

75 on RATHFELDER



DCCD Property Developers



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Unit 1 - Priced from R25 650 000 excl. Vat.

Unit 2 - Priced from R22 950 000 excl. Vat.

Unit 3 - Priced from R28 950 000 excl. Vat.



'75 on Rathfelder' is a brand new residential development in the heart of Upper Constantia.

It is a project brought together by DCCD Property Developers, in collaboration with Mira Architects.

It is inspired through a modern take on a barn style architecture, which forms the frame work of the houses, providing for a contemporary sophisticated environment.

The site is set on the pinnacle of Rathfelder Avenue, overlooking the Rathfelder Meadow with extended views of Table Mountain, Devil's Peak and False Bay.

The development consists of three separate luxurious dwellings, making up the estate of '75 on Rathfelder'.

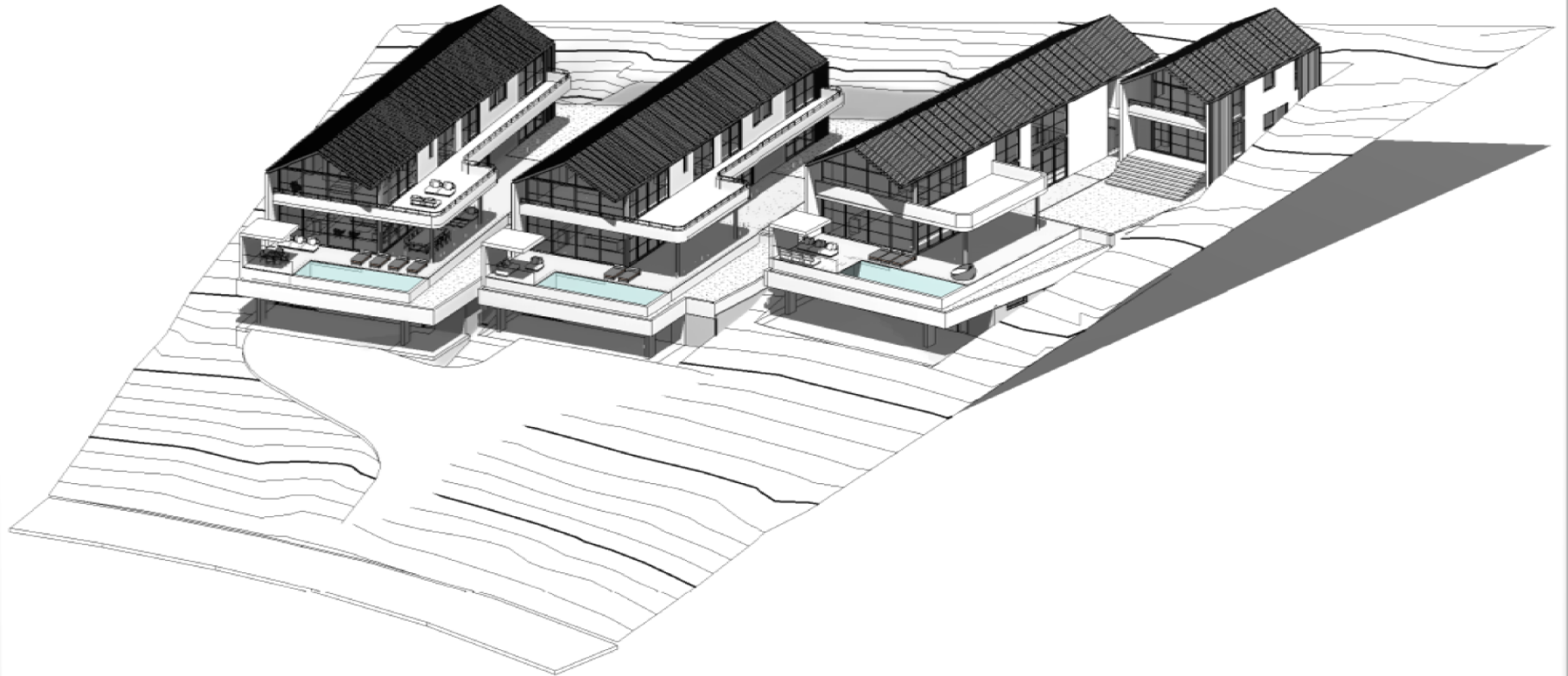
The development is designed specifically to be of a lock-up and go nature, with low maintenance and running costs, while still providing for a safe luxurious lifestyle.

