

THE RICHMOND



12 APARTMENTS IN UPPER KENILWORTH. WITH PARKING!



CONTENTS

1. Upper Kenilworth - Then
2. Upper Kenilworth - Now
3. Typical Floor Plans
4. Unit 1 Apartments
5. Unit 1 Floor Plan
6. Unit 2 Floor Plan
7. Unit 3 Floor Plan
8. The Finishes
9. Classic Loft & City Living
10. Really close
11. Close'ish
12. Sectional Title & Investment
13. Contact

THE RICHMOND

UPPER KENILWORTH



THEN

The affluent suburb Upper Kenilworth grew into a residential area in and around the original Stellenberg Estate. Simon van der Stel granted the estate of 127 acres to Jacob Vogel in 1697 but it was almost immediately transferred to his youngest son, Frans van der Stel on 'extremely favourable terms'. Senior officials of the Dutch East India Company were forbidden to grant land to their relatives, so Frans made a token payment to the temporary owner. In 1707 the Van der Stel brothers Willem Adriaan and Frans were abruptly expelled from the Cape. In 1845 part of Stellenberg was sold to Ralph Arderne, a passionate botanist and gardener. He transformed the land into what has become a really popular public park - Arderne Gardens.

Later the name Kenilworth was applied first to the estate, and then to the railway station, and was probably taken from Kenilworth Castle in Warwickshire, the setting of Scott's best known novel, Kenilworth. The housing boom that followed the Anglo Boer war saw the sub division of substantial estates in the early 1900s. Then in the 1920s and 1930s considerable residential growth took place in and around Upper Kenilworth. So over two centuries the original farm changed from acres and acres of open land into prime real estate now worth a great deal of money.

UPPER KENILWORTH



NOW

Now Upper Kenilworth has a main street, a railway station and a friendly village atmosphere. Although conveniently located in suburban Cape Town, Upper Kenilworth is only about 10 Ks from the city centre and a thirty minute drive to the warm waters of the False Bay beaches (great surfing!) with about the same driving time to Cape Town's International Airport.



MTRICHMOND



APARTMENTS AT

THE RICHMOND

THE RICHMOND IS DEFINITELY UPMARKET.
IT'S FASHIONABLE. IT'S QUIET. AND HAS A COOL ADDRESS.

ALL 12 APARTMENTS INCLUDE:

- TWO BEDROOMS
- A BALCONY
- SECURE OFF STREET PARKING WITH MOST APARTMENTS HAVING 2 PARKING BAYS

THE RICHMOND



MIT RICHMOND



THE RICHMOND

THE RICHMOND

TYPICAL FLOOR PLANS



THE RICHMOND



UNIT 3

UNIT 1

UNIT 2





UNIT 1 APARTMENTS

UNIT 1
4TH FLOOR

UNIT 1
3RD FLOOR

UNIT 1
2ND FLOOR

UNIT 1
1ST FLOOR

THE RICHMOND

UNIT 1 FLOOR PLAN



INTERNAL LIVING
AREA 66.0M²

BALCONY AREA
10.3M²

TOTAL AREA 76.3M²



UNIT 2 FLOOR PLAN



INTERNAL LIVING
AREA 52.8M²

BALCONY AREA
7.67M²

TOTAL AREA
60.47M²



UNIT 3 FLOOR PLAN



INTERNAL LIVING
AREA 58.0M²

BALCONY AREA 6.8
+ 0,71M²

TOTAL AREA
65.51M²



THE FINISHES

THE INTERIORS WILL CONSIST OF A CHOICE OF TWO THEMED INTERIOR DESIGN SOLUTIONS, ACCORDING TO WHICH FINISHES AND COLOURS WILL BE HARMONISED AND CO-ORDINATED. THESE ARE TO BE PRESENTED AND CHOSEN BEFORE COMMENCEMENT OF CONSTRUCTION. THE TONE IS SET BY THE DESIGN AND FINISH OF THE MAIN LIVING AREA FLOORS FINISH, AS CO-ORDINATED WITH THE MATERIALS AND COLOUR OF THE KITCHENS.



1 CLASSIC LOFT:

The 'Classic Loft' theme proposes a fresh, airy and light-filled interior design, including some creams and off whites, with a palette of complementary tones and accent colours to enhance an experience of loft living.

2 CITY LIVING:

The 'Urban Luxury' design introduces richer and more textured elements, including some greys, and carefully off-set against lighter complementary tones.

