



THE
MARLOW
ON MILL

NEWLANDS, CAPE TOWN



AMENITIES 05

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APARTMENTS 12

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LUXURY IN THE MAKING

An architectural masterpiece, The Marlow on Mill is a carefully curated blend of contemporary and classical design, nestled in the heart of Newlands.

Offering 281 designer apartments, including studios, one, two, and three-bedroom apartments, as well as an exclusive penthouse, The Marlow is the peak of Southern Suburbs urban living.

- ✓ **Studio, 1, 2 & 3 Bedroom Apartments**
- ✓ **Priced from R1,72 – R16 million**
- ✓ **Mill Street, Newlands, Cape Town**



EXCLUSIVE ON-SITE AMENITIES

HIGHLIGHTS & FEATURES

Residents of The Marlow will enjoy an exclusive collection of on-site amenities designed for both relaxation and social living.

At ground level, landscaped urban spaces offer a peaceful retreat with lush greenery and comfortable seating areas. The on-site restaurant and coffee shop brings everyday convenience just steps from home.

The rooftop escape features a sparkling pool, expansive entertainment deck, shaded lounging areas, a serviced bar, and indoor/outdoor gas braais. Set against sweeping panoramic views, it's ideal for unwinding or entertaining guests.

To round it out, residents also benefit from a gym and dedicated laundry facilities, ensuring comfort and convenience at every turn.





GYM



LAUNDRY



RESTAURANT & BAR







A BOLD NEW EXPRESSION OF DESIGN

"This is a building that feels alive – not only with its rich textures and playful patterns, but quite literally so, sitting above a lively public space. It blends timeless elegance with contemporary design, bringing a sense of life to every corner. The structure feels both bold and natural, with pathways that swirl and twist around the stilts, gently linking the building to the neighbourhood.

Each unit offers something a little different, with a variety of balcony sizes to suit different lifestyles. The design strikes a balance between fun and fine detail, ensuring every space feels part of the wider community. From the reception area to the pool, there's a calm energy that flows through the building, enhanced by views that connect the building to the outdoors. It's a place where the design isn't just something you see, but something you feel – relaxed, vibrant, and in harmony with its surroundings."





ICONIC APARTMENTS

One of Cape Town's most sought-after suburbs



STUDIOS



STUDIOS



Sized from **21m² - 37m²** | **Parking:** Available to purchase at R150,000 incl. VAT

VARIETY OF UNIQUE LAYOUTS AVAILABLE

[VIEW COLLECTION](#)



DELUXE STUDIOS



DELUXE STUDIOS



Sized from **31m² – 43m²** | **Parking:** Available to purchase at R150,000 incl. VAT

VARIETY OF UNIQUE LAYOUTS AVAILABLE

[VIEW COLLECTION](#)



ONE BEDS



ONE BEDROOMS



Sized from
45m² – 81m²

Parking: Each unit includes one single or tandem parking bay depending on the specific unit.

Storeroom: Select units include a storeroom

VARIETY OF UNIQUE LAYOUTS AVAILABLE

[VIEW ONE BED COLLECTION](#)



TWO BEDS



TWO BEDROOMS



Sized from
63m² – 116m²

Parking: Each unit includes
two secure parking bays.

Storeroom: Each unit
includes a storeroom.

VARIETY OF UNIQUE LAYOUTS AVAILABLE

[VIEW TWO BED COLLECTION](#)



THREE BEDS



THREE BEDROOMS



Sized from
96m² – 108m²

Parking: Each unit includes one single bay and one tandem bay.

Storeroom: Each unit includes a storeroom.

VARIETY OF UNIQUE LAYOUTS AVAILABLE

[VIEW THREE BED COLLECTION](#)



PENTHOUSE



PENTHOUSE



Internal **156m²** External **86m²**

Parking: Includes four single parking bays.

Storeroom: Includes two storerooms.

