

RONDE BOSCH | OVAL





RAWSON
Developers

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introduction






Rondebosch Oval is an exclusive residential estate situated on a 12 acre property in the heart of the leafy suburb of Rondebosch, with views towards Table Mountain.

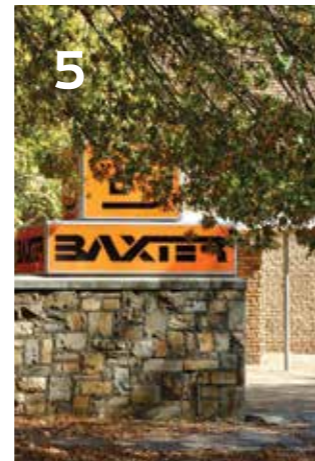
Situated conveniently close to parks, shops, sports facilities and schools, and with easy access to surrounding suburbs as well as Cape Town's city centre, Rondebosch is a highly sought after neighbourhood and the perfect place for your family to flourish.

location

The leafy suburb of Rondebosch is perfectly placed, nestled between Table Mountain and the southern suburbs of Claremont, Newlands and Rosebank. It is an area known for its abundance of top schools, world class sporting venues and open green spaces.

Rondebosch Oval is very well connected with quick and easy access to the M5 and M3 highways and the area is well served by public transport.

-  Cape Town International Airport **12km**
-  Cape Town City Centre **10km**
-  Rondebosch Common **500m**
-  Cavendish Square Shopping Centre **4km**
-  Newlands Stadium **3km**



- 1 Rondebosch Market
- 2 Starlings Cafe
- 3 Rootbar
- 4 Michaels Kitchen and Bar
- 5 The Baxter Theatre
- 6 Hudsons Burger Joint
- 7 Rhodes Memorial Cafe
- 8 Cavendish Square
- 9 The Creamery



With its combination of prime location, contemporary architectural design, and excellent transport links, Rondebosch Oval embodies the very best of suburban living.

Claremont's emerging business precinct is conveniently close by, Cape Town's city centre, beaches and mountains are only 10km away, and Cape Town International Airport can be reached in a short 15min drive.

Nearby amenities include Rondebosch Main Road's bustling shops and cafes, as well as the convenience of local neighbourhood shopping centres Silwood Centre and Belvedere Square. The retail destination Cavendish Square and the charming boutiques, cafes and restaurants of the Newlands Village are only 5 minutes away.



10



11

10 Rondebosch Common

11 Kelvin Grove

12 Melissa's

13 Cocoa Wah Wah

14 Newlands Stadium



13



14



12

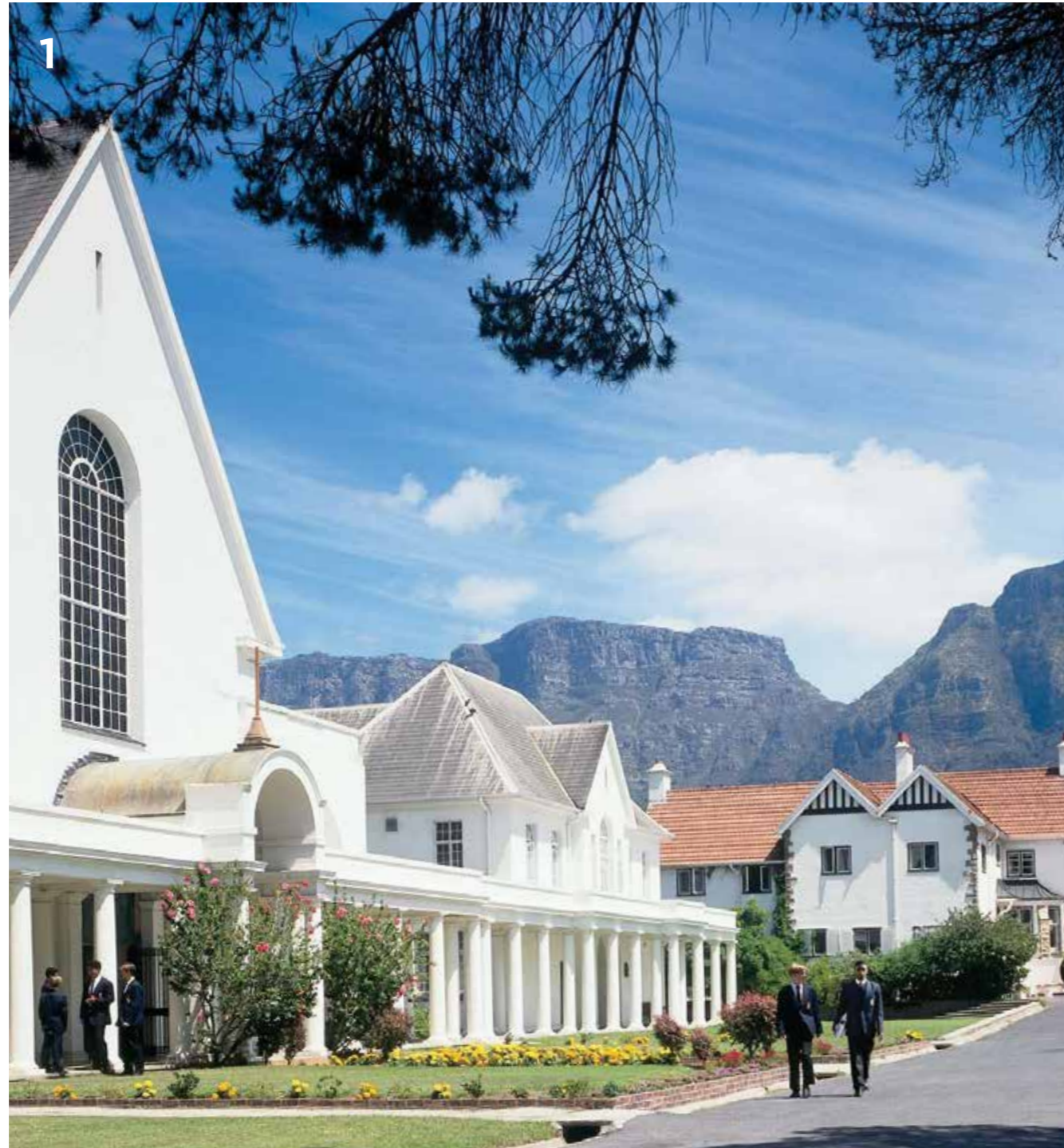
An address offering the best of suburban lifestyle with great connections to the city.

education

Rondebosch is known for its abundance of top quality public and private educational institutions, Rondebosch Oval is conveniently located close to several pre-primary, primary and high schools.

These include Forres Pre-Preparatory, Rosebank Junior School, Rondebosch Boys Prep and High Schools, SACS, Westerford, Rustenberg, San Souci, St Josephs Marist College, Herschel, Mickelfield, Oakhurst Girls Primary and Bishops Diocesan College to name a few.

The University of Cape Town's main campus is also only 10 mins away.



1 Bishops

2 St Josephs Marist College

3 Rondebosch Boys Prep

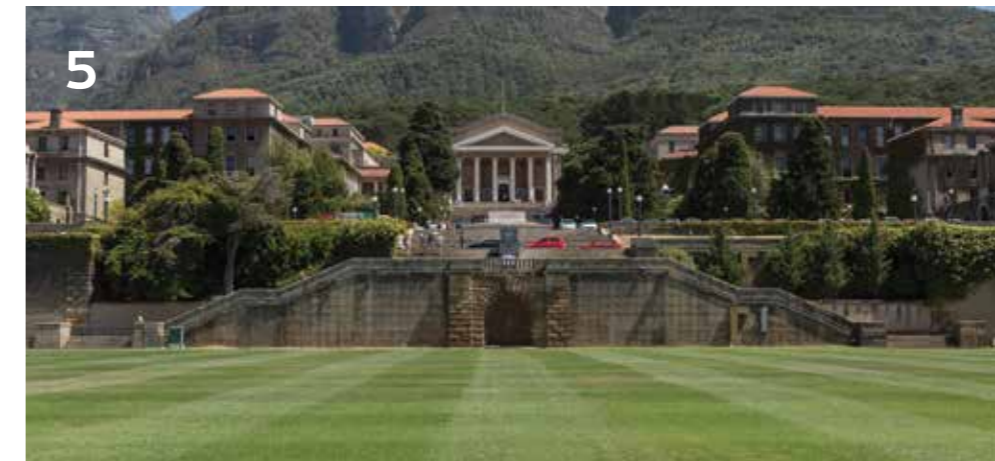
4 Herschel Girls School

5 UCT

6 Rondebosch Boys High

7 Rustenberg Girls

8 SACS



Some of the schools in the area

- | | |
|------------------------------------|-------------------------------------|
| Bairnsleigh Pre Primary | Mickelfield School |
| Batvia Special Needs School | Oakhurst Girls Primary |
| Bishops Diocesan College | Pro Ed House |
| Bishops Preparatory School | Rondebosch Boys High |
| Damelin College | Rondebosch Boys Prep |
| Forres Pre Primary | Rosebank Junior School |
| Grove Primary School | Rustenberg Girls High |
| Greenfield Girls Prep | Rustenberg Girls Junior |
| Groote Schuur Primary | SACS |
| Heritage College | Sans Souci Girls High School |
| Herschel Girls school | St Josephs Marist College |
| Hillcrest Primary School | Starting Blocks Montessori |
| Keurboom Nursery School | The Grove Primary School |
| Kildare Pre Primary | University of Cape Town |
| Lea Pre Primary School | University Pre Primary |
| Little Bosch | Westerford High School |
| Livingstone High School | Western Province Prep |

the estate

This desirable new estate has 41 upmarket homes in a thriving neighbourhood focused on family, with some of the top schools in Cape Town less than a 5 minute drive away.

The estate grounds are home to the Alma Marist Cricket Club oval and bowling green. The new homes are positioned to overlook these green spaces while also enjoying spectacular views of Table Mountain.

The architectural design is a contemporary take on the traditional terraced townhouse with large windows, timber cladding, generous balconies, pergola covered patios and courtyard gardens.



Rondebosch Oval has been designed to provide a tranquil neighbourhood feel with cobbled and paved streets, abundant trees and indigenous landscaping.



Rondebosch Oval is home to the Marist Sports Club, with its own cricket oval, pavilion and bowling green within the grounds of the estate.

active lifestyle

Rondebosch Oval is only 500m from Rondebosch Common, an easy 2.5km loop running track and open field, perfect for dog walkers and joggers. It is also home to the very popular Parkrun which takes place every Saturday morning.

Nearby gyms include Virgin Active, Sports Science Institute of South Africa, Planet Fitness, as well as CrossFit and SWEAT 1000. Mowbray Golf Club is around the corner, as is Kelvin Grove Sports Club, which offers tennis and squash courts, swimming pool, bowling green and even croquet.

And for those who prefer to watch sport, Newlands Cricket Ground and Test Rugby Stadium are only 3km away.

Marist Sports Club

The Marist Sports Club is set to become one of the most desirable sports clubs in the area. A new clubhouse has been designed which will have a bar and lounge area with terrace, pool, changing facilities and viewing deck. All homeowners will automatically become members of the club, giving them the use of the facilities (subject to terms).

the homes

Rondebosch Oval's homes are designed for effortless entertaining with generous and light-filled open-plan living, dining and kitchen areas that lead onto the garden, patio and decked pool area.

Indoors and outdoors blend seamlessly with large windows and sliding doors to create welcoming spaces for family and friends to enjoy. A fireplace in the living room provides warmth during winter while the built-in braai is perfect for long summer days by the pool.

