



Mount Prospect
EXCLUSIVE RETIREMENT/ESTATE



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BACKGROUND ON CONSTANTIA VALLEY

The Southern Suburbs of Constantia lie in the tree rich Constantia Valley, on the Eastern side of Constantiaberg Mountain close to the CBD of Cape Town. This enchanting and oldest residential area in South Africa is steeped in wine-making history dating back to 1685.

Constantia is one of South Africa's ten plushiest suburbs and is a popular and prestigious choice for those who desire an exclusive and private lifestyle. Bordering Kirstenbosch Botanical Gardens, Groot Constantia Wine Estate and the exclusive suburb of Bishopscourt, it is home to an international mix of residents and a collection of gorgeously sophisticated residences.

The M3 motorway allows easy access to a host of entertainment and shopping facilities as well as award-winning eating places and other infrastructure such as top rate medical and care facilities.

Sports facilities are ample in the area with mountain-biking routes, hiking trails, golf courses and horse-riding facilities in abundance.

ARCHITECTURAL STYLE AND OFFERING

Three Existing historically significant buildings on the site will be restored to provide communal facilities that include a clubhouse and so bring leisure, health and fitness to residents' doors to create a well-balanced lifestyle and community.

A protected central Conservation wetland area that stretches from the Constantia Vineyards through to the Pagasvlei Road, provides an open space area sprinkled with benches and interlinking walkways, for all to enjoy.

Mount Prospect, situated within a historically rich locality adjoining the Constantia Wine Estate, begs for special care and attention in the design of the houses in order to integrate contemporary design with references to historical elements.

Resultantly, a specific "Barn" type architecture with liberal loft spaces that creates the traditional Cape village "feel" streetscape was designed. Single storey abutments to the back of the individual plots establish courtyards that promote flexible outdoor living.



UNIT TYPES

- Exclusive use areas between 323m² and 584m²
- Houses from between 216m² and 284m²
- Various unit types to choose from
- 3 Bedroom homes
- Spacious open plan kitchen and dining area
- Formal lounge with gas fireplace
- Garages for all units

Visuals



ARTIST IMPRESSION

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ARTIST IMPRESSION

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














ARTIST IMPRESSION

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

Stand



KEY

- | | | | |
|---|---|---|--|
|  | Erf 2641 & 2643 Constantia Site Boundary (Approx: 3.84ha) |  | Street (5m) & Common Boundary (3m) Setback |
|  | Surrounding Properties |  | Sensitive Area Buffer |
|  | Buildings To Be Retained |  | Electrical Servitude |
|  | New Building Footprints |  | Security Fence |
|  | Exclusive Use Areas |  | Water Line |
|  | Foul Sewer Line |  | Wetland |
|  | Low Voltage Cable |  | Trees To Be Retained |
|  | Stormwater Line |  | New Trees |
|  | Substation |  | New Kiosk Location |
|  | Service Corridor |  | |

TYPE A

3 BEDROOM



Level: Ground



Dwelling 161m²



Garage 36m²



External Roofed Area 60m²



Total Covered Area 257m²

AVAILABLE ON PORTIONS 1, 28, 29, 30 & 31
EXCLUSIVE USE SIZE 367m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE B

3 BEDROOM



Level: Ground



Dwelling 179m²



Garage 36m²



External Roofed Area 67m²



Total Covered Area 282m²

AVAILABLE ON PORTION 2 & 3
EXCLUSIVE USE SIZE 374m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE C

3 BEDROOM



Level: Ground



Dwelling 163m²



Garage 38m²



External Roofed Area 53m²



Total Covered Area 254m²

AVAILABLE ON PORTIONS 4 & 5
EXCLUSIVE USE SIZE 339m² & 384m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE D

