

# THE ILEX

APARTMENTS AT NEWINBOSCH



AFRICAN  
PROPERTY  
AWARDS  
DEVELOPMENT

**Roca**  
**LAUFEN**



BEST RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
SOUTH AFRICA

Newinbosch  
Neighbourhood Estate  
by Similan

2024-2025



AFRICAN  
PROPERTY  
AWARDS  
DEVELOPMENT

**Roca**  
**LAUFEN**



BEST SUSTAINABLE  
RESIDENTIAL  
DEVELOPMENT  
SOUTH AFRICA

Newinbosch  
Neighbourhood Estate  
by Similan

2024-2025





# MEET THE ILEX

## NAME

### The Ilex | Apartments at Newinbosch

THE NAME, *THE ILEX*, COMES FROM THE SCIENTIFIC NAME OF THE CAPE HOLLY (KNOWN AS WITHOUT IN AFRIKAANS AND UMDUMA IN ISIXHOSA), A RESILIENT, INDIGENOUS, EVERGREEN TREE THAT HAS A BEAUTIFUL WHITE STEM AND SWEETLY SCENTED FLOWERS WHICH ARE FOLLOWED BY SCARLET BERRIES IN AUTUMN.

## LOCATION

### Newinbosch Neighbourhood Estate

1 Newinbosch Boulevard, Stellenbosch 7600

Western Cape, South Africa

## UNITS

135 residential apartments

## CERTIFICATIONS

6 Star Green Star Sustainable Precincts v1.1

Certification

## AWARDS

International Property Awards 2024-2025 for:

*5 Star Best Residential Development 20+ Units in South Africa*

*5 Star Best Sustainable Development in South Africa  
Nominated in both categories on a continental scale*



### GREEN STAR SUSTAINABLE PRECINCTS

GREEN STAR HAS BEEN DEVELOPED BY THE GREEN BUILDING COUNCIL OF SOUTH AFRICA AND IS SOUTH AFRICA'S TRUSTED MARK OF QUALITY FOR BUILDINGS AND COMMUNITIES. THE GREEN STAR TOOL COMPRISES NINE CATEGORIES: ENERGY, WATER, MATERIALS, INNOVATION, EMISSIONS, SOCIO-ECONOMIC, TRANSPORT, INDOOR ENVIRONMENT QUALITY, MANAGEMENT, LAND USE AND ECOLOGY. WITHIN EACH CATEGORY, MULTIPLE CREDITS TARGET SPECIFIC GREEN BUILDING ASPECTS AND ACTIONS, EACH ASSIGNED A CERTAIN NUMBER OF POINTS. AFTER ASSESSMENT, THE TARGETED CREDITS CONTRIBUTE TO THE OVERALL PROJECT SCORE.







#### WELCOME

## DESIGNED FOR THE FUTURE

The beautiful, sustainably designed Newinbosch Neighbourhood Estate boasts a collection of modern apartments that look out over the surrounding vineyards and farmland.

*The Ilex* will be the second of five apartment buildings and we're expecting completion by the fourth quarter of 2025 and first quarter of 2026.

#### STUDIO APARTMENTS

A1 FROM R990,000  
A2 FROM R1,120,000  
B1 FROM R1,160,000  
B2 FROM R1,110,000

#### ONE BED ONE BATH APARTMENTS

C1 FROM R1,500,000  
C2 FROM R1,560,000

#### TWO BED ONE BATH APARTMENTS

D1 FROM R1,790,000  
D2 FROM R1,870,000

#### TWO BED TWO BATH APARTMENTS

E1 FROM R2,140,000  
E2 FROM R2,060,000  
E3 FROM R2,270,000

#### THREE BED TWO BATH APARTMENTS

F1 FROM R2,750,000  
F2 FROM R2,500,000  
F3 FROM R2,550,000

#### THREE BED TWO BATH DUPLEX PENTHOUSES

G1 FROM R3,350,000

#### THREE BED TWO BATH PENTHOUSES

G3 FROM R3,600,000



#### LOCATION

## STELLENBOSCH

Just three kilometres from central Stellenbosch, the university (ranked fourth in Africa), top-quality public and private schools, hospitals, business parks and Stellenbosch's iconic cultural and historical treasures, the unique location makes *The Ilex* the perfect place to embrace secure apartment living as part of a vibrant, wider community.

It is also within easy reach of neighbouring centres such as Bellville, Somerset West and Paarl, as well as the city of Cape Town, and just a 30-minute drive from Cape Town International Airport, making for effortless travel connections.







TO N1/  
CAPE TOWN



TO PAARL

TO FRANSCHHOEK

STELLENBOSCH  
UNIVERSITY

JAN MARAIS  
NATURE RESERVE

STELLENBOSCH  
TOWN CENTRE

2 PRIMARY AND  
3 HIGH SCHOOLS

COETZENBURG  
BIKE TRAILS

STELLENBOSCH  
GOLF CLUB

TO TECHNOPARK /  
SOMERSET WEST



## LOCATION

# THE NEIGHBOURHOOD

Nestled in the sustainable embrace of the Newinbosch Neighbourhood Estate, *The Ilex* will stand as the second of five uniquely crafted apartment buildings, continuining the legacy of *The Bosk* (meaning 'small forest').



