



Not an actual final rendering and only a sample

INA | NORTHCLIFF
ATRIUM

Orion
REAL ESTATE
It's happening!



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NORTHCLIFF
ATRIUM

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oasis

G GOLDILOCKS
HAIR EXTENSIONS &
WIGS / HAIR PRODUCTS

UPPERCRUST

FACTORY SHOP

BIGFOOT
EXPRESS FREIGHT
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LASER
LOGISTICS

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Not an actual final rendering and only a sample

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

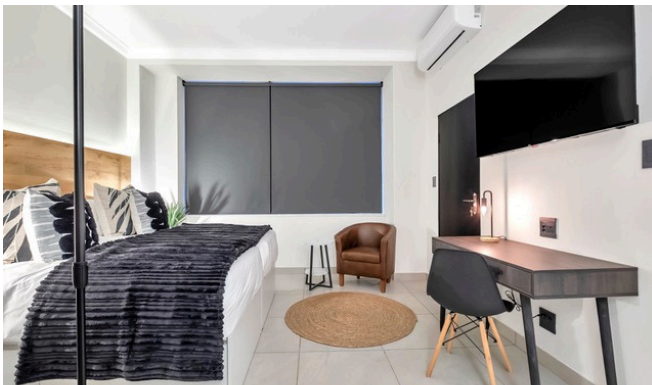
Nearby retail and daily services

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



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 25m²— 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 & Electricity
- Secure Parking Available
- 24/7 security and full digital access control

