



# DRAKENZICHT

— PAARL - WESTERN CAPE —



**DAFFONCHIO**  
ARCHITECTS

JOHANNESBURG | CAPE TOWN | MILAN

*Legaro*  
PROPERTY  
DEVELOPMENT

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● WELLINGTON

● WORCESTER

● PAARL

● **DRAKENZICHT**

● BLOUBERGSTRAND

● FRANSCHOEK

CAPE TOWN

● STELLENBOSCH

Overberg

● MUIZENBERG

● SOMERSET WEST

● SIMON'S TOWN

● GRABOUW

● CALEDON





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PAARL - WESTERN CAPE





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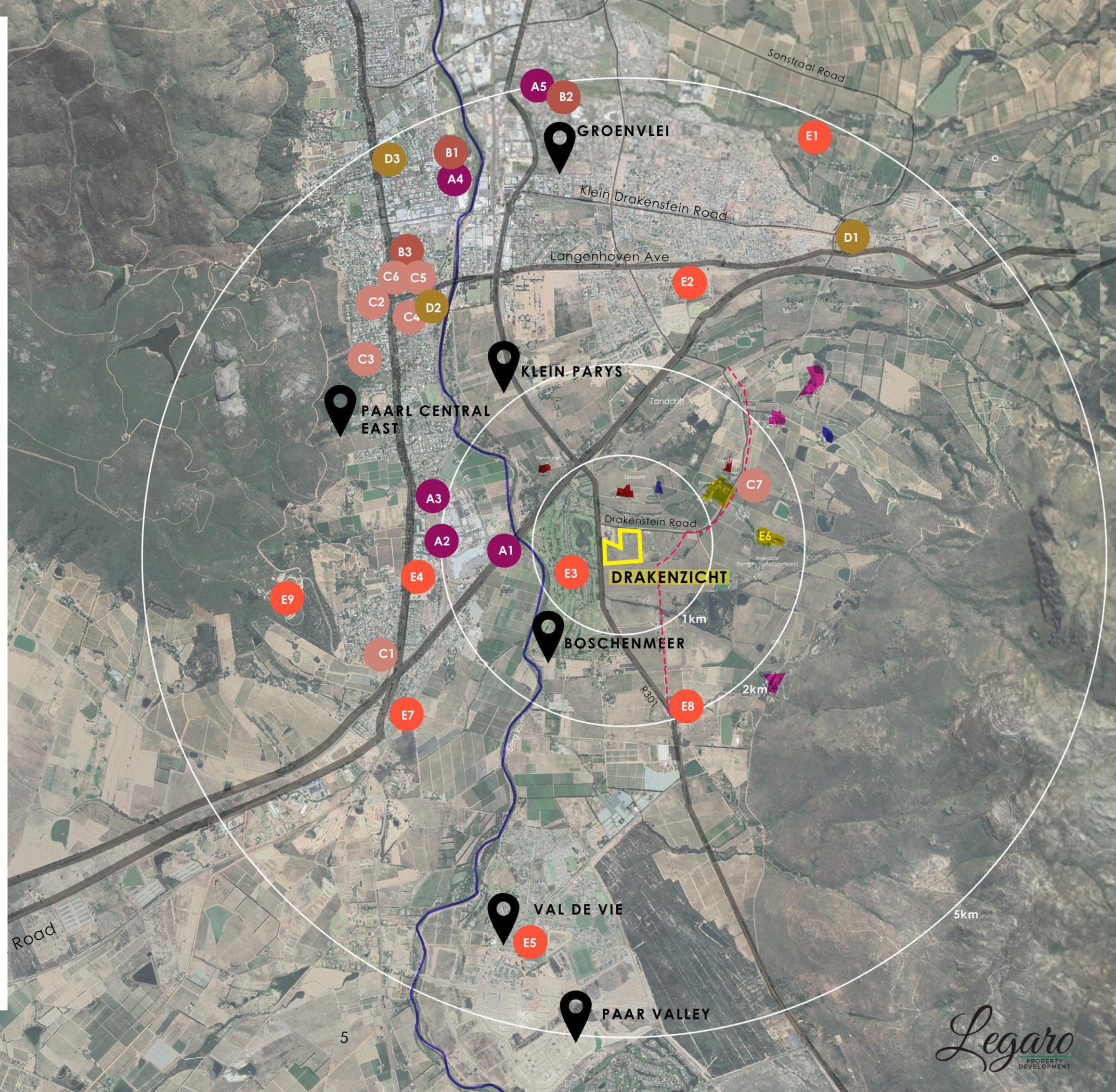
- site boundary
- urban edge
- sites of provincial heritage
- sites of highest local heritage significance (Grade 3A)
- sites of marginally lesser local heritage significance (Grade 3B)
- sites of primarily contextual heritage significance (Grade 3C)
- Suburbs (Within 5km distance)

