



Mount Prospect
EXCLUSIVE RETIREMENT/ESTATE



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BACKGROUND ON CONSTANTIA VALLEY

The Southern Suburb of Constantia lies in the tree rich Constantia Valley, on the eastern side of Constantia Mountain near Cape Town. This enchanting and oldest residential area in South Africa is steeped in wine-making history dating back to 1685.

It is one of South Africa's lushest 10 suburbs and is a popular and prestigious choice for those who desire an exclusive and private lifestyle. Bordering Kirstenbosch Botanical Gardens,, Groot Constantia Wine Estate and the exclusive suburb of Bishopscourt, it is home to an international mix of residents and a collection of gorgeously sophisticated residences.

The M3 motorway allows easy access to a host of entertainment and shopping facilities as well as award-winning eating places and other infrastructure such as top rate medical and care facilities.

Sports facilities are ample in the area with mountain-biking routes, hiking trails, golf courses and horse-riding facilities in abundance.

ARCHITECTURAL STYLE AND OFFERING

3 Existing historically significant buildings on the site will be restored to provide communal facilities that include a clubhouse and so bring leisure, health and fitness to residents' doors to create a well-balanced lifestyle and community.

A protected central Conservation wetland area that stretches from the Constantia Vineyards through to the Pagasvlei Road, provides an open space area sprinkled with benches and interlinking walkways, for all to enjoy.

Mount Prospect, situated within a historically rich locality adjoining the Constantia Wine Estate, begs for special care and attention in the design of the houses in order to integrate contemporary design with references to historical elements.

Resultantly a specific "Barn" type architecture with liberal loft spaces that creates the traditional Cape village "feel" streetscape was designed. Single storey abutments to the back of the individual plots establish courtyards that promote flexible outdoor living.



UNIT TYPES AND ELEVATION

- Erven from between 272m² and 450m²
- Houses from between 200m² and 300m²
- Various unit types to choose from
- 3 Bedroom homes
- Spacious open plan kitchen and dining area
- Formal lounge with gas fireplace
- Double garages for all homes
- Exclusive use areas provided

Visuals



ARTIST IMPRESSION

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ARTIST IMPRESSION

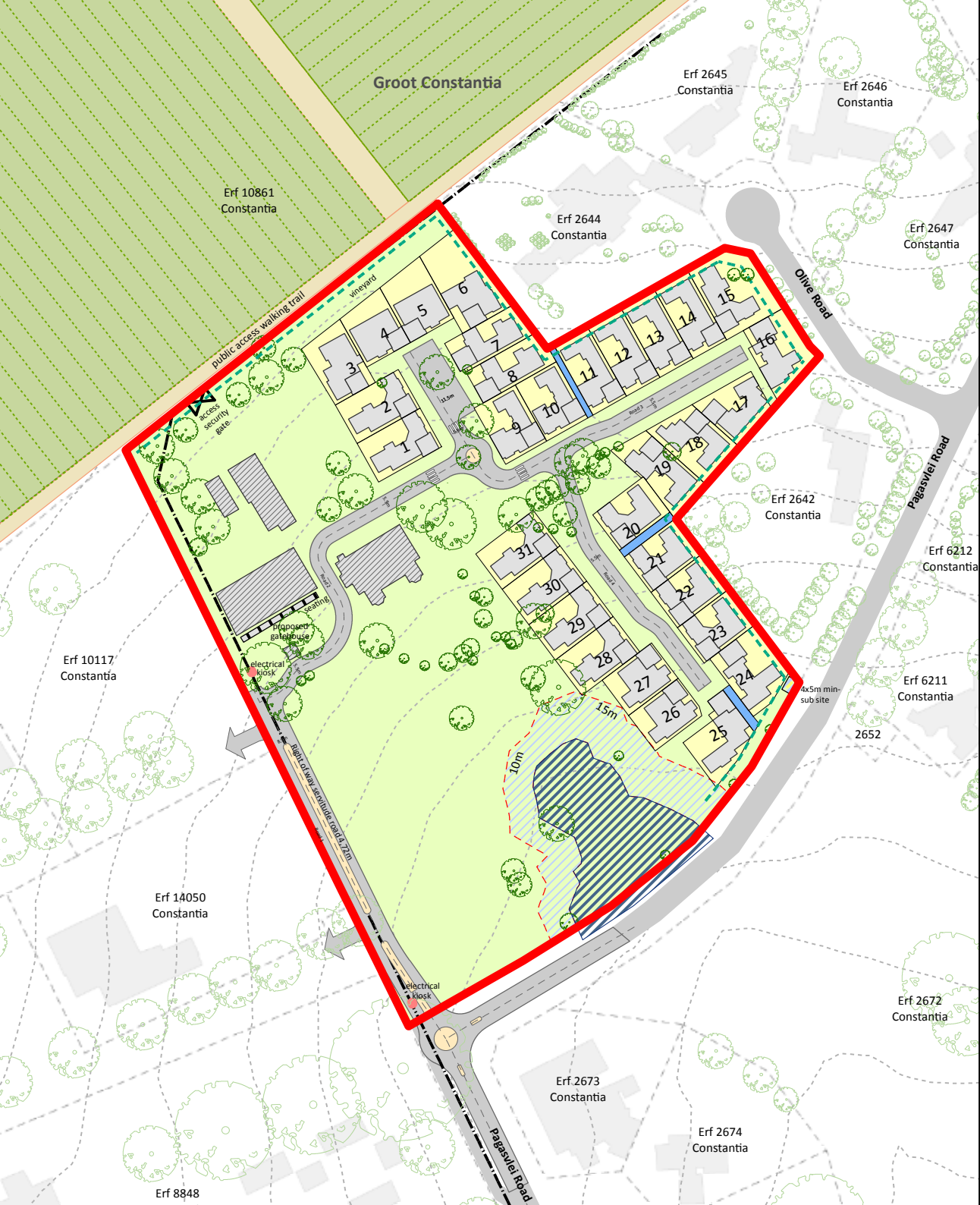
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









