



DOGON | GROUP

PROPERTIES

VICTORIA SQUARE BRAND NEW DEVELOPMENT



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

dogongroup.com

A visionary company with decades of experience



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PROPERTIES

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)

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PROPERTIES

SALES AGENT



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 000m² mixed use development:

- The Mirage



PRICE LIST - FIRST FLOOR

WYNBERG, CAPE TOWN

UNIT	BEDS	BATHS	P/BAY	UNIT SIZE/ m ²	ESTIMATED LEVY	PRICE (VAT INCL)
1	1	1	1	42.9	R1 587.30	R1 799 000.00
2	1	1	1	43.6	R1 613.20	R1 850 000.00
3	1	1	1	51.3	R1 898.10	R2 199 000.00
4	1	1	1	56.2	R2 079.40	R2 399 000.00
5	1	1	1	47.1	R1 742.70	R1 950 000.00
6	1	1	1	42.6	R1 576.20	R1 799 000.00
7	1	1	1	42.6	R1 576.20	R1 799 000.00

PRICE LIST - SECOND FLOOR

WYNBERG, CAPE TOWN

UNIT	BEDS	BATHS	P/BAY	UNIT SIZE/ m ²	ESTIMATED LEVY	PRICE (VAT INCL)
8	1	1	1	42.9	R1 587.30	R1 850 000.00
9	1	1	1	43.6	R1 613.20	R1 850 000.00
10	1	1	1	51.3	R1 898.10	R2 199 000.00
11	1	1	1	56.2	R2 079.40	R2 399 000.00
12	1	1	1	47.1	R1 742.70	R2 000 000.00
13	1	1	1	42.6	R1 576.20	R1 850 000.00
14	1	1	1	42.6	R1 576.20	R1 850 000.00

PRICE LIST - THIRD FLOOR

WYNBERG, CAPE TOWN

UNIT	BEDS	BATHS	P/BAY	UNIT SIZE/ m ²	ESTIMATED LEVY	PRICE (VAT INCL)
15	2	2	2	87.3	R3 330.10	SOLD
16	2	2	2	78.4	R3 005.50	SOLD
17	2	2	2	76.7	R3 043.30	SOLD
18	2	2	2	85.9	R3 296.30	SOLD



FINISHING SCHEDULE

VICTORIA SQUARE, WYNBERG, CAPE TOWN

Specification and Schedule of Finishes

This document to be read in conjunction with the architects marketing drawings

All items below are specified as minimum specification

The developer reserves the right to substitute any of the below items with equal or better quality specification

INTERNAL HOUSE FINISHES

Floors

- 600 x 600mm High grade porcelain tile or vinyl flooring (developers range, PC allowance of R250/m²) to entrance, kitchen, living and dining areas
- 600 x 600mm High grade porcelain tile (developers range, PC allowance of R250/m²) to bathroom floors with mosaic tile to shower base (developers range, PC allowance of R300/m²)
- Carpet to bedroom (developers range, PC allowance of R250/m²)
- Slip resistant tiles to balcony (developers range, PC allowance of R250/m²)

Walls

- Smooth plaster, painted (neutral palette as per developers range)
- 600 x 300mm Polished tile shower enclosure (allowance of R250/m²)
- 125 x 22mm Timber moulded skirting painted.

Ceilings

- Skimmed concrete soffits with skimmed bulkheads, painted to architects detail
- Dropped ceiling painted to architects details (bathrooms)
- Painted cornice strip / coved cornice detail to wall and soffit junction

Doors

- Main entrance door - timber veneer door with cylinder lockset
- Internal room doors - semi-solid veneer doors with 2 lever lockset

Bedroom Joinery

- Layout to architect's plan
- Doors sprayed superwood or decorative melamine/Coimbra
- Internal to be white melamine finish
- Door handles to be brushed aluminium finish



FINISHING SCHEDULE

VICTORIA SQUARE, WYNBERG, CAPE TOWN

Kitchen Joinery

- Layout to architects plan
- Doors sprayed superwood or decorative melamine/Coimbra (developer's specification)
- Internal to be white melamine finish with impact edging
- Door handles to be brushed with aluminium finish
- Kitchen counter tops to be reconstituted stone or similar, with 100mm splashback to wall

Sanitary Ware

- Stainless steel single/double bowl drop in sink (as per plan) with lever mixer
- WC to be wall hung plan with Geberit cistern
- Wash-hand basin with a floating wall hung vanity cupboard and standard 600 x 900mm mirror, lever mixer
- Shower - glass panel with support, lever mixer shower arm and shower rose