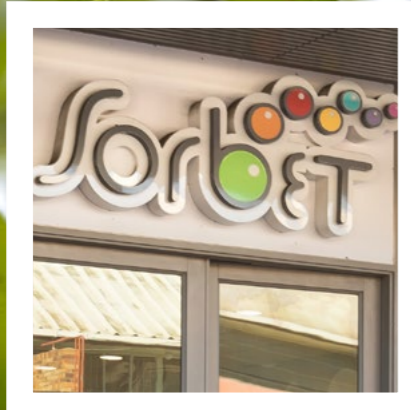
-
- Floors – porcelain tiles 600 x 600mm
 - Bulkheads – skimmed and painted suspended ceiling
 - Windows – powder coated aluminium windows
 - Light fittings – combination of LED down lighters and surface mounted fittings as per architect's specifications
 - Appliances – Samsung or similar co-ordinated brushed stainless steel. Black glass ranges to be finalised and typically including electric cooking hob, electric oven below counter and slim-line or integrated extractor unit to architect's specification
 - Kitchen – 20mm engineered stone (Caesarstone or similar). Top units satin duco sprayed finish or similar doors
 - Sanitary ware – WC's – Geberit, Grohe or similar concealed flush system. Taps – Grohe H2O or similar chromed taps, mixers and showerheads
 - DSTV – 2 x points linked to a central antenna
 - Security station – a small security station/control room shall be provided by the developer next to the lift foyer
 - Access control – to ground level
 - CCTV – cameras to common areas
 - Intercom – 1 x audio and video intercom unit at entrance stations
 - Electric fencing – five strand electrical fencing
-

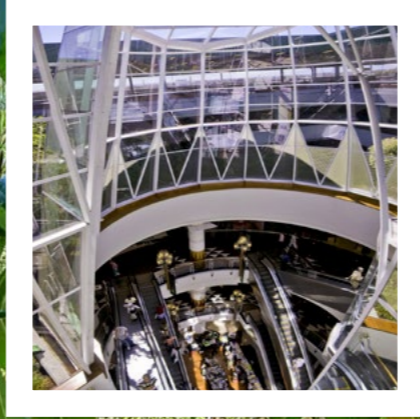
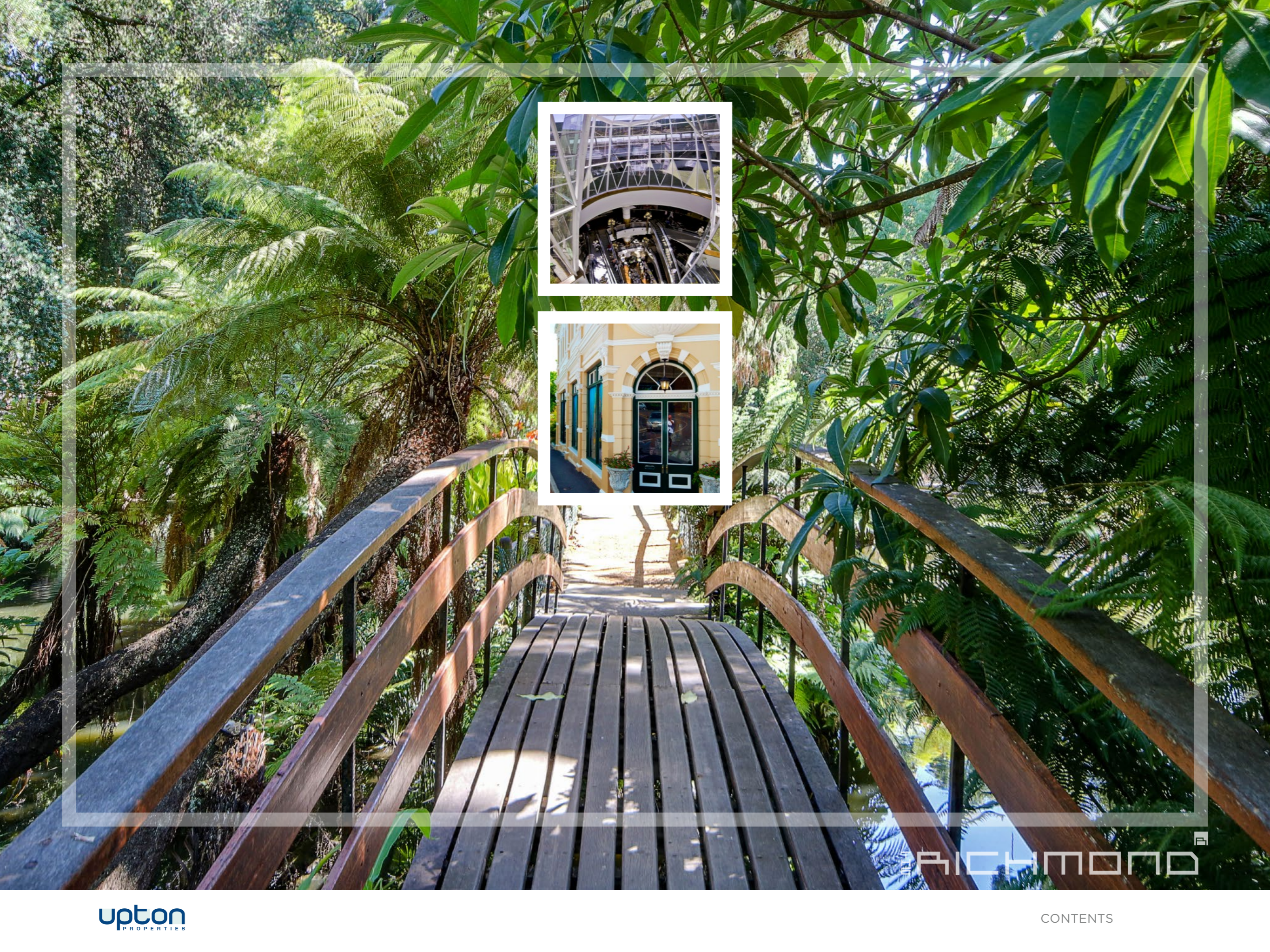