ARTIST IMPRESSION

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Stand

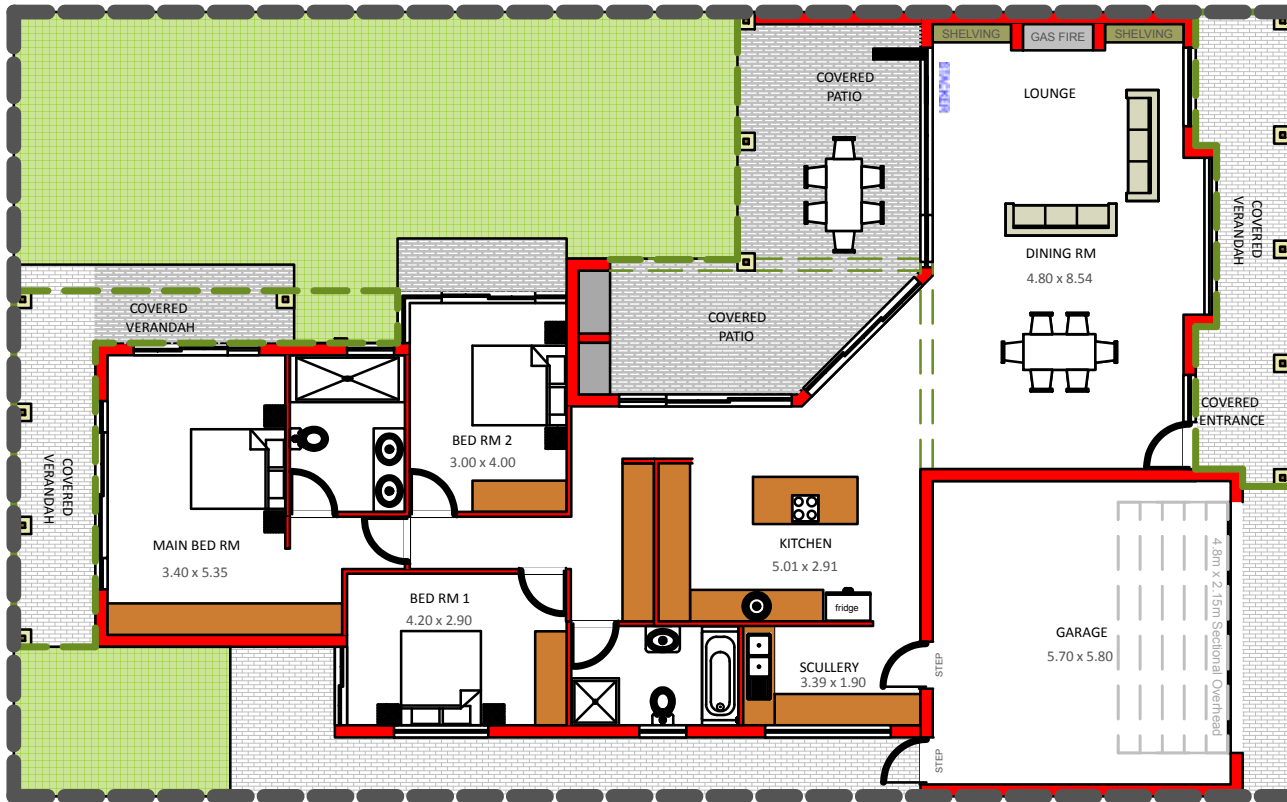


KEY

-  Erf 2641 & 2643 Constantia Site Boundary (Approx: 3.84ha)
-  Surrounding Properties
-  Proposed Subdivision
-  Contours (2m Intervals)
-  Vineyard
-  Wetland
-  General Residential (GR1)
-  Open Space
-  Street (5m) & Common Boundary (3m) Setback
-  Sensitive Area Buffer
-  Electrical Servitude
-  Right of Way Road Servitude (4.72m)
-  Road Network
-  Informal Road
-  Existing Trees
-  Substation (6m x 4m)

