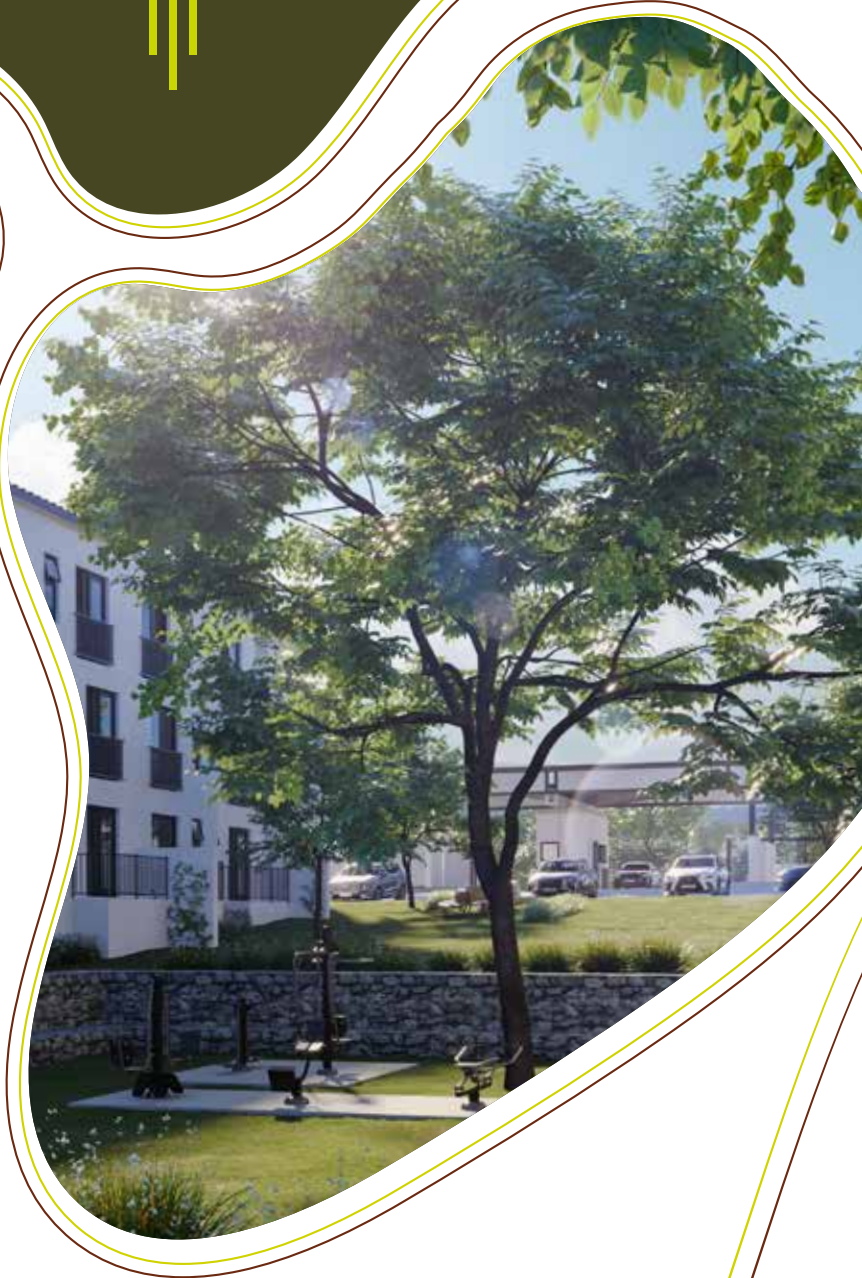


— ESTATE —

# Redwood



**NOW SELLING**

**PHASE  
3**

## STELLENBOSCH CAPE WINELANDS

---

Apartments & Duplex Homes



# Welcome to Redwood Estate Stellenbosch

Up to **60%** energy saving on shared hot water system

**24/7** Loadshedding free zone

Nestled within the picturesque Winelands, Redwood Stellenbosch offers the ultimate harmony between work and leisure. With its close proximity to the charming Stellenbosch CBD and a plethora of dining, shopping, and recreational options, this estate provides the perfect backdrop for a balanced and fulfilling lifestyle.



