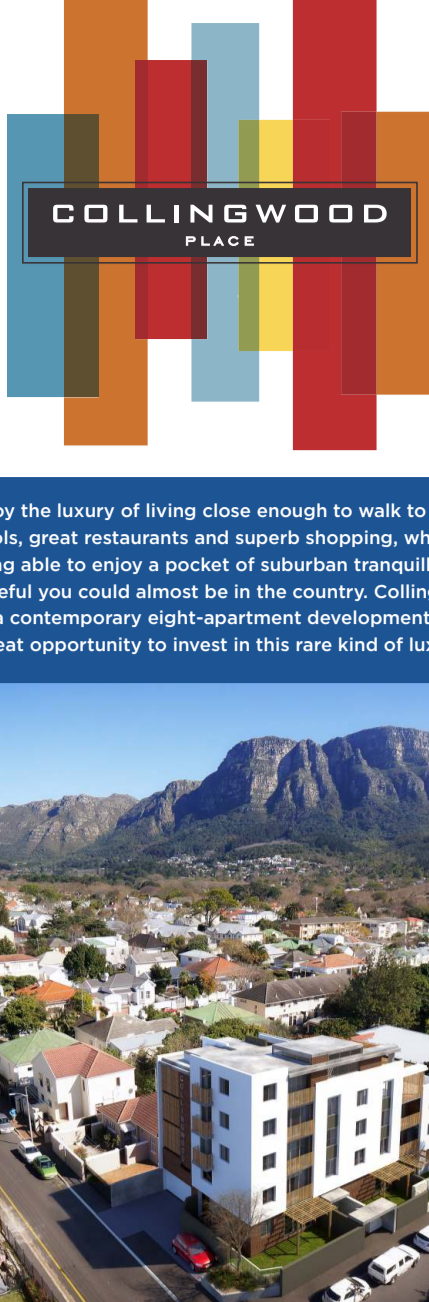


JOIN THE WALKING CLASS



COLLINGWOOD PLACE

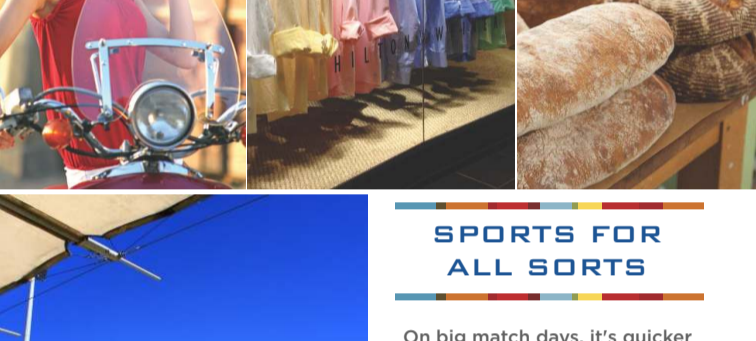
Enjoy the luxury of living close enough to walk to good schools, great restaurants and superb shopping, whilst still being able to enjoy a pocket of suburban tranquillity so peaceful you could almost be in the country. Collingwood Place, a contemporary eight-apartment development, offers a great opportunity to invest in this rare kind of luxury.



SPOILT FOR CHOICE

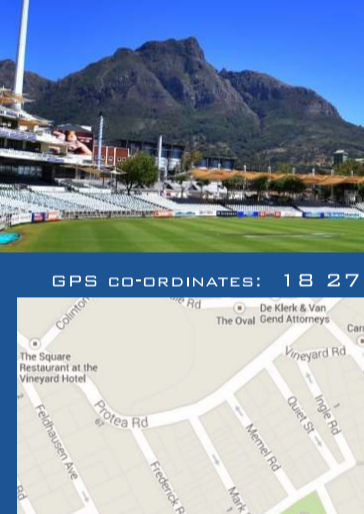
Just two blocks away is Cavendish Square, the unrivalled retail queen of the Southern Suburbs, Cape Town, with her choice selection of stores, banks, restaurants and cinemas.

Fancy a quieter shopping or dining experience? Stylish Newlands Village has landmarks such as Melissa's, Cassis, De Wijnhuis, Basilico and Barristers alongside upmarket boutiques and art galleries. Or maybe a downside in the idyllic grounds of the nearby Vineyard Hotel?