TYPE A

3 BEDROOM



Level: Ground



Dwelling 161m²



Garage 36m²



Covered Patio 60m²



TOTAL 257m²

AVAILABLE ON PORTIONS 1, 2, 28, 29, 30 & 31

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TYPE B

3 BEDROOM



Level: Ground



Dwelling 179m²



Garage 36m²



Covered Patio 67m²



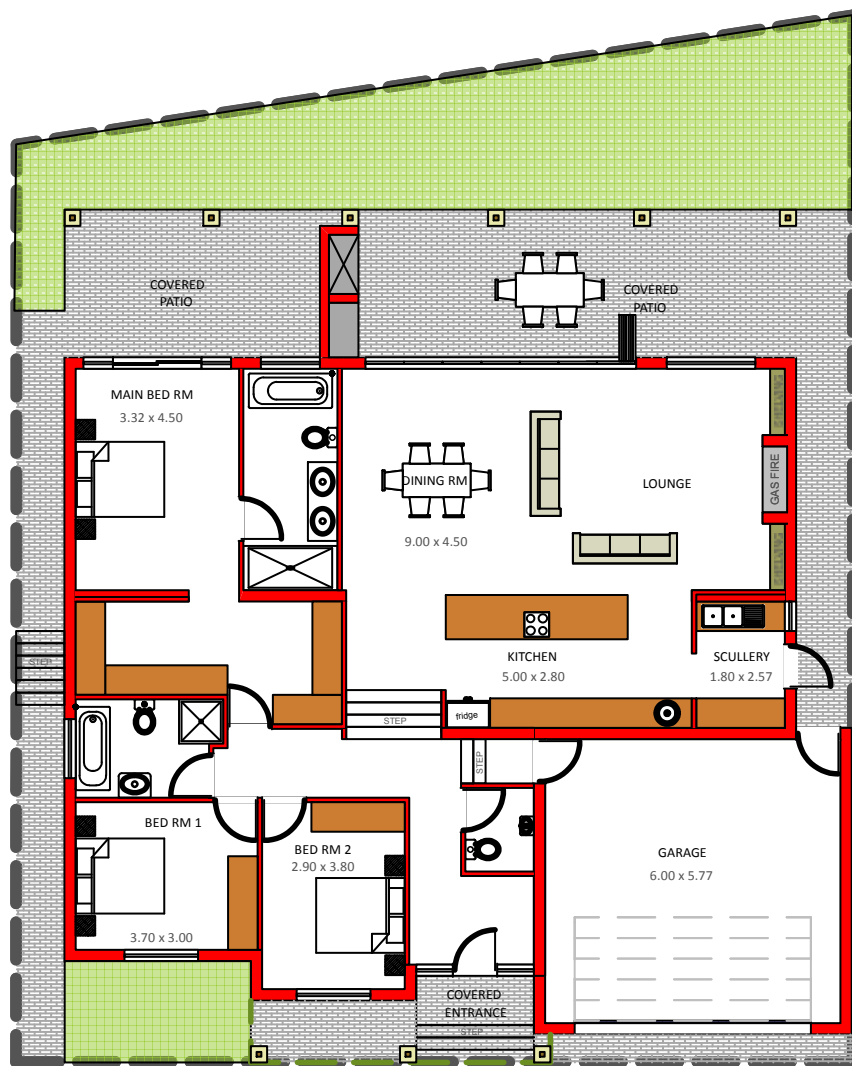
TOTAL 282m²

AVAILABLE ON PORTION 3

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TYPE C

3 BEDROOM



Level: Ground



Dwelling 163m²



Garage 38m²



Covered Patio 53m²



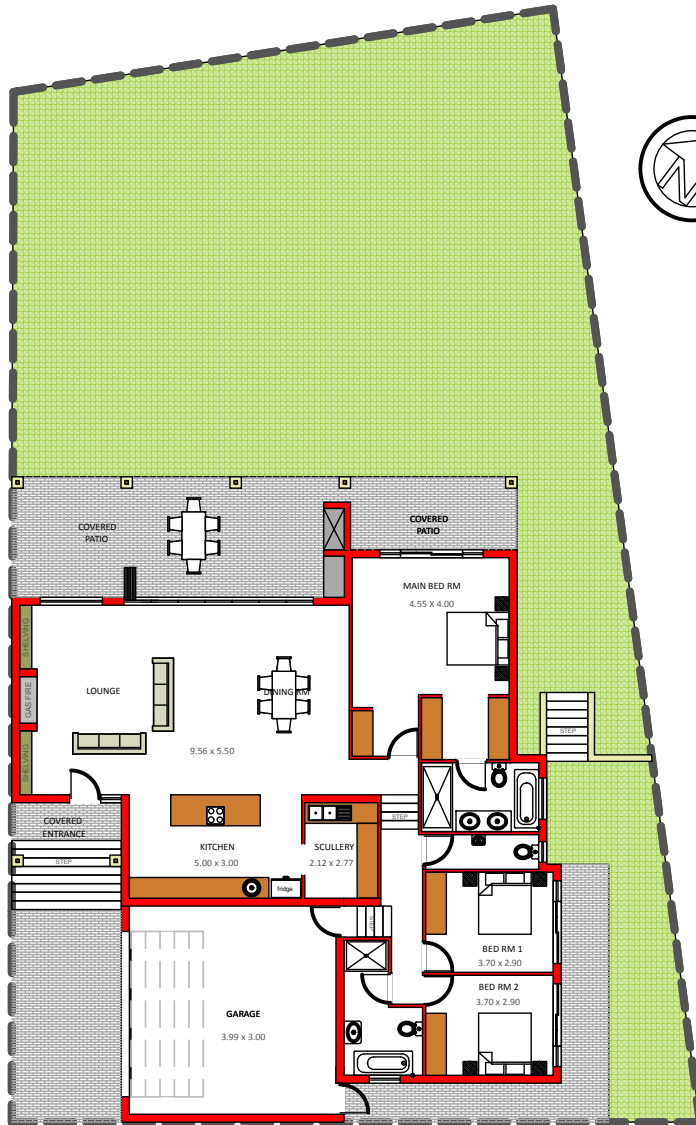
TOTAL 254m²

AVAILABLE ON PORTIONS 4 & 5
EXCLUSIVE USE SIZES 384m² & 399m²

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TYPE D

3 BEDROOM



Level: Ground



Dwelling 167m²



Garage 39m²



Covered Patio 52m²



TOTAL 258m²

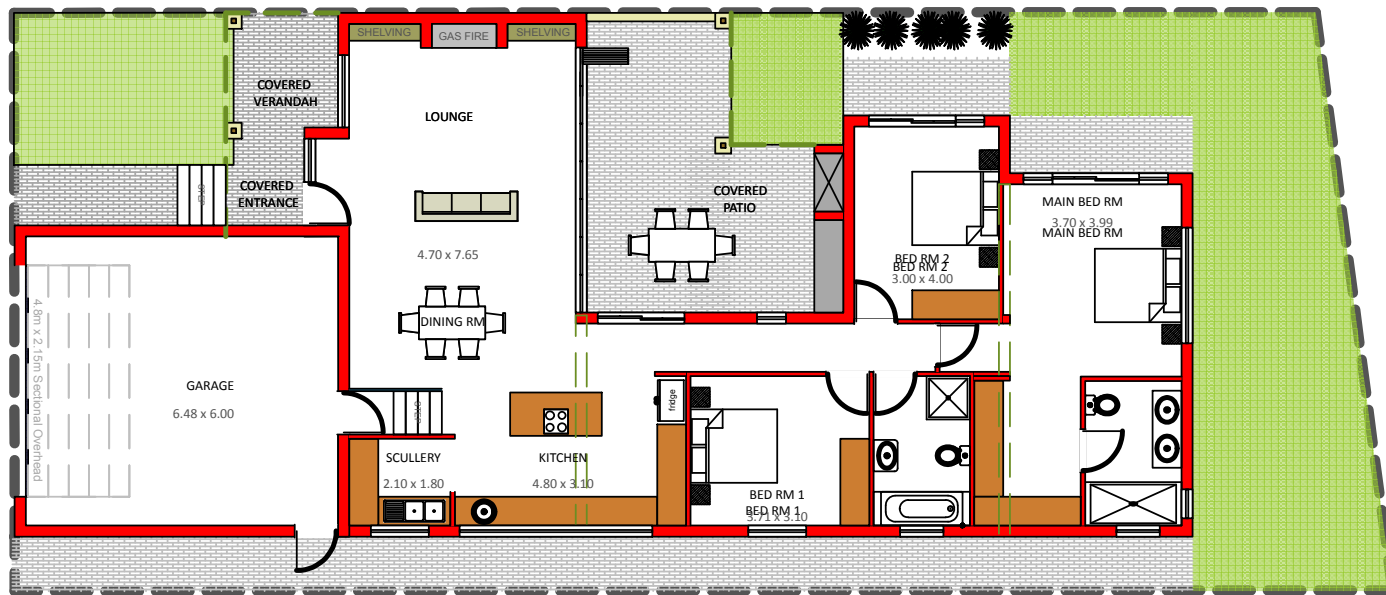
AVAILABLE ON PORTION 6

LEVELS WILL BE DETERMINED ON FINAL EARTHWORKS DESIGN

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TYPE E

3 BEDROOM



Level: Ground



Dwelling 141m²



Garage 44m²



Covered Patio 35m²



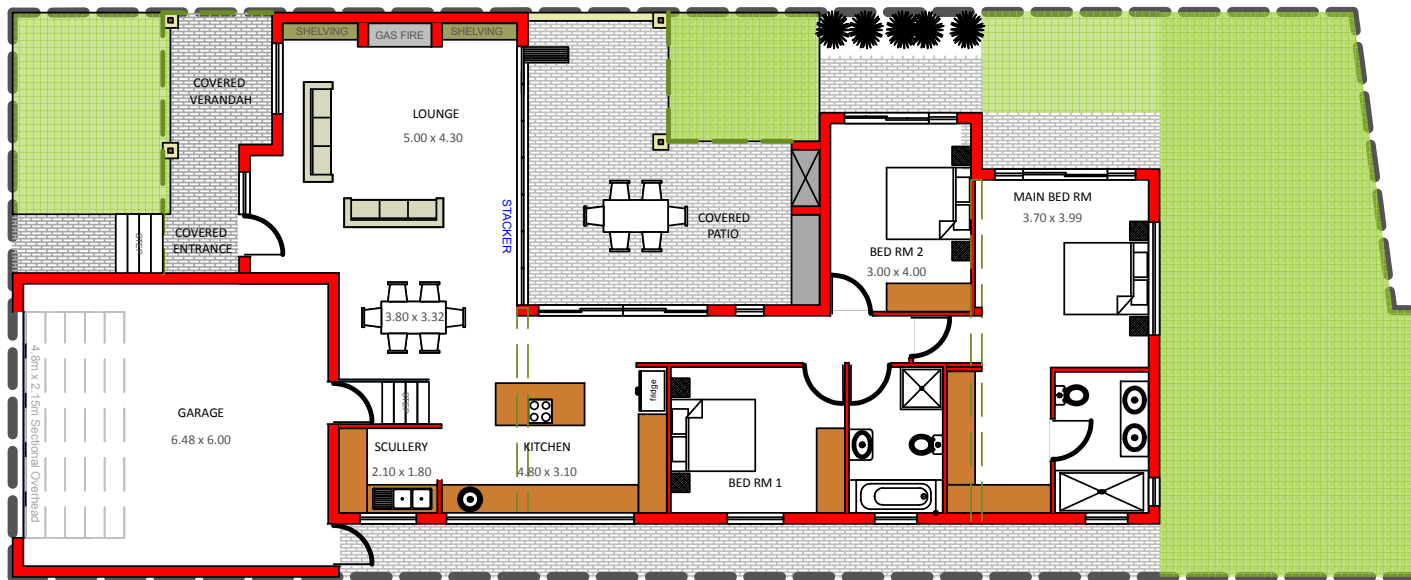
TOTAL 220m²

AVAILABLE ON PORTION 7

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TYPE F

3 BEDROOM



Level: Ground