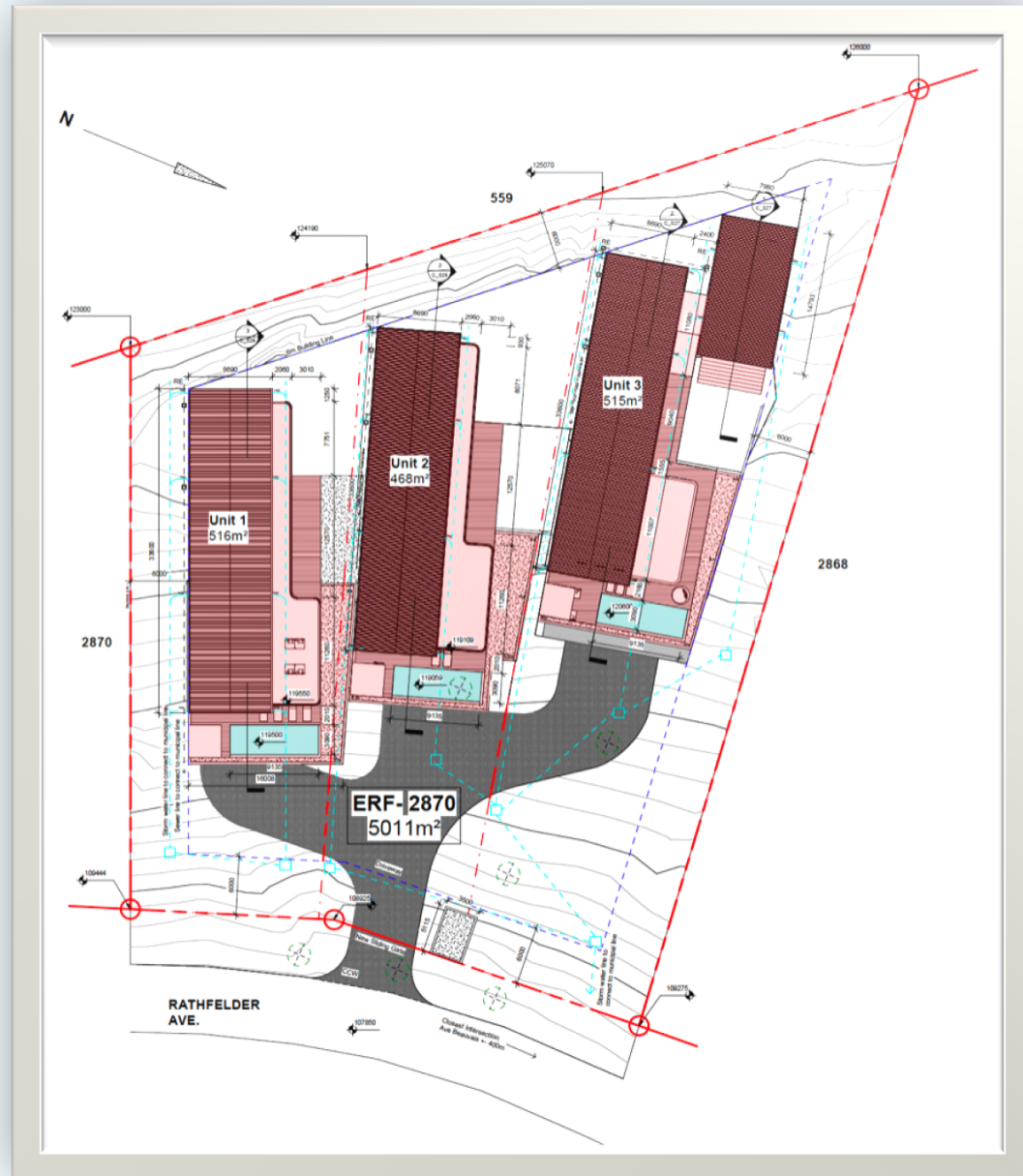


UNIT 1

UNIT 2

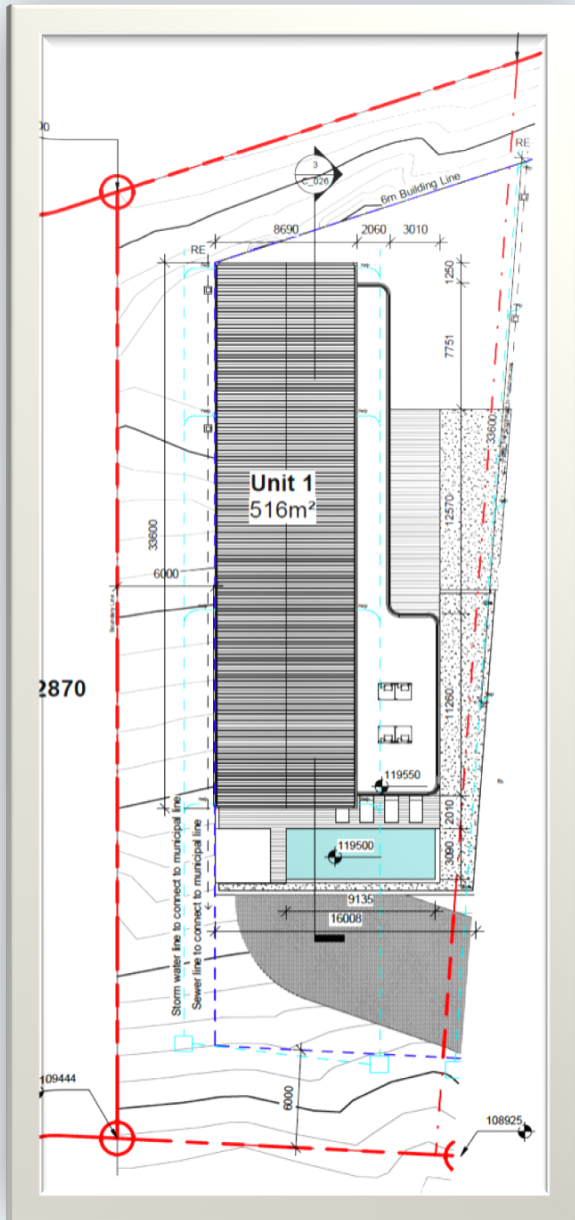
UNIT 3





UNIT 1

Total Area including
basement: 712 m²



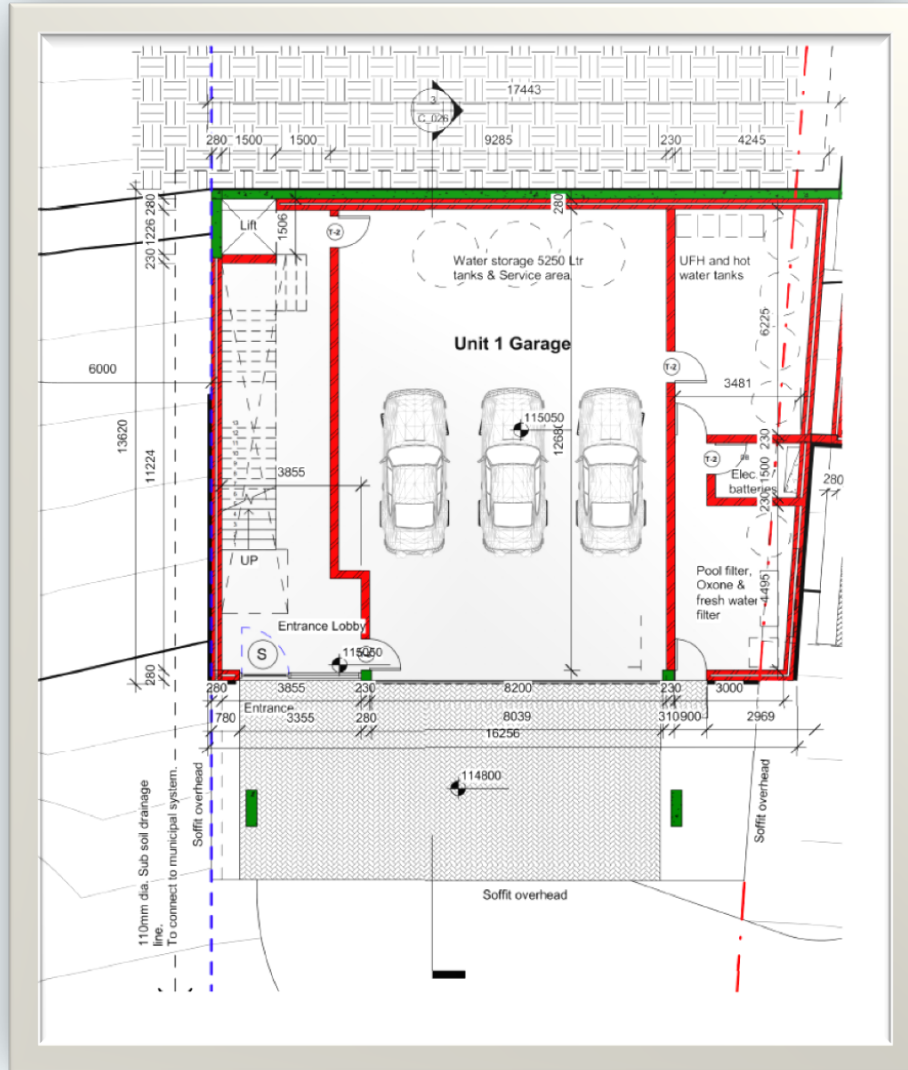
