

# DE VELDE



*Luxury Apartments*  
in SOMERSET WEST, CAPE TOWN



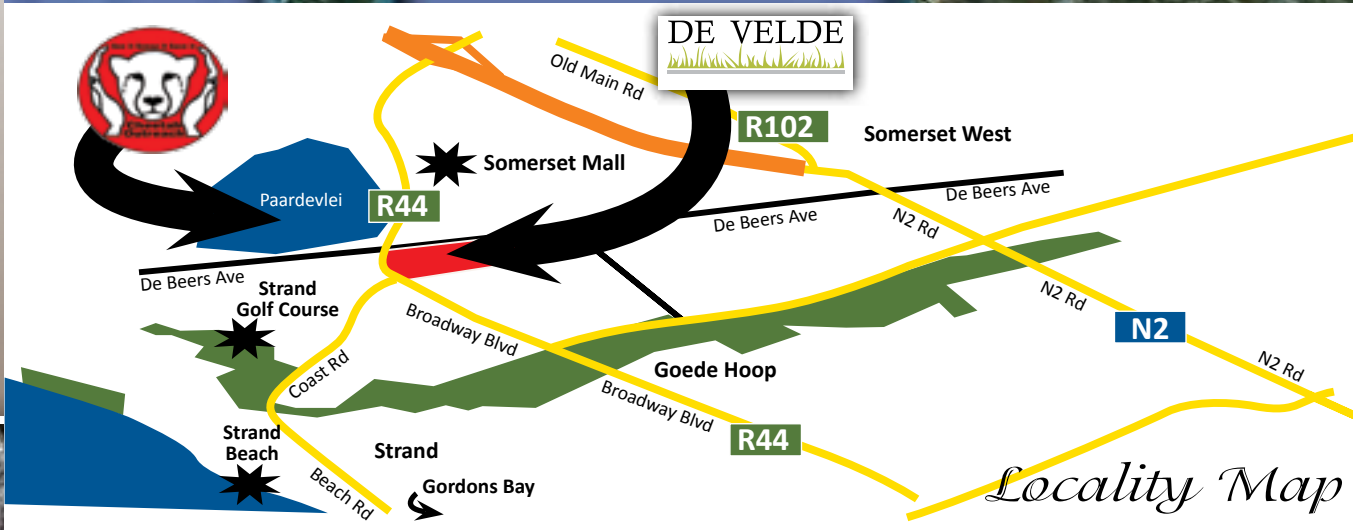
*Balwin*  
PROPERTIES



# DE VELDE

## *Exceptional Facilities*

- Chi Chi Sense's Spa
- Wine Cellar
- Clubhouse
- Entertainment Area
- Childrens Play Area
- Braai Area
- Spectacular Pool Area
- Picnic Pockets
- Gym
- Fitness Track
- Squash Facility
- Multi-Purpose Sports Field
- Herb Garden



