

2025

Volley Baileys

PRICE LIST & FLOOR PLAN

52 Nicolson Street, Bailey's Muckleneuk, Pretoria, 0181.



Baileys
FIRST (IN) CLASS
STUDENT
ACCOMMODATION

VOLLEY BAILEYS *Apartments*

Before we dive into the prices for our five different unit types at Volley Baileys, just a quick note: there are some extra monthly costs and refundable deposits to keep in mind. The prices shown are based on annual fees per student, with different payment options available. You can snag a 3% discount if you pay the service fee upfront in full.

ADDITIONAL MONTHLY FEES

1. Parking: R390/month (optional).
2. Water & Electricity: Pay as you go. [On average this amount would work out to R270/month/student (first KL of warm water is free)].
3. Energy Security Fee: R150/month (Solar, Invertors, Generator & Batteries).

DEPOSIT PAYABLE

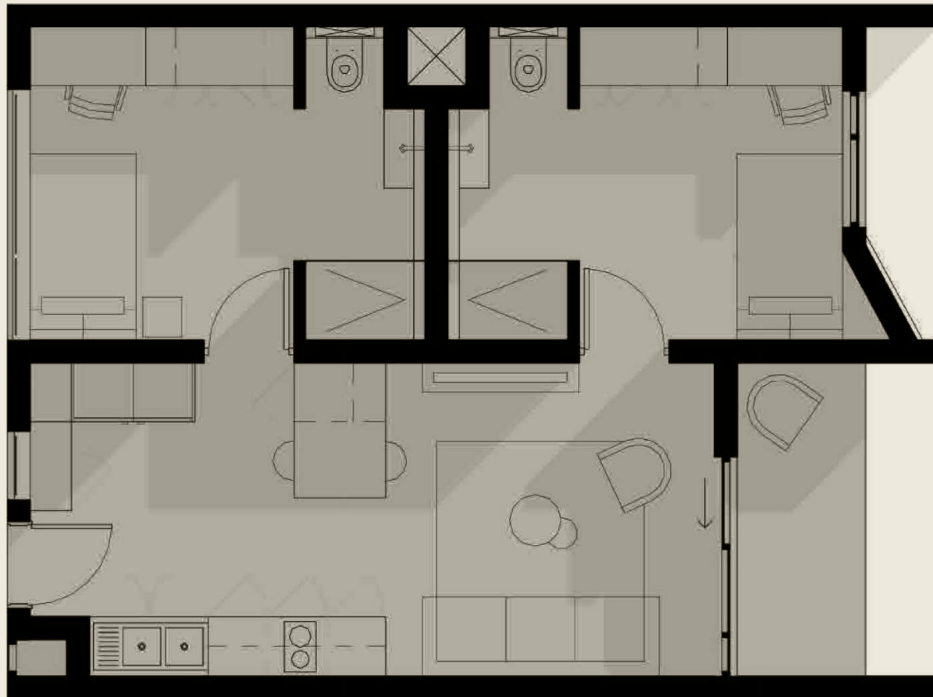
1. Damage Deposit: 1 Month's Rent.
2. Service Deposit: R500.
3. Keycard Deposit: R100.

*Quick note: If you use services like laundry, housekeeping, car wash, printing, or electric scooter rentals, there'll be small extra charges added to your monthly invoice.

VOLLEY BAILEYS *Two Bedroom*

52 Nicolson Street, Bailey's Muckleneuk, Pretoria, 0181.

Got a roommate in mind? This is the perfect fit for those who don't mind sharing a space – but not too much of it. Enjoy the privacy of your own fully-furnished room, then gravitate to the shared living area when you're feeling a little more social.



