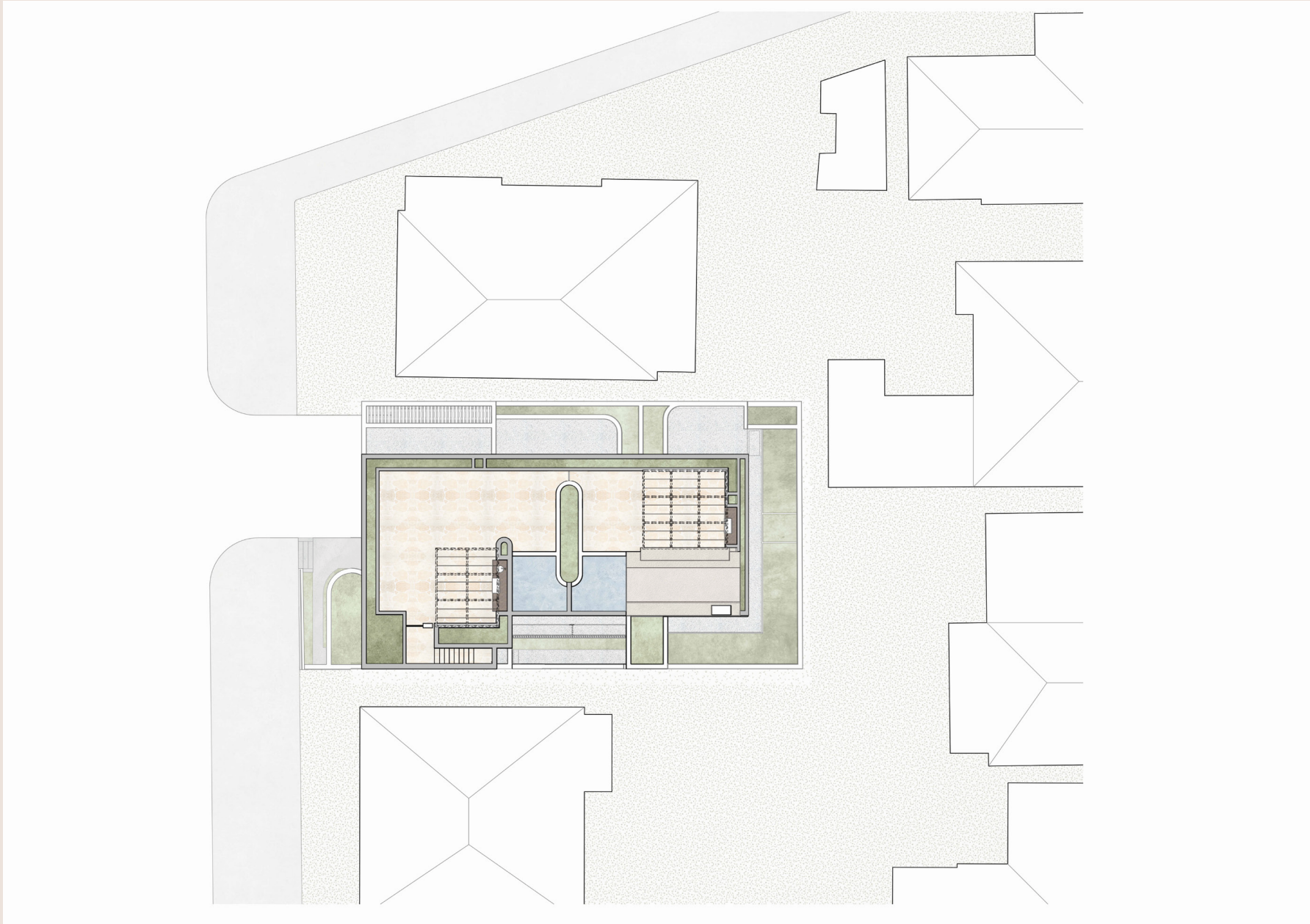


ST. IVES

UPPER SEA POINT, CAPE TOWN

FLOOR PLANS

SITE PLAN

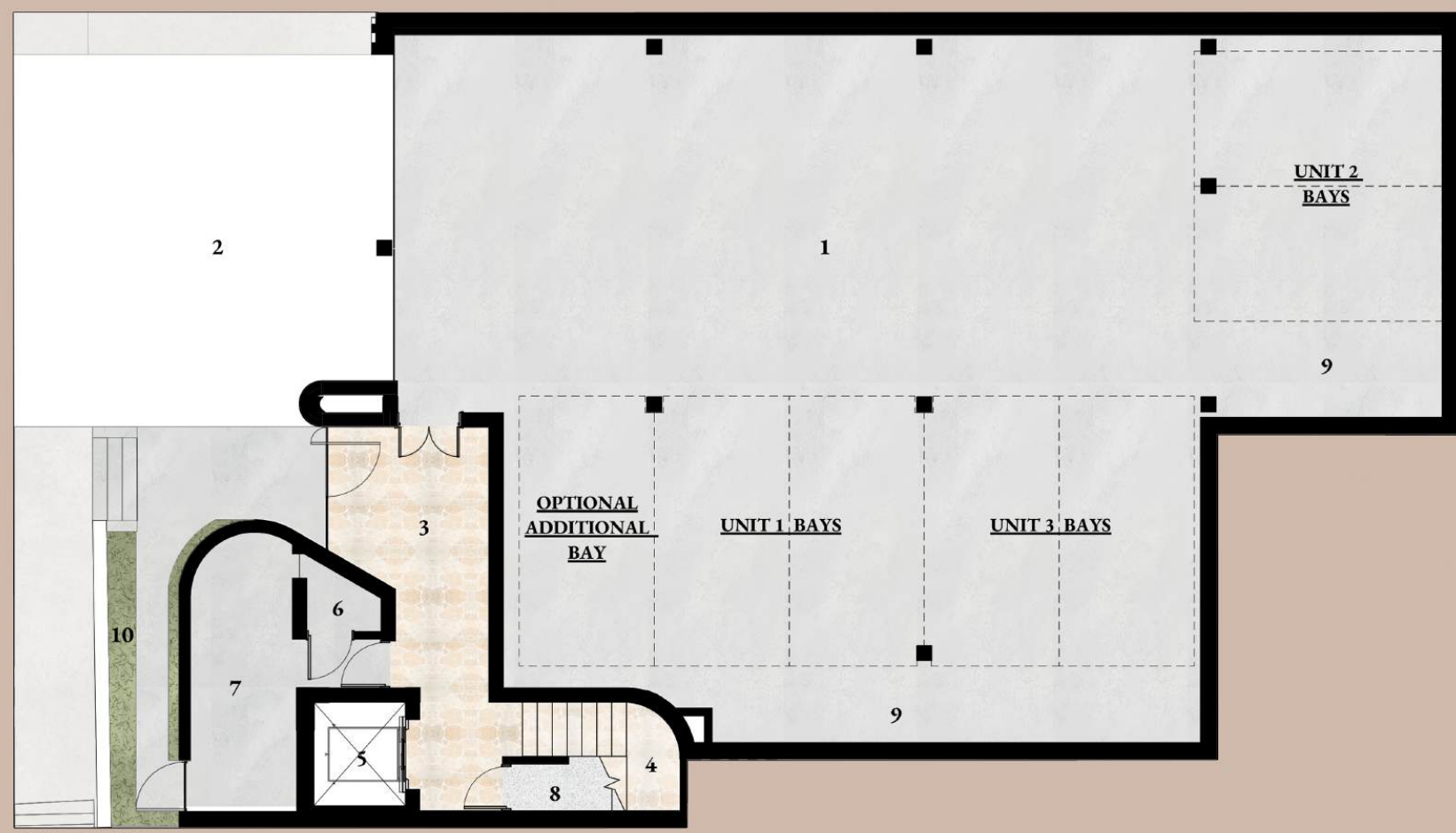


PARKING GARAGE

PARKING GARAGE

COMMON AREAS

- 1. Parking
- 2. Driveway
- 3. Arrival
- 4. Stairwell
- 5. Lift
- 6. Services
- 7. Refuse
- 8. Staff WC
- 9. Heat pumps
- 10. Planter

