

HOUT BAY

Part of the  
**Seeff**  
DEVELOPMENTS  
COLLECTION



ROYAL 29

# THE LOCATION

Royal29 is a contemporary residential apartment block of six unique residences. Situated in the urban heart of Hout Bay along a direct gateway to the crisp white dunes and clear Atlantic waters easily accessed by foot. The close proximity to the beach, eateries, coffee shops, MyCityBus and general amenities gives rise to a walkable lifestyle, more commonly related in Europe. The sites' surrounding perspectives of linked mountain peaks, silhouetting against the piercing blue skies, preside here.

## UNITS FROM R2 599 000 (No Transfer Duty)

- 2 and 3 bedroom units
- Secure and central
- Units from 77m<sup>2</sup> to 133m<sup>2</sup>
- Open plan living spaces
- Energy efficient
- Private balcony and terraces (upper floors)
- Private garden and pool (ground floor)
- Built-in Braais
- Mountain Views
- Rain water harvesting
- Solar water heating or heatpumps
- Secure basement parking
- Optional basement storeroom units available

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## PROPERTY FEATURES

This contemporary block designed by Darryl Croome Architects, comprises six bespoke units. All of the units lead to private decks or balconies with built in braais. The ground floor units enjoy private gardens & pools on their North Western aspects, capitalizing on the afternoon sun while sheltering the area from the prevailing summer winds. Extensive use of modern and textured materials, used to craft the internal living areas, bathrooms and kitchens give the spaces a fresh and crisp feel. Three Penthouse units above comprising of 3 bedrooms each have been designed over 2 storeys, featuring expansive and double volume internal living areas leading to view terraces and balconies, ideal for summer entertaining and braaiing. Energy efficient heatpumps or solar heaters supply the hot water to the units. Each unit is provided with secure basement parking bays.

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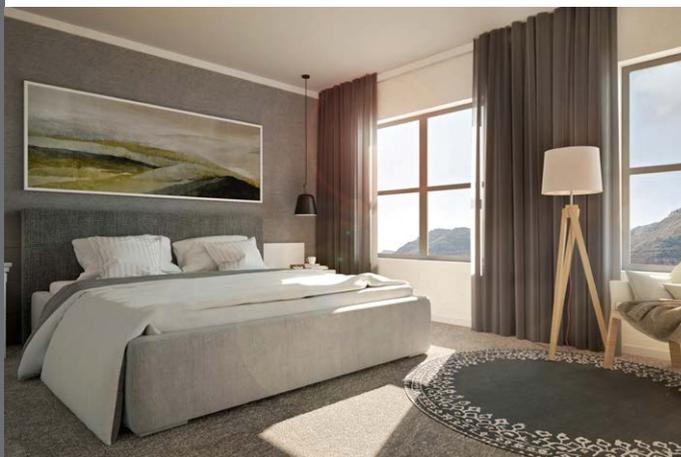
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# THE LIFESTYLE

Royal29 offers suburban living conveniences with the outdoor lifestyle which only Hout Bay can offer. Mountainous views which surround the site, a plethora of hiking and walking trails, outdoor activities ranging from trail running, cycling, SUP'ing, fishing, kayaking to yachting or scenic drives along Chapmans Peak Drive to Constantia's wine route. The building offers sustainable living with energy efficient fittings, lighting, solar and heat pumps. Spacious living areas open onto balconies, garden & pool, promoting a healthy indoor / outdoor flow, while maintaining the buildings' contemporary form.



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# THE DESIGN

Six exclusive apartments in Hout Bay's quiet Royal Avenue with a glimpse of the bay, have been designed by Darryl Croome Architects to take full advantage of this unique location.

Royal29 has maritime links with the beach and harbour in walking distance. This has influenced the design which has been enhanced with the level of architectural detail and selection of materials, whether it be balustrading with stainless steel cables, timber decking or its signature timber facade cladding, reminiscent of coastal drift wood.

