



DEVELOPMENTS

**GREENWAYS ESTATE
MANOR HOUSE**



SOUTHERN SUBURBS 021 671 0258

dogongroup.com

A visionary company with decades of experience



DEVELOPMENTS

COMPANY PARTICULARS

Established in 2002, Dogon Group Properties has proven to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD
REGISTRATION NO: 2002/020365/07
REGISTERED WITH THE PPRA - FFC No. F110941
ALEXA HORNE (MANAGING DIRECTOR)

P O BOX 605 SEA POINT 8060
THE KINGS, 101 REGENT ROAD
SEA POINT, SOUTH AFRICA
TEL +27 21 433 2580
FAX +27 21 433 2781

SALES AGENT



TONY BREDEKAMP
083 602 6113
tony@dogongroup.com

Registered with the PPRA - Full Status Agent - FFC No. 0373080

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DEVELOPMENTS

PRICE LIST

GREENWAYS ESTATE, MANOR HOUSE, CLAREMONT

No.	UNIT NAME	LOCATION	BEDS	BATHS	PARKING	SECTION AREA SIZE/m ²	TERRANCE SIZE/m ²	TOTAL SIZE/m ² <small>(SIZE EXCLUDES PATIO & GARDEN)</small>	DIRECTION FACING	PRICE (VAT INCL)	EST. TOTAL LEVY
1	ROSE	G FLOOR	1	1	P11	49	-	49	NORTH & EAST	R3 495 000.00	R2 606.91
2	PROTEA	G FLOOR	1	1	P8	63	-	63	EAST & SOUTH	R4 495 000.00	R3 323.17
3	BAY LAUREL	G FLOOR	2	2	P1,P3	106	31	137	WEST	R6 999 000.00	R5 623.10
4	REDWOOD	G FLOOR	STUDIO	1	P14	40	-	-	WEST	R2 950 000.00	R2 146.46
9	IRIS	1ST FLOOR	1	2	P10	49	-	-	EAST & SOUTH	R3 695 000.00	R2 606.91
10	SILVERTREE	1ST FLOOR	STUDIO	1	P15	37	-	-	SOUTH	R2 599 000.00	R1 992.97
11	ARUM LILLY	1ST FLOOR	1	1	P6	70	16	86	EAST & WEST	R5 495 000.00	R3 681.30
12	MARGARITA	1ST FLOOR	1	1	P12	47	4	51	WEST	R3 550 000.00	R2 504.59
13	ALOE	1ST FLOOR	STUDIO	1	P13	44	-	-	WEST	R3 395 000.00	R2 351.10

