

O C E A N H O U S E

UNPARALLELED EXCELLENCE

## GOLDHOUSE

**Welcome to Goldhouse. For us, property development is more than hard work. It's a calling. We are driven by the thrill of creating something extraordinary; and find meaning, excitement and satisfaction in seeing the fruit of our imagination and expertise take form.**

We firmly believe in doing things properly, concentrating on getting the little things right to ensure that the big things follow suit. We make a myriad of deliberate design choices: appropriate densification, well apportioned room sizes, navigable parking, natural light and ventilation, quality materials and finishes, ease of flow and layout, context and privacy – to name a few. Sounds simple, but in a day where space and time are limited and a quick fix has become the norm, we choose not to compromise. A home should be a place to relish and unwind in, a space of tranquility and comfort, a platform with the space to be yourself.

Goldhouse is built to serve. From the occupants of our buildings, to the talented people we collaborate with to the built environment in which we participate. We strive to exceed expectations across every element, no matter how big or small, always going above and beyond.

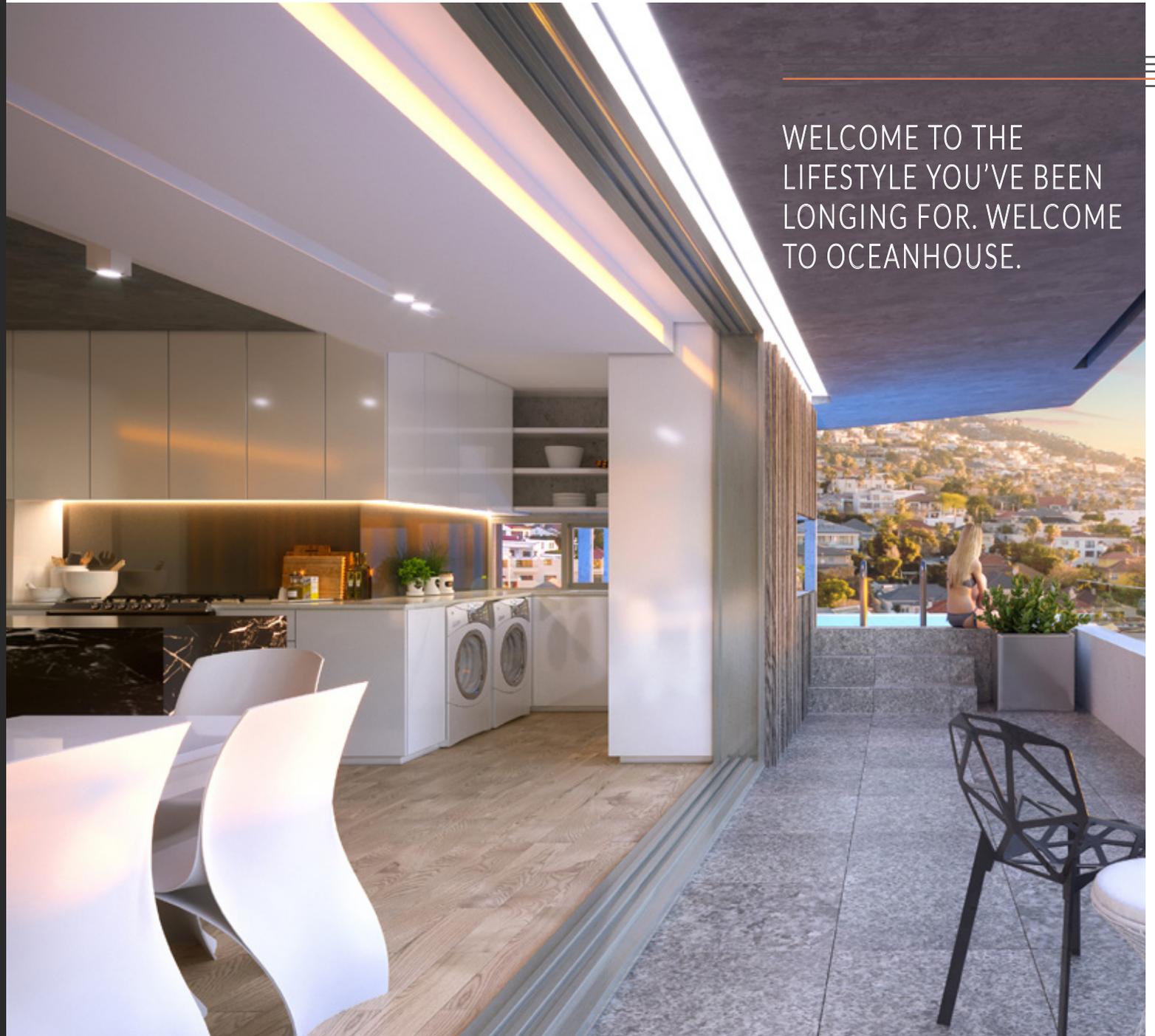
A HOME SHOULD BE A PLACE  
TO RELISH AND UNWIND IN,  
A SPACE OF TRANQUILITY  
AND COMFORT.



