

2025

Volley Brooklyn

PRICE LIST & FLOOR PLAN

49 Marais Street, Bailey's Muckleneuk, Pretoria, 0181.

Brooklyn

FIRST (IN) CLASS
STUDENT
ACCOMMODATION



VOLLEY BROOKLYN

Apartments

Before we dive into the prices for our five different unit types at Volley Brooklyn, 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 BROOKLYN

Bachelor Unit

49 Marais Street, Bailey's Muckleneuk, Pretoria, 0181.

Cosy in your personal space bubble? This is for you. Our open-plan studios come fully furnished and fitted with all your modern conveniences, from quality kitchen appliances and cutlery, to good ol' en-suite bathrooms.



Internal: 27m²
Patio/Balcony: 3m²
Total Area: 30m²
Units Available: 9



VOLLEY BROOKLYN

Bachelor Unit

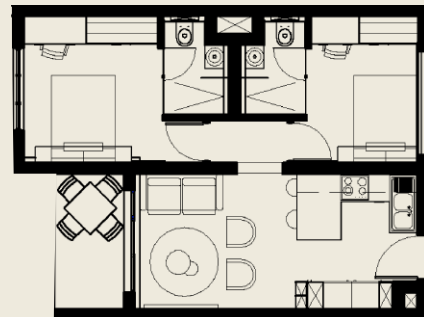
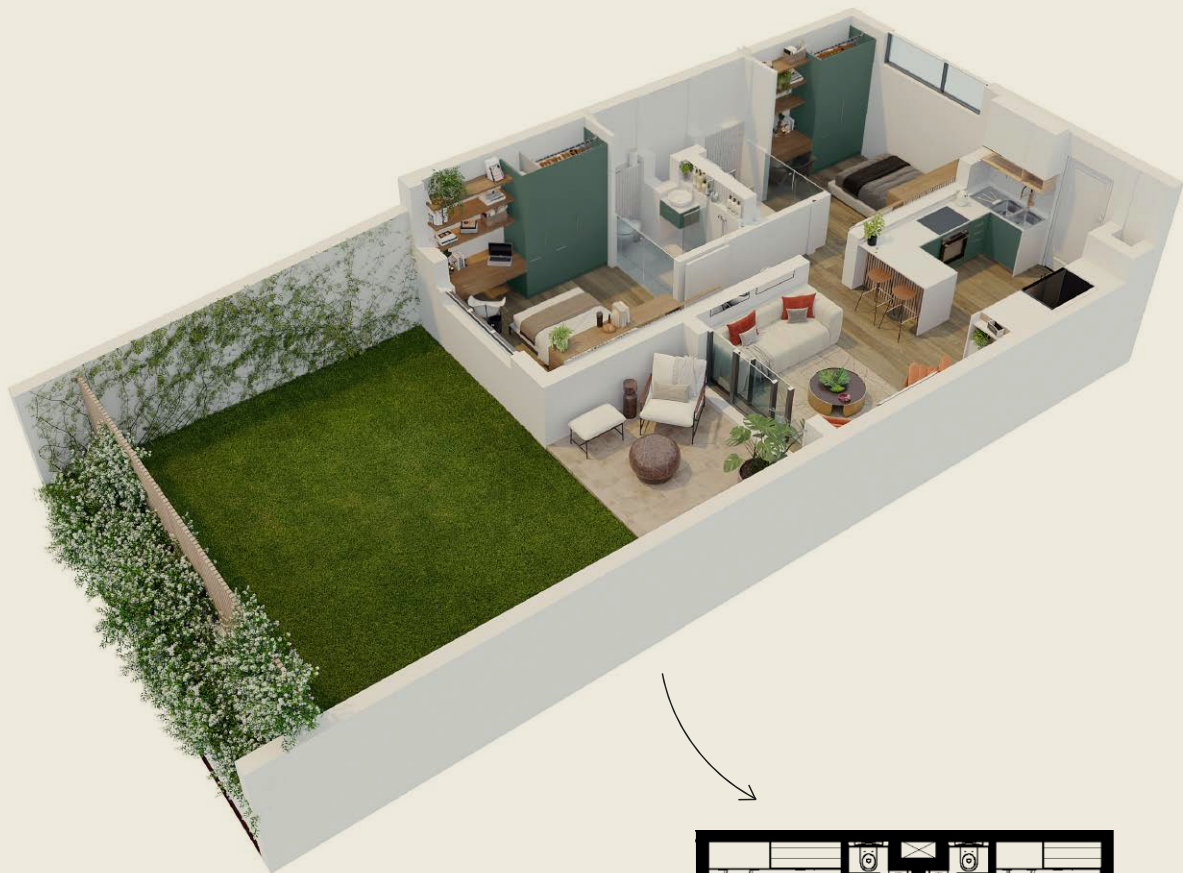
| BUILDING | UNIT NUM | ROOM NUM | ROOM TYPE | FLOOR | UNIT POSITION | ROOM POSITION | GARDEN | PRICES 2025 |
|-------------|----------|----------|-----------|--------|---------------|---------------|--------|-------------|
| South Block | 13 | 13 | 1 Bedroom | Ground | North | North | Yes | R9,900 |
| South Block | 14 | 14 | 1 Bedroom | Ground | North | North | Yes | R9,900 |
| South Block | 15 | 15 | 1 Bedroom | Ground | North | North | Yes | R9,900 |
| South Block | 23 | 23 | 1 Bedroom | First | North | North | No | R9,300 |
| South Block | 24 | 24 | 1 Bedroom | First | North | North | No | R9,300 |
| South Block | 25 | 25 | 1 Bedroom | First | North | North | No | R9,300 |
| South Block | 33 | 33 | 1 Bedroom | Second | North | North | No | R9,300 |
| South Block | 34 | 34 | 1 Bedroom | Second | North | North | No | R9,300 |
| South Block | 35 | 35 | 1 Bedroom | Second | North | North | No | R9,300 |

