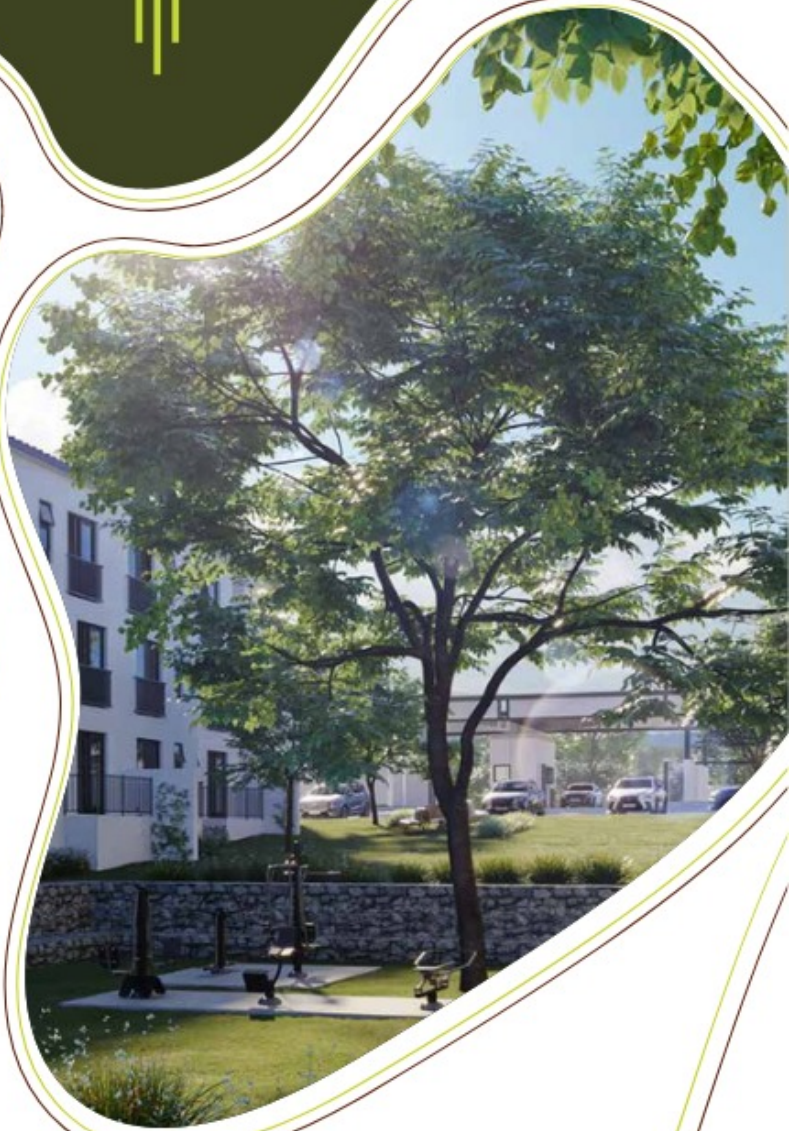


— ESTATE —

# Redwood



## STELLENBOSCH CAPE WINELANDS

Apartments & Duplex Homes





# Welcome to Redwood Estate Stellenbosch

Nestled within the picturesque Winelands, Redwood Stellenbosch offers the ultimate harmony between work and leisure. With its close proximity to the charming Stellenbosch CBD and a plethora of dining, shopping, and recreational options, this estate provides the perfect backdrop for a balanced and fulfilling lifestyle.



**24-hour security**



**Direct access onto the R304/Winelands**



**Communal green spaces**



**Green solutions**



**Borehole**



**Pre-paid water & electricity/  
e-wallet system**



**Fibre-ready**



**Lock-up-and-go**



**Investment opportunity**

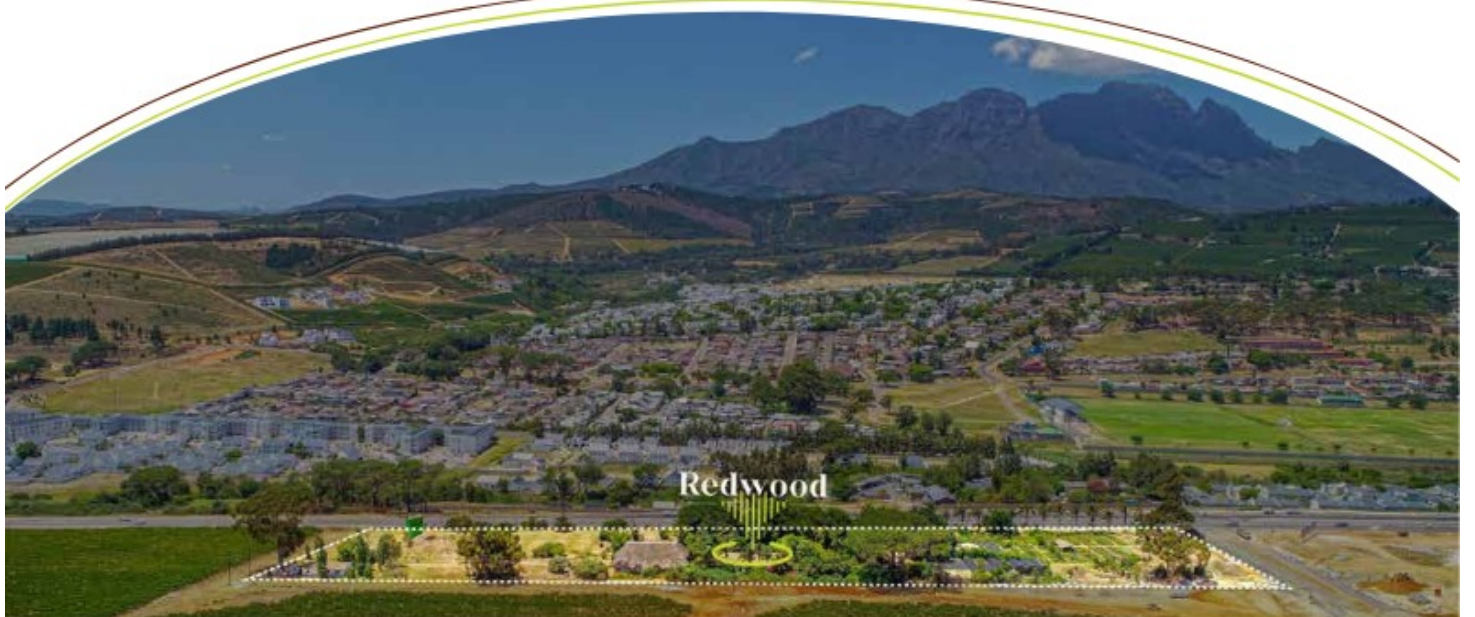


**Outdoor gym**



# Redwood

## EXPERIENCE CONNECTED LIVING



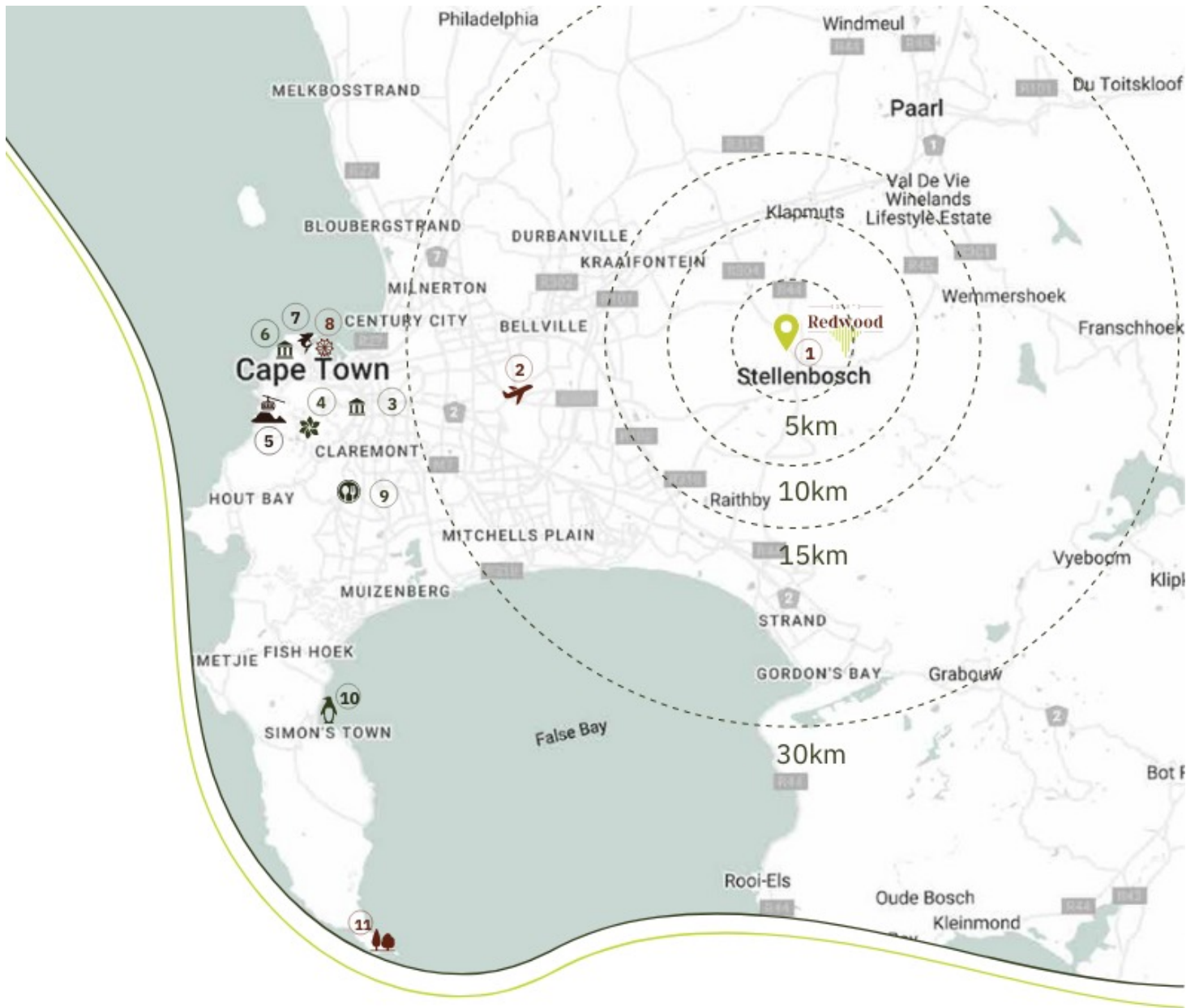


Redwood

# Live *Connected*

Embrace the essence of connected living, surrounded by the stunning beauty of the Winelands. Experience a rich tapestry of adventure, culture, community, and nature just moments away from your doorstep. Savour the opportunity to deepen connections with others, embark on new adventures, and fully immerse yourself in your breathtaking surroundings. Embrace a life of limitless possibilities in this secure and harmonious estate.