- 1 SECURITY GATE AND MAIN ENTRANCE
- 2 NEWINBOSCH SQUARE SHOPPING CENTRE
- 3 CEDARS CHURCH
- 4 NEWINBOSCH ACADEMY
- 5 *THE ILEX* APARTMENTS
- 6 *THE BOSK* APARTMENTS AND RETAIL
- 7 ADDITIONAL SECURITY GATE
- 8 GRAPPA SHED EATERY & EVENTS VENUE

- 9 PRET OP DIE PLAAS PRESCHOOL
- 10 URBAN FARM
- 11 AMPHITHEATRE
- 12 SKATE PARK
- 13 PICKLEBALL COURTS
- 14 MULTIPURPOSE COURTS
- 15 POOLS
- 16 ORGANIC WASTE FACILITY

- 17 TREE NURSERY
- 18 POLLINATOR CORRIDOR
- 19 GYM FACILITIES
- 20 FISHING DAM
- 21 CRICKET NETS
- 22 BOULDERING WALL



#### LOCATION

## THE APARTMENTS

Named after the resilient, indigenous Ilex tree (known as *Without* in Afrikaans and *umDuma* in isiXhosa), this building harmoniously blends nature with modern architecture, combining modern comfort with Newinbosch's inviting, community-focused atmosphere.

*The Ilex* spans four blocks, numbered 1 through 4, each offering a unique perspective within the estate and just as each tree finds its place in a larger forest, *The Ilex* will contribute to the vibrant community of homes that together form Newinbosch.





#### APARTMENT TYPE

# STUDIO APARTMENTS

Crafted for modern living, the studio apartments at The Ilex present versatile options to suit your preferences. The A1 and B1 plans offer both upper and ground floor choices, while the A2 and B2 layouts are available exclusively on upper floors. Each studio is thoughtfully designed for efficiency and comfort, creating a stylish home base that's always connected to the welcoming Newinbosch neighbourhood and its amenities

BED BASES, BUILT-IN DRAWERS AND SCREENS INCLUDED  
WHERE APPLICABLE










APARTMENT TYPE

# A1: STUDIO

GROUND FLOOR






				
STUDIO	1	FROM 24.2m <sup>2</sup>	1	A1



APARTMENT TYPE

# A1: STUDIO

UPPER FLOORS

				
STUDIO	1	FROM 24.2m <sup>2</sup>	1	A1










APARTMENT TYPE

# A2: STUDIO

UPPER FLOORS






				
STUDIO BEDROOM	1 BATHROOM	FROM 26.5m <sup>2</sup> SIZE	1 PARKING	A2 UNIT TYPE



APARTMENT TYPE

# B1: STUDIO

GROUND FLOOR

				
STUDIO BEDROOM	1 BATHROOM	FROM 27.7m <sup>2</sup> SIZE	1 PARKING	B1 UNIT TYPE








APARTMENT TYPE

# B1: STUDIO

UPPER FLOORS






				
STUDIO	1	FROM 27.7m <sup>2</sup>	1	B1
BEDROOM	BATHROOM	SIZE	PARKING	UNIT TYPE



APARTMENT TYPE

# B2: STUDIO

UPPER FLOORS

				
STUDIO	1	FROM 25.8m <sup>2</sup>	1	B2
BEDROOM	BATHROOM	SIZE	PARKING	UNIT TYPE













APARTMENT TYPE

## ONE BED ONE BATH APARTMENTS

The Ilex one bedroom apartments, available in C1 and C2 layouts on both ground and upper floors, offer a spacious bedroom, a modern bathroom, and a seamless flow from living area to kitchen. Each unit is thoughtfully planned for style and functionality, creating an inviting space perfect for relaxation or entertaining.










APARTMENT TYPE

# C1: 1 BED 1 BATH

UPPER FLOORS






				
1	1	FROM 40.5m <sup>2</sup> SIZE	1	C1
BEDROOM	BATHROOM		PARKING	UNIT TYPE



APARTMENT TYPE

# C2: 1 BED 1 BATH

UPPER FLOORS

				
1	1	FROM 42.9m <sup>2</sup> SIZE	1	C2
BEDROOM	BATHROOM		PARKING	UNIT TYPE







THE BEDROOM OF THE  
C2 ONE BEDROOM ONE BATHROOM APARTMENT





THE LIVING AREA AND KITCHEN OF THE  
C2 ONE BED ONE BATH APARTMENT



#### APARTMENT TYPE

## TWO BED ONE BATH APARTMENTS

The two bedroom, one bathroom apartments at *The Ilex*, available in D1 and D2 layouts, provide an ideal setup for comfortable, spacious living. With two well-appointed bedrooms, a shared modern bathroom, and an open-plan flow from the kitchen to the living area, each unit is designed for easy, stylish living. Perfect for small families, couples or anyone needing a bit more space, these apartments offer a welcoming home with flexibility and charm.