SPORTS FOR ALL SORTS

On big match days, it's quicker to walk than drive from Collingwood Place to the stadia of Newlands Rugby and Newlands Cricket – both are just over a kilometre away, as is Kelvin Grove Club, with its tennis and squash courts, and bowling greens.



GPS CO-ORDINATES: 18 27'42.47' E 33 58'54.61' S



AN EPICENTRE OF EXCELLENCE



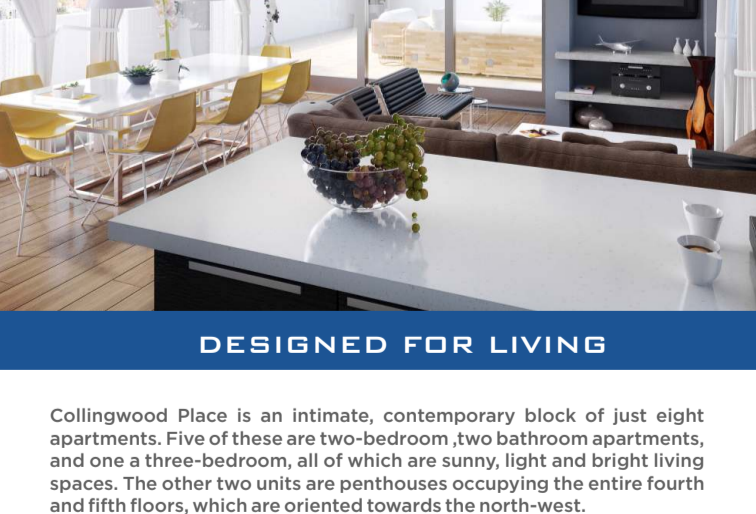
Collingwood Place is situated in what you could call an epicentre of excellence, with Grove Primary, Westerferd, Wynberg Boys and Girls High Schools, and Springfield Convent all within easy walking or cycling distance, with Rondebosch, Rustenberg and Bishops just a little further off. Of course, the University of Cape Town is just 2,5 kilometres away and easily reached by the popular student bus service, the Jammie Shuttle.

Collingwood Place is also surrounded by various places of worship, with Claremont Shul, the historic Bowwood Congregational Church, the Claremont Methodist Church, the Anglican St. Andrew's, and the Catholic St Bernard's all close enough to walk to.



COLLINGWOOD PLACE IN A NUTSHELL

- Three apartments with patio gardens
- Two three bedroom apartments
- Six 2 bed, 2 bathroom apartments
- Remote access and secure parking
- Additional bays available
- Electrified perimeter fencing
- Sunny north facing living spaces
- Contemporary clean lines and stylish detailing
- Close to rugby & cricket stadia
- Walking distance to schools, shopping, bars and restaurants of Newlands
- Cavendish Square just down the road
- Lock up and Go
- Excellent investment potential
- Blue chip developer and architects



DESIGNED FOR LIVING

Collingwood Place is an intimate, contemporary block of just eight apartments. Five of these are two-bedroom, two bathroom apartments, and one a three-bedroom, all of which are sunny, light and bright living spaces. The other two units are penthouses occupying the entire fourth and fifth floors, which are oriented towards the north-west.

Each of the layouts is unique, designed to maximize the opportunities of the site and the views. All of the three ground floor apartments have private gardens.

SAFE AND SOUND

Security measures at Collingwood Place are designed to create unobtrusive peace of mind. These include electrified perimeter fencing, remote access to the secure basement parking area and access control.



Personal service, unquestionable integrity and an absolute focus on customer satisfaction have made Upton Properties a leader in residential property in Cape Town's Southern Suburbs of Newlands and Claremont. Since its founding over a decade ago, this boutique agency has become the first choice of both buyers and sellers in these exclusive suburbs. With special expertise in new property developments, Upton Properties is able to advise and manage the process with the utmost efficiency, helping to ensure that the plans you see on paper become the home you enjoy for years to come.

UPTON PROPERTIES

58 MAIN ST. NEWLANDS 7700, CAPE TOWN
TEL (+27) 21 683 0008 EMAIL SALES@UPTON.CO.ZA

PAUL UPTON: 071 610 8088

TONY BREDENKAMP: 083 602 6113

MARK UPTON: 082 890 2888

For detailed information please go to WWW.COLLINGWOODPLACE.CO.ZA

ALL 3D ILLUSTRATIONS ARE SUPPLIED AS ARTIST IMPRESSIONS