Internal: 46m²

Patio/Balcony: 4m²

VOLLEY BAILEYS

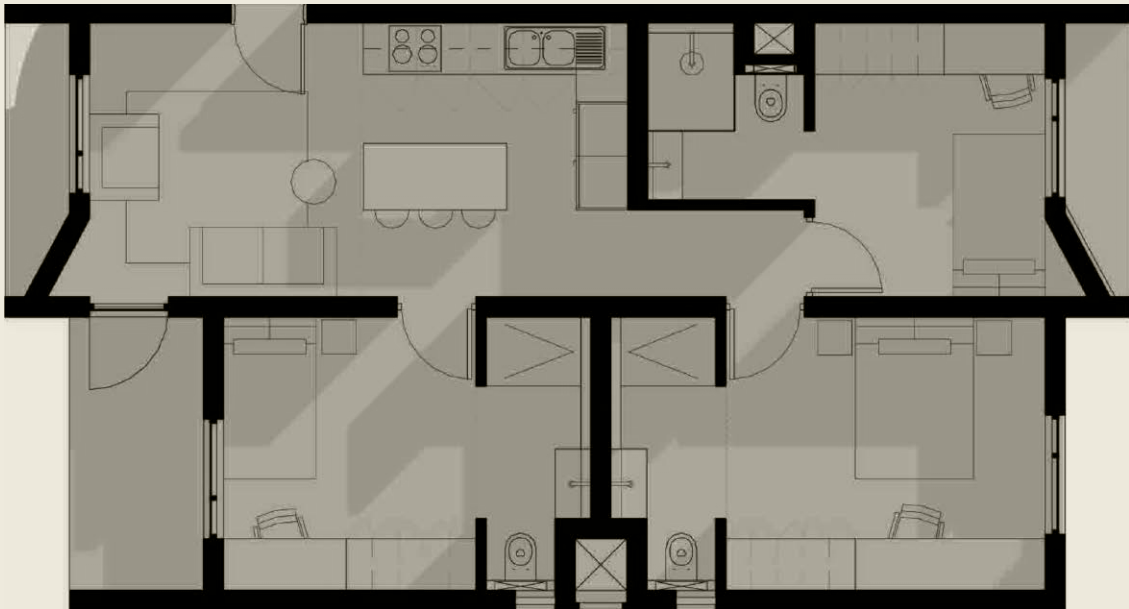
Two Bedroom

UNIT NUM	ROOM TYPE	ROOM NUM	FLOOR	PRICES 2025
3	2 Bedroom	03-01	Ground Floor	R9,200
3	2 Bedroom	03-02	Ground Floor	R9,200
4	2 Bedroom	04-01	Ground Floor	R9,200
4	2 Bedroom	04-02	Ground Floor	R9,200
5	2 Bedroom	05-01	Ground Floor	R9,200
5	2 Bedroom	05-02	Ground Floor	R9,200
6	2 Bedroom	06-01	Ground Floor	R9,200
6	2 Bedroom	06-02	Ground Floor	R9,200
12	2 Bedroom	12-01	First Floor	R8,900
12	2 Bedroom	12-02	First Floor	R8,900
13	2 Bedroom	13-01	First Floor	R8,900
13	2 Bedroom	13-02	First Floor	R8,900
14	2 Bedroom	14-01	First Floor	R8,900
14	2 Bedroom	14-02	First Floor	R8,900
15	2 Bedroom	15-01	First Floor	R8,900
15	2 Bedroom	15-02	First Floor	R8,900
22	2 Bedroom	22-01	Second Floor	R8,900
22	2 Bedroom	22-02	Second Floor	R8,900
23	2 Bedroom	23-01	Second Floor	R8,900
23	2 Bedroom	23-02	Second Floor	R8,900
24	2 Bedroom	24-01	Second Floor	R8,900
24	2 Bedroom	24-02	Second Floor	R8,900
25	2 Bedroom	25-01	Second Floor	R8,900
25	2 Bedroom	25-02	Second Floor	R8,900

VOLLEY BAILEYS *Three Bedroom Deluxe*

52 Nicolson Street, Bailey's Muckleneuk, Pretoria, 0181.

Three isn't a crowd when you're sharing this spacious beauty. You get the advantage of your own room for "me time" complete with wardrobes and desk space, plus a super social living area and kitchen for whatever activity blows your hair back.