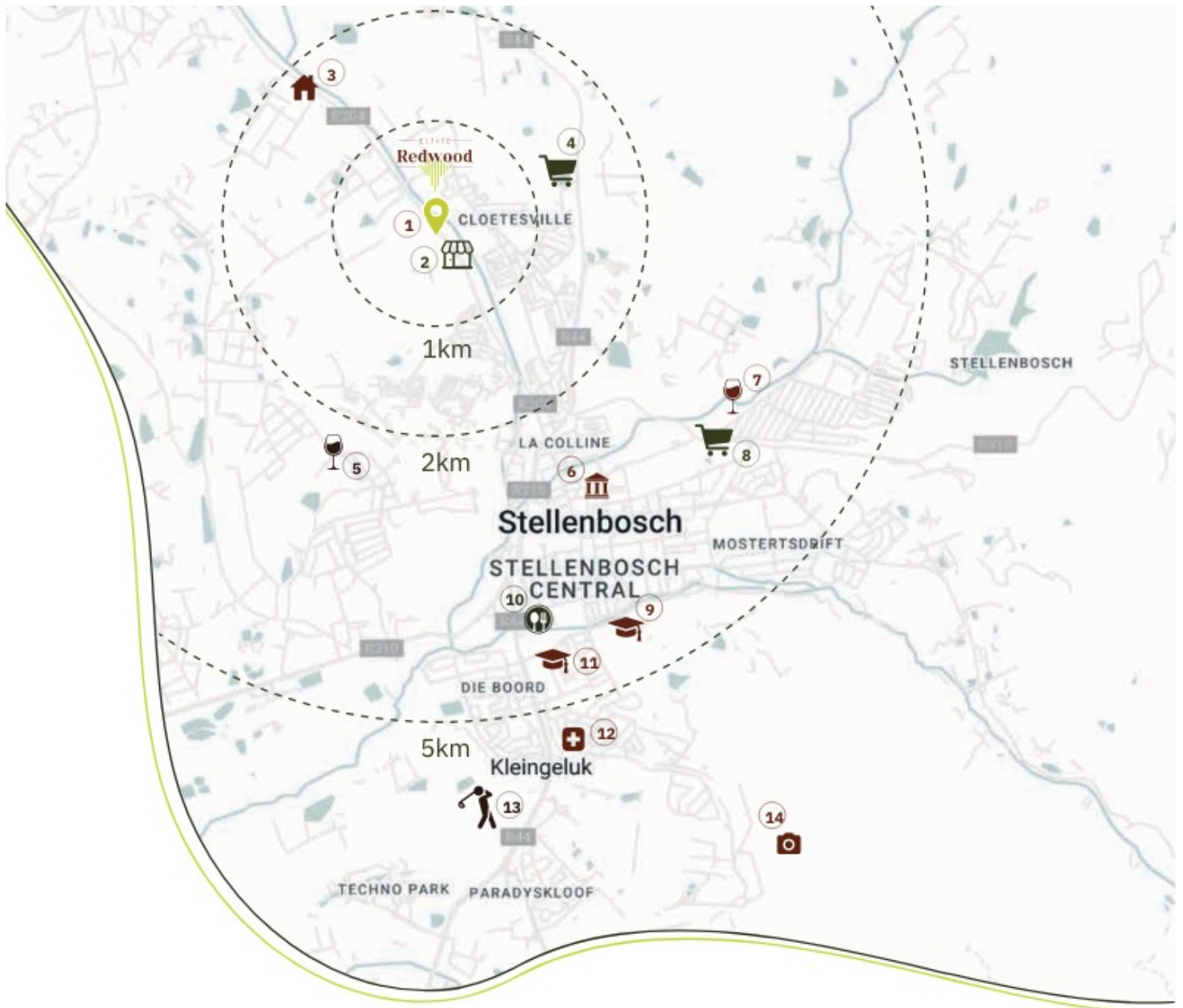


# Explore The Cape

- ① 📍 Redwood Stellenbosch
- ② ✈️ Cape Town International Airport
- ③ 🏛️ University of Cape Town
- ④ 🌿 Kirstenbosch National Botanical Garden
- ⑤ 🏔️ Table Mountain National Park
- ⑥ 🏛️ Zeitz Museum of Contemporary Art Africa
- ⑦ 🐠 Two Oceans Aquarium
- ⑧ 🌊 V&A Waterfront
- ⑨ 🍷 Earth Fair Food Market
- ⑩ 🐧 Boulders Penguin Colony
- ⑪ 🌲 Cape Point Nature Reserve

4 km Stellenbosch Central  
 52 km Cape Town  
 35 km Paarl





# Explore Your Neighbourhood

- |   |   |                         |   |    |                                                                       |
|---|---|-------------------------|---|----|-----------------------------------------------------------------------|
| ① | 📍 | Redwood Stellenbosch    | ⑪ | 🎓  | Rhenish Primary School                                                |
| ② | 🏠 | Nuuvbosch               | ⑫ | 🏥  | Mediclinic Stellenbosch Hospital & Mediclinic Stellenbosch Day Clinic |
| ③ | 🏠 | Nootgedacht Estate      | ⑬ | 🏌️ | Stellenbosch Golf Club                                                |
| ④ | 🛒 | KWIKSPAR Stone Square   | ⑭ | 📷  | Hottentots-Holland Mountain Catchment Area                            |
| ⑤ | 🍷 | Middelvlei Wine Estate  |   |    |                                                                       |
| ⑥ | 🎓 | Stellenbosch University |   |    |                                                                       |
| ⑦ | 🍷 | Glenelly Estate         |   |    |                                                                       |
| ⑧ | 🛒 | Stellenbosch Superspar  |   |    |                                                                       |
| ⑨ | 🎓 | Paul Roos Gimnasium     |   |    |                                                                       |
| ⑩ | 🎧 | Gino's                  |   |    |                                                                       |

# Site Development Plan



Site Concept Layout - 1:500

## Home Types



Duplex Homes



Apartments

## Phases

**1A** Duplex Homes

**2A** Duplex Homes

**1B** Apartments: South Block

**2B** Apartments: North Block

## Explore



Green Public Space



Gatehouse



ESTATE  
**Redwood**



2 & 3 BEDROOM TURNKEY

**DUPLEX**  
**HOMES**

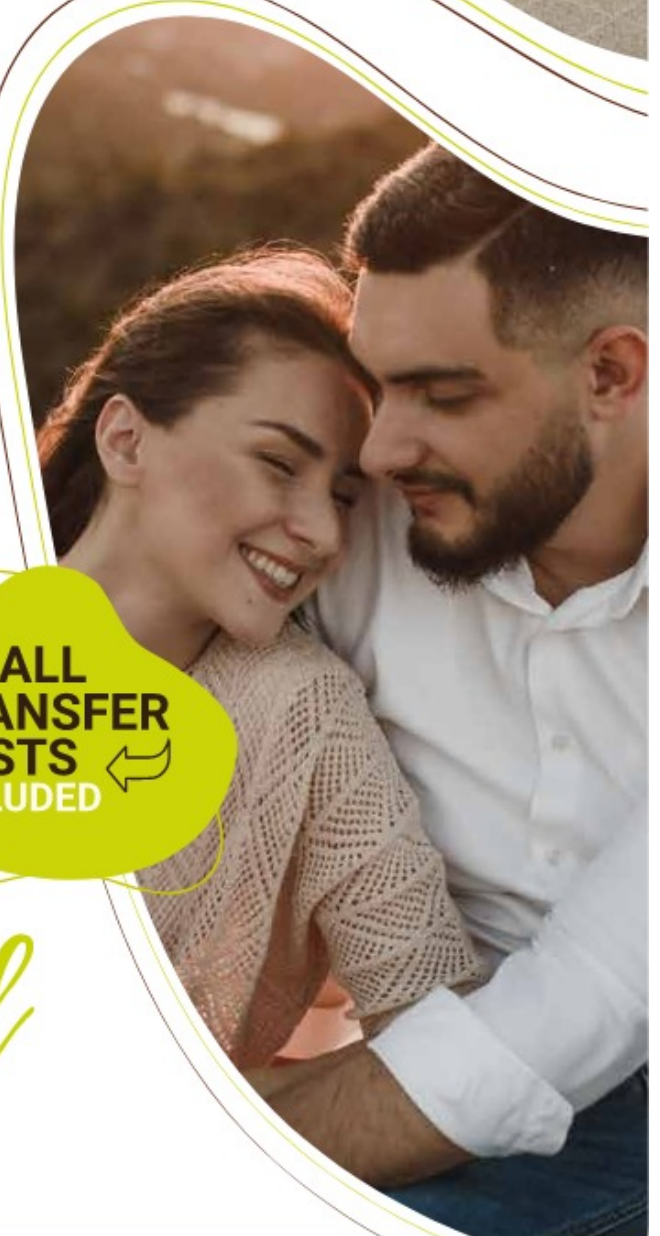
**NOW SELLING**  
**FROM R 1 660 000**

STELLENBOSCH | CAPE WINELANDS

Live, work, play, and invest in the vibrant Winelands of Stellenbosch with confidence at Redwood Estate, a secure community that offers the best of both worlds - urban conveniences and natural beauty.

↪ **ALL  
TRANSFER  
COSTS** ↩  
**INCLUDED**

**Live**  
*Connected*







Elevate your lifestyle with a turnkey duplex home at Redwood Stellenbosch. With convenience and security in mind, our fully equipped homes come standard with everything you need for comfortable living. Upgrade your home with our range of optional extras for elevated living.