- ❑ Property size: 1373 m²
- ❑ 4 en-suite bedrooms + staff quarters
- ❑ Pool (9x3)
- ❑ Vast entertainment areas

- ❑ 3 car garage with ample storage space
- ❑ Internal access lift on all levels
- ❑ North-facing
- ❑ Great views

UNIT 1

Basement

Total Area: 221 m²



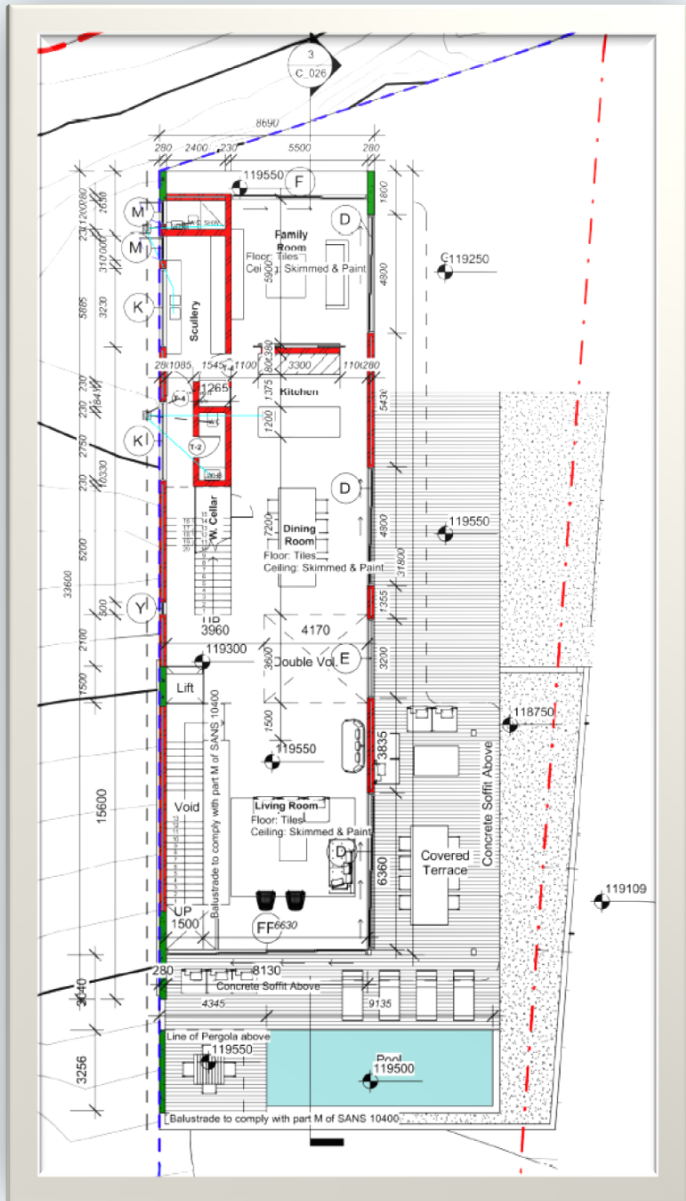
- ☐ Utility room and or staff quarters
- ☐ Lift and stairs
- ☐ 3 car garage
- ☐ Generous storage space