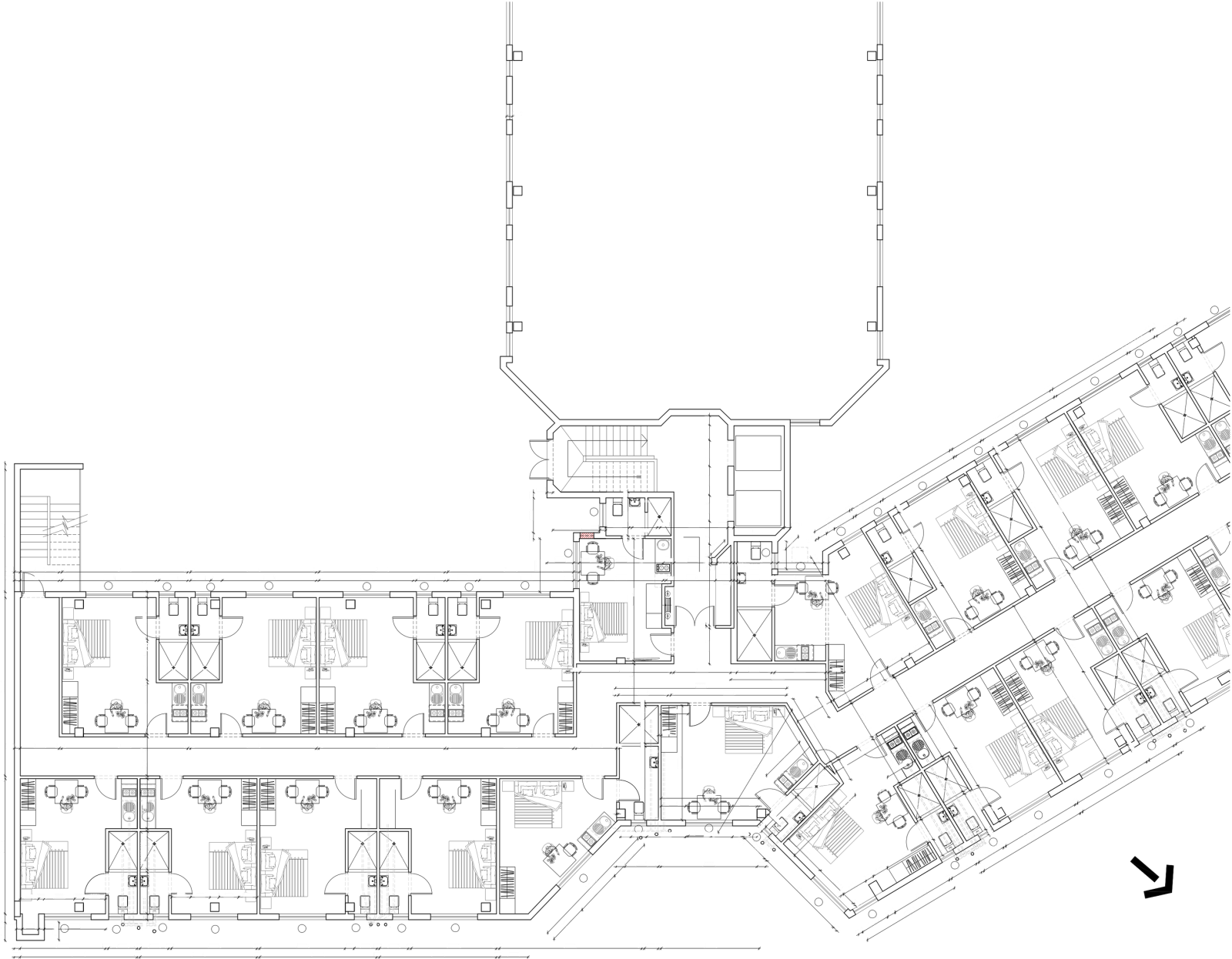


Leasing Layout First Floor



PROPOSED APARTMENTS
FIRST FLOOR LAYOUT PLAN 1/2

Leasing Layout First Floor



PROPOSED APARTMENTS
FIRST FLOOR LAYOUT PLAN 2/2

GENERAL

REVISION

AAA

PROJECT

TITLE



Leasing
Layout
Second
Floor



This architectural floor plan depicts a building with a complex, angular footprint. The layout includes numerous rooms, corridors, and stairwells. A large, irregularly shaped building footprint is shown, with a smaller, more rectangular section attached to the left. The drawing is a detailed line drawing with dimensions and annotations. A north arrow is located in the bottom right corner, pointing towards the upper right.

DATE					
PROJECT					
AAA					
REVISION					
GENERAL					



 arc africa
AESTHETICS

Leasing
Layout
Third
Floor



This is a detailed architectural floor plan of a building complex. The plan shows a central corridor system connecting several wings. On the left, there is a long wing with multiple rooms, each containing a desk and chair. To the right, the plan branches into several smaller, more complex wings, some of which include kitchen areas and multiple rooms. A red arrow points to a specific area on the right side of the plan, likely indicating a point of interest or a specific room. The drawing is a technical line drawing, typical of architectural plans, showing walls, doors, windows, and furniture.

TITLE	PROJECT	AAA	REVISION	GENERAL



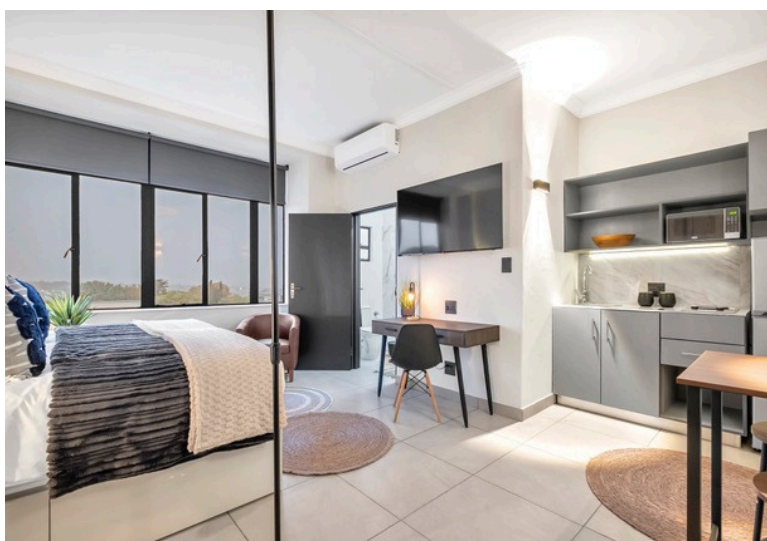
INA | **NORTHCLIFF**
ATRIUM

3 906m²
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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