Each home is equipped with a double garage with direct access into the house. A guest toilet is conveniently located on the ground floor. There is ample built-in storage provided throughout, and the larger homes also include a scullery and a screened yard.



Contemporary homes
designed for modern
living and entertaining



Each home has a private garden with a pergola-covered patio, optional built-in braai and swimming pool. The bedrooms are located upstairs with large windows framing views to the mountain, cricket oval or bowling green. The upstairs balconies are perfect for morning coffee or sundowners.

All master bedrooms have en-suite bathrooms, with shared bathrooms or en-suites provided for the additional bedrooms. Storage space is plentiful with built-in wardrobes. A compact workspace has been tucked into the upstairs landing in the larger units for last minute admin or homework.

Homeowners have a choice of three interior schemes that feature luxurious fittings and finishes which are shown on the following pages.

los angeles

The Los Angeles interior scheme typifies refined luxury in a cool contemporary look with a light colour palette of fresh whites and neutrals. The fitted cupboards have a high-gloss finish that is carried through to the kitchen units with their warm grey engineered stone countertops, modern lighting, laminate flooring, luxurious carpet, and textured floor tiles.



hamptons

The Hamptons interior scheme blends modern design with traditional features, creating a welcoming home. A warm colour palette of earthy creams, taupes and soft whites offset by natural timber elements is carried through the fixtures and finishes. The kitchen units will have shaker style doors and light coloured engineered stone countertops. All built in cupboards in the bedrooms and bathrooms will have shaker style doors, with soft lighting, laminate flooring, and earthy tiles.



manhattan

The Manhattan interior scheme is contemporary and minimal, with a monochrome colour palette of white, grey and black. This is carried through the fixtures and finishes with high-tech lighting, dark timber kitchen units with engineered stone kitchen countertops, dramatic feature walls, high gloss finishes and laminate flooring.



typical unit layouts

unit type A

bedrooms **4** inside **242m²** yard **10m²**
bathrooms **4** deck **20m²** balcony **12m²**
double garage terrace **17m²** total area **303m²**

unit type B

bedrooms **3** inside **216m²** yard **6m²**
bathrooms **4** deck **22m²** balcony **15m²**
double garage total area **261m²**

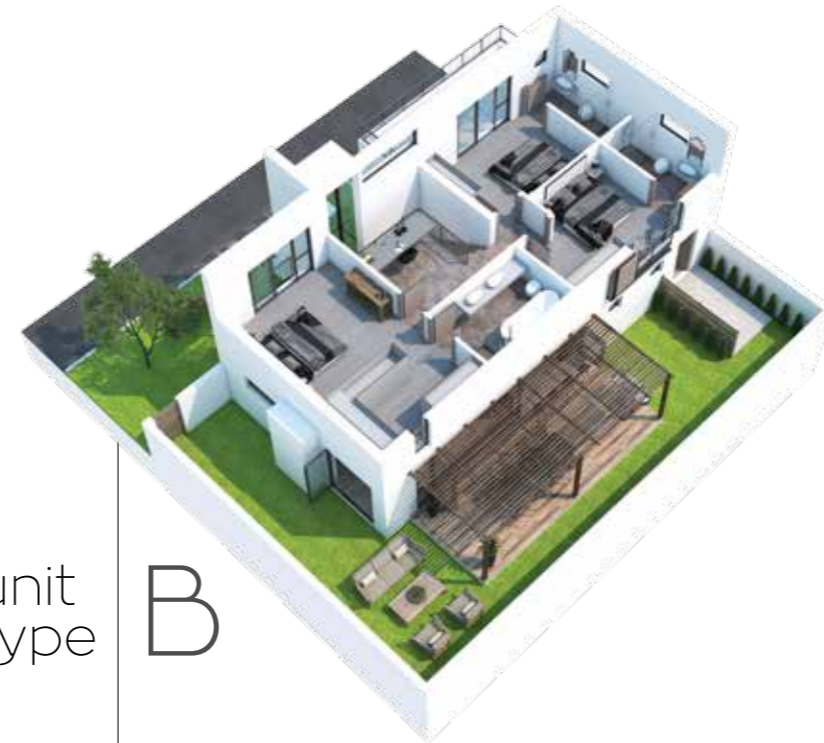
unit type C

bedrooms **3** inside **208m²** yard **5m²**
bathrooms **4** deck **19m²** balcony **24m²**
double garage terrace **10m²** total area **268m²**

unit type **A**



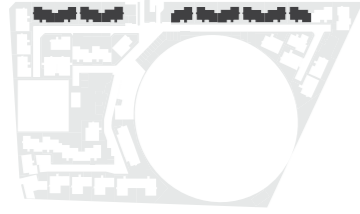
unit type **B**



unit type **C**



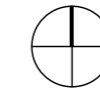
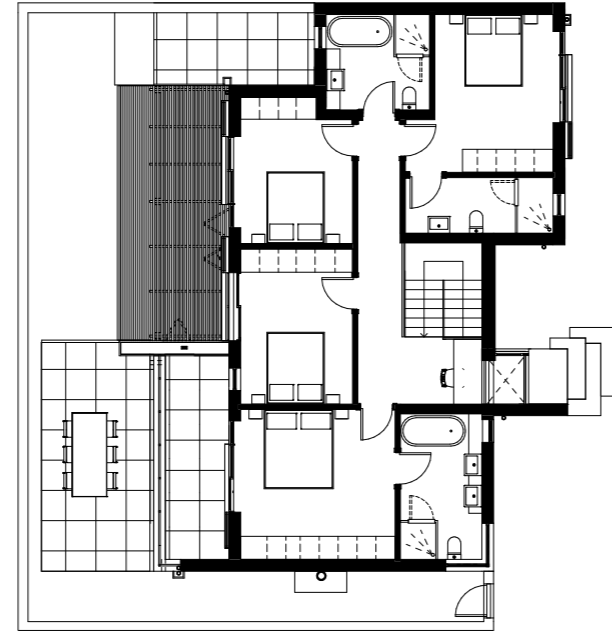
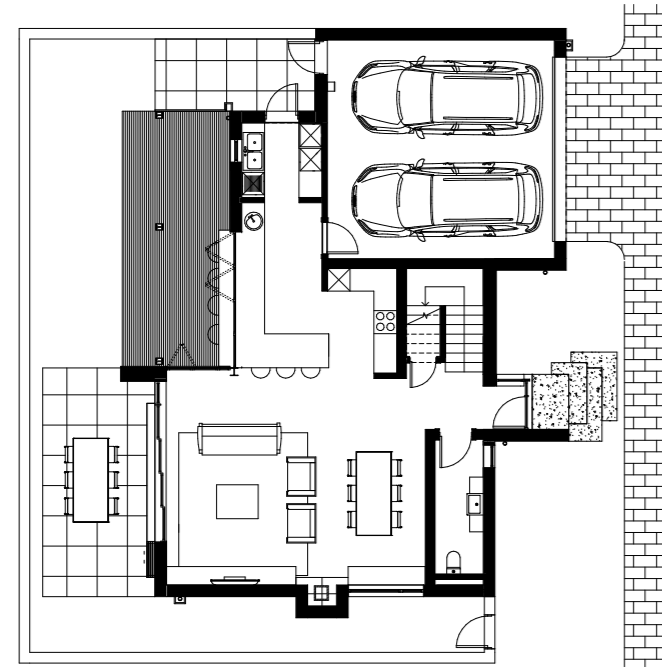
unit type | A



bedrooms **4**
bathrooms **4**
double garage

inside **242m²**
deck **20m²**
terrace **17m²**

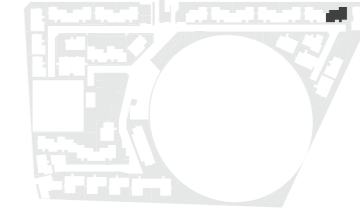
yard **10m²**
balcony **12m²**
total area **303m²**



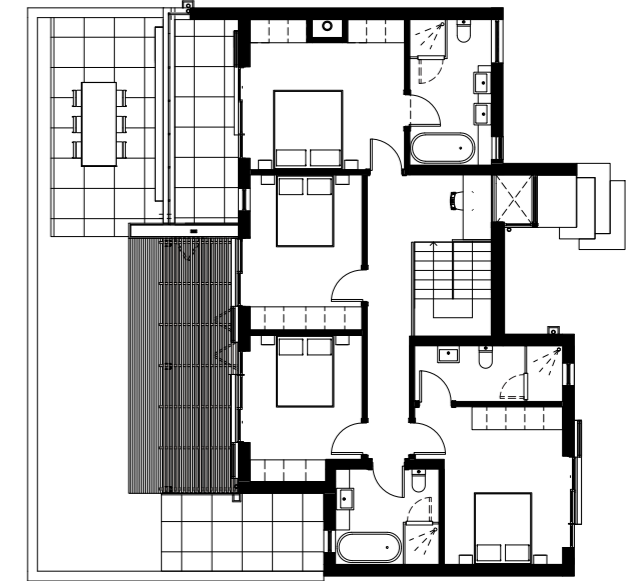
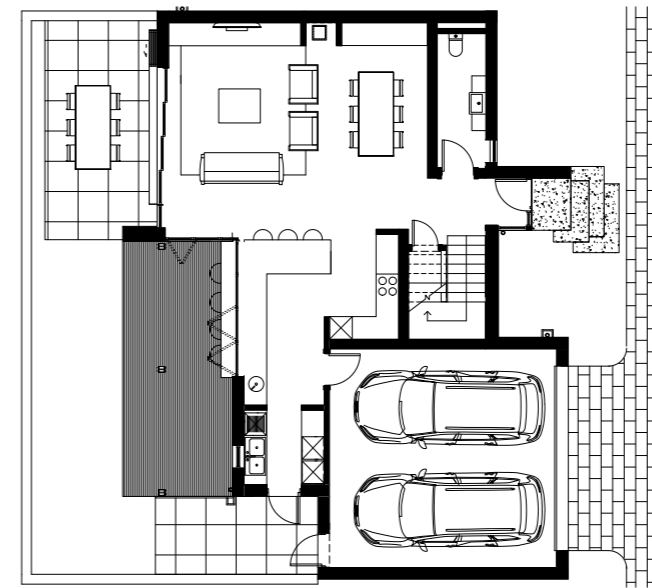
bedrooms **4**
bathrooms **4**
double garage

inside **241m²**
deck **20m²**
terrace **17m²**

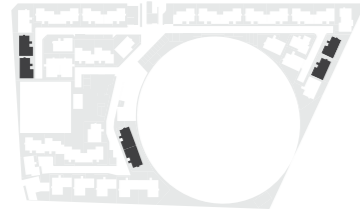
yard **9m²**
balcony **12m²**
total area **301m²**