APARTMENT TYPE

# D1: 2 BED 1 BATH

UPPER FLOORS






				
2	1	FROM 51.3m <sup>2</sup> SIZE	2	D1
BEDROOM	BATHROOM		PARKING	UNIT TYPE



APARTMENT TYPE

# D2: 2 BED 1 BATH

UPPER FLOORS

				
2	1	FROM 51.2m <sup>2</sup> SIZE	2	D2
BEDROOM	BATHROOM		PARKING	UNIT TYPE





# THE ILEX



THE LIVING AREA AND KITCHEN OF THE  
D1 TWO BED ONE BATH APARTMENT





THE  
LEX

THE KITCHEN AND LIVING AREA OF THE  
D1 TWO BED ONE BATH APARTMENT



APARTMENT TYPE

## TWO BED TWO BATH APARTMENTS

The spacious two bedroom, two bathroom apartments at *The Ilex*, available in E1, E2, and E3 layouts, offer a lifestyle of refined living and ease. With two generous bedrooms, two modern bathrooms, as well as an open plan kitchen and living area, these units provide the perfect blend of privacy and shared space. Ideal for those who value both style and connection, these apartments make it easy to enjoy all the amenities of the vibrant Newinbosch neighbourhood in a welcoming, thoughtfully designed home.










APARTMENT TYPE

# E1: 2 BED 2 BATH

UPPER FLOORS






				
2	2	FROM 59.3m <sup>2</sup> SIZE	2	E1
BEDROOM	BATHROOM		PARKING	UNIT TYPE



APARTMENT TYPE

# E2: 2 BED 2 BATH

UPPER FLOORS

				
2	2	FROM 58.1m <sup>2</sup> SIZE	2	E2
BEDROOM	BATHROOM		PARKING	UNIT TYPE










APARTMENT TYPE E

# E3: 2 BED 2 BATH

UPPER FLOORS

				
2	2	FROM 59.5m <sup>2</sup> SIZE	2	E3
BEDROOM	BATHROOM		PARKING	UNIT TYPE





# THE ILEX



THE KITCHEN AND LIVING AREA OF THE  
E3 TWO BED TWO BATH APARTMENT



APARTMENT TYPE

## THREE BED TWO BATH APARTMENTS

The three bedroom, two bathroom apartments at *The Ilex*, available in F1, F2 and F3 layouts, are designed with versatility and style in mind. With three spacious bedrooms, two modern bathrooms and an open-plan living and kitchen area, these units are perfect for families, shared living, or anyone seeking extra room to grow. Thoughtfully crafted to balance comfort and functionality, these apartments make an inviting home base for a connected and vibrant lifestyle.









APARTMENT TYPE

# F1: 3 BED 2 BATH

UPPER FLOORS





				
3	2	FROM 76.8m <sup>2</sup> SIZE	2	F1
BEDROOM	BATHROOM		PARKING	UNIT TYPE



APARTMENT TYPE

# F2: 3 BED 2 BATH

UPPER FLOORS

				
3	2	FROM 74.0m <sup>2</sup> SIZE	2	F2
BEDROOM	BATHROOM		PARKING	UNIT TYPE










APARTMENT TYPE

# F3: 3 BED 2 BATH

UPPER FLOORS

				
3	2	FROM 70.5m <sup>2</sup> SIZE	2	F3
BEDROOM	BATHROOM		PARKING	UNIT TYPE







THE ILEX

THE LIVING AREA OF THE  
F1 THREE BED TWO BATH APARTMENT



APARTMENT TYPE

# PENTHOUSE APARTMENTS

Discover refined luxury with *The Ilex* penthouses, available in the distinctive G1 and G3 layouts. The G1 penthouse features a stunning double-volume duplex design with a second lounge upstairs, enhancing the sense of space and privacy. The G3 layout offers an expansive balcony with a built-in braai and breathtaking views of Simonsberg Mountain, perfect for outdoor entertaining. These exclusive units are crafted for those who seek sophistication and exceptional design in a home that stands apart.










APARTMENT TYPE

# G1: 3 BED 2 BATH

UPPER FLOORS

				
3	2.5	FROM 97.0m <sup>2</sup>	2	G1
BEDROOM	BATHROOM	SIZE	PARKING	UNIT TYPE





# THE ILEX



THE LOUNGES AND DINING AREA  
OF THE G1 PENTHOUSE APARTMENT



APARTMENT TYPE

# G3: 3 BED 2 BATH

UPPER FLOORS



3  
BEDROOM



2  
BATHROOM



FROM  
112.0m<sup>2</sup>  
SIZE



2  
PARKING



G3  
UNIT TYPE





APARTMENT TYPE

PRICE LIST

The Ilex has 16 different apartment types, which means there's something to suit each phase of life. Every apartment is thoughtfully designed and meticulously curated, with high quality products and finishes.