UNIT 1

Ground Floor

Internal Area: 248 m²

External covered Area: 110 m²

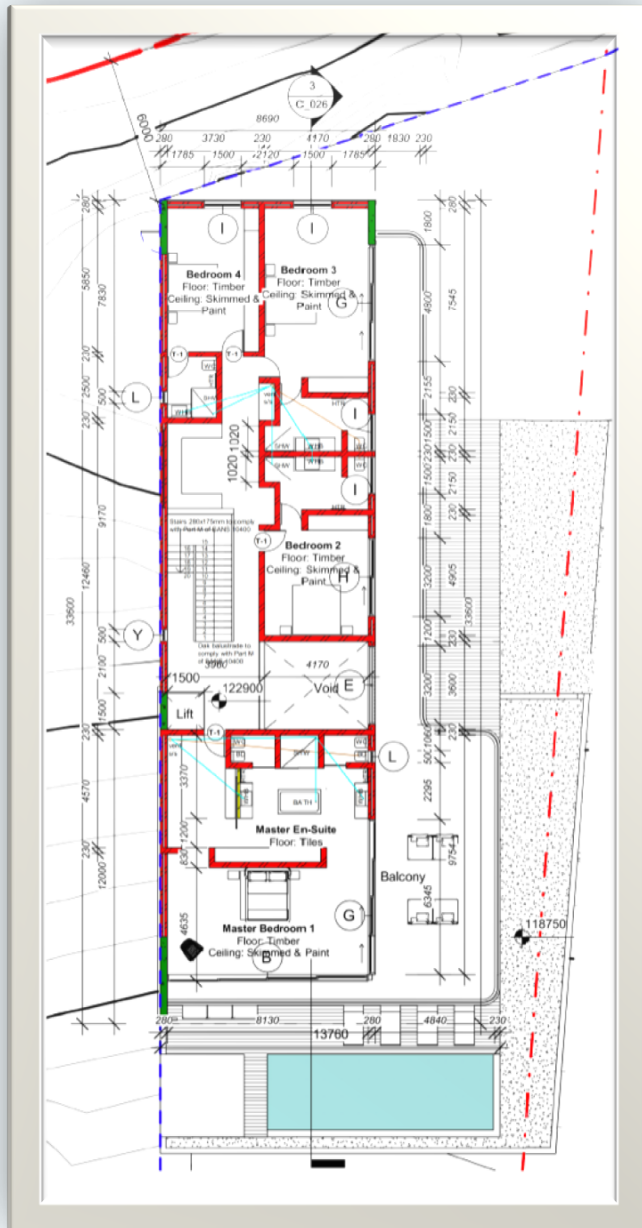


- ☐ Decked and tiled pool and entertainment area
- ☐ Lounge/living room
- ☐ Dining room
- ☐ Wine cellar
- ☐ Scullery/laundry
- ☐ Kitchen
- ☐ Guest Bathroom
- ☐ Family room
- ☐ Staff WC
- ☐ Lift and stairs