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DEVELOPMENTS

FLOOR PLANS



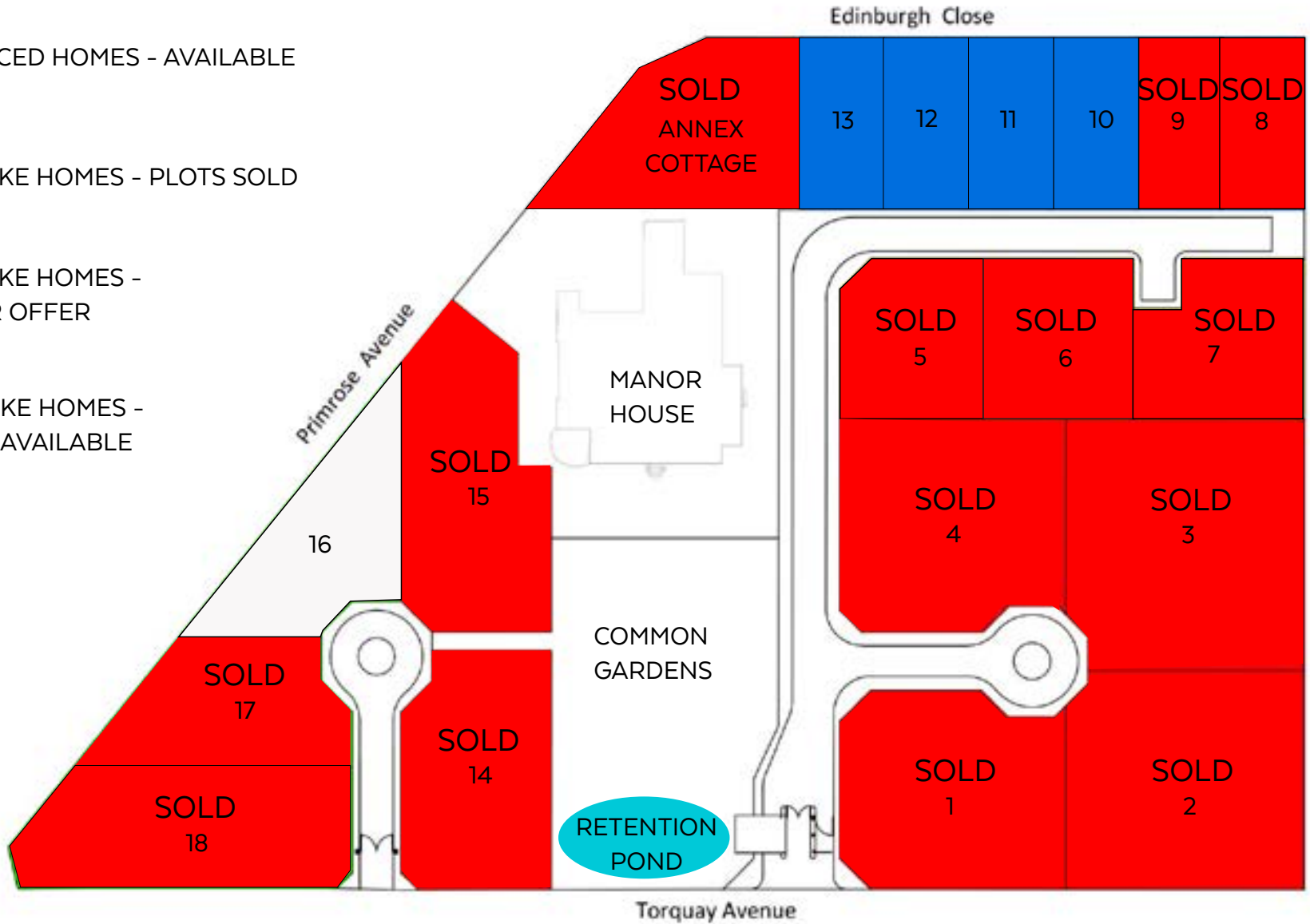
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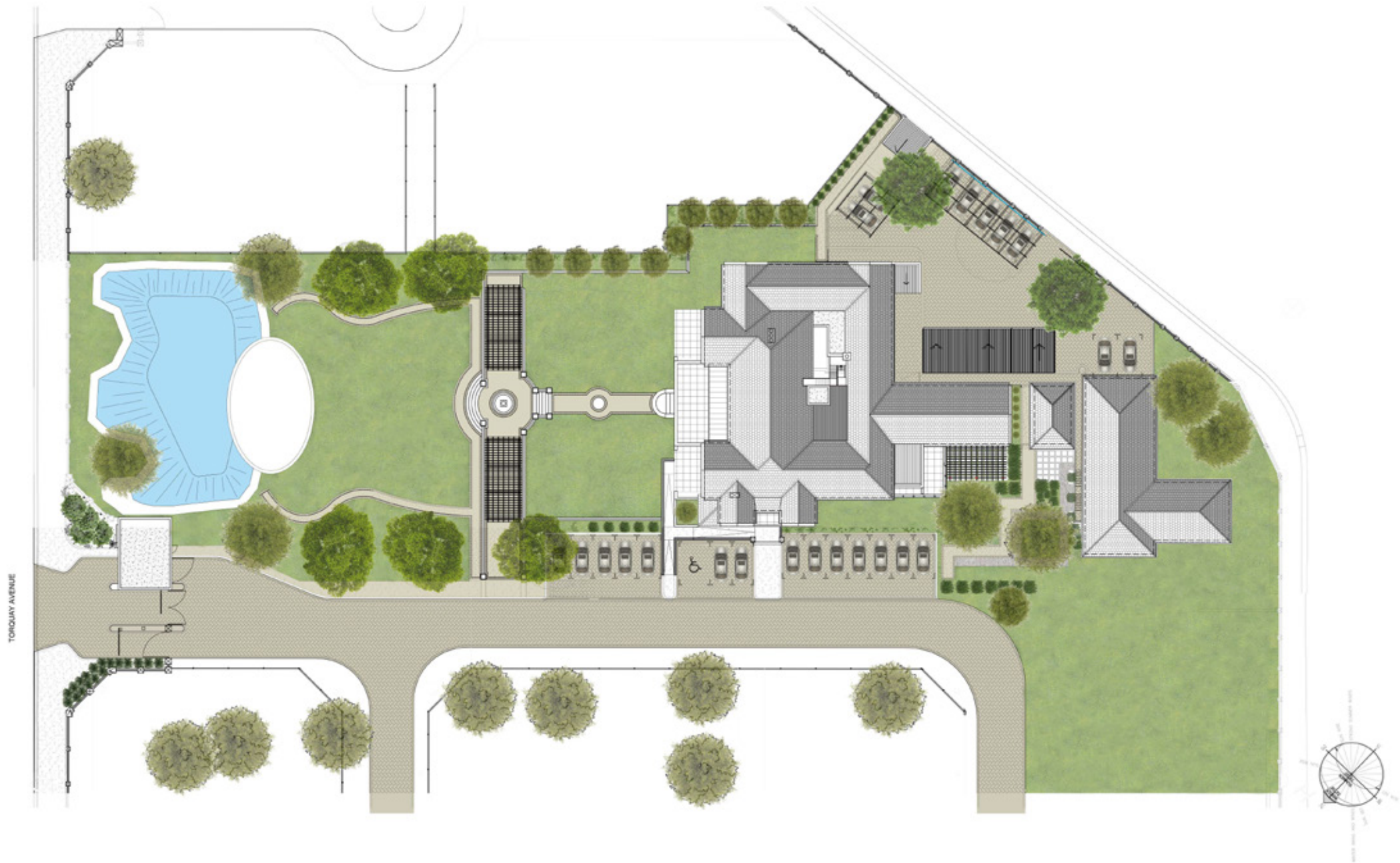
SITE MAP