The architecture also pays homage to the historical cape vernacular, for which Hout Bay is world renowned (..think Kronendal, Cape Dutch farmsteads and barns..). The architectural treatment of white facades in classical proportioning with charcoal 'lean-to' roofs provide an appropriate backdrop for a green approach with the facade planters.

The charcoal textured base allows the building to visually elevate itself from street level, with streetscape landscaping offering screening, shade and privacy from the road.

A secure covered entrance with intercoms and landscaping is provided at street level.

#### **The building comprises four levels:**

- Secure basement parking for 12 cars, with individual stores for each unit.
- First level – three simplex units (2 bedrooms)
- Second level – three duplex units (3 bedrooms)

#### **Distinctive features:**

- Garden units with split level timber deck, braai terrace and pool deck surround, and generous gardens
- Double volume duplex units with mezzanine studies overlooking living areas
- Generous kitchens and ample built in cupboards and storage throughout
- All main bedroom en-suites are full bathrooms with freestanding baths
- All balconies have planters
- All units have built-in braais.

Solar water heating and heat pumps, with LED lighting, add to the green approach.

Each unit is uniquely different with an indoor-outdoor flow to braai terraces, with generously proportioned spaces naturally ventilated and filled with sunlight, from morning sun in the east, to the west setting sun.

Landscaping is integral to the Royal29 experience, with water-wise indigenous planting.

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## GARDEN UNITS

### UNIT G01

77m<sup>2</sup> Internal  
16m<sup>2</sup> Deck  
61m<sup>2</sup> Garden  
6m<sup>2</sup> Pool  
2 Bedrooms  
1 Bathroom  
Basement Parking

### UNIT G02

88m<sup>2</sup> Internal  
22m<sup>2</sup> Deck  
51m<sup>2</sup> Garden  
6m<sup>2</sup> Pool  
2 Bedrooms  
2 Bathrooms  
2 Basement Parkings

### UNIT G03

77m<sup>2</sup> Internal  
16m<sup>2</sup> Deck  
61m<sup>2</sup> Garden  
6m<sup>2</sup> Pool  
2 Bedrooms  
1 Bathroom  
Basement Parking



GROUND FLOOR PLAN

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## PENTHOUSE UNITS

### UNIT F04

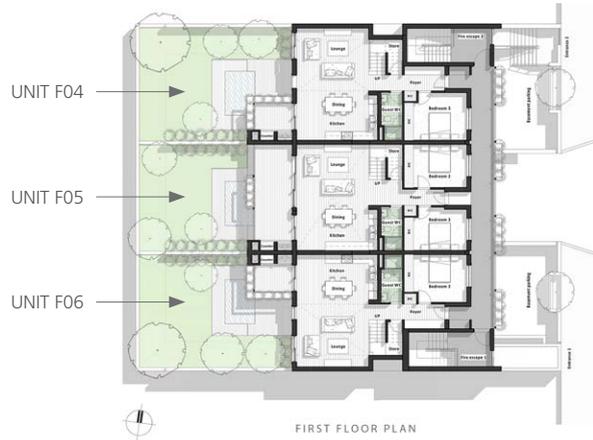
131m<sup>2</sup> Internal  
7m<sup>2</sup> Balcony  
3 Bedrooms  
2 Bathrooms  
2 Basement Parkings

### UNIT F05

133m<sup>2</sup> Internal  
20m<sup>2</sup> Balcony  
3 Bedrooms  
2 Bathrooms  
1 Mezzanine Study  
2 Basement Parkings

### UNIT F06

131m<sup>2</sup> Internal  
7m<sup>2</sup> Balcony  
3 Bedrooms  
2 Bathrooms  
2 Basement Parkings



