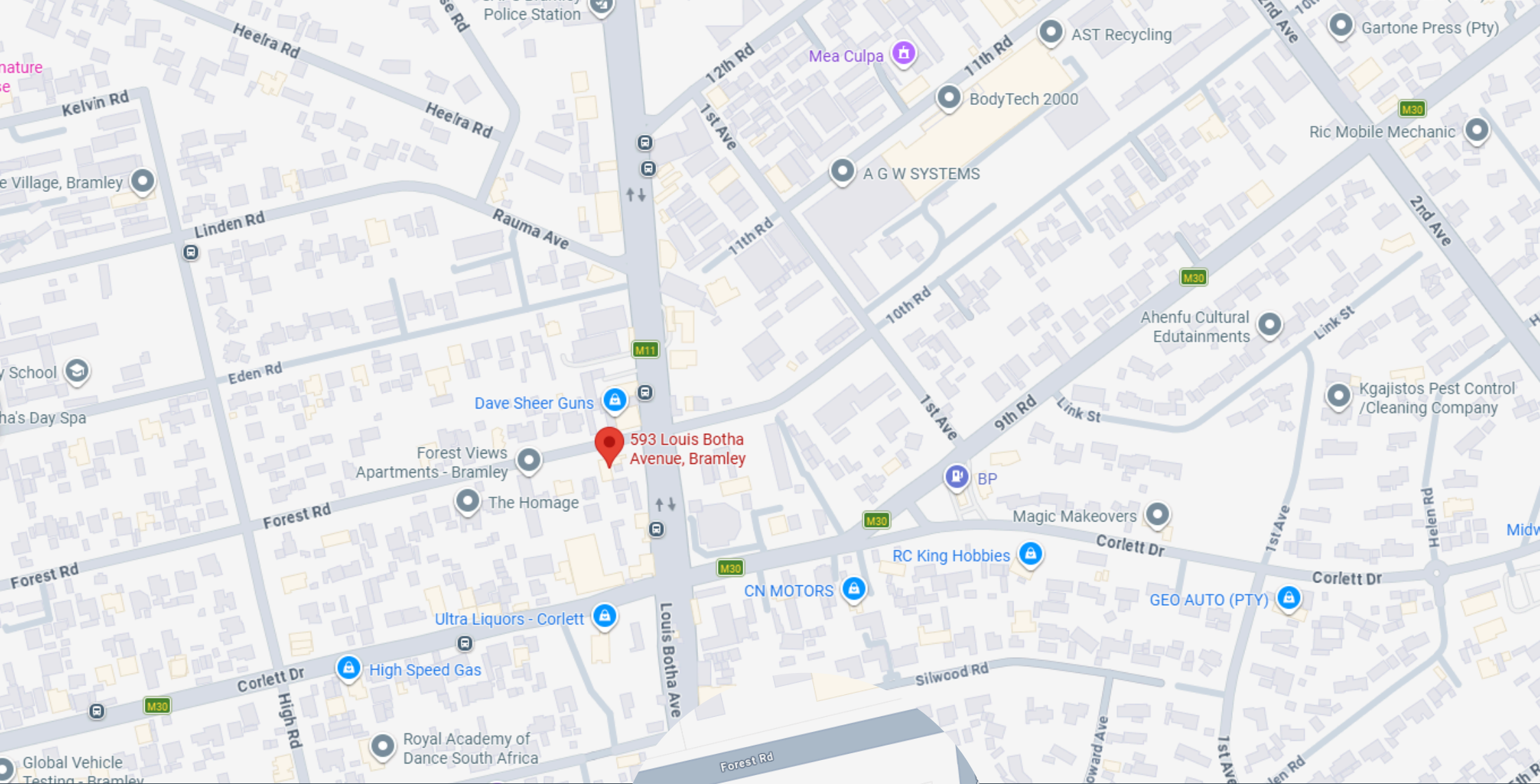
PROPERTY HISTORY

593 Louis Botha Avenue has long operated as a prominent commercial property within the Bramley corridor. Its scale, frontage and position along a major arterial route have supported a range of retail, showroom and service-based uses.

The planned residential development will reposition the property into a practical mixed-use environment where people can live, shop and access services in one connected urban location. This approach supports the future of compact, convenience-led living within Johannesburg's established suburbs.

As the surrounding area continues to evolve, the property presents an opportunity to unlock additional value through adaptive reuse. Ground-floor retail can continue to serve daily needs, while upper-level space is planned for conversion into residential apartments.