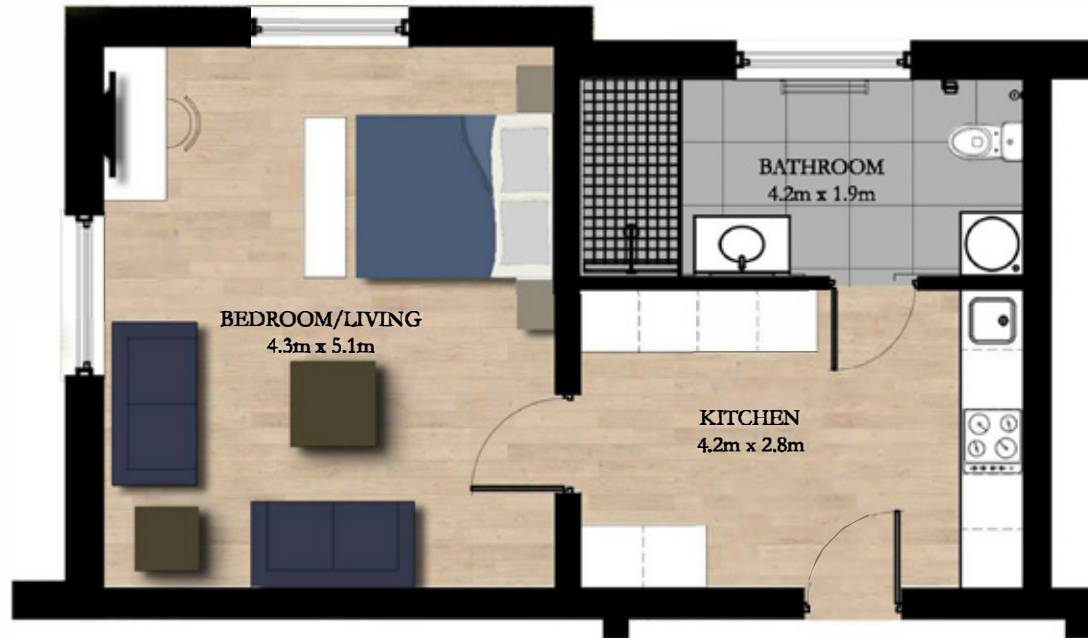
- TERRACED HOMES - AVAILABLE
- BESPOKE HOMES - PLOTS SOLD
- BESPOKE HOMES - UNDER OFFER
- BESPOKE HOMES - PLOTS AVAILABLE