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**WEST ELEVATION**

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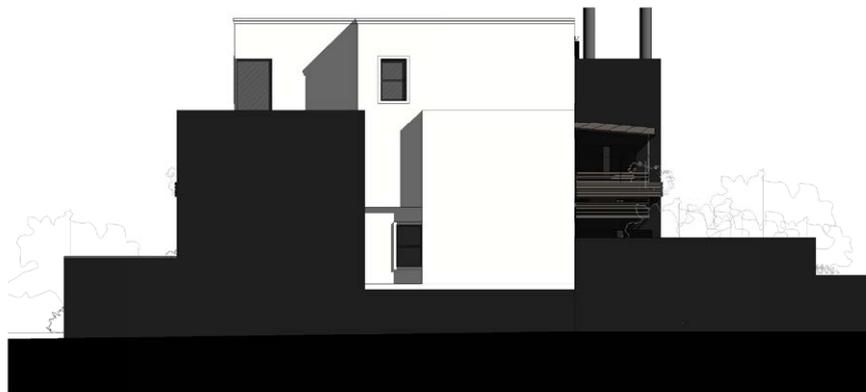
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## THE ELEVATION PLANS



**NORTH ELEVATION**

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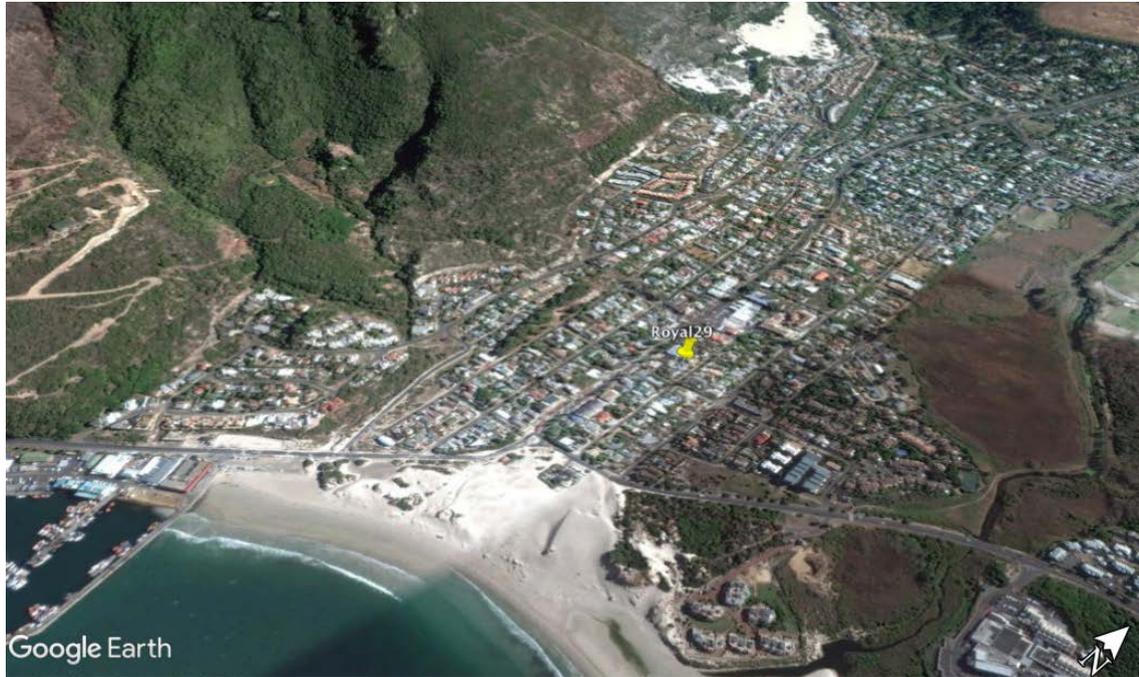
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# THE POSITION



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# HOME SPECIFICATIONS

## FLOOR FINISHES

### INTERNAL

- Glazed, porcelain tile 600 X 600mm - Guest WC, Bathrooms
- Timber 'look' vinyl 3mm thick glue-down 'plank' as per "Aspen Flooring" or similar - Entrance / foyer, Kitchen, Living Room, Dining Room, Landing / Room (Study)
- Carpet installed on under-felt - Bedrooms
- Solid S.A. Pine structure on supporting brickwork stained and sealed to specification - Stairs in apartments

### EXTERNAL

- Exposed aggregate pavers (110 x 220mm) - Driveway Ramp
- Self weathering timber decking (on screeds to fall with waterproofing to detail) - Deck & pool surround, Balconies
- Paving /cobbles to landscape designer's details - Pavement
- Glazed, porcelain tile 600 X 600mm with class C; 'R11' non slipish - Pedestrian Entrance

## WALL FINISHES

### INTERNAL

- Glazed, colour body porcelain tile 600 X 600mm - Full height bathroom walls where indicated
- 1 coat plastered, Midas skim fill & painted to specification - All walls except where tiled.