## OCEANHOUSE

Oceanhouse offers a uniquely central and convenient location on an elevated mountain side site along Fresnaye's idyllic Ocean View Drive. Safely secluded to provide calm and serenity, yet a mere stone's throw away lies the cultural playground of Sea Point and every convenience imaginable. Nip up to Signal Hill for an early morning trail run or meander down the road for an afternoon on the golf course, or an evening stroll on the Promenade. Spoil yourself to the ever expanding culinary offering or one of many bustling coffee shops along the main road, or soak up the buzz of the Mojo Market. Or choose to simply escape to the comfort of Oceanhouse, kick off your shoes and end your day marveling at the beauty of the setting sun over the Atlantic Ocean.

WELCOME TO THE  
LIFESTYLE YOU'VE BEEN  
LONGING FOR. WELCOME  
TO OCEANHOUSE.





## ABOVE AND BEYOND

Ideally positioned on the Atlantic Seaboard, the site straddles the space between Ocean View Drive and Ave St Denis, facilitating access from both streets.





## UNPARALLELED EXCELLENCE

Dressed only in crisp white textured plaster, this neutrality enhances the signature features of the building which include elements of wood, steel and concrete.



## ARCHITECTURE

**Oceanhouse has been beautifully crafted by the renowned architects – Peerutin. This is how they describe the development:**

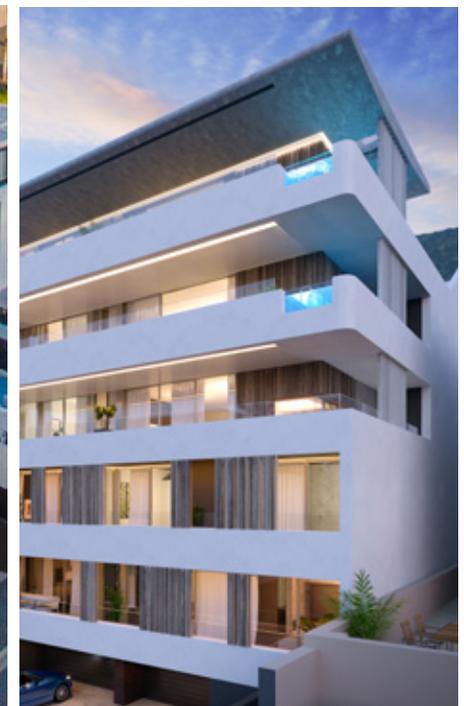
Oceanhouse represents a landmark moment for developers, Goldhouse. It is the first signature offering in a series of planned developments in and around Cape Town. Working closely with the developers, we sought to firmly establish the standards of quality and design that will set them apart from the multitude of similar offerings in the area.

