



BLUE ROCK VILLAGE

Car - Free Living

NOW SELLING!



Green Building - Environmentally Friendly - European Style

Blue Rock Village

Car-Free Living Explained

Welcome

We are proud to present to you **GIOVANNI**, our first phase of Blue Rock Village. We have been working hard over many years to create this product which we not only believe in, but are also satisfied with regarding the outcome, quality and uniqueness of it.

We have invested all our knowledge in architecture and well-being living principles into this project, to ensure the creation of a harmonic village lifestyle that encourages interaction between the residents, making it a place to enjoy.

My passion lies in being able to provide residents with options where they get more than just a wind-shelter or four walls and a roof. With the implementation of European Standards we are designing comfortable spaces of high standards that serves not only as a house, but rather a home, where the quality of living is increased.

The Car-Free Living and Open Space systems were used as bases for the development of Blue Rock Village, ensuring that it can be enjoyed fully by all: from children, to the younger and older, working and non-working people. All of this has been organised and planned into the Village from the start, to guarantee that these fundamental principles are included and a better way of living is reached.

The initial buying price is more than the average market, but you will also get more than the average product, whilst having cheaper running costs on the building through our design principles; making it a long term investment. The products that we are implementing are long lasting and therefore we also introduce a building guarantee of up to 10 years.

We are proud to announce that the Blue Rock Property Investment Fund allows investors a benefit of up to 20%.

We invite you to go through this booklet to learn how we have implemented our

Green Building, Environmentally Friendly and European Standards

and code of ethics to create a Village where you can truly

Live, Work and Play – at any age!



Lukas Reichmuth
Founder of Swisatec & Blue Rock Village

Blue Rock Village aims to create a lifestyle of safe pedestrian living; a place that adds to the conservation of our environment. Our Car-Free Living concept is not a Village without cars, but a place where you are encouraged to have a lifestyle without one. We are removing cars from living areas, increasing pedestrian space to more than 40%. Does this mean that you cannot have a car? Not at all. Your car will be safely tucked away, underground, out of sight in your designated parking bay.

Blue Rock Village aims to have as much "paradise" as possible and instead of using our beautiful natural land to pave for parking, we will be creating a pedestrian friendly area with tree alleys, open space and natural elements.

One ring road surrounding the Village will lead all vehicles directly into underground parking facilities, removing vehicles from the streetscape and allowing more space for green foliage, grassy parks and walkways. We have reserved land on the perimeter of the Village to make use of public transport facilities so that residents are encouraged to make use of these facilities instead of driving.

An internal transport system will be set in place to transport residents from different destination points.

Location

Blue Rock Village is ideally located in the heart of the Helderberg, surrounded by award winning wineries and the sandy beaches of Bikini Beach and Strand, just 3-6 km's away. There are over 20 top of the range golf courses in close proximity to Blue Rock Village and are between 5 to 30-minute drive away. The village is just a 30 - minute drive from Cape Town and a 15 - minute drive from Cape Town International Airport.

Live - Work - Play

6 - Star Green Rating

Blue Rock Village is currently undergoing a Green Star Communities Rating by the Green Building Council South Africa. The 6-star rating we are soon to achieve will place Blue Rock Village as the first 6 star rated village in Africa and a world-class development that is credibly green and internationally recognised by World Green Building Council.



Designed for Well - Being

- *Indoor temperature performance (thermal comfort)*
- *Increased savings (economic comfort)*
- *Reduced noise (audio comfort)*
- *Indoor air quality (air comfort)*
- *Sense of calm and well-being for users (visual comfort)*

Temperature Regulated

Year - round temperature of 22 degrees by use of underfloor warm water piping system.

Up to 50%
saving on
energy

Environmentally Conscious

Shower to sprinkler systems will ensure that not one drop goes to waste and will nourish the surrounding tree's, gardens and grass.

Up to 50%
saving on
water usage

Hot Water Management

A central hot water system with insulated ring piping ensures immediate hot water. No wastage of water while waiting. No geysers in apartments.