ONE UNIQUE LAYOUT

[VIEW PENTHOUSE](#)







LUCRATIVE TAX BENEFITS



SECTION 13SEX

Investors have access to powerful tax incentives, including the popular Section 13sex of the Income Tax Act No 58 of 1962. This scheme enables any taxpayer who owns five or more new, residential rental units (do not all have to be from the same development), to claim up to 55% of the purchase price as a tax deduction.

Example:

- Purchase five units at a total purchase price of R10 000 000
- Minus the launch discount = R500 000
(R100 000 per unit, if purchased on launch)
- Final purchase price = R9 500 000
- Deemed purchase price = R5 225 000
(55% of final purchase price)
- 5% of the deemed price may be used as a tax deduction per year

This works out to a tax deduction (tax write-off) of R261 250 per year for 20 years.

TOTAL TAX WRITE-OFF = R5 225 000 (over 20 years)

TAXPAYER CRITERIA

- The taxpayer must own at least 5 residential units. The deal kicks in once the buyer takes ownership of their 5th new unit.
A residential apartment refers to a building or self-contained apartment, mainly used for residential accommodation with the exclusion of structures used for business purposes, for example, hotels.
- All units must be situated in South Africa.
- Residential units must have been purchased new and unused. (For example, buyers of flats that had previously been occupied would not qualify for this incentive.)
- The units must be used solely for the purpose of trade (i.e. residential letting). This prevents housing claims for personal use.
- Please consult your tax advisor for further clarification and information.



Concierge

Welcome



HASSLE-FREE INVESTMENT

Our hand-selected short-term letting operators, Propr, will turn your purchase into a fully hands-off investment with hassle-free hosting by their experienced team. Owners will also get to make use of their apartment with their flexible personal use service. Add a carefully curated furniture pack by Weylandts and you're all set.

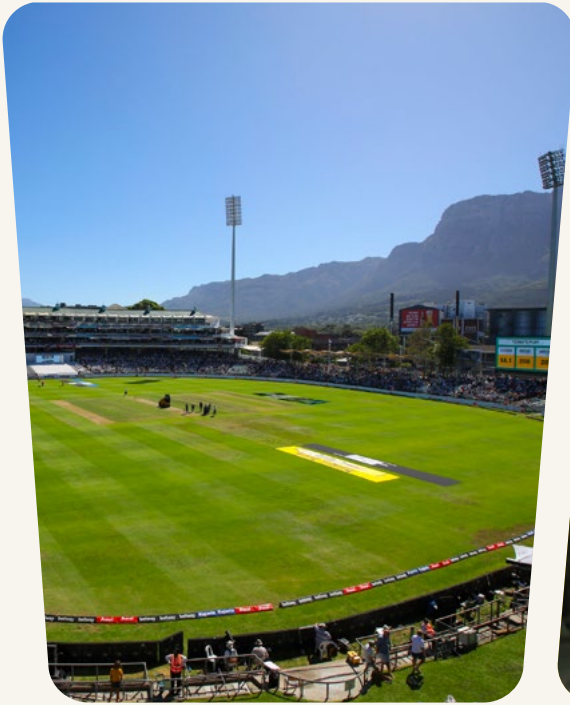
Key highlights of the Propr offering:

- Daily on-site receptionist and housekeeping
- Hotel quality linen and amenities
- Maintenance management
- Dedicated guest experience team
- Serviced bar and pool area
- 1-night stays offered, boosting occupancy rates and potential yield
- SuperSight management software for your investment overview

NEWLANDS

The suburb with it all





Positioned in the lush, tree-lined streets of Newlands, The Marlow offers unrivalled convenience and connectivity. This vibrant suburb, long celebrated for its blend of natural beauty and urban setting, is home to some of Cape Town's most iconic landmarks.

