

RISE AND FALL

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TEVA WINDOWS 086 1838 272

Both functional and aesthetically pleasing, Teva's double-glazed windows add to the architectural features of the structure. As the house has been built using green design principles, double-glazed windows were essential, as they help to reduce heat loss by keeping out draughts. Teva's energy-efficient windows are also durable, with a life expectancy of more than 40 years. The durability and low-maintenance features mean the frames do not have to be replaced or repainted every couple of years.



RIGHT: The owner's main objective was to maximise the property's magical views over Johannesburg. He commissioned Teva Windows to install energy-efficient, double-glazed windows, which serve a dual purpose: not only do they provide pristine views over the city from anywhere in the house, but they are ideal for passive heating, helping to keep the open-plan units warm. Teva Windows was one of the first companies in South Africa to offer quality energy-efficient windows to green-conscious clients, and continues to offer the latest technology.

BELOW: This contemporary cliff-side home makes the most of the sweeping views. Nicholas Mallandain, architect at Axient Architects, was responsible for turning the client's vision into a contemporary home that is both functional and aesthetically pleasing. The ingenuity of the design lies in how it merges green building principles and modern living.



TEVA WINDOWS 086 1838 272



AXIENT ARCHITECTS 010 203 9379



From the outside, the symmetrical features of this modern Johannesburg build make a strong architectural statement. But as impressive as it is, the entrance to this contemporary home belies what lies beyond. Step inside and you'll experience panoramic vistas – an ever-changing canvas of nature and city living side-by-side.

Below lies a multilevel home that is a master-class in architectural expertise and engineering genius. The owners gave the architects carte blanche to create a structure, pleasing to the eye, that would overcome the property's steep drop.

"The house is divided into two sectional-title units," explains the owner. "I own the one unit, while my dad owns the other. Both units are virtually identical, just on different floors. We wanted the two units to be completely separate, with some common shared areas, such as the staircase."

Adding to the sense of proportion, the engineered floating staircase and Kone lift form the central axis of the structure. From a functional point of view, it allows the owners to dash from one level to the next.

The owner admits that it was a mammoth task to build the home. "Challenging and time-consuming is an understatement." As the property is perched against a steep slope, incredible structural engineering went into making this

intricate design a reality. "We first had to build a retaining wall before we could start with the main structure. Also, the house had to be placed onto piles to make up for the property's poor soil quality," he explains.

The building itself consists of a reinforced concrete structure stretching over four levels, similar to the houses one would find in Clifton, Cape Town. "The structural design allowed us to create wide, open spaces, since none of the walls are load-carrying and no divisions were required," says the owner.

As a result of this, each unit is geared for open-plan living, and the kitchen, dining and living areas seem to merge seamlessly with the panorama. "Both units' bedrooms are



EASYLIFE KITCHENS RANDBURG 011 791 6810

BELOW: The owners of this home created an elegant small guest bathroom by installing an unobtrusive Geberit concealed cistern behind the marble tiles. This seamless look was enhanced with the refined geometry of Geberit's chrome-finish dual-flush actuator plate, which complements the overall uncluttered, spacious feel of the bathroom.

BOTTOM: The bathroom vanity was finished in mahogany veneer and received two layers of Chartwell stain. EasyLife Kitchens Randburg not only designed and installed the bespoke kitchen and bathroom vanities, but was also responsible for other cabinetry throughout the house, such as the units in the entrance lobby.

GEBERIT SOUTHERN AFRICA 011 444 5070



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ABOVE: The home owner's brief to EasyLife Kitchens Randburg was for a modern, yet timeless kitchen that accentuates the beautiful view from its bay window. To create a sense of refined style, EasyLife Kitchens Randburg applied a two-tone Sky Grey Duco and Sky Grey Ash veneer Monocoat to the cabinets, while Organic White Caesarstone countertops contribute to the kitchen's bright and airy feel. A semi-cantilevered table was added to the central island, which makes the perfect breakfast spot.

LEFT: As the owner didn't want the interiors to compete with the sweeping views, natural earthy hues and textures were chosen for the cabinets. EasyLife Kitchens Randburg used the same finishes in the bar area as in the kitchen, to create a sense of continuity and to complement the clean-lined appeal of the open-plan design.

situated in one section, with the lounge, dining area and kitchen in the other. We wanted to maximise the views for the living side and to create the symmetry from the outside," the owner says.

The interior finishes have a sleek, modern look and feel. In keeping with an overall contemporary design narrative, earthy tones were used to create a clean aesthetic, while natural stone, marble tiles and Caesarstone finishes give the units a refined edge.

"The lounge area is stunning in summer. With the stacking doors open and the sun setting in the background, it almost feels as if we're living in a tree house," says the owner of his unit.



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WATERWAYS BATHROOM & PLUMBING 011 794 7506

ABOVE: For the striking bathrooms of this home, the owners chose polished chrome for the taps, showerheads and finishes, which were supplied by WaterWays Bathroom & Plumbing. Hansgrohe tap fittings and showerheads, Geberit toilet flush plates and bathroom accessories from Bathroom Butler boost the sense of style.

Other than the home's lofty proportions and wraparound views, one of the owner's favourite elements is the koi pond and floating steps. "It adds a lovely, natural feeling to the house."

As the owners feel strongly about the environment, a range of green solutions and eco-friendly technology was incorporated into the design. Solar water heating, a photovoltaic (PV) electrical system, underfloor water heating and LED lights were installed to lighten the carbon footprint of the home. Green design at its most impressive. And don't forget the view! 🏡

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