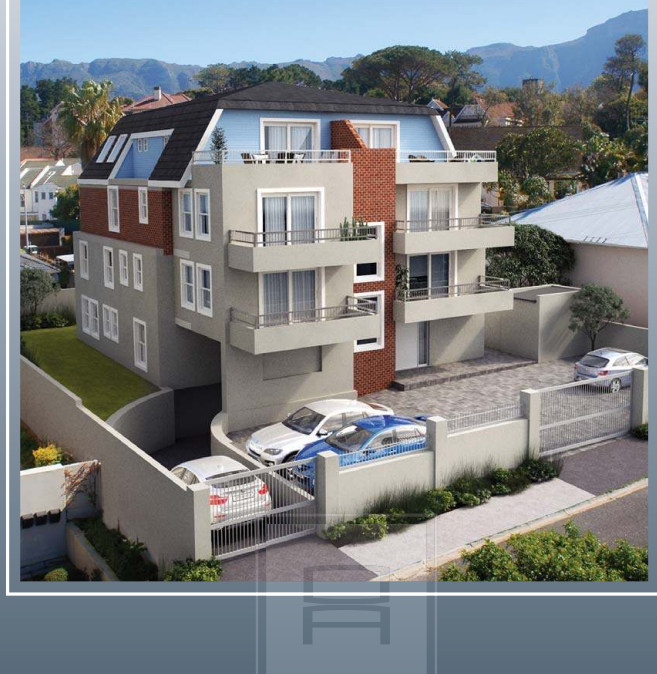




# OUDE ALPHEN

WHERE STYLE MEETS CONVENIENCE

THE SOUTHERN SUBURBS CAN BE YOURS



Priced from R795 000 including VAT.  
No transfer duty  
Occupation October 2014

Looking for a spacious, secure apartment in the Southern Suburbs that's as stylish as it is affordable?



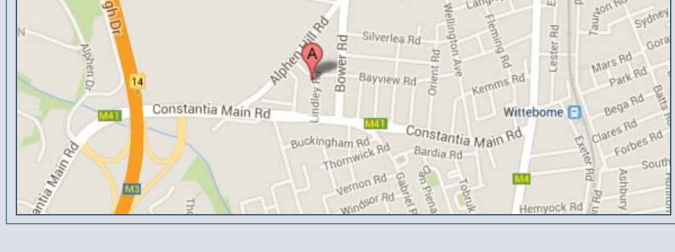
You can stop looking, because we've found it for you !



Oude Alphen, a small development of just nine units now taking shape on a quiet residential street on Wynberg's Alphen Hill, is the perfect answer, whether you're just starting out or downsizing from a family home that's too big now that the kids are grown.

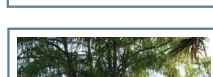
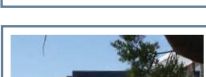
Of course there's a lot more to Oude Alphen than just price. There's its great location. Its variety of living styles. Its security and other necessities of modern city living. And, of course, its undeniable style.

GPS Co-Ordinates: 18° 27' 37.29" E  
34° 0' 46.74" S



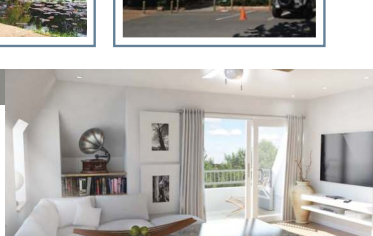
## LOCATION

Oude Alphen is not only conveniently close to the M3, it's less than 5 minutes away from many of Constantia's amenities, including a Virgin Active Gym and Constantia Village Shopping Centre. Victoria Hospital is just up the hill, and Chelsea's quaint shops and dining spots are a few minutes from your front door.



## LIVING STYLES

From comfortable one-bedroom garden apartments to stylish duplexes with large balconies and views to Constantia, there's a unit to suit your lifestyle.

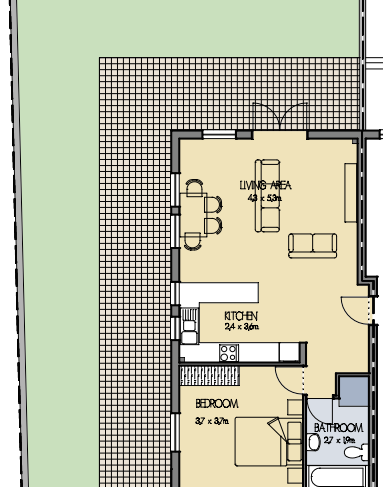


Looking for a lock-up-and-go? No worries. A terrace where you can entertain? Oude Alphen has it. A spacious garden where you can indulge your passion for growing beautiful things?

It's here. Oude Alphen has them all, as well as good security and underground parking\* plus a limited number of storage units.

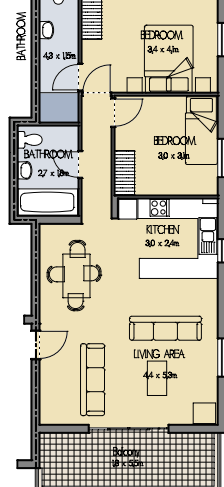
## AN OPPORTUNITY YOU CAN'T AFFORD TO MISS

With property prices on the rise again and interest rates still low, now is the perfect time to take that all-important step.



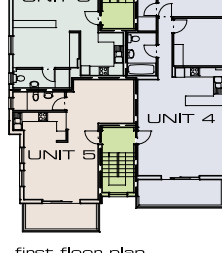
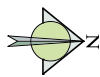
Unit 1 - one bedroom

Area 65,2 sqm  
garden/paved area 100,5 sqm  
parking 1 covered bay



Unit 4 - two bedroom

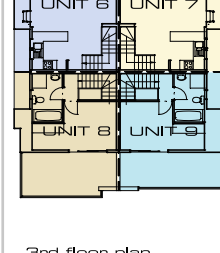
Area 81,1 sqm,  
Balcony 10,0 sqm,  
parking 1 covered bay



first floor plan  
Unit 3, 4 & 5

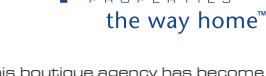


2nd floor plan  
Unit 6, 7, 8 & 9



3rd floor plan  
Unit 6, 7, 8 & 9

Section No.	Bedrooms/Bathrooms	Floor Area Area m <sup>2</sup>	Balcony/Garden m <sup>2</sup>	Levy pm	Price
1	1/1	65.2	100.5	R 360.00	R 1 100 000
2	1/1	63.3	96.4	R 350.00	R 1 100 000
3	1/1	50.3	0.9	R 280.00	R 849 000
4	2/2	81.1	10	R 450.00	R 1 219 000
5	1/1	45.9	8.7	R 255.00	R 795 000
6	2/1	79.2	5.3	R 450.00	R 1 395 000
7	2/1	79.2	5.3	R 450.00	R 1 395 000
8	1/1	84.4	25.7	R 470.00	R 1 395 000
9	1/1	76.9	24.7	R 430.00	R 1 299 000



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

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All 3D illustrations are supplied as artist impressions

DON'T WAIT! CONTACT US TODAY!