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PROPERTIES

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*Gate House*



*Club House*



*Show Apartment*



*Club House*



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PROPERTIES

# DE VELDE



*Show  
Apartments*



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Lounge



Main Bedroom



Kitchen



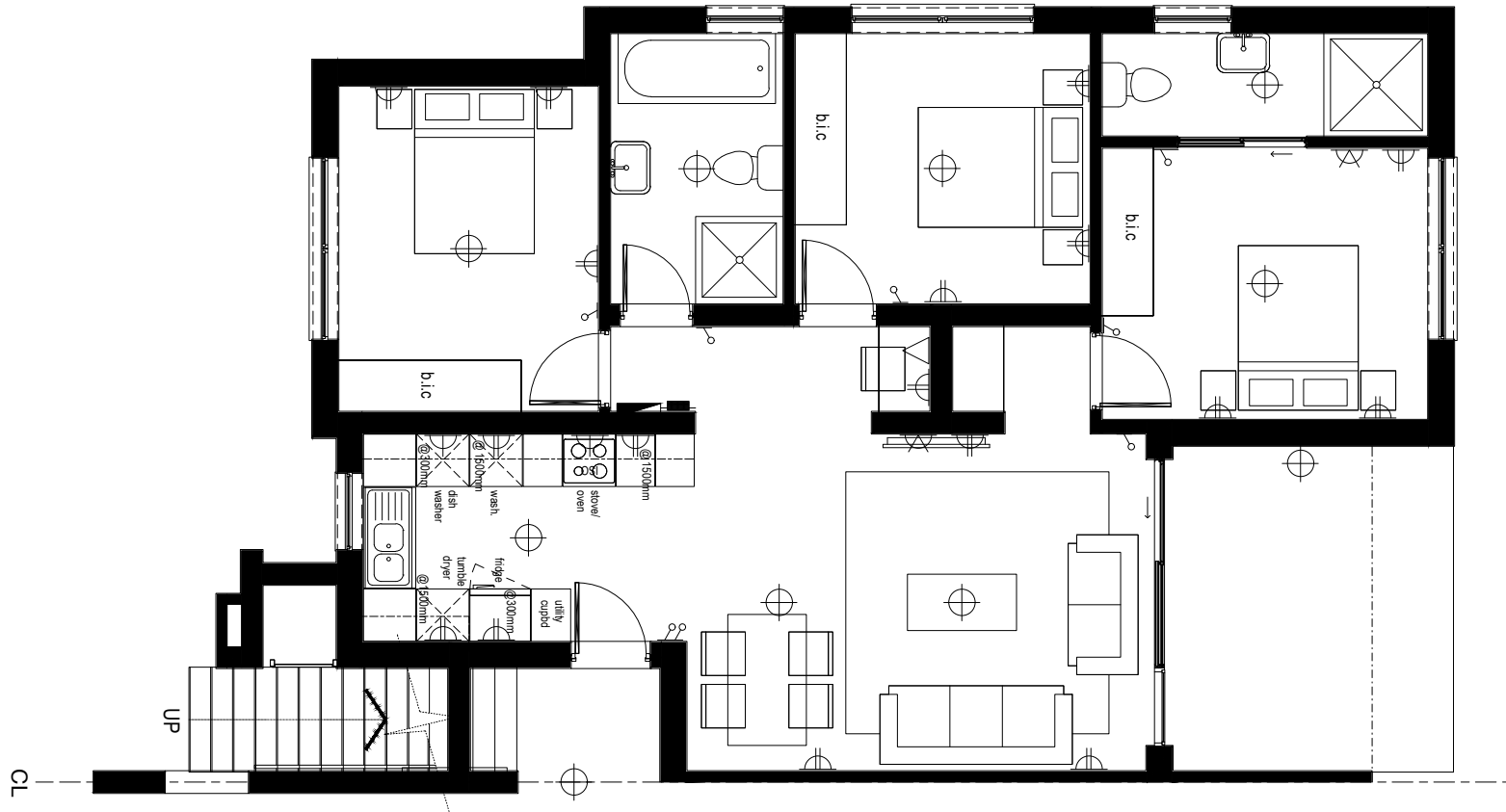
Patio



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# Block G, H, I, K - Apartment Q

