

the
cavendish

CLAREMONT UPPER, CAPE TOWN



HORIZON
CAPITAL | RESIDENTIAL

CONSCIOUS LIVING

Conscious developments for conscious living

Horizon Capital Residential is a boutique property development firm based in Cape Town. We design and develop high-quality residential buildings to meet the practical needs of future owners, while respecting the local context. Our buildings are built with sustainability in mind.

We call this conscious development. We design with mindful intent and develop responsibly. Our buildings reflect our firm commitment to you, to the community and to the environment. Our responsibility to our buyers means that we create spaces that suit your lifestyle.

Central locations. Integrated facilities. Secure access. Beautiful finishes.

Our responsibility to the neighbourhood means that we celebrate the unique quality and character of the local area. We act with professionalism and integrity, while actively promoting and supporting the communities where we develop.





Claremont Upper

Your favourite part of Claremont Upper

With your favourite things to do, places to go and people to meet – Claremont Upper is the place to be.

Here, serene streets lined with ancient oak trees, lead to your favourite places to eat, meet, relax and play. It's a cosy, safe and elegant neighbourhood, with all your favourites on your doorstep.

Visit lively nightspots or enjoy tranquil community gardens. Explore the nature in Newlands Forest, hike up the nearest

mountain or play on the padel courts right next door. Linger in an high-end restaurant or take it easy at a relaxing café. Meet up with all your favourite people at a vibrant pub or find a quiet space in one of the local parks nearby, to just stop and breathe. You're close to campus, the city, and even closer to Cape Town's favourite shopping destination, Cavendish Square.

But here, there's only one place to live: The Cavendish.



The Cavendish

All your favourites under one sculptural roof

For the development team at Horizon Capital Residential, The Cavendish is one of our favourites. It has all the elements that make up a stylish, safe, convenient and contemporary urban lifestyle.

Firstly: its location, in the heart of Claremont Upper, on the edge of the Cavendish Square - a centre with an energetic, and vibrant atmosphere, full of coffee shops, stores and restaurants.

Secondly: its design, with contemporary fittings and quality finishes. The generous terraces boast the gorgeous mountain views, and natural light subtly brightens interior spaces.

Thirdly: its convenience, with access to UCT, the Cape Town CBD, the airport, the Constantia Winelands, and so much more.

With all these elements in one place - The Cavendish is sure to be your favourite too.

25 Cavendish Street Claremont Upper

the
cavendish

QUICK FACTS & LOCATION



Key Features

- 32 Exclusive Apartments
- Beautiful panoramic Table Mountain views
- Communal landscaped pool and braai area
- Secure parking, CCTV, access control and electric fencing
- Lift access to all apartments
- Fibre internet connectivity
- Pet friendly and short-term letting friendly
- Floor-to-ceiling glass and aluminium sliding doors
- Furniture upgrade packages
- Full backup power



Apartment Mix

- 19 studio apartments
40m² including terrace
- 8 two-bedroom apartments
57-73m² including terraces
- 5 one-bedroom duplex penthouses
86m² including terraces



Prime Central Location

- 190m to Africa Padel
- 300m to Cavendish Square
- 600m to Hudsons
- 650m to Tiger's Milk
- 700m to Kingsbury Hospital
- 750m to UCT Jammie Stop
- 850m to Virgin Active
- 950m from Palmyra Junction Shopping Centre
- 1.4km to Newlands Cricket Ground
- 4-minute drive to Foresters Arms (Forries)
- 6-minute drive to Newlands Forest
- 6-minute drive to Kirstenbosch National Botanical Gardens
- 6-minute drive to The University of Cape Town
- 20-minute drive to:
 - V&A Waterfront
 - Sea Point Promenade
 - Clifton Beaches
 - Table Mountain