BLOCK 1				
NO.	UNIT TYPE	FLOOR	SIZE m²	PRICE
101	C2: 1 BED 1 BATH	GROUND	43.5	R1,700,000
102	B1: STUDIO	GROUND	27.7	R1,260,000
103	A1: STUDIO	GROUND	24.2	R1,090,000
104	E2: 2 BED 2 BATH	GROUND	58.1	R2,180,000
105	C1: 1 BED 1 BATH	GROUND	40.5	R1,650,000
106	E1: 2 BED 2 BATH	GROUND	59.4	R2,270,000
107	F2: 3 BED 2 BATH	FIRST	74.0	R2,520,000
108	D1: 2 BED 1 BATH	FIRST	51.4	R1,790,000
109	C2: 1 BED 1 BATH	FIRST	43.4	R1,560,000
110	B1: STUDIO	FIRST	27.7	R1,160,000
111	A1: STUDIO	FIRST	24.2	R990,000
112	E2: 2 BED 2 BATH	FIRST	58.1	R2,070,000
113	C1: 1 BED 1 BATH	FIRST	40.5	R1,500,000
114	E1: 2 BED 2 BATH	FIRST	59.4	R2,120,000
115	F2: 3 BED 2 BATH	SECOND	74.0	R2,500,000
116	D1: 2 BED 1 BATH	SECOND	51.4	R1,820,000
117	C2: 1 BED 1 BATH	SECOND	43.4	R1,630,000
118	B1: STUDIO	SECOND	27.7	R1,190,000
119	A1: STUDIO	SECOND	24.2	R990,000
120	E2: 2 BED 2 BATH	SECOND	58.1	R2,060,000
121	C1: 1 BED 1 BATH	SECOND	40.5	R1,530,000
122	E1: 2 BED 2 BATH	SECOND	59.4	R2,100,000
123	F2: 3 BED 2 BATH	THIRD	74.0	R2,580,000
124	D1: 2 BED 1 BATH	THIRD	51.4	R1,900,000
125	C2: 1 BED 1 BATH	THIRD	43.4	R1,610,000
126	B1: STUDIO	THIRD	27.7	R1,220,000
127	A1: STUDIO	THIRD	24.2	R990,000
128	E2: 2 BED 2 BATH	THIRD	58.1	R2,130,000
129	C1: 1 BED 1 BATH	THIRD	40.5	R1,560,000
130	E1: 2 BED 2 BATH	THIRD	59.4	R2,130,000

BLOCK 2				
NO.	UNIT TYPE	FLOOR	SIZE m²	PRICE
201	C2: 1 BED 1 BATH	GROUND	43.5	R1,720,000
202	B1: STUDIO	GROUND	27.7	R1,280,000
203	A1: STUDIO	GROUND	24.2	R1,130,000
204	E2: 2 BED 2 BATH	GROUND	58.1	R2,220,000
205	C1: 1 BED 1 BATH	GROUND	40.5	R1,680,000
206	E1: 2 BED 2 BATH	GROUND	59.3	R2,310,000
207	D2: 2 BED 1 BATH	GROUND	51.2	R1,990,000
208	A2: STUDIO	FIRST	26.5	R1,120,000
209	B2: STUDIO	FIRST	25.8	R1,110,000
210	C2: 1 BED 1 BATH	FIRST	42.9	R1,570,000
211	B1: STUDIO	FIRST	27.7	R1,180,000
212	A1: STUDIO	FIRST	24.2	R1,010,000
213	E2: 2 BED 2 BATH	FIRST	58.1	R2,110,000
214	C1: 1 BED 1 BATH	FIRST	40.5	R1,520,000
215	E1: 2 BED 2 BATH	FIRST	59.3	R2,160,000
216	D2: 2 BED 1 BATH	FIRST	51.2	R1,870,000
217	A2: STUDIO	SECOND	26.5	R1,150,000
218	B2: STUDIO	SECOND	25.8	R1,140,000
219	C2: 1 BED 1 BATH	SECOND	42.9	R1,650,000
220	B1: STUDIO	SECOND	27.7	R1,210,000
221	A1: STUDIO	SECOND	24.2	R1,040,000
222	E2: 2 BED 2 BATH	SECOND	58.1	R2,100,000
223	C1: 1 BED 1 BATH	SECOND	40.5	R1,550,000
224	E1: 2 BED 2 BATH	SECOND	59.3	R2,140,000
225	D2: 2 BED 1 BATH	SECOND	51.2	R1,950,000
226	C2: 1 BED 1 BATH	THIRD	43.5	R1,640,000
227	B1: STUDIO	THIRD	27.7	R1,240,000
228	A1: STUDIO	THIRD	24.2	R1,070,000
229	E2: 2 BED 2 BATH	THIRD	58.1	R2,170,000
230	C1: 1 BED 1 BATH	THIRD	40.5	R1,580,000
231	G3: 3 BED 2 BATH	THIRD	112.0	R3,600,000