## 3 Bedroom 2 Bathroom

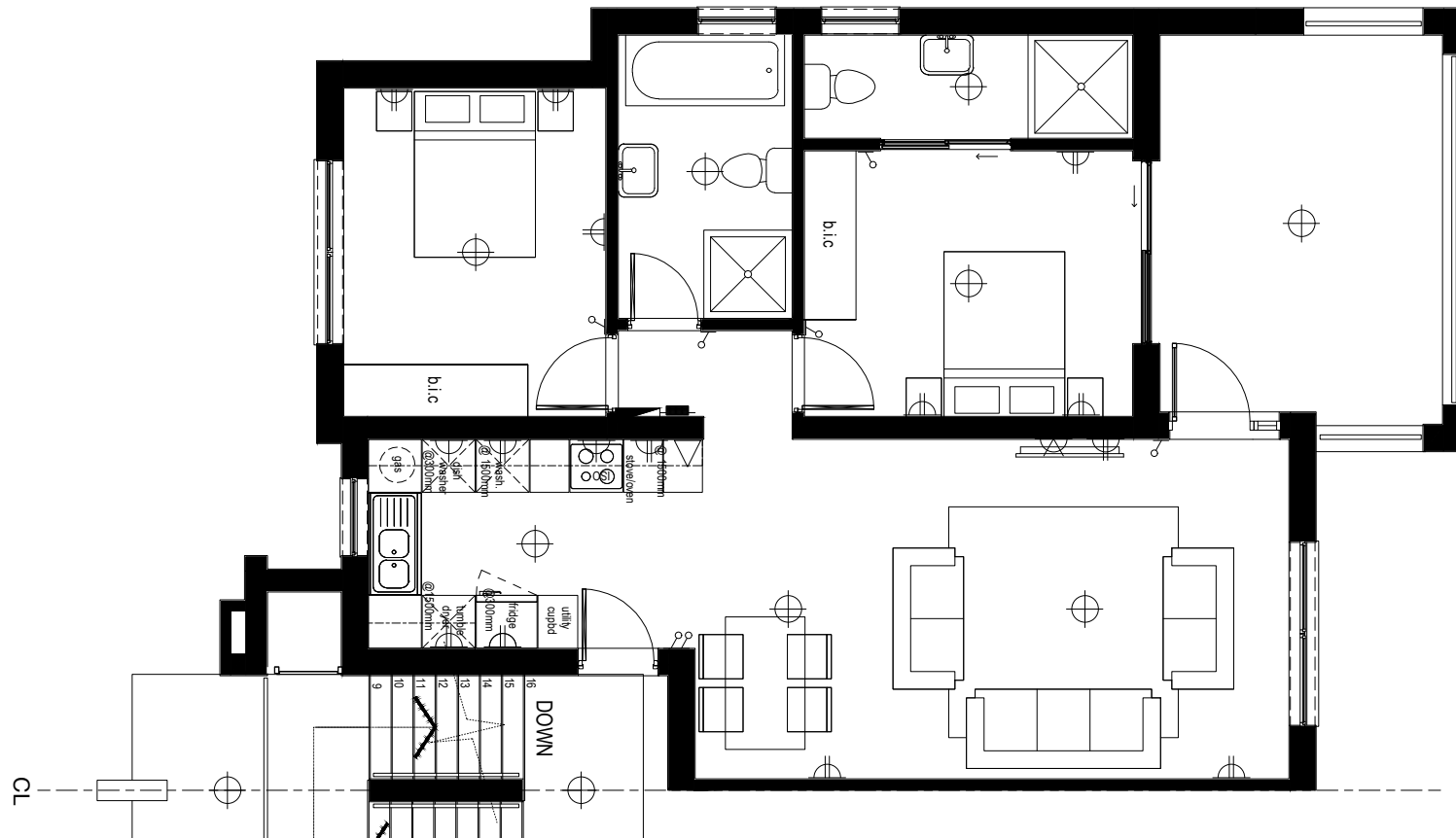


**Ground Floor**  
Unit - 95.8m<sup>2</sup>  
Patio - 12.3m<sup>2</sup>  
Total - 108.1m<sup>2</sup>



# Block G & J - Apartment 0

## 2 Bedroom 2 Bathroom

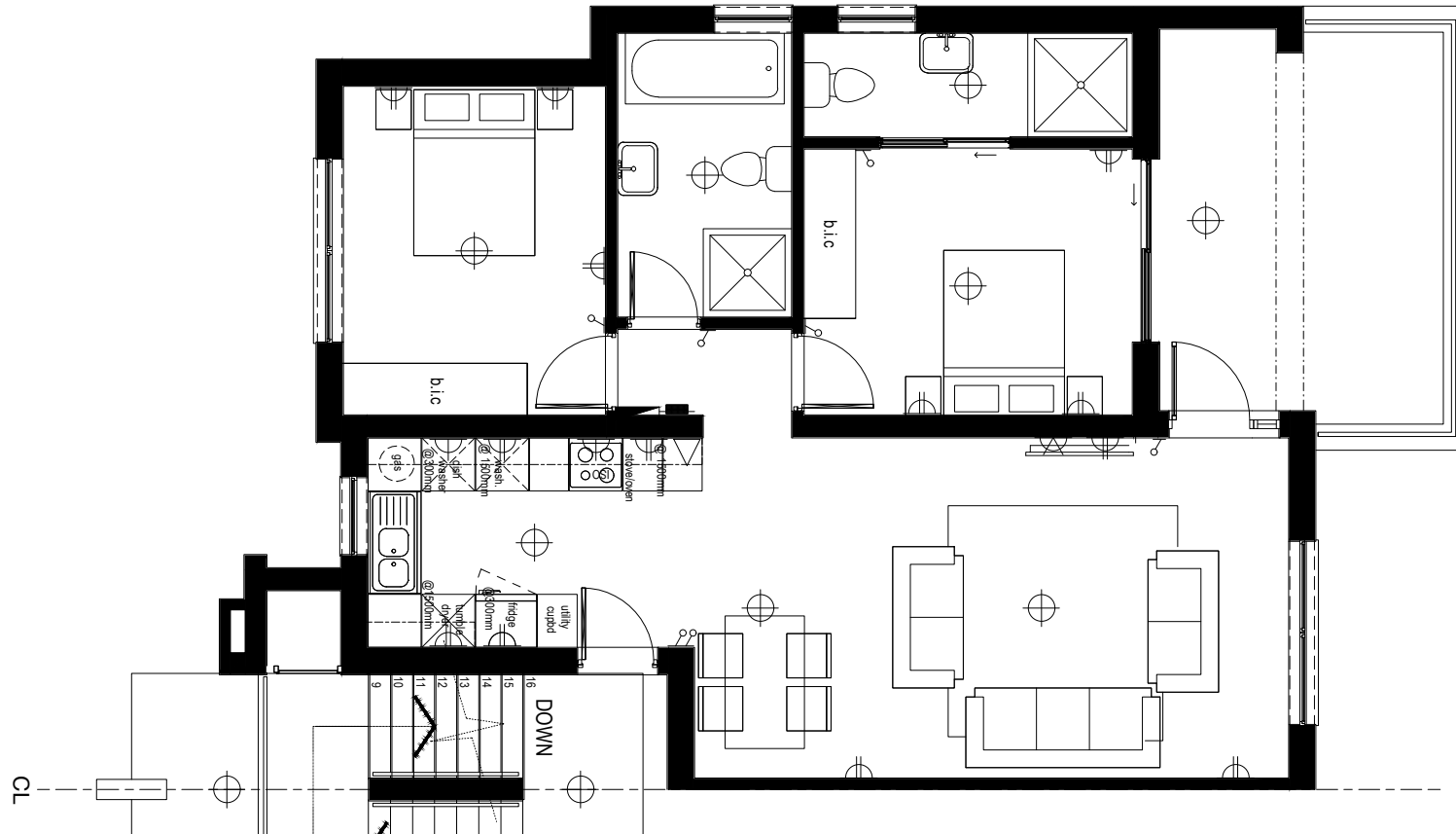


**First Floor**  
Unit - 84.6m<sup>2</sup>  
Balcony - 16.9m<sup>2</sup>  
Total - 101.5m<sup>2</sup>



# Block G, H, J, K - Apartment N

## 2 Bedroom 2 Bathroom



**Second Floor**  
Unit - 84.6m<sup>2</sup>  
Patio - 16.9m<sup>2</sup>  
Total - 101.5m<sup>2</sup>





# Block G & K - Apartment K

## 2 Bedroom 2 Bathroom



**Third Floor**  
Unit - 76.9m<sup>2</sup>  
Balcony - 15.2m<sup>2</sup>  
Total - 92.1m<sup>2</sup>



# Block H & K - Apartment P

3 Bedroom 2 Bathroom

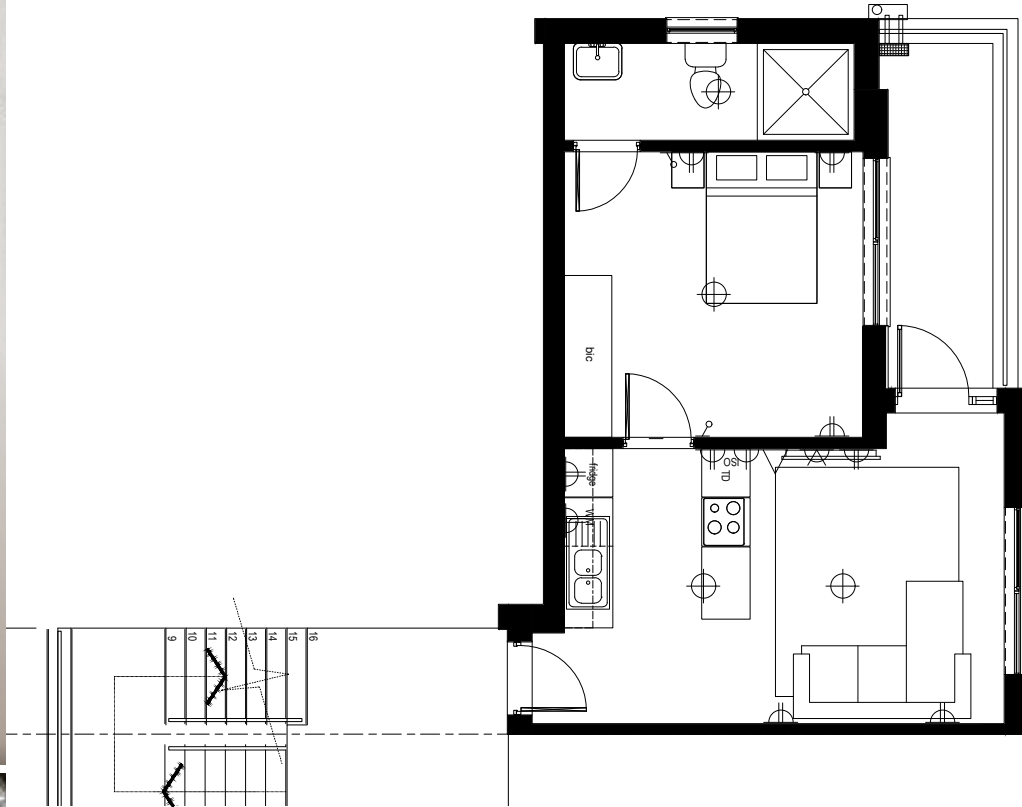


**First Floor**  
Unit - 95.8m<sup>2</sup>  
