



OLD CAPE QUARTER



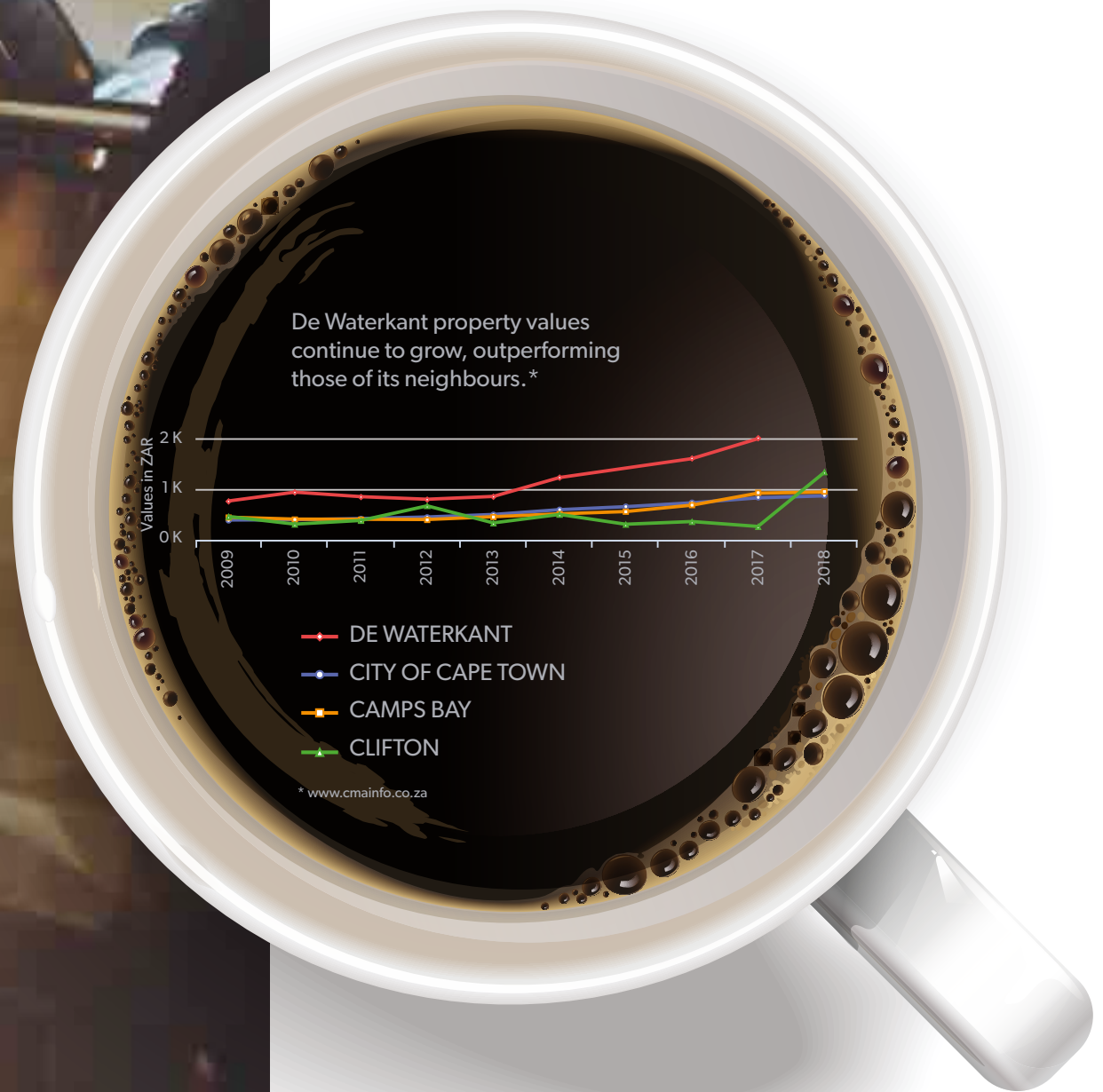
# WAKE UP AND SMELL THE COFFEE. EVERY DAY.