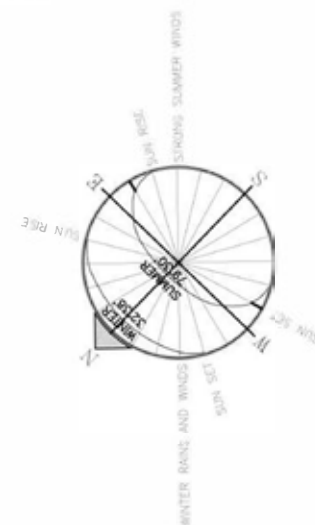


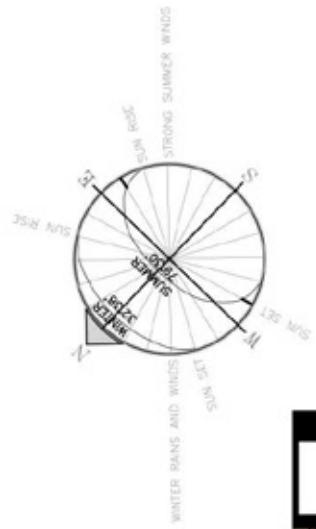




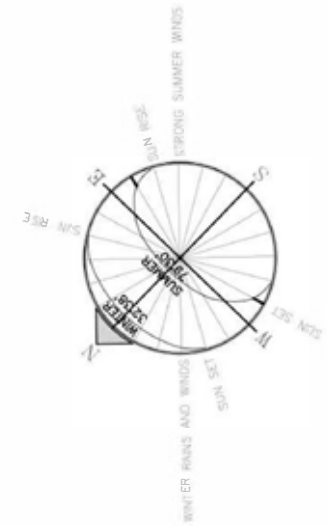
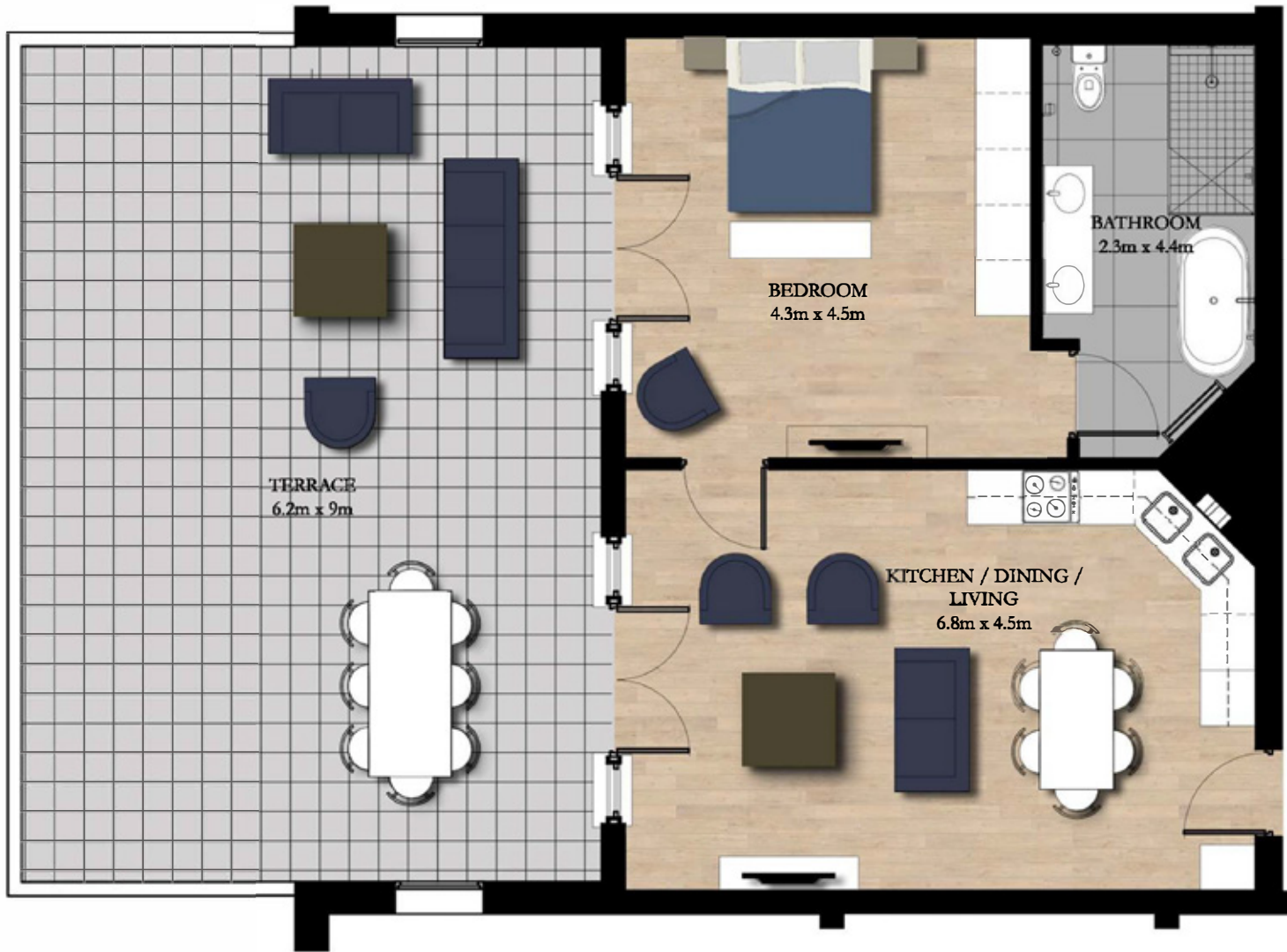