A¹ | unit type



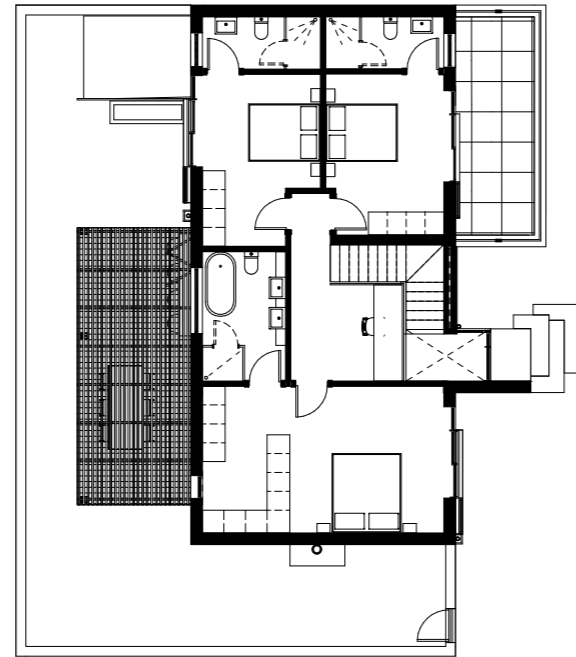
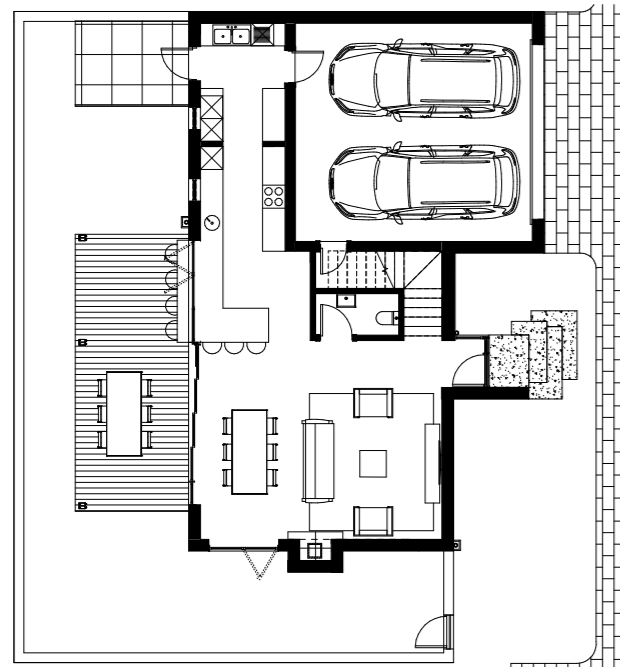
unit type | B



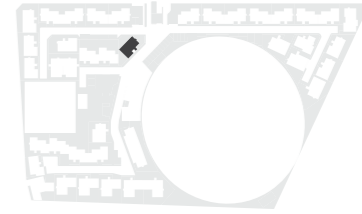
bedrooms **3**
bathrooms **4**
double garage

inside **216m²**
deck **22m²**
yard **6m²**

balcony **15m²**
total area 261m²



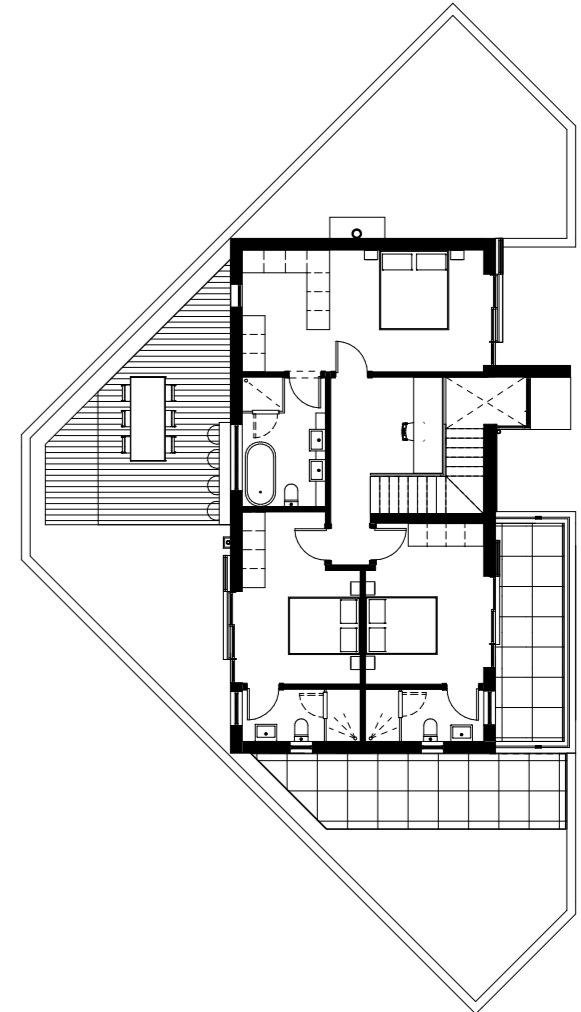
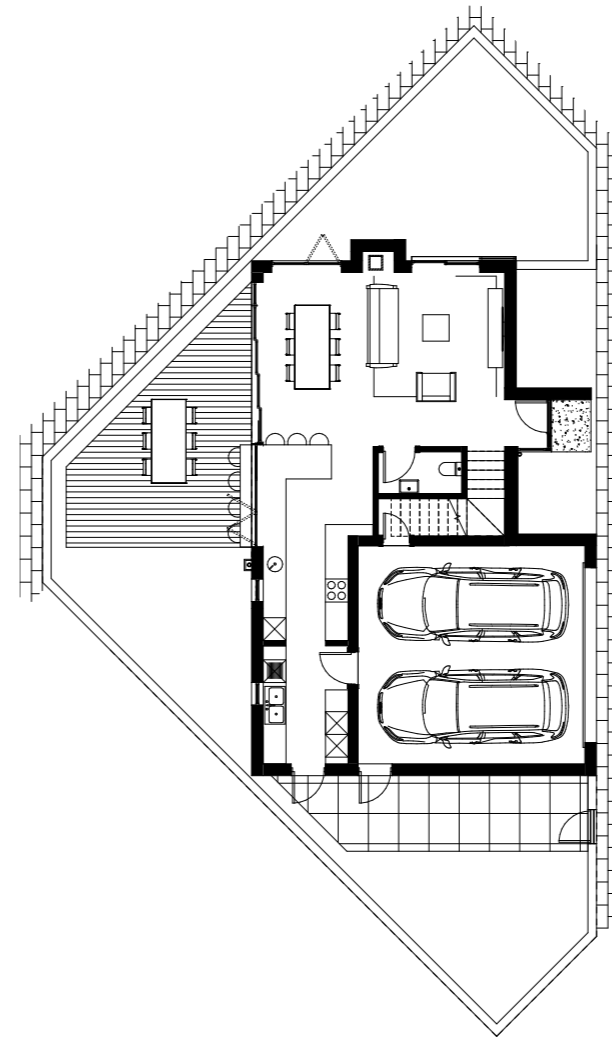
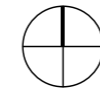
B¹ | unit type



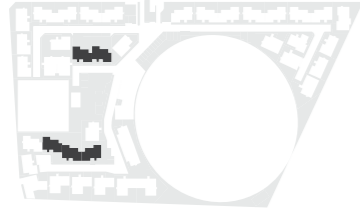
bedrooms **3**
bathrooms **4**
double garage

inside **205m²**
deck **19m²**
yard **15m²**

balcony **12m²**
total area 253m²



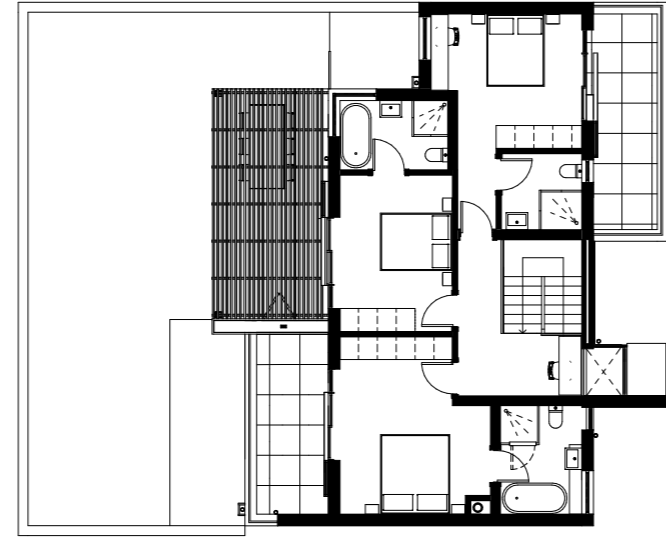
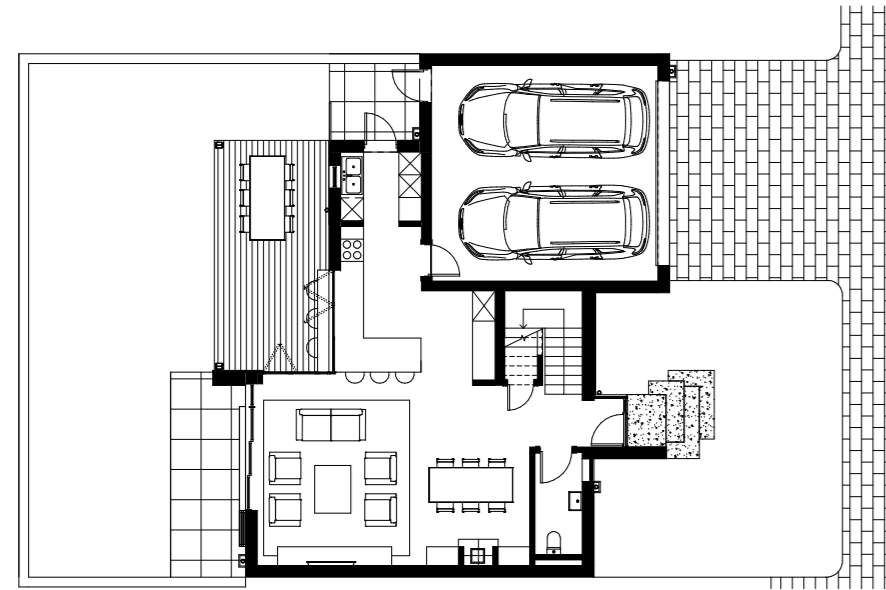
unit type | C



bedrooms **3**
bathrooms **4**
double garage

inside **208m²**
deck **19m²**
terrace **10m²**

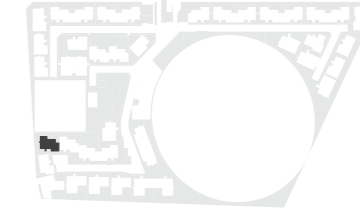
yard **5m²**
balcony **24m²**
total area **268m²**



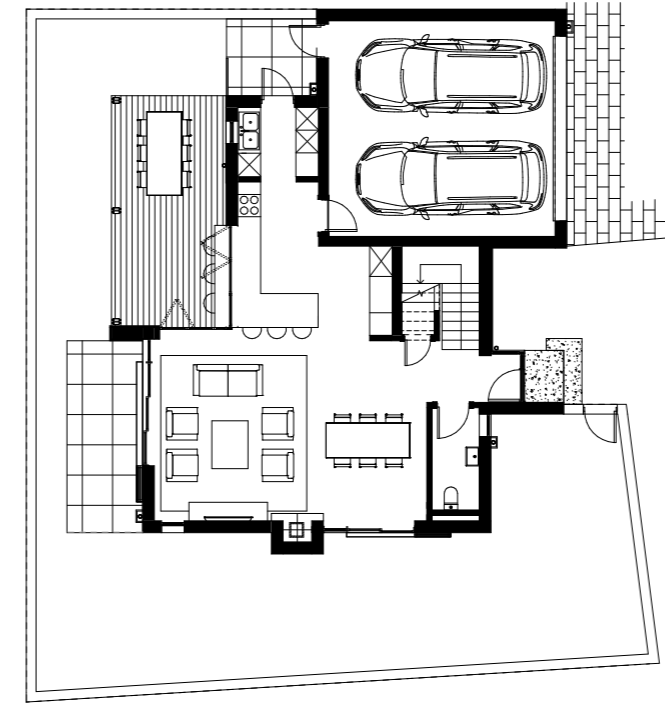
bedrooms **3**
bathrooms **4**
double garage

inside **209m²**
deck **19m²**
terrace **10m²**

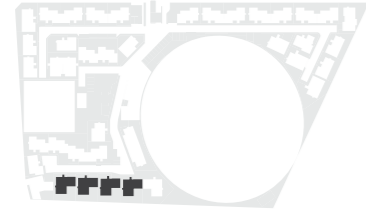
yard **5m²**
balcony **24m²**
total area **269m²**