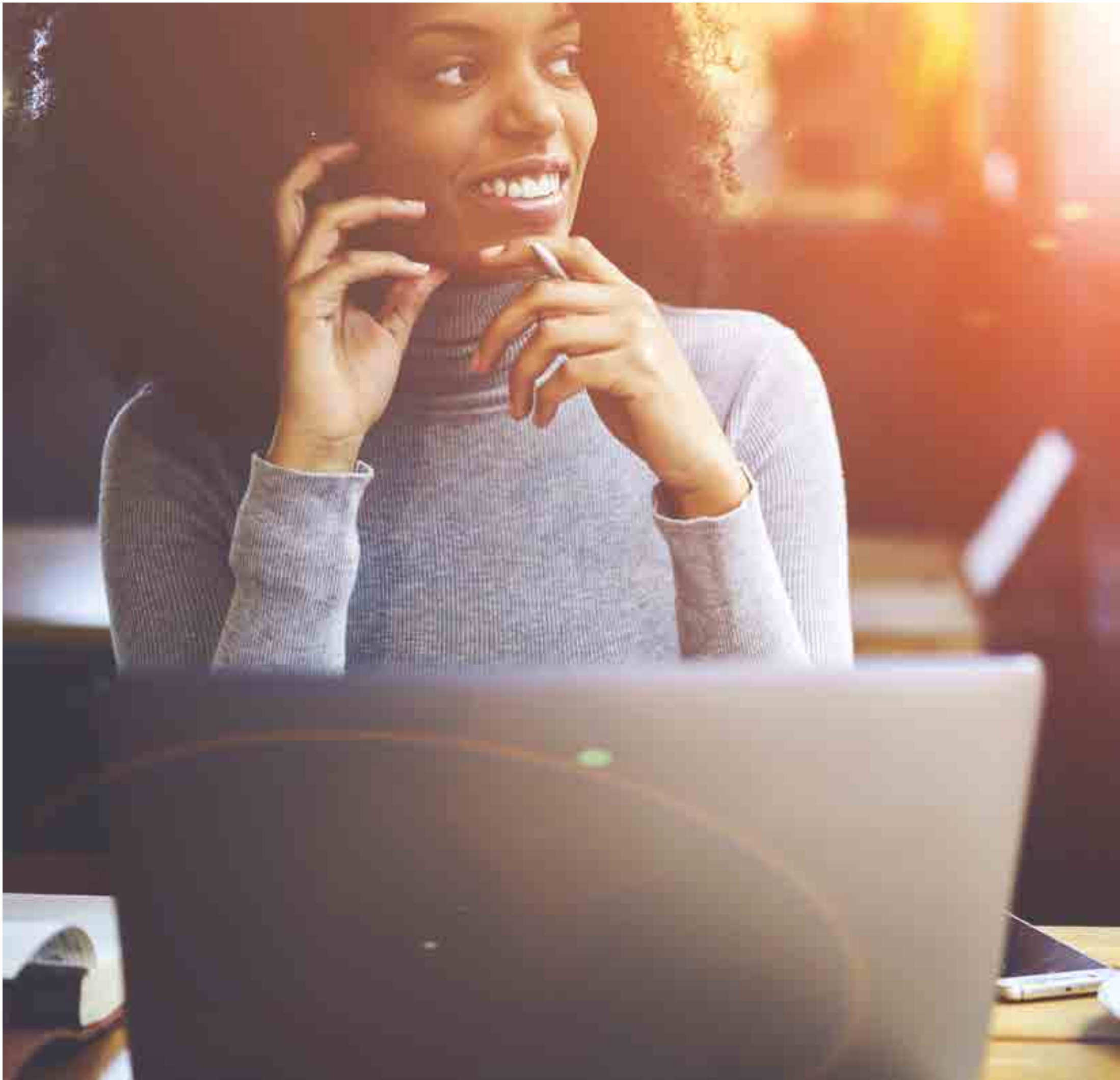
From baristas to boutiques.  
From burger joints to beauty parlours.  
Welcome to the vibrant heart of  
Cape Town's historic urban refuge.



## OLD CAPE QUARTER

Cosmopolitan living redefined.







**THE PULSE  
THAT KEEPS  
YOU ALIVE.  
THE RHYTHM  
THAT FEEDS  
YOUR SENSES.**

As much as you desire to be a part of the action, you crave the freedom to escape it all. Close enough to indulge, far enough to recharge.