### EXTERNAL

- Plastered and painted to specification - Refer to Architect's Elevations & 3D's for colour combination indication.

## SKIRTINGS

- S.A. Pine skirting, 100 x 22mm with shadow-line detail, primed both sides and painted to specification - Entrance / foyer, Lounge, Kitchen / Dining, Bedrooms
- Porcelain tile skirting 100mm high (as per relevant floor tile) grouting to Architect's approval - Un-tiled/ plastered bathroom walls where indicated, Communal walkways, Balconies

## CEILINGS / SOFFITS & CORNICES

### INTERNAL

- Skimmed and painted concrete to specification - Throughout apartments except where indicated
- Suspended Rhinoboard ceiling with Donn shadowline cornice to Architect's detail - Second Level, Internal Bathrooms
- Suspended Rhinoboard bulkhead to Architect's detail - Where indicated to conceal mechanical ventilation ducting

### EXTERNAL

- Skimmed and painted concrete to specification - where indicated

## PAINT SPECIFICATION

### INTERNAL

- 1 Coat Midamax 190 (or similar approved) - All plastered walls
- 2 Coats Midalux 240 (or similar approved) (colour to further specification)
- 1 Coat Midas Woodprime, white (or similar approved) - Timber skirtings
- 1 Coat Midas Universal Undercoat - Timber Doors
- 2 Coats Midacoat Satin (or similar approved) (colour to further specification)
- 1 Coat Midas Arogon EF thinned 10% with Midas Arogon Thinners, white (or similar approved) - Bathroom Ceilings
- 2 Coats Midas Arogon EF (or similar approved) undiluted – Flat White
- 2 Coats Midas Midamax 190 (or similar approved) – white - Ceilings (except bathrooms), Bulkheads

### EXTERNAL

- 1 Coat Masonry Primer - Plastered walls
- 2 Coats Midalux 230 (or similar approved) (colour to further specification)
- 1 Coat Midas Metalprime (or similar approved) - Galvanized metal / steel
- 1 Coat Midas Universal Undercoat (or similar approved) - Balustrades / Steelwork
- 2 Coats Hammerite (or similar approved) – colour to architect's further specification

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# HOME SPECIFICATIONS (continued)

## WINDOWS AND DOORS

### ALUMINIUM

- Powder-coated aluminium – colour to further specification and approval.  
Section size to manufacturer's recommendation and Architect's approval - As per schedules

### TIMBER

- Solid hardwood door with horizontal grooved panels, frame with shadow-line detail. To Architect's specification painted to specification - Unit Entrance Doors
- Semi-solid flush doors with rebated solid timber frame to architect's detail, primed and painted to specification - Unit Internal Doors
- Semi-solid flush panel timber door painted to specification with standard 1.6mm single rebated steel frame primed and painted to specification - Store Room Doors
- Solid core flush panel commercial door and frame, Fire Rated and painted to specification, Frame and Hinges by door manufacturer with door closer by / to specialist's specification - Fire Escape Doors

## DOOR HARDWARE

### LOCKS

- As per specialist's specification – Type A– Euro profile cylinder dead lock (2keys) - Unit Entrance Doors
- As per specialist's specification – Type B-lever sash lock with 2 keys - Unit Internal Doors, Store Room Doors

### HANDLES

- As per specialist's specification – Type A – stainless steel pull handle on plate with matching cylinder escutcheon - Unit Entrance Doors
- As per specialist's specification – Type B – stainless steel lever handle with matching keyhole escutcheons - Unit Internal Doors, Store Room Doors