C¹ | unit type



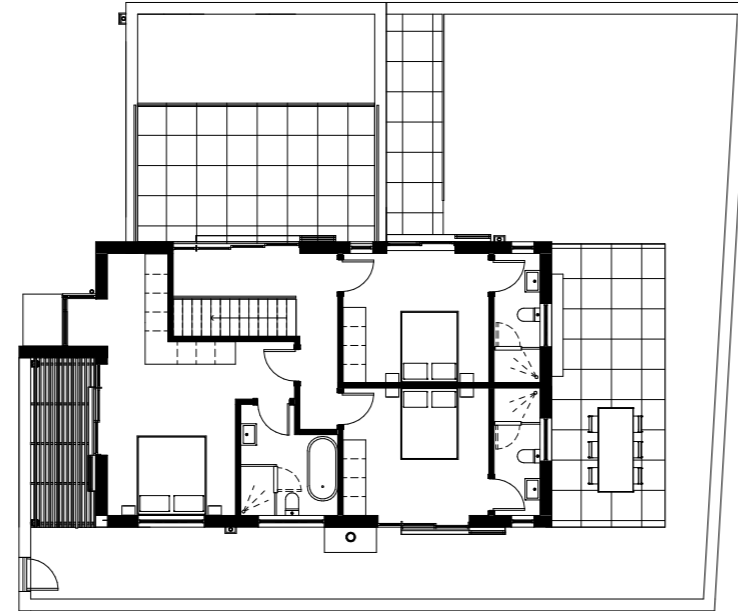
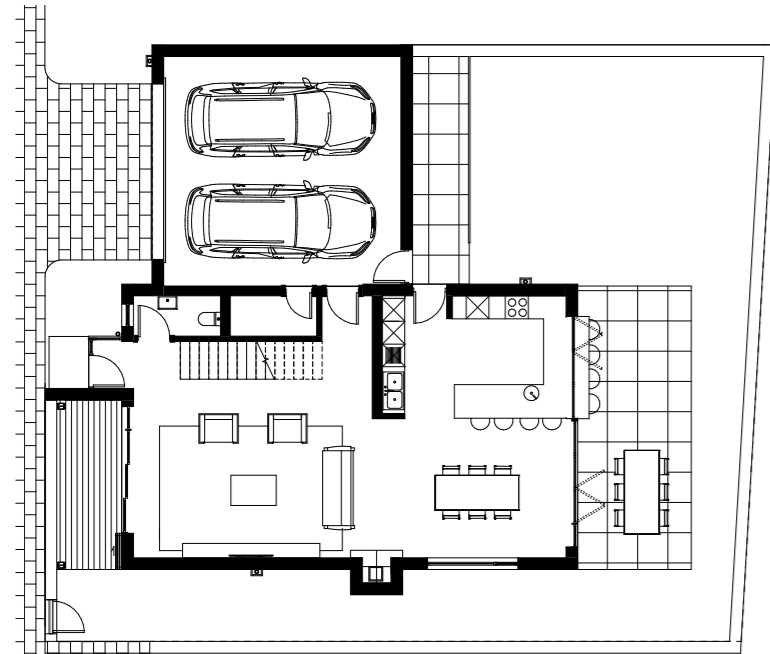
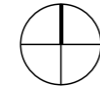
unit type | D



bedrooms **3**
bathrooms **4**
double garage

inside **228m²**
deck **9m²**
terrace **23m²**

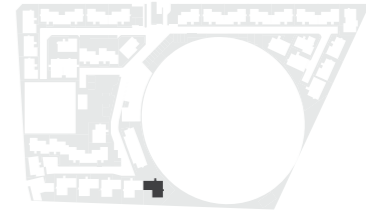
yard **9m²**
balcony **22m²**
total area **292m²**



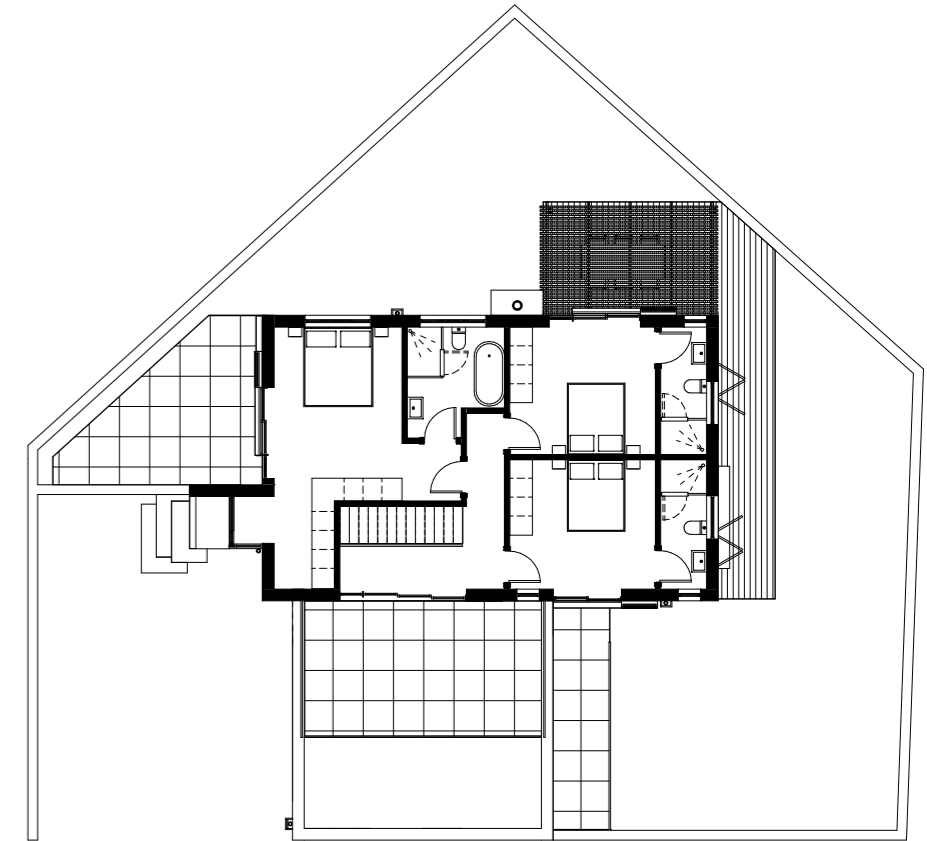
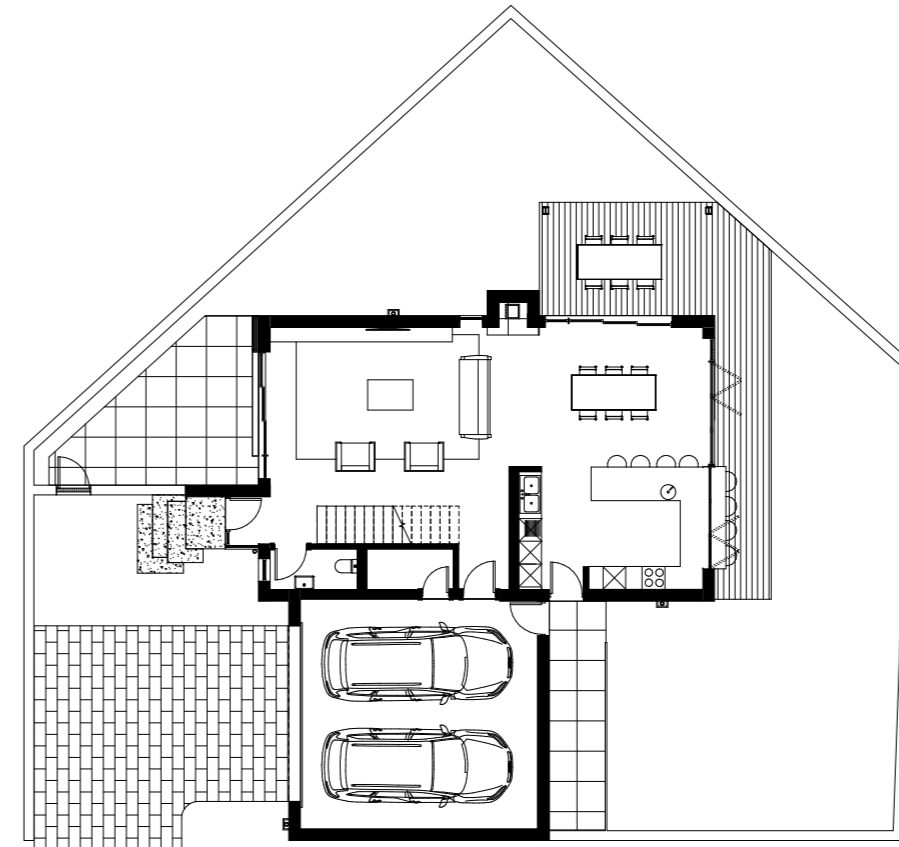
bedrooms **3**
bathrooms **4**
double garage

inside **228m²**
deck **30m²**
terrace **17m²**

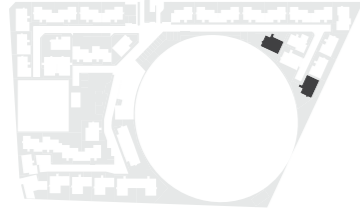
yard **9m²**
balcony **22m²**
total area **308m²**