**24-hour security**



**Direct access onto the R304/ Winelands**



**Communal green spaces**



**Green solutions**



**Borehole**



**Loadshedding**



**Pre-paid water & electricity/ e-wallet system**



**Fibre-ready**



**Lock-up-and-go**



**Investment opportunity**



**Outdoor gym**

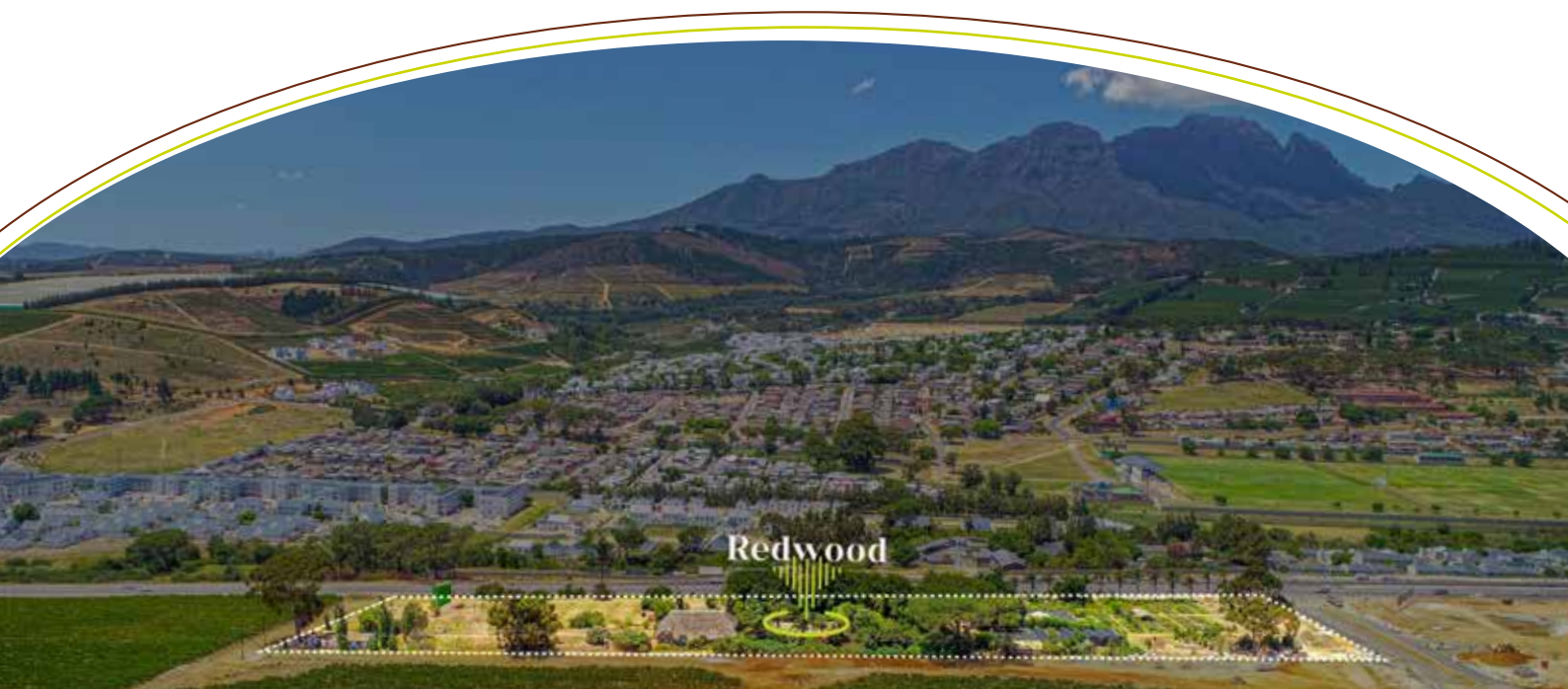
Redwood

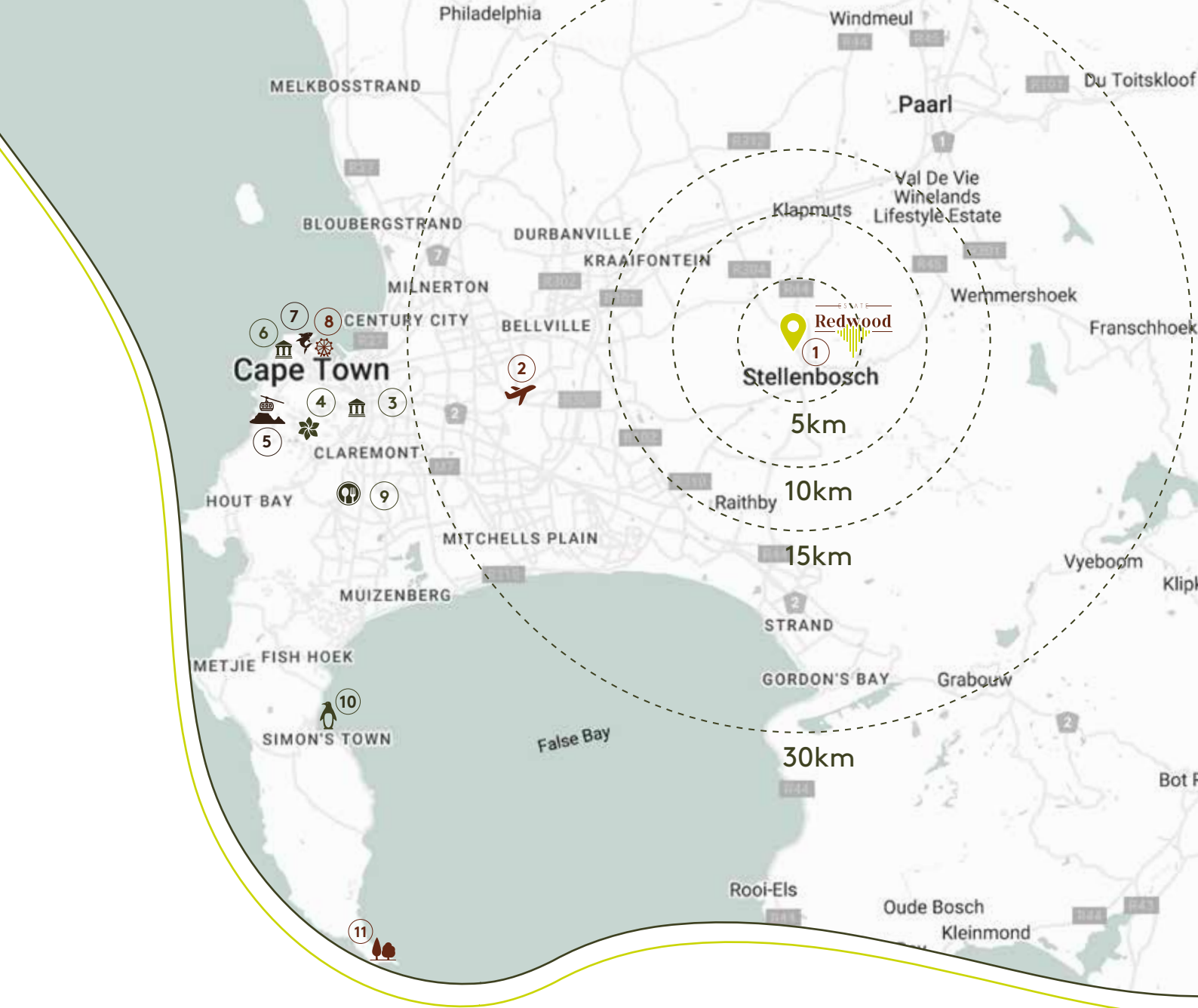
## EXPERIENCE CONNECTED LIVING



## Live Grow Thrive *Connected*

Embrace the essence of connected living, surrounded by the stunning beauty of the Winelands. Experience a rich tapestry of adventure, culture, community, and nature just moments away from your doorstep. Savour the opportunity to deepen connections with others, embark on new adventures, and fully immerse yourself in your breathtaking surroundings. Embrace a life of limitless possibilities in this secure and harmonious estate.