VOLLEY BROOKLYN

Two Bedroom

49 Marais 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: 49.45m²
Patio/Balcony: 6.08m²
Total Area: 55.53m²
Units Available: 15

VOLLEY BROOKLYN

Two Bedroom

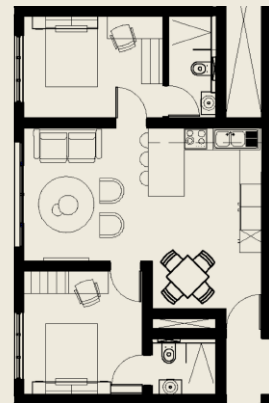
| BUILDING | UNIT NUM | ROOM NUM | ROOM TYPE | FLOOR | UNIT POSITION | ROOM POSITION | GARDEN | PRICES 2025 |
|-------------|----------|----------|-----------|--------|---------------|---------------|--------|-------------|
| North Block | 1 | 01-01 | 2 Bedroom | Ground | North West | North | Yes | R8,600 |
| North Block | 1 | 01-02 | 2 Bedroom | Ground | North West | South | Yes | R8,300 |
| North Block | 2 | 02-01 | 2 Bedroom | Ground | North | North | Yes | R8,600 |
| North Block | 2 | 02-02 | 2 Bedroom | Ground | North | South | Yes | R8,300 |
| North Block | 3 | 03-01 | 2 Bedroom | Ground | North East | North | Yes | R8,600 |
| North Block | 3 | 03-02 | 2 Bedroom | Ground | North East | South | Yes | R8,300 |
| North Block | 5 | 05-01 | 2 Bedroom | First | North West | North | No | R8,100 |
| North Block | 5 | 05-02 | 2 Bedroom | First | North West | South | No | R7,800 |
| North Block | 6 | 06-01 | 2 Bedroom | First | North | North | No | R8,100 |
| North Block | 6 | 06-02 | 2 Bedroom | First | North | South | No | R7,800 |
| North Block | 7 | 07-01 | 2 Bedroom | First | North East | North | No | R8,100 |
| North Block | 7 | 07-02 | 2 Bedroom | First | North East | South | No | R7,800 |
| North Block | 9 | 09-01 | 2 Bedroom | First | South East | North | No | R7,800 |
| North Block | 9 | 09-02 | 2 Bedroom | First | South East | South | No | R8,100 |
| North Block | 10 | 10-01 | 2 Bedroom | First | South | North | No | R7,800 |
| North Block | 10 | 10-02 | 2 Bedroom | First | South | South | No | R8,100 |
| North Block | 11 | 11-01 | 2 Bedroom | First | South West | North | No | R7,800 |
| North Block | 11 | 11-02 | 2 Bedroom | First | South West | South | No | R8,100 |
| South Block | 19 | 19-01 | 2 Bedroom | Ground | South | North | Yes | R8,300 |
| South Block | 19 | 19-02 | 2 Bedroom | Ground | South | South | Yes | R8,600 |
| South Block | 20 | 20-01 | 2 Bedroom | Ground | South | North | Yes | R8,300 |
| South Block | 20 | 20-02 | 2 Bedroom | Ground | South | South | Yes | R8,600 |
| South Block | 29 | 29-01 | 2 Bedroom | First | South | North | No | R7,800 |
| South Block | 29 | 29-02 | 2 Bedroom | First | South | South | No | R8,100 |
| South Block | 30 | 30-01 | 2 Bedroom | First | South | North | No | R7,800 |
| South Block | 30 | 30-02 | 2 Bedroom | First | South | South | No | R8,100 |
| South Block | 39 | 39-01 | 2 Bedroom | Second | South | North | No | R7,800 |
| South Block | 39 | 39-02 | 2 Bedroom | Second | South | South | No | R8,100 |
| South Block | 40 | 40-01 | 2 Bedroom | Second | South | North | No | R7,800 |
| South Block | 40 | 40-02 | 2 Bedroom | Second | South | South | No | R8,100 |