Dwelling 143m²



Garage 43m²



Covered Patio 41m²

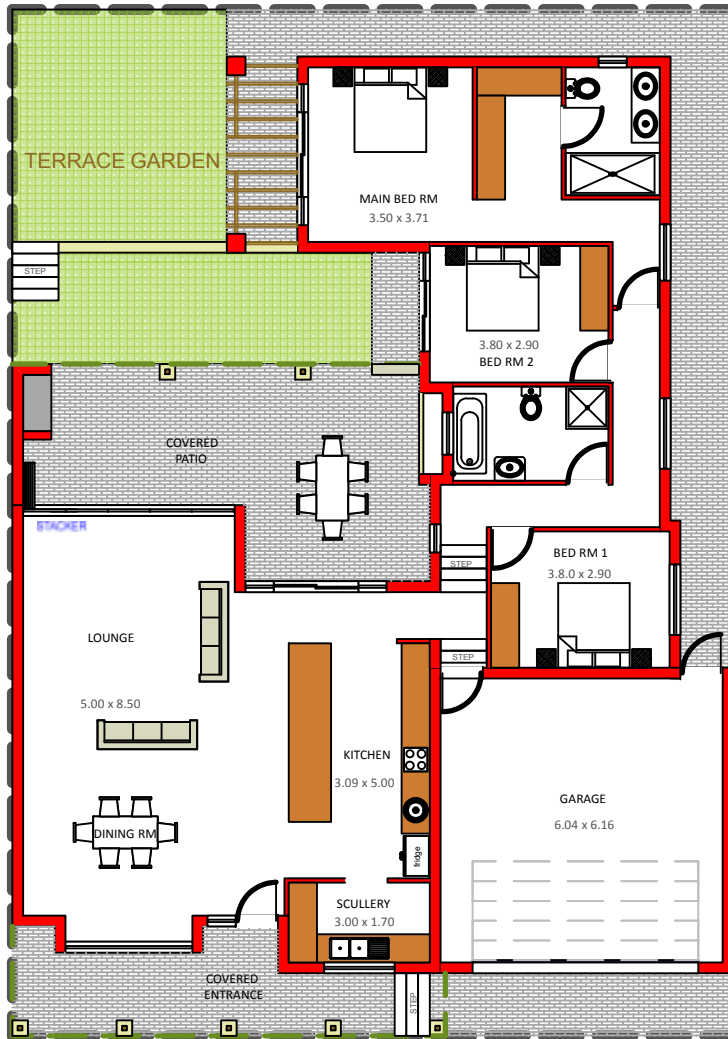


TOTAL 227m²

AVAILABLE ON PORTION 8

TYPE G

3 BEDROOM



Level: Ground



Dwelling 160m²



Garage 39m²



Covered Patio 50m²

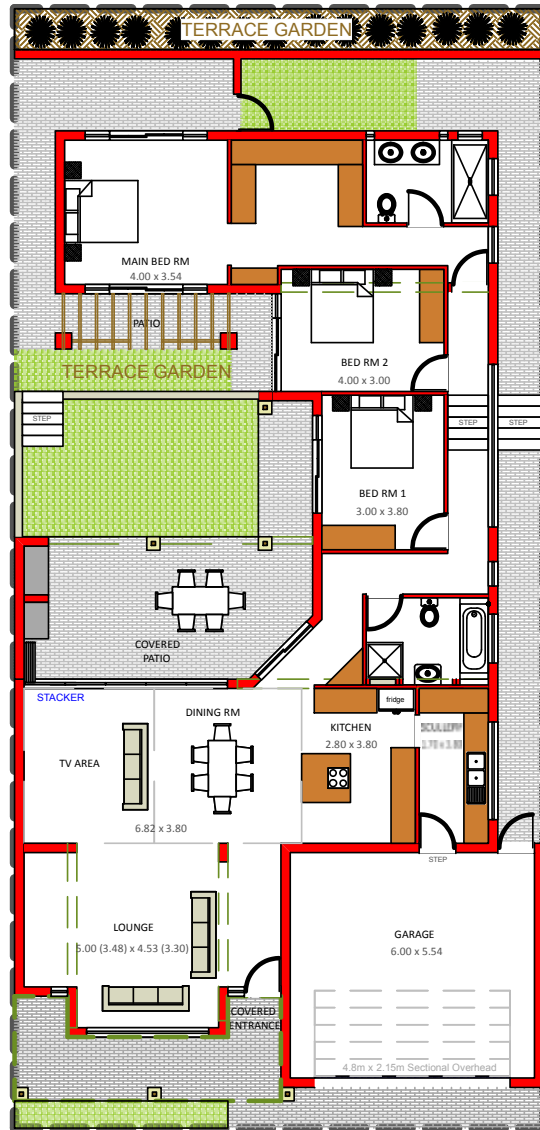


TOTAL 255m²

AVAILABLE ON PORTION 9 & 10

TYPE H

3 BEDROOM



Level: Ground



Dwelling 169m²



Garage 37m²



Covered Patio 42m²

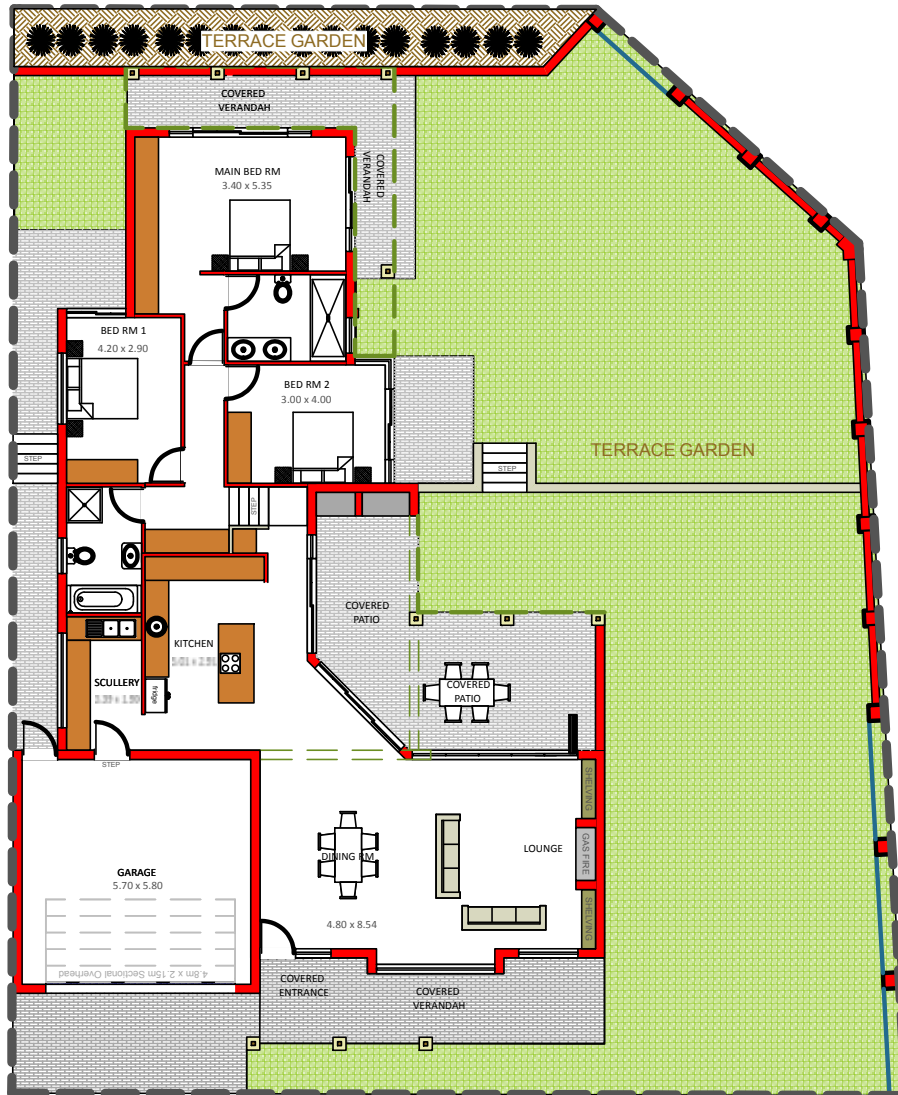


TOTAL 248m²

AVAILABLE ON PORTION 11 12 13 & 14

TYPE I

3 BEDROOM



Level: Ground



Dwelling 161m²



Garage 36m²



Covered Patio 64m²



TOTAL 261m²

AVAILABLE ON PORTION 15

TYPE J

3 BEDROOM



Level: Ground



Dwelling 141m²



Garage 46m²



Covered Patio 40m²



TOTAL 227m²

AVAILABLE ON PORTION 16

TYPE K

3 BEDROOM



Level: Ground



Dwelling 149m²



Garage 39m²



Covered Patio 22m²

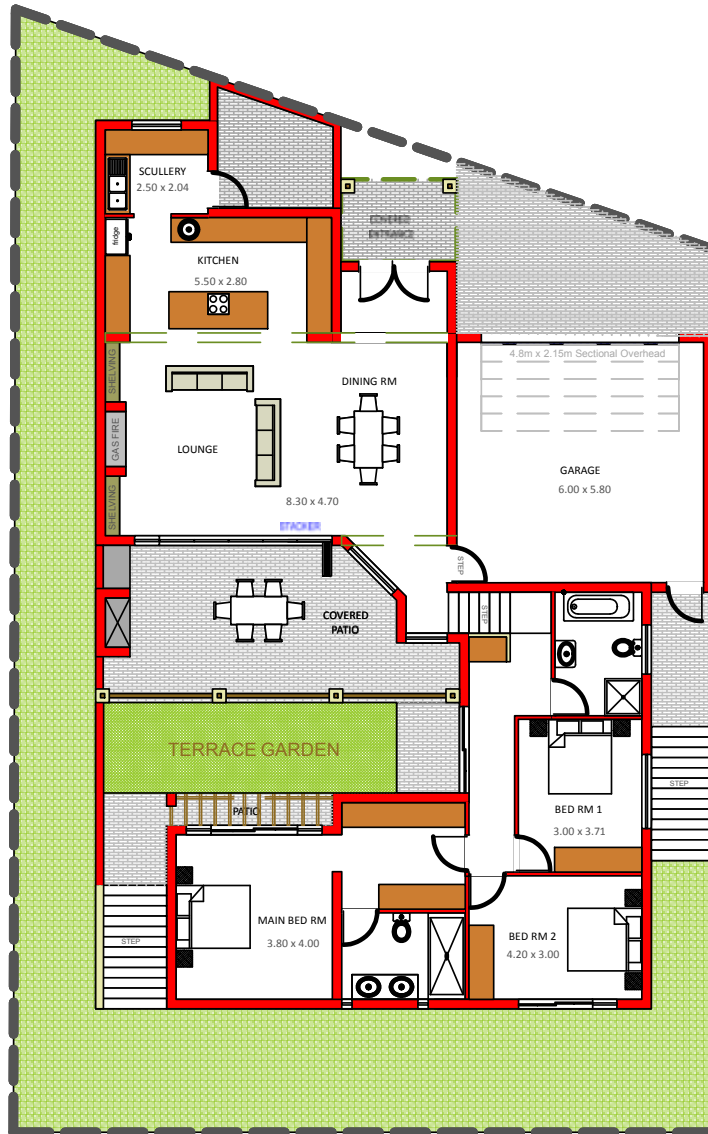


TOTAL 216m²

AVAILABLE ON PORTION 17

TYPE L

3 BEDROOM



Level: Ground



Dwelling 161m²



Garage 38m²



Covered Patio 29m²



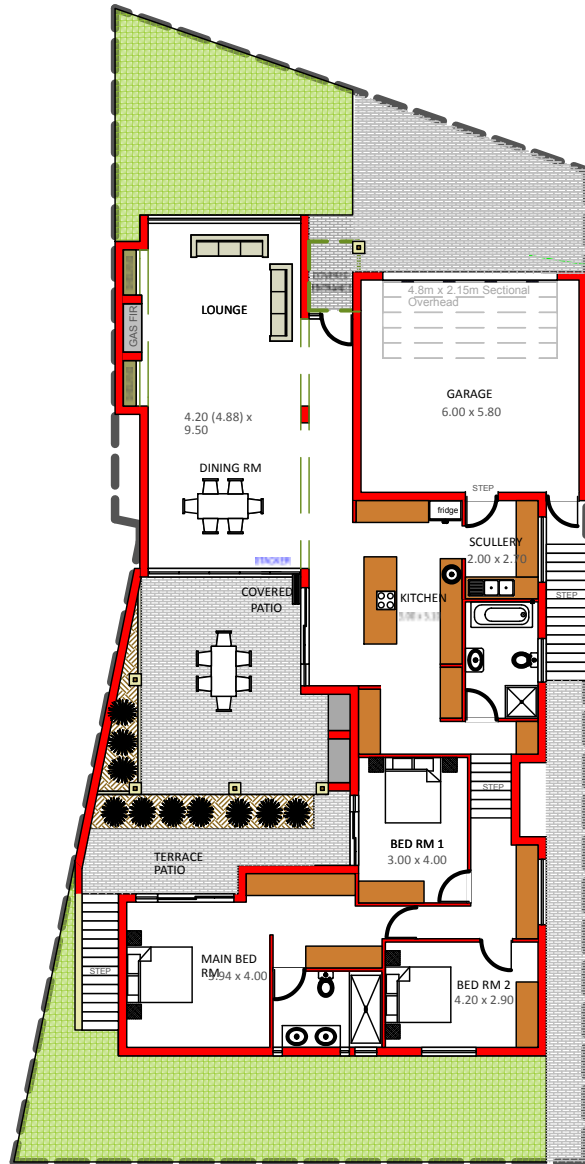
TOTAL 228m²

AVAILABLE ON PORTION 18

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TYPE M

3 BEDROOM



AVAILABLE ON PORTION 19



Level: Ground



Dwelling 178m²