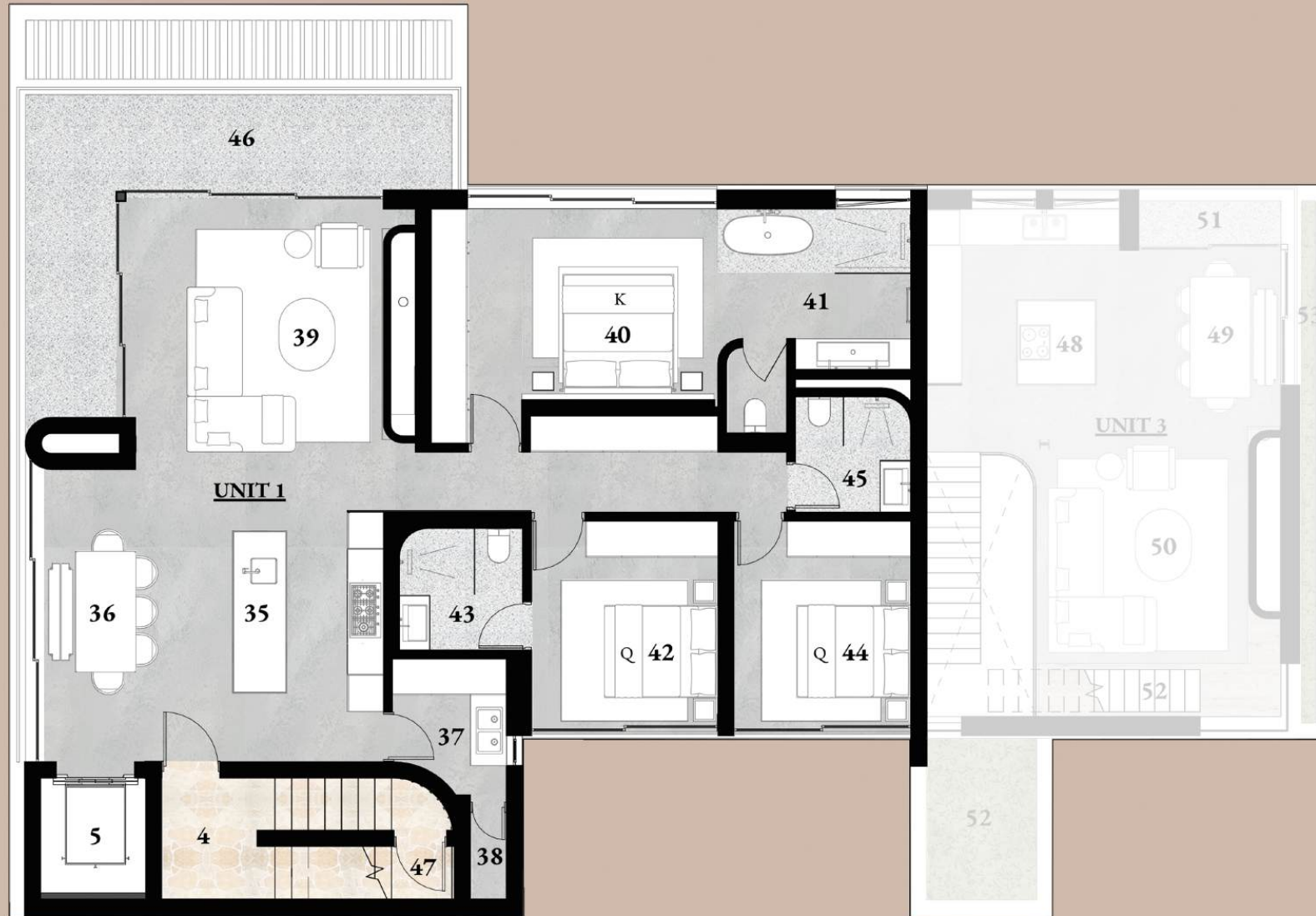


GROUND FLOOR



UNIT I

Unit	Section			Total Section Area	Exclusive Use Area					Total Unit Area
	No. of Beds	Under Roof	Terrace		Garden	Roof Terrace	Planters	Pools	Parking Bay	
Unit 1	3	135m ²	20.6m ²	155.6m ²	0m ²	81.2m ²	21.9m ²	10.8m ²	5 & 6	269.5m ²