Penthouse Bedroom



Penthouse Private Terrace



**Sophisticated
forms with curved
elegance**

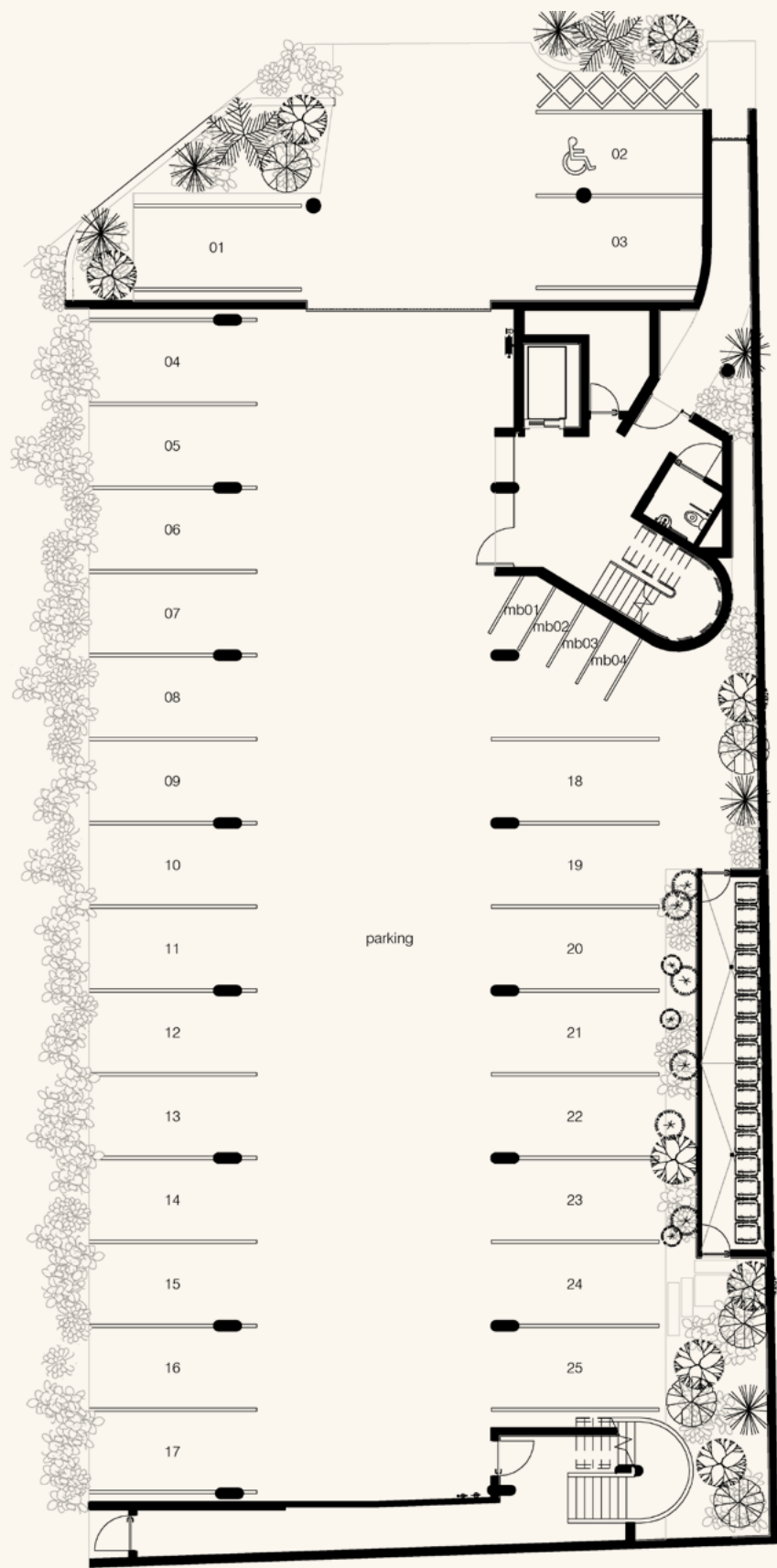
Contemporary
urban design in
your favourite
neighbourhood