UNIT 1

Top floor

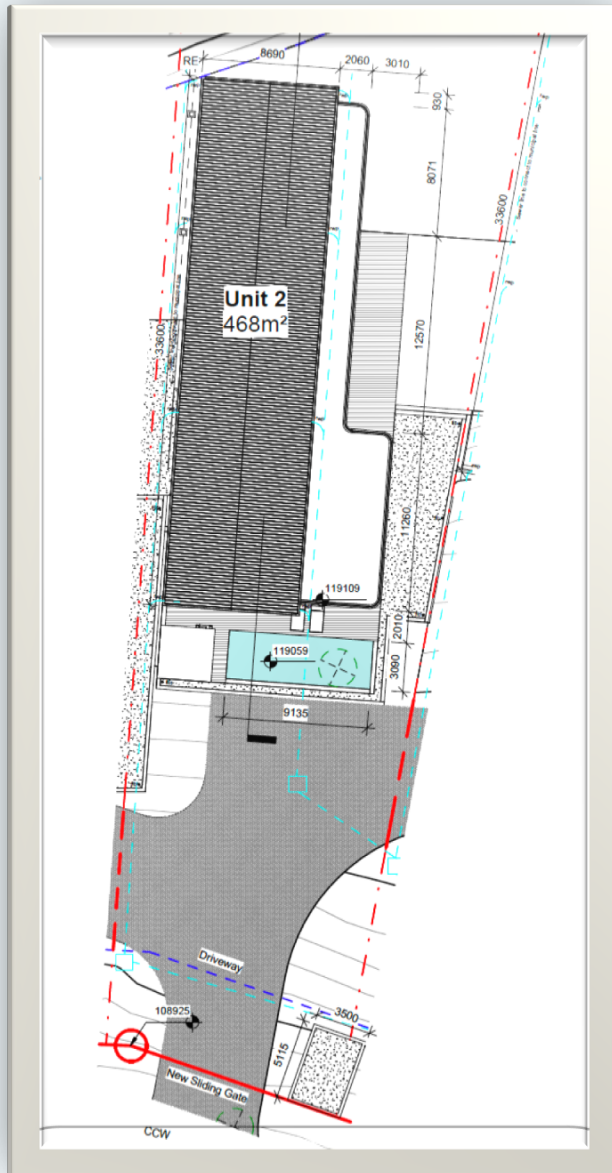
Internal Area: 243m²



- ☐ Bedroom 1
- ☐ Bedroom 2
- ☐ Bedroom 3
- ☐ External balcony area (110m²)
- ☐ Master Bedroom
- ☐ Library/study
- ☐ Lift and stairs