3 BEDROOM



LEVELS WILL BE DETERMINED ON FINAL EARTHWORKS DESIGN

AVAILABLE ON PORTION 6
EXCLUSIVE USE SIZE 557m²



Level: Ground



Dwelling 168m²



Garage 39m²



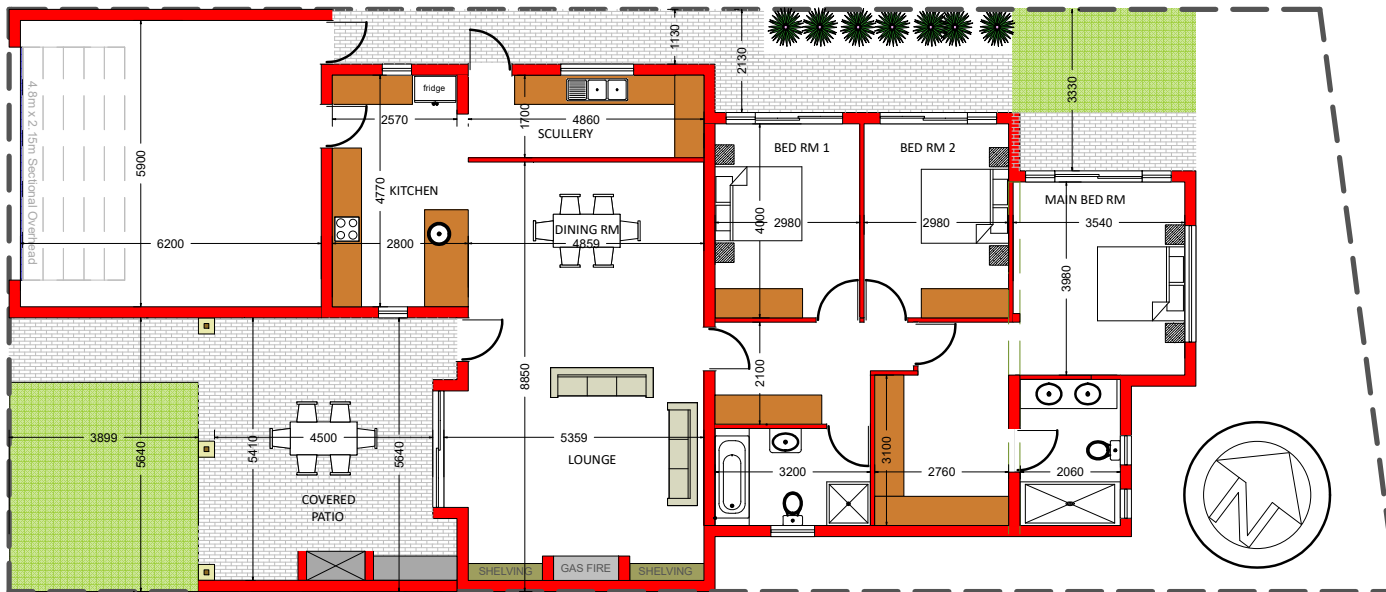
External Roofed Area 52m²



Total Covered Area 259m²

TYPE E

3 BEDROOM



Level: Ground



Dwelling 152m²



Garage 41m²



External Roofed Area 29m²



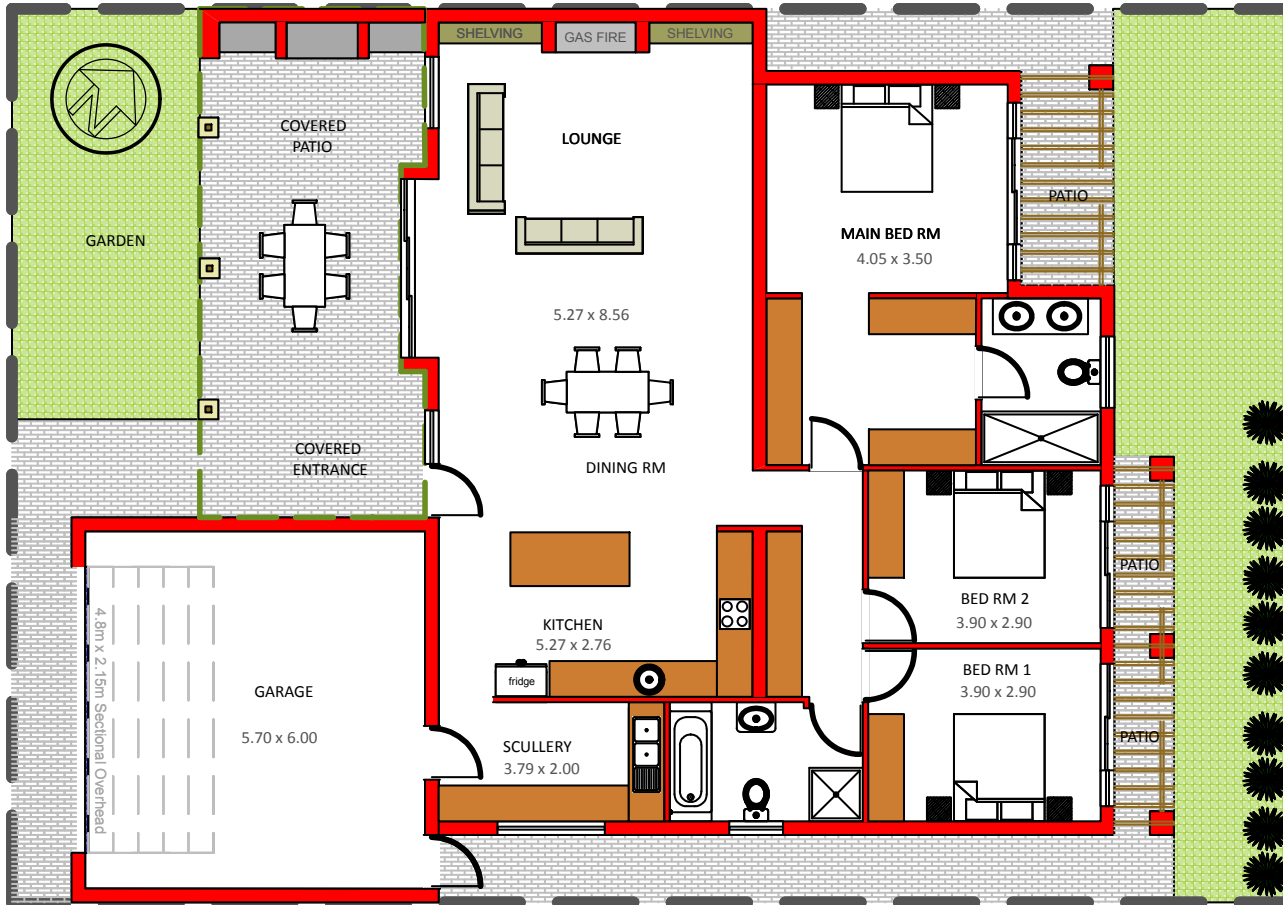
Total Covered Area 222m²

AVAILABLE ON PORTION 7 & 8
EXCLUSIVE USE SIZE 334m² & 354m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE F

3 BEDROOM



Level: Ground



Dwelling 150m²



Garage 37m²



External Roofed Area 31m²



Total Covered Area 218m²

AVAILABLE ON PORTION 21, 22 & 23
EXCLUSIVE USE SIZE 323m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE G

3 BEDROOM



Level: Ground



Dwelling 161m²



Garage 39m²



External Roofed Area 47m²



Total Covered Area 247m²

AVAILABLE ON PORTION 9 & 10
EXCLUSIVE USE SIZE 335m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE H

3 BEDROOM



Level: Ground



Dwelling 170m²



Garage 37m²



External Roofed Area 40m²



Total Covered Area 247m²

AVAILABLE ON PORTION 11, 12, 13 & 14
EXCLUSIVE USE SIZE 357m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE I

3 BEDROOM



Level: Ground



Dwelling 161m²



Garage 36m²



External Roofed Area 64m²



Total Covered Area 261m²

AVAILABLE ON PORTION 15
EXCLUSIVE USE SIZE 584m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE J

