











QUARTER DE WATERKANT

Luxury Apartments & Penthouses in a Vibrant Urban Village

"De Waterkant is Cape Town's own little Greenwich Village – a charming little district with its own distinct character in a uniquely appealing location between the CBD and the V&A Waterfront, and close enough to walk to both.

"One of the most beautiful aspects of the area is the fairly steep slope of the land, which opens up wonderful views of the city, the harbour and the Waterfront, and creates fascinating roof lines to the district's very distinctive architectural heritage. Some of the terraced housing dates back to the 1790st

"Here the quaint cobbled streets with their pavement cafés, fine restaurants and vibrant night spots have created a demand for accommodation from upwardly mobile professionals and creatives that far exceeds the available supply.

"Needless to say, development opportunities in this compact area are very limited, so we were delighted to identify a site partially occupied by a modern office block and an under-utilised car park as the location to develop a new residential building consisting of 69 sectional title apartments and penthouses.

"With our development partners, Nedbank CIB, Quénet and Folkes, we have commissioned EHH Architects to design a residential neighbour to their distinctive Media Quarter office building.

"The development will feature double-volume ground floor retail, five floors of parking and five floors of apartments, most of which will boast terraces, and all of which will have floor-to-ceiling glass windows and sliding doors.

"Ideally located in a little cobbled side street just off Somerset Road, these 69 opportunities in one of the city's most sought-after niche neighbourhoods will definitely be in high demand and should achieve the kind of capital growth that has seen Cape Town shoot to the top of Knight Frank's international Prime Residential Index report year after year."

John Rabie Chairman, Signatura

EXECUTIVE SUMMARY

- Apartments from 48 to 133 square metres: from R2.8 million
- Penthouses from 171 to 401 square metres: from R8,595 million
- No transfer duty; 10% deposit; occupation mid 2020
- Floor-to-ceiling glass windows and sliding doors
- All except two units have terraces
- All five penthouses feature roof gardens and private pools
- Amazing views of Table Mountain, Signal Hill and the Waterfront
- · Air conditioning in all units
- · One or two secure covered parking bays each
- Impressive lobby with 24-hour concierge service
- Top-end fittings and finishing including engineered stone tops
- Matt duco joinery with concealed handles and soft-touch closing
- Luxury electroplated black taps, mixers and shower heads
- Hi-speed fibre optic connectivity
- SMEG stainless steel ovens and Ceran hobs













A Language of Glass, Aluminium and Natural Stone

Just off the buzz of Somerset Road, in quiet De Smit Street, EHH Architects has designed a natural and flowing extension to an existing icon – the Media Quarter – a building that has become something of a landmark in the area over the last 25 years.

The Quarter draws inspiration from its wellestablished neighbour, speaking a language of glass, aluminium and natural stone, with a strong an emphasis on horizontal elements that are punctured for the purposes of balconies and sun control, opening up views to the city, mountain, harbour and surrounds.

Every apartment will have floor-to-ceiling sliding doors and windows allowing for the uncompromised flow of light and views into the living spaces, where neutral interiors and top-end finishes are characterised by Signatura's dedicated pursuit of quality.

The external palette has been left purposefully neutral allowing the vibrancy of the neighbourhood and existing vernacular to be left unrivalled whilst complementing its context.

This has been contrasted by elements of planting on some balconies – which will be irrigated from non-potable water sources – and allows for free-flowing pedestrian access as the building meets the ground flanked by double-volume retail catering for both residents' and neighbours' needs.

Above this double-volume ground floor, with its impressive lobby and 24-hour reception desk, will rise two floors of parking, topped by a further five floors of glass-fronted apartments and penthouses, all but two of which will boast terraces.

Successful, well-designed projects are the result of many factors, but none more fundamental than the willingness to listen and respond to a client's needs and aspirations. At EHH, we measure our performance through the achievements of our client's goals and through these projects our contribution of people-centred designs to the built environment in which we live, work and play.

Over the decades, we have built on the reputation established by the founding Edge Harper Hook practice for delivering well-designed, competently executed building projects, within budget and on schedule. While retaining the core values and committed approach of a practice established in 1963, we constantly re-assess our role and responsibilities as architects, in the changing landscape within which we work.

