Balcony - 9.8m<sup>2</sup>  
Total - 105.6m<sup>2</sup>

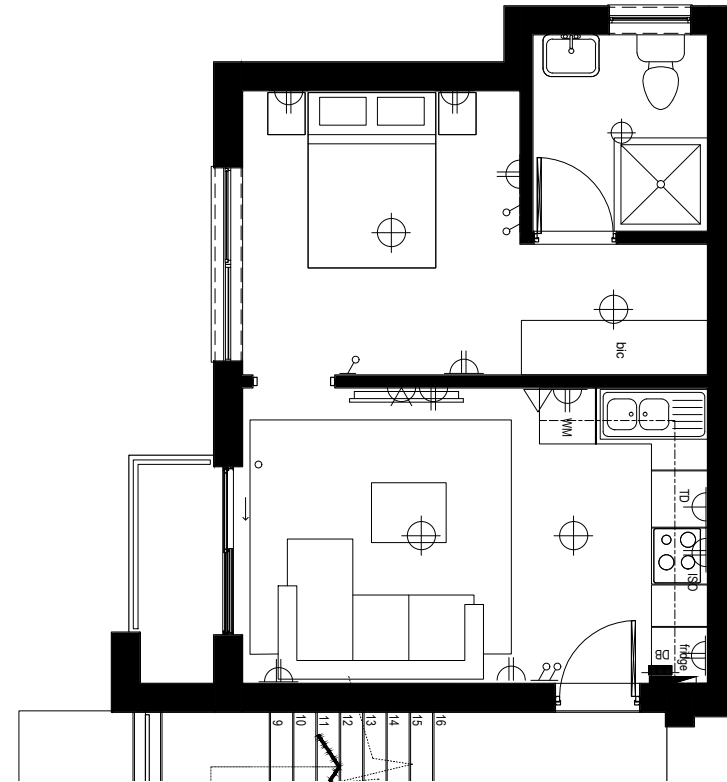


# Block H & I - Apartment M & L

1 Bedroom 1 Bathroom



Apartment M



Apartment L

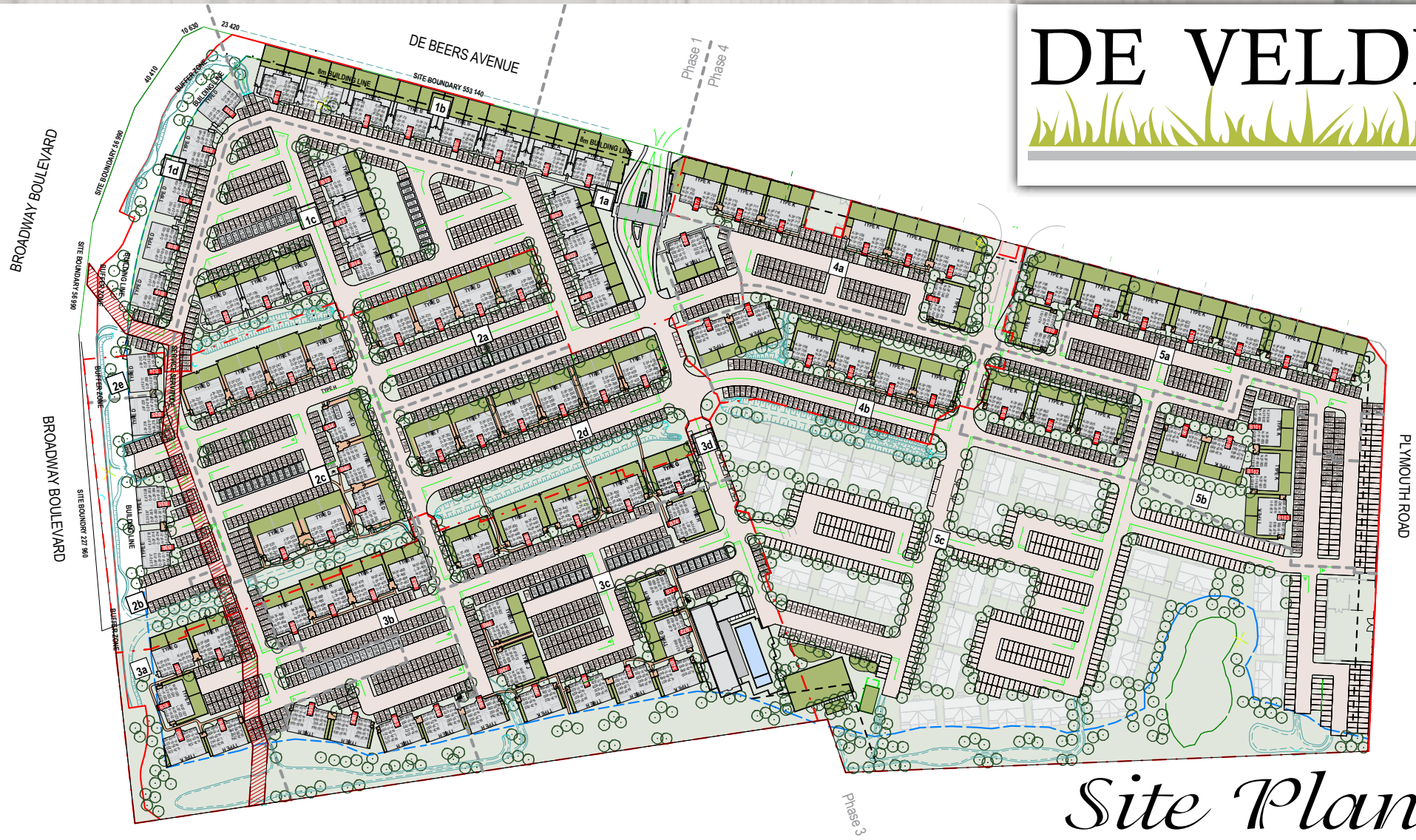


**Apartment M**  
Third Floor  
Unit - 45.0m<sup>2</sup>  
Balcony - 7.5m<sup>2</sup>  
Total - 52.5m<sup>2</sup>

**Apartment L**  
Third Floor  
Unit - 39.1m<sup>2</sup>  
Balcony - 2.2m<sup>2</sup>  
Total - 41.3m<sup>2</sup>

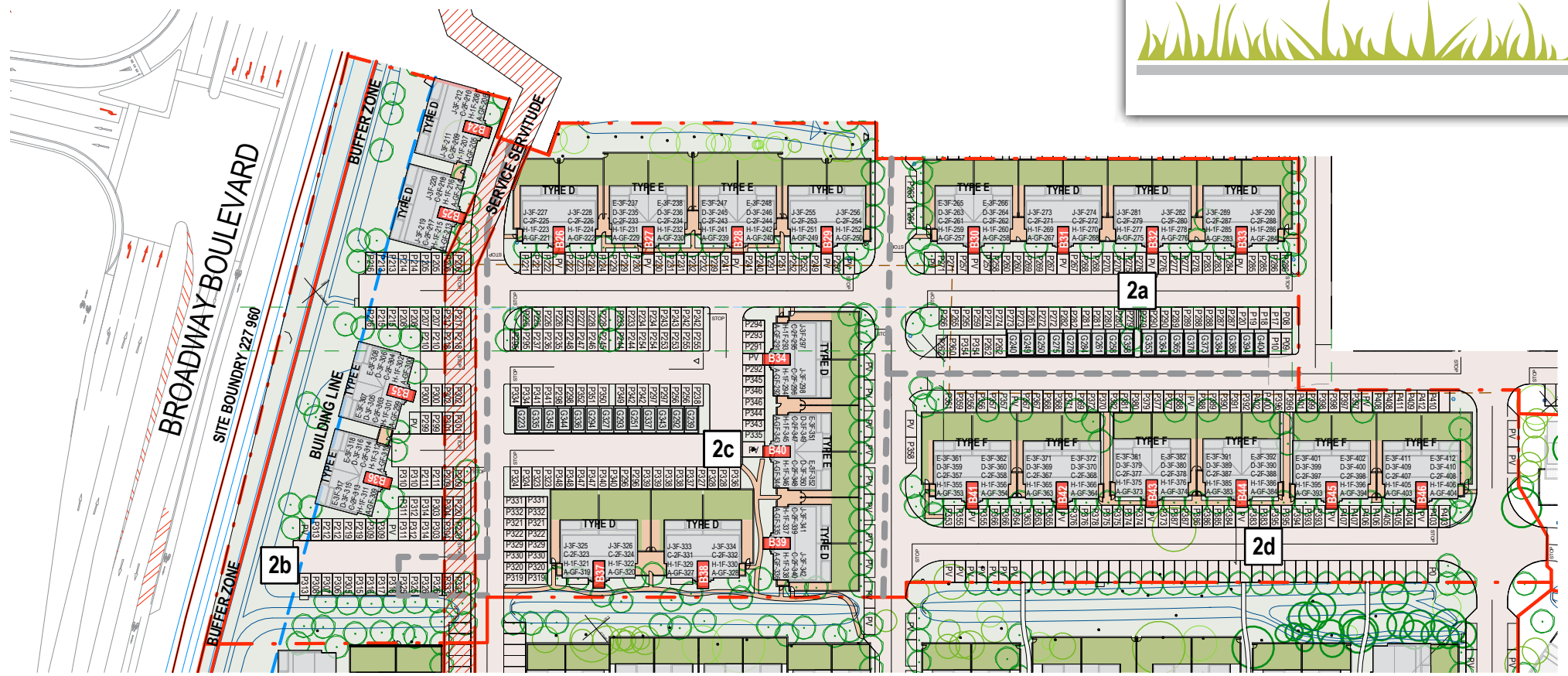


# DE VELDE



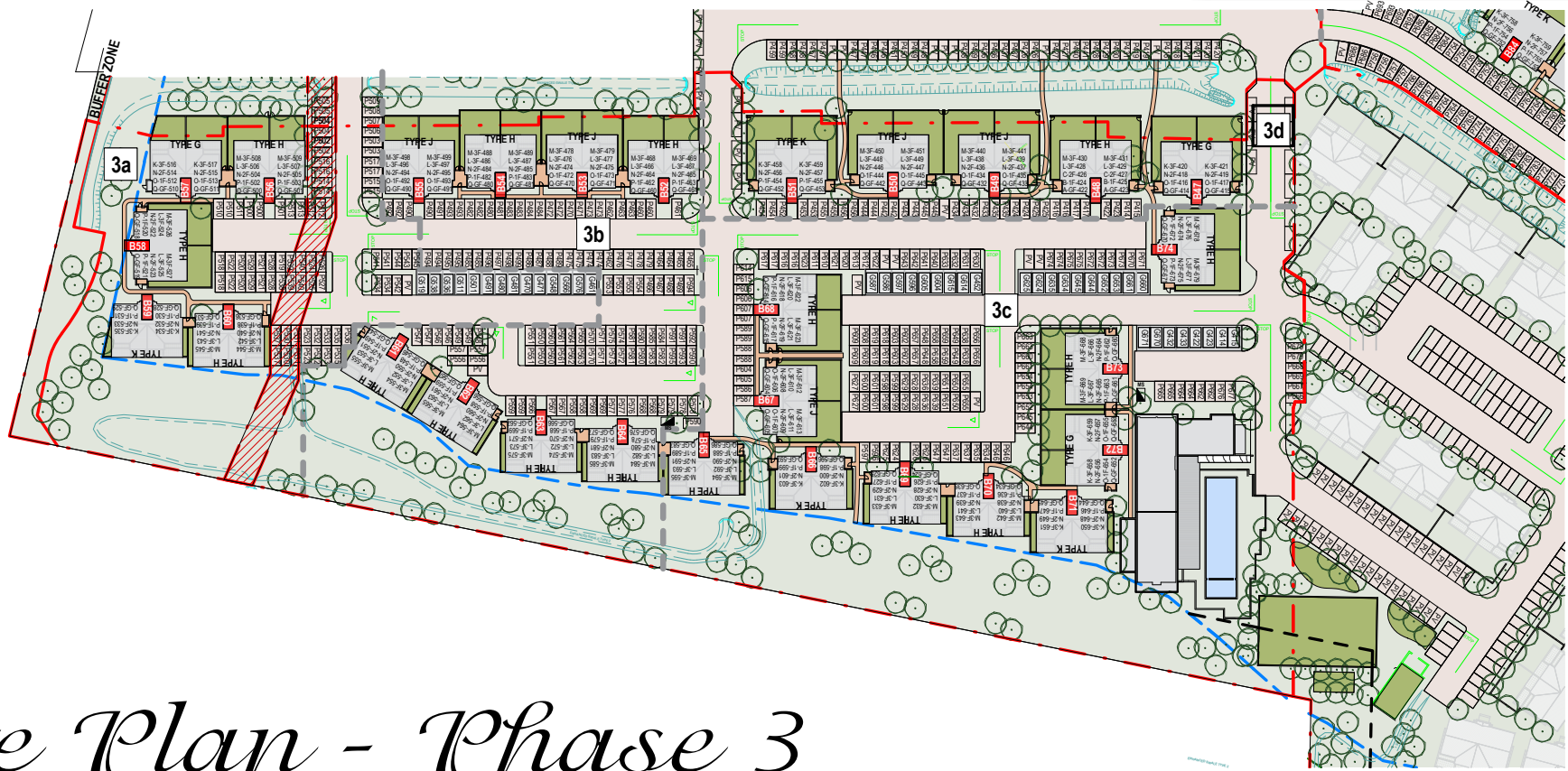
## Site Plan





*Site Plan - Phase 2*





*Site Plan - Phase 3*



# Specifications

## New Building Specification & Finishes

1. EXTERNAL BRICKWORK
  - SPONGE PLASTER AND PAINT
2. INTERNAL BRICKWORK
  - ONE COAT SPONGE PLASTER AND PAINT