VOLLEY BROOKLYN

Two Bed Deluxe

49 Marais Street, Bailey's Muckleneuk, Pretoria, 0181.

Our Two Bedroom Deluxe is a modern day episode of Cribz, with contemporary finishes and bright open spaces. It's the crème de la crème Volley has to offer. Some people say Celine Dion wrote her song "Incredible" after setting foot inside but this can't be confirmed or denied.



Internal: 65.82m²
Patio/Balcony: 0m²
Total Area: 65.82m²
Units Available: 5

VOLLEY BROOKLYN

Two Bedroom Deluxe

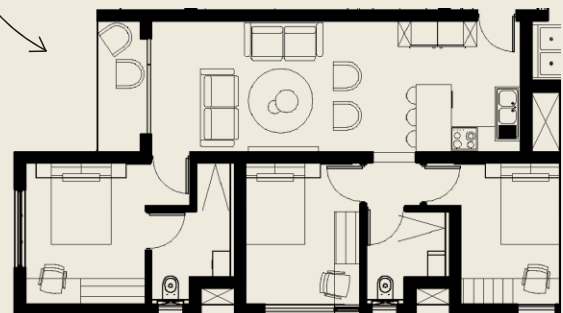
| BUILDING | UNIT NUM | ROOM NUM | ROOM TYPE | FLOOR | UNIT POSITION | ROOM POSITION | GARDEN | PRICES 2025 |
|-------------|----------|----------|------------------|--------|---------------|---------------|--------|-------------|
| North Block | 4 | 04-01 | 2 Bedroom Deluxe | Ground | East | South | Yes | R9,000 |
| North Block | 4 | 04-02 | 2 Bedroom Deluxe | Ground | East | South | Yes | R9,000 |
| North Block | 8 | 08-01 | 2 Bedroom Deluxe | First | East | South | No | R8,300 |
| North Block | 8 | 08-02 | 2 Bedroom Deluxe | First | East | South | No | R8,300 |
| South Block | 17 | 17-01 | 2 Bedroom Deluxe | Ground | East | North | Yes | R9,000 |
| South Block | 17 | 17-02 | 2 Bedroom Deluxe | Ground | East | South | Yes | R9,000 |
| South Block | 27 | 27-01 | 2 Bedroom Deluxe | First | East | North | No | R8,500 |
| South Block | 27 | 27-02 | 2 Bedroom Deluxe | First | East | South | No | R8,500 |
| South Block | 37 | 37-01 | 2 Bedroom Deluxe | Second | East | North | No | R8,500 |
| South Block | 37 | 37-02 | 2 Bedroom Deluxe | Second | East | South | No | R8,500 |

VOLLEY BROOKLYN

Three Bedroom

49 Marais 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: 65.57m²
Patio/Balcony: 5.08m²
Total Area: 71.65m²
Units Available: 6

