



OBSIDIAN

SUNNINGHILL

INNOVATIVE HOMES IN THE HEART OF SUNNINGHILL

WELCOME TO OBSIDIAN,
a landmark residential development
offering a new standard of living,
minutes from Waterfall.





Obsidian homes are engineered for modern living, with forward-thinking features that keep you powered, connected, and in control.



FULL BACK-UP POWER

A central inverter and battery system ensures seamless electricity during outages.



FULL BACK-UP WATER SUPPLY

An integrated piped water reserve maintains access to fresh clean water for 48 hours, in case of municipal interruptions.



SMART SOLAR INTEGRATION

Each home's geyser is powered by solar energy, lowering your carbon footprint, and at the same time creating a saving for all who reside in Obsidian.



BOREHOLE WATER FOR IRRIGATION

Landscaped gardens and shared outdoor spaces are maintained with borehole water, easing reliance on municipal supply.



UNCAPPED HIGH-SPEED FIBRE

Move in and connect instantly to premium internet with plug-and-play fibre, ideal for streaming, remote work, or smart home integration.



ADVANCED SECURITY SYSTEMS

Including 24-Hour Guarding, Electric Fencing, Facial Recognition & Biometric Access Control with Cloud-Based Visitor Management System.



Enjoy access to exclusive shared amenities designed to enrich every moment:



ELEGANT CLUBHOUSE
for gatherings and private events



LARGE SWIMMING POOL
with a kiddies pool to unwind



WORK FROM HOME AREAS,
as well as zoom pods & a boardroom



FULLY EQUIPPED GYM
and yoga stretching area for your
daily wellness routine



BRAAI FACILITIES
in lush landscaped communal areas



DEDICATED FIREPIT AREA
to enjoy with family and friends

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Nanyuki Road

Tula Close





Cnr Tula Close and Nanyuki Road, Sunninghill, JHB

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SUNNINGHILL



Your Neighbourhood

	Chilli Lane	1.5km
	Netcare Sunninghill	1.6km
	Sunninghill Village	2.1km
	NI Witkoppen Onramp	2.7km
	St Peters College	2.8km
	Mall of Africa	6.2km
	Sunhill	600m
	Polofields Crossing	3.4km
	Waterfall Corner	4.5km
	Chilli on Top	2.3km
	Builders Warehouse	2.4km
	Rivonia Crossing	3.0km
	Eskom Megawatt Park	3.3km

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Choose from 2, 3, and 4-bedroom duplex homes, thoughtfully designed for discerning home-owners who demand more from life.

Priced from R1,995,000

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A	B	C	D	E	PHASE 2
Click to view	Click to view	Click to view	Click to view	Click to view	

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SITE PLAN

A modern living room interior featuring a large window with a black frame and light-colored curtains. The room has a light-colored tiled floor and a dark grey accent wall. A large, light-colored sofa is positioned on the left, with a striped throw blanket draped over it. In the center, there is a round, light-colored coffee table on a textured rug. To the right, a white TV stand holds a large flat-screen TV. A tall potted plant stands next to the TV stand. In the background, a dining area with a round table and wicker chairs is visible through the window. A desk with a chair is also visible in the background.

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2-BEDROOM HOMES

These homes have ample space to enjoy.

The downstairs area has a guest bathroom, study nook, covered patio and walled garden.

Upstairs are two beds & two baths.

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A 2-BED HOMES FROM R1,995,000

Ground Floor

Ground floor area 42.73m²
Covered patio 8.04m²

First floor

First floor area 45.56m²
Covered patio 3.99m²

Total Area 100.32m²



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A modern open-plan living and dining area. The living room features two large, dark grey, rounded armchairs on a light grey textured rug, with a low white coffee table and a small round side table. A large potted plant is on the left. The dining area has a dark wood table with light-colored chairs. The kitchen in the background has dark upper cabinets and a light-colored countertop. A large window and a glass door provide views of the outdoors. Track lighting is installed on the ceiling.

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3-BEDROOM HOMES

These modern homes feature an open-plan kitchen, lounge, and dining area that opens to a covered patio and private walled garden.