**24-hour security**



**Direct access onto the R304/Winelands**



**Communal green spaces**



**Green solutions**



**B orehole**



**Pre-paid water & electricity/e-wallet system**



**Fibre-ready**



**Lock-up-and-go**



**Investment opportunity**



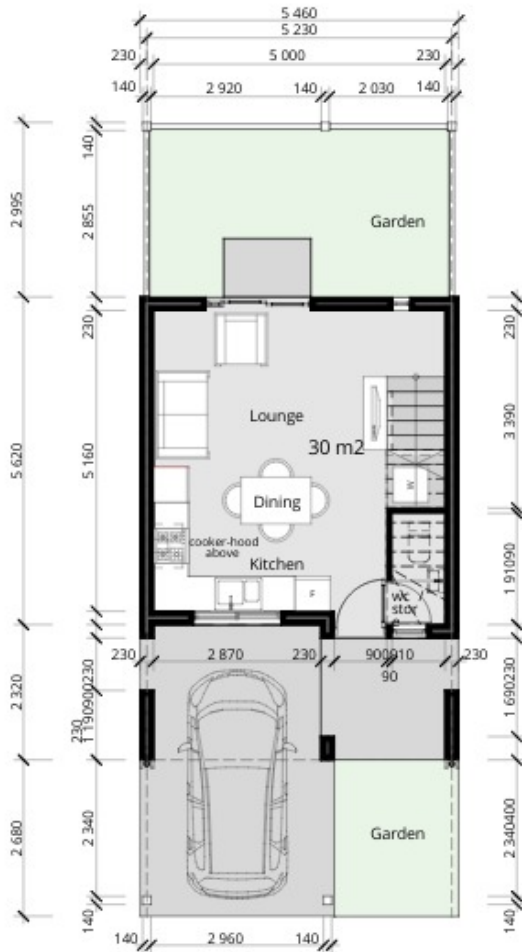
**Outdoor gym**

**EXPLORE MORE**

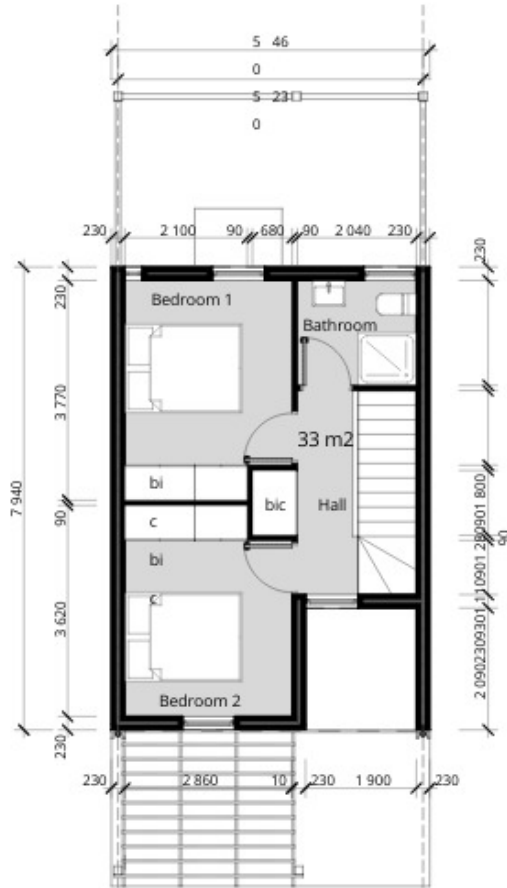


*These artist impressions and computer-generated images (3D) are for illustrative purposes only.*