VOLLEY BROOKLYN

Three Bedroom

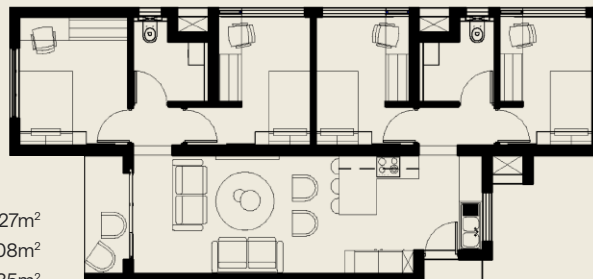
| BUILDING | UNIT NUM | ROOM NUM | ROOM TYPE | FLOOR | UNIT POSITION | ROOM POSITION | GARDEN | PRICES 2025 |
|-------------|----------|----------|-----------|--------|---------------|---------------|--------|-------------|
| South Block | 16 | 16-01 | 3 Bedroom | Ground | North East | North | Yes | R8,200 |
| South Block | 16 | 16-02 | 3 Bedroom | Ground | North East | North East | Yes | R7,700 |
| South Block | 16 | 16-03 | 3 Bedroom | Ground | North East | South | Yes | R7,500 |
| South Block | 18 | 18-01 | 3 Bedroom | Ground | South East | North | Yes | R7,500 |
| South Block | 18 | 18-02 | 3 Bedroom | Ground | South East | North East | Yes | R7,700 |
| South Block | 18 | 18-03 | 3 Bedroom | Ground | South East | South | Yes | R8,200 |
| South Block | 26 | 26-01 | 3 Bedroom | First | North East | North | No | R8,000 |
| South Block | 26 | 26-02 | 3 Bedroom | First | North East | North East | No | R7,500 |
| South Block | 26 | 26-03 | 3 Bedroom | First | North East | South | No | R7,400 |
| South Block | 28 | 28-01 | 3 Bedroom | First | South East | North | No | R7,400 |
| South Block | 28 | 28-02 | 3 Bedroom | First | South East | North East | No | R7,500 |
| South Block | 28 | 28-03 | 3 Bedroom | First | South East | South | No | R8,000 |
| South Block | 36 | 36-01 | 3 Bedroom | Second | North East | North | No | R8,000 |
| South Block | 36 | 36-02 | 3 Bedroom | Second | North East | North East | No | R7,500 |
| South Block | 36 | 36-03 | 3 Bedroom | Second | North East | South | No | R7,400 |
| South Block | 38 | 38-01 | 3 Bedroom | Second | South East | North | No | R7,400 |
| South Block | 38 | 38-02 | 3 Bedroom | Second | South East | North East | No | R7,500 |
| South Block | 38 | 38-03 | 3 Bedroom | Second | South East | South | No | R8,000 |

VOLLEY BROOKLYN

Four Bedroom

49 Marais Street, Bailey's Muckleneuk, Pretoria, 0181.

Digs life has never looked better. Designed for the ultimate Sociable Weaver, it's classic Volley Living with ergonomic design, stylish furnishings and modern amenities. Gather your crew or give us a shout if you're looking for roommates.



Internal: 74.27m²
Patio/Balcony: 5.08m²
Total Area: 79.35m²
Units Available: 6

VOLLEY BROOKLYN

Four Bedroom

| BUILDING | UNIT NUM | ROOM NUM | ROOM TYPE | FLOOR | UNIT POSITION | ROOM POSITION | GARDEN | PRICES 2025 |
|-------------|----------|----------|-----------|--------|---------------|---------------|--------|-------------|
| South Block | 12 | 12-01 | 4 Bedroom | Ground | North West | North | Yes | R7,500 |
| South Block | 12 | 12-02 | 4 Bedroom | Ground | North West | North West | Yes | R7,300 |
| South Block | 12 | 12-03 | 4 Bedroom | Ground | North West | South West | Yes | R7,300 |
| South Block | 12 | 12-04 | 4 Bedroom | Ground | North West | South | Yes | R7,300 |
| South Block | 21 | 21-01 | 4 Bedroom | Ground | South West | North | Yes | R7,300 |
| South Block | 21 | 21-02 | 4 Bedroom | Ground | South West | North West | Yes | R7,300 |
| South Block | 21 | 21-03 | 4 Bedroom | Ground | South West | South West | Yes | R7,300 |
| South Block | 21 | 21-04 | 4 Bedroom | Ground | South West | South | Yes | R7,500 |
| South Block | 22 | 22-01 | 4 Bedroom | First | North West | North | No | R7,400 |
| South Block | 22 | 22-02 | 4 Bedroom | First | North West | North West | No | R7,200 |
| South Block | 22 | 22-03 | 4 Bedroom | First | North West | South West | No | R7,200 |
| South Block | 22 | 22-04 | 4 Bedroom | First | North West | South | No | R7,200 |
| South Block | 31 | 31-01 | 4 Bedroom | First | South West | North | No | R7,200 |
| South Block | 31 | 31-02 | 4 Bedroom | First | South West | North West | No | R7,200 |
| South Block | 31 | 31-03 | 4 Bedroom | First | South West | South West | No | R7,200 |
| South Block | 31 | 31-04 | 4 Bedroom | First | South West | South | No | R7,400 |
| South Block | 32 | 32-01 | 4 Bedroom | Second | North West | North | No | R7,400 |
| South Block | 32 | 32-02 | 4 Bedroom | Second | North West | North West | No | R7,200 |
| South Block | 32 | 32-03 | 4 Bedroom | Second | North West | South West | No | R7,200 |
| South Block | 32 | 32-04 | 4 Bedroom | Second | North West | South | No | R7,200 |
| South Block | 41 | 41-01 | 4 Bedroom | Second | South West | North | No | R7,200 |
| South Block | 41 | 41-02 | 4 Bedroom | Second | South West | North West | No | R7,200 |
| South Block | 41 | 41-03 | 4 Bedroom | Second | South West | South West | No | R7,200 |
| South Block | 41 | 41-04 | 4 Bedroom | Second | South West | South | No | R7,400 |