3 BEDROOM



Level: Ground



Dwelling 141m²



Garage 46m²



External Roofed Area 40m²



Total Covered Area 227m²



AVAILABLE ON PORTION 16
EXCLUSIVE USE SIZE 429m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE K

3 BEDROOM



Level: Ground



Dwelling 149m²



Garage 39m²



External Roofed Area 22m²



Total Covered Area 210m²

AVAILABLE ON PORTION 17
EXCLUSIVE USE SIZE 351m²

TYPE L

3 BEDROOM



Level: Ground



Dwelling 161m²



Garage 38m²



External Roofed Area 29m²



Total Covered Area 228m²

AVAILABLE ON PORTION 18
EXCLUSIVE USE SIZE 414m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE M

3 BEDROOM



Level: Ground



Dwelling 178m²



Garage 39m²



External Roofed Area 33m²



Total Covered Area 250m²

AVAILABLE ON PORTION 19
EXCLUSIVE USE SIZE 400m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE N

3 BEDROOM



Level: Ground



Dwelling 159m²



Garage 37m²



External Roofed Area 37m²



Total Covered Area 233m²



AVAILABLE ON PORTION 20
EXCLUSIVE USE SIZE 323m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE O

3 BEDROOM



AVAILABLE ON PORTION 24
EXCLUSIVE USE SIZE 429m²



Level: Ground



Dwelling 151m²



Garage 46m²



External Roofed Area 43m²



Total Covered Area 240m²

TYPE P

3 BEDROOM



Level: Ground



Dwelling 155m²



Garage 44m²



External Roofed Area 52m²



Total Covered Area 251m²

AVAILABLE ON PORTION 25
EXCLUSIVE USE SIZE 358m²

Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

TYPE Q

3 BEDROOM



Level: Ground



Dwelling 164m²



Garage 37m²



External Roofed Area 43m²



Total Covered Area 244m²

AVAILABLE ON PORTION 26 & 27
EXCLUSIVE USE SIZES 314m² & 315m²

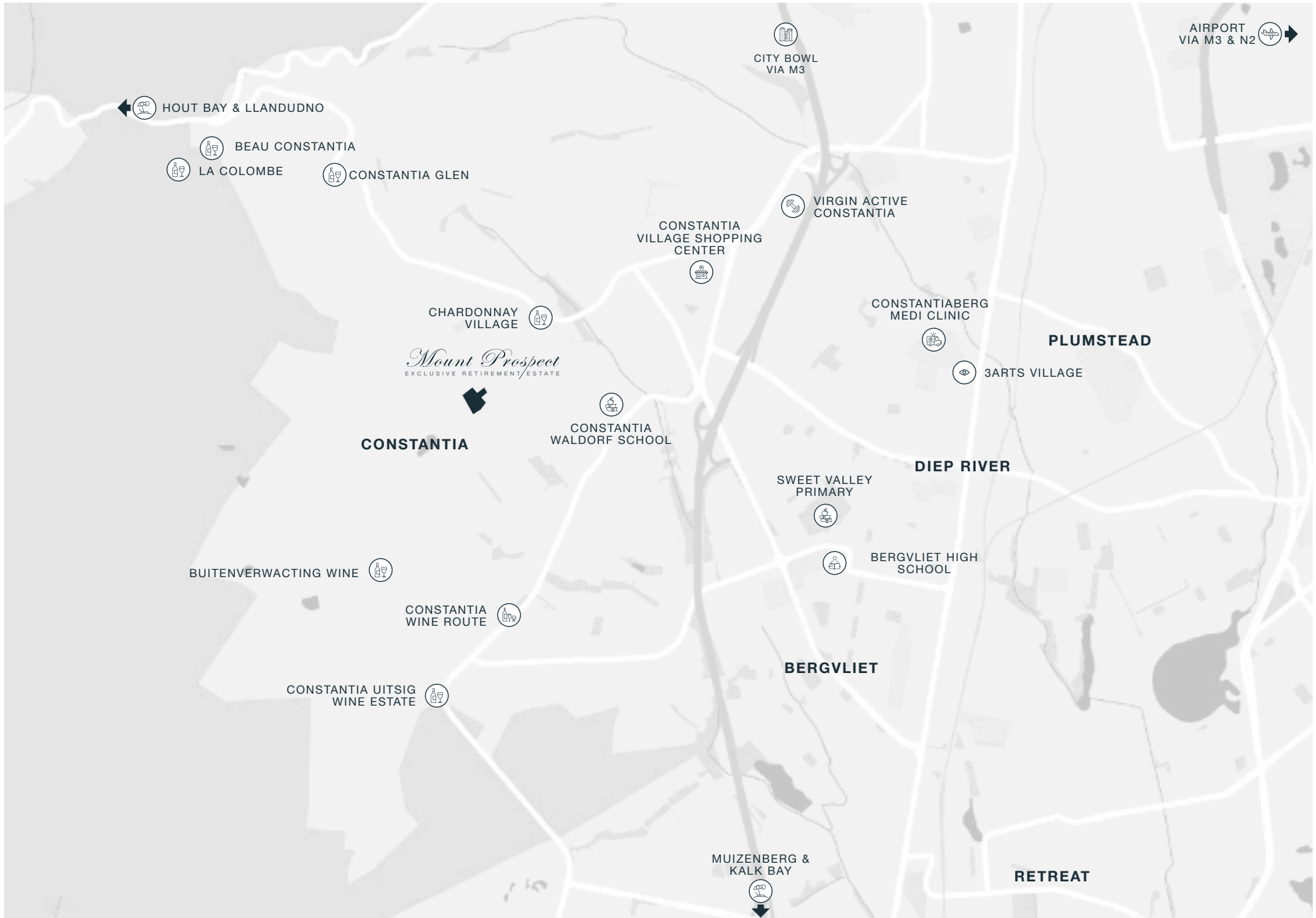
Mount Prospect
EXCLUSIVE RETIREMENT ESTATE