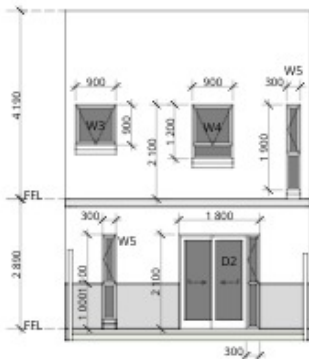
# Plan A1: 63m<sup>2</sup>



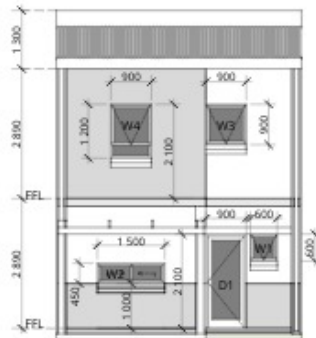
0. 1:100



1. 1:100



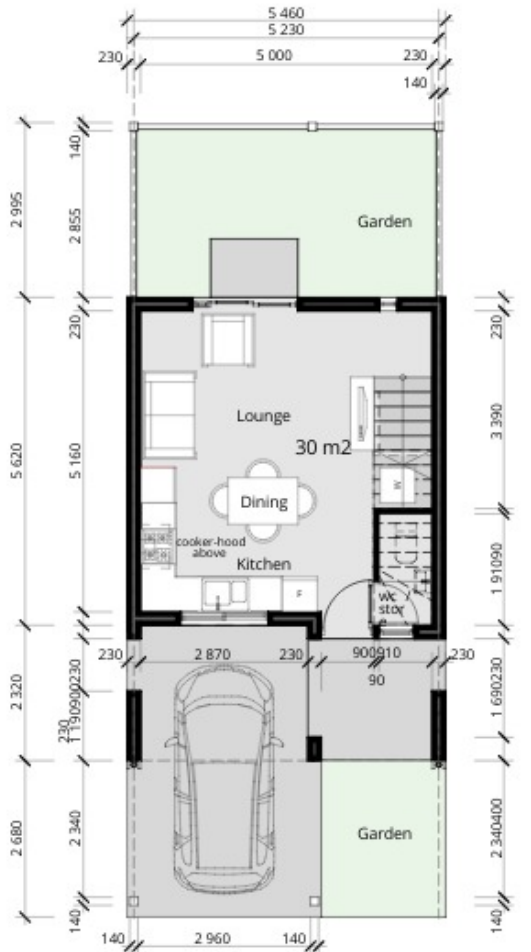
GARDEN VIEW 1:100



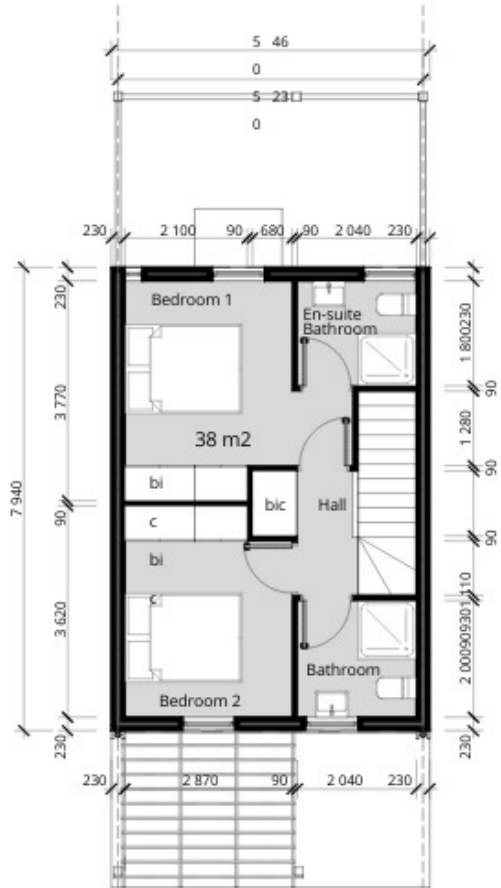
STREET VIEW 1:100



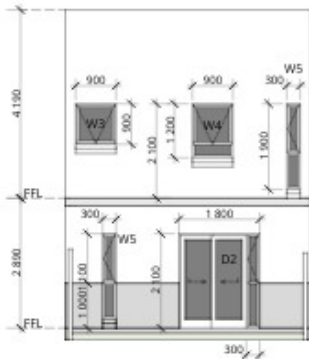
# Plan B1: 68m<sup>2</sup>



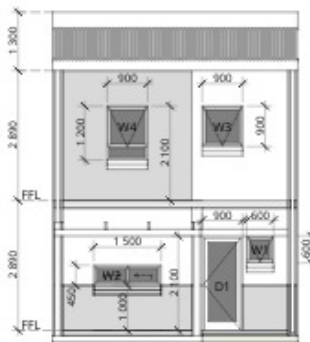
0. 1:100



1. 1:100



GARDEN VIEW 1:100



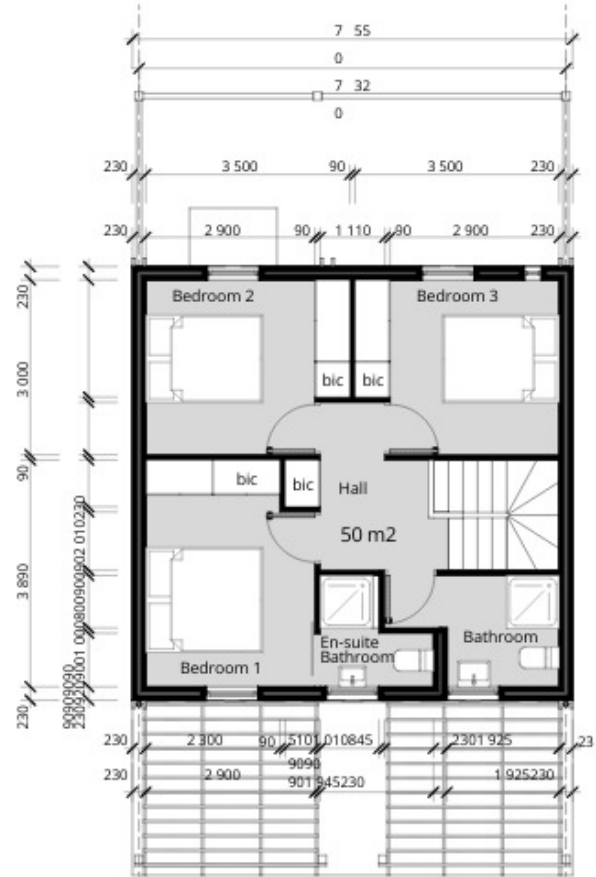
STREET VIEW 1:100

# Plan C1: 90m<sup>2</sup>



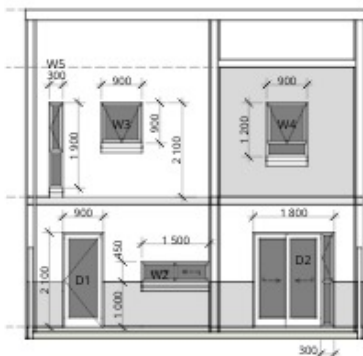
3 BEDROOM UNIT GF PLAN  
TYPE - C

0. 1:100

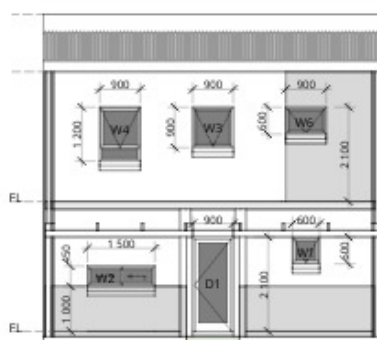


3 BEDROOM UNIT 1st FLOOR PLAN  
TYPE - C

1. 1:1



GARDEN VIEW 1:100



STREET VIEW 1:100



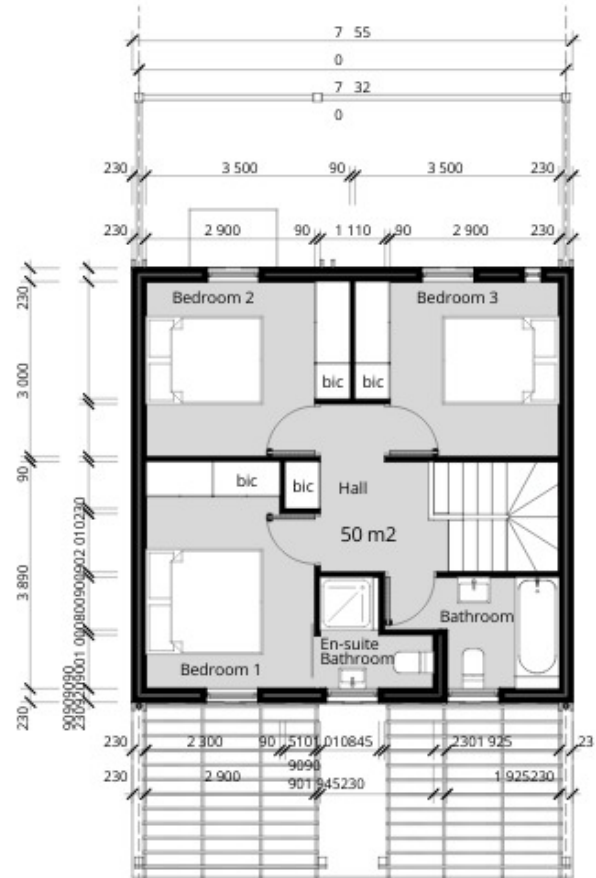
# Plan C1B: 90m<sup>2</sup>

\*Alternative family bathroom option



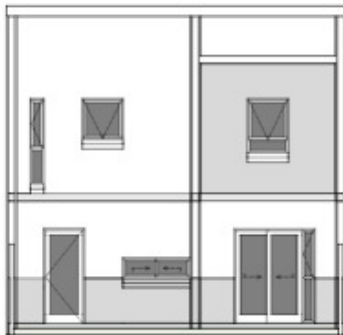
3 BEDROOM UNIT GF PLAN  
TYPE - C

0. 1:100

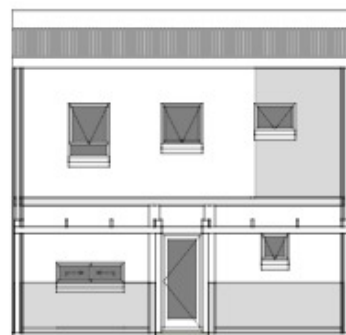


3 BEDROOM UNIT 1st FLOOR PLAN  
TYPE - C

1. 1:1



GARDEN VIEW 1:100



STREET VIEW 1:100

# Plan C2: 90m<sup>2</sup>

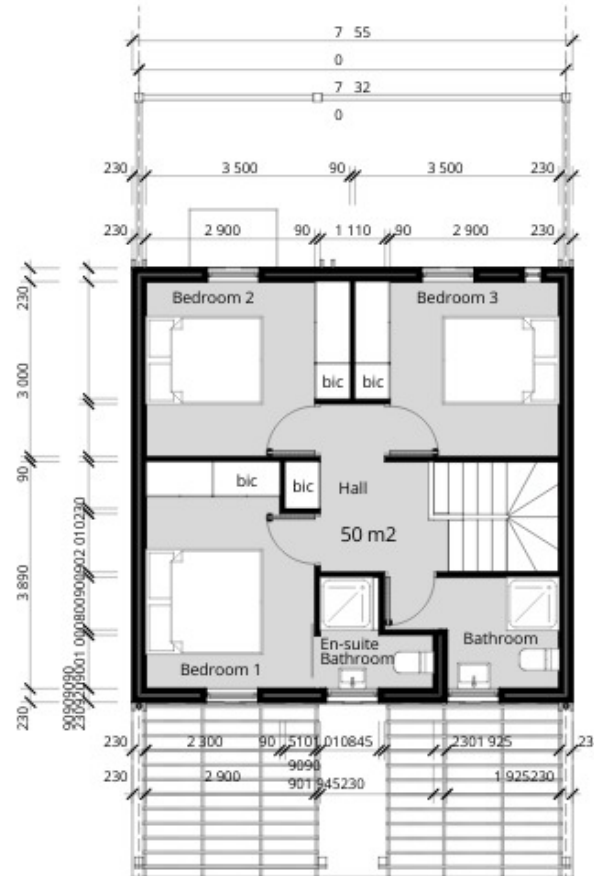
\*With separate laundry and scullery



3 BEDROOM UNIT GF PLAN  
TYPE - C

0.

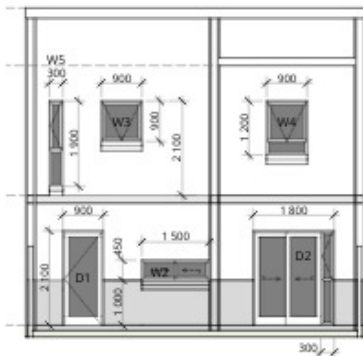
1:100



3 BEDROOM UNIT 1st FLOOR PLAN  
TYPE - C

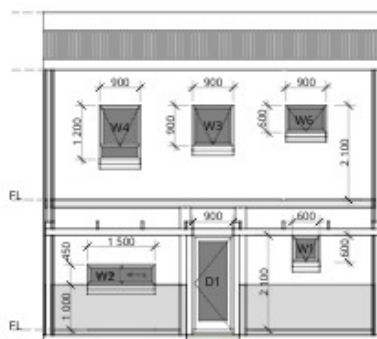
1.

1:1



GARDEN VIEW

1:100



STREET VIEW

1:100



# Plan D1: 86m<sup>2</sup>



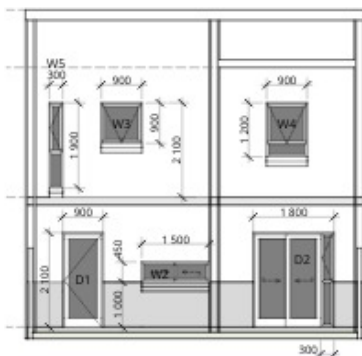
3 BEDROOM UNIT GF PLAN  
TYPE - D

0. 1:100



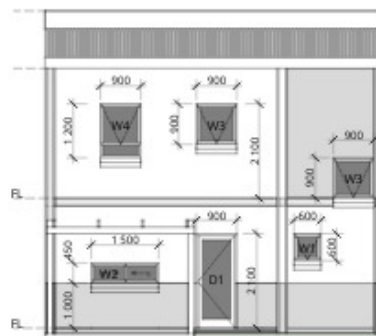
3 BEDROOM UNIT 1st FLOOR PLAN  
TYPE - D

1. 1:100



GARDEN VIEW

1:100

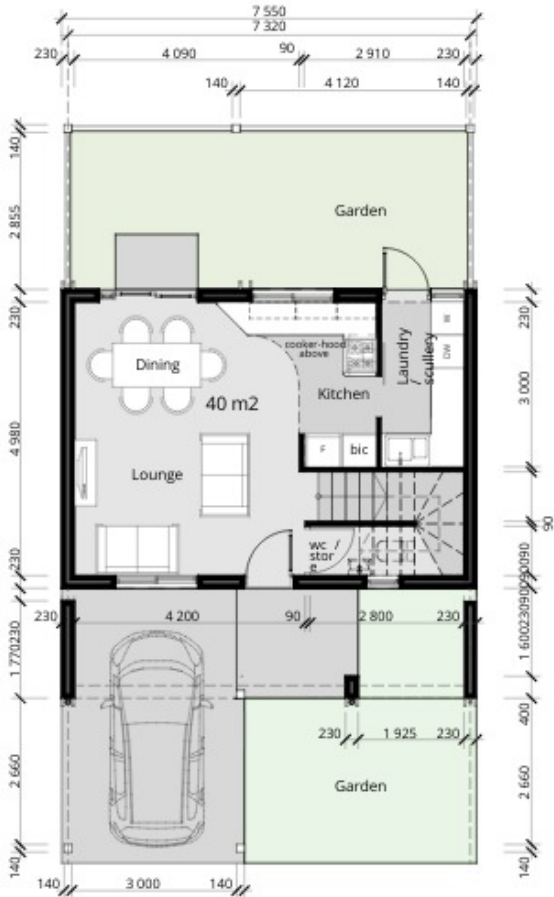


STREET VIEW

1:100

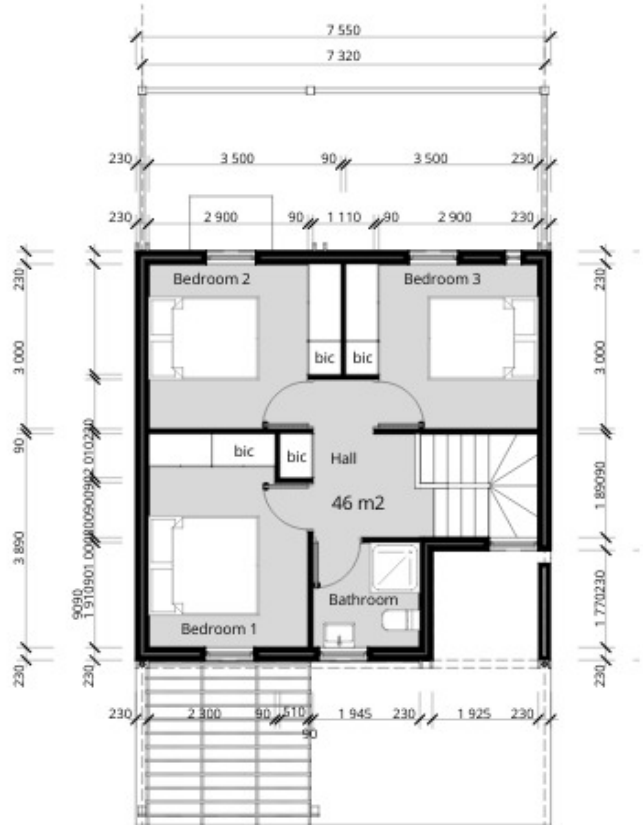
# Plan D2: 86m<sup>2</sup>

\*With separate laundry and scullery



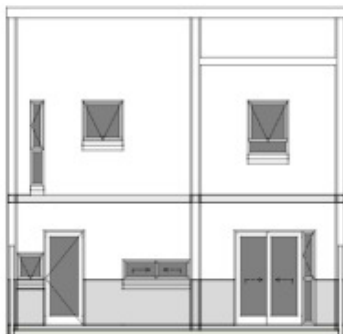
3 BEDROOM UNIT GF PLAN  
TYPE - D

1:100



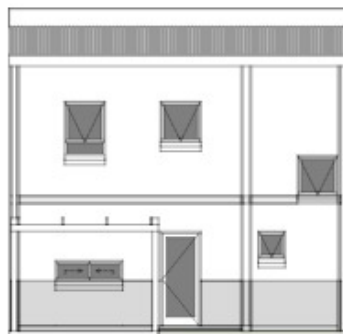
3 BEDROOM UNIT 1st FLOOR PLAN  
TYPE - D

1:



GARDEN VIEW

1:100



STREET VIEW

1:100



# Duplex Homes Price List

R50 000 deposit secures your home.

R10 000 payable on signature and R40 000 on bond approval.

