



# DOGON | GROUP

PROPERTIES

## NOOITGEDACHT SECURITY ESTATE - HOUT BAY

BRAND NEW DEVELOPMENT



HEAD OFFICE **021 433 2580** SEA POINT **021 434 1223**

[dogongroup.com](http://dogongroup.com)

*A visionary company with decades of experience*



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### COMPANY PARTICULARS

Established by our CEO, Denise Dogon 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 the City Bowl, Sea Point, Southern Suburbs and Gauteng.

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 CEO, Denise Dogon (Head of Marketing) and Group MD, Rob Stefanutto (Head of Developments), DG 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 and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD  
REGISTRATION NO: 2002/020365/07  
DENISE DOGON (CEO & HEAD OF MARKETING)  
ROB STEFANUTTO (GROUP MANAGING DIRECTOR)

P O BOX 605 SEA POINT 8060  
154 MAIN ROAD/CNR. MILTON ROAD  
SEA POINT, SOUTH AFRICA  
TEL +27 21 433 2580  
FAX +27 21 433 2781





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## PROPERTIES

### THE DYNAMIC SALES TEAM



**ROB STEFANUTTO**  
(GROUP MD)  
**083 556 6861**



**LESLEY RENSBURG**  
**082 576 2087**

### THE DEVELOPER - NOVA GROUP



Nova Group has had a long standing relationship with ourselves stretching some ten years and offering such projects as:

- Atlantic Views
- The Atlantica, Avignon Security Village
- The Hyde Apartel Hotel
- The Crystal - Camps Bay

and most recently completed 30 000m<sup>2</sup> mixed use development:

- The Mirage



## NOOITGEDACHT SECURITY ESTATE - PRICE LIST

HOUT BAY, CAPE TOWN

ERF NUMBER	ERF SIZE	SELLING PRICE OF ERF (VAT INCL)	PLAN TYPE	CONTRACT PRICE BASED ON PLAN TYPE (VAT INCL)	TOTAL SELLING PRICE	APPROX RATE/M <sup>2</sup> (VAT INCL)
10325	976	R 2 800 000.00	Ca	-	-	-
10324	945	R 2 700 00.00	C	R 4 712 139.00	R 7 412 139.00	R 15 500.00
10323	945	R 2 700 000.00	C	R 4 712 139.00	R 7 412 139.00	R 15 500.00
10322	946	R 2 700 000.00	C	R 4 712 139.00	R 7 412 139.00	R 15 500.00
10321	945	R 2 700 000.00	C	R 4 712 139.00	R 7 412 139.00	R 15 500.00
10320	945	R 2 700 000.00	C	R 4 712 139.00	R 7 412 139.00	R 15 500.00
10319	932	R 2 650 000.00	Ca	-	-	-
10318	1171	R 3 500 000.00	C	R 4 712 139.00	R 8 212 139.00	R 15 500.00
10317	1160	R 3 500 000.00	Ca	-	-	-
10316	980	R 2 800 000.00	Ca	-	-	-
10315	1248	R 3 600 000.00	A	R 5 547 090.00	R 9 147 090.00	R 15 409.00
10314	1154	R 3 500 000.00	B	R 4 905 970.00	R 8 405 970.00	R 15 476.00
10313	1155	R 3 500 000.00	A	R 5 547 090.00	R 9 047 090.00	R 15 409.00
10312	1154	R 3 500 000.00	B	R 4 905 970.00	R 8 405 970.00	R 15 476.00
10311	1421	R 3 999 999.00	A	R 5 547 090.00	R 9 547 089.00	R 15 409.00
10310	1080	R 3 400 000.00	Cd	-	-	-
10309	1068	R 3 400 000.00	Cd	-	-	-
10308	1080	R 3 400 000.00	Cd	-	-	-
10307	1080	R 3 400 000.00	Cd	-	-	-
10306	1382	R 3 999 999.00	A/B/e	-	-	-

HOUSE TYPE A	
LOWER GROUND FLOOR	147m <sup>2</sup>
GROUND FLOOR	213m <sup>2</sup>
TOTAL	360m <sup>2</sup>
SUMMER DECK	45m <sup>2</sup>
WINTER DECK	30m <sup>2</sup>
COVERED PATIO	4.5m <sup>2</sup>
WATER STORAGE	25m <sup>2</sup>
YARD	20m <sup>2</sup>

HOUSE TYPE B	
LOWER GROUND FLOOR	112m <sup>2</sup>
GROUND FLOOR	205m <sup>2</sup>
TOTAL	317m <sup>2</sup>
SUMMER DECK	43m <sup>2</sup>
WINTER DECK	26m <sup>2</sup>
WATER STORAGE	21m <sup>2</sup>
YARD	20m <sup>2</sup>

HOUSE TYPE C	
LOWER GROUND FLOOR GARAGE	49m <sup>2</sup>
GROUND FLOOR	112m <sup>2</sup>
FIRST FLOOR	144m <sup>2</sup>
TOTAL	304m <sup>2</sup>
TIMBER DECK	49m <sup>2</sup>
BALCONY	16m <sup>2</sup>
YARD	16m <sup>2</sup>

**NOTE:**

- House Ca similar to C layout with minor adjustments
- House D similar to C with minor adjustments
- House E similar to A-B with minor adjustments
- \* Please note water storage only provided with house types A & B