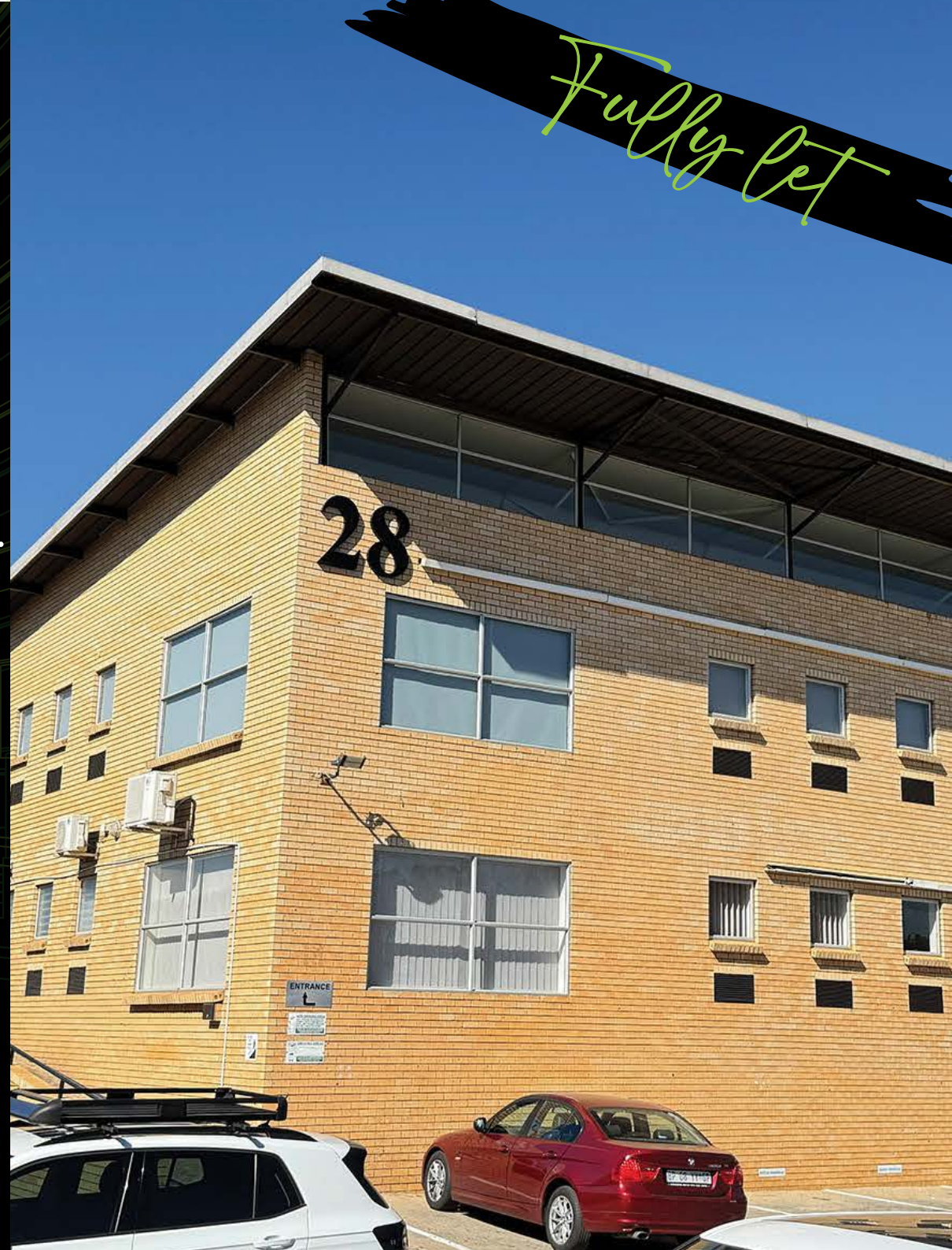


28 Monte Carlo Crescent

 Kyalami Business Park, Kyalami

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Modern Offices in the Prestigious Kyalami Business Park

Located within the secure and highly sought-after Kyalami Business Park, 28 Monte Carlo Crescent offers modern and well-positioned office space in one of Midrand's premier mixed-use business environments. Home to over 250 businesses, the park combines professional office infrastructure with beautifully landscaped surroundings, exceptional accessibility, and views overlooking the renowned Kyalami Grand Prix Circuit and International Convention Centre.

Property Features

- **Modern Office Space** – Contemporary office accommodation designed to support productivity, collaboration, and professional business operations.
- **Prestigious Business Park Address** – Situated within the well-established and highly regarded Kyalami Business Park.
- **Secure Corporate Environment** – Access-controlled park with 24-hour security and professionally managed infrastructure.
- **Exceptional Surroundings** – Beautiful leafy streets, landscaped gardens, parks, and natural living environments create a welcoming and professional atmosphere.
- **Scenic Views** – Excellent views overlooking the Kyalami Grand Prix Circuit and convention facilities enhance the property's appeal.
- **Sustainable Mixed-Use Development** – Positioned within a vibrant mixed-use park combining commercial, industrial, and lifestyle elements.
- **On-Site Amenities** – Convenient access to an on-site restaurant and shared park facilities for staff and visitors.

