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Equity Estates Cape one

NEW COURT AT STEENBERG SETS BENCHMARK FOR DOWNSIZING WITHOUT COMPROMISING

Situated at 72 Zwaanswyk Road, Tokai, the 1,6ha site, design and development of New Court at Steenberg (NCS), has set a benchmark for downsizing to a luxury security estate, without compromising on all the things that homeowners hold dear when selling a larger property.

Mike Deacon, director of property developers Equity Estates Cape, says, "The development was completed on schedule in December. Some buyers took up residence last month and others this month. There are only a few units that remain unsold.

"The new residents come from a variety of top professional backgrounds. Their overwhelming consensus is that they are thrilled with their new homes. They cite a number of reasons. These include: top quality finishes in all the units, the generous space available, the beautifully landscaped gardens and park-like environment, the mountain and Constantia Valley vistas and sense of a village feel, tight security, close to all amenities, the tranquillity and quietness of the neighbourhood and the small number of units providing privacy. Above all, the architecture has succeeded in providing a design that creates a community, not a townhouse project. The absence of sites like this will mean that repeats in such a prime location will be rare."

The double storey units offer two sizes with double or single garages. Designed after extensive research into what this select market wants, the rooms are of unusually generous proportions, so one can downsize without compromise. Included is: a storeroom, laundry, a state-of-the-art kitchen, open plan living areas such as the lounge/dining room, TV room, and huge patio with a pergola. Upstairs there is a luxurious master suite, with spacious dressing room, fitted top-of-the-range bathroom and balcony, second bedroom or third bedroom/separate study. This to house friends, the children, grandchildren when they come to stay.

The free flow village-like environment incorporates plenty of open spaces, with extensive landscaping featuring rolling lawns, mature trees and shrubs. Amenities include a pool and poolhouse situated in an enclosed garden, a central fountain court with a water feature, paved walkways and direct access to the Table Mountain Nature Reserve.

Security includes a single entry/exit, manned 24/7, perimeter electric fencing, CCTV cameras and off-site monitoring. A back-up generator has been installed to handle any possible power outages. Two boreholes have been sunk to cope with the severe water restrictions already implemented and have proved to be an absolute asset in keeping the gardens lush.

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Deacon concludes, "Importantly a full time estate manager is already permanently resident on site to supervise the property and look after all the residents' needs. This includes the maintenance of the property, coupled with high security, making it the ideal lock-up-and-go option.

"NCS has all the major benefits for buyers who want a modern spacious home, with innovative and luxury finishes. It is also close to all amenities and in one of the most sought-after positions in the Constantia Valley. This is the logical alternative to the hassles associated with building a new house or renovating an existing one. We believe this is a one-of-a-kind development in Cape Town and possibly in the whole country. Units are priced from R8,590 million, including transfer costs."

Deacon says, "With phases one and two sold out and only a few units remaining, the open days we have planned over the next month will be an ideal opportunity for prospective buyers to view the units. We are confident of selling all the remaining units soon."

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