You live your life in harmony.  
You create the balance.  
You call the shots.  
You're in control.







# OLD CAPE QUARTER. THE CENTRE OF THE LIFE YOU DESIRE.

Located in the heart of lively De Waterkant with its unique European influence, quaint and colourful semi-detached cottages, cobbled streets and sidewalk cafés, Old Cape Quarter embodies the ultimate in chic, urban convenience. Your home - an elevator ride away from that early morning coffee, weekend brunches with friends, galleries, boutiques, salons and late night hangouts.









**INDULGE  
IN A LIFE OF  
PRIVACY AND  
EXCLUSIVITY  
WITH EVERYDAY  
CONVENIENCES  
AT YOUR  
FINGERTIPS.**





# FEEL THE PULSE OF OLD TOWN LIVING.

So much more than any other De Waterkant address, Old Cape Quarter is the refined fusion of heritage and function. Clear in its identity, this functional and distinctively designed masterpiece set against the slopes of Signal Hill, is privileged to enjoy access to the most vibrant village in Cape Town.



# REDISCOVER DE WATERKANT VERNACULAR

The predominant architectural language shared by both the vernacular and the contemporary buildings in the De Waterkant area are that of:

- Semi-detached and stand alone buildings built upon the steep slopes of Signal Hill, allowing views up towards and down across the surrounding buildings.
- A lively ensemble of building shapes, forms and colours emphasized by an array of various heights set against the lower slopes of Signal Hill.
- Masonry plaster walls painted in vibrant colours with punctured windows and doors finished with timber shutters.
- Juliet Balconies with balustrades made of painted metal uprights with glazed balustrades introduced in more recent years.
- Plaster cornices and window surrounds.
- Flat roofs with emphasized parapets, many of which have lightweight structure roof extensions and terraces allowing residents to appreciate the character of the surrounding area.

Whilst it is not intended to mimic De Waterkant village in architectural character great care has been taken in referencing and adopting certain design principles.





# DISTINCTIVE IN DESIGN

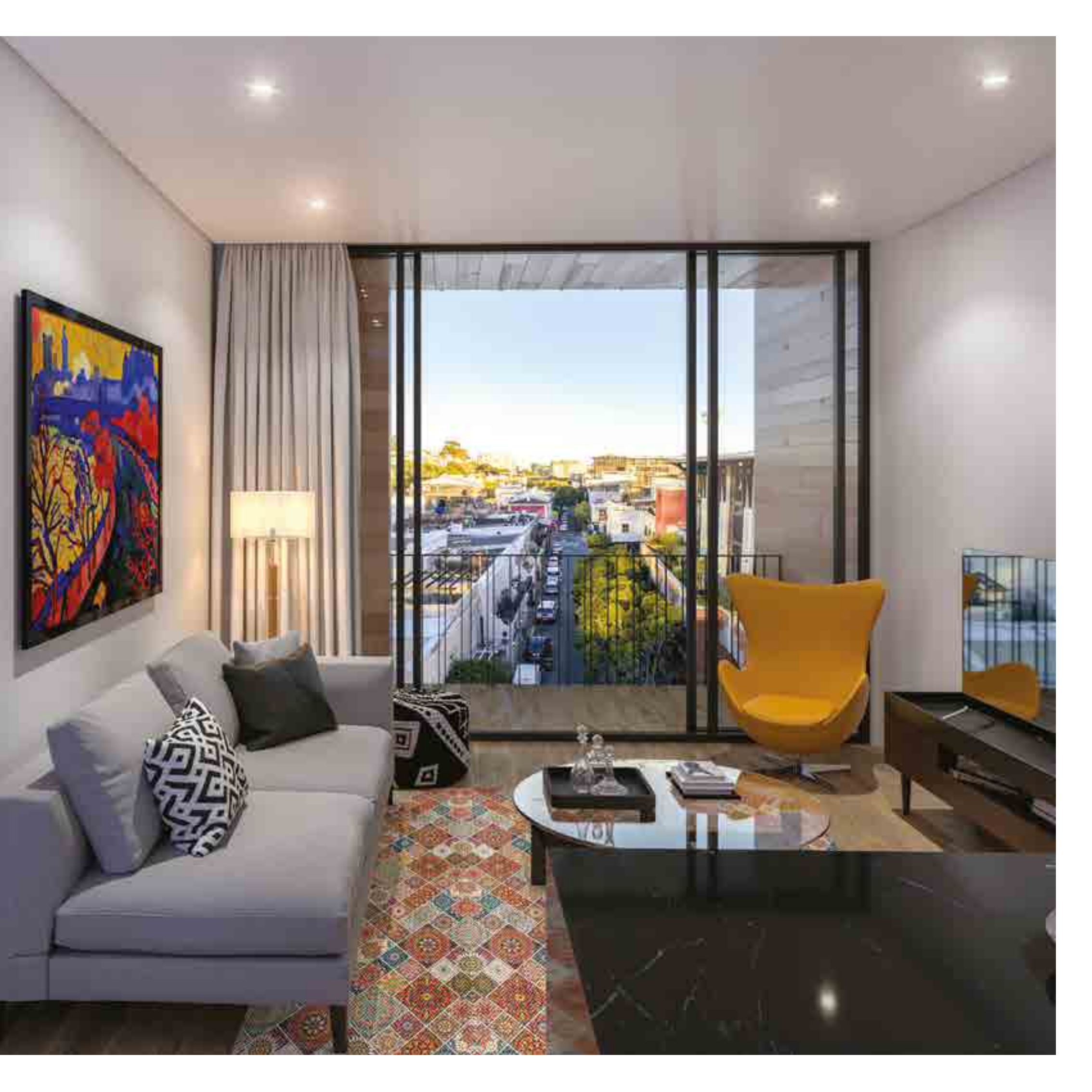
Framed by Dixon, Waterkant and Hudson streets, Old Cape Quarter will cradle the existing retail and commercial floors of the Piazza adding an additional four residential floors.