*\*All deposits are paid into the attorney's trust account and can be refunded if finance is not achieved.*

## FULL-TITLE TURNKEY DUPLEX HOMES

HOUSE TYPE	SIZE ±M²	SELLING PRICE
Type A	63m²	R1 660 000.00
Type B	68m²	R1 710 000.00
Type C	90m²	R1 885 000.00
Type C2 (with scullery)	90m²	R1 902 000.00
Type D	86m²	R1 825 000.00
Type D2 (with scullery)	86m²	R1 842 000.00

*Please add R20 000 Incl.Vat. for each of the units as set out on the list below for the bigger stands*

Erf 3 - Type C & D	Erf 19 - Type C & D	Erf 49 - Type A & B
Erf 6 - Type C & D	Erf 20 - Type A & B	Erf 51 - Type A & B
Erf 9 - Type C & D	Erf 23 - Type A & B	Erf 52 - Type A & B
Erf 11 - Type C & D	Erf 28 - Type A & B	Erf 54 - Type A & B
Erf 12 - Type C & D	Erf 31 - Type A & B	Erf 58 - Type A & B
Erf 14 - Type C & D	Erf 35 - Type A & B	Erf 62 - Type A & B
Erf 16 - Type C & D	Erf 41 - Type A & B	
Erf 18 - Type C & D	Erf 45 - Type A & B	

## OPTIONAL EXTRAS - INCL. VAT

HOUSE TYPE	DOUBLE GLAZING	VINYL FLOORING (TO ALL AREAS, INCLUDING BATHROOMS)	CUPBOARDS (UP-GRADE AS PER SPEC LIST)	SMEG - 600, GAS HOB, EXTRACTORFAN & GAS CONNECTION	GROHE-EDGE TAPS	OPEN PERGOLA / CARPORT IN FRONT OF HOUSE - UP-GRADE TO SEMI CLOSED PERGOLA	REPLACE WINDOW WITH 1.5X 2.1 SLIDING DOOR WITH JULIET BALCONY
A	R 33,000.00	R 30,000.00	R 19,000.00	R 18,000.00	R 4,000.00	R 21,000.00	R 12,140.55
B	R 33,000.00	R 30,000.00	R 19,000.00	R 18,000.00	R 4,000.00	R 21,000.00	R 12,140.55
C	R 40,000.00	R 36,000.00	R 26,000.00	R 18,000.00	R 6,000.00	R 36,000.00	R 12,140.55
C2	R 40,000.00	R 36,000.00	R 30,000.00	R 18,000.00	R 6,000.00	R 36,000.00	R 12,140.55
D	R 41,000.00	R 38,000.00	R 26,000.00	R 18,000.00	R 4,000.00	R 21,000.00	R 12,140.55
D2	R 41,000.00	R 38,000.00	R 30,000.00	R 18,000.00	R 4,000.00	R 21,000.00	R 12,140.55

UNIT TYPE	EXTRA LIGHT POINT (LIGHT FITTING NOT INCLUDED)	EXTRA PLUG POINT	EXTRA PLUG POINT WITH USB PORT	EXTRA TV POINT	DATA POINT CONDUITING ONLY
All Units	R 900.00	R 900.00	R 1,100.00	R 900.00	R 900.00

### **BACK YARD UP - GRADE INCLUDES:**

Braai, Paving & Absolute Pergolas

R 45,000.00

### **OPEN PERGOLA / CARPORT - UP - GRADE INCLUDES:**

Chromadeck sheeting, Private Panels to both sides and gutter and downpipe

# Duplex Homes Specifications

*Schedule C*

**HOUSE STRUCTURE:**

**Exterior:** Maxi cement brick, plastered and painted with one plaster primer coat and two Coats sabre flexi seal. Colour – as per developers choice

**Interior:** Maxi cement brick, plastered and painted with one filler coat and two coats sabre

Inex – colour – as per developers choice

**Roof:** Shade of grey colourbond ibr roof sheeting  
**Exterior tile:** communal area – tribeca riverstone charcoal slip-resistant 430 x 430 (Code: *otra810018a*)

**Rain water goods:** Aluminium with pvc down pipes  
Down pipes painted – as per developers choice

**Windows:** Powder coated aluminium

**Door frames:**

Front: Fire doorframe, 90 x 70 x 813 with 25mm rebate, Painted – as per developers choice

Interior: Standard doorframe, painted  
Colour – developers choice

Patio: Powder coated aluminium

**Doors:**

Front: Wood – semi-exterior ½ hour rated horizontal slat  
Painted – developers choice

Interior: Hollowcore  
Painted – developers choice

**Ironmongery:**

External doors: 3 x lever locks – Coupé

Internal doors: Umea 3 x lever locks –  
Coupé Umea

**Ceilings:** Hollowcore decking painted white  
Skimmed rhino board, painted – white  
75mm cove cornice, painted - white



## Redwood

### **PAINT SPECIFICATION:**

#### ***Outside walls:***

- One coat SABRE masonry primer
  - All horizontal surfaces get one coat of SABRE fibre-shield •
- Two coats of colour SABRE flexi-seal

#### ***Inside walls:***

- One coat acrylic
  - Poly skim walls
  - One coat of SABRE masonry primer
  - Touch up imperfections with polyfilla and re-apply SABRE masonry primer •
- Two coats of colour SABRE IN/EX acrylic

### **SANITARY WARE:**

White throughout

#### ***Toilets:***

Tamarin Close couple with angle valve

#### ***Baths:***

1700 Tamarin bath with handle, Nikki spout & Clicker waste & Giraffe overflow

#### ***Basins:***

Guernsey Basin & pedestal with clicker waste

#### ***Shower:***

(If applicable)

Watersaving shower Rose and Crancked shower arm

White epoxy coated shower doors

#### ***Taps:***

All internal taps to be mixers with solid handles– Vortex mixed tide

#### ***Sink:***

Double S/Steel, as per plan

#### ***General:***

Washing machine point (cold water) where indicated on plan

### **FLOOR AND WALL COVERING:**

#### ***Wall tiles:***

Kitchen: 300mm tiled splashback above countertop – Tribeca Riverside

Charcoal

430 x 430 (Code: OTR810018A)

Bathroom: 300mm tiled splashback to vanity & bath – Tribeca Riverside Charcoal 430 x 430 (Code: OTR810018A)

Shower: Tiled 1.8m high

#### ***Floor tiles:***

To kitchen, living area, passage, bedrooms and bathroom(s)

#### ***Upgrade:***

Vinyl Flooring – Aspen Living – Aspen Oak

#### ***Skirting:***

75mm skirting to all rooms, except bathroom(s) and kitchen  
Pine – painted same as interior walls – Colour – As per Developers Choice

### **CUPBOARDS:**

#### ***Kitchen:***

Cupboards were indicated on plan – White Melamine (Peen finish),  
32mm Black Granite Formica tops

Doors with 1mm impact edging, melamine white interior and white backing Peen Finish)

#### ***Bedrooms:***

Cupboards were indicated on plan – White melamine (Peen finish)

Doors 16mm white melamine with 1mm impact edging (Peen Finish),  
melamine white interior and white backing

## Redwood

**Upgrade:** Kitchen – 20mm Sarius Atlas Quartz Tops  
Options for cupboards (Kitchen & Bedrooms):  
Lunar Ash Melamine  
Sahara Melamine  
Terra Nova Melamine  
Vermont Slate Melamine  
Aged Stone Melamine  
Windsor Grey Melamine

### **LIGHT FITTINGS:**

One light to each room – Alabaster (Code: CF008S)  
Watertight light fittings to bathroom(s) (Code: CH004S)  
Outside lights, watertight – Half Eyelid

### **TELEPHONE/TV AND ELECTRICAL POINTS:**

As per plan

### **INCLUDED:**

- Transfer fees (Developers cost)
- NHBRC fees (Developers cost)
- Municipal Plan approval fees (Developers cost)
- Water connection (Developers cost)
- Defy Slimline 600 Under counter oven (Code: DB0482) & Solid hob (Code: DHD332) - Black

### **Upgrade:**

- Smeg – 60cm Build in Oven (SF6385XSA)  
60cm Gas Hob (PS60GHC)  
60cm Chimney (KDE600EX)  
*Including Gas Connection*  
*Excl. Gas Bottle*
- Electricity connection
- Fibre ready (includes DStv connectivity point)

### **NOT INCLUDED:**

- Bond registration fees •  
Curtain rails
- Bathroom fittings

### **GENERAL:**

1. These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at his sole discretion.
2. The employer is not permitted to do any work on site while construction is under way without the permission of the Seller and/or the Contractor, TGP Construction Cape Town (Pty) Ltd.
3. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

### **NOTE:**

Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.



ESTATE  
**Redwood**



**STUDIO, 1, & 2 BEDROOM**

# APARTMENT HOMES

**NOW SELLING  
FROM R 1 049 000**

STELLENBOSCH | CAPE WINELANDS

Experience the dynamic balance of city amenities and natural splendour at Redwood Estate, a secure community in Stellenbosch's lively Winelands, where you can live, work, play, and invest with ease.

➡ **ALL  
TRANSFER  
COSTS  
INCLUDED** ↩

**Live**  
*Connected*







Explore the Winelands at Redwood Stellenbosch. Experience the convenience of living in a secure, gated community with nearby amenities. Each apartment is equipped with standard features for comfortable living.



**24-hour security**



**Direct access onto the R304/Winelands**



**Communal green spaces**



**Green solutions**



**Borehole**



**Pre-paid water & electricity/e-wallet system**



**Fibre-ready**



**Lock-up-and-go**



**Investment opportunity**



**Outdoor gym**

**EXPLORE MORE**



*These artist impressions and computer-generated images (3D) are for illustrative purposes only.*



# North Apartment Block



 Typical Floor Plan - 1:100

Type	Apartment Schedule Unit Type (sectional title area)	Number Of Bedrooms
Type A/A2	50m <sup>2</sup> - 51m <sup>2</sup>	2 bedrooms
Type B/B2	34m <sup>2</sup> - 35m <sup>2</sup>	studio
Type C/C2	54m <sup>2</sup> - 56m <sup>2</sup>	2 bedrooms
Type D	38m <sup>2</sup>	1 bedroom
Type E/E2	37m <sup>2</sup> - 38m <sup>2</sup>	1 bedroom

# South Apartment Block



Typical Floor Plan - 1:100

Type	Apartment Schedule Unit Type (sectional title area)	Number Of Bedrooms
Type A/A2	50m <sup>2</sup> - 51m <sup>2</sup>	2 bedrooms
Type B/B2	34m <sup>2</sup> - 35m <sup>2</sup>	studio
Type C/C2	54m <sup>2</sup> - 56m <sup>2</sup>	2 bedrooms
Type D	38m <sup>2</sup>	1 bedroom
Type E/E2	37m <sup>2</sup> - 38m <sup>2</sup>	1 bedroom