Internal: 71m²
Patio/Balcony: 6m²

VOLLEY BAILEYS

Three Bedroom Deluxe

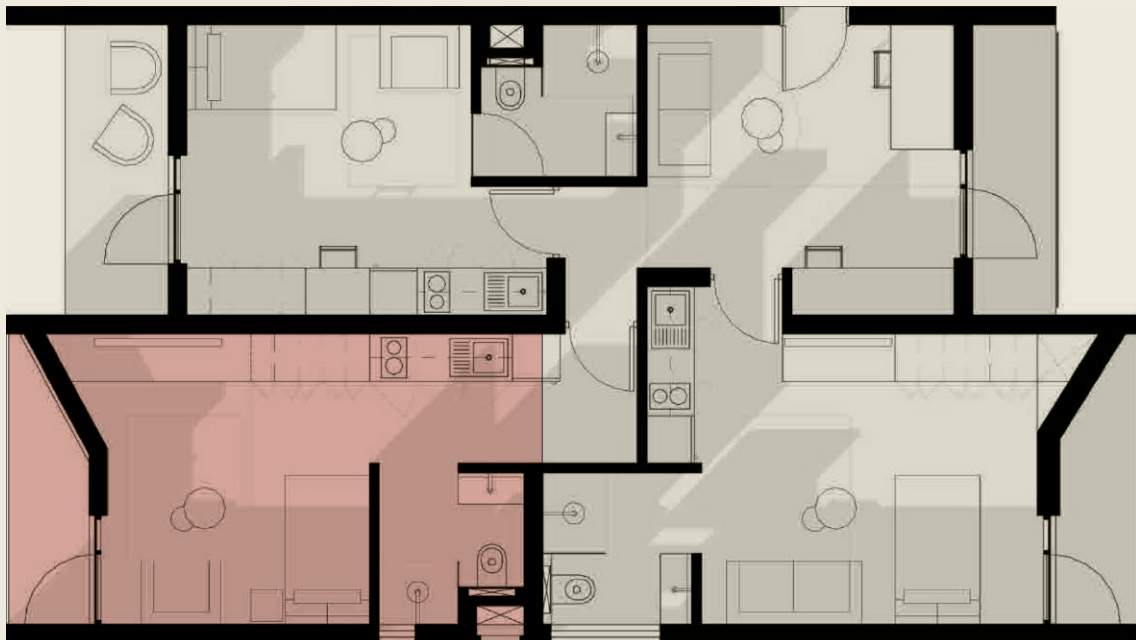
UNIT NUM	ROOM TYPE	ROOM NUM	FLOOR	PRICES 2025
1	3 Bedroom	01-01	Ground Floor	R8,800
1	3 Bedroom	01-02	Ground Floor	R8,800
1	3 Bedroom	01-03	Ground Floor	R8,800
7	3 Bedroom	07-01	Ground Floor	R8,800
7	3 Bedroom	07-02	Ground Floor	R8,800
7	3 Bedroom	07-03	Ground Floor	R8,800
8	3 Bedroom	08-01	First Floor	R8,800
8	3 Bedroom	08-02	First Floor	R8,800
8	3 Bedroom	08-03	First Floor	R8,800
9	3 Bedroom	09-01	First Floor	R8,800
9	3 Bedroom	09-02	First Floor	R8,800
9	3 Bedroom	09-03	First Floor	R8,800
16	3 Bedroom	16-01	First Floor	R8,800
16	3 Bedroom	16-02	First Floor	R8,800
16	3 Bedroom	16-03	First Floor	R8,800
17	3 Bedroom	17-01	Second Floor	R8,800
17	3 Bedroom	17-02	Second Floor	R8,800
17	3 Bedroom	17-03	Second Floor	R8,800
18	3 Bedroom	18-01	Second Floor	R8,800
18	3 Bedroom	18-02	Second Floor	R8,800
18	3 Bedroom	18-03	Second Floor	R8,800
19	3 Bedroom	19-01	Second Floor	R8,800
19	3 Bedroom	19-02	Second Floor	R8,800
19	3 Bedroom	19-03	Second Floor	R8,800
26	3 Bedroom	26-01	Second Floor	R8,800
26	3 Bedroom	26-02	Second Floor	R8,800
26	3 Bedroom	26-03	Second Floor	R8,800