D¹ | unit type



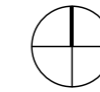
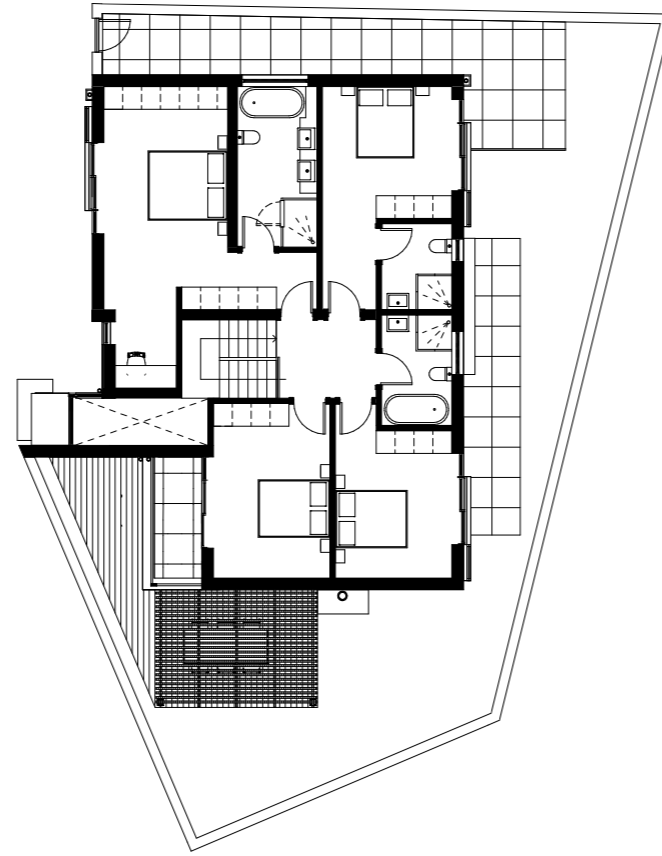
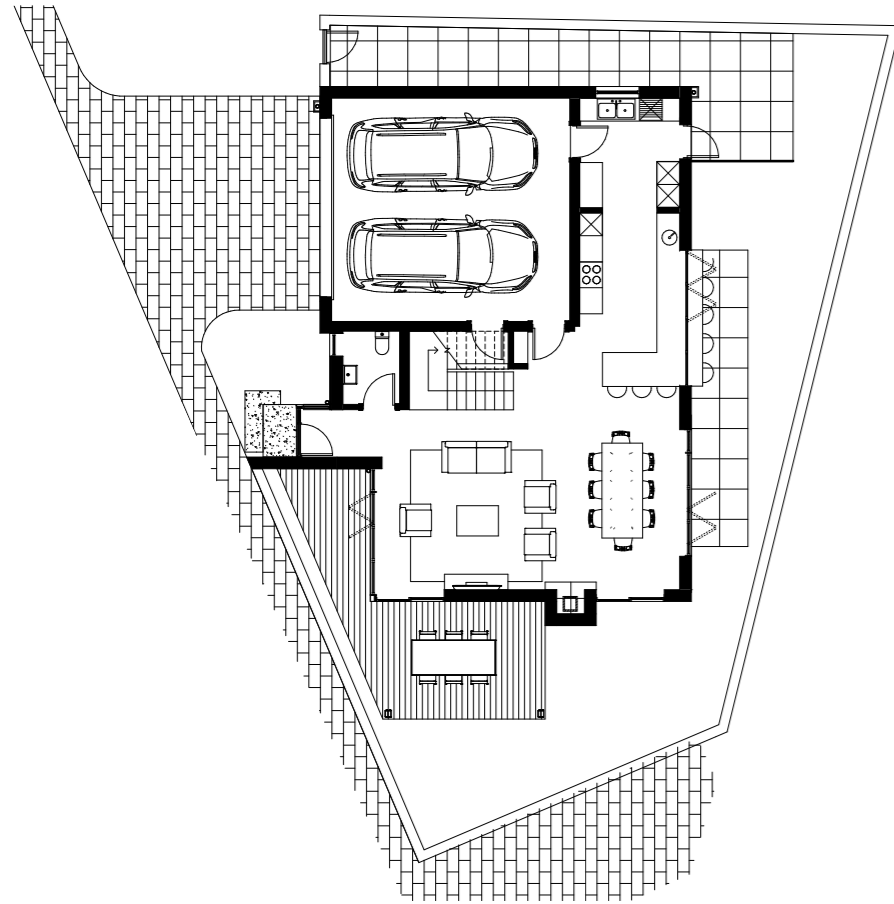
unit type | E



bedrooms **4**
bathrooms **4**
double garage

inside **248m²**
deck **21m²**
terrace **12m²**

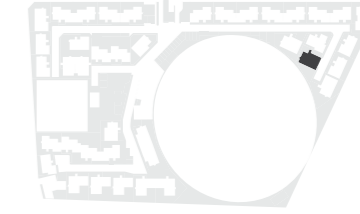
yard **24m²**
balcony **5m²**
total area **312m²**



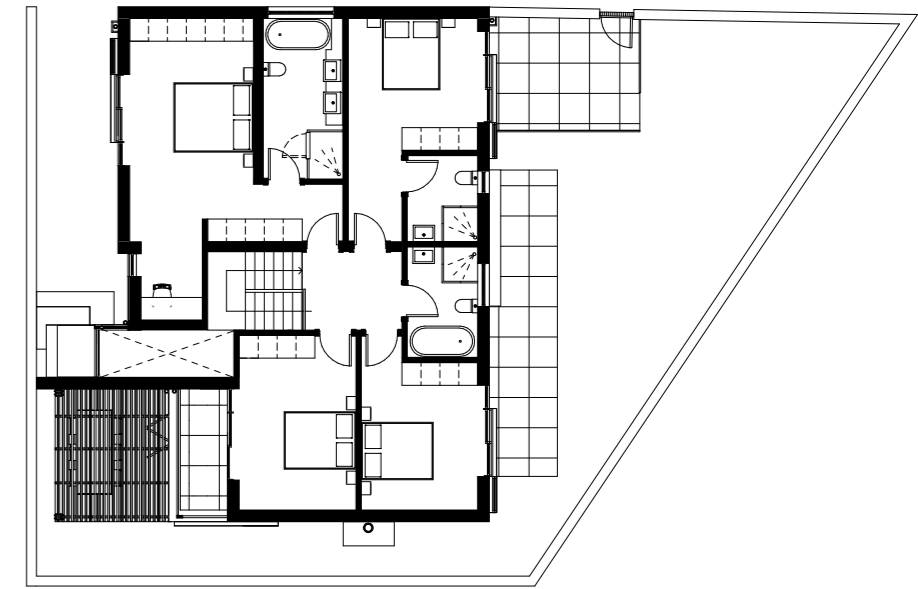
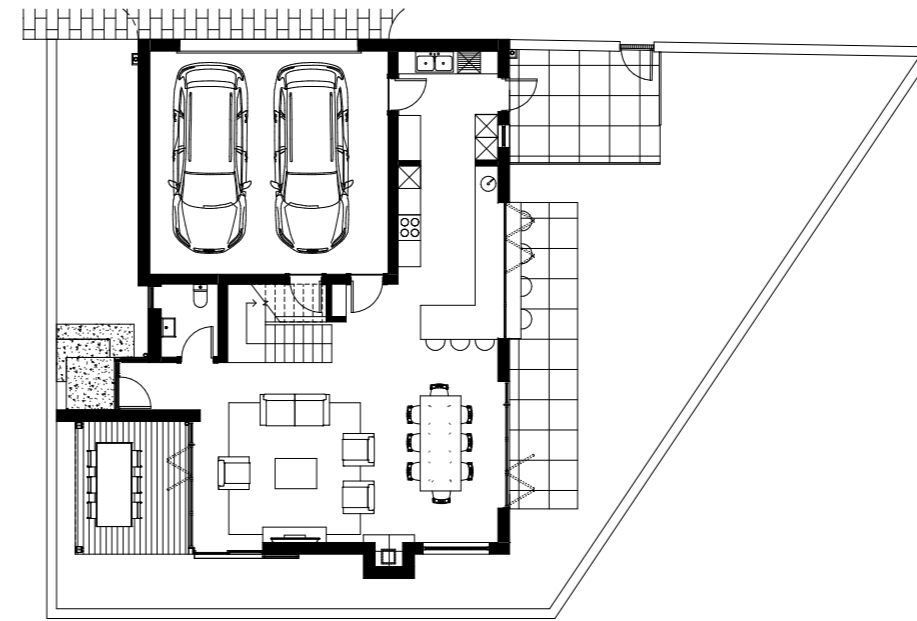
bedrooms **4**
bathrooms **4**
double garage

inside **248m²**
deck **10m²**
terrace **14m²**

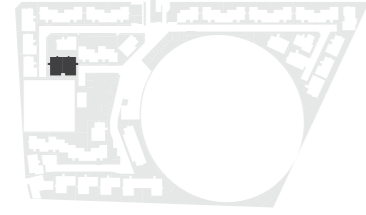
yard **12m²**
balcony **5m²**
total area **291m²**



E¹ | unit type



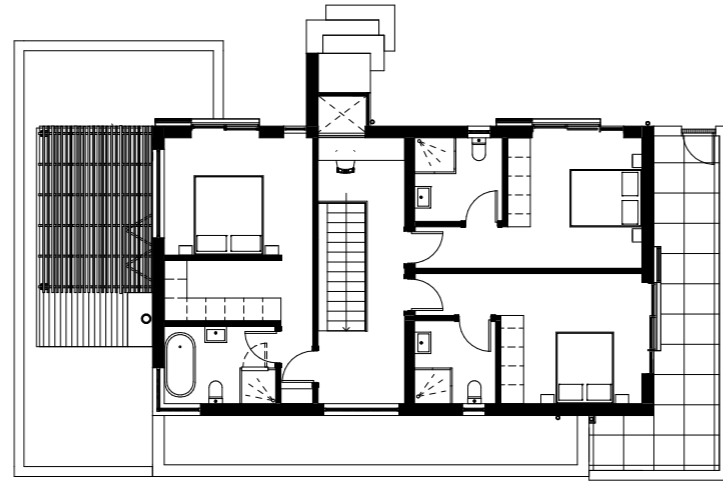
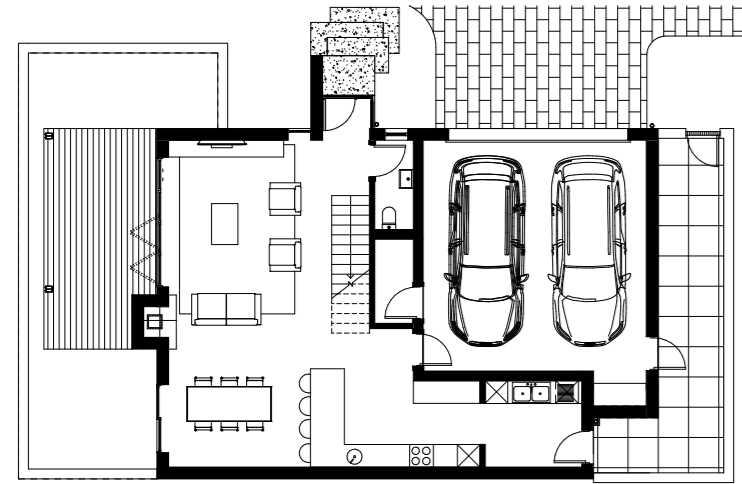
unit type | F



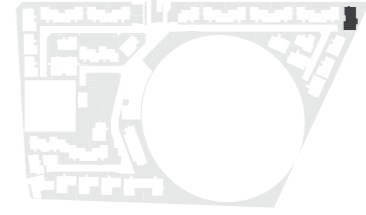
bedrooms **3**
bathrooms **4**
double garage

