



PANAVISION EVOLVE 011 262 3390



Let the light shine through

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uilt on the Waterfall Country Estate, in Johannesburg, this showhouse encapsulates modern South African living. This is a home where form meets functionality in a tranquil environment, while harmoniously infusing with its natural surroundings.

Architect Nicolas Mallandain, from Axient Architects, explains: "The brief was to come up with a design that first and foremost was functional, one that included all the necessities of what the person who will buy the home would need. Then we could get into designing something a bit more spectacular than the norm."

The brief came from the client, Sven Iversen from Ivecon Projects, who was also the contractor. Working closely with the client, Nicolas explains that "at all times we needed to make sure that all parts of the design were able to be built and built well. This detailing would be carefully thought out and would once again add to the functionality of the building, not just the aesthetics".

ABOVE LEFT: Panavision Evolve's expertise lies in the company's ability to provide customised home automation solutions by designing and integrating aesthetically pleasing and superior-quality products to suit the discerning tastes of its clients. For this home, the company was responsible for setting up the Crestron-based HDMI video matrix as well as an audio distribution system throughout selected areas of the home. Panavision Evolve also created an integrated light automation network using the Legrand Arteor product range. The company is a family-run business, which has been operating for the past 19 years. Panavision Evolve is active in both the home and corporate automation fields and is proud of its track record of superior performance and ever growing client base.



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The brief was to design a four-bedroom home. One of the bedrooms fulfills the needs of a guest suite or study, and all four bedrooms have en suite bathrooms. The home had to have a kitchen, with service areas of a full scullery and pantry. The dining and living room are in an open-plan format, with a lounge that is fully kitted with entertainment features and an enclosed patio entertainment area – all flowing out onto a deck area with a swimming pool. Adding to the appeal of the home is the double garage with dimensions larger than normal and domestic quarters included as well.

During the initial planning phase, Nicolas and Sven looked at examples of eco homes designed in the Arizona desert. These designs looked at passive green systems, which created wonderful and comfortable living spaces. In these designs, what stood out was the incredible attention to movement and light within these spaces, and this is what defined the DNA from which this home was created. This strong basis on which the design was founded clearly shows that each and every square metre has been thought out, eliminating any unnecessary wasted space.

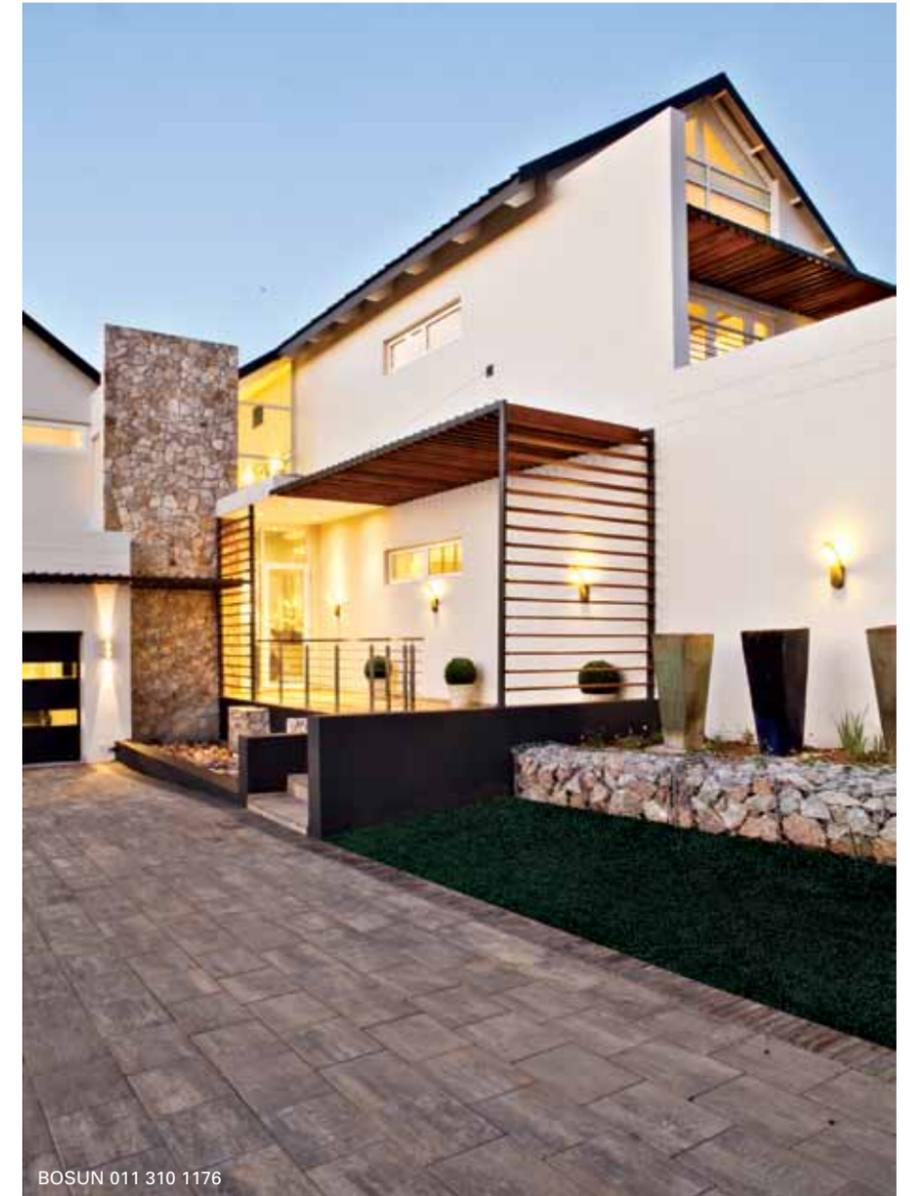
Quality of space and light was the basis on which this