Upstairs offers three bedrooms, including a main suite with an en-suite bathroom and covered patio.

Each home includes two dedicated covered parking bays.

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B 3-BED HOMES FROM R2,395,000

Ground Floor

Ground floor area	49.87m ²
Covered patio	9.95m ²
Covered entrance	1.93m ²

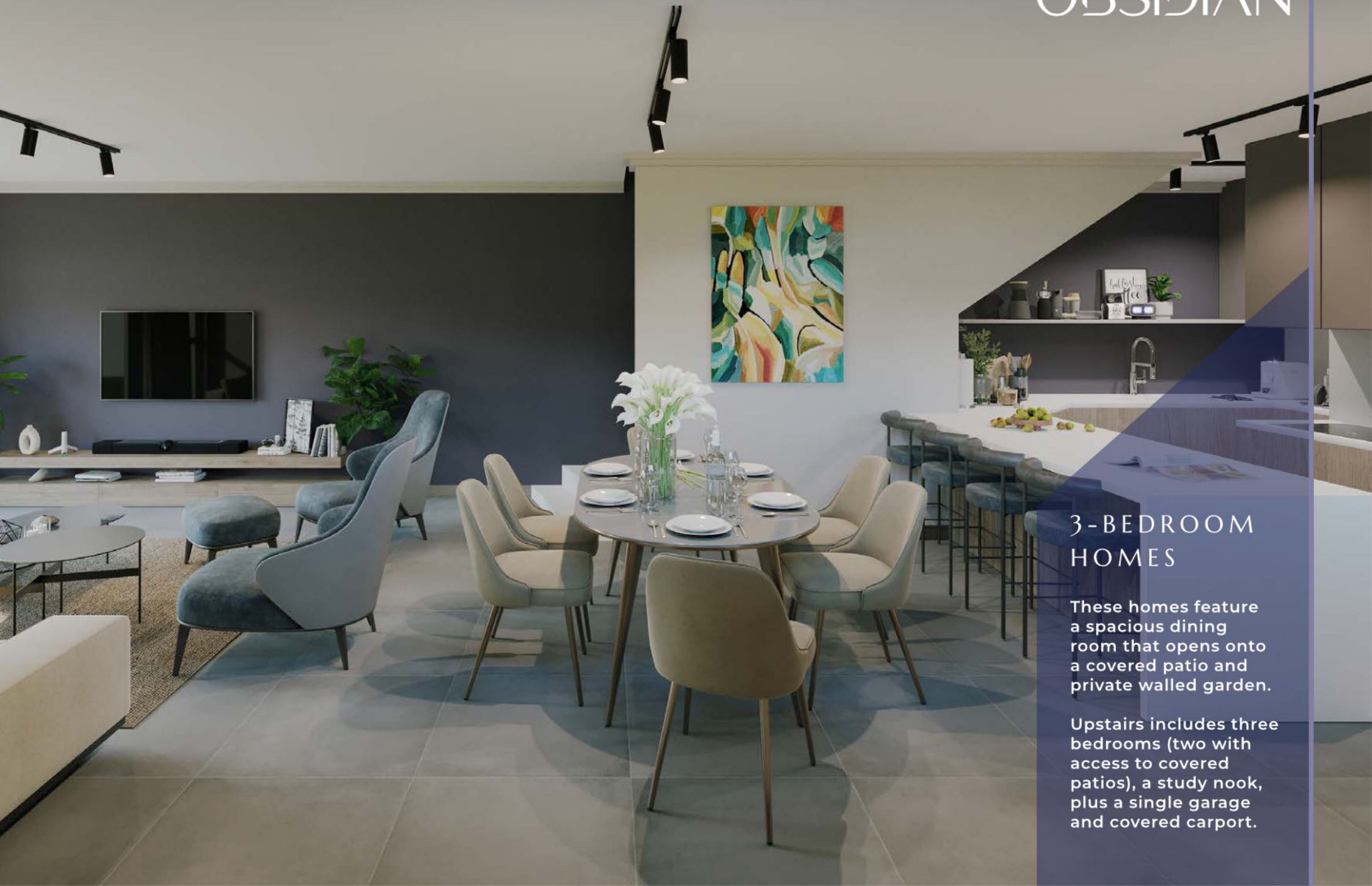
First floor

First floor area	56.4m ²
Covered patio	5.79m ²

Total Area	123.94m ²
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3-BEDROOM HOMES

These homes feature a spacious dining room that opens onto a covered patio and private walled garden.