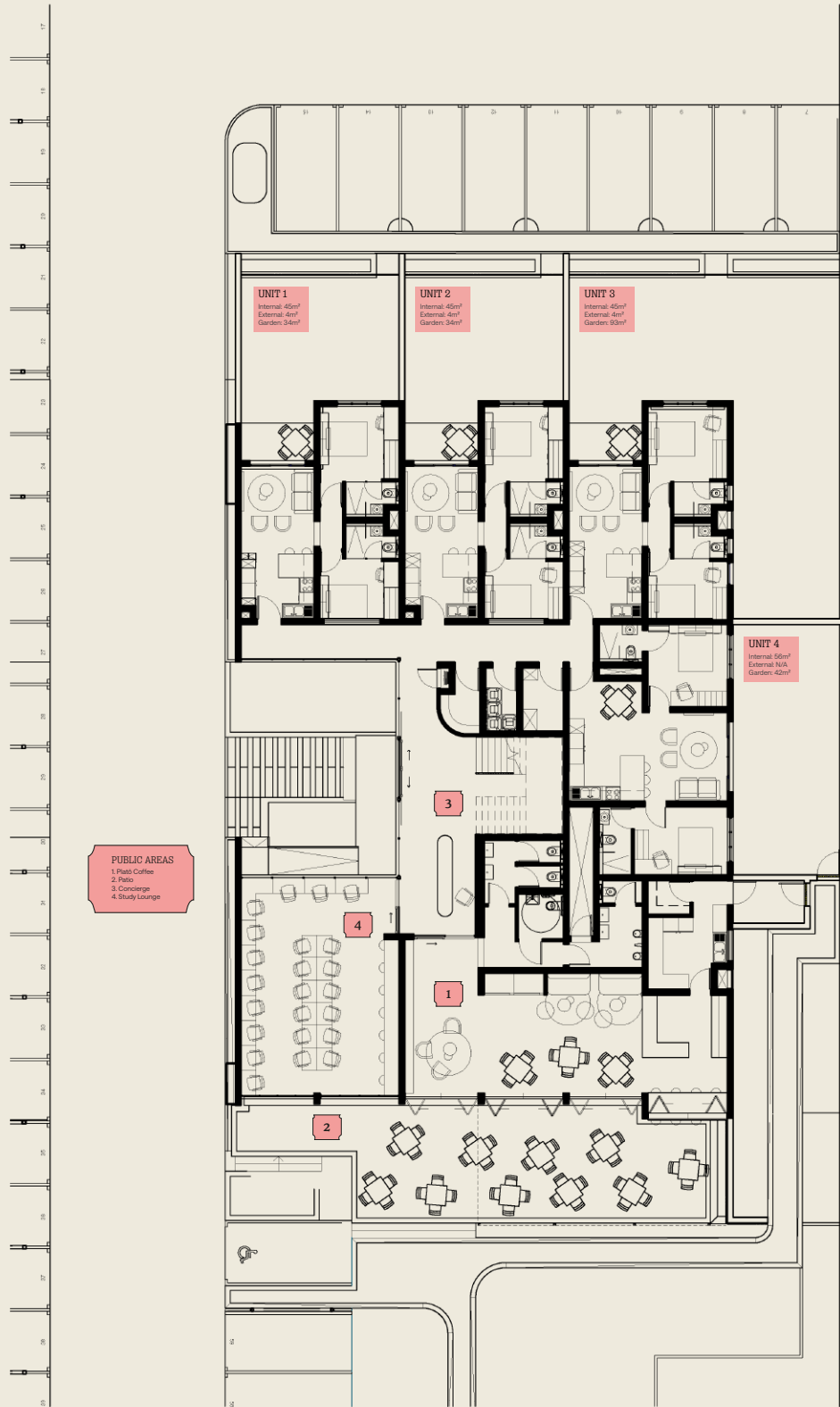
CHOOSE YOUR CRIB

Get the perks

49 Marais Street, Bailey's Muckleneuk, Pretoria, 0181.

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!