Oceanhouse offers generosity of space finished to the highest-level specification. With clean, contemporary detailing and state of the art components, these 200sqm apartments are more than just secure, lock- up-and-go residential units; they are homes. Offering three en-suite bedrooms with open plan living, dining and kitchen, including scullery and laundry, the apartments will appeal to a wide range of home seekers, from young couples and families to a more mature audience looking to simplify their lives.

Ideally positioned on the Atlantic Seaboard, the site straddles the space between Ocean View Drive and Ave St Denis, facilitating access from both

streets. Oceanhouse is an exclusive boutique residential development of only four units, three occupying a single floor and a unique duplex apartment set over two floors. To the front each apartment has an extended north facing terrace that spans the full width of the property with full width glass sliding doors to all major spaces. To the rear, the bedrooms share a discreet balcony overlooking Avenue St Denis and Signal Hill.

Architecturally, the building is designed to blend into the developing fabric of the suburb. Dressed only in crisp white textured plaster, this neutrality enhances the signature features of the building which include elements of wood, steel and concrete. A unique roof profile is connected to the building by an array of vertical posts that give the building its identity, and makes it a distinctly Goldhouse Portfolio offering.



## THE TEAM

ARCHITECT : PEERUTIN ARCHITECTS  
QUANTITY SURVEYOR : SMITH & CO  
CIVIL MECHANICAL AND STRUCTURAL  
ENGINEER: DE VILLIERS SHEARD  
ELECTRICAL & FIRE ENGINEER : DFR  
TOWN PLANNER : D&S PLANNING STUDIO

## PROPERTY INFO

- 4 Apartments
- Direct elevator access
- Close to V&A Waterfront, City Centre, Beaches, Parks, Promenade, Shops & Restaurants
- Beautiful sea and mountain views
- Secure access
- Secure Parking
- Completion date H1 2019

## KEY FEATURES

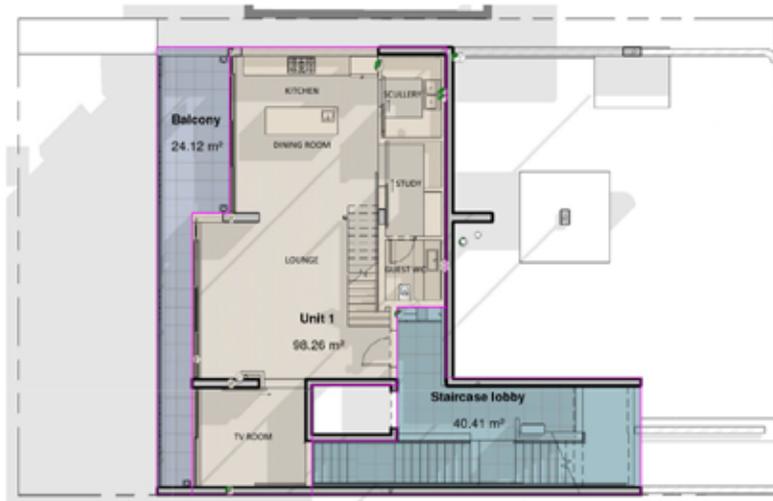
- Imported oven, hob and extractor
- Engineered stone counter-tops
- Engineered hardwood flooring
- Granite tile flooring for balconies, bathrooms and foyer
- Heat pump and energy efficient measures
- LED lighting
- Sliding aluminum doors with double glazing
- Air-conditioning in living room and main bedroom
- Custom mirrors and heated towel rails in main bathrooms
- Spacious covered terraces