BLOCK 3				
NO.	UNIT TYPE	FLOOR	SIZE m²	PRICE
301	C2: 1 BED 1 BATH	GROUND	43.5	R1,750,000
302	B1: STUDIO	GROUND	27.7	R1,340,000
303	A1: STUDIO	GROUND	24.2	R1,180,000
304	E2: 2 BED 2 BATH	GROUND	58.1	R2,260,000
305	C1: 1 BED 1 BATH	GROUND	40.5	R1,710,000
306	E1: 2 BED 2 BATH	GROUND	59.3	R2,350,000
307	D2: 2 BED 1 BATH	GROUND	51.2	R2,040,000
308	A2: STUDIO	FIRST	26.5	R1,140,000
309	B2: STUDIO	FIRST	25.8	R1,130,000
310	C2: 1 BED 1 BATH	FIRST	42.9	R1,600,000
311	B1: STUDIO	FIRST	27.7	R1,210,000
312	A1: STUDIO	FIRST	24.2	R1,030,000
313	E2: 2 BED 2 BATH	FIRST	58.1	R2,160,000
314	C1: 1 BED 1 BATH	FIRST	40.5	R1,560,000
315	E1: 2 BED 2 BATH	FIRST	59.3	R2,200,000
316	D2: 2 BED 1 BATH	FIRST	51.2	R1,910,000
317	A2: STUDIO	SECOND	26.5	R1,170,000
318	B2: STUDIO	SECOND	25.8	R1,160,000
319	C2: 1 BED 1 BATH	SECOND	42.9	R1,680,000
320	B1: STUDIO	SECOND	27.7	R1,240,000
321	A1: STUDIO	SECOND	24.2	R1,060,000
322	E2: 2 BED 2 BATH	SECOND	58.1	R2,140,000
323	C1: 1 BED 1 BATH	SECOND	40.5	R1,590,000
324	E1: 2 BED 2 BATH	SECOND	59.3	R2,180,000
325	D2: 2 BED 1 BATH	SECOND	51.2	R1,980,000
326	C2: 1 BED 1 BATH	THIRD	43.5	R1,670,000
327	B1: STUDIO	THIRD	27.7	R1,270,000
328	A1: STUDIO	THIRD	24.2	R1,090,000
329	E2: 2 BED 2 BATH	THIRD	58.1	R2,220,000
330	C1: 1 BED 1 BATH	THIRD	40.5	R1,620,000
331	G3: 3 BED 2 BATH	THIRD	112.00	R3,660,000

BLOCK 4				
NO.	UNIT TYPE	FLOOR	SIZE m²	PRICE
401	G1: 3 BED 2 BATH	GROUND	97.1	R3,510,000
402	G1: 3 BED 2 BATH	GROUND	96.7	R3,510,000
403	G1: 3 BED 2 BATH	GROUND	96.7	R3,510,000
404	F1: 3 BED 2 BATH	GROUND	76.8	R2,920,000
405	D1: 2 BED 1 BATH	GROUND	51.3	R2,050,000
406	D1: 2 BED 1 BATH	GROUND	51.3	R2,050,000
407	E2: 2 BED 2 BATH	GROUND	58.1	R2,300,000
408	C1: 1 BED 1 BATH	GROUND	40.5	R1,740,000
409	E1: 2 BED 2 BATH	GROUND	59.4	R2,400,000
410	F2: 3 BED 2 BATH	FIRST	74.0	R2,670,000
411	D1: 2 BED 1 BATH	FIRST	51.3	R1,900,000
412	E1: 2 BED 2 BATH	FIRST	59.3	R2,240,000
413	F1: 3 BED 2 BATH	FIRST	76.8	R2,770,000
414	D1: 2 BED 1 BATH	FIRST	51.3	R1,900,000
415	D1: 2 BED 1 BATH	FIRST	51.3	R1,900,000
416	E2: 2 BED 2 BATH	FIRST	58.1	R2,200,000
417	C1: 1 BED 1 BATH	FIRST	40.5	R1,590,000
418	E1: 2 BED 2 BATH	FIRST	59.3	R2,240,000
419	F3: 3 BED 2 BATH	FIRST	70.5	R2,550,000
420	E3: 2 BED 2 BATH	FIRST	59.5	R2,290,000
421	F2: 3 BED 2 BATH	SECOND	74.0	R2,650,000
422	D1: 2 BED 1 BATH	SECOND	51.3	R1,980,000
423	E1: 2 BED 2 BATH	SECOND	59.3	R2,270,000
424	G1: 3 BED 2 BATH	SECOND	97.1	R3,350,000
425	G1: 3 BED 2 BATH	SECOND	96.7	R3,350,000
426	G1: 3 BED 2 BATH	SECOND	96.7	R3,350,000
427	F1: 3 BED 2 BATH	SECOND	76.8	R2,750,000
428	G1: 3 BED 2 BATH	SECOND	96.7	R3,350,000
429	G1: 3 BED 2 BATH	SECOND	96.7	R3,350,000
430	E2: 2 BED 2 BATH	SECOND	58.1	R2,180,000