Electrical

- Plugs and switches - Clipsal S3000 Range or equal
- Light fittings (developers range)
- 1 x Telephone point per apartment
- Bosch Oven, Hob and Extractor
- DSTV connection points to lounge
- 1 x Fibre data connection point to lounge and main bedroom
- Hot water - Distributed by a general heat pump
- Split electrical meter - prepaid type to all units

Common Areas

- Entrance lobby doors power aluminium with security controlled access
- Walkways slip resistant ceramic tile
- Staircases grano finish with galvanized mild steel hand rails
- Swimming pool on upper deck fibre glass lined

STRUCTURE AND EXTERNAL FINISHES

Design Standards

- All design standards to be compliant with SANS 10400 or according to approved rational designs
- All structural elements to be approved registered engineer's designs
- Retaining walls and floor structure



FINISHING SCHEDULE

VICTORIA SQUARE, WYNBERG, CAPE TOWN

External Walls

- 230mm Cavity cement brick
- Cement plaster and painted finish with feature elements to architects design

Windows

- Aluminium windows and sliding doors to architects design

Balustrades

- Galvanized mild steel handrails with handrail to architects design.

Roof

- Waterproofed reinforced concrete slab

Basement

- Reinforced concrete slabs
- Paved with standard road marking
- Off shutter concrete soffits
- Bagged walls
- Mechanical vent and extract system
- General and emergency lighting
- Access controlled roller shutter vehicle entrance door

Boundary Walls

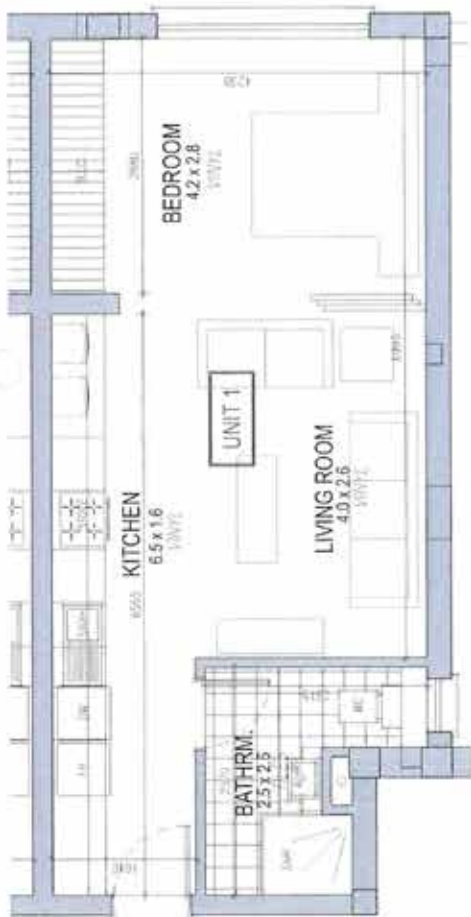
- To architects design

Security

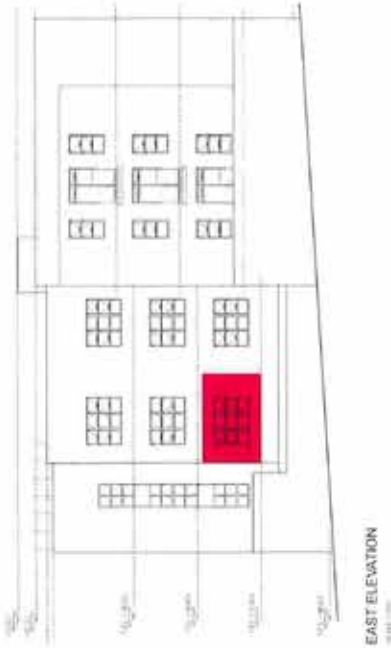
- Access control to main entrance gate
- A-phone communication to all houses
- CCTV to common areas
- 24hr CCTV monitoring to reception desk
- Electric fencing and security beams to Perimeter walls