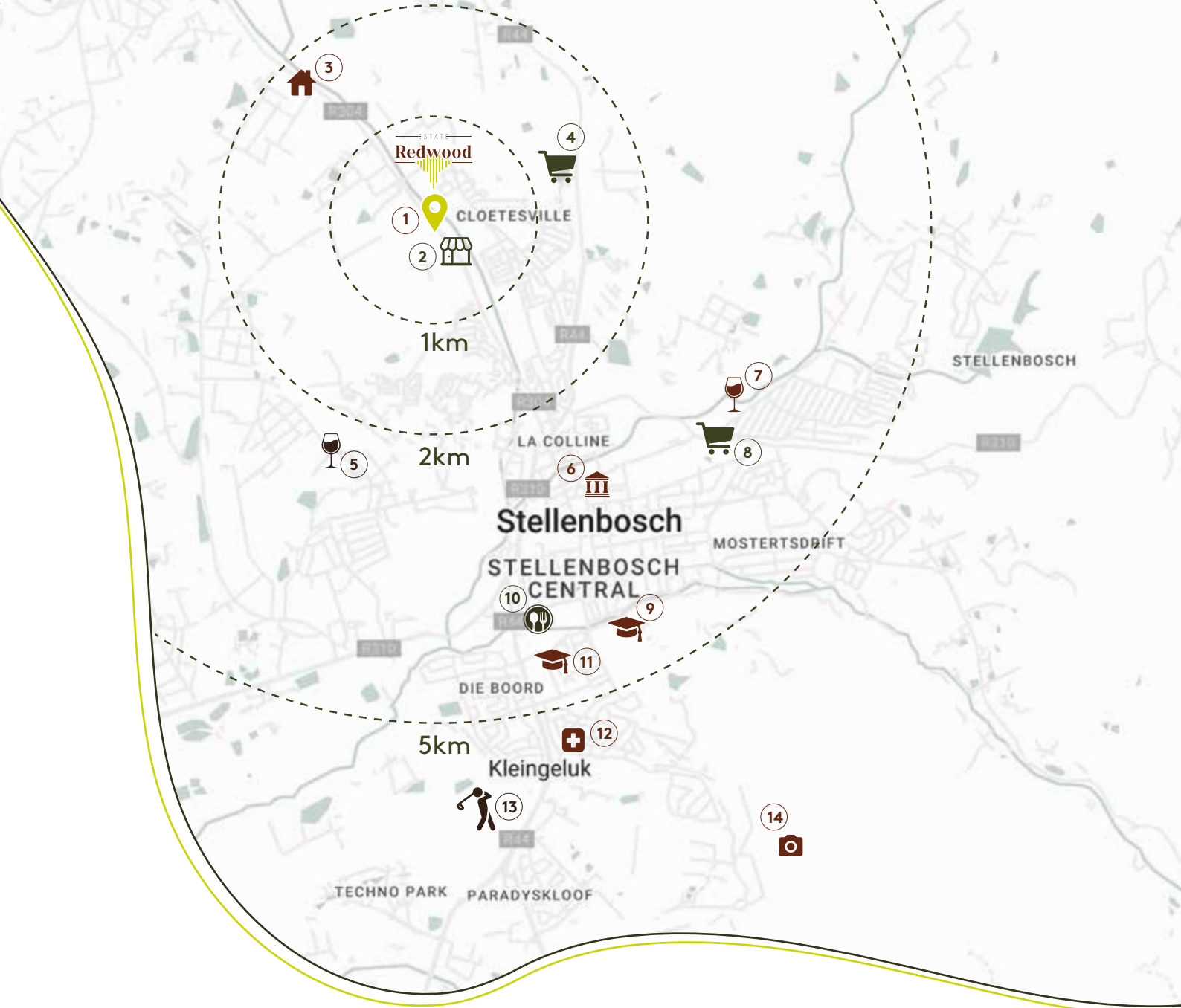


















# Explore The Cape

- ① 📍 Redwood Stellenbosch
- ② ✈️ Cape Town International Airport
- ③ 🏛️ University of Cape Town
- ④ 🌸 Kirstenbosch National Botanical Garden
- ⑤ 🏔️ Table Mountain National Park
- ⑥ 🎨 Zeitz Museum of Contemporary Art Africa
- ⑦ 🐠 Two Oceans Aquarium
- ⑧ 🌊 V&A Waterfront
- ⑨ 🛒 Earth Fair Food Market
- ⑩ 🐧 Boulders Penguin Colony
- ⑪ 🌲 Cape Point Nature Reserve

4 km Stellenbosch Central  
 52 km Cape Town  
 35 km Paarl



# Explore Your Neighbourhood

- |   |   |                         |   |   |   |
|---|---|-------------------------|---|---|---|
| ① |  | Redwood Stellenbosch    | ⑪ |  | Rhenish Primary School  |
| ② |  | Newinbosch              | ⑫ |  | Mediclinic Stellenbosch Hospital & Mediclinic Stellenbosch Day Clinic |
| ③ |  | Nooitgedacht Estate     | ⑬ |  | Stellenbosch Golf Club  |
| ④ |  | KWIKSPAR Stone Square   | ⑭ |  | Hottentots-Holland Mountain Catchment Area                            |
| ⑤ |  | Middelvlei Wine Estate  |   |   |   |
| ⑥ |  | Stellenbosch University |   |   |   |
| ⑦ |  | Glenelly Estate         |   |   |   |
| ⑧ |  | Stellenbosch Superspar  |   |   |   |
| ⑨ |  | Paul Roos Gimnasium     |   |   |   |
| ⑩ |  | Gino's                  |   |   |   |

# Site Development Plan



Site Concept Layout - 1:500

## Home Types



Duplex Homes



Apartments

## Phases

**1A**

Duplex Homes

**2A**

Duplex Homes

**1B**

Apartments: South Block

**2B**

Apartments: North Block

**3**

Duplex Homes

## Explore



Green Public Space



Gatehouse



2 BEDROOM PLOT AND PLAN DUPLEX HOMES

# DUPLEX HOMES

**NOW SELLING**  
**From R2 799 000**

STELLENBOSCH | CAPE WINELANDS

Live, work, play, and invest in the vibrant Winelands of Stellenbosch with confidence at Redwood Estate, a secure community that offers the best of both worlds - urban conveniences and natural beauty.