A Unique Urban Village between the City and the Sea

De Waterkant is a unique part of Cape Town, with a character and a charm all of its own. A transitional zone between the streets of the CBD and the green spaces of residential Green Point, between the slopes of Signal Hill and the V&A Waterfront, this compact, highly walkable little urban village is a veritable treasure trove of unexpected delights.

Its steep cobbled streets, pavement cafes and rows of terraced houses – some dating back as far as the 1790s – give it a very Continental feel, rather like parts of Lisbon or Florence. And, like Greenwich Village in New York or Hillcrest in San Diego, its flamboyant, bohemian atmosphere has long been associated with an alternative, art-loving, design-conscious community.

De Waterkant is so close to the Central City that you can easily walk or cycle to work there, while MyCiTi busses provide an efficient, affordable alternative. The area is also just a few minutes' walk from Cape Town's biggest attraction, the V&A

Waterfront, with its dockside eateries, shiny shops, residential marinas and its new jewel, the Zeitz Museum of Contemporary Art Africa.

Travelling down Somerset Road away from the city centre will take you past the familiar shape of the Cape Town Stadium, to the wide open spaces of the Green Point Urban Park and the Metropolitan Golf Club, and to the Mouille Point and Sea Point Promenades – favourite places to stroll along the edge of the Atlantic Ocean.

But despite having all of these attractions so close by, the mixed-use nature of this historic neighborhood, richly endowed with coffee shops, al fresco eateries, fine dining restaurants, and a wonderful array of convenience and speciality retailers, art galleries, gyms, yoga studios and hair salons, mean that many residents have little need to leave the area on a daily basis.





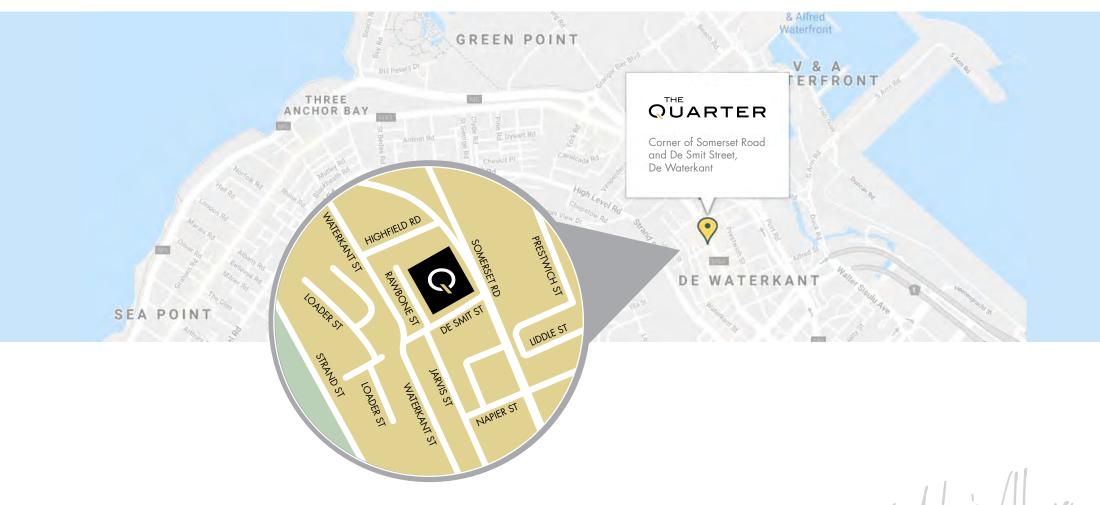








THE ADDRESS

















8 GREAT REASONS

TO BUY OFF PLAN FROM SIGNATURA





NO TRANSFER DUTY

When you buy direct from a developer like Signatura, you don't have to pay transfer duty. This could save you hundreds of thousands of rands!



UP TO 24 MONTHS' CAPITAL GROWTH

Buying off-plan means acquiring property at today's prices, but paying nothing more than a 10% deposit until construction is complete – typically between 18 and 24 months later. In the meantime you benefit from capital growth, which was recently calculated at over 20% per annum on the Atlantic Seaboard!



A BRAND-NEW, DEFECT-FREE HOME - GUARANTEED

Buying from Signatura comes with the peace of mind that you are acquiring a brand-new home with no nasty hidden maintenance issues, which can become very costly to repair, backed by a raft of warranties and guarantees.



A TRACK RECORD OF OUTSTANDING INVESTMENT RETURN

Every single one of our investors who has bought and resold a Signatura property since our very first development in 2012 has enjoyed an excellent return on investment!