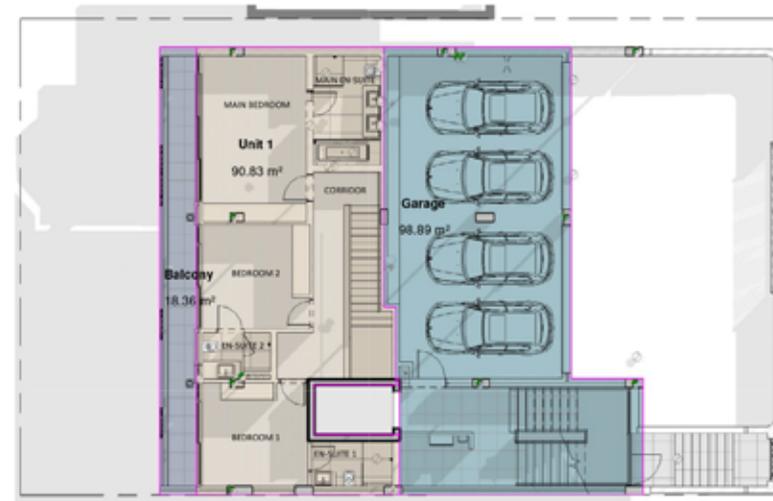
# OCEANHOUSE - Duplex

## Unit 1 - Three Bedroom

All bedrooms have en-suites, feature staircase, study, scullery as well as open plan kitchen, terrace on 2 levels



FIRST FLOOR



SECOND FLOOR



UNIT

1

231sqm

THREE EN SUITE  
BEDROOMS

OPEN PLAN  
LOUNGE/DINING  
AND KITCHEN  
AREA WITH  
SCULLERY

GUEST TOILET

DOUBLE GARAGE

TV ROOM

## AREAS

TOTAL INTERIOR  
189sqm

TOTAL BALCONIES  
42sqm

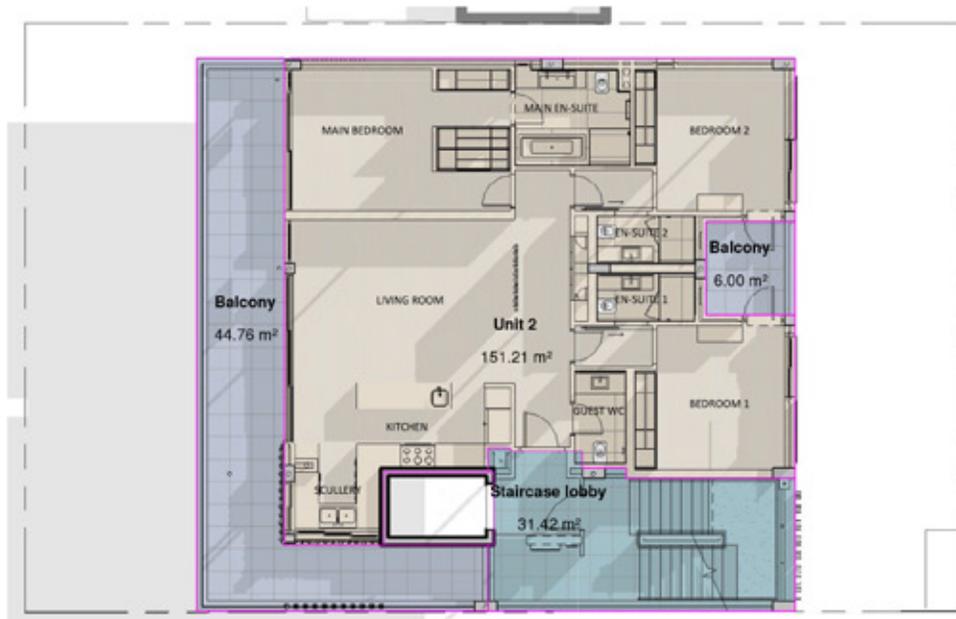
TOTAL AREA = 231sqm

SAPOA  
MEASUREMENTS

# OCEANHOUSE

## Unit 2 - Three Bedroom

Wrap around terrace to living rooms, 2nd and 3rd bedrooms have their own small terrace



