

SOUTHWARK VILLAGE

Secure residential complex
Parklands, Cape Town



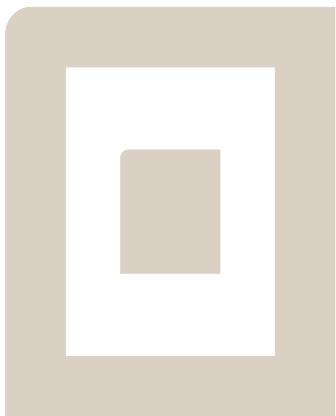
3 Bed Homes from **R 1 499 000**

INCL. TRANSFER DUTY | INCL. ATTORNEY TRANSFER FEES



ABOUT

Southwark Village



Southwark Village is exactly this... A village. Intended to be an environment for a community of professional young adults and families to co exist. A safe haven for children.

This secure, walled complex will comprise 26 double storey, sectional title homes. The homes are all 3-bedroom properties, with 2 bathrooms, a garage and separate garden. The patio area with built-in-braai will provide an ideal environment for home entertaining.

In addition to complement the complex, a green area will be laid out to add to the aesthetics of the environment and to provide an area for children to play within safe confines. The site borders the Table Bay Nature Reserve which will further add to its appeal, as it will not be completely surrounded by neighbours.

The homes themselves are designed with a modern look by award winning Architects in providing a product unique to this neighbourhood.



The primary focus of the development is on functionality and security. The complex will be access controlled, with one entrance gate, surrounded by walls with electric fencing. Secure complexes have been very well received in the area by Purchasers as is illustrated by the Developers previous developments in the Parklands area.

The Developer has opted to develop a complex made up of 3-bedroom family homes as there is an incredible shortage of these property types in the area at this price.

The development site is located within the exploding Parklands suburb of Cape Town, one of the most rapidly growing areas in South Africa. The immediate neighbourhood is a high-density area with a shortage of family size homes. The area is spoilt with a range of amenities. All major retailers have recognized the growth in the vicinity and a mass of outlets have sprung up. The complex is located very close to the new Curro School and the Mi-City bus route, with the N7 also easily accessible.

UNIQUE FEATURES OF THE COMPLEX

26 Homes within walled complex
Secure gated community
Access control vehicle gates
Access control pedestrian gate
Electric Fencing on external border walls
Fiber access to all homes
External refuse area
Landscaping Plan
Designated 'Open Area' within complex
Pet friendly
Pre-paid Water meters
Pre-paid Electricity meters
Close to shopping centres
Proximity to beach
Excellent school district
Access off quiet street
Bordering Table Bay Nature Reserve

3 BEDROOM DUPLEX

115 sqm
Double Storey
Semi detached
3 Bedrooms
2 Bathrooms
Single Garage
Open plan living
Private garden
Patio with Built-in braai

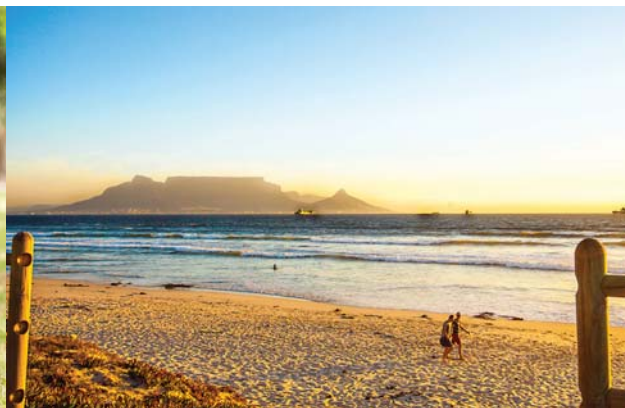
Unique features:

3 Double size bedrooms
Table Mountain views from certain units
Attractive finishes
Unique Modern design

PURCHASER INFORMATION

R 30 000 deposit secures
No Transfer Duty payable
No Attorney Transfer fees payable
Cash saving of **R 54 000** due to Transfer Duty and Transfer Fees being paid by Developer!

Bond Registration fees payable by Purchaser
Bank Initiation fees paid by Purchaser
Properties sold turnkey
Transfer upon completion of unit



AREA MAP



KEY:

- | | | |
|------------------------------|--|------------------------|
| 1. Netcare Private Hospital | 4. Parklands Sports Club | 7. CBC Private School |
| 2. Checkers Hyperstore | 5. Curro School | 8. Virgin Active |
| 3. Woolworths Foods / Clicks | 6. Parklands College Private High School | 9. Food Lover's Centre |

Southwark Village is located on Southwark Road in Parklands East, bordering the Table Bay Nature Reserve.

It has good access to the arteries of Parklands Main and Sandown Road and is in close proximity to all major amenities including the My City bus route.