3. ROOF COVERING
  - VICTORIA PROFILE ROOF SHEETING
  - WATERPROOFED CONCRETE SLABS
4. WINDOWSILLS
  - CONCRETE SILL
  - INTERNAL TILED
5. FLOOR COVERING
  - ALL FLOORS TILED
6. CEILINGS
  - PAINTED CEILING
7. WINDOWS
  - ALUMINIUM
8. CORNICES
  - AS PER SHOW UNIT
9. FRONT DOOR
  - FIRE DOOR WITH FRAME
10. PATIO DOOR
  - ALUMINIUM SLIDING DOORS
11. INTERNAL DOORS
  - HOLLOWCORE DOORS WITH PAINTED FRAMES
  - SLIDING DOORS WITH DEAD BOLT
  - INTERNAL 3 LEVER BRUSHED STAINLESS STEEL
  - FRONT DOOR KNOB CYLINDER
12. LOCKSETS
  - AS PER SHOW UNIT
13. WALL TILING
  - WHITE CEASAR STONE AS PER SHOW UNIT
14. KITCHEN TOPS
  - STAINLESS STEEL SINK
  - PILLAR TYPE SINK MIXER
  - WASHING MACHINE STOP COCK
15. SANITARY WARE KITCHEN
  - WHITE FREE STANDING BATH
  - BATH MIXER & NIKI SPOUT
  - WHITE BASIN VANITY