- A. Groenvlei**  
**B. Paarl Central East**  
**C. Klein Parys**  
**D. Boschenmeer**  
**E. Val de Vie**  
**F. Paarl Valley**

**AMENITIES**

- A. Retail**
  1. Paarl Mall
  2. Laborie Centre
  3. Frater Square
  4. Rembrandt Mall
  5. Paarl East Shopping Centre
- B. Medical**
  1. Paarl Provincial Hospital
  2. Paarl East TC Newman Memorial Hospital
  3. Medicross Paarl
- C. Education**
  1. Courtai Primary
  2. Paarl Boys' High
  3. Paarl Girls' High
  4. Paarl Boys' Primary
  5. La Rochelle Girls' High
  6. La Rochelle Girls; Primary
  7. Ronwe Primary School
- D. Police**
  1. Boland Public Order Police
  2. Paarl Police Station
  3. SAPS Academy Paarl
- E. Other Attractions**
  1. Palmiet Valley Estate
  2. Boland Park
  3. Boschenmeer Golf Estate
  4. Laborie Wine Estate
  5. Val de Vie Estate
  6. Avondale Wine
  7. Strawberry King
  8. Freedom 301 Bar & Restuarant
  9. Taal Monument

## SITE AND SURROUNDINGS LOCALITY MAP





**UNIT TYPOLOGIES**

1 DOUBLE STOREY DWELLING/ DUPLEX PER STAND

TYPE A: 3 BED UNIT		
PLOT SIZE:	337.55SQM (13.5MX25M)	
NUMBER OF UNITS:	65	
DESCRIPTION	FLOOR AREA	COVERAGE
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>14 055 SQM</b>	<b>9 145 SQM</b>

TYPE B: 3 BED UNIT		
PLOT SIZE:	337.55SQM (13.5MX25M)	
NUMBER OF UNITS:	60	
DESCRIPTION	FLOOR AREA	COVERAGE
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>14 820 SQM</b>	<b>8 460 SQM</b>

TYPE C: 4 BED UNIT		
PLOT SIZE:	337.55SQM (13.5MX25M)	
NUMBER OF UNITS:	44	
DESCRIPTION	FLOOR AREA	COVERAGE
DUPLEX AREA:	277 SQM	152 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>12 185SQM</b>	<b>6 688 SQM</b>

TYPE D: 4 BED UNIT		
PLOT SIZE:	337.55SQM (13.5MX25M)	
NUMBER OF UNITS:	36	
DESCRIPTION	FLOOR AREA	COVERAGE
DUPLEX AREA:	259 SQM	157 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>9 324 SQM</b>	<b>5 692 SQM</b>

TOTAL DEVELOPMENT AREA		
DESCRIPTION	FLOOR AREA	COVERAGE
SOUTH ACCESS - 3 BED:	14 088 SQM	9 145 SQM
NORTH ACCESS - 3 BED:	14 820 SQM	8 460 SQM
SOUTH ACCESS - 4 BED:	12 188 SQM	6 688 +SQM
NORTH ACCESS - 4 BED:	9 324 SQM	5 692 SQM
LIFESTYLE CENTRE (2 PENTHOUSES):	1 300 SQM	984 SQM
PACK UP + GO:	1 612 SQM	1 612 SQM
REFUSE:	257 SQM	445 SQM
GUARD HOUSE:	50 SQM	230 SQM
VIEWING DECKS:	180 SQM	180 SQM
MONTESSORI SCHOOL:	1617 SQM	1700 SQM
<b>TOTAL AREA:</b>	<b>57 436 SQM</b>	<b>35 156 SQM</b>

WEMMERSHOEK ROAD (R301)



**UNIT TYPOLOGIES**  
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PLOT SIZE:	337.55SQM (13.5MX25M)	
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DUPLEX AREA:	247 SQM	141 SQM
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TYPE C: 4 BED UNIT		
PLOT SIZE:	337.55SQM (13.5MX25M)	
NUMBER OF UNITS:	44	
DESCRIPTION	FLOOR AREA	COVERAGE
DUPLEX AREA:	277 SQM	152 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>12 188SQM</b>	<b>6 488 SQM</b>