COMMON AREA

- 4. Stairwell & Lobby
- 5. Lift

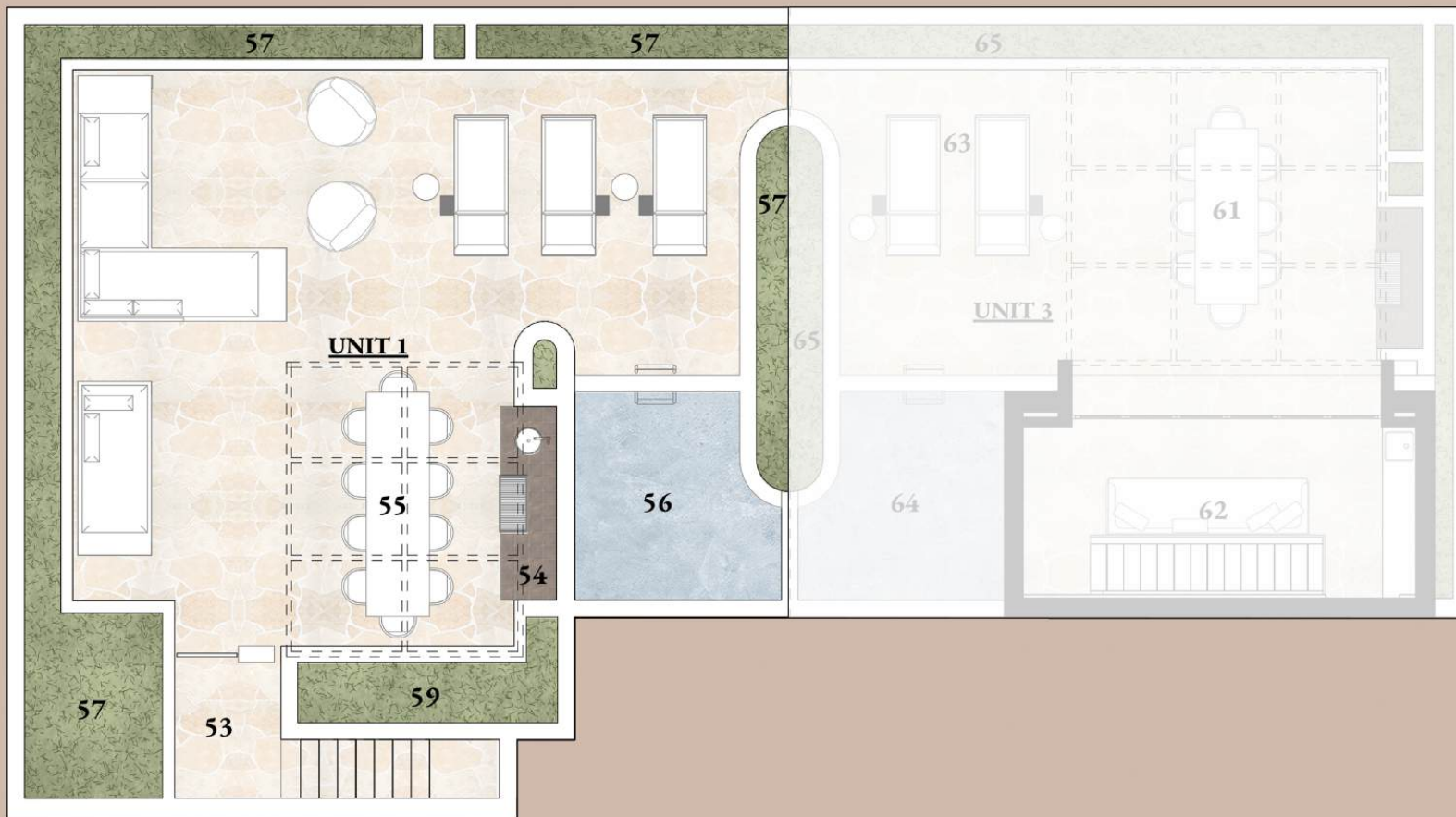
UNIT 1

- 35. Kitchen
- 36. Dining
- 37. Scullery
- 38. Store
- 39. Lounge
- 40. Main Bedroom
- 41. En-Suite 1
- 42. Bedroom 2
- 43. En-Suite 2
- 44. Bedroom 3
- 45. En-Suite 3
- 46. Terrace
- 47. Stairwell to Terrace

SECOND FLOOR



Unit	Section			Total Section Area	Exclusive Use Area					Total Unit Area
	No. of Beds	Under Roof	Terrace		Garden	Roof Terrace	Planters	Pools	Parking Bay	
Unit 1	3	135m ²	20.6m ²	155.6m ²	0m ²	81.2m ²	21.9m ²	10.8m ²	5 & 6	269.5m ²



COMMON AREA

53. Entrance

UNIT 1 TERRACE (EUA)

- 54. Braai
- 55. Pergola
- 56. Pool
- 57. Planters

THIRD FLOOR



UNIT 2

Unit	Section			Total Section Area	Exclude Use Area					Total Unit Area
	No. of Beds	Under Roof	Terrace		Garden	Roof Terrace	Planters	Pool	Parking Bay	
Unit 2	2	114.4m ²	44.4m ²	158.8m ²	0m ²	0m ²	9.8m ²	0m ²	1 & 2	168.6m ²

COMMON AREAS

- 4. Stairwell & Lobby
- 5. Lift
- 10. Planter

UNIT 2

- 11. Kitchen
- 12. Dining
- 13. Lounge
- 14. Main Bedroom
- 15. En-Suite 1
- 16. Bedroom 2
- 17. En-Suite 2
- 18. Guest WC
- 19. Scullery
- 20. Terrace
- 21. Terrace 2
- 22. Planter