  - BASIN MIXER
  - WHITE TOILET SEMI-CLOSE COUPLE
  - BATHROOM FITTINGS AS PER SHOW APARTMENT
  - SHOWER ROSE AND ARM
  - CHROME SHOWER DOOR WITH CLEAR GLASS
  - SHOWER MIXER
16. SANITARY WARE BATHROOMS
  - SKIRTINGS
  - AS PER MUNICIPAL REQUIREMENTS
17. SKIRTING
  - ONE PER GROUND FLOOR APARTMENT IN GARDEN
18. PLUMBING
  - TO MUNICIPAL REQUIREMENTS
19. GARDEN TAPS
  - AS PER LAYOUT (ENERGY EFFICIENT LIGHTING)
20. SEWERS
  - AS PER LAYOUT
21. INTERNAL LIGHTING
  - AS PER LAYOUT
22. EXTERNAL LIGHTING
  - AS PER LAYOUT
23. PLUG POINTS
  - AS PER LAYOUT (PVR: LOUNGE ONLY)
24. TV POINT
  - ONE PER UNIT AS PER LAYOUT
25. TELEPHONE (POINT ONLY)
  - HOT WATER SYSTEM
26. WATER HEATING
  - PREPAID METERS
27. ELECTRICITY
  - AS PER ARCHITECT SPECIFICATION
28. PAINTING
  - AS PER SHOW UNIT
29. LIGHTING FITTINGS