### HINGES

- Stainless steel rising butt hinges (or similar approved by Architect) and to specialist's specification - Unit Entrance Doors
- Natural Anodised aluminium, nylon washer, butt hinges (or similar approved by Architect) and to specialist's specification - Unit Internal Doors, Store Room Doors

## ROOF

- Diamondek AZ200 Zinalume roof sheeting with Colourbond finish (colour to be confirmed) with Thermocoustex fibre to underside of purlins installed as per manufacturer's instructions and to Architect's further detail - Where indicated on plans

## ELECTRICAL

### LIGHT FITTINGS – UNITS

- LED Down-lights - Bedroom 1, Bathrooms, Kitchen, Double Volume
- Pendant light fitting - Dining Room
- Surface mounted light fitting (bulkhead type) with energy saving lamp - Bedroom 2, Bedroom 3
- Surface Mounted Wall lights - Pool Patio Deck, Balconies
- Garden Spike Lights - Gardens

### LIGHT FITTINGS – COMMUNAL AREAS

- Surface Mounted Wall/Ceiling lights with energy saving lamp on day/night switch - Walkways
- Fluorescent light with diffuser linked to day/night switch - Basement parking
- Energy saving surface mounted ceiling / wall fitting - Store Rooms, Fire Escape
- Fluorescent light with diffuser linked to motion sensor - Refuse Room

## PLUGS AND SWITCHES

- Clipsal S3000 or Onesto Matrix (standard white) cover-plates, switches & sockets or similar approved. - Throughout
- Plugs / sockets centred at 300mm or 1100mm above finished floor level (unless otherwise specified)
- Switches centred at 1100mm above finished floor level (unless otherwise specified)
- Dimmer switches to down-lights - Bedroom 1, Living Room

## EXTRACTOR FANS

- White PVC cone inlet with concealed ducting, in-line fan with aluminium louvre to outlet, all to mechanical engineer's specification. Light switch operated. Relevant doors undercut by 20-25mm - Internal Bathrooms

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## APPLIANCES

- Oven – 60cm Smeg downstairs and 90cm Smeg upstairs. Loose standing unit with gas hob and electrical oven, stainless steel, no colours
- Extractor fan – integrated recirculating fan with recirculating kit - All Unit Kitchens

## DISTRIBUTION BOARD

- Positioned as per drawings and as recommended by Electrical Engineer - 1 per Apartment
- Prepaid electricity meter keypad installed next to D.B. - 1 per Apartment

## INTERCOM

- Aiphone system (or similar approved) 1x intercom point per apartment with panel at pedestrian and vehicular gate - 1 per Apartment

## TELEPHONE

- 1x Telephone point as per unit layout - 1 per Apartment

## TV & SATELLITE

- TV points as shown on plan linked to central antenna / dish – conduiting to include or allow for P.V.R. cabling for future installation - Living Room
- TV points as shown on plan linked to central antenna / dish - 1 per Bedroom

## JOINERY

### KITCHEN

- Laminated doors with matching high impact edges – colour to be confirmed
- Carcasses – A grade melamine with matching high impact edging
- Soft close runners & hinges to architect's approval
- Engineered stone counter-tops
- Handles to further specification

### BATHROOM VANITIES

- Laminated doors with matching high impact edges – colour to be confirmed
- Wall mounted floating unit with flap down door panel and stays
- Engineered stone counter-tops
- Handles to further specification

## BEDROOM CUPBOARDS

- Doors – white A grade melamine with high impact edges
- Carcasses – A grade melamine with matching high impact edging
- Handles to further specification
- Chrome finish hanging rails and fixing / fittings

## HWC / WASHING MACHINE CUPBOARD (WHERE APPLICABLE)

- As per bedroom cupboards - where indicated

## SAN-WARE

- WC – Wall hung pan with concealed cistern and flushplate (Geberit) - All Bathrooms
- BASIN – Under-mounted white ceramic basin - All Bathrooms
- BATH – Freestanding bath - Bathrooms – where shown
- BATH – built in bath Bathrooms – where shown