Location & Accessibility

- **Prime Midrand Location** – Centrally positioned between Johannesburg and Pretoria with excellent regional accessibility.
- **Convenient Highway Access** – Easy connectivity to the N1 highway and surrounding arterial routes supports efficient commuting and business travel.

- **Close to Waterfall City & Kyalami Corner** – Nearby retail, lifestyle, and commercial destinations provide excellent convenience and business support services.
- **Accessible Road Network** – Well connected via Main Road, Allandale Road, and surrounding transport corridors.
- **Strategic Business Position** – Ideal for companies seeking a prestigious address within a thriving and well-connected business node.

Nearby Amenities & Attractions

- **Motorsport & Events Destination** – Adjacent to the iconic Kyalami Grand Prix Circuit and International Convention Centre.
- **Retail & Dining Convenience** – Nearby shopping centres, cafés, restaurants, fuel stations, and banking facilities support daily convenience.
- **Fitness & Wellness Facilities** – Gyms and wellness centres in the surrounding area contribute to a balanced work environment.
- **Accommodation Options** – Hotels and guesthouses nearby provide convenient lodging for travelling clients and staff.
- **Thriving Business Community** – Surrounded by a dynamic network of over 250 businesses within one of Midrand's most recognised business parks.



Total GLA: 949m²

- Number of suites: 4
- Vacancies: 0
- Size range from: 204m² to 226m²

Parking Ratio 4:100

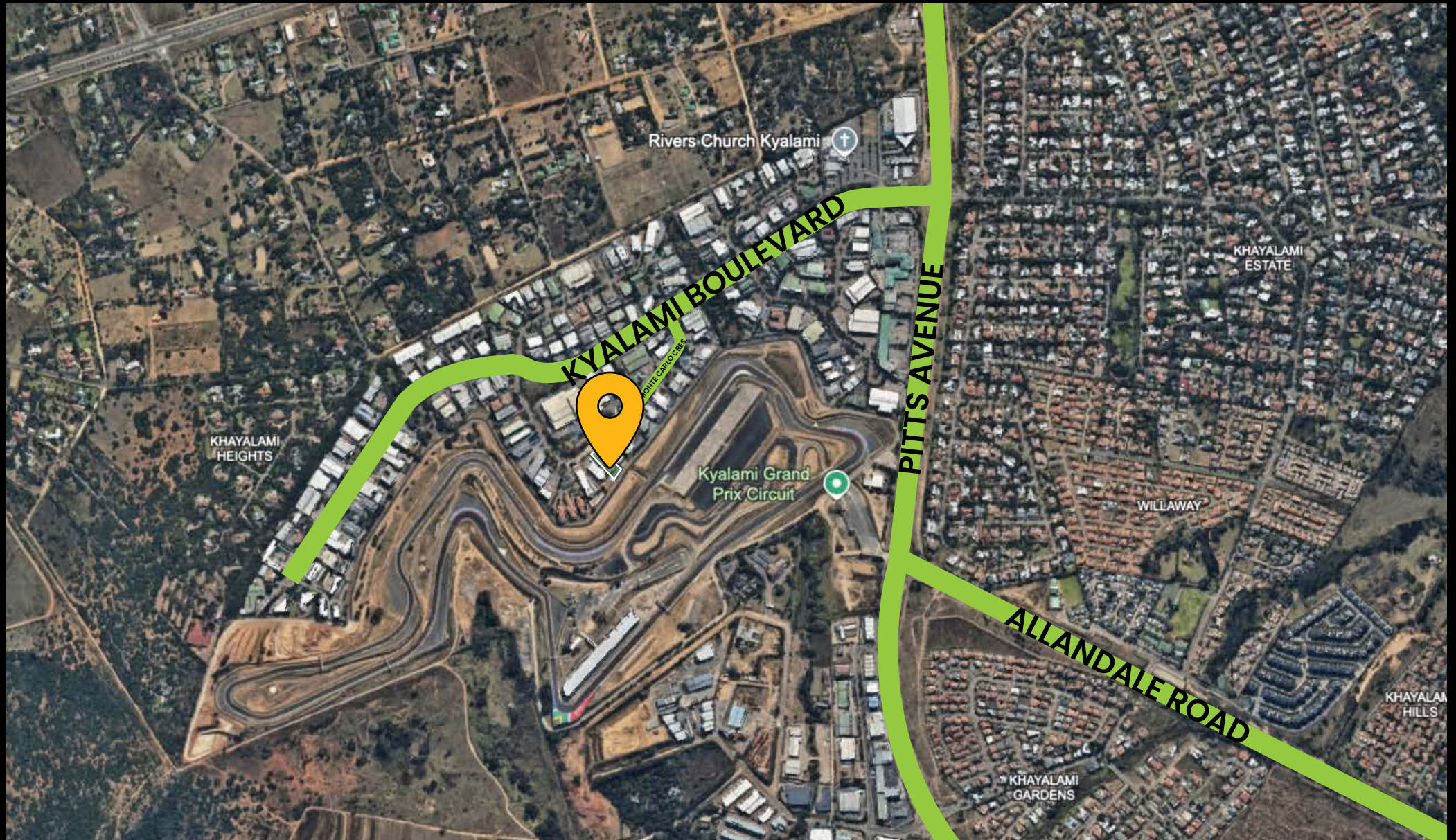
Storage 45m²

Back-up Water No

Back-up Power No

Fibre Availability Yes





LOCATION