Amenities

- Checkers Hyper Sandown
- Woolworths Food Parklands
- Food Lovers Market
- Clicks Parklands
- Blaauwberg Netcare Hospital
- Virgin Active Parklands/Sunningdale
- Buco
- Builders Warehouse
- Post Net
- Parklands Sports Complex
- Parklands College Private High School
- Elkanah House Private High School
- Parklands College/Christopher Robin Primary
- CBC Private School
- Curro School
- Blouberg Beach front

SITE LAYOUT

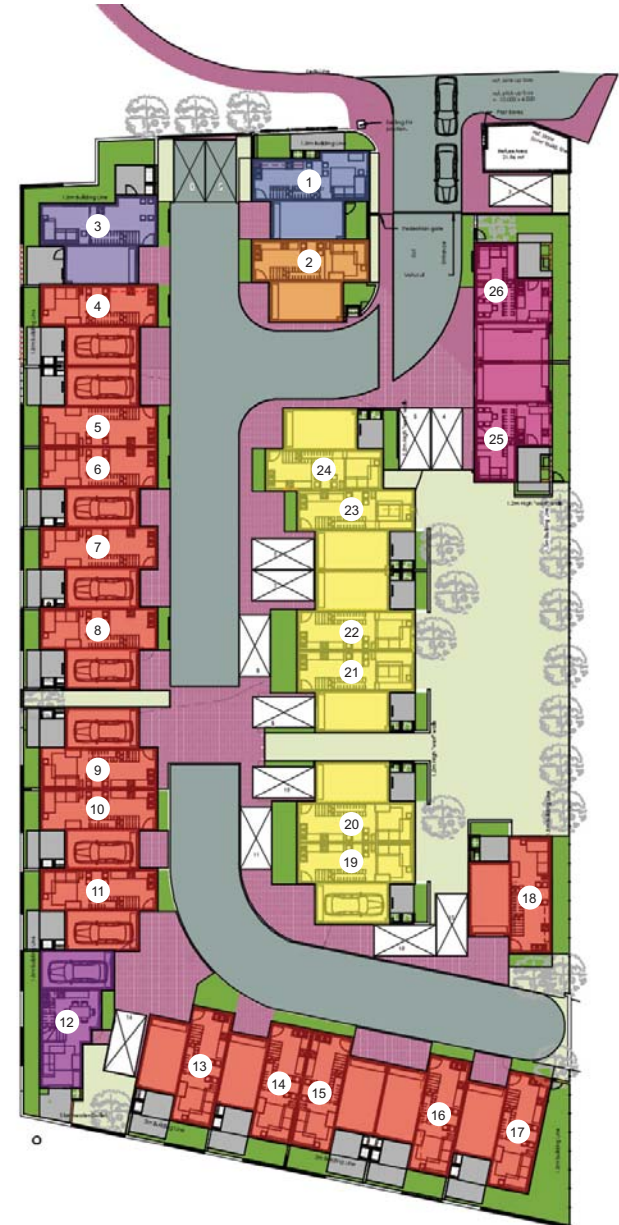
Southwark Village



TYPE A	TYPE B
Double Storey Unit A - Single Garage 3 Bed	Double Storey Unit B - Single Garage 3 Bed
Unit size: 115m ²	Unit size: 112m ²

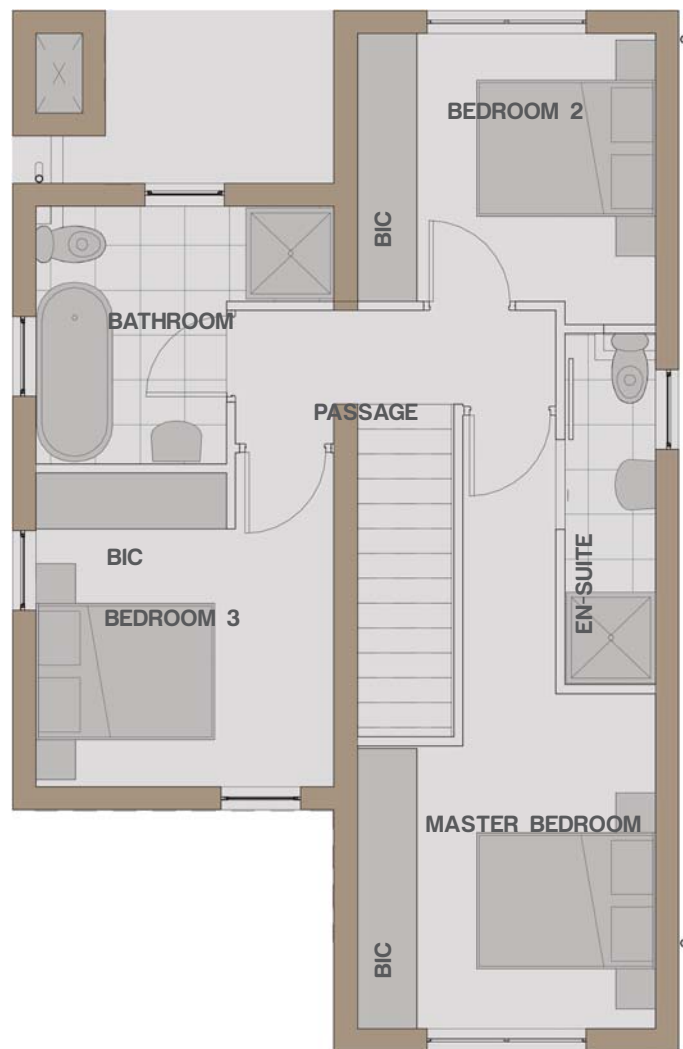
TYPE C1	TYPE C2
Double Storey Unit C1 - Single Garage 3 Bed (Brack Area Type 1)	Double Storey Unit C2 - Single Garage 3 Bed (Brack Area Type 2)
Unit size: 115m ²	Unit size: 120m ²