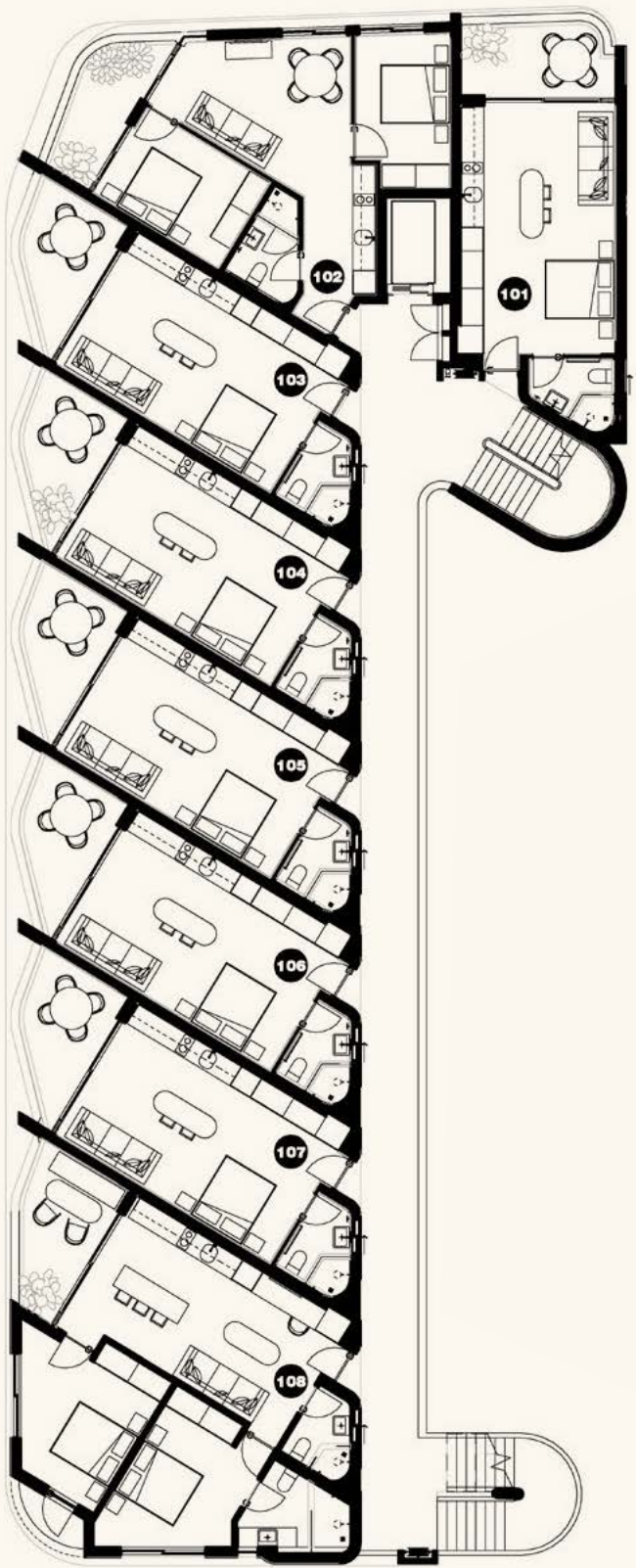
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Views towards
your favourite
mountain