BLOCK 4 (CONTINUED)				
NO.	UNIT TYPE	FLOOR	SIZE m²	PRICE
431	C1: 1 BED 1 BATH	SECOND	40.5	R1,620,000
432	E1: 2 BED 2 BATH	SECOND	59.3	R2,220,000
433	F3: 3 BED 2 BATH	SECOND	70.5	R2,630,000
434	E3: 2 BED 2 BATH	SECOND	59.6	R2,270,000
435	F2: 3 BED 2 BATH	THIRD	74.0	R2,730,000
436	D1: 2 BED 1 BATH	THIRD	51.3	R1,960,000
437	E1: 2 BED 2 BATH	THIRD	59.3	R2,260,000
438	F1: 3 BED 2 BATH	THIRD	76.8	R2,830,000
439	E2: 2 BED 2 BATH	THIRD	58.1	R2,260,000
440	C1: 1 BED 1 BATH	THIRD	40.5	R1,650,000
441	E1: 2 BED 2 BATH	THIRD	59.3	R2,260,000
442	F3: 3 BED 2 BATH	THIRD	70.5	R2,610,000
443	E3: 2 BED 2 BATH	THIRD	59.5	R2,310,000



# THE ILEX



THE LIVING AREA OF THE  
C2 ONE BED ONE BATH APARTMENT





#### FEATURES

## DESIGN

*The Ilex* features a contemporary, white, angular style that provided a clean, modern, backdrop – much like a blank canvas or crisp new page, ready to be filled with the stories and experiences of your life. Similar to a Polaroid picture frame, its simple, structured exterior will hold the warmth and vibrancy of lived experiences.

Though its lines are bold and its form is minimalist, the heart of *The Ilex* beats with the energy of possibility – a place where stories unfold, dreams are realised, and every corner reflects the fullness of life.

Inside the apartments of *The Ilex*, modern design meets timeless warmth and buyers can choose from two distinct palettes to add their individual touch to their new homes.



#### FEATURES

## DARK PALETTE

Sophisticated and grounded, the dark palette brings a bold aesthetic to *The Ilex*. Deep charcoal cabinetry contrasts with rich terracotta accents, blending modern lines with organic warmth for a space that feels both intimate and refined.







#### FEATURES

## LIGHT PALETTE

The light palette combines crisp whites with oak-inspired finishes, bringing warmth and a sense of fresh simplicity to *The Ilex*. This inviting foundation aligns with the building's contemporary design, giving each space an open, timeless quality.



FEATURES

OPTIONAL EXTRAS

Add a personal touch to your The Ilex apartment with optional extras designed for both comfort and style. Select upgrades that match your lifestyle:

VINYL FLOORING

Exchange the standard floor tiles for warm, durable vinyl flooring throughout all rooms.

AIR CONDITIONING

Pre-mapped placements and sizes make it easy to add air conditioners for the perfect indoor climate.

COOKER HOOD

Add a stylish and functional cooker hood for improved ventilation and a sleek kitchen look.