FLOOR PLAN - UNIT 1
WYNBERG, CAPE TOWN

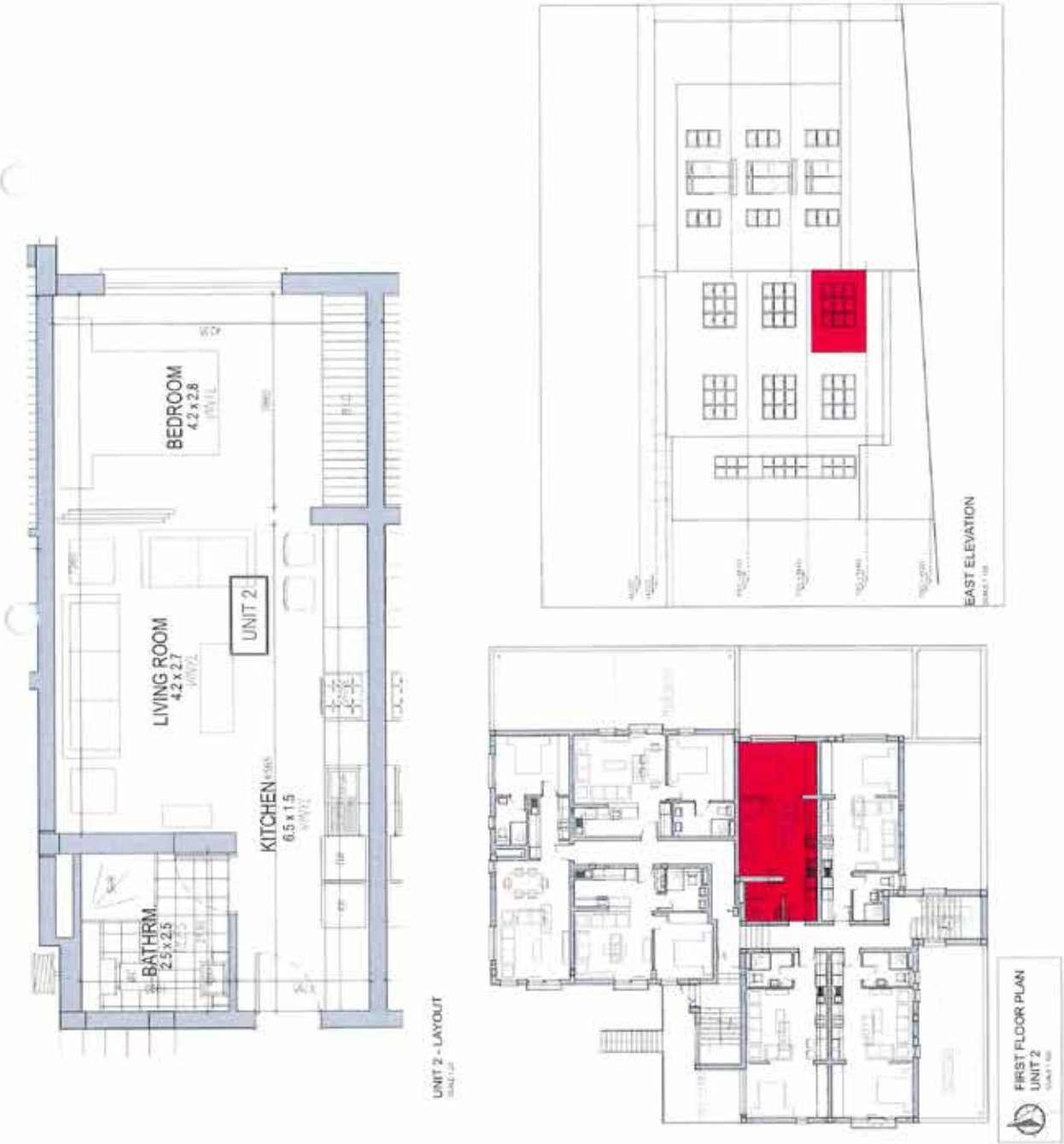


UNIT 1 - LAYOUT
SCALE 1:50



FIRST FLOOR PLAN
UNIT 1
SCALE 1:100

FLOOR PLAN - UNIT 2
 WYNBERG, CAPE TOWN