THIRD FLOOR



UNIT

2

202sqm

THREE EN SUITE  
BEDROOMS

OPEN PLAN  
LOUNGE/DINING  
AND KITCHEN  
AREA WITH  
SCULLERY

GUEST TOILET

DOUBLE GARAGE

### AREAS

TOTAL INTERIOR  
152sqm

TOTAL BALCONIES  
50sqm

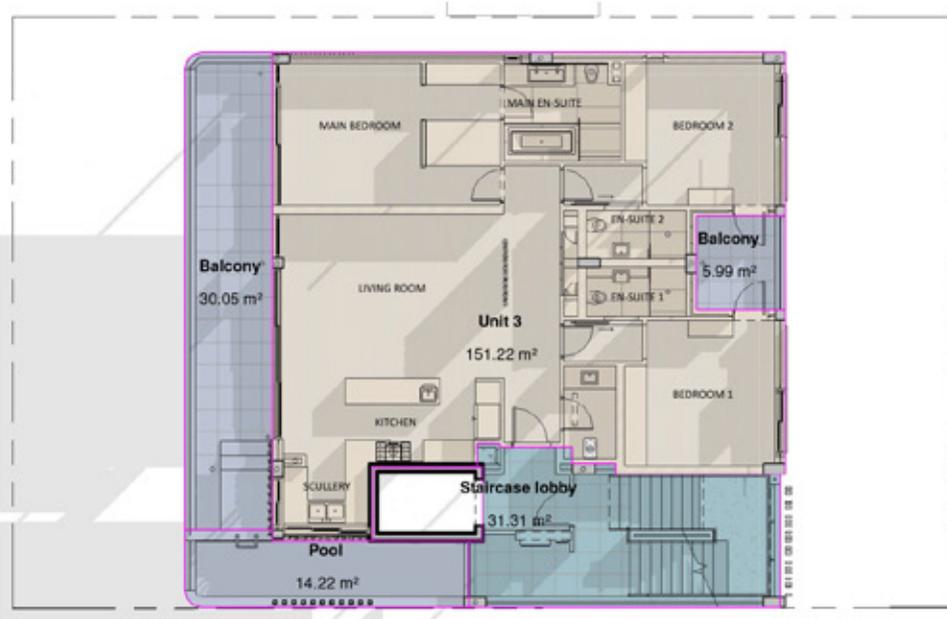
TOTAL AREA= 202sqm

SAPOA  
MEASUREMENTS

# OCEANHOUSE

## Unit 3 - Three Bedroom

Wrap around terrace to living rooms, 2nd and 3rd bedrooms have their own small terrace