Garage 39m²



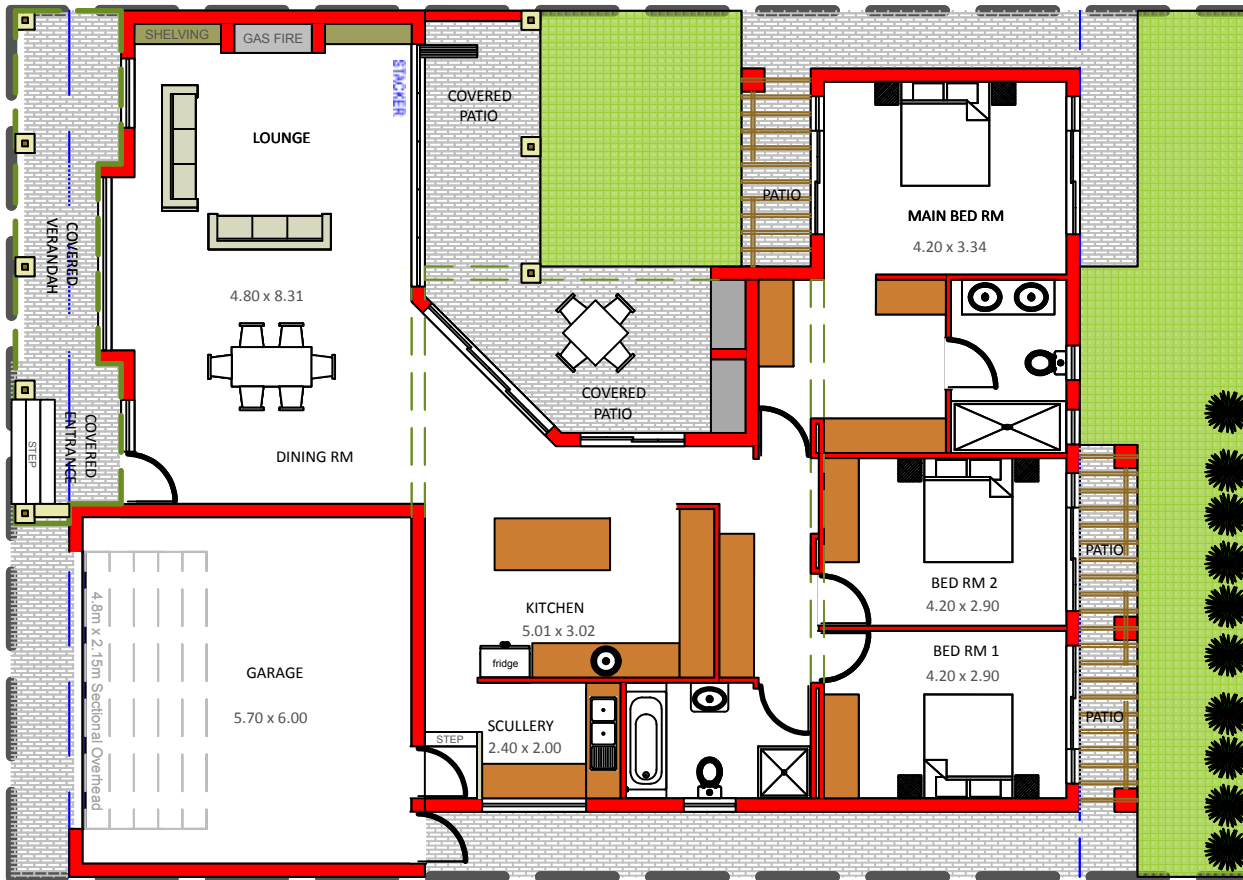
Covered Patio 33m²



TOTAL 250m²

TYPE N

3 BEDROOM



Level: Ground



Dwelling 159m²



Garage 37m²



Covered Patio 37m²



TOTAL 233m²

AVAILABLE ON PORTION 20 21 22 & 23

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TYPE O

3 BEDROOM



Level: Ground



Dwelling 152m²



Garage 46m²



Covered Patio 66m²



TOTAL 264m²

AVAILABLE ON PORTION 24

TYPE P

3 BEDROOM



Level: Ground



Dwelling 155m²



Garage 44m²



Covered Patio 52m²



TOTAL 251m²

AVAILABLE ON PORTION 25

TYPE Q

3 BEDROOM



Level: Ground



Dwelling 164m²



Garage 37m²



Covered Patio 43m²



TOTAL 244m²

AVAILABLE ON PORTION 26 & 27
EXCLUSIVE USE SIZES 314m² & 315m²

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Review



Locality

SURROUNDING AMENITIES



Comcierye

REZLIFE CONCIERGE SERVICES

Life is for Living

The best concierge service in the world is one that handles your everyday needs with commitment, creativity and results.

RezLife provides this level of service to your everyday needs.

As a resident of Mount Prospect - experience first-class concierge services in the comfort of your own home.

The RezLife team will:

- Arrange your travel bookings