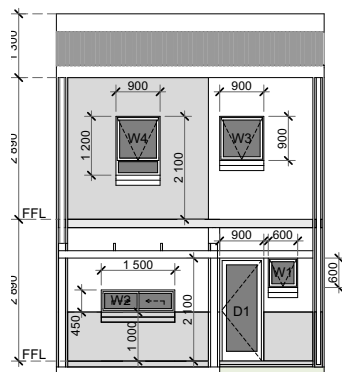
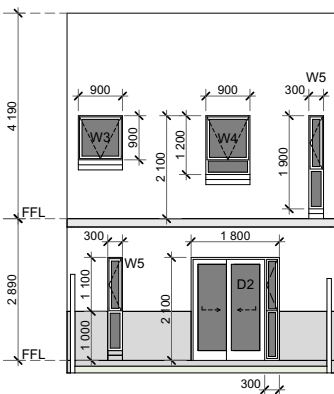
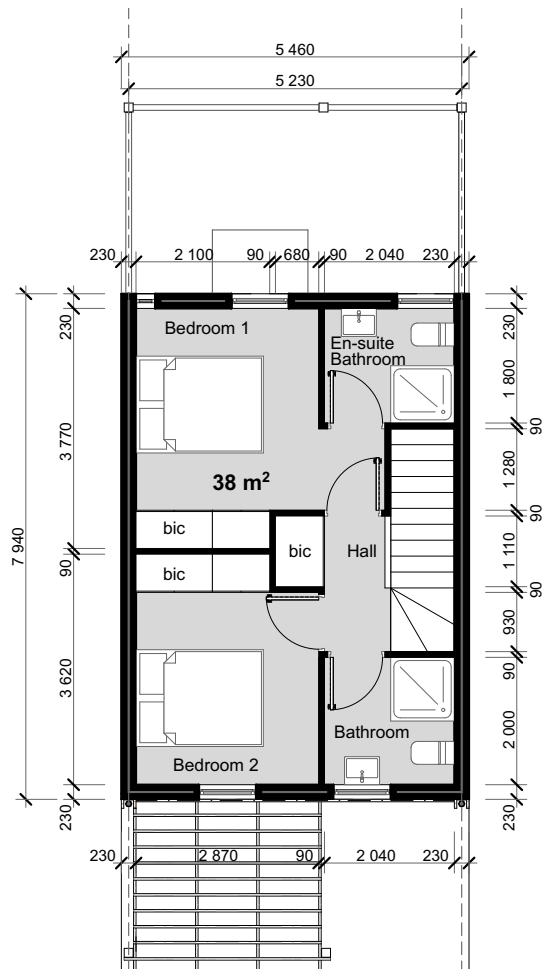
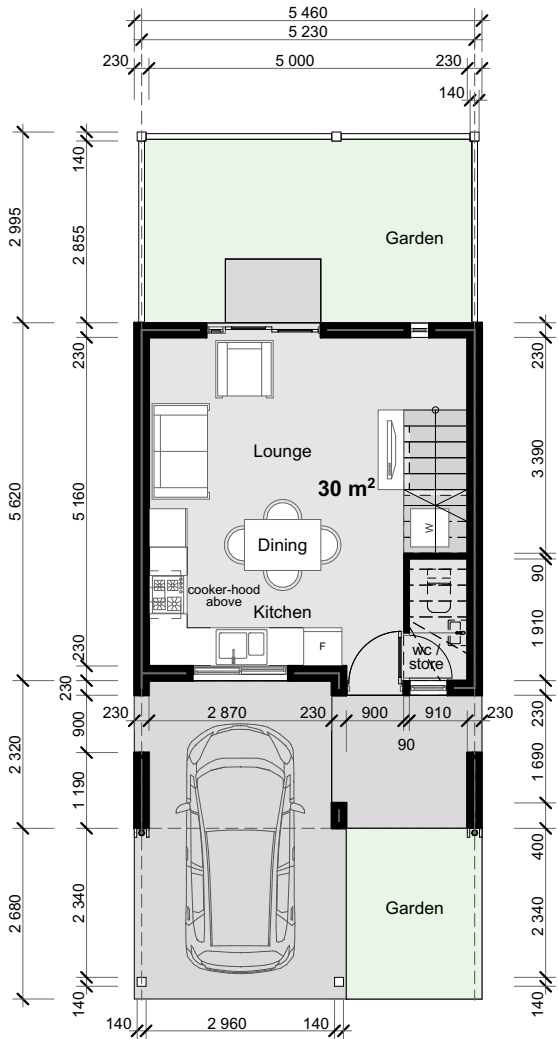
EXPECTED LEVY COSTS  
TO BE R1400

↪ **ALL  
TRANSFER  
COSTS** ↩  
**INCLUDED**

**Live**  
*Connected*



# Plan B1: 68m<sup>2</sup>



\* Optional extras may be shown.

# Duplex Homes Price List

R50 000 deposit secures your home.

R10 000 payable on signature and R40 000 on bond approval.