Review



Locality

SURROUNDING AMENITIES



Comcierye

REZLIFE CONCIERGE SERVICES

Life is for Living

The best concierge service in the world is one that handles your everyday needs with commitment, creativity and results.

RezLife provides this level of service to your everyday needs.

As a resident of Mount Prospect - experience first-class concierge services in the comfort of your own home.

The RezLife team will:

- Connect you to community activities
- Book a personal trainer
- Schedule an airport pick-up
- Download that latest e-book onto your tablet
- Arrange a last minute birthday cake
- Book a Chef-at-home
- Look after your pets (when you are away)
- Be your virtual assistant
- And much more

Your monthly levy provides you access to our RezLife membership which brings you to a willing, effective and committed team that will support you in every way they can.



Samme

REZCARE

The care you need in the home you love.

RezCare provides on-site, on-demand healthcare solutions should you require them. As your needs change, Rezcare can provide you with the care you need, when you need it and in the comfort of your own home. With a wide variety of services to choose from you will have the ability to select only the services you need, when you need them.

- Our multidisciplinary medical team can visit you either at the on-site medical centre or at home. RezCare's team comprises a doctor, registered nurse, physiotherapist, occupational therapist, speech and hearing therapist, nutritionist and a psychologist. Assistance with special medical needs can be catered for upon request.
- We have a team of carers who can provide assistance should you require it . Our carers are on-site and available on-demand to suit your personal requirements. From assistance after a medical procedure or injury or simply help with transport to a social event or shopping, our team is there to help.

RezCare services are available to all RezLife Members. As your needs change, we will quote you for the services needed. RezLife Members receive preferential rates on all RezCare Services.



Amenities

AMENITIES

Within the main house, you and your guests can enjoy a game of snooker, scrabble, chess, Rummikub and bridge. The Art and crafts room will host crochet, embroidery, pottery, painting, wood carving, and other craft courses.

The deli/coffee shop will provide delicious treats as you enjoy the patio overlooking the green belt walkways and gardens.

The old stables will host a cardiovascular gym and pilates area.