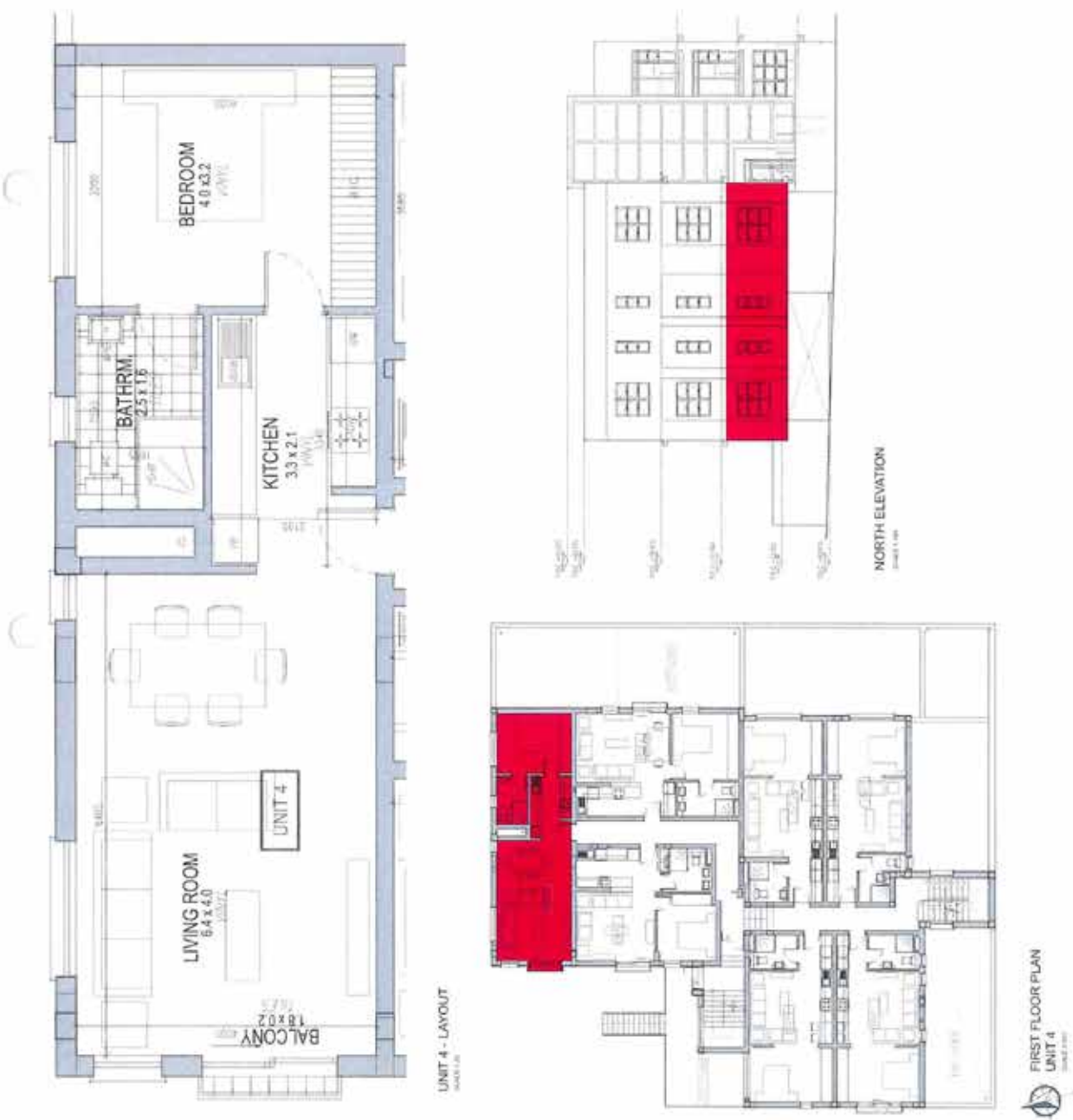


FLOOR PLAN - UNIT 3
WYNBERG, CAPE TOWN





FLOOR PLAN - UNIT 4
 WYNBERG, CAPE TOWN



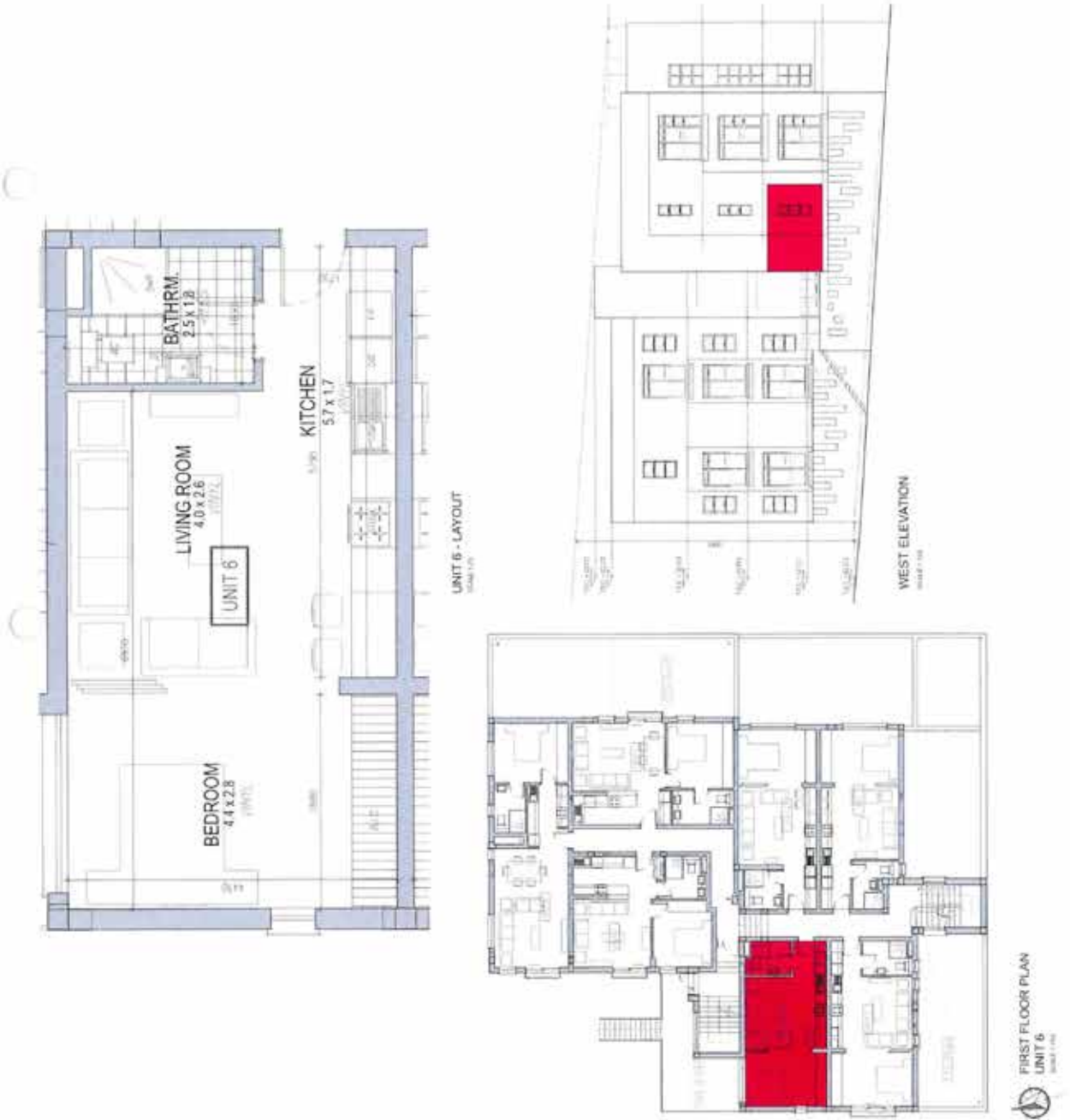