## Redwood

# Plan A: 50m<sup>2</sup>

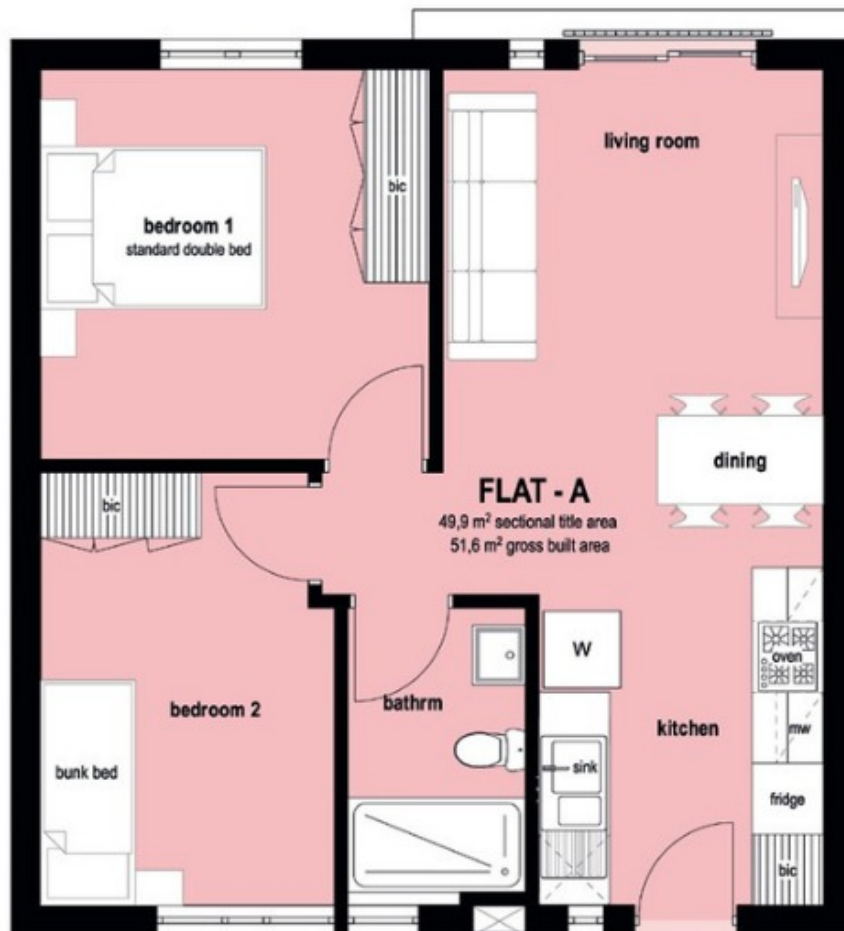
NOTE:  
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE TO OUTSIDE OF SLIDING DOOR.

Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



UNIT TYPE: A 2 BED  
GBA: 51,6 m<sup>2</sup>  
STA: 49,9 m<sup>2</sup>

BLOCK A SECOND FLOOR  
APARTMENT NO: 30

BLOCK B SECOND FLOOR  
APARTMENT NO: 55 & 56

## Redwood

# Plan A2: 51m<sup>2</sup>

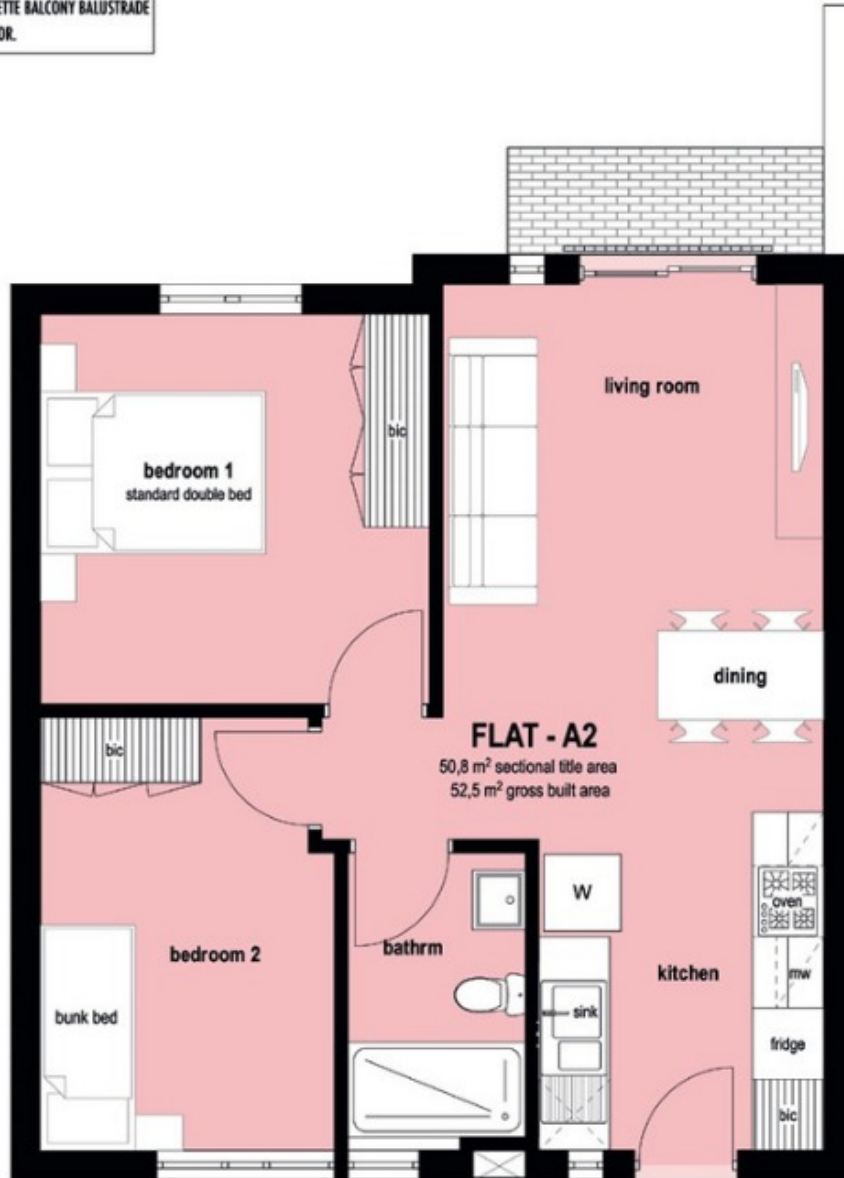
**NOTE:**  
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE TO OUTSIDE OF SLIDING DOOR.

## Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



**UNIT TYPE:** A2 2 BED  
GBA: 52,5 m<sup>2</sup>  
STA: 50,8 m<sup>2</sup>

**BLOCK A APARTMENT** GROUND FLOOR  
NO: 08

**BLOCK A APARTMENT** FIRST FLOOR  
NO: 19

**BLOCK B APARTMENT** GROUND FLOOR  
NO: 37 & 38

**BLOCK B APARTMENT** FIRST FLOOR  
NO: 46 & 47

## Redwood

# Plan B: 34m<sup>2</sup>

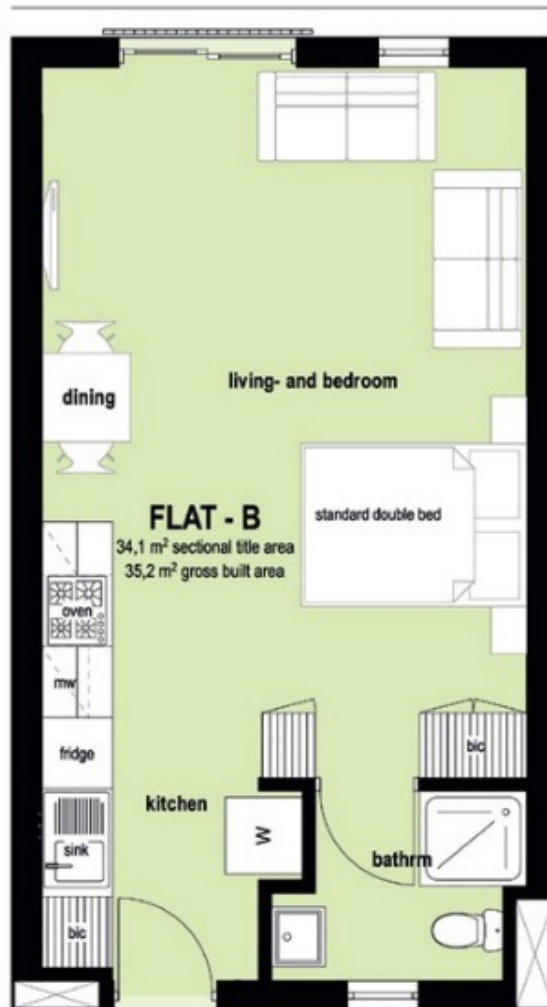
NOTE:  
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE  
TO OUTSIDE OF SLIDING DOOR.

Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



UNIT TYPE: **B** **STUDIO**  
GBA: 35,2 m<sup>2</sup>  
STA: 34,1 m<sup>2</sup>

BLOCK A **SECOND FLOOR**  
APARTMENT NO: 24 & 26

BLOCK B **SECOND FLOOR**  
APARTMENT NO: 53



## Redwood

# Plan B2: 35m<sup>2</sup>

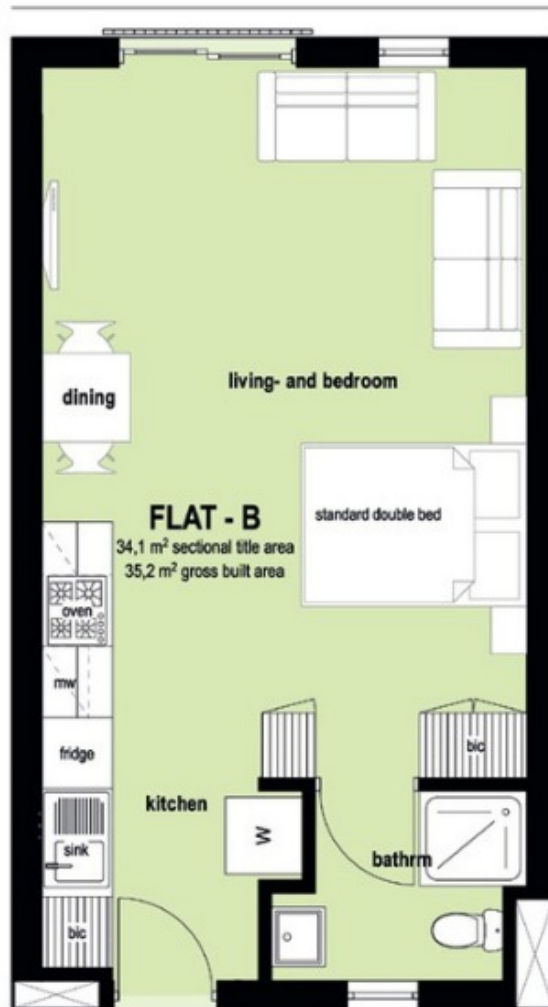
NOTE:  
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE  
TO OUTSIDE OF SLIDING DOOR.

Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



UNIT TYPE: **B** **STUDIO**  
GBA: 35,2 m<sup>2</sup>  
STA: 34,1 m<sup>2</sup>

BLOCK A **SECOND FLOOR**  
APARTMENT NO: 24 & 26

BLOCK B **SECOND FLOOR**  
APARTMENT NO: 53

## Redwood

# Plan C: 54m<sup>2</sup>

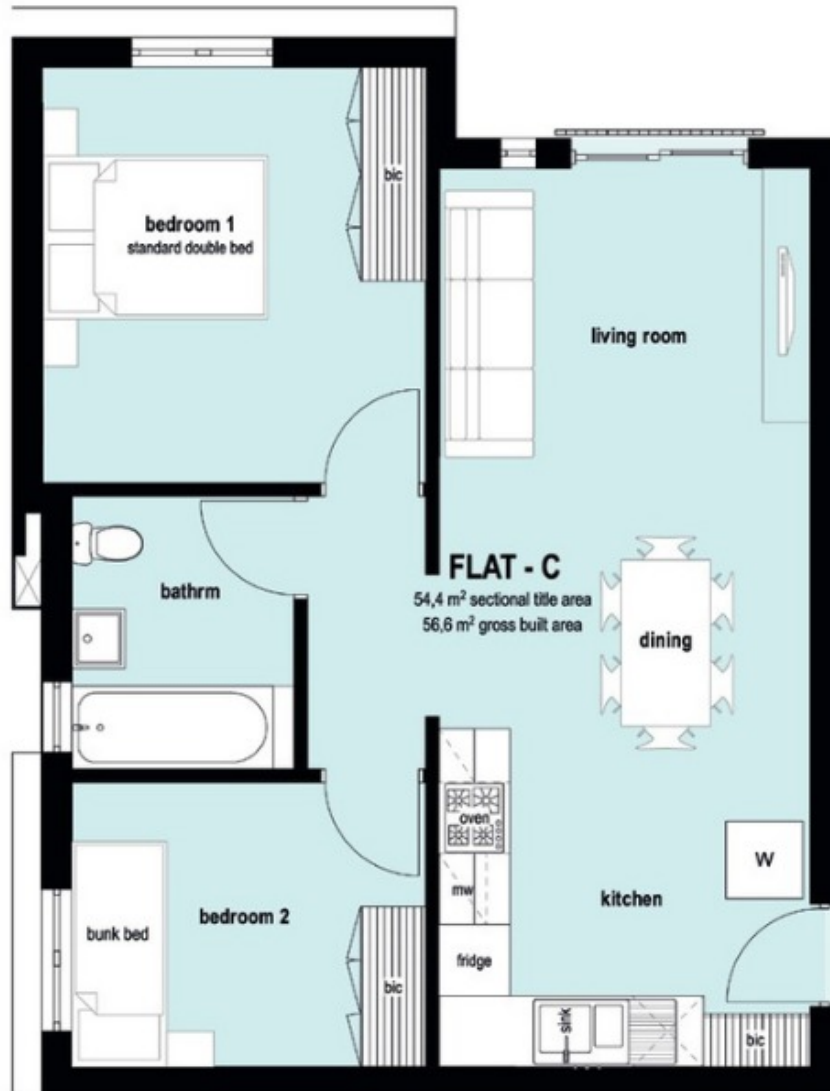
NOTE:  
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE  
TO OUTSIDE OF SLIDING DOOR.

## Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



UNIT TYPE: **C**    **2 BED**  
GBA: 56,6 m<sup>2</sup>  
STA: 54,4 m<sup>2</sup>

BLOCK A    SECOND FLOOR  
APARTMENT NO: 25 & 31

BLOCK B    SECOND FLOOR  
APARTMENT NO: 54

## Redwood

# Plan C2: 56m<sup>2</sup>

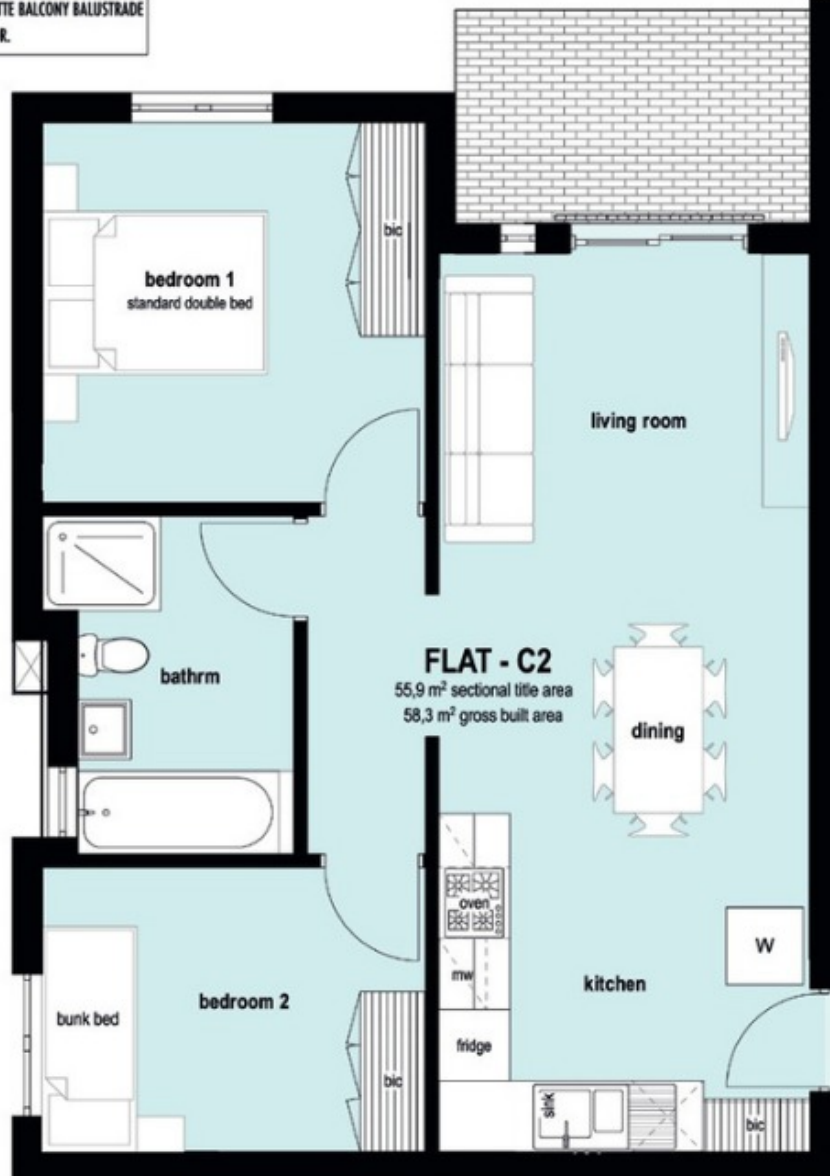
NOTE:  
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE TO OUTSIDE OF SLIDING DOOR.

### Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



**UNIT TYPE: C2 2 BED**  
GBA: 58,3 m<sup>2</sup>  
STA: 55,9 m<sup>2</sup>

**BLOCK A APARTMENT**  
GROUND FLOOR NO: 03 & 09

**BLOCK A APARTMENT**  
FIRST FLOOR NO: 14 & 20

**BLOCK B APARTMENT**  
GROUND FLOOR NO: 36

**BLOCK B APARTMENT**  
FIRST FLOOR NO: 45



## Redwood

# Plan D: 38m<sup>2</sup>

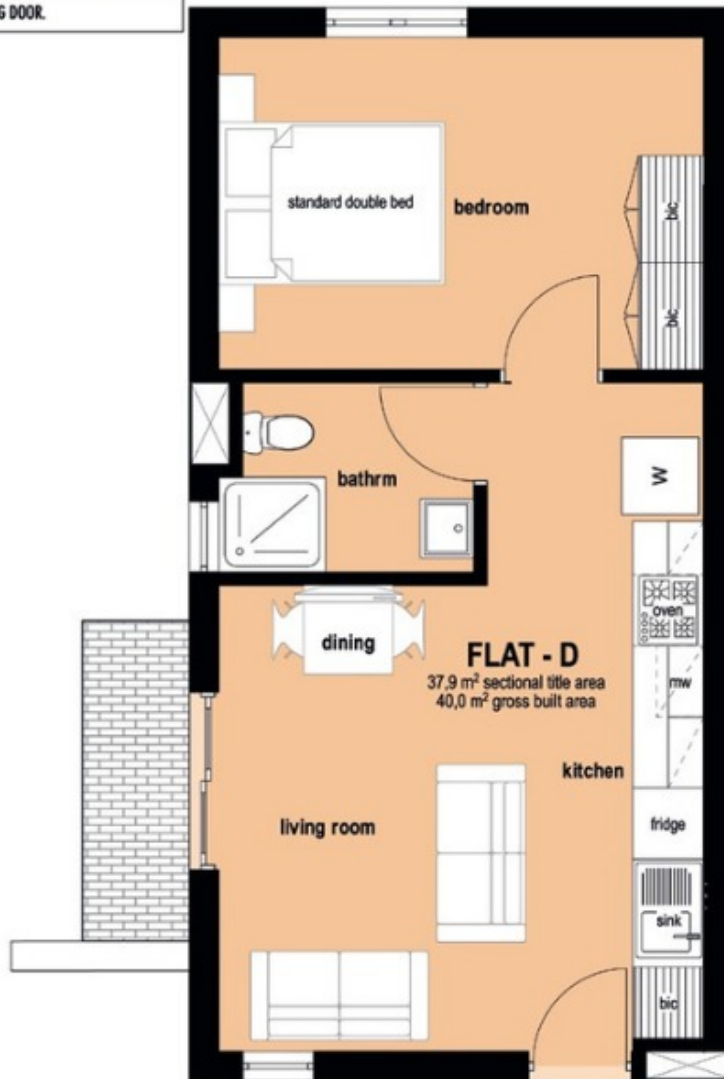
NOTE:  
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE TO OUTSIDE OF SLIDING DOOR.

### Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



UNIT TYPE: D 1 BED

GBA: 40,0 m<sup>2</sup>  
STA: 37,9 m<sup>2</sup>

BLOCK A APARTMENT GROUND FLOOR NO: 01 & 11

BLOCK A APARTMENT FIRST FLOOR NO: 12 & 22

BLOCK A APARTMENT SECOND FLOOR NO: 23 & 33

BLOCK B APARTMENT GROUND FLOOR NO: 34 & 42

BLOCK B APARTMENT FIRST FLOOR NO: 43 & 51

BLOCK B APARTMENT SECOND FLOOR NO: 52 & 60





## Redwood

# Plan E2: 38m<sup>2</sup>

**NOTE:**

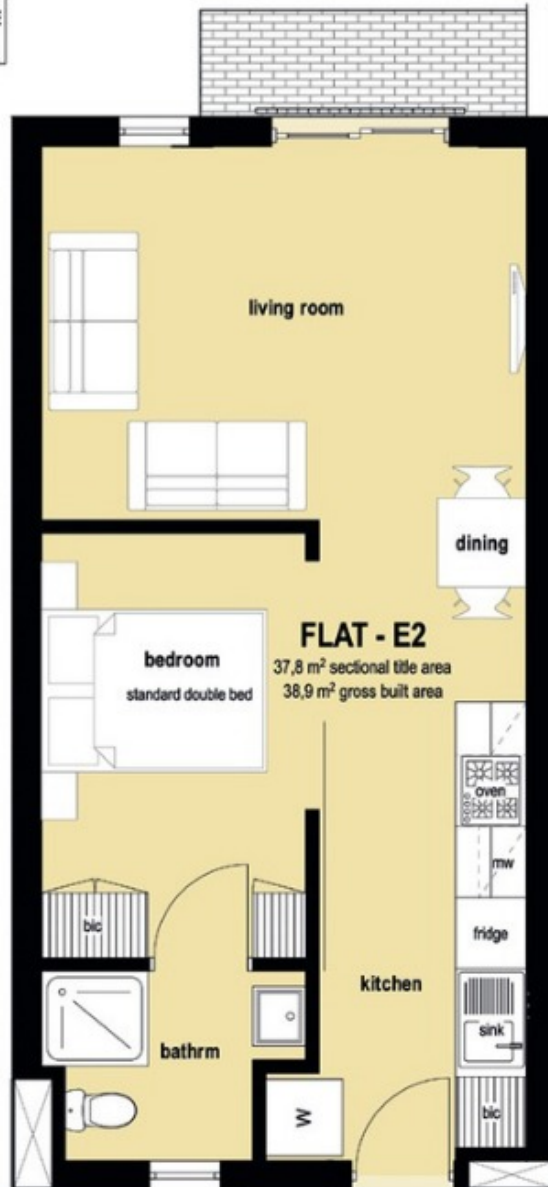
GBA - GROSS BUILT AREA  
STA - SECTIONAL TITLE AREA  
PAVED PATIOS AT GROUND FLOOR UNITS ONLY.  
UPPER FLOORS HAVE A JULIETTE BALCONY BALUSTRADE TO OUTSIDE OF SLIDING DOOR.

### Redwood Estate - Farm 81/29 Stellenbosch

Residential Development - Apartment Plan Layouts

Scale: 1:50 (on A4 paper size)

19 December 2022



**UNIT TYPE: E2 1 BED**

GBA: 38,9 m<sup>2</sup>  
STA: 37,8 m<sup>2</sup>

**BLOCK A GROUND FLOOR**  
APARTMENT NO: 05 & 06 & 07 & 10

**BLOCK A FIRST FLOOR**  
APARTMENT NO: 16 & 17 & 18 & 21

**BLOCK B GROUND FLOOR**  
APARTMENT NO: 39 & 40 & 41

**BLOCK B FIRST FLOOR**  
APARTMENT NO: 48 & 49 & 50

# Apartments Price List

R10 000 deposit on signature secures your apartment.

*\*All deposits are paid into the attorney's trust account and can be refunded if finance is not achieved.*

## SECTIONAL-TITLE APARTMENTS (INCL. VAT)

### GROUND FLOOR

APARTMENT NO.	APARTMENT TYPE	SIZE M <sup>2</sup>	PRICE
1	Type D, 1 Bed	38m <sup>2</sup>	R 1,209,000.00
2	Type B2, Studio	35m <sup>2</sup>	R 1,109,000.00
3	Type C2, 2 Bed	56m <sup>2</sup>	R 1,509,000.00
4	Type B2, Studio	35m <sup>2</sup>	R 1,109,000.00
5	Type E2, 1 Bed	38m <sup>2</sup>	R 1,209,000.00
6	Type E2, 1 Bed	38m <sup>2</sup>	R 1,209,000.00
7	Type E2, 1 Bed	38m <sup>2</sup>	R 1,209,000.00
8	Type A2, 2 Bed	51m <sup>2</sup>	R 1,459,000.00
9	Type C2, 2 Bed	56m <sup>2</sup>	R 1,509,000.00
10	Type E2, 1 Bed	38m <sup>2</sup>	R 1,209,000.00
11	Type D, 1 Bed	38m <sup>2</sup>	R 1,209,000.00

### FIRST FLOOR

12	Type D, 1 Bed	38m <sup>2</sup>	R 1,179,000.00
13	Type B2, Studio	35m <sup>2</sup>	R 1,079,000.00
14	Type C2, 2 Bed	56m <sup>2</sup>	R 1,479,000.00
15	Type B2, Studio	35m <sup>2</sup>	R 1,079,000.00
16	Type E2, 1 Bed	38m <sup>2</sup>	R 1,179,000.00
17	Type E2, 1 Bed	38m <sup>2</sup>	R 1,179,000.00
18	Type E2, 1 Bed	38m <sup>2</sup>	R 1,179,000.00
19	Type A2, 2 Bed	51m <sup>2</sup>	R 1,429,000.00
20	Type C2, 2 Bed	56m <sup>2</sup>	R 1,479,000.00
21	Type E1, 1 Bed	38m <sup>2</sup>	R 1,179,000.00
22	Type D, 1 Bed	38m <sup>2</sup>	R 1,179,000.00

### SECOND FLOOR

23	Type D, 1 Bed	38m <sup>2</sup>	R 1,149,000.00
24	Type B, Studio	34m <sup>2</sup>	R 1,049,000.00
25	Type C, 2 Bed	54m <sup>2</sup>	R 1,449,000.00
26	Type B, Studio	34m <sup>2</sup>	R 1,049,000.00
27	Type E, 1 Bed	37m <sup>2</sup>	R 1,149,000.00
28	Type E, 1 Bed	37m <sup>2</sup>	R 1,149,000.00
29	Type E, 1 Bed	37m <sup>2</sup>	R 1,149,000.00
30	Type A, 2 Bed	50m <sup>2</sup>	R 1,399,000.00
31	Type C, 2 Bed	54m <sup>2</sup>	R 1,449,000.00
32	Type E, 1 Bed	37m <sup>2</sup>	R 1,149,000.00
33	Type D, 1 Bed	38m <sup>2</sup>	R 1,149,000.00



# Apartment Homes Specifications

## Schedule C

### **HOUSE STRUCTURE:**

**Exterior:** Maxi cement brick, plastered and painted with one plaster primer coat and two coats SABRE Flexi Seal. Colour – as per developers choice

**Interior:** Maxi cement brick, plastered and painted with one filler coat and two coats SABRE Inex. Colour – as per developers choice

**Roof:** Shade of grey colourbond IBR roof sheeting

**Exterior tile:** Communal area – Tribeca Riverstone charcoal slip-resistant 430 x 430 (Code: *otra810018a*)

**Rain water goods:** White aluminium with PVC down pipes  
Down pipes painted – as per developers choice

**Windows:** Powder coated aluminium

### **Door frames:**

Front: Fire doorframe, 90 x 70 x 813 with 25mm rebate  
Painted – as per developers choice

Interior: Standard doorframe, painted. Colour – developers choice  
Patio: Powder coated aluminium

### **Doors:**

Front: Wood – semi-exterior ½ hour rated horizontal slat,  
Painted – developers choice

Interior: Hollowcore  
Painted – developers choice

### **Ironmongery:**

External doors: 3 x lever locks – Coupé

Internal doors: Umea 3 x lever locks –  
Coupé Umea

**Ceilings:** Hollowcore decking painted white

Skimmed rhino board, painted - white

75mm cove cornice, painted - white

### **PAINT SPECIFICATION:**

#### **Outside walls:**

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE fibre-shield

## Redwood

- Two coats of colour SABRE flexi-seal

### ***Inside walls:***

- One coat acrylic
  - Poly skim walls
  - One coat of SABRE masonry primer
  - Touch up imperfections with polyfilla and re-apply SABRE masonry primer •
- Two coats of colour SABRE IN/EX acrylic

### **SANITARY WARE:**

White throughout

<b>Toilets:</b>	Tamarin Close couple with angle valve
<b>Baths:</b>	1700 Tamarin bath with handle, Nikki spout & Clicker waste & Giraffe overflow
<b>Basins:</b>	Guernsey Basin & pedestal with clicker waste
<b>Shower:</b>	(If applicable) Watersaving shower Rose and Crancked shower arm White epoxy coated shower doors
<b>Taps:</b>	All internal taps to be mixers with solid handles– Vortex mixed tide
<b>Sink:</b>	Double S/Steel, as per plan
<b>General:</b>	Washing machine point (cold water) where indicated on plan

### **FLOOR AND WALL COVERING:**

#### ***Wall tiles:***

Kitchen: 300mm tiled splashback above countertop – Tribeca Riverside

Charcoal

430 x 430 (Code: OTR810018A)

Bathroom: 300mm tiled splashback to vanity & bath – Tribeca Riverside Charcoal 430 x

430 (Code: OTR810018A)

Shower: Tiled 1.8m high

**Floor tiles:** To kitchen, living area, passage, bedrooms and bathroom(s)

**Skirting:** 75mm skirting to all rooms, except bathroom(s) and kitchen  
Pine – painted same as interior walls  
Colour – As per developers choice

### **CUPBOARDS:**

**Kitchen:** Cupboards were indicated on plan – White Melamine (Peen finish),  
32mm Black Granite Formica tops  
Doors with 1mm impact edging, melamine white interior and white backing Peen Finish)

**Bedrooms:** Cupboards were indicated on plan – White melamine (Peen finish)  
Doors 16mm white melamine with 1mm impact edging (Peen Finish),  
melamine white interior and white backing

### **LIGHT FITTINGS:**

One light to each room – Alabaster (Code: CF008S)

Watertight light fittings to bathroom(s) (Code: CH004S)

Outside lights, watertight – Half Eyelid

## **Redwood**

### **TELEPHONE/TV AND ELECTRICAL POINTS:**

As per plan

### **INCLUDED:**

- Transfer fees (Developers cost)
- NHBRC fees (Developers cost)
- Municipal Plan approval fees (Developers cost)
- Water connection (Developers cost)
- Defy Slimline 600 Under counter oven (Code: DBO482) & Solid hob (Code: DHD332) - Black •
- Electricity connection
- Fibre ready (Includes DStv connectivity point)

### **NOT INCLUDED:**

- Bond registration fees •
- Curtain rails
- Bathroom fittings

### **GENERAL:**

1. These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at his sole discretion.
2. The employer is not permitted to do any work on site while construction is under way without the permission of the Seller and/or the Contractor, TGP Construction Cape Town (Pty) Ltd.
3. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

### **NOTE:**

Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.



ESTATE  
**Redwood**

ALL  
TRANSFER  
COSTS  
INCLUDED

# Get Connected

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Winelands



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