FORTH FLOOR



UNIT

3

202sqm

THREE EN SUITE  
BEDROOMS

OPEN PLAN  
LOUNGE/DINING  
AND KITCHEN  
AREA WITH  
SCULLERY

GUEST TOILET

DOUBLE GARAGE

POOL

## AREAS

TOTAL INTERIOR  
152sqm

TOTAL BALCONIES  
INCLUDING POOL  
50sqm

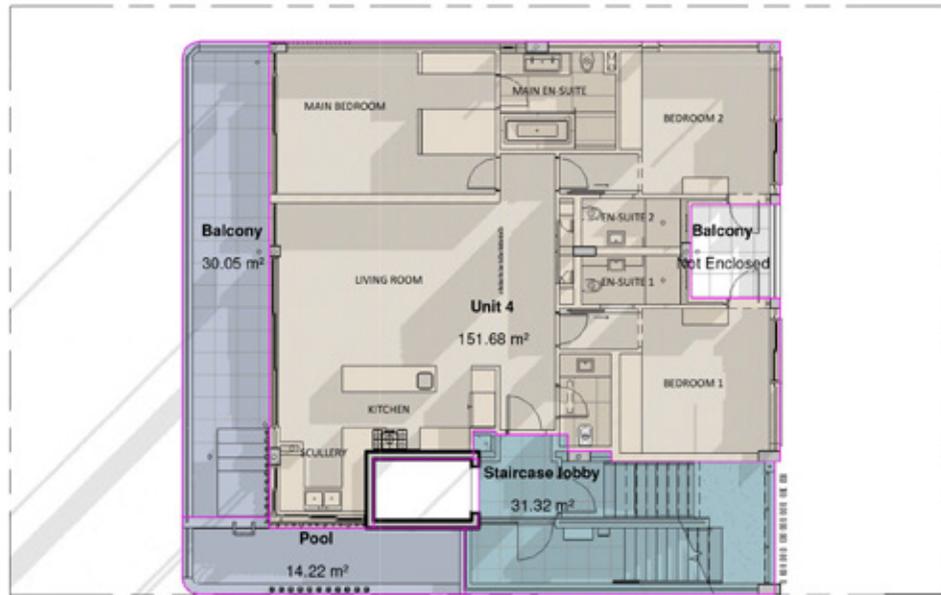
TOTAL = 202sqm

SAPOA  
MEASUREMENTS

# OCEANHOUSE - Penthouse

## Unit 4 - Three Bedroom

This is the penthouse suite.



FIFTH FLOOR



UNIT

4

202sqm

THREE EN SUITE  
BEDROOMS

OPEN PLAN  
LOUNGE/DINING  
AND KITCHEN  
AREA WITH  
SCULLERY

GUEST TOILET

DOUBLE GARAGE

POOL

AREAS

TOTAL INTERIOR  
152sqm

TOTAL BALCONIES  
INCLUDING POOL  
50sqm

TOTAL = 202sqm

SAPOA  
MEASUREMENTS

## FINISHES

### KITCHENS

Professionally designed kitchen with Duco sprayed joinery and cupboards with finger pull detail with soft closing mechanisms

Engineered stone worktops and glass splashbacks

Underslung prep bowl and double bowl drop-in sink

Imported European oven hob and extractor

Provision for double fridge, washing machine, dishwasher and microwave

### BATHROOMS

Frameless glass shower screens

Sit-upon washhand basins

Wall-hung toilet with concealed Geberit cisterns and dual flush plates

Custom mirrors and heated towel rails in main bathrooms



### GENERAL

Engineered hardwood flooring

Granite tiles

Air conditioning to living areas and main bedroom

LED lighting

Sliding aluminum doors with double glazing facing OVD

Semi-solid internal timber doors

### ELECTRICAL & INFRASTRUCTURE

Intercom to pedestrian entrances

CCTV

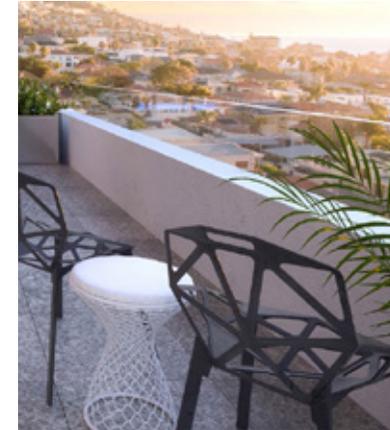
Remote controlled aluminum garage doors

Heat pumps

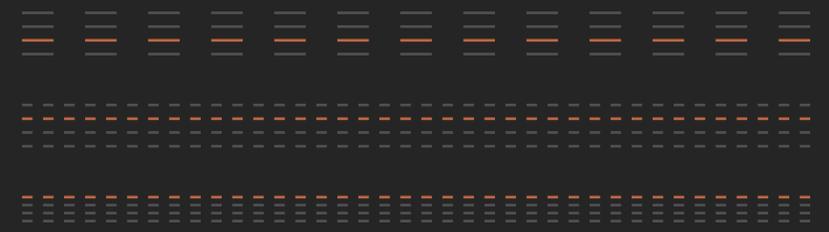
TV and Fiber Points

Prepaid meters

Home automation infrastructure ready



\* In continually striving to improve our product, Goldhouse reserves the right to alter any part of the specifications provided any such change shall not diminish the value of the property.