FLOOR PLAN - UNIT 5
 WYNBERG, CAPE TOWN



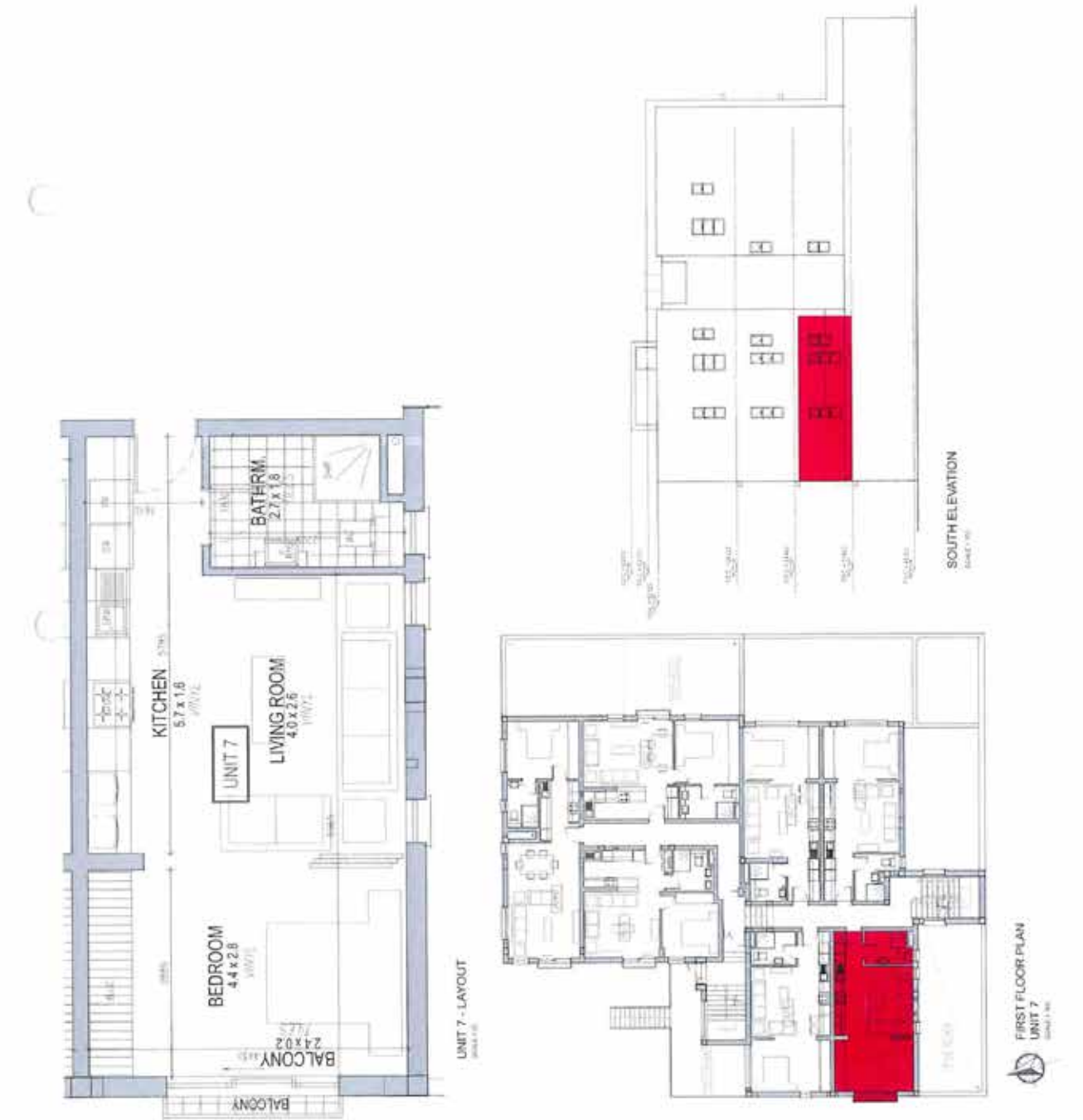


FLOOR PLAN - UNIT 6
WYNBERG, CAPE TOWN



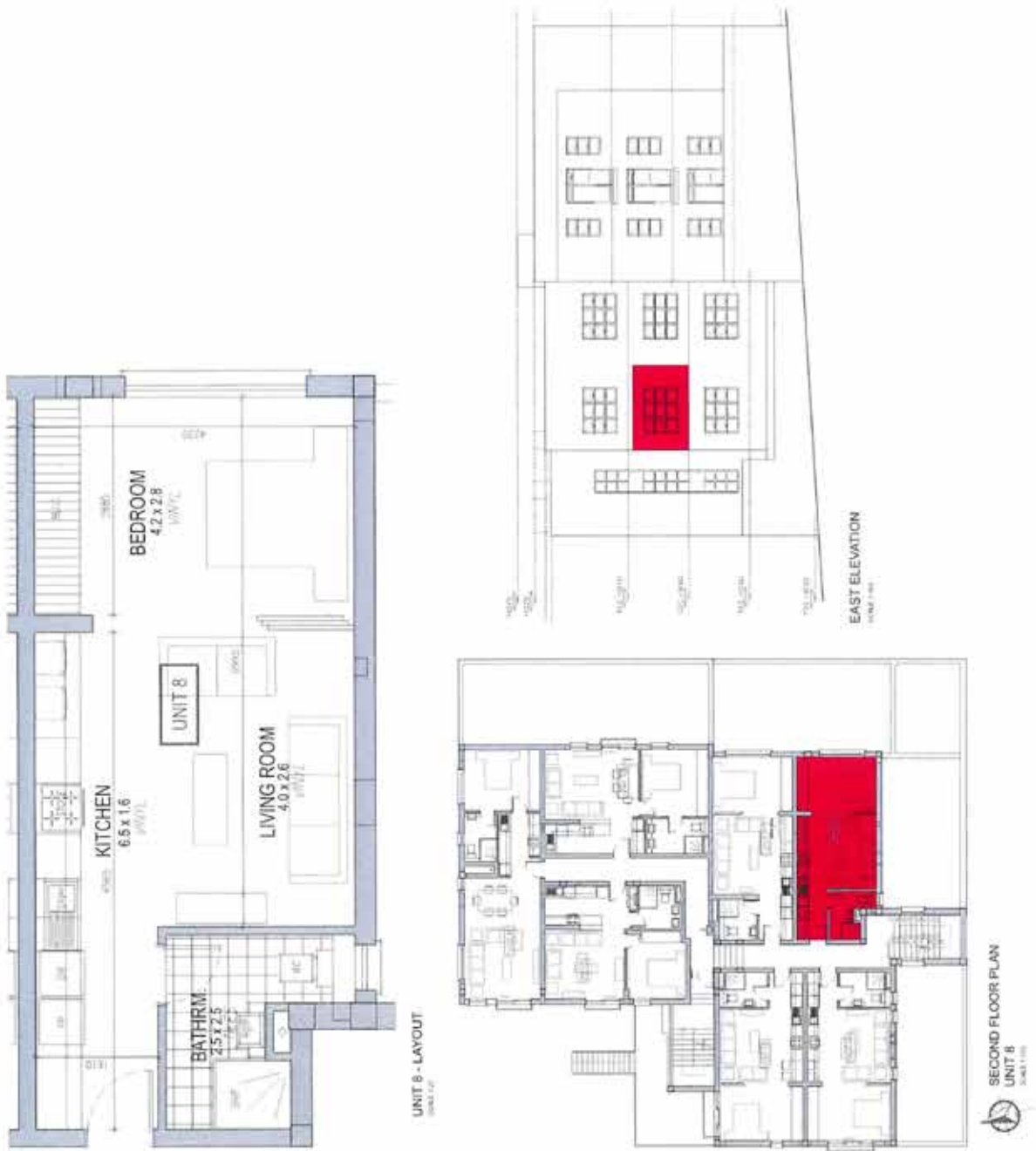