RezCare will provide multi-use consultation rooms for services provided by our multi-disciplinary medical team and beauty therapists. The team are booked through the concierge team and come for specific appointments.

- Physiotherapist
- Occupational Therapist
- General Practitioner
- Psychologist
- Social Worker
- Beautician
- Speech and Hearing Therapists
- Biokineticist
- Hairdresser
- Personal Trainer



Second

THE PROFESSIONAL TEAM

A project of this magnitude demands a professional contributing team with drive and verve to see the project through to fruition. The core team required to see this project through is:

- Developers - TrueProp, RezDev and ASLA
- Architect - JBJ Architecture
- Town Planner - Jono Trust
- Landscape Architects - Planning Partners



Questions

QUESTIONS AND ANSWERS

Q: Does the purchaser have to pay transfer duty?

A: No, it is a vatable transaction and transfer duty does not apply, only conveyancing fees payable to the transferring attorney.

Q: Sectional title OR freehold?

A: Sectional title ownership of units and gardens, balance of estate is common/communal property.

Q: What are the monthly levies and rates and taxes?

A: Levies as per Annexure D to the sale agreement, on average R 8000 per month & rates approximately R 3000 per month.

Q: Is there a Body Corporate or Home Owners Association?

A: A Body Corporate with a set of Conduct Rules.

Q: What are the estate security details?

A: External boundary a combination of palisade and columns, clear view plus electrification. Onsite CCTV cameras with offsite camera monitoring, 24-hour armed response. A guard will be stationed at the estate security entrance.

Q: Details of historic and other buildings on common property?

A: Common property buildings will be fully restored and used as administrative facility, healthcare facility, meeting rooms and a gym and spa.

Q: Will there be a swimming pool?

A: Yes, a swimming pool and tennis court.

Q: Can we replace the gas fire shown on plan with our choice of free standing, closed, wood burned with exposed feature flue pipe?

A: Yes

Q: What are the details of finishings & internal materials – flooring, taps, sanitary ware, kitchen counters, appliances?

A: Purchasers will have a choice as per Annexure C to the sale agreement as a standard. Any changes can be agreed with the architect at working drawings stage but will be for the cost of the purchaser.

QUESTIONS AND ANSWERS

Q: What is the scope of internal fixtures provided e.g. kitchen & scullery cupboards, drawers, bedroom & bathroom wardrobes & cupboards, linen cupboard, bathroom counter top materials, splash-backs in kitchen, scullery, bathrooms, outside garden tap locations.

A: Materials will be as per Annexure C to the sale agreement and positioning of cupboards will be as per the floorplans. Owners will have a choice at working drawing stage to discuss details on positioning of drawers, type of handles, shelving etc. as long as the specification of the materials do not change. Variations are possible for the cost of the purchaser.

Q: Internal wall colour choices?

A: As per Annexure C.

Q: Where do visitors park?

A: Each unit has a double garage and parking for two cars on the driveway in front of garages.

Q: Are wash lines provided and location?

A: Yes, collapsible washing lines are provided and position to be agreed with the architect.

Q: How does drainage work from units above the one purchased?

A: A full storm water management system will be implemented per civil engineer's designs and approved storm water management plan.

Q: Can purchasers cut any overhanging trees?

A: All existing trees at date of transfer to remain, as they are protected. Trees on exclusive use areas can be cut and/or removed only with written approval from the body corporate who will be guided by the City of Cape Town bylaws.

Q: Will lawns be maintained by the body corporate?

A: Yes, refer to the Conduct Rules (Annexure D to sale agreement)

Q: What are the details of the garden walls on the perimeter of the gardens?

A: All lateral walls to garden areas will be brick and mortar, plastered and painted. The height of boundary walls will be between 1,8 and 3,0 meters on lateral boundaries. No boundary walls will be allowed in front of the units. Boundary walls on back of units could be a combination of brick and mortar and/or clear-vu type fencing.

Mount Prospect

QUESTIONS AND ANSWERS

Q: Can our purchase be subject to the sale of another property?