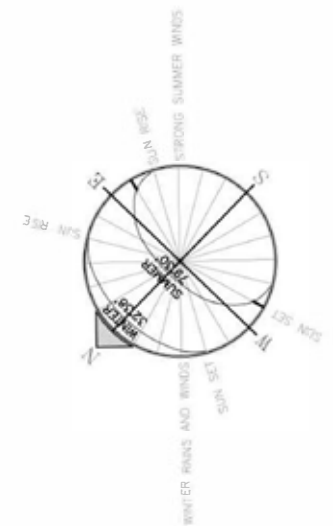
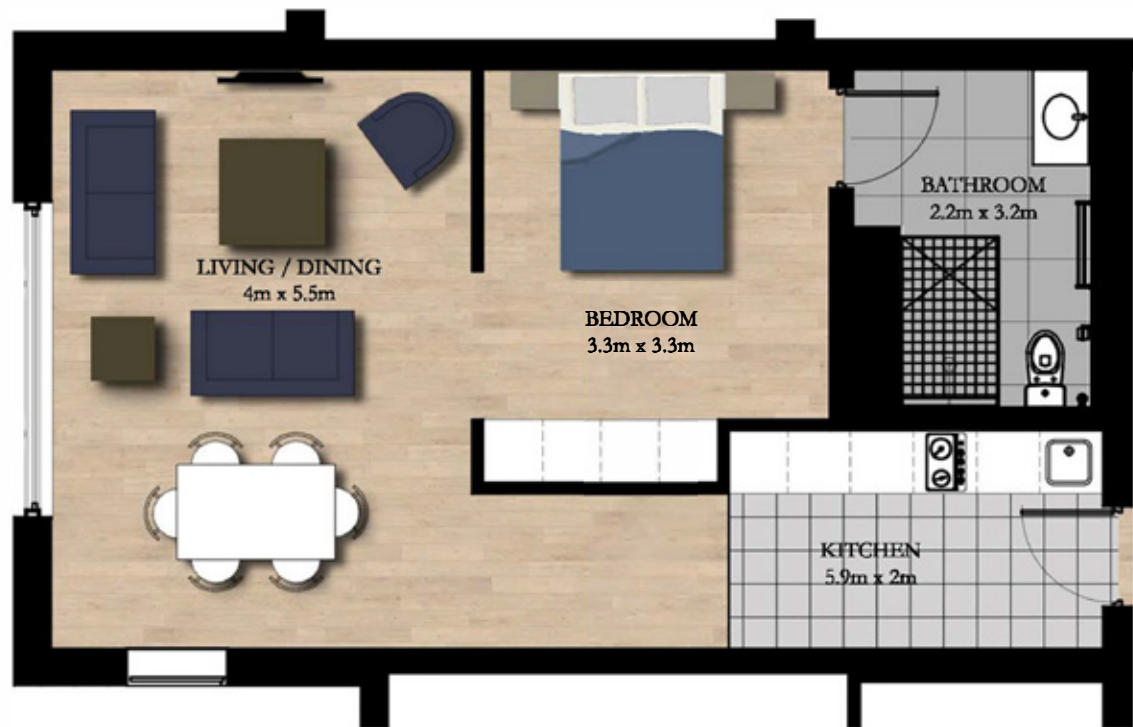


