



PROPERTIES



Web Ref: ND68

E & OE

OVERKLOOF - FROM R3,475,000

AN AWARD-WINNING ESTATE JUST MINUTES FROM CONSTANTIA NEK



LEAH SLEIGH
082 608 3388
leah@dogproperties.co.za

Registered with PPRA
FFC 1198017

HEAD OFFICE 021 433 2580

SOUTHERN SUBURBS 021 671 0258

RENTALS 021 434 1242

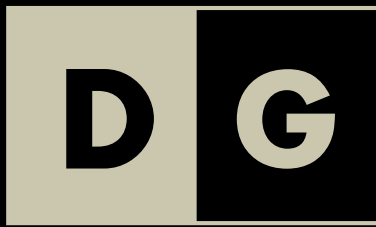
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P R O P E R T I E S

AN AWARD-WINNING ESTATE JUST MINUTES FROM CONSTANTIA NEK

APPLEGARTH - OVERKLOOF, HOUT BAY Priced from R3.475 Million (Incl. VAT - no transfer duty) Plot 11 @ R3.495 million - 655sqm Plot 18 @ R4.495 million - 683sqm Plot 26 @ R3.475 million - 668sqm Applegarth - a secure and sunny estate set within award-winning landscaped grounds, including magnificent established trees and indigenous gardens. The contemporary homes are designed for comfort and peace of mind, taking full advantage of the spectacular views across the valley. You might feel like you've escaped it all, but you are actually just a stone's throw from the conveniences, restaurants and schools of Constantia Nek, the Southern Suburbs, and Hout Bay. Variations in design maintain interest and are dictated by the character of each house position, and the topography of the estate which varies from top to bottom. Each house design has been tailored to the unique character of its position. The higher mountain-side homes offer uncompromised views of the mountains North and South, while the homes arranged around the forest area of the old avenue and the green belt offer a sense of rural serenity. Carefully considered design guidelines ensure a cohesive design language and homes are designed to make the most of natural light, views, and the beautiful greenbelt. The contemporary architectural style reflects the needs and desires of a modern home owner whilst demonstrating ecological sensitivity. Security: The estate entrance and gate house, off Roan Avenue, is designed with a robust security requirement in mind and is monitored and manned 24/7. Systems allow for swift movement in and out of estate whilst maintaining the security integrity of the estate. High specification electrified security fencing (including fibre optic cabling) 2.5 metres high enclosing an internal security "no-go" zone on the perimeter of the estate which will be monitored around the clock by state-of-the-art thermal imaging cameras. Biometric fingerprint access control for residents and scanning of driver's license/ID's of contractors and visitors complements the CCTV installation and ensures that access to the development is monitored and recorded. A vehicle license plate capture recognition system is installed with infrared camera and software adding a third risk mitigation tier to the security offering. Registered with the PPRA



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