inside **221m²**
deck **17m²**
yard **18m²**

total area **258m²**



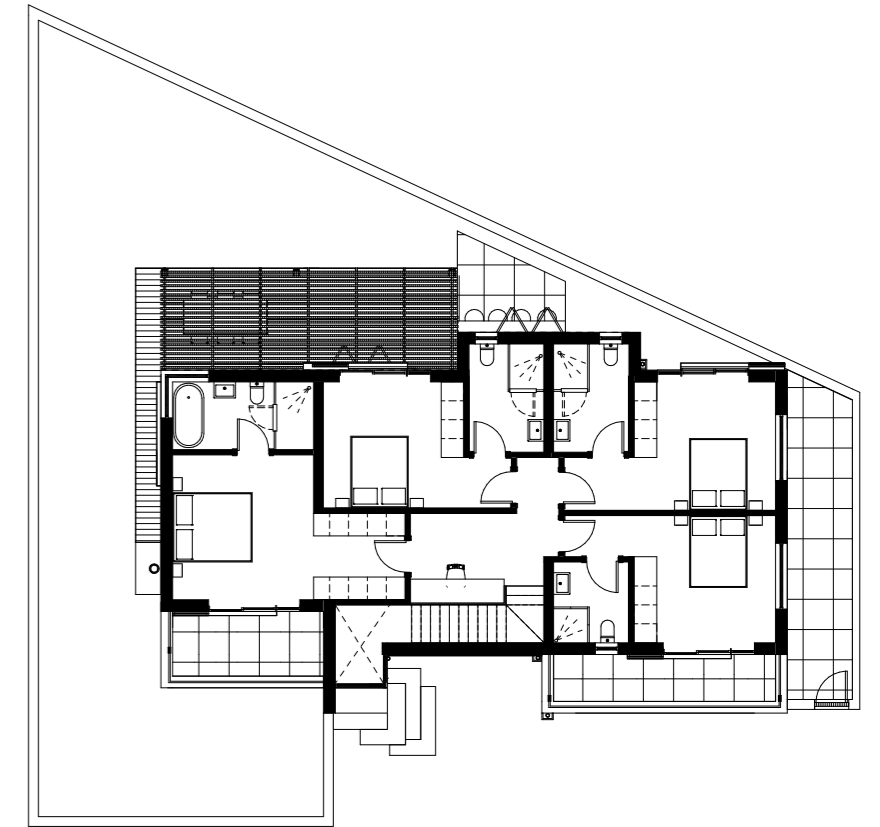
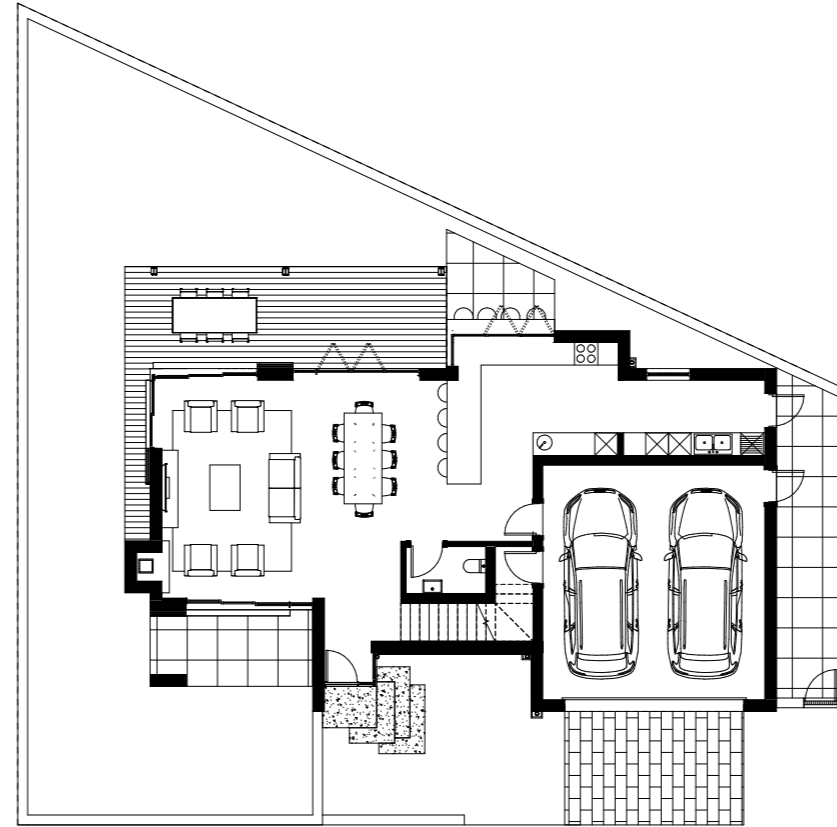
unit type | G



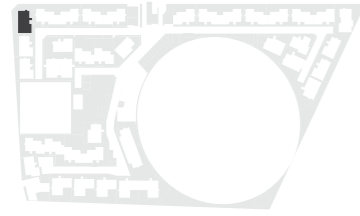
bedrooms **4**
bathrooms **5**
double garage

inside **263m²**
deck **26m²**
terrace **15m²**

yard **14m²**
balcony **19m²**
total area **338m²**



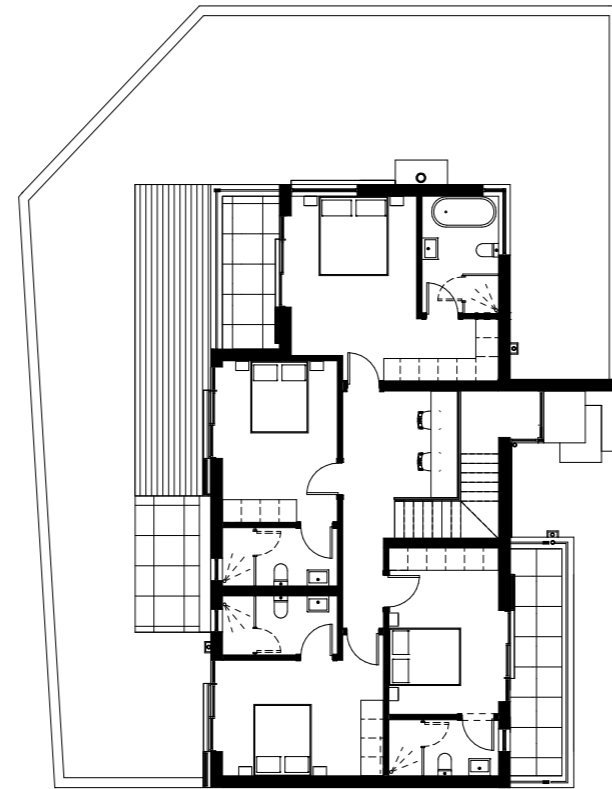
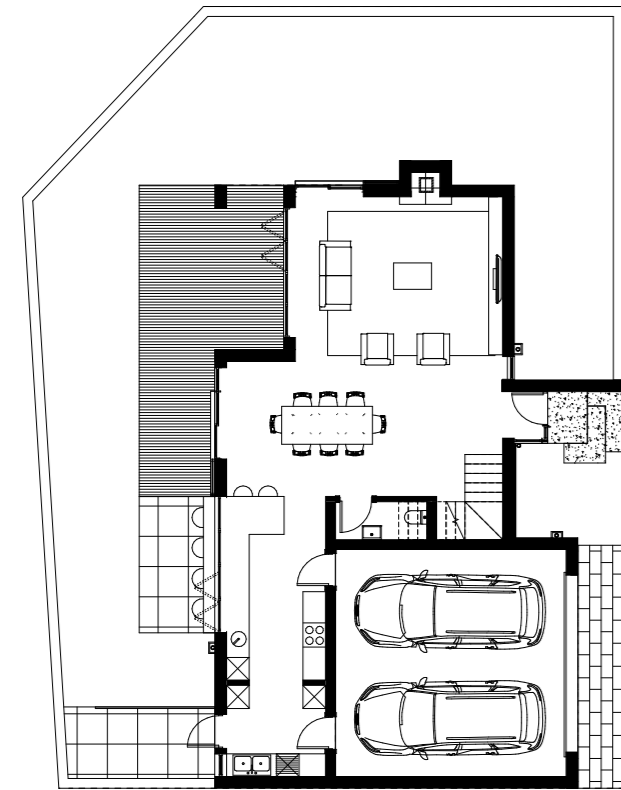
unit
type | H



bedrooms **4**
bathrooms **5**
double garage

inside **248m²**
deck **24m²**
terrace **7m²**

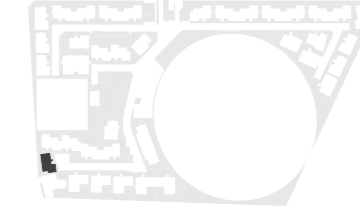
yard **7m²**
balcony **17m²**
total area 305m²



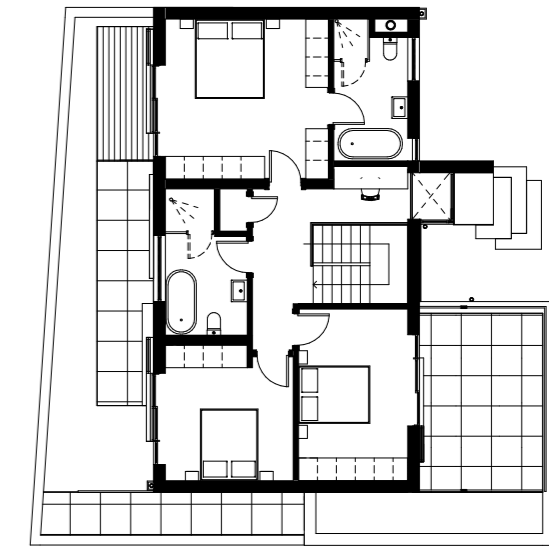
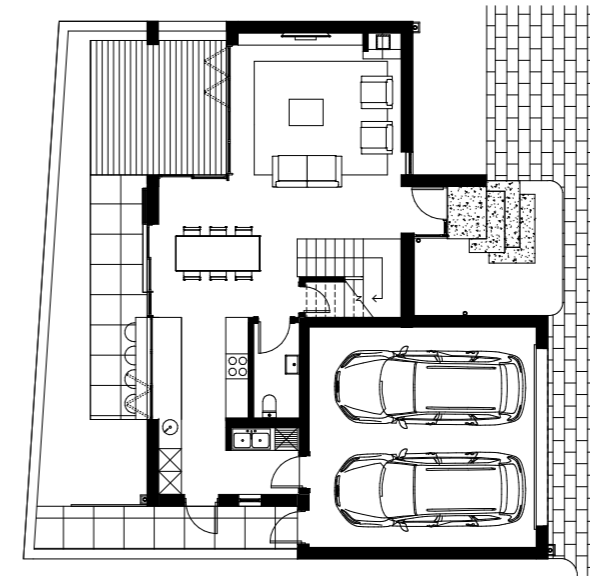
bedrooms **3**
bathrooms **3**
double garage

inside **200m²**
deck **13m²**
terrace **10m²**

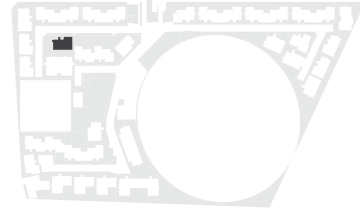
yard **8m²**
balcony **16m²**
total area 249m²



J | unit
type



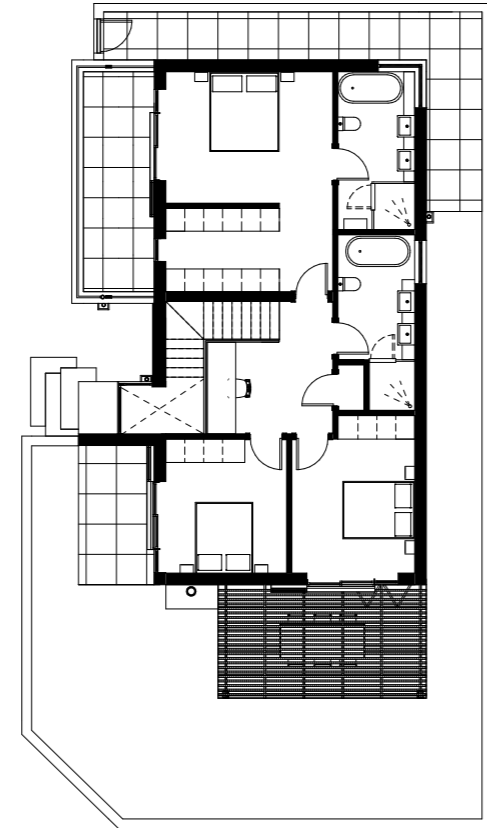
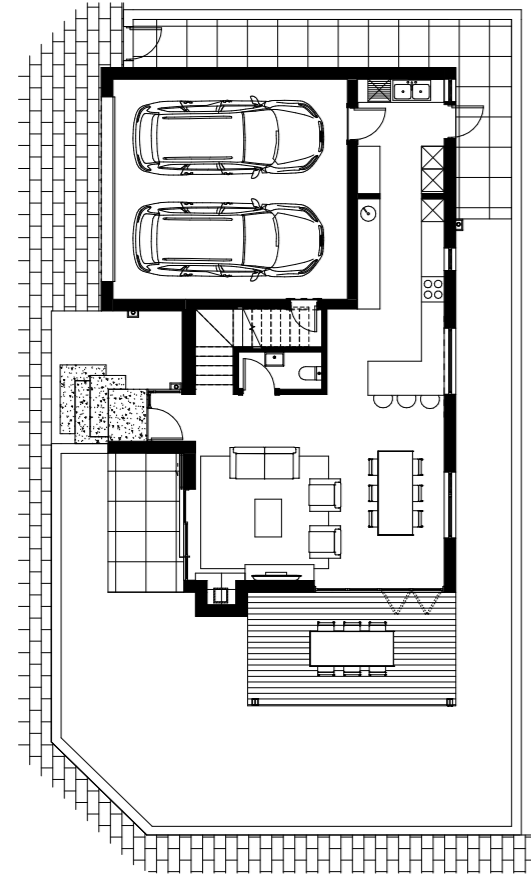
unit
type | K