\*All deposits are paid into the attorney's trust account and can be refunded if finance is not achieved.

## FULL-TITLE PLOT AND PLAN DUPLEX HOMES

HOUSE TYPE	SIZE ±M <sup>2</sup>	SELLING PRICE
Type B1	68m <sup>2</sup>	R 2 799 000

Please add R20 000 Incl.Vat. for each of the units as set out on the list below for the bigger stands

Erf 67 - Type B	Erf 95 - Type B	
Erf 71 - Type B	Erf 102 - Type B	
Erf 79 - Type B	Erf 106 - Type B	
Erf 83 - Type B		
Erf 91 - Type B		

## OPTIONAL EXTRAS - INCL. VAT

HOUSE TYPE	DOUBLE GLAZING	VINYL FLOORING (TO ALL AREAS, INCLUDING BATHROOMS)	CUPBOARDS (UP-GRADE AS PER SPEC LIST)	SMEG - 600, GAS HOB, EXTRACTORFAN & GAS CONNECTION	GROHE-EDGE TAPS	OPEN PERGOLA /CARPORT IN FRONT OF HOUSE - UP-GRADE TO SEMI CLOSED PERGOLA	REPLACE WINDOW WITH 1.5X 2.1 SLIDING DOOR WITH JULIET BALCONY
B	R 37,950.00	R 34,500.00	R 21,850.00	R 20,700.00	R 4,800.00	R 25,200.00	R 14,640.00

UNIT TYPE	EXTRA LIGHT POINT (LIGHT FITTING NOT INCLUDED)	EXTRA PLUG POINT	EXTRA PLUG POINT WITH USB PORT	EXTRA TV POINT	DATA POINT CONDUITING ONLY
All Units	R 1,150.00	R 1,150.00	R 1,250.00	R 1,150.00	R 1,150.00

**BACK YARD UP - GRADE INCLUDES:**

Braai, Paving & Absolute Pergolas

R 51,300.00

**OPEN PERGOLA/CARPORT - UP - GRADE INCLUDES:**

Chromadeck sheeting, Private Panels to both sides and gutter and downpipe

# Duplex Homes Specifications

## Schedule C

### HOUSE STRUCTURE:

Exterior:	Maxi cement brick, plastered and painted with one plaster primer coat and two Coats sabre flexi seal. Colour – as per developers choice
Interior:	Maxi cement brick, plastered and painted with one filler coat and two coats sabre Inex – colour – as per developers choice
Roof:	Shade of grey colourbond ibr roof sheeting
Exterior tile:	communal area – tribeca riverstone charcoal slip-resistant 430 x 430 (Code: otra810018a)
Rain water goods:	Aluminium with pvc down pipes Down pipes painted – as per developers choice
Windows:	Powder coated aluminium
Door frames:	
Front:	Fire doorframe, 90 x 70 x 813 with 25mm rebate, Painted – as per developers choice
Interior:	Standard doorframe, painted Colour – developers choice
Patio:	Powder coated aluminium
Doors:	
Front:	Wood – semi-exterior 1/2 hour rated horizontal slat Painted – developers choice
Interior:	Hollowcore Painted – developers choice
Ironmongery:	
External doors:	3 x lever locks – Coupé Umea
Internal doors:	3 x lever locks – Coupé Umea
Ceilings:	Hollowcore decking painted white Skimmed rhino board, painted – white 75mm cove cornice, painted - white

## PAINT SPECIFICATION:

### Outside walls:

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE fibre-shield
- Two coats of colour SABRE flexi-seal

### Inside walls:

- One coat acrylic
- Poly skim walls
- One coat of SABRE masonry primer
- Touch up imperfections with polyfilla and re-apply SABRE masonry primer
- Two coats of colour SABRE IN/EX acrylic

## SANITARY WARE:

White throughout

Toilets: Tamarin Close couple with angle valve

Baths: 1700 Tamarin bath with handle, Nikki spout & Clicker waste & Giraffe overflow