About GIOVANNI

Giovanni Luxury Terrace Apartments have spectacular views and combine leading European Style with the warm South African climate. The apartment design generates a sophisticated ambience and incorporates open spaces with seamless flow from inside to out. The large, open terraces have been designed to take advantage of the sunny climate and to entertain your family and friends surrounded by the beauty of Blue Rock Village.

Each and every aspect has been considered, from room height to sound and temperature regulation which all add to maximum well-being, comfort and quality of life. We are not providing you a structure of four walls or just a house, but a home where well-being and comfort living is of top priority.

Giovanni Luxury Terrace Apartments range from 1 to 3 bedrooms. The option to customize your apartment layout to a larger 4 to 6 bedroom is available to those who reserve their apartments before construction begins.

Apartments boast high ceilings of up to 2.8m and windows of up to 2.4m, creating free air flow and an environment that is not only spacious, but also visually pleasing. The use of **double-glazing** and all around **insulation** eliminates the need for heating and cooling of the apartment thus saving on electricity costs.

The use of an underfloor warm water piping system, creates a year-round moderate temperature in the apartment that does not spike to the freezing cold or extreme heat outside. Imagine sitting comfortably in your lounge on an icy winter's evening with an average room temperature of 22 degrees.

Sound Reduction

Doors: Sealed with rubber and sound proofed to a minimum of 60 db, the Giovanni doors reduce noise so that you can enjoy peace and quiet and will not be disturbed by any surrounding noise. The rubber sealing of the doors reduces dust and noise from entering your apartment.

Each apartment's unique **floating floor** is designed and equipped with an underlying barrier and air cushioning between the concrete and the finished floor, giving a space between wall and floor so that vibrations can't travel further. The method of installation of these floors ensures maximum *sound reduction*.

GIOVANNI *Luxury Terrace Apartments*



Construction is envisioned to begin in September 2016 and occupation to be December 2017.

10 Year Guarantee

Blue Rock Village is one of the first to introduce an up to 10 – year building guarantee. We firmly believe that the quality of our building is of a high and long – lasting standard.

MAC@HOME

Blue Rock Village is the ideal place for all ages, offering state of the art MAC@HOME service, the alternative to old age homes and frail care.

Medical Assistance and Care in the comfort of your own home and at your dispense, whenever you may need it.

Hot Water:

No apartments are equipped with geysers; hot water is supplied from a central source. The piping from the central source to the apartments are fully insulated, which ensures immediate hot water upon opening of the taps, which in turn saves costs on water and electricity.

Blue Rock Village has selected the finest products from marble flooring, latest LED technology lighting to granite counter tops and top of the range appliances. Blue Rock Village has carefully selected best brands of appliances with a minimum rating of A++ which include: Fridge and freezer, oven with thermos fan, oven steamer, built in inductive or gas hobs, dishwasher, washing machine and a tumble dryer.

Blue Rock Village offers the most modern connection with a fibre optic system that feeds each residence. Wifi is available throughout the estate. Intercoms and free telephone calls between estate residences and security gives you the ability to interact with others from the luxury of your own home.

Together with smart architectural design, European style and standard, we aim to provide long- lasting, quality, green building methods that will benefit the individuals that live here, as well as our precious environment.

Outdoor Fun for All

The location provides an environment for both children and adults. With its magnificent beauty and natural surroundings, our vision is to create an environment where you can truly experience the great outdoors.

The Village offers a unique environment for you and your family, with its wide open pedestrian friendly spaces and natural surroundings, you can enjoy a healthy and active lifestyle. If it's swimming and sunbathing on the beach you're after, you can enjoy the warm water temperatures, which can reach a high of 27 degrees in hot summer months and the crystal clear water provides for perfect swimming and water sport conditions.

Water sports include the famous cable water ski from which you can wakeboard, kneeboard and ski, stand up paddle boarding, canoeing, diving up to 60m and rock jumping. The cable ski will run as usual in summer months and will be available to the public and Blue Rock Village residents.