TYPE D: 4 BED UNIT		
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TOTAL DEVELOPMENT AREA		
DESCRIPTION	FLOOR AREA	COVERAGE
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NORTH ACCESS - 3 BED:	14 820 SQM	8 460 SQM
SOUTH ACCESS - 4 BED:	12 188 SQM	6 688 +SQM
NORTH ACCESS - 4 BED:	9 324 SQM	5 692 SQM
LIFESTYLE CENTRE (2 PENTHOUSES):	1 300 SQM	984 SQM
PACK UP + GO:	1 612 SQM	1 612 SQM
REFUSE:	257 SQM	445 SQM
GUARD HOUSE:	50 SQM	230 SQM
VIEWING DECKS:	180 SQM	180 SQM
MONTESSORI SCHOOL:	1 617 SQM	1 700 SQM
<b>TOTAL AREA:</b>	<b>87 436 SQM</b>	<b>35 154 SQM</b>

Future Development: Phase 3 - 14

PETROL STATION

LUSTIGAN ROAD



# DRAKENZICHT

PAARL - WESTERN CAPE



PHASE 1		
<b>TYPE A:</b>	<b>3 BED UNIT</b>	
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	7	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1729 SQM</b>	<b>987 SQM</b>
<b>TYPE B:</b>	<b>3 BED UNIT</b>	
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	6	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1482 SQM</b>	<b>846 SQM</b>
<b>TYPE C:</b>	<b>4 BED UNIT</b>	
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	7	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	277 SQM	152 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1 939 SQM</b>	<b>1 064 SQM</b>
PHASE 2		
<b>TYPE B:</b>	<b>3 BED UNIT</b>	
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	7	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1729 SQM</b>	<b>987 SQM</b>
<b>TYPE C:</b>	<b>4 BED UNIT</b>	
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	11	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	277 SQM	152 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>3 047 SQM</b>	<b>1 672 SQM</b>

PETROL STATION

LUSTIGAN ROAD



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NUMBER OF UNITS:	7	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1729 SQM</b>	<b>987 SQM</b>
<b>TYPE B: 3 BED UNIT</b>		
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	6	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1482 SQM</b>	<b>846 SQM</b>
<b>TYPE C: 4 BED UNIT</b>		
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	7	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	277 SQM	152 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1 939 SQM</b>	<b>1 064 SQM</b>
PHASE 2		
<b>TYPE B: 3 BED UNIT</b>		
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	7	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	247 SQM	141 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>1729 SQM</b>	<b>987 SQM</b>
<b>TYPE C: 4 BED UNIT</b>		
PLOT SIZE:	337.5SQM (13.5MX25M)	
NUMBER OF UNITS:	11	
<b>DESCRIPTION</b>	<b>FLOOR AREA</b>	<b>COVERAGE</b>
DUPLEX AREA:	277 SQM	152 SQM
<b>TOTAL DUPLEX AREA:</b>	<b>3 047 SQM</b>	<b>1 672 SQM</b>