FLOOR PLANS



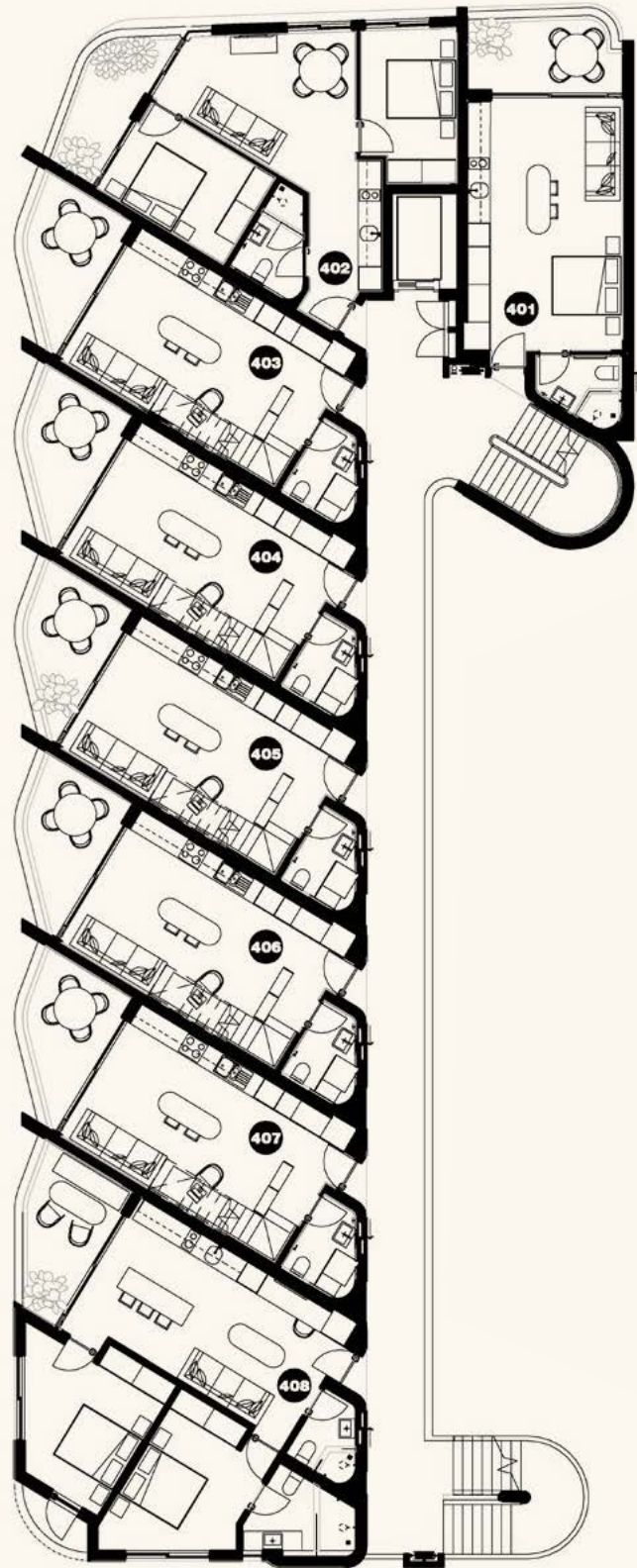
Ground Floor



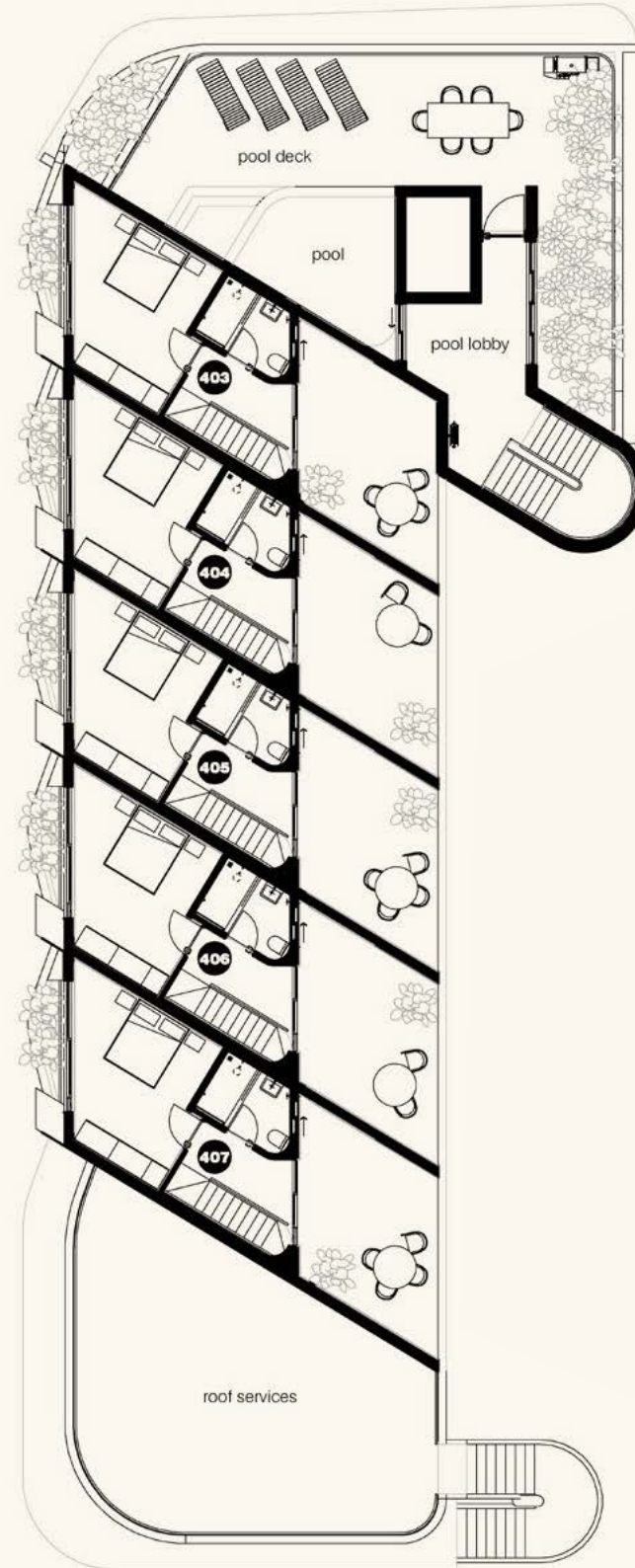
1st, 2nd, 3rd Floor



FLOOR PLANS



Fourth Floor



Fifth Floor



Floor	Units
First	101, 103 - 107
Second	201, 203 - 207
Third	301, 303 - 307
Fourth	401