## 30. KITCHEN APPLIANCES

31. KITCHEN
32. B.I.C.
33. GUTTERS
34. TILING

35. ELECTRICAL
36. PATIO

## External Works

1. BOUNDARY WALLING
2. SECURITY
3. PAVING
4. LANDSCAPING
5. INTERCOM SYSTEM
6. ENTRANCE
7. GARDEN WALLS
8. PARKING BAYS

9. REFUSE

## Clause:

1. THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE OR REPLACE ANY OF THE ABOVE WITH AN EQUIVALENT OR IMPROVED PRODUCT SHOULD PROBLEMS OF AVAILABILITY ARISE, OR FOR ANY OTHER REASON.
2. NO PRIVATE WORK OR ALTERATIONS WILL BE TOLERATED.
3. GARDEN SIZES AND CONFIGURATION MAY VARY FROM PLAN TO ACCOMMODATE SITE CONDITIONS.
4. PARKING ALLOCATION MAY VARY FROM PLAN TO ACCOMMODATE SITE CONDITIONS.

## 2 BEDROOM & 3 BEDROOM APARTMENTS

- BLACK UNDERCOUNTER ELECTRIC OVEN
- GAS HOB AND EXTRACTOR
- STAINLESS STEEL FRIDGE
- WASHING MACHINE
- TUMBLE DRYER