**South Entry Unit 3 Bedroom  
TYPE A**

**GROUND FLOOR AREA:** 138 sqm  
 APARTMENT AREA: 107 sqm  
 COVERED ENTRANCE: 5 sqm  
 COVERED PATIO: 27 sqm

**FIRST FLOOR AREA:** 107 sqm  
 APARTMENT AREA: 102 sqm  
 BALCONY: 6 sqm

**TOTAL AREA (INC. GARAGE): 247 sqm**

PARKING: 2 VISITOR'S + 2 DEDICATED



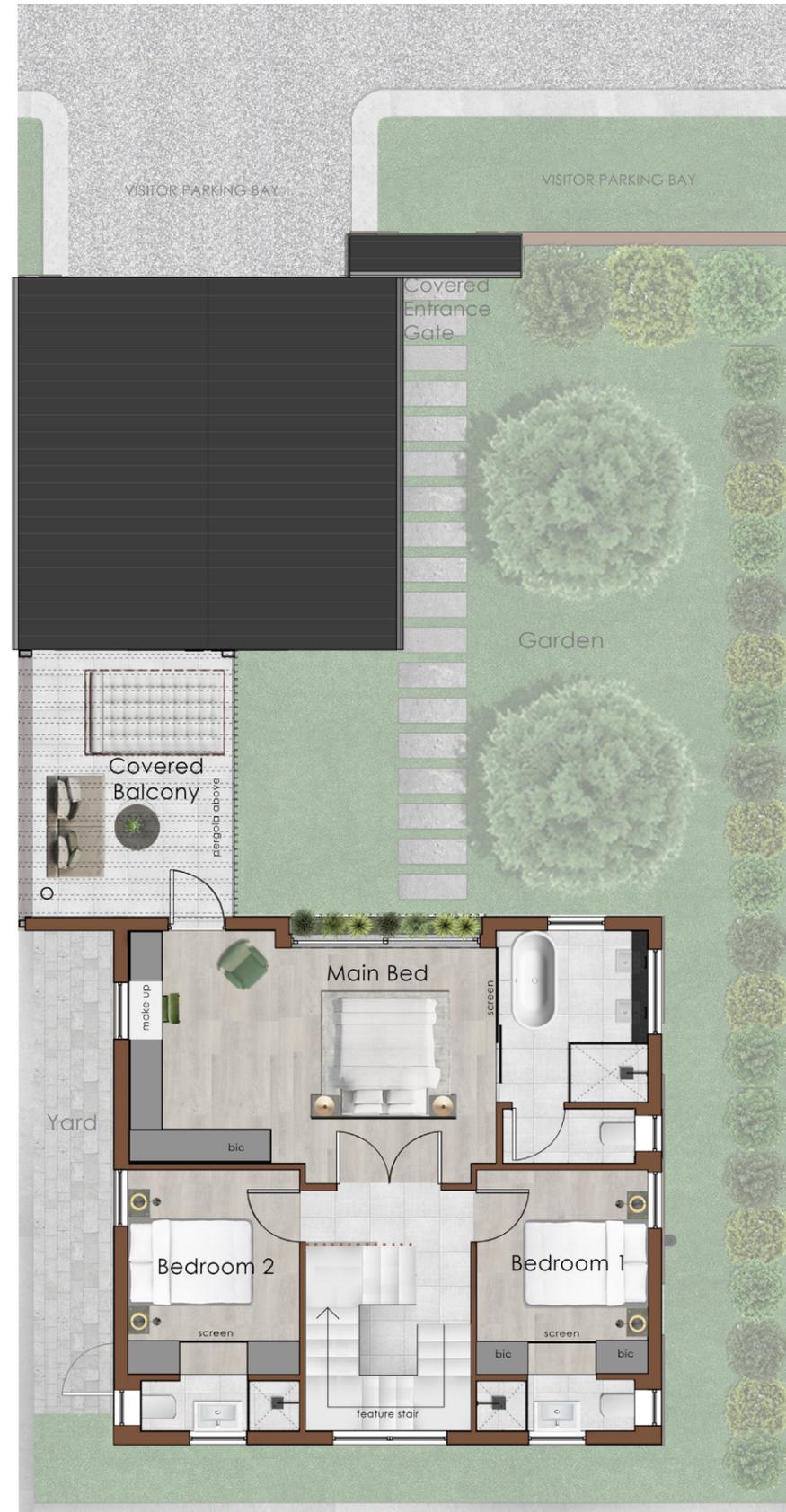
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