Physical Address

593 Louis Botha Avenue,
Bramley, Johannesburg

ERF Description

107



Zoning Information

Business 1

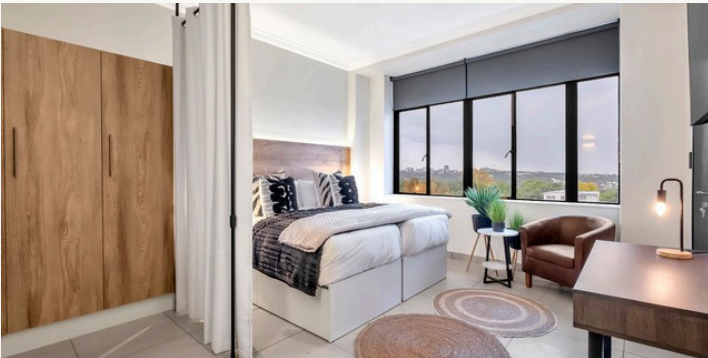


593 LOUIS BOTHA AVENUE | BRAMLEY



FUTURE MIX

1. Ground-floor retail
2. Convenience services
3. Showroom / customer-facing space
4. Residential lobby
5. Upper-level apartments
6. Secure parking and more to come



RESIDENTIAL APARTMENTS

593 LOUIS BOTHA

AVENUE | BRAMLEY

Modern Living Meets Inspired Design

FUTURE STUDIOS

Welcome to 593 Louis Botha Avenue, a future residential offering by Orion Apartments in Bramley. The development is planned to introduce modern apartments on the upper levels, supported by convenient ground-floor retail and services within a connected mixed-use property.



**40
PLANNED
UNITS**

FEATURES

- Centrally located
- Upper-level residential conversion
- Ground-floor retail convenience
- Secure parking available
- 24-hour security
- Public transport access
- Easy access to major nodes
- Planned opening: early 2028