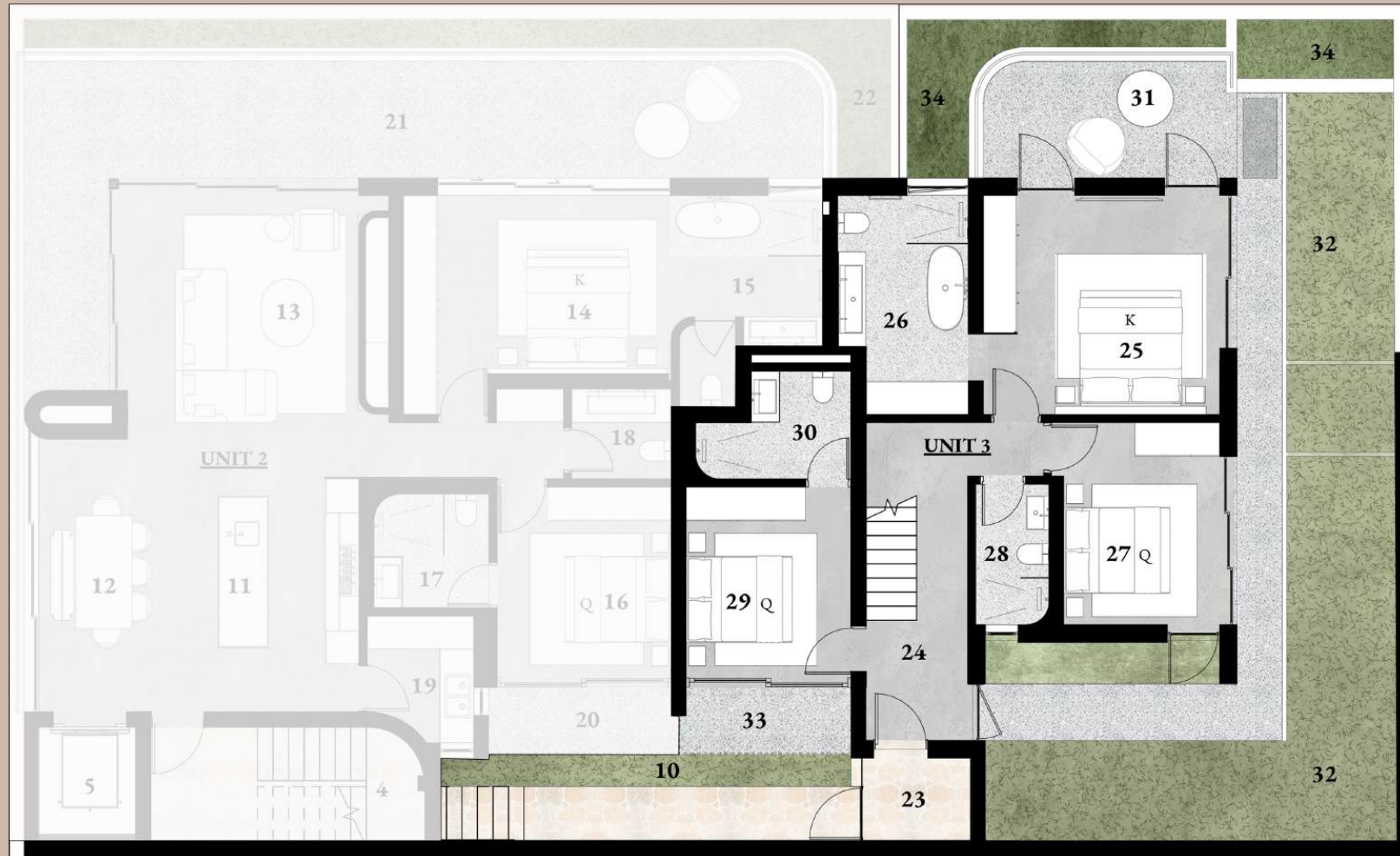


FIRST FLOOR



UNIT 3

Unit	Section			Total Section Area	Exclusive Use Area						Total Unit Area
	No. of Beds	Under Roof	Terrace		Garden	Roof Terrace	Planters	Pools	Vestibule	Parking Bay	
Unit 3	3	154m ²	16.1m ²	170.1m ²	49.5m ²	45.3m ²	27.1m ²	10.8m ²	2.8m ²	3 & 4	305.6m ²



- UNIT 3
- 23. Entrance
 - 24. Foyer & Staircase
 - 25. Main Bedroom
 - 26. En-Suite 1
 - 27. Bedroom 2
 - 28. En-suite 2
 - 29. Bedroom 3
 - 30. En-Suite 3
 - 31. Terrace
 - 32. Garden
 - 33. Terrace 2
 - 34. Planter

FIRST FLOOR





Unit	Section			Total Section Area	Exclusive Use Area					Total Unit Area	
	No. of Beds	Under Roof	Terrace		Garden	Roof Terrace	Planters	Pools	Vestibule		Parking Bay
Unit 3	3	15m ²	16.1m ²	170.1m ²	49.5m ²	45.3m ²	27.1m ²	10.8m ²	2.8m ²	3 R & V	305.6m ²