BRILLIANT CONTEMPORARY LIFESTYLE DESIGN

Signatura works only with the very best architects, landscapers and interior designers to offer our buyers homes that are not only great to look at, but great to live in too. So today's demands for spacious living areas, energyefficient design and hi-tech communications are all catered for.



MASTER-CRAFTED REAL ESTATE

Every Signatura development is constructed and finished to the highest standards and fitted with quality, imported kitchen appliances. Before hand-over, each apartment must pass an exhaustive quality-control examination. And after hand-over, buyers have a period to report any defects we might have missed, which will be resolved at our expense.



HAND-PICKED POSITION, POSITION, POSITION

Each and every Signatura project is developed in a location that has been hand-picked under the expert eye of real estate guru, John Rabie. We not only select the best suburbs, but the best street location too.



SAFE PARKING AND HI-TECH SECURITY

An integral part of our planning process is to include safe parking in all Sigantura developments, usually in the form of underground basements with secure entrances. We also include hi-tech access control features, and our larger buildings have facilities for 24-hour on-site concierges.











High-End Interior Fittings and Finishing

The Quarter will feature high-spec'd interior fittings and finishing, on point with current trends, yet classic in feel and enduring in quality. In addition, every apartment and penthouse will be air conditioned.

FLOOR FINISHES

- Oak vinyl flooring in bedrooms and living rooms
- Self-weathering decking on roof terraces
- Engineered timber flooring in penthouses
- Light grey porcelain tiles in bathrooms

APPLIANCES

- SMEG Ceran hobs & stainless steel ovens
- Integrated SMEG fridges, freezers, microwaves & dishwashers in penthouses

JOINERY & VANITIES

- Wall-mounted, 'floating' engineered stone vanity tops in bathrooms
- Matt white duco sprayed cupboards in kitchens, bathrooms and bedrooms

LIGHTING

- Downlighters for general ceiling use
- Recessed feature downlighters
- Multi-directional recessed slot downlighters
- LED recessed strip lighting

SANITARYWARE

• Wall-hung pan with concealed cistern

CHROMEWARE

- Matt black flush wall basin mixer
- Matt black bath/shower mixer
- Matt black kitchen mixer
- Matt black wall-mounted shower head



DE WATERKANT













A Powerful Team of Blue-Chip Developers











Built on the experience of visionary property developer John Rabie, **Signatura** was launched in 2012 and has spearheaded the residential revival of Cape Town's City Bowl and CBD through a series of landmark projects offering world-class luxury, outstanding architecture and intelligent lifestyle design.

Having completed a highly successful series of highend residential developments in Vredehoek, Green Point and the Atlantic Seaboard, Signatura has more recently undertaken a series of substantial mixed-use projects, notably the redevelopment of Safmarine House, now the Radisson Blu Hotel and Residence Cape Town, as well as WEX1 in Woodstock, The Signature in De Waterkant and The Onyx, a landmark redevelopment of the Nedbank Building in the heart of the historic Heerengracht.

John Rabie is also the founder of the Rabie Property Group, which over the past three decades, has enhanced the landscape of Cape Town with a multitude of successful residential developments as well as landmark mixed-use developments such as Westlake, Big Bay, Royal Ascot, Burgundy Estate and Century City. **Nedbank CIB** Property Finance is the leading provider of innovative financing solutions to the important SA economic sector of commercial, industrial, retail and residential property development, offering loan funding to developers, owners, occupiers and investors.

Over the last two years NCIB Property Finance has committed over R16 billion towards building the economy including:

- nine corporate office blocks
- nine shopping malls
- 18 000 affordable housing units

The NCIB Property Finance teams attribute success primarily to their sustainability-driven, relationship-based business approach, demonstrated through a client-centric business model.

This partnership philosophy underpins the approach of the business – and that of Nedbank CIB as a whole – to embracing and capitalising on the ever-changing and inevitable disruption of global financial services as a long-term strategy for success.

Quénet Corporate Property has a solid and longstanding track record in both greenfield and brownfield property developments, portfolio and property asset management, facilities management and consultancy services.

Established by Leon Quénet in 2010, Quénet Corporate Property focuses on the turnkey development of distribution centres and warehouses, commercial, retail and residential property in the metropolitan areas and around aviation transportation hubs in South Africa.