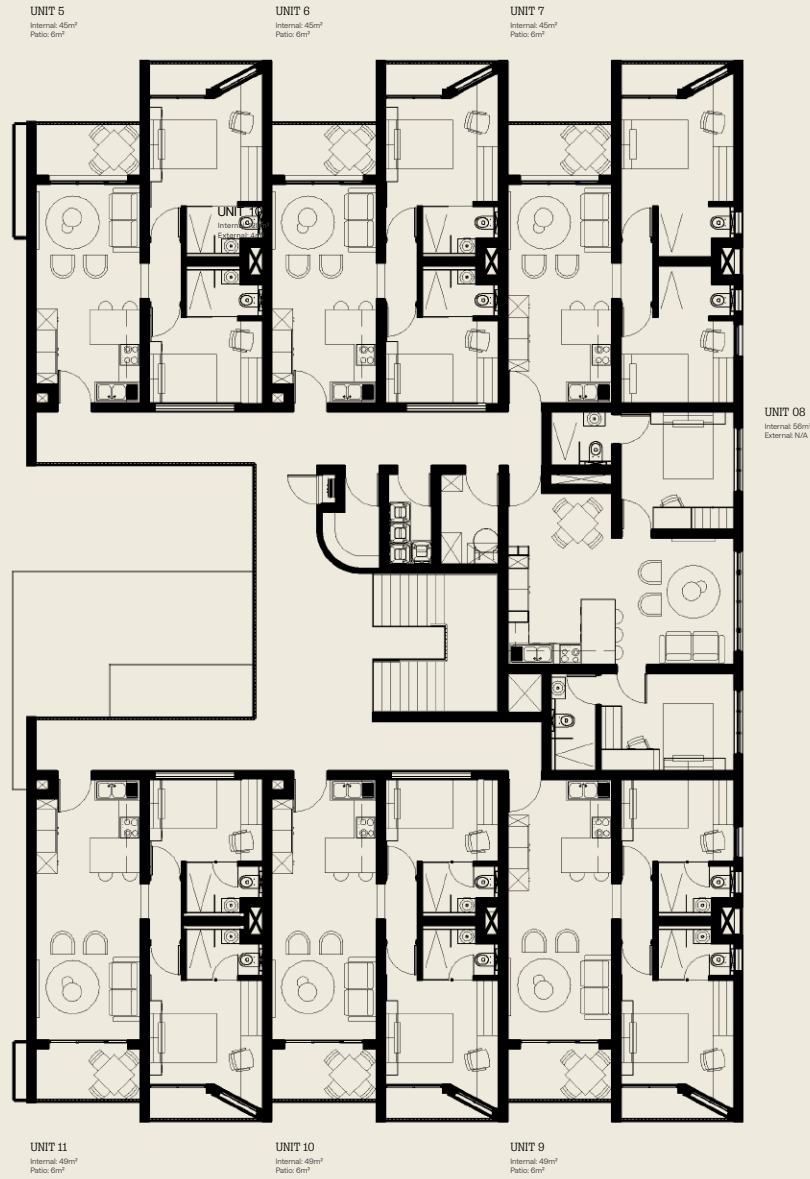




Ground floor

Polley Brooklyn: BLOCK A

Marias Street



Justice Mohammed Street

First floor



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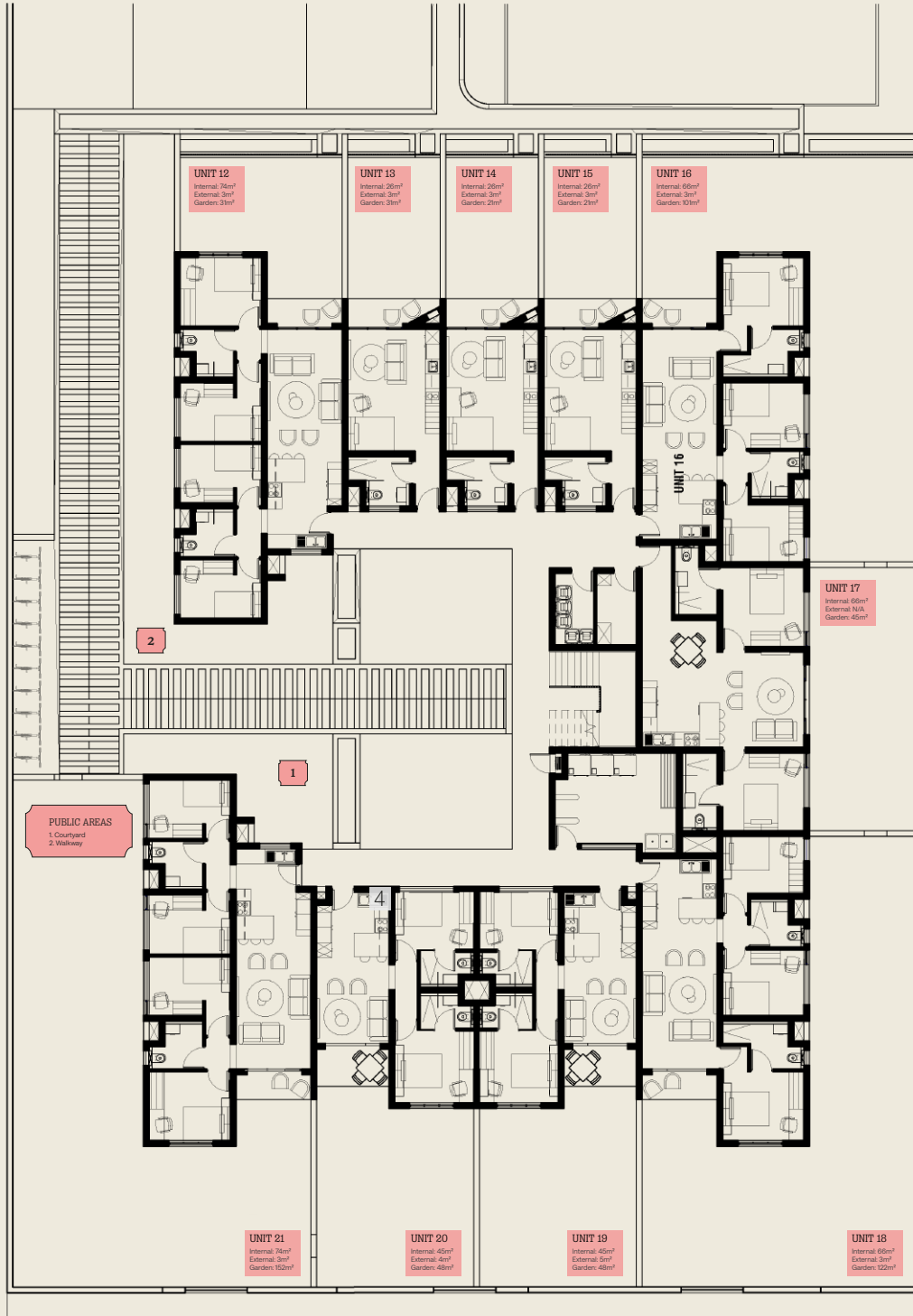
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BROOKLYN