Upstairs includes three bedrooms (two with access to covered patios), a study nook, plus a single garage and covered carport.

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GROUND FLOOR



C 3-BED HOMES FROM R2,795,000

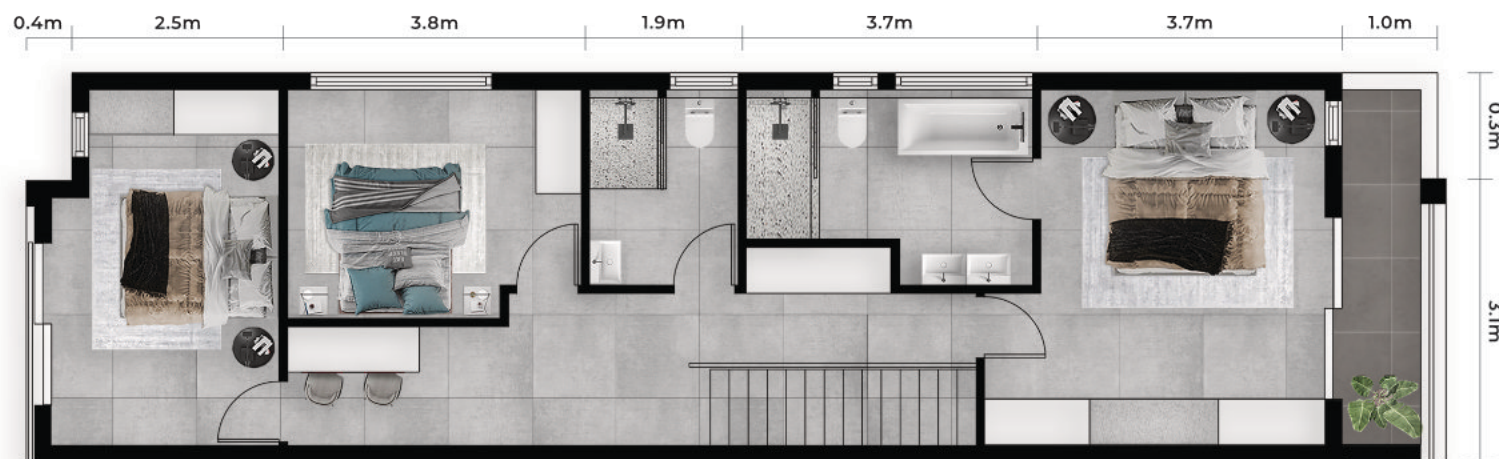
Ground Floor

Ground floor area	48.0m ²
Covered patio	10.48m ²
Covered entrance	1.93m ²
Single garage	21.96m ²
Covered parking	14.91m ²

First floor

First floor area	81.27m ²
Covered patio	7.23m ²

Total Area 185.78m²



FIRST FLOOR

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A modern, open-plan living and dining area. The living room features a white sectional sofa, a large teal tufted ottoman, and two green velvet armchairs. A large abstract painting is on the wall. The dining area has a round table with white chairs. A staircase with white steps is on the left. Track lighting is installed on the ceiling.

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4-BEDROOM HOMES

These luxurious homes feature a large dining space that opens onto a covered patio with private garden.

The downstairs offers a guest bathroom, while upstairs has four beds, three baths and a study nook.