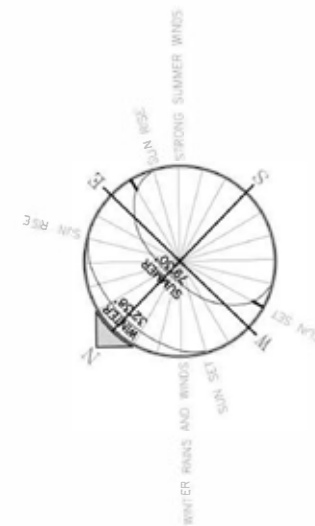
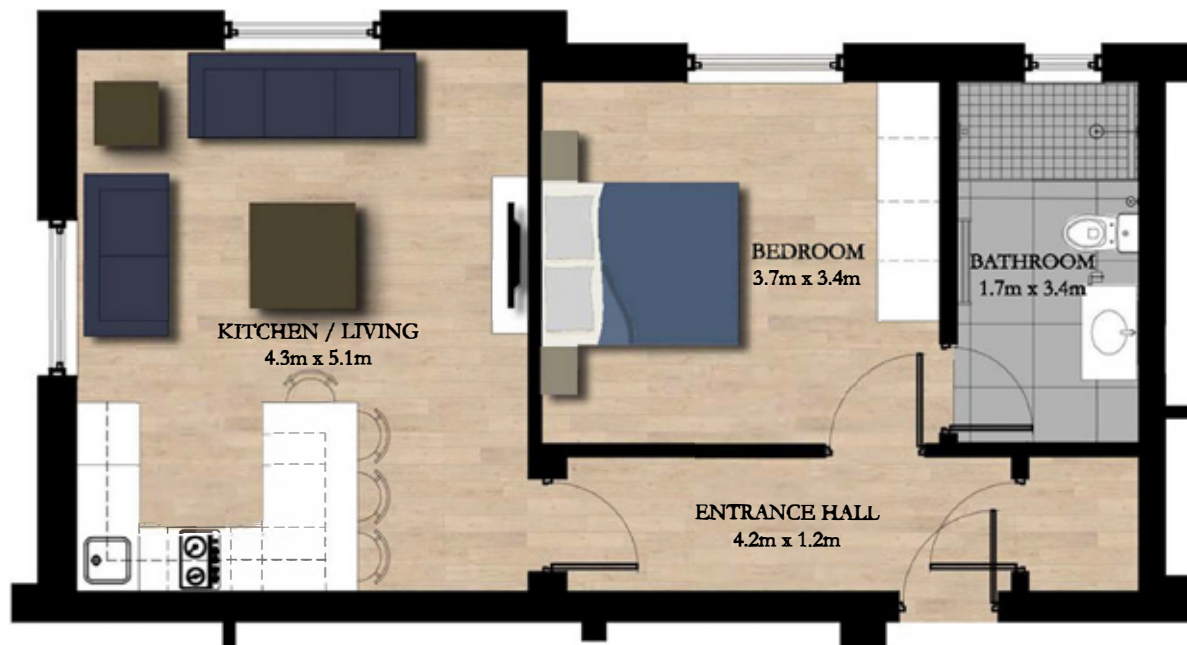


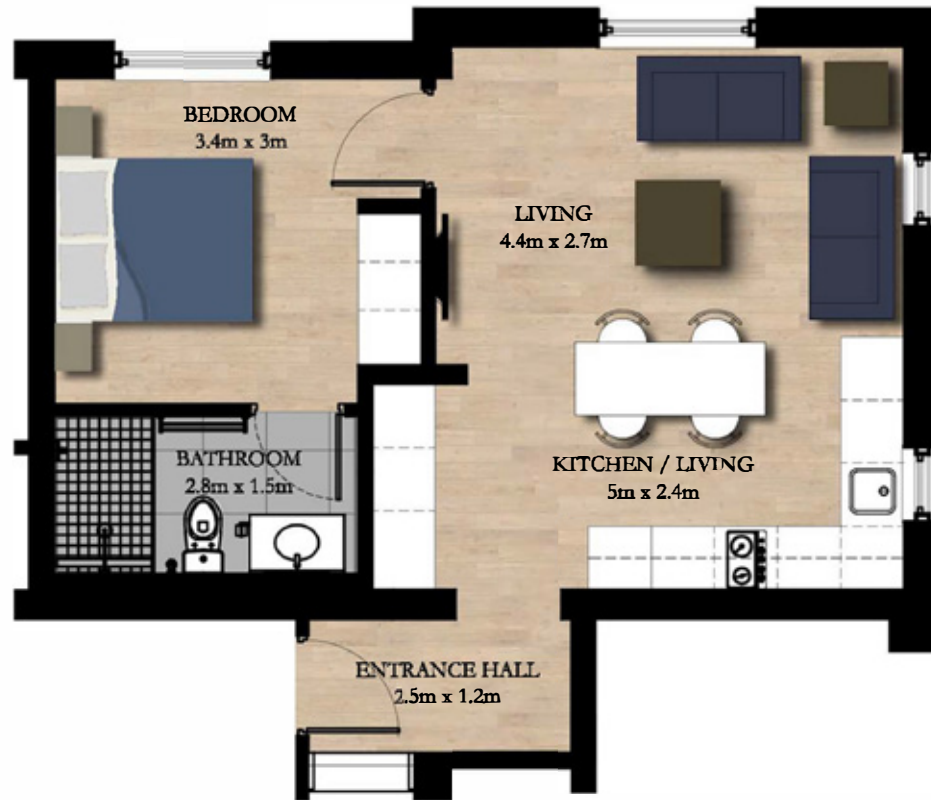


SECTION 8
(STRELITZIA)
67m²

*The m² indicated is the usable floor space from face of wall to face of wall.