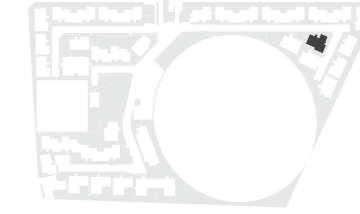
bedrooms **3**
bathrooms **3**
double garage

inside **215m²**
deck **17m²**
terrace **7m²**

yard **18m²**
balcony **13m²**
total area **272m²**



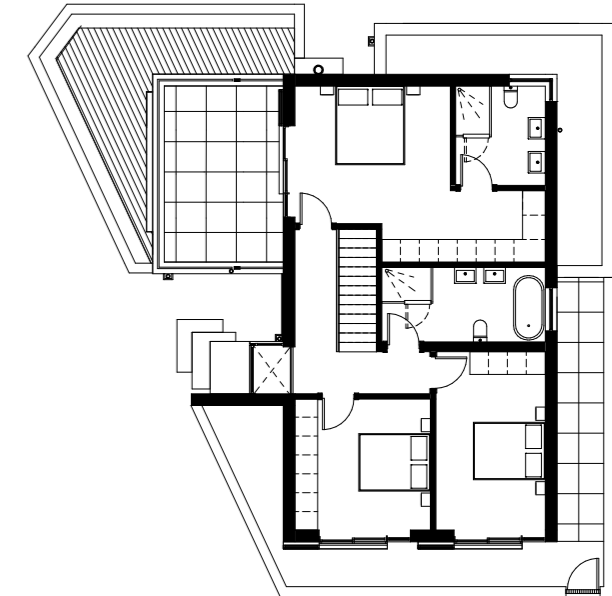
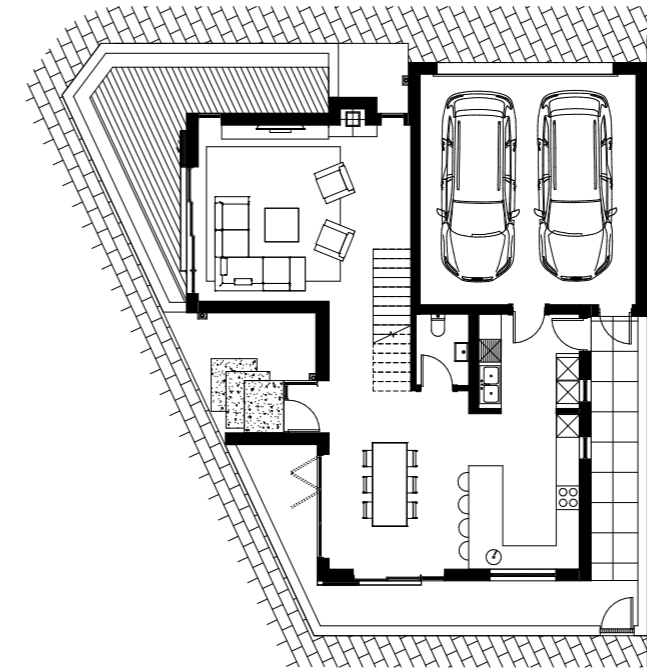
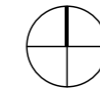
unit
type | L



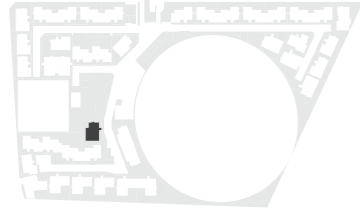
bedrooms **3**
bathrooms **3**
double garage

inside **216m²**
deck **14m²**
terrace **9m²**

balcony **16m²**
total area **257m²**



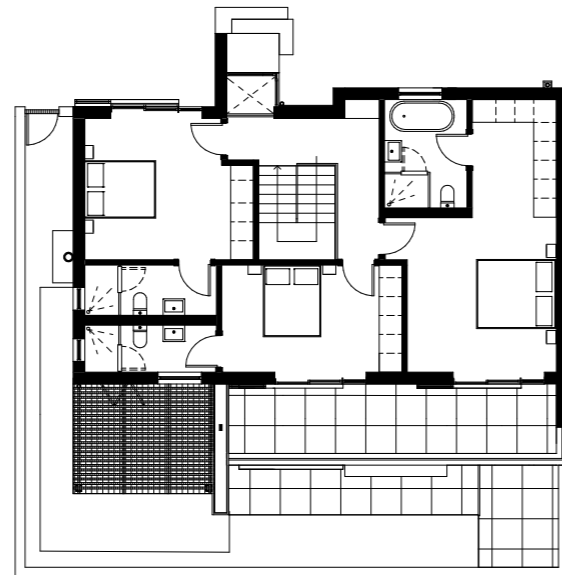
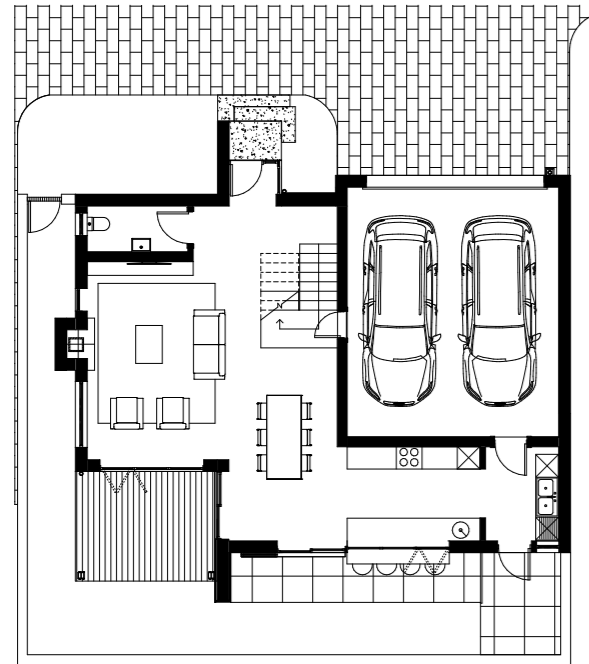
unit
type | M



bedrooms **3**
bathrooms **4**
double garage

inside **220m²**
deck **11m²**
terrace **9m²**

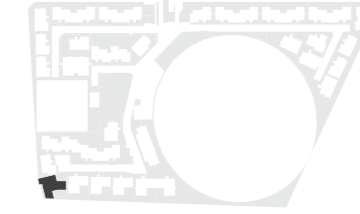
yard **5m²**
balcony **16m²**
total area **263m²**



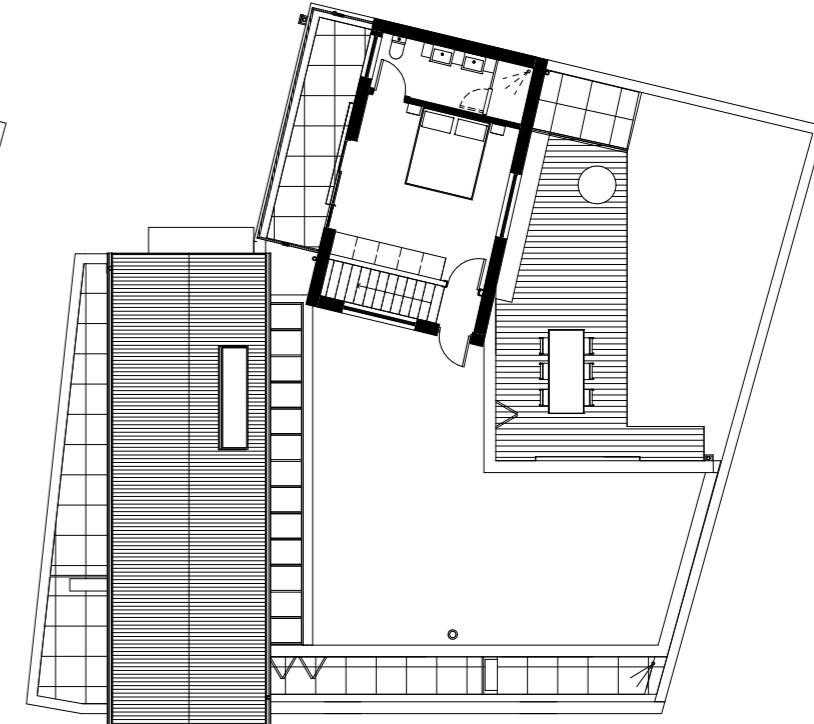
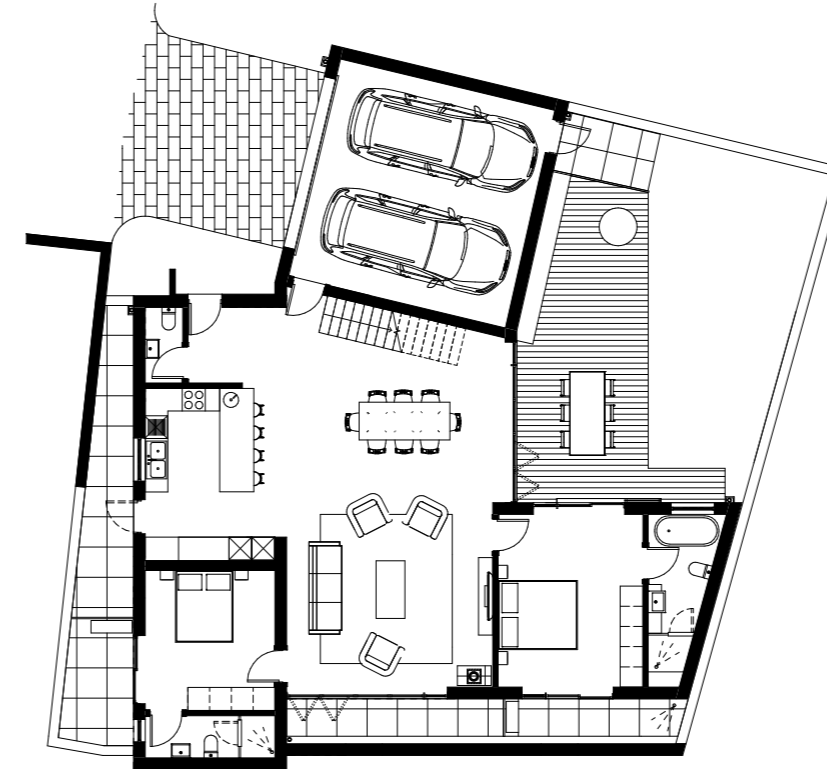
bedrooms **3**
bathrooms **4**
double garage