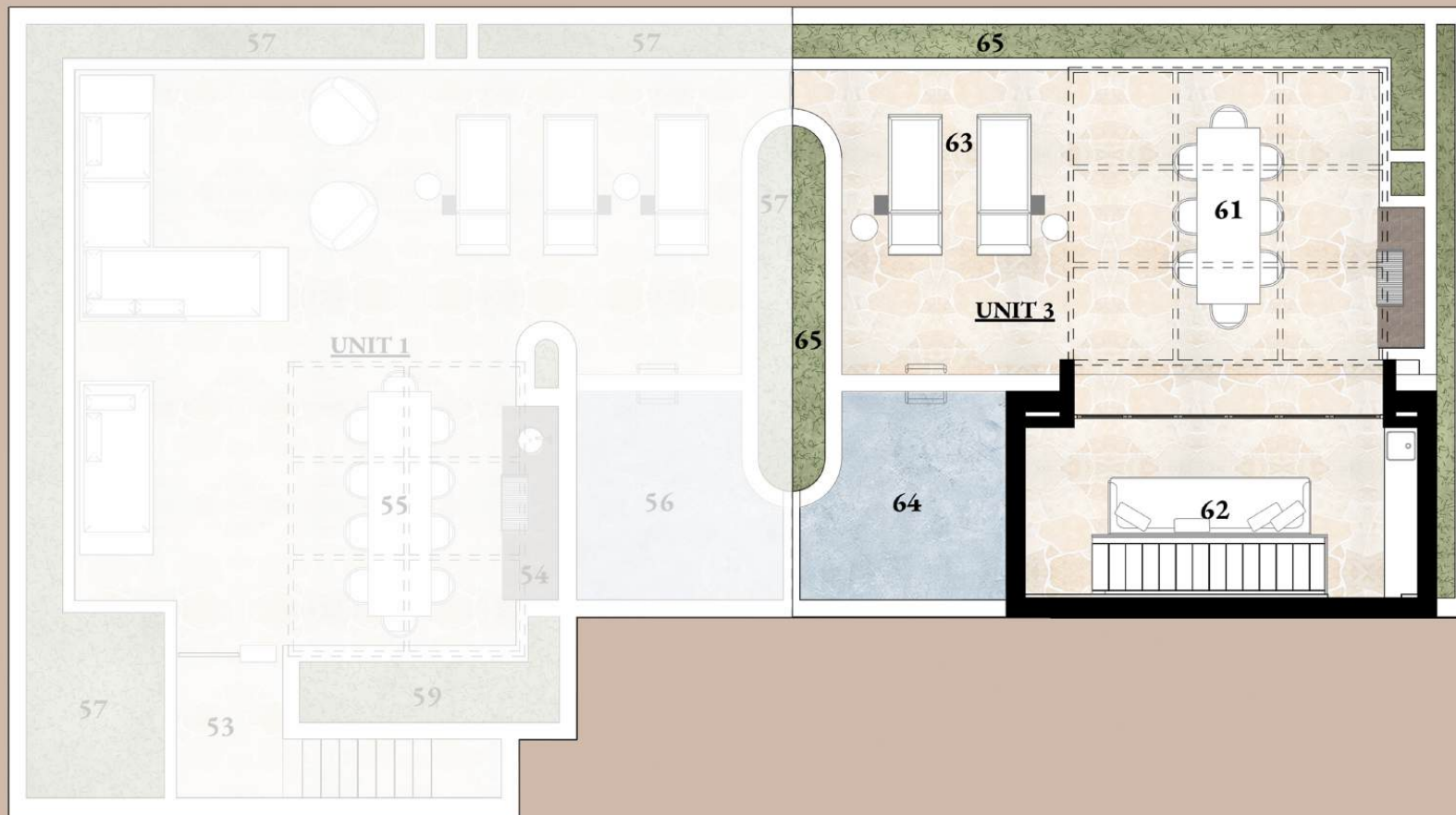
SECOND FLOOR



UNIT 3

- 48. Kitchen
- 49. Dining
- 50. Lounge
- 51. Terrace
- 52. Staircase to Pool Room
- 53. Planter

Unit	Section			Total Section Area	Exclusive Use Area						Total Unit Area
	No. of Beds	Under Roof	Terrace		Garden	Roof Terrace	Planters	Pool	Vestibule	Parking Bay	
Unit 3	3	154m ²	16.1m ²	170.1m ²	49.5m ²	45.3m ²	27.1m ²	10.8m ²	2.8m ²	3 & 4	305.6m ²



THIRD FLOOR



UNIT 3 TERRACE (EUA)

- 58. Braai
- 59. Pergola
- 60. Pool Room
- 61. Pool
- 62. Planter



DEVELOPMENTS

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