- Connect you to community activities
- Arrange a round of golf
- Book a personal trainer
- Schedule an airport pick-up
- Download that latest e-book on your tablet
- Assist you with getting rid of the virus on your computer
- Find a pharmacy that is open to get those meds you urgently need
- Arrange a last minute birthday cake
- Book a Chef-at-home
- Look after your pets (when you cannot)
- Explore creativity and the arts
- Host the pop-up clothing store
- Tailoring and dress alterations
- Be your virtual assistant
- And much more

Your monthly levy provides you access to our RezLife membership which brings you to a willing, effective and committed team that will support you in every way they can.



Samme

REZCARE

The care you need in the home you love.

When life happens, RezCare will be there to assist you.

There are days when life becomes hard and painful, and you need assistance, the RezCare team is just a call away.

- Our multidisciplinary medical team will visit you in the comfort of your own home or at our medical centre within Mount Prospect. On our team we have a doctor, registered nurse, physiotherapist, occupational therapist, speech and hearing therapist, nutritionist and a psychologist.
- Our home-based carers are calm, patient, attentive and will assist you when you are recovering from an operation or have had an injury. Our care team will be available for 1 hour sessions to 24 hour care - you set the parameters of care that you need.
- As the reality of our mortality sets in, our team will come alongside you and your family members to provide you with the care and comfort, ensuring that you may pass on peacefully in the comfort of your own home surrounded by the people, animals and things that you love.

RezCare services are available to all RezLife Members. As your needs change, we will quote you for the services needed. RezLife Members receive preferential rates on all RezCare Services.



Seam

THE PROFESSIONAL TEAM

A project of this magnitude demands a professional contributing team with drive and verve to see the project through to fruition. The core team required to see this project through is:

- Developers - TrueProp, RezDev and ASLA
- Architect - JBJ Architecture
- Town Planner - Jono Trust
- Landscape Architects - Planning Partners



PRICING



PORTION	AREA m ²	TYPE	DWELLING m ²	GARAGE m ²	COVERED PATIO m ²	TOTAL m ²	PRICE
1	367	A	161	36	60	257	R11 500 000
2	367	A	161	36	60	257	R11 500 000