VOLLEY BAILEYS

Three Bedroom Cluster

52 Nicolson Street, Bailey's Muckleneuk, Pretoria, 0181.

Three isn't a crowd when you're sharing this spacious beauty. You get the advantage of your own bachelor room for "me time" complete with wardrobes, desk space and your own kitchen, plus a super social living area for whatever activity blows your hair back.



Internal: 77m²
Patio/Balcony: 4m²



VOLLEY BAILEYS

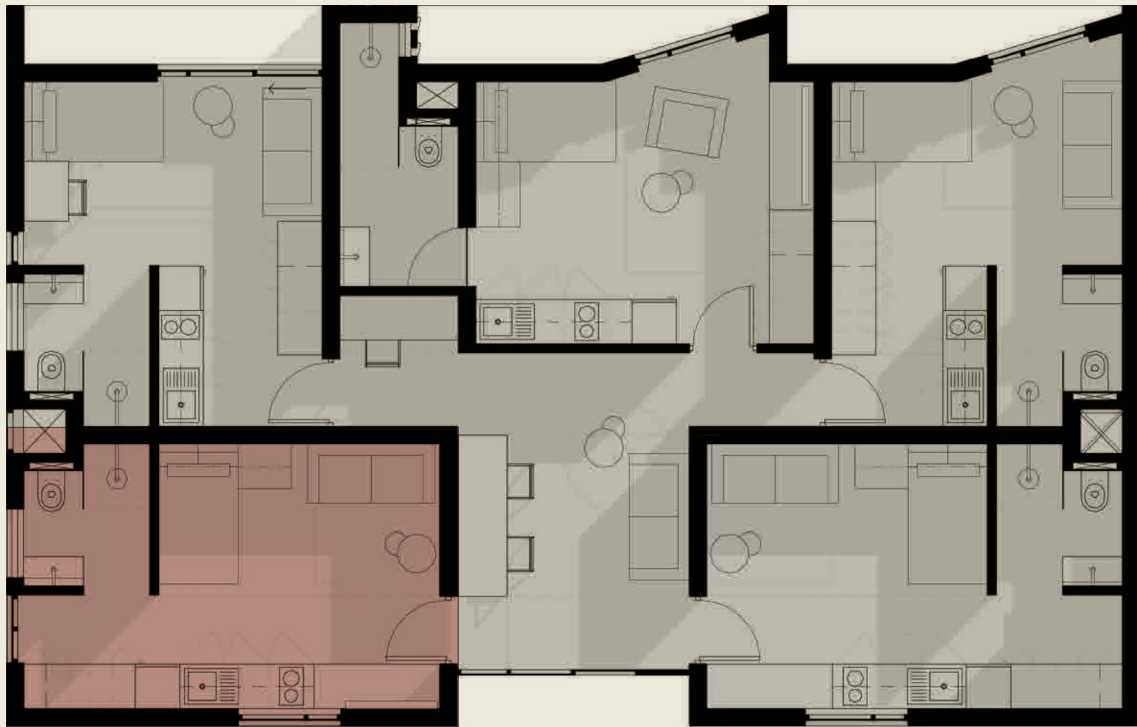
Three Bedroom Cluster

UNIT NUM	ROOM TYPE	ROOM NUM	FLOOR	PRICES 2025
11	Bachelor (Within 3 Bed Cluster)	11-01	First Floor	R9,700
11	Bachelor (Within 3 Bed Cluster)	11-02	First Floor	R9,700
11	Bachelor (Within 3 Bed Cluster)	11-03	First Floor	R9,700
21	Bachelor (Within 3 Bed Cluster)	21-01	Second Floor	R9,700
21	Bachelor (Within 3 Bed Cluster)	21-02	Second Floor	R9,700
21	Bachelor (Within 3 Bed Cluster)	21-03	Second Floor	R9,700