house was built – the orientation is key to the functioning of the living spaces with all other functions being placed in optimum positions. These plug in as required and work effortlessly to provide the end user with an experience to live in and enjoy.

The home is oriented to have all service areas on the south side with close accessibility to the street, which then allows maximum exposure of living areas to the north. The house is basically two rectangular pavilions joined in the middle with an open volume. The eastern rectangular pavilion houses the majority of the living areas and so was stretched out longer to trace the sun's path through the sky and capture the incredible African sunset to the west.

No contemporary home is complete without energy saving properties – and this home is no exception. Improving energy saving properties are the windows and doors that were supplied by Teva. These are made from highly insulating UPVC and the glass is double-glazed; when both are put together they make for superior energy efficiency.

Other features that make this home eco-friendly include heat pumps, LED lighting controlled through home automation as well as the decking around the pool made from recycled materials and reclaimed timber. The clay stock bricks were sourced from a local brick yard; sand used for building and plastering purposes was sourced



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ABOVE: Ivecon Projects has a good understanding of what needs to be done to achieve a prestigious home like this. Attention to detail throughout all stages of this project would later show how the final pieces of the puzzle would come together to present a well-constructed, architectural piece that a distinguished guest in the home would appreciate. With a professional attitude and work ethic, Ivecon Projects boasts a proven track record in residential construction, ensuring that the utmost attention to detail and desired outcome is achieved.

LEFT: Nicholas Mallandain, architect from Axient Architects, was responsible for turning this client's vision into a reality by designing a contemporary home that is as functional as it is aesthetically pleasing. The ingenuity of the design lies in how it incorporates green building principles and caters for modern living while harmoniously blending in with the natural surroundings of this country-style estate.



ABOVE: Bosun enhanced the exteriors of this sophisticated home with its paving. The driveway utilises the Bosun's Large Urban pavers complemented by Bosun's Venetian pavers in a black colour that was used as a border. The Large Urban paver is six times the size of a standard concrete paving block. The Large Urban paver comes in two unique colours, namely Granite and Marble – Granite being the colour of choice used in this home.



EUROFIT KITCHENS AND CUPBOARDS 011 022 8005



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ABOVE LEFT: Eurofit Kitchens and Cupboards was responsible for designing and manufacturing the elegant built-in cupboards and vanities in this home. Form meets functionality in this kitchen, which was designed to have multiple work areas and a raised breakfast nook to accommodate the whole family, as the kitchen is the heart of the home.

ABOVE RIGHT: Eurofit Kitchens and Cupboards enhanced this home with the built-in cupboards and vanities. The company also supplied the caesarstone tops and Atag appliances. The cabinet doors are a combination of wenge veneer with a modern horizontal grain and white high-gloss duco. Eurofit uses Grass soft-close drawers and hinges.

LEFT: Eurofit Kitchens and Cupboards has been supplying quality kitchens, cupboards, vanities, bars and custom-made furniture for discerning clients for over ten years. Being a family-run business, Eurofit is able to ensure a personalised service to valued clients. The company strives to meet and exceed expectations, no matter the size of the project.

from a nearby quarry; and the cement used was also ordered from a nearby manufacturer – all within 50km, therefore reducing the overall carbon footprint even more. Enhancing the contemporary architectural style of the structure are the natural finishes that were used throughout the home.

Blending with the country style of the estate, the dwelling uses natural earth tones and materials with different textures. Natural stone cladding adorns the architectural features around the house, with neatly detailed wooden louvres softening the edges. In the interior, the earth tones follow through and the tiling extends to meet this language.

Moving from the busier areas in the home up to the more private zones of the bedrooms, the atmosphere is calm and emits serenity.



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The flooring here changes to natural solid bamboo flooring, adding a soft feel to the experience.

From inception through to completion, every process that went into building this dream home was put in place to provide functionality for its residents – what makes it even better are the aesthetics to ensure an attractive structure that pays homage to its surroundings. 🏡

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