Polley Brooklyn: BLOCK B

Marias Street



Justice Mohammed Street

Ground floor



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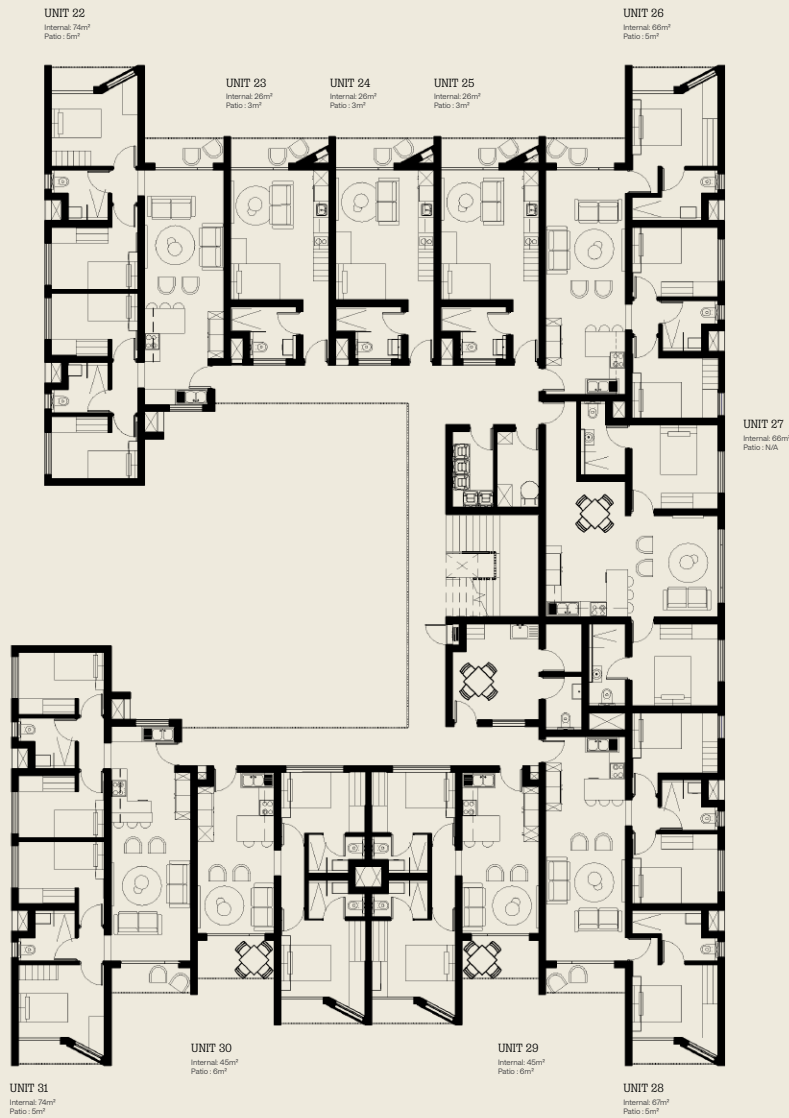
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Polley Brooklyn: BLOCK B