Quénet Corporate Property takes the lead role in the development process, which includes site acquisition, marketing, tenanting, funding, design, value engineering, monitoring and coordination of the pre- and post-development phases, green building consultancy, all legal documentation such as land purchase, lease agreements, shareholder and construction agreements, financial accounting and asset management.

Quénet Corporate Property team is made up of talented and dedicated property professionals operating from offices in Belmont Square, Rondebosch, Cape Town. **Folkes Holdings** is today the product of three centuries of family-run successful trading. The group follows a global investment strategy based on traditional values coupled with entrepreneurial flair.

Established over 300 years ago in engineering-based companies, Folkes today uses the knowledge and experience gained through operating through three centuries to ensure investing activities offer significant growth potential coupled with solid financial prudence.

Folkes Holdings is privately owned by the Folkes family and the majority shareholder, Con Folkes, is the 8th generation to lead the group as Chairman and Chief Executive. The group was listed on the London Stock Exchange until taken private by the Folkes family in 2002.

Today, the business holds its core focus in commercial real estate, and operates a geographical split between the UK and South Africa

Live Your Best Life in Cape Town's Rainbow Village

Although surrounded by great natural beauty and the outdoor recreational options of Cape Town's mountain slopes and seashore, De Waterkant's particular appeal is cultural.

This rainbow village is probably the most progressive, tolerant and vibrant in the whole of the Mother City. With Loader Street at the heart of one of South Africa's first openly gay neighbourhoods, De Waterkant is where you're free to be yourself, no matter who you are.

It's where the Fan Mile to the Cape Town Stadium gets fanned into life with parades and processions and carnivals, buzzing with the excitement of big match-day derbies and rock-star concert crowds.

It's where art galleries and dance halls and jazz clubs thrive. Where the streets come alive as the sun sets and twinkle on in pubs, clubs and dives till well after sunrise.

It's where you can stroll to a great restaurant every night of the week. Where cafes and bistros and trattorias spill out over cast-iron railings onto cobbled pavements. Where you can tickle your cosmopolitan palate with Italian, French, Chinese, Japanese, Malay, Turkish, American, Bedouin, Cuban and Moroccan delights.

It's where the rivalry between Cape Town's two great coffee roasters, Origin and Truth, will have you imbibing some of the greatest artisanal brews on the planet, trying to make up your mind which is your favourite.

It's a hot spot. It's a cool spot. It's a melting pot. And it's an awesome place to live.























FLOOR 4 APARTMENTS





SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



Maje-











4th FLOOR VIEWS



NORTH WEST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from fourth floor height.



SOUTH EAST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from fourth floor height.

FLOOR 4 APARTMENTS





BEDROOMS \ 2
INTERNAL \ 85m² TERRACE \ 18m²

PARKING BAYS \ 2



BEDROOMS \ 2

INTERNAL \ 90m2 TERRACE \ 36m2

PARKING BAYS \ 2











FLOOR 5 APARTMENTS





SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION













5th FLOOR VIEWS



NORTH WEST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from fifth floor height.



SOUTH EAST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from fifth floor height.

FLOOR 5 APARTMENTS

503





BEDROOMS \ STUDIO

INTERNAL \ 53m² TERRACE \ 7m²

PARKING BAYS \ 1

507





BEDROOMS \ 2

INTERNAL \ 68m² TERRACE \ 5m²

PARKING BAYS \ 2

508





BEDROOMS \ 1 BED

INTERNAL \ 50m2 TERRACE \ 3m2

PARKING BAYS \ 1











FLOOR 5 APARTMENTS (Continued)

509





BEDROOMS \ 1 BED

INTERNAL \ 50m2 TERRACE \ 3m2

PARKING BAYS \ 1

511





INTERNAL 85m2 TERRACE 48m2

PARKING BAYS \ 2











FLOOR 6 APARTMENTS





SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION













6th FLOOR VIEWS



Disclaimer: This panoramic photo montage is a representation of the view from sixth floor height.



SOUTH EAST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from sixth floor height.