Internal: 32m²
Terrace: 8m²
Total: 40m²





AXO TWO-BEDROOM: TYPE ONE

Floor

Unit

First	102
Second	202
Third	302
Fourth	402



Internal: 50m²

Terrace: 7m²

Total: 57m²



AXO TWO-BEDROOM: TYPE TWO

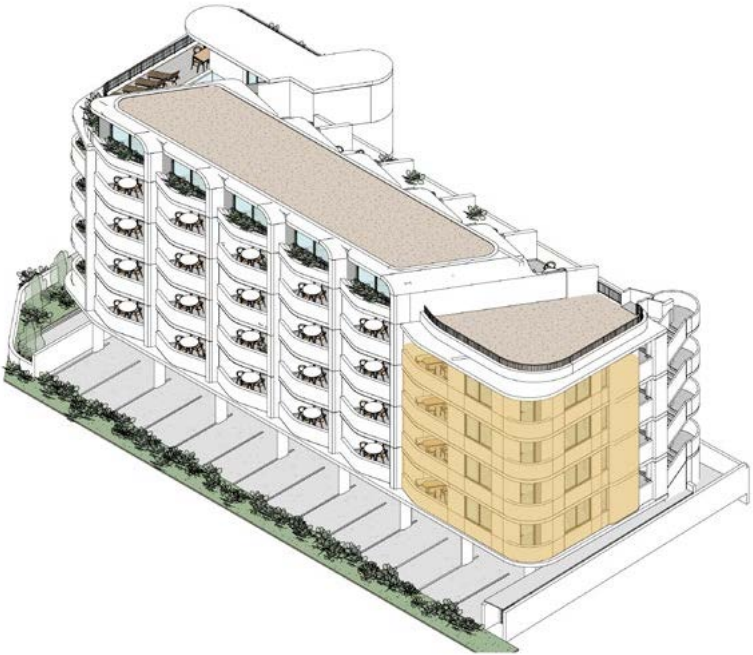
Floor

Unit

First	108
Second	208
Third	308
Fourth	408



Internal: 62m²
Terrace: 11m²
Total: 73m²



Floors

Fourth & Fifth

Units

403 - 407



Internal: 60m²

Terrace: 26m²

Total: 86m²



Investment opportunity



Your favourite investment destination

Claremont Upper is a fast growing and well-managed investment destination. It's located close to everything, from A-grade offices to world-class universities and upscale shopping centres. It's also a quick drive into the Cape Town CBD, the airport and Cape Town's winelands, forests and beaches. With all of this to offer, The Cavendish

is an excellent investment decision. Whether you're an investor looking for a great buy-to-let investment, a parent looking for a safe, convenient and secure place for your favourite student leaving home, or a jet-setter looking for the perfect lock-up-and-go investment, The Cavendish is our favourite. And it can be yours, too.

Section 13sex Tax Incentive

Maximise your after-tax investment return at The Cavendish with a section 13sex write-off. Section 13sex allows investors to claim a 'capital write-off' on the purchase of their residential investment portfolio. To qualify for this, an investor must own at

least 5 residential properties that are held for the purposes of trade (i.e. a rental portfolio) and were new and unused when purchased. The investor is then able to write-off 55% of the purchase price of the units over a 20 year period which equates to 5% per annum.

IT ALL HAPPENS HERE IN CLAREMONT UPPER



Disclaimer

Please note that images, renders, perspectives, plans and finishes shown are impressions only and remain subject to change at the developer's sole discretion. The developer cannot be held liable for any changes made. This material has been prepared for informational and marketing purposes only. The s13sex tax allowance contains a number of requirements which must be met in order to claim the tax allowance. The developer, Horizon Capital (Pty) Ltd, its affiliates & employees do not provide tax advice. Prospective purchasers should always consult their own financial or tax advisor. Horizon Capital (Pty) Ltd holds a Fidelity Fund Certificate in its capacity as a business property practitioner, is registered with the PPRA, and operates a Trust Account.

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