



PROPERTIES



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E & OE

NEWLANDS - FROM R7,395,000

LOCK-UP & GO LIFESTYLE, NESTLED AT THE FOOTHILLS OF TABLE MOUNTAIN



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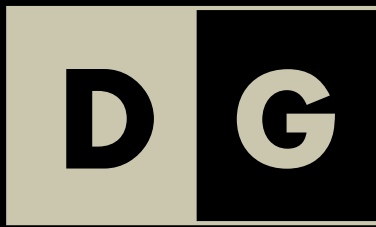
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NATURE ON YOUR DOORSTEP - 96 ON NEWLANDS - NEWLANDS House 1: @ R7.395 Million (Incl. VAT - No Transfer Duty) Erf size - 331sqm Interior - 307sqm CITY-STYLE CONVENIENCE, COUNTRY-STYLE LOCALE: 96 on Newlands offers an exclusive opportunity to enjoy a lock-up & go lifestyle in one of 3 unique properties in Cape Town's sought-after 'green' suburb, nestled at the foothills of Table Mountain. Situated near the edge of Newlands Forest, this brand new development is ideally located in an area characterised by tree-lined roads, mountain views, streams, forests and picturesque walks along with a charming mix of characterful homes of varying ages and sizes. **STYLE MEETS SUBSTANCE:** Designed by Gerd Weideman Architects, elegance and practicality are embedded into the creation of each exclusive residence. Striking the perfect balance between natural and suburban, clean lines and clever use of light and space underwrite the 'wow' factor so apparent in their design. Generously proportioned downstairs provide a seamless indoor-outdoor flow, with kitchen, dining and living areas opening onto covered patios and linking the ground floor spaces with landscaped garden areas complete and sparkling pools (optional). Large grey floor tiles transition to herringbone engineered oak floors in the living areas add character and interest, whilst wood-burning fireplaces provide for a warmly welcoming atmosphere in winter months. Upstairs each feature a generous master suite and 2 en-suite bedrooms, along with a pyjama lounge / work-from-home space (that can be converted into an additional en-suite bedroom at an added cost) and attractive balconies complete with pergolas. Attractive 'kliplok' charcoal roofs, tilt upwards in order for each master bedroom to take advantage of the north west light through cleverly positioned 'clerestorey' windows. Kitchen and scullery areas feature state-of-the-art Siemens appliances, with Hansgrohe and Geberit taps and fittings in bathrooms. Each unit also features a double garage with direct access - all within a secure environment featuring electric fencing, alarm systems and CCTV cameras. **OPPORTUNITY AWAITS:** Offering an abundance of lifestyle options and leisure opportunities, the suburb is home to many major places of interest, such as the SAB Miller Newlands Brewery, the Montebello Design Centre and the internationally-recognised Sport Science institute, Newlands is also the heart of the South African cricket and rugby experience, with both the esteemed Newlands Cricket Grounds (also known as the PPC Newlands Cricket Stadium) and Newlands Rugby Stadium located here. A stroll away from 96 on Newlands is the famous Victorian gastro pub, Forrester's Arm. A short walk will also take you to the charming Upper Liesbeeck River Garden; a popular...



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