3	374	B	179	36	67	284	R11 900 000
4	339	C	163	38	53	254	R11 900 000
5	384	C	163	38	53	254	R11 900 000
6	557	D	167	39	52	258	R12 500 000
7	334	E	141	44	35	220	R10 700 000
8	354	F	143	43	41	227	R10 700 000
9	335	G	160	39	50	255	R10 400 000
10	335	G	160	39	50	255	R9 900 000
11	357	H	169	37	42	248	R11 500 000
12	357	H	169	37	42	248	R11 400 000
13	357	H	169	37	42	248	R11 300 000
14	357	H	169	37	42	248	R11 300 000
15	584	I	161	36	64	261	R11 600 000
16	429	J	141	46	40	227	R10 900 000
17	351	K	149	39	22	216	R9 900 000
18	414	L	161	38	29	228	R9 900 000
19	400	M	178	39	33	250	R11 600 000
20	323	N	159	37	37	233	R10 950 000
21	323	N	159	37	37	233	R10 500 000
22	323	N	159	37	37	233	R10 500 000
23	323	N	159	37	37	233	R10 500 000
24	441	O	152	46	66	264	R10 950 000
25	358	P	155	44	52	251	R11 800 000
26	314	Q	164	37	43	244	R11 500 000
27	315	Q	164	37	43	244	R11 500 000
28	367	A	161	36	60	257	R11 900 000
29	367	A	161	36	60	257	R11 900 000
30	367	A	161	36	60	257	R11 900 000
31	367	A	161	36	60	257	R11 950 000

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**Pricing as of 12 Oct 2022 - Subject to change at the discretion of the developer

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www.mountprospectestate.co.za

Thank You