VOLLEY BAILEYS *Five Bedroom Cluster*

52 Nicolson Street, Bailey's Muckleneuk, Pretoria, 0181.

This unit is aimed at those of you who love f.r.i.e.n.d.s as much as we do. You get the advantage of your own bachelor room for "me time" complete with wardrobes, desk space and your own kitchen, plus a super social living area for whatever activity blows your hair back.



Internal: 128m²



VOLLEY BAILEYS

Five Bedroom Cluster

UNIT NUM	ROOM TYPE	ROOM NUM	FLOOR	PRICES 2025
2	Bachelor (Within 5 Bed Cluster)	02-01	Ground Floor	R9,600
2	Bachelor (Within 5 Bed Cluster)	02-02	Ground Floor	R9,600
2	Bachelor (Within 5 Bed Cluster)	02-03	Ground Floor	R9,600
2	Bachelor (Within 5 Bed Cluster)	02-04	Ground Floor	R9,600
2	Bachelor (Within 5 Bed Cluster)	02-05	Ground Floor	R9,600
10	Bachelor (Within 5 Bed Cluster)	10-01	First Floor	R9,600
10	Bachelor (Within 5 Bed Cluster)	10-02	First Floor	R9,600
10	Bachelor (Within 5 Bed Cluster)	10-03	First Floor	R9,600
10	Bachelor (Within 5 Bed Cluster)	10-04	First Floor	R9,600
10	Bachelor (Within 5 Bed Cluster)	10-05	First Floor	R9,600
20	Bachelor (Within 5 Bed Cluster)	20-01	Second Floor	R9,600
20	Bachelor (Within 5 Bed Cluster)	20-02	Second Floor	R9,600
20	Bachelor (Within 5 Bed Cluster)	20-03	Second Floor	R9,600
20	Bachelor (Within 5 Bed Cluster)	20-04	Second Floor	R9,600
20	Bachelor (Within 5 Bed Cluster)	20-05	Second Floor	R9,600

CHOOSE YOUR CRIB *Get the perks*

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Picking your student accommodation is a big decision. You need some good reasons to say 'that's the place'.
Browse through our floor plans and pick your favourite spot!