A: No, a confirmed sale is where a purchaser has paid the 10% deposit and issued a guarantee/bond for the balance of the purchase price. The only circumstance where a guarantee is not required is where a purchaser pays a 30% deposit.

Q: What is the mainline sewerage system?

A: Waterborne system to City of Cape Town standards.

Q: Is there back-up power for perimeter security systems?

A: Yes

Q: Are there fixed architectural guidelines?

A: Yes, the style is late Victorian. Purchasers who want to do additions such as awnings must agree these changes with the architect.

Q: What are the EUA landscaping scope/details?

A: All exclusive use areas will have grassed lawns.

Q: Does each house have it's own water meter & prepaid electricity system?

A: Water will be measured and billed by the City of Cape Town, Electricity will be pre-paid.

Q: What are the off-grid possibilities?

A: Each unit will have a 3 hour of load shed basic installation as per Annexure C. Any additional system is possible and for the account of the purchaser.

Q: Are there boreholes for supplementing estate gardens water requirements?

A: The estate has two windmills that have fallen in disrepair. The developer is in the process of applying to use this groundwater for communal irrigation.

Q: Will all units be built at same time, or phases?

A: Units will only be built once sold, it is therefore likely that building work will continue for a period of time. It is the developer's intention to only commence with building work once 24 of the 31 units are sold.

Q: Will more than the 31 approved units be developed in future?

A: No.

QUESTIONS AND ANSWERS

Q: Rights to tenant the property?

A: Yes, as per Conduct Rules.

Q: Is there a landscaping master plan?

A: Yes, will be displayed in the sales office.

Q: Can purchasers make changes to building plans?

A: Yes, changes are possible to the inside of units at the cost of the purchaser. No alterations can be made to the eternal footprint of the units.

Q: What bricks will be used in construction.

A: Cement maxi bricks will be used for boundary walls and foundations and ROK clay stock bricks for the house construction.



Principles

Unit Number	Building Footprint (sqm)	Exclusive Use Area (sqm)
1	197	367
2	217	367
3	215	374
4	201	339
5	201	384
6	201	556
7	193	333
8	193	353
9	199	335
10	199	335
11	206	357
12	206	357
13	206	357
14	206	357
15	197	584

Unit Number	Building Footprint (sqm)	Exclusive Use Area (sqm)
16	187	429
17	194	351
18	199	414
19	217	400
20	196	323
21	187	323
22	187	323
23	187	323
24	197	441
25	199	358
26	201	314
27	201	315
28	197	367
29	197	367
30	197	367
31	197	367

Units	Area (sqm)	Proposed Uses
Manor House	425	Care house with rotational GP, nurse, psychologists, and guest rooms
Barn 1	496	Shared office facilities for the residents and Entertainment room
Barn 2	265	Gym and Spa
Barn 3	72	Storage and Utilities

Key:

Erf 2641 & 2643 Constantia Site Boundary (Approx: 3.84ha)	Street (5m) & Common Boundary (3m) Setback	Foul Sewer Line	Wetland
Surrounding Properties	Sensitive Area Buffer	Stormwater Line	Trees To Be Retained
Buildings To Be Retained	Electrical Servitude	Security Fence	New Trees
New Building Footprints	Low Voltage Cable	Substation	New Kiosk Location
Exclusive Use Areas	Water Line	Service Corridor	



Erven 2641 & 2643 Constantia

SITE DEVELOPMENT PLAN

SCALE at A3
1:11,000

JONO TRUST
town & urban planning
environmental design project facilitation
www.jonotrust.co.za planning@jonotrust.co.za
Job: 22.237 | mtd: SDP_Revision 7 | Date: November 2022

LIVE SALES MAP

Scan the below QR code to view all pricing and availability of stands.