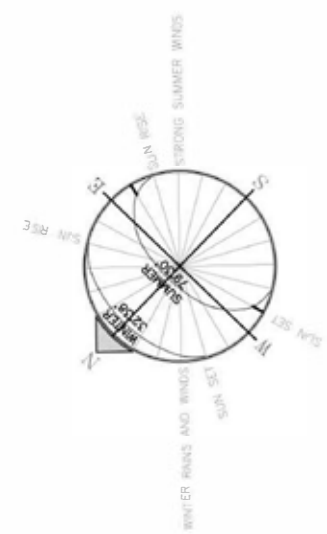


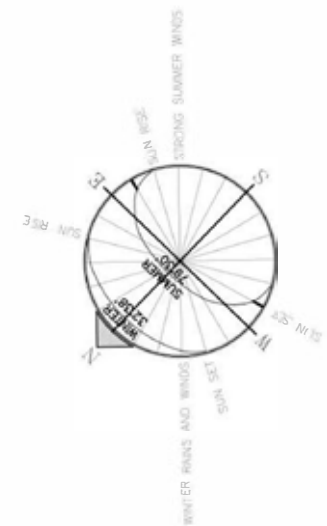


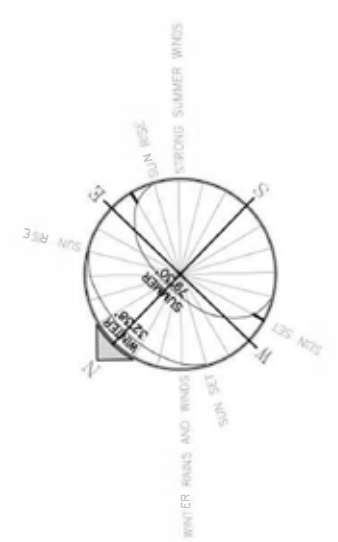


SECTION 11
(IRIS)
49m²

*The m² indicated is the usable floor space from face of wall to face of wall.

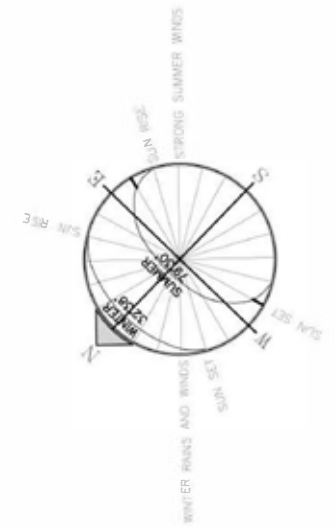


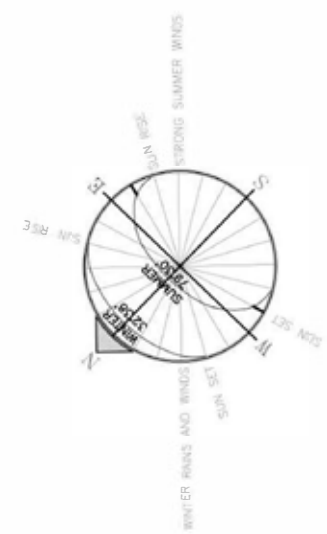




SECTION 14
(MARGARITA)
47m²

*The m² indicated is the usable floor space from face of wall to face of wall.





**SECTION 16
(CLIVIA)
70m²**

*The m² indicated is the usable floor space from face of wall to face of wall.



DEVELOPMENTS

FINISHING SCHEDULE



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COMMON AREAS

- Fully furnished lounge with a newly installed fireplace, providing the perfect atmosphere to meet and entertain family, friends, and business associates.
- Wood panelled library with a newly installed fireplace offering a cosy and inviting place to relax and read your favourite literature.
- Dining area with bar facilities, doubling up as an indoor recreation room for playing bridge or similar activities
- Large catering kitchen fully equipped with an oven, hob and fridge. Ideal for hosting small functions and impressing your guests with your culinary skills.
- 5 unique personalized wine storage facilities available for purchase, making sure that your wine collection is stored in style and with care.
- Passenger lift providing easy access to the first-floor apartments, adding convenience to your daily routine.
- Recreation room adjoining the Manor House, offering endless possibilities for leisure activities such as gym workouts or relaxation.
- Laundry facilities with washing machine and tumble dryer, making laundry day a breeze.
- Visitors parking in front of the main entrance to the Manor House, access controlled for added security and convenience.