FLOOR PLAN - UNIT 7
WYNBERG, CAPE TOWN



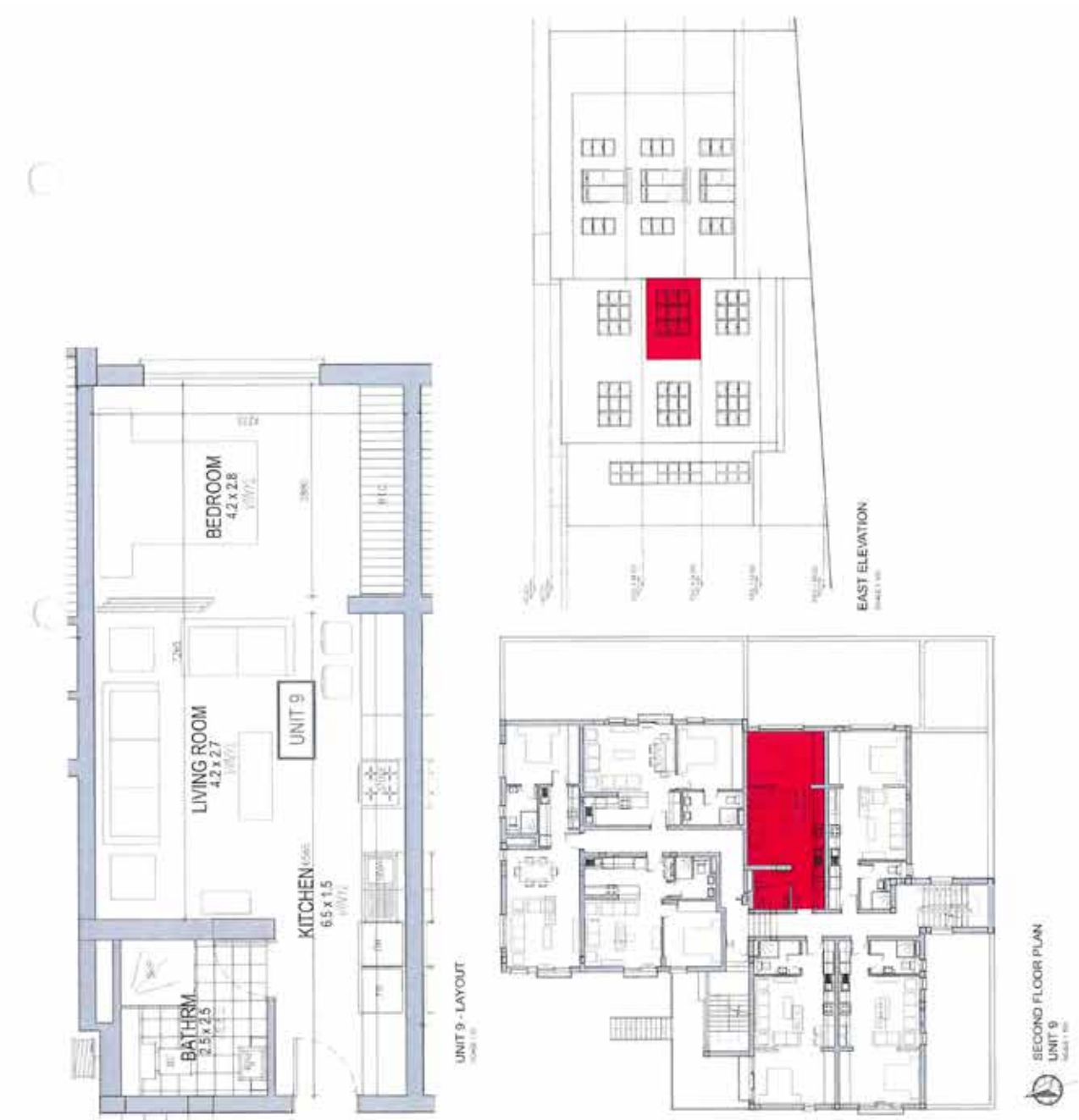


FLOOR PLAN - UNIT 8
WYNBERG, CAPE TOWN





FLOOR PLAN - UNIT 9
WYNBERG, CAPE TOWN