From the legendary Newlands Cricket Ground to the tranquil trails of Newlands Forest, residents can enjoy the best of both worlds - active outdoor living and a cosmopolitan social scene. Cavendish Square, Kirstenbosch Botanical Gardens, artisanal coffee shops, and world-class dining are just minutes away, making this urban living at its finest.



IN THE NEIGHBOURHOOD

200m **Newlands Cricket Ground**

500m **Nearby schools**

750m **Cavendish Square**

900m **Dean Street's Cafés & Boutiques**

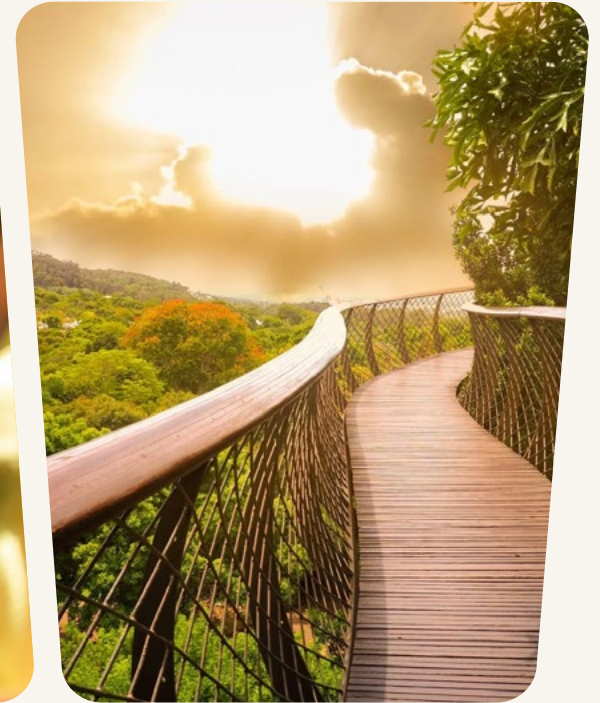
950m **Barristers Grill & Café**

1.4km **Africa Padel**

1.9km **Newlands Forest**

3.3km **University of Cape Town**

4.2km **Kirstenbosch Botanical Garden**



Mill Street, Newlands



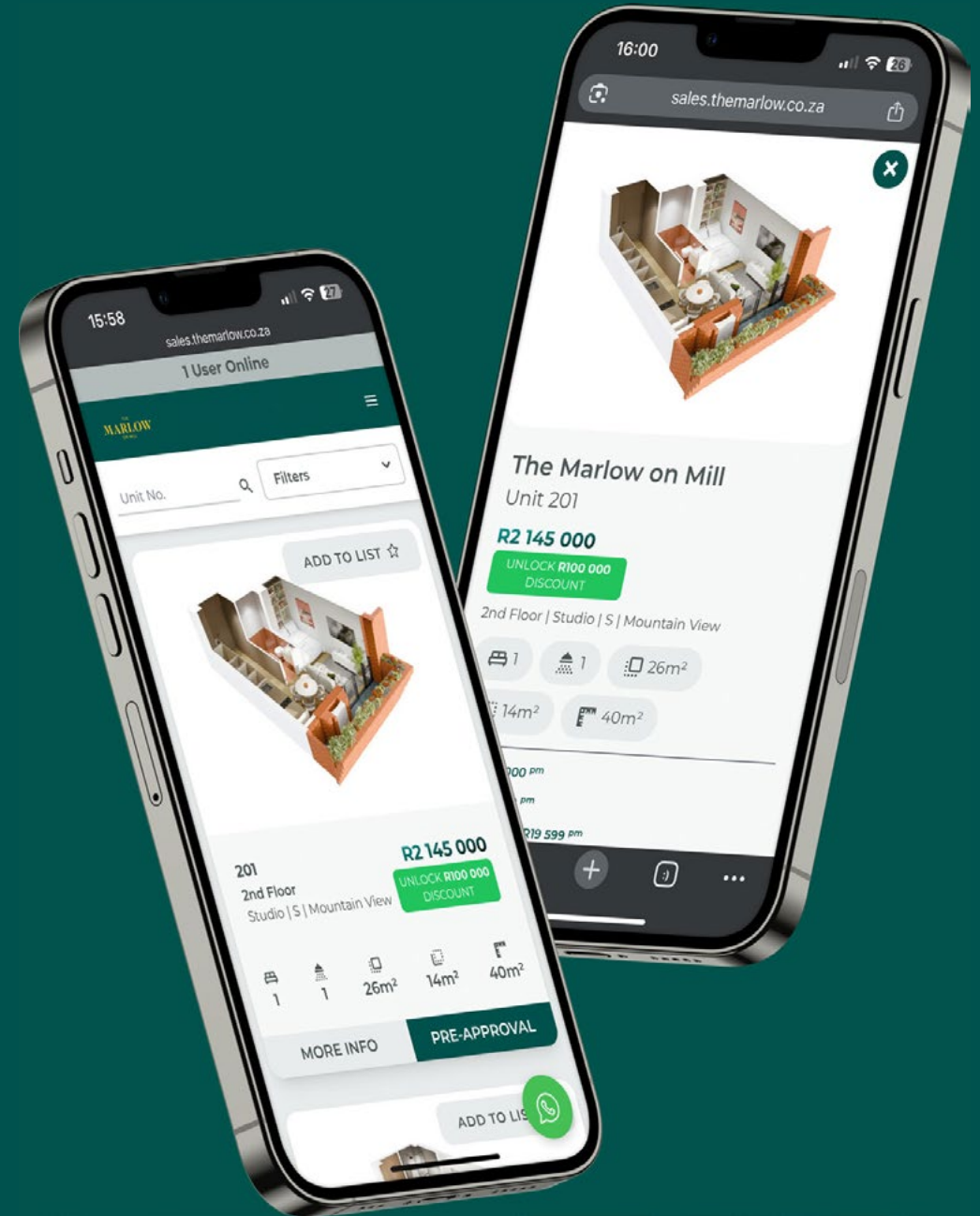
GET DIRECTIONS

SALES LAUNCH

The sales launch for The Marlow will take place entirely online, allowing you to secure your apartment from anywhere. All units will be sold on a first-come, first-served basis, and a R10,000 reservation fee will be required to lock in your preferred apartment.

A high level of interest is expected, with eager buyers ready to secure their units as soon as sales go live. Follow the steps below to ensure you're prepared ahead of launch day.

- ✓ Create your secure buyer profile
- ✓ Unlock your R100,000 launch discount
- ✓ Add your favourite apartments to your shortlist
- ✓ Get pre-qualified with BetterBond who has secured development approval from all major banks





NEWLANDS
Cape Town

WISH YOU WERE HERE



TEAM



Eris Property Group is a leading real estate investment and development company with a reputation for delivering exceptional, future-focused properties across South Africa. With decades of expertise in commercial, and mixed-use developments, Eris is committed to innovation, quality, and long-term value creation.

Guided by a vision to redefine urban living, The Marlow delivers a thoughtfully designed, high-performance asset in one of Cape Town's most sought-after suburbs.



TEAM



TwoFiveFive Architects is a commercial architectural practice and consultancy founded by principal architects Theo Kruger and André Krige with the intention of creating spatial and structural solutions that are powerful in both purpose and poetry – designs that challenge convention, inspire curiosity and instigate change, while remaining buildable and within budget.



TEAM



Pam Golding Properties is recognised locally and internationally as Southern Africa's leading independent real estate group and the country's most awarded real estate company. Offering a full spectrum of property services, Pam Golding Properties boasts a network of over 300 offices in sub-Saharan Africa as well as offices in the UK, Germany, France, Mauritius and Seychelles. The Group also facilitates property sales and residency in Spain and Portugal and property sales in the USA.



NOT ALL
LANDMARKS
ARE CREATED
EQUAL





THE
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