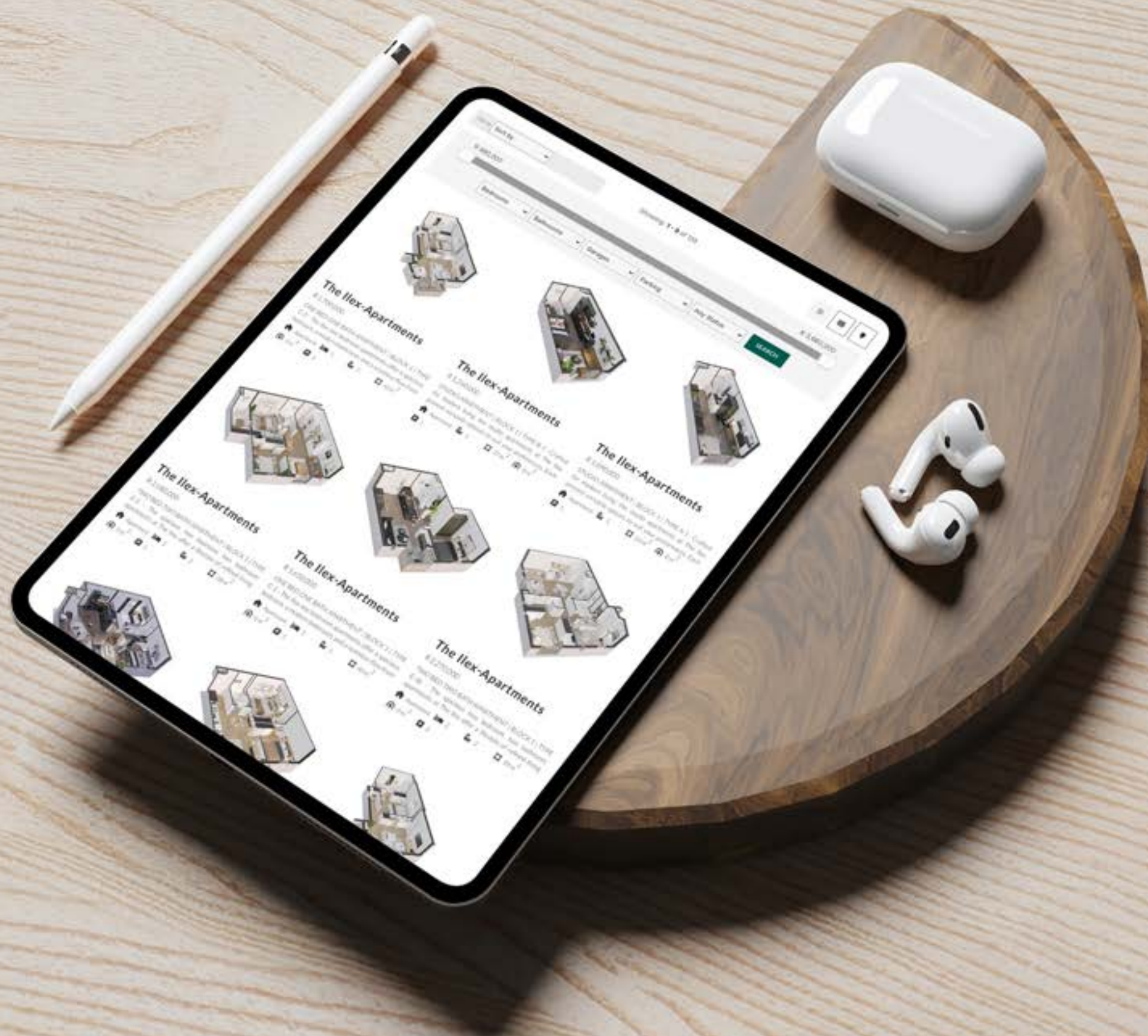
LAWN FOR GROUND FLOOR UNITS

Opt for a lush lawn, creating a green outdoor space to enjoy, right outside your door.

	STUDIO	1 BED 1 BATH	2 BED 1 BATH	2 BED 2 BATH	3 BED 2 BATH	PENTHOUSE	DUPLEX PENTHOUSE
COOKER HOOD	R4,000	R4,000	R4,000	R4,000	R4,000	R4,000	R4,000
VINYL FLOORS	+R145/m <sup>2</sup>	+R145/m <sup>2</sup>	+R145/m <sup>2</sup>	+R145/m <sup>2</sup>	+R145/m <sup>2</sup>	+R145/m <sup>2</sup>	+R145/m <sup>2</sup>
GROUND FLOOR LAWN	R130/m <sup>2</sup>	R130/m <sup>2</sup>	R130/m <sup>2</sup>	R130/m <sup>2</sup>	R130/m <sup>2</sup>	R130/m <sup>2</sup>	N/A

	9000 BTU	12000 BTU	18000 BTU	24000 BTU
AIR CONDITIONER	R28,000	R31,000	R39,000	R43,000







## FEATURES

# A FIVE-MINUTE NEIGHBOURHOOD

*The Ilex* and the wider neighbourhood of Newinbosch have been **built with people and community in mind**. Designed around the concept of a ‘five-minute neighbourhood’ (meaning it takes five minutes for residents to connect to amenities within the precinct), Newinbosch boasts extensive pedestrian and micromobility routes.

However, these spaces are also being designed to benefit the broader community. Newinbosch includes public facilities which are accessible to non-residents. These **social and communal assets** create ‘stickiness’ – a reason for people to stick around.





## RETAIL

The wider Newinbosch community, of which *The Ilex* is a part, is planned around **connection, health and accessibility**. They include:

- Eatery, coffee shop and wine bar
- Grappa Shed events venue
- Newinbosch Square Shopping Centre  
WITH PICK 'N PAY AND CLICKS AS ANCHOR TENANTS
- Shared office space

The neighbouring apartment building, *The Bosk* has its **own retail space**, which features:

- Artisan shops
- Personal services
- Shared office and co-working spaces

## RECREATION

Residents of *The Ilex* have unlimited access to all the **Newinbosch outdoor amenities**. They include:

- Urban farm
- Amphitheatre with picnic lawns
- Dog park
- 25m swimming pool
- Gym facilities
- Cycling and running routes
- Tennis, pickleball and multi-purpose courts
- Boules courts
- Farm and recreational dams

## CHILDREN AND FAMILIES

Newinbosch is intentionally designed to **prioritise the safety and holistic development of children** and amenities include:

- Skate park
- Cricket nets
- Bouldering wall
- Children's pool
- Parks
- Jungle gyms and trampolines
- Smooth paths
- Fishing dam
- Bee and butterfly corridor



## SAFETY AND SECURITY

**Safety is a key priority**, but non-residents are invited to explore the public amenities and participate in events in Newinbosch. Access control powered by **state-of-the-art technology** ensures safe and seamless access for residents, while ensuring visitors are made to feel welcome in the public areas. Security measures include:

- Biometric access control with facial recognition
- License plate recognition software
- Access controls and visitor access management
- CCTV surveillance
- Thermal camera perimeter surveillance
- Electrified perimeter fencing
- Close proximity perimeter warning system
- Backup power for all security infrastructure

## EDUCATION

In a town that has a severe shortage of schools, we are dedicated to creating **exceptional educational facilities** within our neighbourhood. (Newinbosch is the only development in Stellenbosch with specifically allocated zoned land for a school.) With space for a total of 1,650 learners, these schools will have a notable impact on the alleviation of shortages.