inside **220m²**
deck **29m²**
terrace **16m²**

yard **11m²**
balcony **9m²**
total area **285m²**

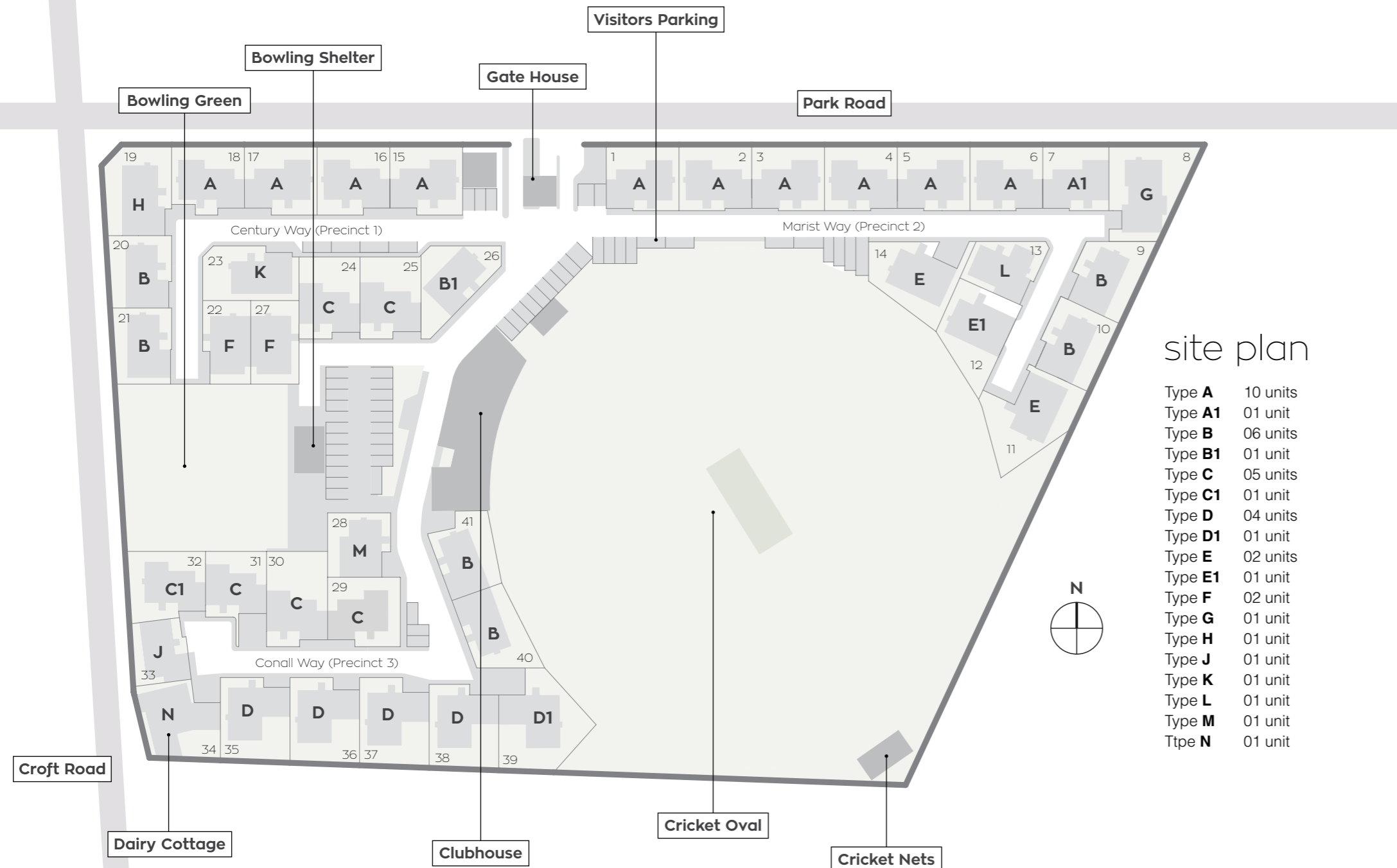


N | unit
type



dairy cottage

Historically this part of Rondebosch was used for pasture and cattle grazing, and in the 19th century dairy farms were established in the area. Dating back more than 100 years, this structure was part of the old Social Dairy Farm that used to operate on this site. The building has been renovated in keeping with its original character and a contemporary extension added along with a double garage, to create a unique family home centred around an enclosed courtyard.



site plan

| | |
|----------------|----------|
| Type A | 10 units |
| Type A1 | 01 unit |
| Type B | 06 units |
| Type B1 | 01 unit |
| Type C | 05 units |
| Type C1 | 01 unit |
| Type D | 04 units |
| Type D1 | 01 unit |
| Type E | 02 units |
| Type E1 | 01 unit |
| Type F | 02 unit |
| Type G | 01 unit |
| Type H | 01 unit |
| Type J | 01 unit |
| Type K | 01 unit |
| Type L | 01 unit |
| Type M | 01 unit |
| Type N | 01 unit |

specifications

Every element of your new home will be meticulously designed and finished to the highest standards with attention to detail and material. There are several optional upgrades to the standard specification and can be discussed in more detail with your sales representative.

Kitchen: Caeserstone countertops, Hans Grohe taps, integrated Miele appliances

Bedrooms: built in satin or gloss sprayed duco MDF cupboard units, built-in TV units, optional wallpaper on feature wall.

Bathrooms: custom stone top vanity, underslung basin, Hans Grohe mixers and taps, 900x450 porcelain tiles or vinyl floor, free standing bath, heated towel rails, floating shelf display and Bathroom Butler accessories. Underfloor heating in en-suite bathrooms.

Flooring: options include vinyl flooring or luxury tiles in downstairs areas and a choice of vinyl flooring, luxury tiles or carpet in upstairs bedrooms.

Optional upgrades: hardwood flooring, extended Balau hardwood decking, swimming pool, Jacuzzi, built-in gas braai or wood burning braai. Underfloor heating, air-conditioning, home automation, CCTV camera and monitors.



security

Your family's safety is a priority at Rondebosch Oval and the estate includes the following security features for complete peace of mind:



Secure perimeter walls with electric security fence surrounding the perimeter and digital HD CCTV cameras



Biometric access readers at the entrance with finger print access for residents and permanent staff or domestic workers.



Security and visitor communication from each home via intercom system at entrance to audio telephone in each unit.



24 hour uniformed security guards to manage access control and patrol estate with armed response as emergency backup. Includes 10 point tagging system linked to 24hr control room with digital stay-awake system.



Passive wireless alarm systems in houses with zoned keypads, wireless control panel, back up battery, siren, infra red beams in garden, radio transmitter to security company or armed response.



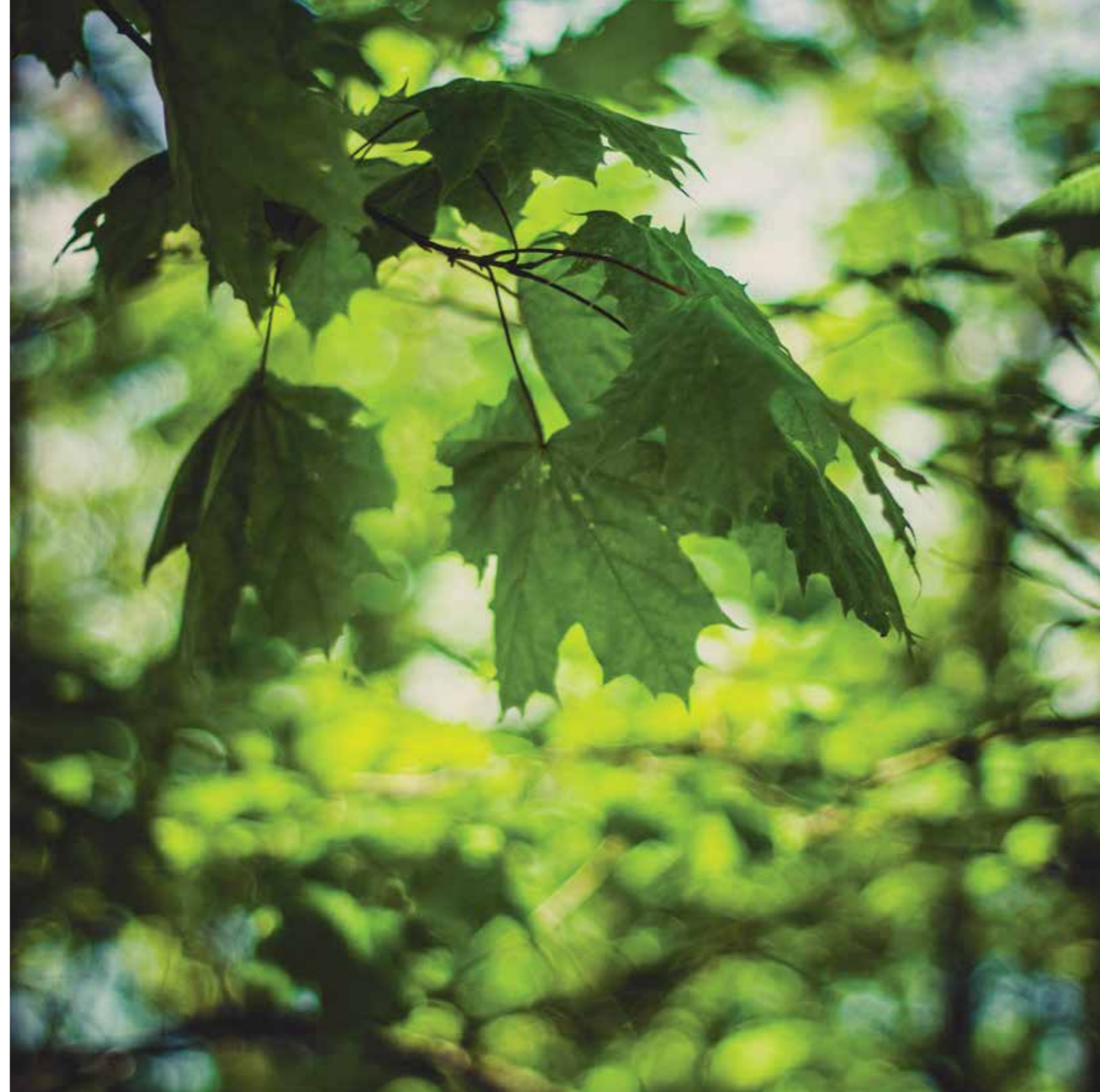
Visitor access monitored by security through scanning and screening of visitor's driving license and car license disc upon arrival.



Backup power supply to maintain security systems and essential lighting during loadshedding.



Well lit, open neighbourhood layout encourages natural surveillance and safe shared spaces.



green living

Rondebosch Oval has been designed taking into account sustainable principles with the aim of reducing energy consumption.



The houses have been oriented to make the most of natural daylight, with plenty of openable windows for natural ventilation.



The units make use of energy efficient heating and are all fitted with insulated geysers to save energy.



All taps, showers and toilets are fitted with low-flow fittings.



Energy saving LED light fittings are used in homes as well as throughout the estate.



All paint used is VOC-free (volatile organic compounds) making it safe for your family.



Landscaping makes use of indigenous plants which are naturally water-wise.



Recycling facilities are provided in the estate.

Rawson Developers

With over 20 years of experience, the team at Rawson Developers has built and successfully launched more than 2,500 homes in over 50 different developments. Every development further reinforces our strong foundation of integrity, quality workmanship and excellent services, establishing Rawson Developers as leaders in the industry. We have an unrivalled reputation for developing world class developments every time, in record time. Rawson Developers has an in-depth understanding of every aspect of property development, from the feasibility phase right through construction to completion and marketing.

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dhk

dhk Architects

dhk is an established design-led multidisciplinary practice encompassing architecture, interior design and urban design. The practice operates from offices in Cape Town, Johannesburg and Port Elizabeth, and is currently working on projects throughout South Africa and Africa. Our portfolio covers all sectors including commercial, education, retail, residential, public, and hotels. With a proven track record in delivering high-end residential developments, dhk is proud to partner with Rawson Developers on Rondebosch Oval.

www.dhk.co.za

Brochure design dhk architects