Marias Street



Justice Mohammed Street

First floor



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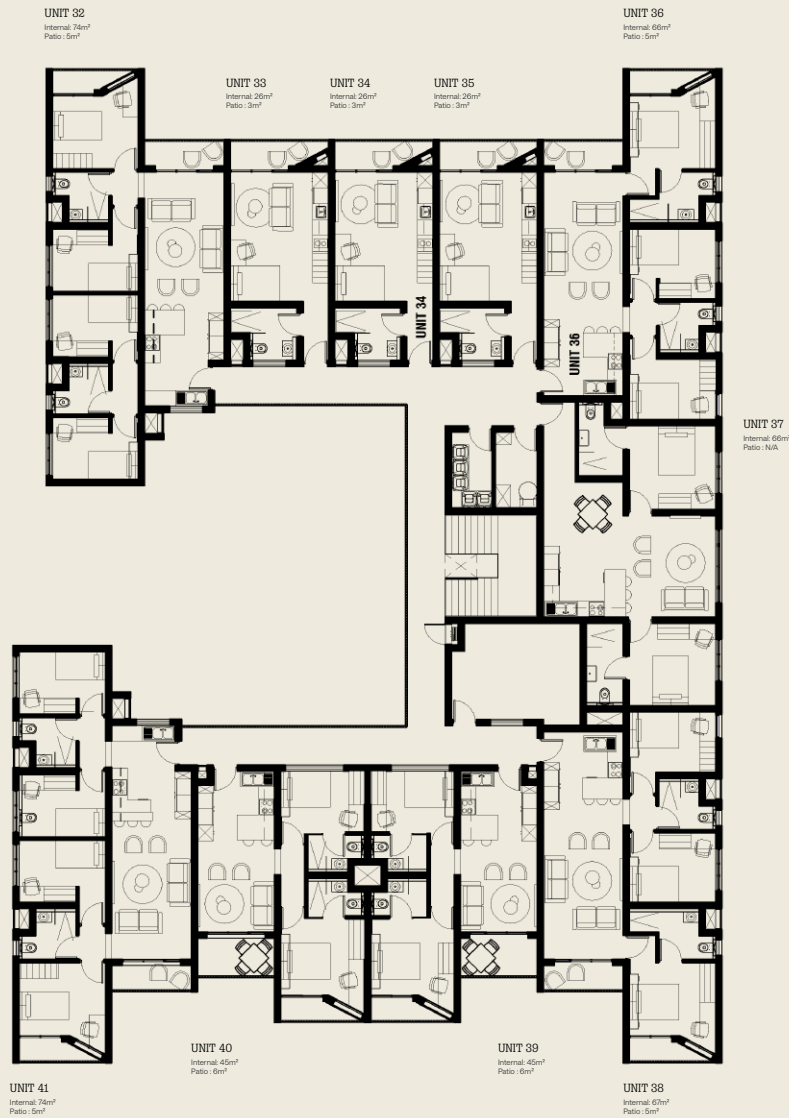
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Polley Brooklyn: BLOCK B

Marias Street



Justice Mohammed Street

Second floor



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volley
BROOKLYN

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Luxury apartments by BOW+ARC
Bookings are live

THE RES YOUR DAD WISHES



He went to!

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COMPANY DETAILS

www.volleybrooklyn.co.za

49 Marais St, Bailey`s Muckleneuk, Pretoria.

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