FLOOR 6 APARTMENTS

610





BEDROOMS \ STUDIO

INTERNAL \45m² TERRACE \3m²

PARKING BAYS \ 1

611





BEDROOMS \ 2

INTERNAL \ 85m² TERRACE \ 23m²

PARKING BAYS \2



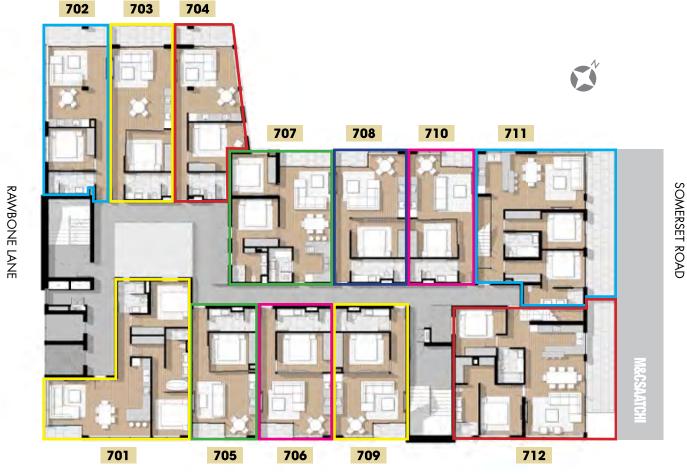








FLOOR 7 APARTMENTS







SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION













7th FLOOR VIEWS



NORTH WEST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from seventh floor height.



SOUTH EAST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from seventh floor height.

FLOOR 7 APARTMENT

709





BEDROOMS \ 1 BED

INTERNAL \ 50m2 TERRACE \ 3m2

PARKING BAYS \ 1











FLOOR 8 APARTMENTS







SOUTH WEST ELEVATION



NORTH WEST ELEVATION



hear /illage-





DE SMIT STREET









SOMERSET ROAD



8th FLOOR VIEWS



NORTH WEST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from eighth floor height.



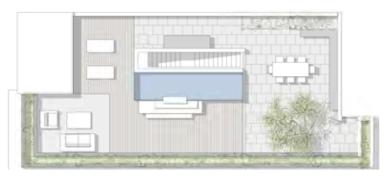
SOUTH EAST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from eighth floor height.

FLOOR 8 PENTHOUSE

801





ROOFTOP



BEDROOMS \ 3

INTERNAL \ 136m2 TERRACE \ 22m2 ROOFTOP \ 144m2

PARKING BAYS \ 3













ROOFTOP VIEWS



NORTH WEST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from rooftop height.

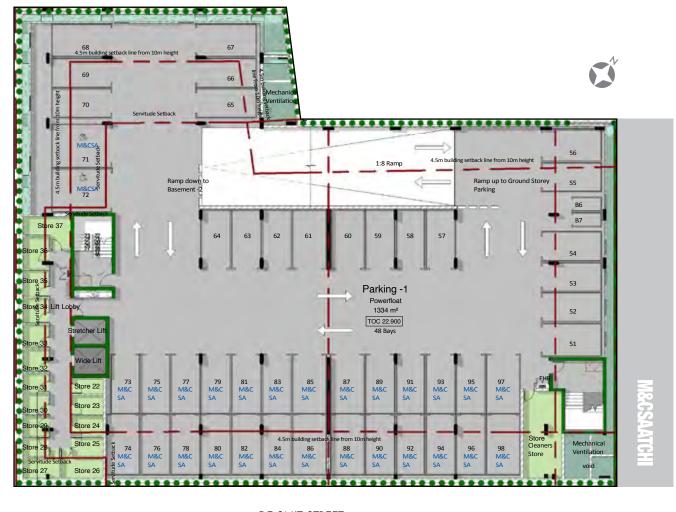


SOUTH EAST VIEW

Disclaimer: This panoramic photo montage is a representation of the view from rooftop height.

BASEMENT PLAN 1 PARKING





SOUTH EAST ELEVATION



DE SMIT STREET









SOMERSET ROAD



BASEMENT PLAN 2 PARKING





SOUTH EAST ELEVATION



DE SMIT STREET









SOMERSET ROAD



BASEMENT PLAN 3 PARKING





SOUTH EAST ELEVATION



DE SMIT STREET











WWW.THEQUARTER.CAPETOWN

BASEMENT PLAN 4 PARKING





SOUTH EAST ELEVATION



DE SMIT STREET









SOMERSET ROAD



WWW.THEQUARTER.CAPETOWN

BASEMENT PLAN 5 PARKING





SOUTH EAST ELEVATION



DE SMIT STREET









SOMERSET ROAD



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