REALLY CLOSE. IN FACT LITERALLY AROUND THE CORNER, YOU'LL FIND

PICK N PAY, KNEAD BAKERY, A BOOTLEGGERS COFFEE SHOP AND SORBET

SUPER MEATS & DELI, A COUPLE OF BOUTIQUES, THE OAKHURST FARM STALL AND JAKES, A GREAT RESTAURANT/BAR - CHECK OUT THEIR PANKO PRAWNS!, THE POST OFFICE AND A 7 ELEVEN.

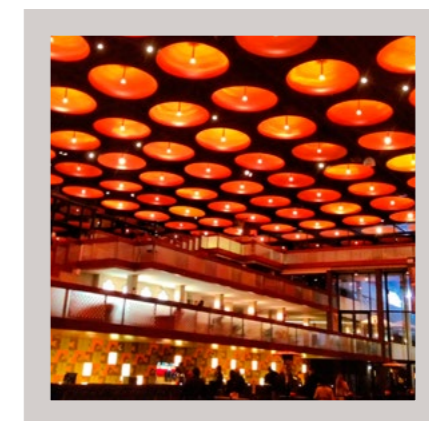




RICHMOND

CLOSE'ISH

- Arderne Gardens
- Cavendish Square Mall is 5 minutes' drive
- Newlands Village - boutiques, bars and restaurants galore
- Chelsea Village, Wynberg with more cool boutiques and restaurants
- Maynardville Theatre with its annual renditions of Shakespeare
- The Constantia Wine Route and two top golf courses
- The city centre and Waterfront - 20 minutes' drive
- The Kenilworth Racecourse - the scene of the top horse race of the Cape, The Met
- Newlands Cricket, the Western Province Rugby Ground and the Kelvin Grove Country Club
- The Cape Dutch homestead known as Stellenberg and its beautiful gardens
- The Baxter theatre complex is about ten minutes' drive away.
- Several private hospitals and a number of top specialists have their rooms in Claremont



SECTIONAL TITLE

Since the properties are sectional title this means a 10% deposit, bank guarantee or bond approval secures the property with final payment upon completion and registration of transfer.



INVESTMENT

Property in the established Southern Suburbs of Cape Town is always in demand especially in an area such as Upper Kenilworth. With a definitive need for stylish apartments close to really good stuff The Richmond will no doubt gain in capital appreciation for years to come.

MTR RICHMOND



MIT RICHMOND



THE RICHMONDS

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. Since its founding over a decade ago, this boutique agency has become the first choice of both buyers and sellers in exclusive areas such as Upper Claremont and Newlands. 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.

MARKETED BY

Upton
PROPERTIES
the way home™

FINANCE AVAILABLE FROM

capcubed
We help people own homes

Tony Bredenkamp 083 602 6113 | Mark Upton 082 890 2888

For detailed information email us at sales@upton.co.za

58 MAIN ST. | NEWLANDS 7700 | CAPE TOWN | SOUTH AFRICA | T: + 27 21 683 0008 | info@upton.co.za

www.upton.co.za

All 3D illustrations are supplied as artist impressions.