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D 4-BED HOMES FROM R2,995,000

Ground Floor

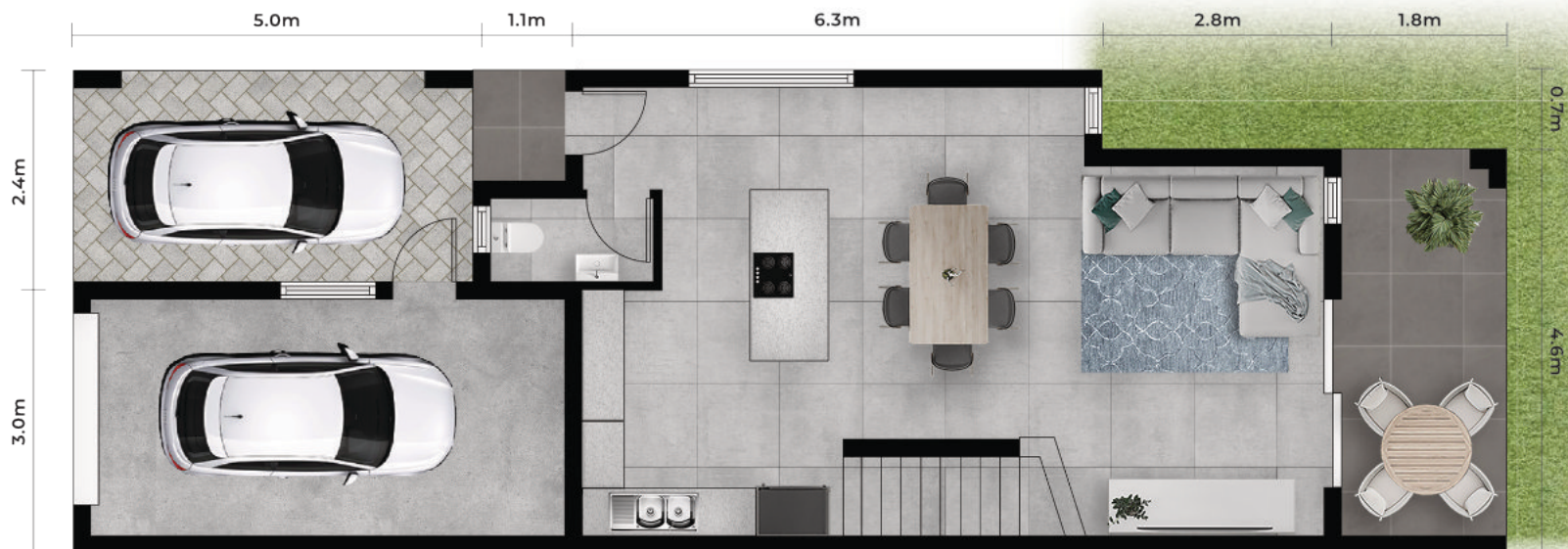
Ground floor area	56.19m ²
Covered patio	11.02m ²
Covered entrance	1.93m ²
Single garage	20.35m ²
Covered parking	14.18m ²

First floor

First floor area	95.01m ²
Covered patio	6.25m ²

Total Area 204.93m²

GROUND FLOOR



FIRST FLOOR

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A modern living room with a dark blue wall, a large window, and a white sofa. The room features a minimalist design with a white ceiling, a black track lighting system, and a large window with white curtains. The floor is made of light-colored tiles. A white sofa is positioned in the center, facing a low wooden coffee table. A large window on the right side of the room provides a view of a green garden. The overall atmosphere is bright and airy.

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4-BEDROOM HOMES DELUXE

Stylish 4-beds with open-plan dining space, covered patio and walled garden.

Ground floor has a guest bathroom and double garage. Upstairs features four beds, three baths and study.

Enjoy a private walled garden for relaxing and creating memories.

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GROUND FLOOR



E 4-BED HOMES FROM R3,095,000

Ground Floor

Ground floor area	60.38m ²
Covered patio	11.02m ²
Covered entrance	5.44m ²
Double garage	38.13m ²
Open paved parking	3.17m ²

First floor

First floor area	96.43m ²
Covered patio	6.25m ²

Total Area 220.82m²



FIRST FLOOR

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072 824 9593
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