For sports enthusiasts, there are walking and jogging trails that surround the Lake, Vita Parcour (outdoor exercise stations), tennis courts, boggia (bowls) and volleyball.

Pets are welcome here at Blue Rock Village. With various trails and play parks, you can spend more time outdoors with your pets. Our clean up kiosks will be placed throughout the Village. We ask that all owners clean up after their pet when using communal areas.

The Future of Blue Rock Village



The Santa Luzia Lifestyle Centre

The Lifestyle Street above will host events, markets, concerts and exhibitions.

The Santa Luzia Lifestyle Centre is a multi-functional centre boasting 40 000sqm floor space, 600 metres long with a 10 000sqm exhibition street designed for hosting conferences, exhibitions, interactive events such as local produce markets, product launches, concerts and music festivals.

Along with the residential benefits of using the outdoor facilities, residents will also benefit from the arranged community activities that will take place at The Santa Luzia Lifestyle Centre. One can also pick fresh vegetables from the communal vegetable gardens within the village.

Situated in the heart of the Helderberg area, Cape Town, The Santa Luzia Lifestyle centre is a vibrant hub of Cape life where sophistication and chic collide with history and tradition. Its universal appeal makes it one of Cape Town's foremost attractions for both locals and international visitors.

The centre will be home to *The Dollar House*, *Wellness, Spa and Sports Centre*, *boutique shops*, *doctors centre*, *professional office space* and *gastronomies*.

The Dollar House



The Dollar House is the financial hub of the Lifestyle Centre offering high-end office space to law firms, financial institutions such as banks, consultants, and other financial professions.

The Wellness, Spa and Sports Centre

The Wellness Centre is dedicated to your health, wellness and relaxation. It is a place to meet and be seen. A place to unwind.

The Wellness Centre is envisioned to be the modernistic Roman Baths. It will include a pool with a deck area where one can relax and soak up the sun, sauna's, steam rooms and a waterfall.

The Spa will attend to treatments, massages and therapies.

All of these wonderful facilities can be enjoyed after working out in our sports centre where you will find a gym, dance studios, yoga, spinning, pilates and more!

The First of its Kind in South Africa!



Hotel and Conference Centre

The envisioned 5 – star hotel and conferencing centre will comprise of +- 150 rooms with an additional 30 condominium apartments. The conference centre will host up to 500 people with an option for additional conferencing space within the Lifestyle Street in The Santa Luzia Lifestyle Centre. The hotel further comprises of restaurants, bars and a private swimming pool which overlook the lake and walking paths that run through the landscape of the Village.



The Colonel's House



The impressive Colonel's house is the grand access point into the residential areas of the Village and will house professionally organised management, energy control management, admin and security control rooms of the Village.

The Post Office will be situated in close proximity to the Colonel's House for quick access and convenience of residents.

Each residence is secured and safe in the estate as Blue Rock Village provides a 24 hour, highly advanced security system equipped with on - site guards, CCTV and electrical fencing.

BLUE ROCK VILLAGE Car - Free Living



Swisatec

Swisatec is an architectural design and project management firm with origins from Switzerland. Our vision is to develop spaces with a village- concept in today's fast growing world where urban areas expand vigorously.

Our building designs are based on the following characteristics: to be environmentally friendly, energy efficient and provide a feeling of well-being. Hence we take pride in our origins and our operational standards which embraces the European Standards of building.



For more information please visit

www.bluerockvillage.co.za

or email us:

village@bluerock.co.za

GPS co-ordinates:

34.1268996, 18.8987588



Sales:

William Pienaar

(O) 021 300 1722

(C) 082 849 5580

The Blue Rock Village Team look forward to meeting you.

Capital Benefit of buying your Giovanni Luxury Apartment

A number of cash buyers can qualify for a special benefit of up to 20%.

An up to 10 - year building guarantee as well as energy savings due to energy efficiency make this an attractive option for any investor.