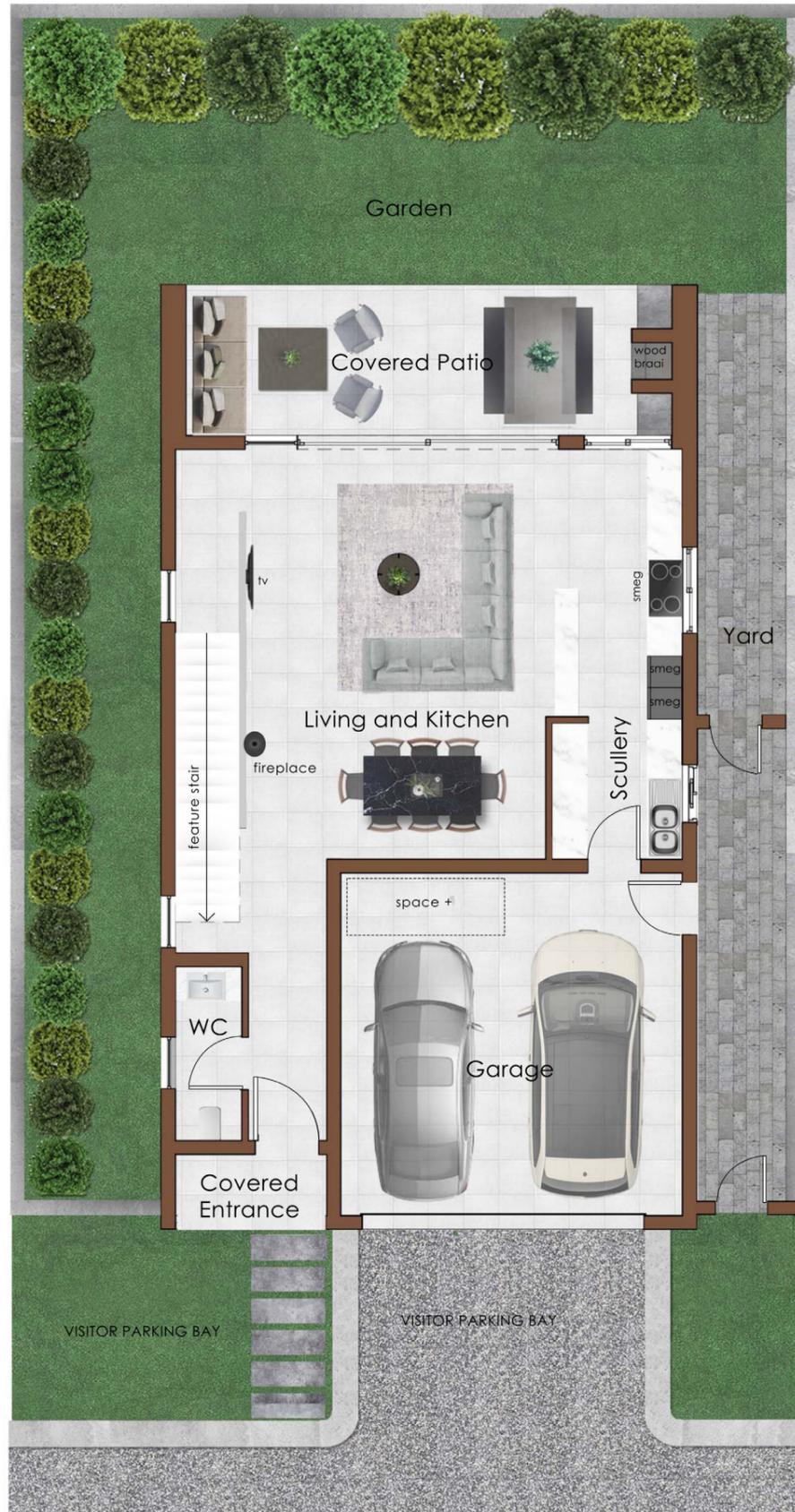
**North Entry Unit 3 Bedroom  
TYPE B**

**GROUND FLOOR AREA:** 150 sqm  
 APARTMENT AREA: 132 sqm  
 COVERED ENTRANCE: 1 sqm  
 COVERED PATIO: 17 sqm

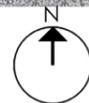
**FIRST FLOOR AREA:** 97 sqm  
 APARTMENT AREA: 80 sqm  
 COVERED BALCONY: 17 sqm

**TOTAL AREA (INC. GARAGE):** 247 sqm

PARKING: 2 VISITOR'S + 2 DEDICATED



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**DRAKENZICHT**  
PAARL - WESTERN CAPE