APARTMENT FEATURES

- Each apartment boasts a unique blend of original wooden floors and/or water-resistant vinyl flooring, creating a warm and inviting atmosphere while also being practical and easy to maintain.
- The historic ceilings have been lovingly restored to their former glory, complete with ornamental cornices and perfectly skimmed plasterboard. You'll feel like you're living in a piece of history while still enjoying all the modern comforts.
- Each kitchen comes with traditionally styled shaker doors and sleek Easi Quartz countertops. The built-in electric hobs, ovens, and extractors are top-of-the-line and sure to impress even the most discerning home cook.
- Each apartment has been completely rewired with energy-efficient LED lighting, helping you save money on your electricity bill while also doing your part for the environment. Plus, with an inverter and battery backup for all apartments, you'll never have to worry about being without power. And, with pre-paid meters linked to the Power Measurement Payment Platform, you'll always know exactly how much electricity you're using and be able to easily top up your account.



SECURITY FEATURES

- A hands-free intercom system with facial recognition technology is available for added convenience and safety.
- Direct intercom calling connection to security is available between all apartments for immediate assistance.
- Number plate recognition technology is available at the entrance of the estate to monitor who enters and exits the property.
- Perimeter electrical fencing and video surveillance are linked to security to provide an extra layer of protection.
- Video surveillance systems are in place around the Manor House to ensure that everything is monitored and secure.
- The Verifier System on the UCSA platform provides external monitoring of all security measures, ensuring that everything is actively monitored and maintained.
- Technological Features:
 - Pre-wired high-speed Octotel fibre cabling is available in each apartment, providing fast internet speeds plus the owner has the flexibility to choose their own fibre service provider for added convenience.
 - The fibre SATV distribution system is available, ensuring that you'll have access to all your favourite shows without any hassle.
 - Compatibility with the new generation Multichoice decoders with SatCR connections is available for easy and hassle-free entertainment. (DSTV contracts are for owners' accounts).



FLOOR FINISHES

Common Areas

- Existing timber floors
- Zimbo's Engineered flooring

Apartments

- Existing timber floors
- Vinyl water-resistant flooring

CEILINGS

- Original restored historic ceilings
- Skimmed plasterboard
- Ornamental cornices

KITCHENS

- Traditional style with shaker doors
- Easi-quartz counter tops
- Electric hobs, ovens and extractors



ELECTRICAL

- Completely rewired
- All lighting LED
- Solar PV to the common areas
- Inverter with battery back up to the apartments
- Electrical pre-payment meters linked to the Power Measurement payment platform

ELECTRONIC SERVICES

Access Control

- Handsfree video intercom with facial recognition
- Intercom calling to Security and between all apartments
- Number plate recognition at security

Internet

- Pre-wired with high speed Octotel fibre cabling
- Purchasers have the flexibility to choose their own ISP within the Octotel stable

Dstv

- A fibre SATV distribution system has been installed in each apartment including a fibre to SATV converter
- New generation Multichoice decoders with SatCR connections are compatible with this system (Explora 2/3, HD Single view)
- Apartment owners will still need to have their own DSTV contracts

Cctv

- The Greenways Estate is secured with a perimeter electrical fence and video surveillance system linked to the security guardhouse
- Externally monitored Verifeye system on the UCSA platform
- Video surveillance system around the Manor House

LIFT

- Completely re-furbished, and with power back-up

FIREPLACES

- 3 Fully refurbished fireplaces fitted with new Rocal Rc 65 or 70 classic wood burning stoves serving the Library, Lounge and Dining areas

PLUMBING

- Completely re-plumbed
- 150 Liter HWC serving the kitchen and bathroom areas

AIR-CONDITIONING

- New split A/C or cassette units throughout every apartment

FIRE PROTECTION AND EVACUATION SERVICES

- Comprehensive City Council Requirements fully installed

ROOF

- New Spanish slate roof, and seamless aluminium gutters and downpipes





WHAT DOES THE LEVY COVER?

- Sundry fees – bank charges, printing / stationery, telephone, etc.
- Electrical meter reading
- Manor House insurance
- Pest control
- Cleaning of all the common areas – Library, lounge, dining, common kitchen/laundry, passage areas – full time cleaner
- Lift maintenance contract
- Fire servicing
- Common area electrical consumption
- Water, refuse, sewerage for the Manor House
- General maintenance allowance
- Reserve fund
- Contribution to the HOA for the running of the Greenways Estate