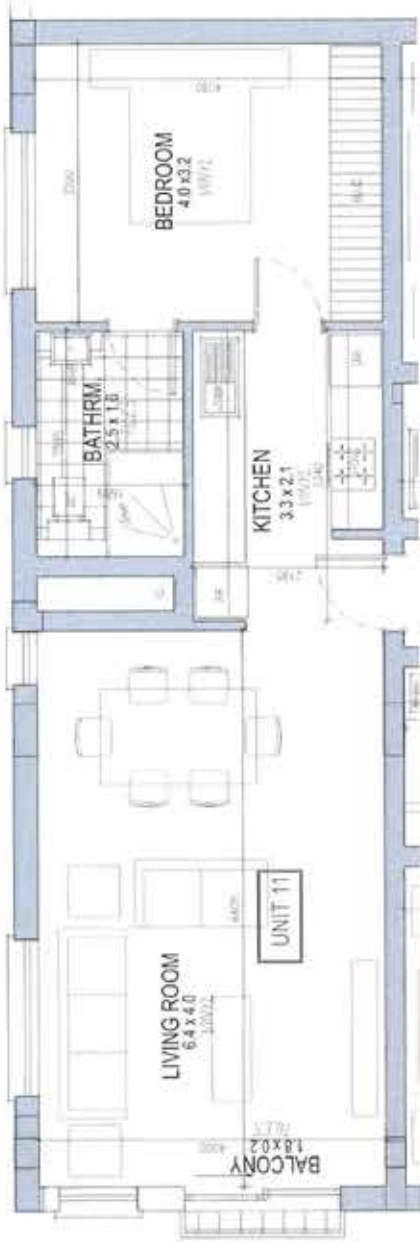


FLOOR PLAN - UNIT 10
 WYNBERG, CAPE TOWN

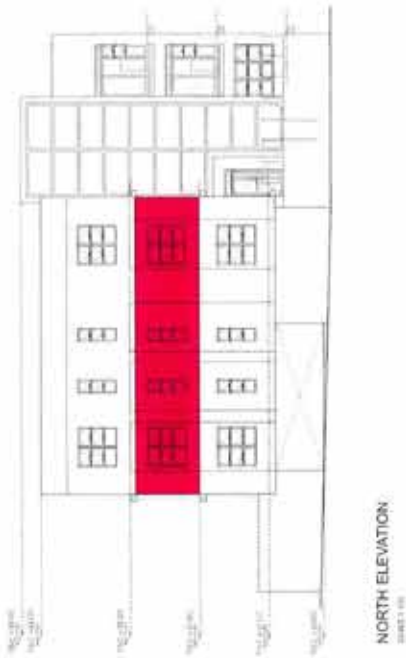




FLOOR PLAN - UNIT 11
 WYNBERG, CAPE TOWN



UNIT 11 - LAYOUT





FLOOR PLAN - UNIT 12
 WYNBERG, CAPE TOWN





FLOOR PLAN - UNIT 13
WYNBERG, CAPE TOWN





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FLOOR PLAN - UNIT 14

WYNBERG, CAPE TOWN