## BRASS-WARE

- BASIN MIXER – 'Grohe BauEdge' single lever mixer - All Basins
- BASIN WASTE – Chrome clicker waste - All Basins
- SHOWER / BATH MIXER – 'Grohe BauEdge' single lever mixer bath/shower - All Baths & Showers
- BATH FILLER – Nikki filler and overflow with non-return valve - All Baths
- BATH WASTE – Chrome clicker bath waste - All Baths
- SHOWER ROSE – 200MM diameter rain-spray type (flow restriction if applicable) - All Showers
- SHOWER ARM – 400mm long chrome shower arm - All Showers
- SHOWER GRATING – Square chrome grating and floor-trap (Kessel or similar) - All Showers
- KITCHEN – 'Grohe BauEdge' kitchen mixer - All Kitchens

## BATHROOM ACCESSORIES (RANGE TO FURTHER SPECIFICATION)

- 650mm Double Towel Rail – polished chrome - 1 per Bathroom
- Toilet Roll Holder (straight bar) – polished chrome - 1 per Toilet
- Single Robe Hook – polished chrome - 1 per Bathroom
- Glass shower shelf - 1 per Shower
- Soap basket / rack – polished chrome - 1 per Bath

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## SHOWER SCREENS

- Toughened glass shower screen - All Showers

## MIRRORS

- Mirror with shine polished edges conceal-fixed to backing board / frame recessed all round mirror edge and hung on wall with concealed cleat fixings. Backing board / frame to be painted to match wall colour. - 1 per Vanity / Basin

## SINKS

- Stainless steel double bowl, single drainer - inset sink with 'Spazio' plumbing kit for space saving and adjacent dishwasher connection / outlet - All Kitchens

## STOPCOCK & WATER METER

- Each unit to have water supply stop cock in easily accessible position outside 1 per Apartment
- unit to further detail and to be positioned with hot and cold water meter

## METAL WORK

### BRAAI

- Wood burning 'Jetmaster' braai (or similar approved) with built canopy/ surround and fibre cement flues (painted to specification) with stainless steel chimney/cowl at roof level - As per plans

## POST BOXES

- Powder-coated aluminium to further detail - 1 per Apartment

## BALUSTRADES

### EXTERNAL

- Self weathering timber slats on slab fixed galvanised steel stanchions (painted to specialist's specification - Walkways - Balconies

### INTERNAL

- S.A. Pine frame with stainless steel cable infill to Architect's detail and painted to specification - Apartment Stairs

## DRIVEWAY DOOR

- Sectional overhead aluminium door (to Architect's detail) with manual key

override and backup battery – 2 remotes issued per apartment - Driveway Ramp

## PEDESTRIAN GATE

- Slatted aluminium gate to architect's detail with electric striker lock on door closer arm with stainless steel pull handle to further specification - Pedestrian Entrance

## LANDSCAPING & IRRIGATION

- To Landscape Architect further design and to Architect's approval - Communal Garden Areas, Planting, Gardens

## OTHER

### SOLAR GEYSER

- Solar geyser and solar panels on roof. Geyser in B.I.C. as indicated on plans - To apartments as indicated

### HEAT PUMPS

- Heat pumps where indicated on plans with geyser in B.I.C. Above washing machine as indicated on plans - To apartments as indicated

### ELECTRIC SECURITY FENCING

- Electric fencing to perimeter walls - Refer plans

### MECHANICAL VENTILATION

- Extraction to bathrooms to Mechanical Engineers specification / details - Internal Bathrooms

### WASHING MACHINE / DISHWASHER PLUMBING POINTS

- 1x Dishwasher plumbing point adjacent to sink - All Kitchens
- 1x washing machine plumbing point - All Kitchens
- Provision to be made in kitchens for tumble drier - First floor apartments only

### FIBRE CONNECTIVITY

- Provision for conduiting for future fibre installation - All Units

### FIRE HOSE REEL & HAND EXTINGUISHER

- As per Mechanical Engineer specification – provide enclosure where applicable - As per plans

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