TYPE D	TYPE E	TYPE F
Double Storey Unit D - Single Garage 3 Bed	Double Storey Unit E - Single Garage 3 Bed	Double Storey Unit F - Single Garage 3 Bed
Unit size: 120m ²	Unit size: 110m ²	Unit size: 112m ²





Ground Storey



First Storey



PLAN TYPE B

Southwark Village



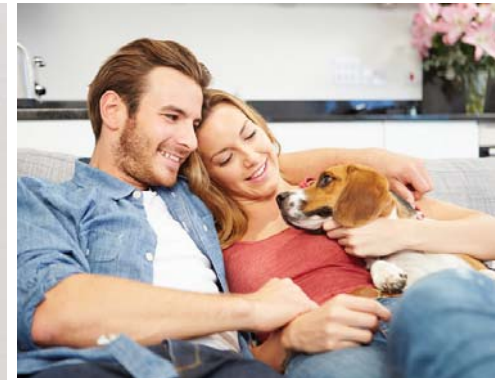
Ground Storey :	50.99 m ²
First Storey :	54.96 m ²
Braai Area :	6.37 m ²
Total :	112.33 m ²

Ground Storey



First Storey

SOUTHWARK VILLAGE



A man and a woman are sitting at a table, looking at a laptop screen. The man is on the left, wearing a light blue polo shirt, and the woman is on the right, wearing a grey t-shirt. They are both smiling and looking at the screen. The background shows a window with blinds and a shelf with some items.



- Celltis africana
- Syzygium guineense
- Sideroxylon inerme
- Lawn (Cynodon dactylon)
- Planting - low/ground covers
- Planting - Medium
- Planting High/Screening
- Paving as per architect's specifications

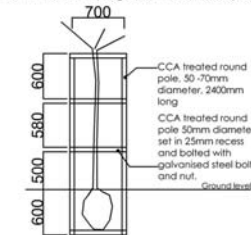
Trees:
Cellis africana
Sideroxylon inerme
Syzygium guineense

Shrubs:
Buddleja saligna 2/m2
Euroyops pectinatus 2/m2
Freylinia tropica blue 3/m2
Plumbago auriculata white 2/m2

Groundcovers:
Agapanthus africanus blue 6/m2

Roof verge:
Agapanthus africanus blue 6/m2
Dietes bicolor 5/m2
Elegia tectorum 1/m2
Felicia amelloides 6/m2
Helichrysum cymosum 5/m2
Plectranthus neochilis 6/m2

- Road verge landscaping installed by owner Erf 5581, Parklands.
- All trees to be double staked and tied with appropriate tree ties as per detail.
- All trees to be minimum 100litres at the time of planting.
- Fully automatic irrigation system to be installed.
- Sleeves for irrigation to be allowed underneath paving, as well as boundary wall to road verge.
- Any areas in the Table Bay Nature Reserve which are disturbed as a result of the construction activities from Erf 5581, Parklands: i.e. from the installation of the sewer and stormwater connection and the construction of the boundary wall, must be planted with *Carpobrotus* edulis.
- The Landscape Plan shall be implemented by and at the cost of the developer in accordance with the approved landscape plan prior to the issuing of the occupancy certificate. If the provision of an alternative water source is unsuitable or unsustainable for irrigation purposes, then the landscaping shall be implemented within the first winter rainfall cycle following the issuing of the occupancy certificate.
- Implementation of the Landscape Plan shall be to the satisfaction of the Regional Manager: Environmental & Heritage Management, and the Director: Recreation and Parks. An on-site meeting must be arranged for this purpose with the Environmental and Heritage Management Branch on completion of such landscaping.
- The owner of Erf 5581 Parklands shall be responsible for the maintenance of internal landscaping and the landscaping on the abutting road verges.

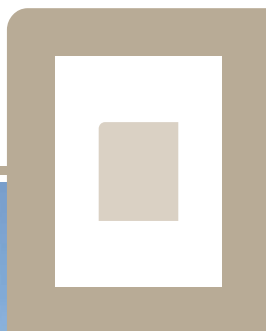


Staking detail - Scale 1:50



SOUTHWARK VILLAGE





SALES

Opportunity Realty

Donovan du Toit

021 919 9944 | 063 932 5006

donovan@opprealty.co.za

BOND ORIGATION

Mortgage Max

Sophia Vorster

021 913 1944 | 082 372 8074

sophia@devpro.co.za

ATTORNEYS

DGH Attorneys Inc

Sally Symons

021 976 0475

sally@dghlaw.co.za