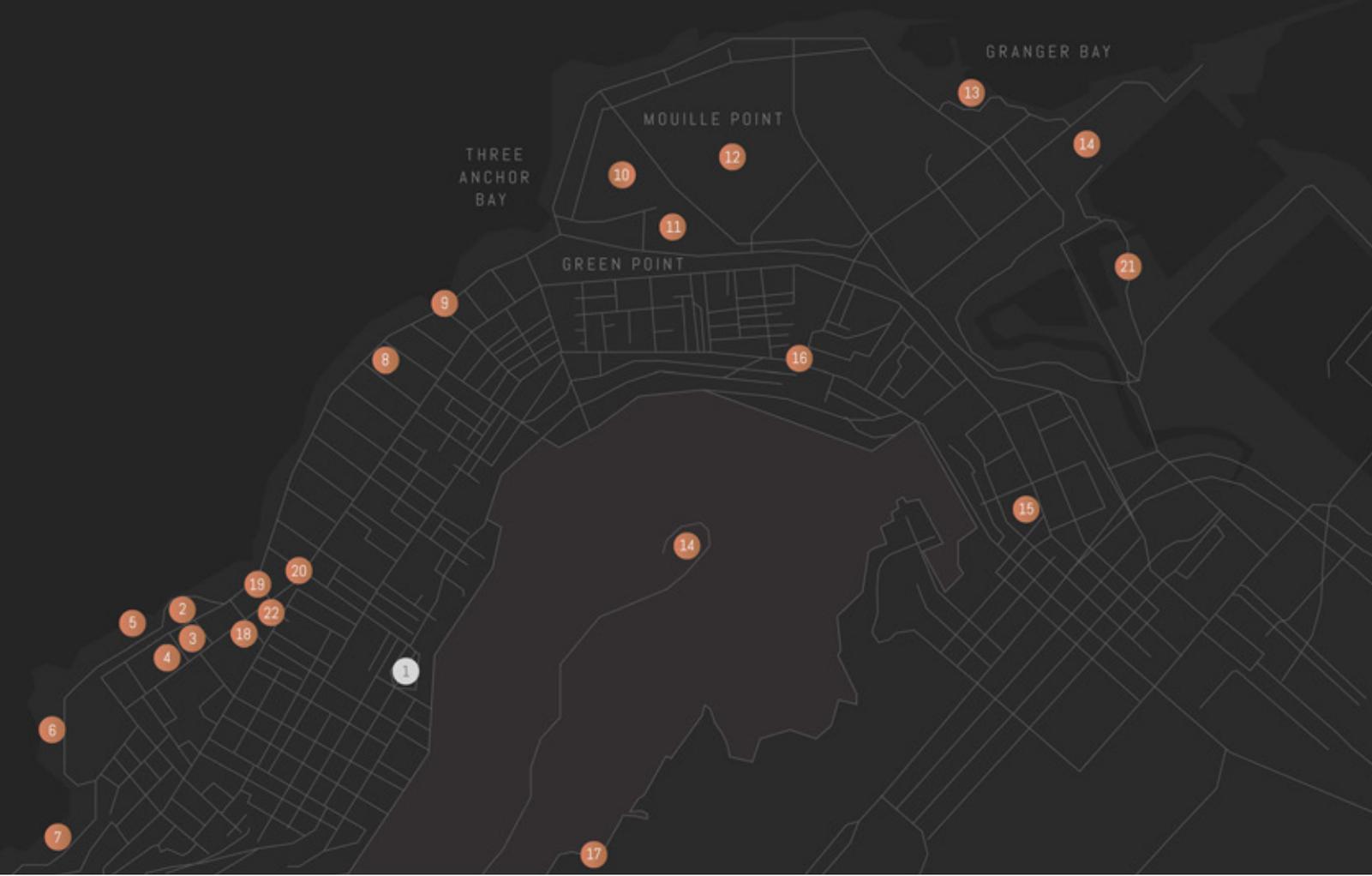


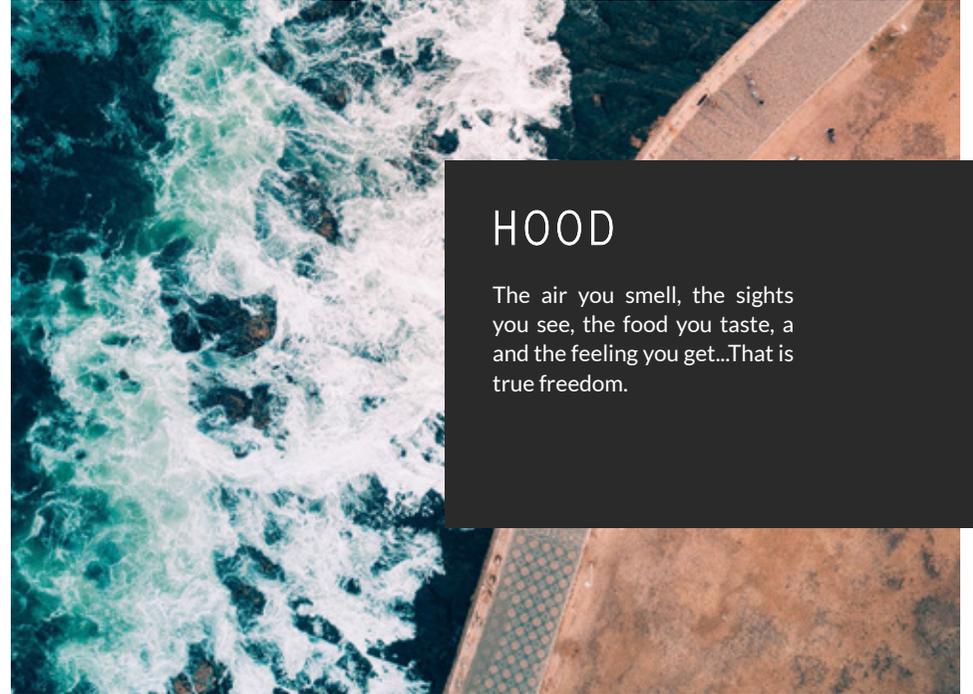
# SURROUNDS

- 1 OCEANHOUSE
- 2 SEA POINT PAVILION
- 3 THE POINT AND NV-80
- 4 LA MOUETTE
- 5 SUNSET BEACH
- 6 QUEEN'S BEACH
- 7 BANTRY BAY
- 8 HARVEY'S AT WINCHESTER MANS
- 9 ROCKPOOL
- 10 GREEN POINT PARK
- 11 GREEN POINT VIRGIN ACTIVE
- 12 METROPOLITAN GOLF CLUB
- 13 THE GRAND AFRICA CAFÉ AND BEACH
- 14 V&A WATERFRONT
- 15 CAPE QUARTER
- 16 REDDAM HOUSE
- 17 GERMAN INTERNATIONAL SCHOOL
- 18 HERZLIA WEIZMANN SCHOOL
- 19 LA PERLA
- 20 ST JOHN'S PIAZZA
- 21 ZEITZ MOCCA
- 22 MOJO MARKET

TO CAMPS BAY HIGH SCHOOL  
CAMPS BAY PREP,  
CAMPS BAY PRIMARY AND  
PHYLLIS JOWELL DAY SCHOOL.

TO CLIFTON AND  
CAMPS BAY BEACHES





## HOOD

The air you smell, the sights you see, the food you taste, and the feeling you get...That is true freedom.



# OCEANHOUSE



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