Basins: Guernsey Basin & pedestal with clicker waste

Shower: (If applicable)

Watersaving shower Rose and Crancked shower arm

White epoxy coated shower doors

Taps: All internal taps to be mixers with solid handles–Vortex mixed tide

Sink: Double S/Steel, as per plan

General: Washing machine point (cold water) where indicated on plan

## FLOOR AND WALL COVERING:

### Wall tiles:

Kitchen: 300mm tiled splashback above countertop – Tribeca Riverside Charcoal

430 x 430 (Code: OTR810018A)

Bathroom: 300mm tiled splashback to vanity & bath – Tribeca Riverside Charcoal

430 x 430 (Code: OTR810018A)

Shower: Tiled 1.8m high

Floor tiles: To kitchen, living area, passage, bedrooms and bathroom(s)

Upgrade: Vinyl Flooring – Aspen Living – Aspen Oak

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen  
Pine – painted same as interior walls – Colour – As per Developers Choice

## CUPBOARDS:

Kitchen: Cupboards were indicated on plan – White Melamine (Peen finish),  
32mm Black Granite Formica tops  
Doors with 1mm impact edging, melamine white interior and white backing Peen Finish)

Bedrooms: Cupboards were indicated on plan – White melamine (Peen finish)  
Doors 16mm white melamine with 1mm impact edging (Peen Finish),  
melamine white interior and white backing

## Redwood

**Upgrade:** Kitchen – 20mm Sarius Atlas Quartz Tops  
Options for cupboards (Kitchen & Bedrooms):  
Lunar Ash Melamine  
Sahara Melamine  
Terra Nova Melamine  
Vermont Slate Melamine  
Aged Stone Melamine  
Windsor Grey Melamine

### **LIGHT FITTINGS:**

One light to each room – Alabaster (Code: CF008S)  
Watertight light fittings to bathroom(s) (Code: CH004S)  
Outside lights, watertight – Half Eyelid

### **TELEPHONE/TV AND ELECTRICAL POINTS:**

As per plan

### **INCLUDED:**

- Transfer fees (Developers cost)
- NHBRC fees (Developers cost)
- Municipal Plan approval fees (Developers cost)
- Water connection (Developers cost)
- Defy Slimline 600 Under counter oven (Code: DBO482) & Solid hob (Code: DHD332) - Black

### **Upgrade:**

- Smeg – 60cm Build in Oven (SF6385XSA)  
60cm Gas Hob (PS60GHC)  
60cm Chimney (KDE600EX)  
Including Gas Connection  
Excl. Gas Bottle
- Electricity connection
- Fibre ready (includes DStv connectivity point)

### **NOT INCLUDED:**

- Bond registration fees
- Curtain rails
- Bathroom fittings

### **GENERAL:**

1. If necessary, the contractor shall be entitled to amend or substitute materials or equipment, without reference to the employer, with replacement materials, which materials shall be of the same or greater quality, and the employer shall have no claim against the contractor for this.
2. It is the intention of the contractor to construct the works materially in accordance with the plan and finishing schedule. however, in the event of the contractor having to make changes to the plan as a result of an engineering, architectural, statutory, regulatory or other requirement imposed by the local authority or any other governing or regulatory bodies, the contractor reserves the rights and may at its discretion, contingent upon the approval of the employer, to redesign the plan and or layout thereof pursuant to which event the employer shall have no recourse to and/or against the contractor.

## Redwood

3. The contractor shall specifically be entitled to vary the levels of elevation as indicated in the plan, if in the contractor's discretion, such variance or change is necessary and/or pursuant to any requirement by the contractor, in order to address and/or meet any technical, practical and/or legal issues pertaining to the works, to which event the employer shall have no recourse to and/or against the contractor.
4. The employer is not permitted to do any work on site while construction is under way without the permission of the seller and/or the contractor.
5. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

**NOTE:**

Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

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**Redwood**

↪ **ALL  
TRANSFER  
COSTS** ↩  
**INCLUDED**

# Get Connected



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