In keeping with the heritage and character of surrounding De Waterkant, the architectural design team has taken great care in ensuring the masonry walls of existing floor level facades are not compromised creating a truly Old Town residential gem.

The building façade is intended to refer to the village context characterized by plaster walls with punctured window and door openings. These are often juxtaposed not always aligned as a gesture to the slightly haphazard nature of the De Waterkant ensemble. Great care has been taken to avoid a monolithic, office-like building.

Terraces are positioned at various levels similar to the surrounding context to ensure a lively and animated roofscape.





# 55 ELEGANT UNITS

Created by one of Cape Town's most accomplished architectural firms dhk, this exclusive residential development will feature clean contemporary lines, floor-to-ceiling windows and a multi-coloured façade of impressive proportions delivering a sophisticated and elegant design code.









## DISTINGUISHING FEATURES

- Double glazed windows
- Air-conditioned
- OGGIE timber flooring
- Kitchens stylishly finished with MIELE ovens, gas hobs and extractor fans
- All apartments fitted with an integrated fridge/freezer
- Bathrooms finished with Hans Grohe brassware
- Hans Grohe kitchen mixer with pull-out spout
- Energy saving hot water systems
- LED lighting with downlight dimmers
- Television points, DSTV and fibre installation
- CCTV with high definition cameras
- Access control via audio intercom to each unit
- Secure parking
- Secure bicycle storage rooms
- Grey water recycling
- Penthouses with pools







# MEET THE DEVELOPERS



Tower owns a diversified portfolio of high quality office and retail properties based predominantly in Gauteng and the Western Cape, Zagreb in Croatia and with some exposure in KwaZulu-Natal. Flagship properties include Cape Quarter, a landmark retail and office property in Cape Town and Upper Grayston Drive Office Park, a green star rated office park in Sandton.



# MEET THE ARCHITECTS



dhk has a firmly established reputation as a design led multi-disciplinary company which incorporates architecture, urban design and interior design. With a portfolio of work spanning nearly three decades, dhk collaborates with some of the largest and most influential developers and corporate clients in the country and has been involved in some of the most significant public buildings in Cape Town such as the Airport, Convention Centre, and the Station, since the company's inception in 1998.

dhk's extensive portfolio of work covers the full spectrum of architecture and the built environment, from the city scale and urban development, to the individual building and its immediate environment, and the interior spaces and user experience. A consistent track record and steadfast commitment to design excellence has earned dhk numerous architectural awards and the company has won several international design competitions.



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