593 LOUIS BOTHA

AVENUE | BRAMLEY

**3 329m²
GLA**

**WE OWN PROPERTIES
IN
5 PROVINCES**

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

**ORION OWNS
AND MANAGES
OVER 30
PROPERTIES**



**PLANNED
RESIDENTIAL
OPENING EARLY
2028**

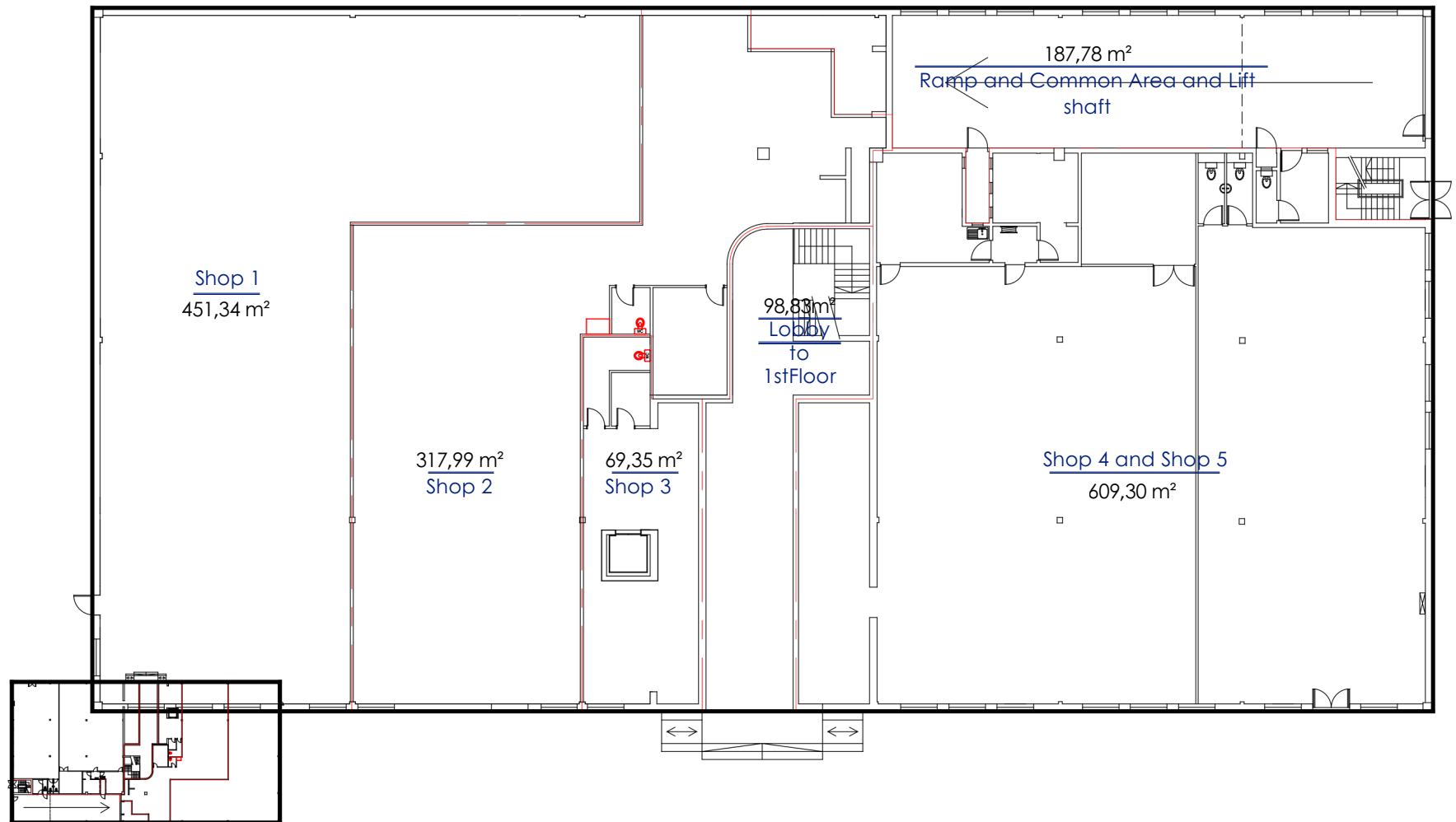
**MIXED PORTFOLIO
OFFICE
INDUSTRIAL
RESIDENTIAL
RETAIL
HOSPITALITY**

**GROUND-FLOOR
RETAIL
40 PLANNED
APARTMENTS**

LEASING LAYOUT

Ground Floor

1 738m²
GLA

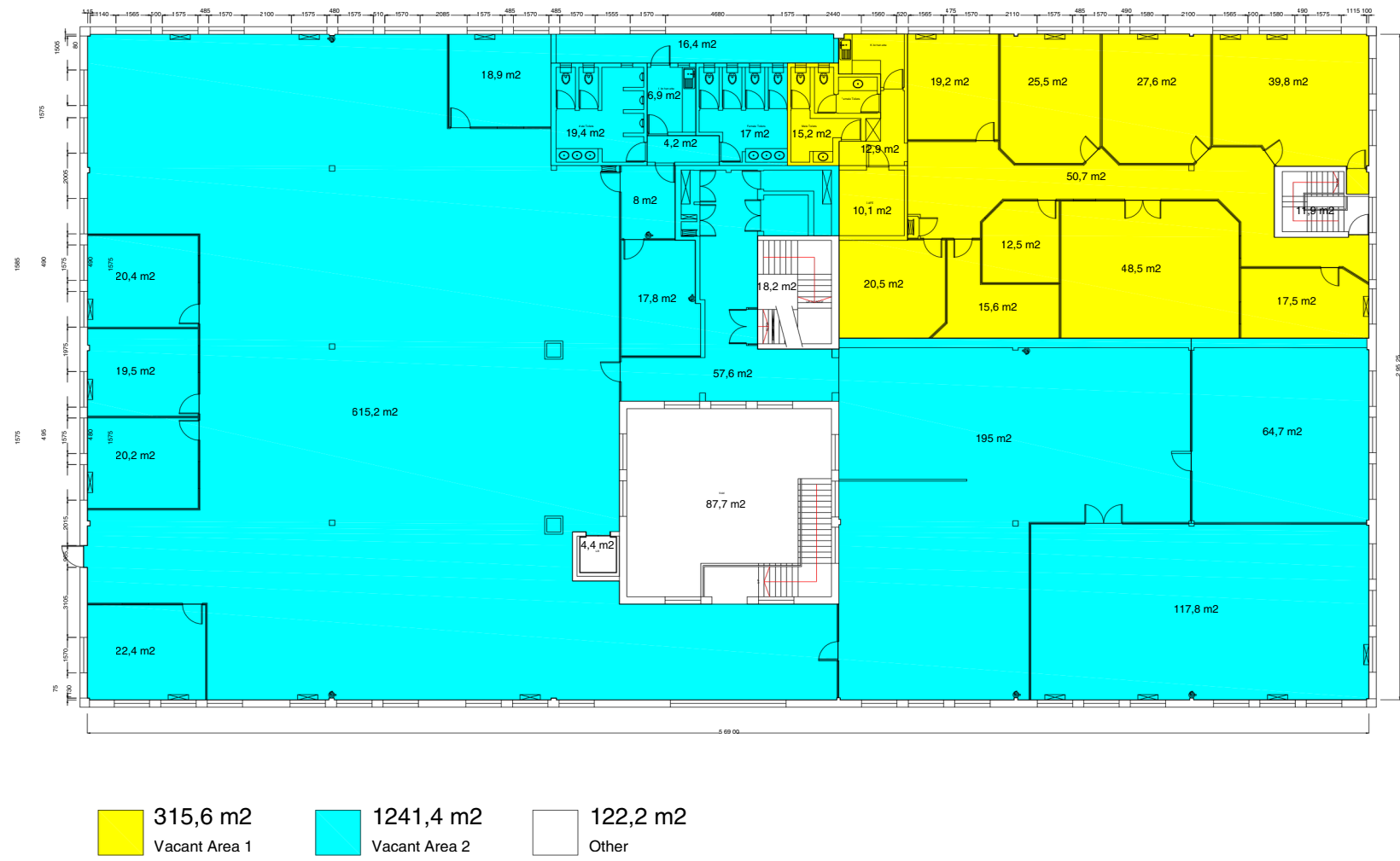


Ground Floor Plan

1737,30 m²
Floor plate

LEASING
LAYOUT
First Floor

1 591m²
GLA



PROPERTY ENQUIRIES

Contact Details

Johan Van Belkum

T: +27 (0)82 789 8019

Kashmir Singh

T: +27 (0)60 996 7728

E: leasing@oriongroup.co.za

3rd Floor, 26 Wellington Road
Parktown, Johannesburg 2193