- PLUMBED FOR A DISHWASHER

## 1 BEDROOM APARTMENTS

- BLACK UNDERCOUNTER ELECTRIC OVEN
- GAS HOB AND EXTRACTOR
- STAINLESS STEEL FRIDGE
- WASHING MACHINE
- TUMBLE DRYER
- AS PER LAYOUT
- AS PER LAYOUT
- AS PER LAYOUT
- ALL TILING TO BE AS PER THE SHOW APARTMENT. NO DEVIATION WOULD BE ALLOWED
- AS PER LAYOUT
- AS PER LAYOUT

- AS PER SITE LAYOUT
- ELECTRIC FENCE
- AS PER PLAN
- AS PER PLAN
- PROVIDED
- AUTOMATED BOOM SYSTEM
- TO BE DETERMINED ACCORDING TO SITE CONDITIONS
- TWO COVERED BAYS PER 3 BED & 2 BED APARTMENTS
- ONE COVERED BAYS BAY PER 1 BED APARTMENT
- POSITIONING OF PARKING TO BE DETERMINED ACCORDING TO SITE CONDITIONS
- ECO-FRIENDLY WASTE MANAGEMENT SYSTEM



**Balwin**  
PROPERTIES

# DE VELDE



## *Luxury Apartments*

in SOMERSET WEST, CAPE TOWN



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