**South Entry Unit 4 Bedroom  
TYPE C**

**GROUND FLOOR AREA:** 148 sqm  
 APARTMENT AREA: 123 sqm  
 COVERED ENTRANCE: 3 sqm  
 COVERED PATIO: 23 sqm

**FIRST FLOOR AREA:** 128 sqm  
 APARTMENT AREA: 122 sqm  
 COVERED BALCONY: 6 sqm

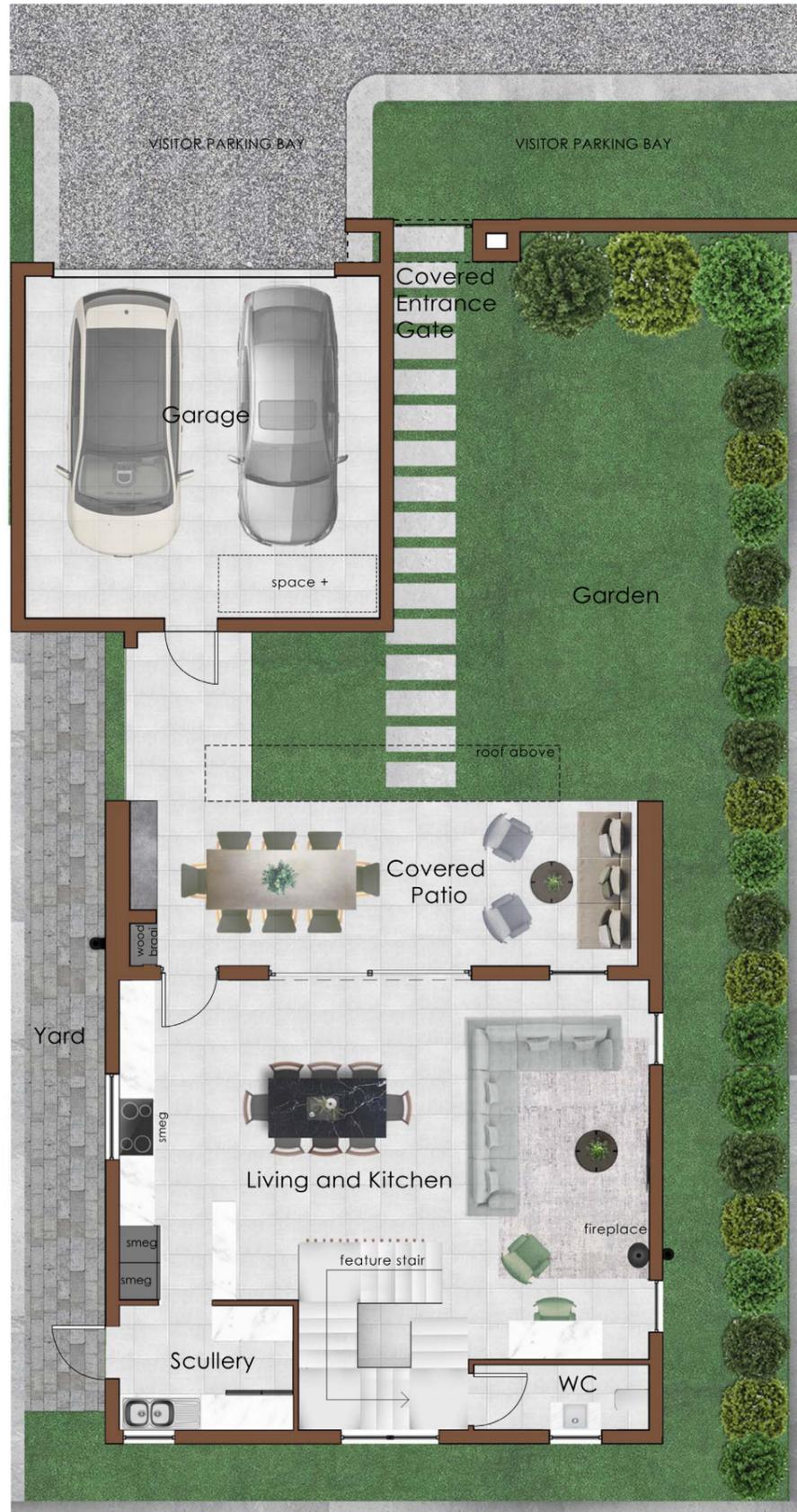
**TOTAL AREA (INC. GARAGE):** 277 sqm

PARKING: 2 VISITOR'S + 2 DEDICATED

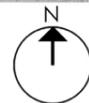


**DAFFONCHIO**  
ARCHITECTS

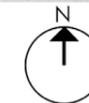
JOHANNESBURG | CAPE TOWN | MILAN



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**North Entry Unit 4 Bedroom  
TYPE D**

**GROUND FLOOR AREA:** 156 sqm  
 APARTMENT AREA: 123 sqm  
 COVERED ENTRANCE: 8 sqm  
 COVERED PATIO: 25 sqm

**FIRST FLOOR AREA:** 103 sqm  
 APARTMENT AREA: 97 sqm  
 COVERED BALCONY: 6 sqm

**TOTAL AREA (INC. GARAGE):** 259 sqm

PARKING: 2 VISITOR'S + 2 DEDICATED