PRICING

PORTION	LAND	FLOOR	SIZES OF THE HOMES			EXCHANGE RATE		\$ 0.054	€ 0.055	£ 0.048
	AREA	PLAN TYPE	DWELLING	GARAGE	TOTAL OUTER ROOFED AREA	TOTAL	PRICE IN ZAR	PRICE IN USD	PRICE IN EUROS	PRICE IN POUNDS
1	367	A	161	36	60	257	R11,500,000.00	\$621,000.00	€ 632,500.00	£552,000.00
2	367	B1	180	37	55	272	R11,900,000.00	\$642,600.00	€ 654,500.00	£571,200.00
3	374	B	179	36	67	282	R11,900,000.00	\$642,600.00	€ 654,500.00	£571,200.00
4	339	C	163	38	53	254	R11,900,000.00	\$642,600.00	€ 654,500.00	£571,200.00
5	384	C	163	38	53	254	R11,900,000.00	\$642,600.00	€ 654,500.00	£571,200.00
6	557	D	168	39	52	259	R12,500,000.00	\$675,000.00	€ 687,500.00	£600,000.00
7	334	E	152	41	29	222	R10,700,000.00	\$577,800.00	€ 588,500.00	£513,600.00
8	354	E	152	41	29	222	R10,700,000.00	\$577,800.00	€ 588,500.00	£513,600.00
9	335	G	161	39	47	247	R10,400,000.00	\$561,600.00	€ 572,000.00	£499,200.00
10	335	G	161	39	47	247	R9,900,000.00	\$534,600.00	€ 544,500.00	£475,200.00
11	357	H	170	37	40	247	R11,500,000.00	\$621,000.00	€ 632,500.00	£552,000.00
12	357	H	170	37	40	247	R11,400,000.00	\$615,600.00	€ 627,000.00	£547,200.00
13	357	H	170	37	40	247	R11,300,000.00	\$610,200.00	€ 621,500.00	£542,400.00
14	357	H	170	37	40	247	R11,300,000.00	\$610,200.00	€ 621,500.00	£542,400.00
15	584	I	161	36	64	261	R11,600,000.00	\$626,400.00	€ 638,000.00	£556,800.00
16	429	J	141	46	40	227	R10,900,000.00	\$588,600.00	€ 599,500.00	£523,200.00
17	351	K	149	39	22	210	R9,900,000.00	\$534,600.00	€ 544,500.00	£475,200.00
18	414	L	161	38	29	228	R9,900,000.00	\$534,600.00	€ 544,500.00	£475,200.00
19	400	M	178	39	33	250	R11,600,000.00	\$626,400.00	€ 638,000.00	£556,800.00
20	323	N	159	37	37	233	R10,950,000.00	\$591,300.00	€ 602,250.00	£525,600.00
21	323	F	150	37	31	218	R10,500,000.00	\$567,000.00	€ 577,500.00	£504,000.00
22	323	F	150	37	31	218	R10,500,000.00	\$567,000.00	€ 577,500.00	£504,000.00
23	323	F	150	37	31	218	R10,500,000.00	\$567,000.00	€ 577,500.00	£504,000.00
24	429	O	151	46	43	240	R10,950,000.00	\$591,300.00	€ 602,250.00	£525,600.00
25	358	P	155	44	52	251	R11,800,000.00	\$637,200.00	€ 649,000.00	£566,400.00
26	314	Q	164	37	43	244	R11,500,000.00	\$621,000.00	€ 632,500.00	£552,000.00
27	315	Q	164	37	43	244	R11,500,000.00	\$621,000.00	€ 632,500.00	£552,000.00
28	367	A	161	36	60	257	R11,900,000.00	\$642,600.00	€ 654,500.00	£571,200.00
29	367	A	161	36	60	257	R11,900,000.00	\$642,600.00	€ 654,500.00	£571,200.00
30	367	A	161	36	60	257	R11,900,000.00	\$642,600.00	€ 654,500.00	£571,200.00
31	367	A	161	36	60	257	R11,950,000.00	\$642,600.00	€ 654,500.00	£571,200.00

Mount Prospect
EXCLUSIVE RETIREMENT/ESTATE

www.mountprospectestate.co.za

Thank You