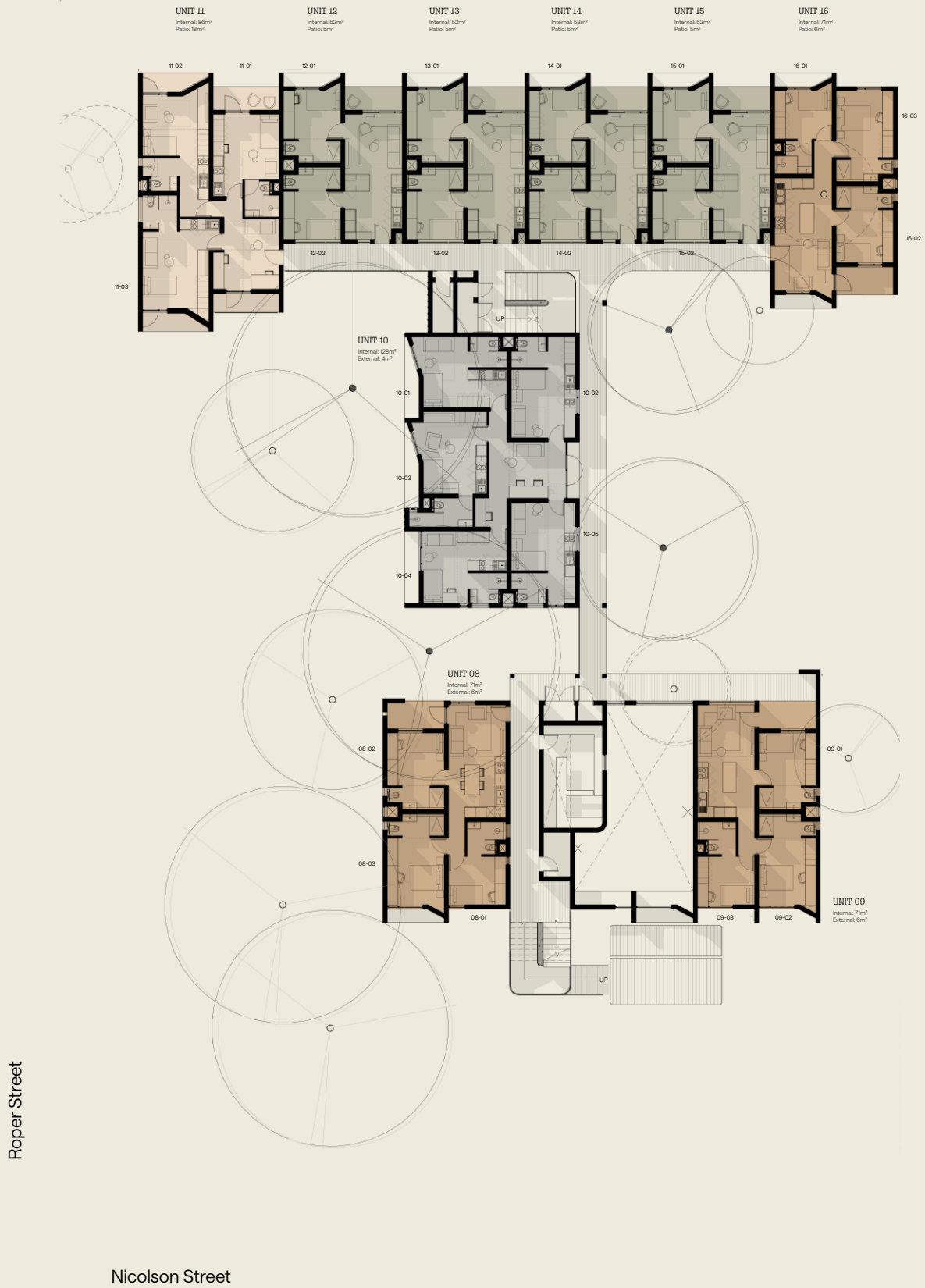




Ground floor



Polley Baileys



First floor

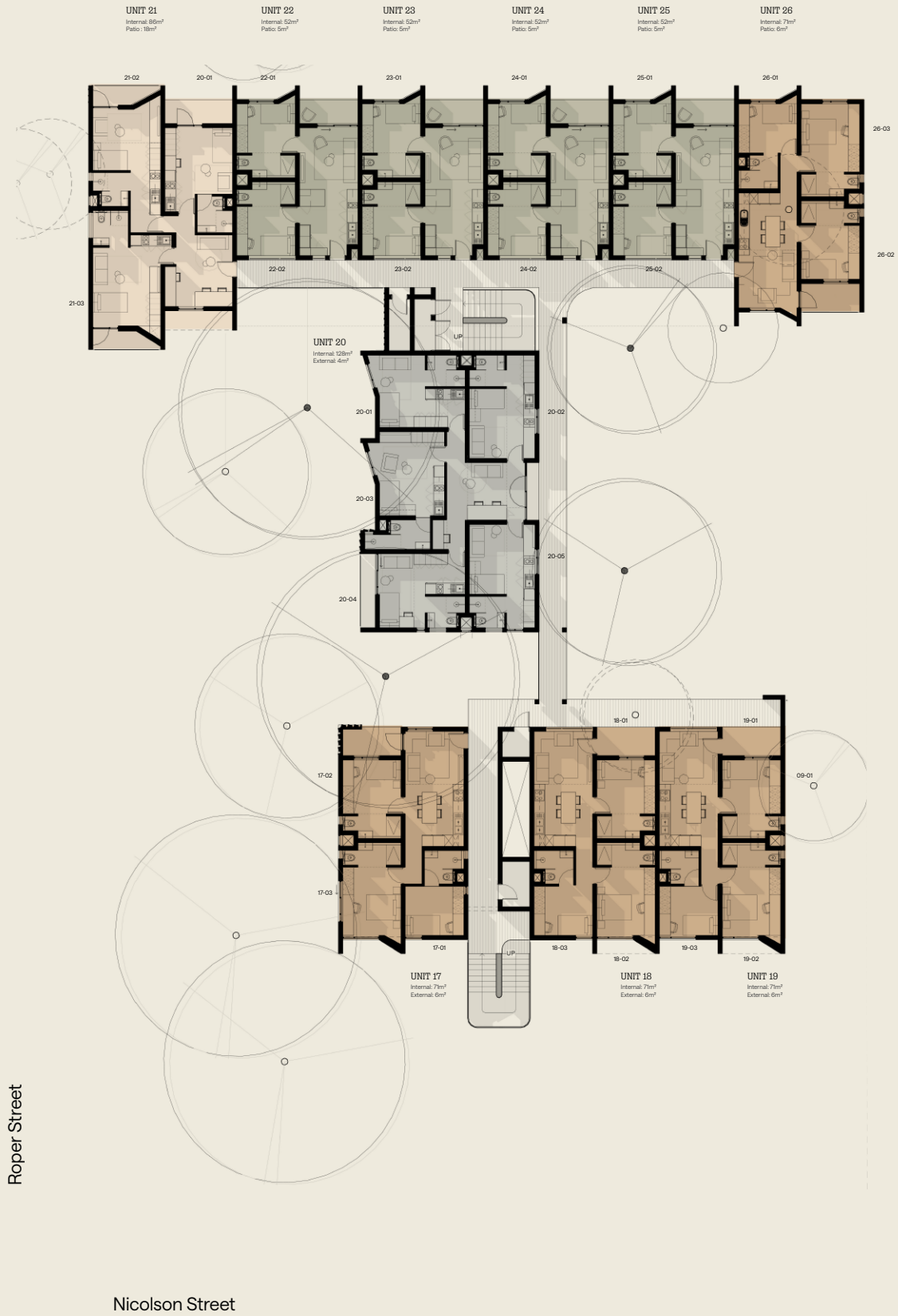


VOLLEY® COLLECTION

52 Nicolson Street, Bailey's Muckleneuk, Pretoria

Volley is a series of student hotels helping today's students take on tomorrow's world. Much more than accommodation, Volley is your all-inclusive membership to a community of dream chasers. You are the next big thing, and we've got your interests, safety and happiness at heart. A new kind of student living. Volley is first class student accommodation, short stays for visiting friends or family, places to work and work out, and a calendar of social events all under one roof. Calling early birds, night owls, study clubs and fun-lovers! Volley is a place for instant memories and friends for life. We believe when you come together there's nothing you can't achieve. Your future's shiny bright and your best years are about to begin.

volley
BAILEYS



Second floor



VOLLEY® BAILEYS

Luxury apartments by BOW+ARC
Bookings are live

THE RES YOUR DAD WISHES



He went to!

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BAILEYS

COMPANY DETAILS

www.volleybaileys.co.za

52 Nicolson Street, Bailey's Muckleneuk, Pretoria, 0181.

Contact: 073 433 1651 | info@bowandarc.co.za