



**CLAREMART**  
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# Development Opportunity in Upper Kenilworth

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# Executive Summary

## Prime Residential Development in Upper Kenilworth

This exclusive new residential development presents a rare investment opportunity in the heart of Upper Kenilworth, one of Cape Town's most vibrant and sought-after neighborhoods. Strategically located within walking distance of trendy restaurants, coffee shops, and nightlife, the development also offers unparalleled convenience with Pick n Pay and Woolworths just 30 meters away and seamless access to major motorways.

### Project Highlights:

- Fully Approved & Architecturally Designed: All council approvals are in place, and the project features a striking design by a top-tier architect, with plans fully paid for.
- Modern & Stylish Residential Offering: A boutique collection of **18 apartments**, including:
  - **2 exclusive penthouse** duplexes,
  - **12 two-bedroom**, two-bathroom units, ranging from 73m<sup>2</sup> to 122m<sup>2</sup>, designed for maximum comfort and luxury
  - **4 one-bedroom**, one-bathroom units, offering spacious layouts ranging from 46m<sup>2</sup> to 69m<sup>2</sup>.
  - All units, except the duplexes, feature private balconies or terraces.
- **Premium Amenities:**
  - A stunning third-floor pool deck with a swimming pool, providing a tranquil retreat for residents.
  - Secure undercover parking, including **26 car bays and 4 dedicated motorcycle bays**.
- **Investment-Ready:**
  - This is a VAT transaction, ensuring a straightforward and transparent acquisition process.

### Development Specifications:

- **Usage:** Upmarket Residential Apartments
- **Zoning:** General Residential 4
- **Suburb:** Kenilworth - Upper
- **Municipality:** City of Cape Town
- **Province:** Western Cape
- **Extent:** 885 m<sup>2</sup>
- **Bulk Potential:** 2995 m<sup>2</sup>

### Unparalleled Lifestyle & Convenience

Upper Kenilworth is an established high-demand residential area known for its cosmopolitan appeal, excellent amenities, and accessibility. This development is designed to meet the lifestyle needs of discerning homeowners and investors alike, offering stylish, well-appointed living spaces with access to a thriving urban environment.

With its prime location, architectural excellence, and premium amenities, this development is set to become a landmark residential address in Upper Kenilworth. Now is the time to secure a stake in this exceptional opportunity.