### Preschool

Collaborating with Pret op die Plaas, a well-known local preschool, Newinbosch has a beautiful preschool facility that accommodates 150 children aged two to six years.

### Primary and High School

From 2027, Newinbosch Academy will provide a unique approach to learning, integrating traditional values with innovative, environmentally conscious practices for 1,500 children for their full school career from Grade R to Grade 12.

## COMMUNITY MANAGEMENT

*The Ilex* residents will have access to a dashboard of **community management apps** which will help to streamline admin and such as:

- Biometric registration
- Visitor access control
- Paying utilities







## FEATURES

# SUSTAINABILITY

Sustainability and caring for the environment is built into the very fabric of Newinbosch and *The Ilex*. With both **6 Star Green Star Sustainable Precincts v1.1 Certification** and **EDGE Advanced certification** already awarded, Newinbosch is the first of its kind, **not only in South Africa, but in the whole of Africa.**



## CERTIFICATIONS

### 6 Star Green Star Rating

Newinbosch has been awarded a 6 Star Green Star Sustainable Precincts v1.1 Certification by the Green Building Council of South Africa (which is an established member of the World Green Building Council). **This makes it not only the first development in South Africa; but is also a first for all of Africa and puts Newinbosch among only a few 6 Star-rated precincts worldwide.**

## CLIMATE CONTROL

Newinbosch is designed with energy efficiency at the core, complying with EDGE Advanced certification requirements. The orientation of the building, roof covering, windows, type of paint and insulation all play a role in **reducing the need for artificial heating and cooling.**

## RECYCLING

Newinbosch residents sort their waste into three categories; recyclables are collected by the municipality for sorting, as is landfill waste, while organic waste is collected by Newinbosch and turned into compost for use in the public green areas.







# THE ILEX





## WATER

Newinbosch is situated in a water scarce area and being environmentally responsible requires thinking differently about irrigation. A **grey water reticulation system was designed** to harvest all water from basins, showers and baths in the apartment buildings. This is then mechanically flushed and naturally cleaned through a circular reed bed system, before being used to water the planted areas. The wider Newinbosch neighbourhood also uses central swales to collect and clean stormwater, pumping it back for irrigation and to replenish the underground aquifers.

## LANDSCAPING

The objectives that guided the design of all landscaped areas in Newinbosch, whether public or private, are to improve the site's functional connectivity with nearby nature reserves and natural remnant areas, **increase the number of locally indigenous species**, maintain the existing structural connectivity of the semi-aquatic systems through water sensitive urban design and mitigate urban heat island effects through **pocket forests**.

## ENERGY

The **Newinbosch Renewable Energy System is a combination of energy sources**, including solar power, municipal grid supply and battery energy.

Homes, apartment blocks and public buildings have solar photovoltaic panels on all viable roof surfaces, which will send power to central inverters. These will feed the **Newinbosch microgrid**, which distributes energy to each home through a smart meter. A central battery system offers backup power to the whole estate, not just to individual houses.

The Newinbosch Microgrid will also keep residents completely free from loadshedding up to Stage 3 and probably beyond, guaranteeing uninterrupted limited power for all our residents from Stage 4 – 8.

**newinbosch**  
ENERGY





#### ABOUT

## THE INVESTMENT

*The Ilex* is part of the thriving Newwinbosch Neighbourhood Estate, where sales reached R1,027bn within the first 18 months, with over 500 units sold. *The Bosk*, the first apartment building, sold out within six months, reaching a value of R223 million and Phase 2 of homes is already 75% sold.

#### 70% OF *THE ILEX* APARTMENTS SOLD ON LAUNCH DAY.

*The Ilex* apartments are set to offer rental income ranging from R8,200 to R23,000 per month, capitalising on the high rental demand in Stellenbosch, which consistently exceeds growth rates above the consumer price index.



ABOUT

## THE TEAM

Similan, a renowned property developer with a proven track record, and Raubex, a construction company listed on the JSE, have joined forces to bring into existence this extraordinary lifestyle development. This project aims to establish an estate that encapsulates a sense of community while providing the unparalleled security and amenities.

A highly skilled and proficient team, bolstered by accomplished developers with a successful history, has been assembled to ensure the realisation of this remarkable vision. Their collective expertise and commitment pledge to transform this vision into a vibrant reality.





# THE ILEX

APARTMENTS AT NEWINBOSCH



DISCOVER MORE AT  
[www.theilex.newinbosch.co.za](http://www.theilex.newinbosch.co.za)

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