UNIT 2

Total Area including
basement: 729 m²

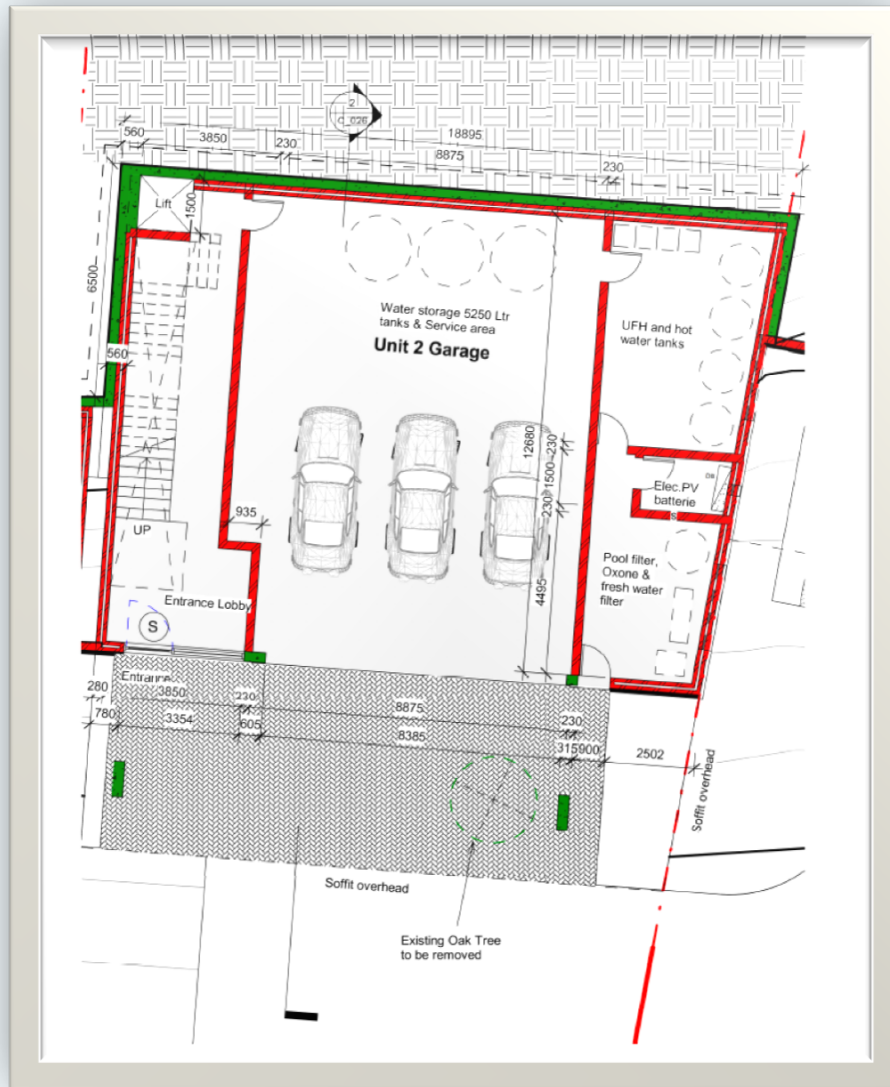


- ❑ Property size: 1120m²
- ❑ 4 en-suite bedrooms + staff quarters
- ❑ Pool (9x3)
- ❑ Vast entertainment areas
- ❑ 3 car garage with ample storage space
- ❑ Internal access lift on all levels
- ❑ North-facing
- ❑ Great views

UNIT 2

Basement

Total Area: 244 m²



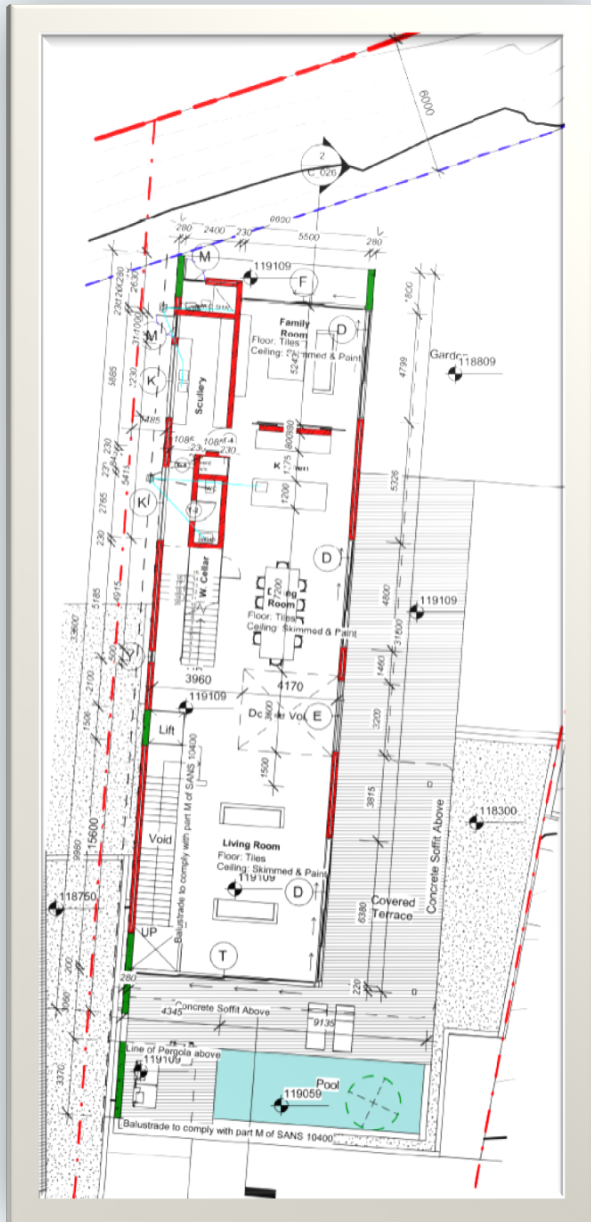
- ☐ Utility room and or staff quarters
- ☐ Lift and stairs
- ☐ 3 car garage
- ☐ Generous storage space

UNIT 2

Ground Floor

Internal Area: 250 m²

External covered Area: 110 m²

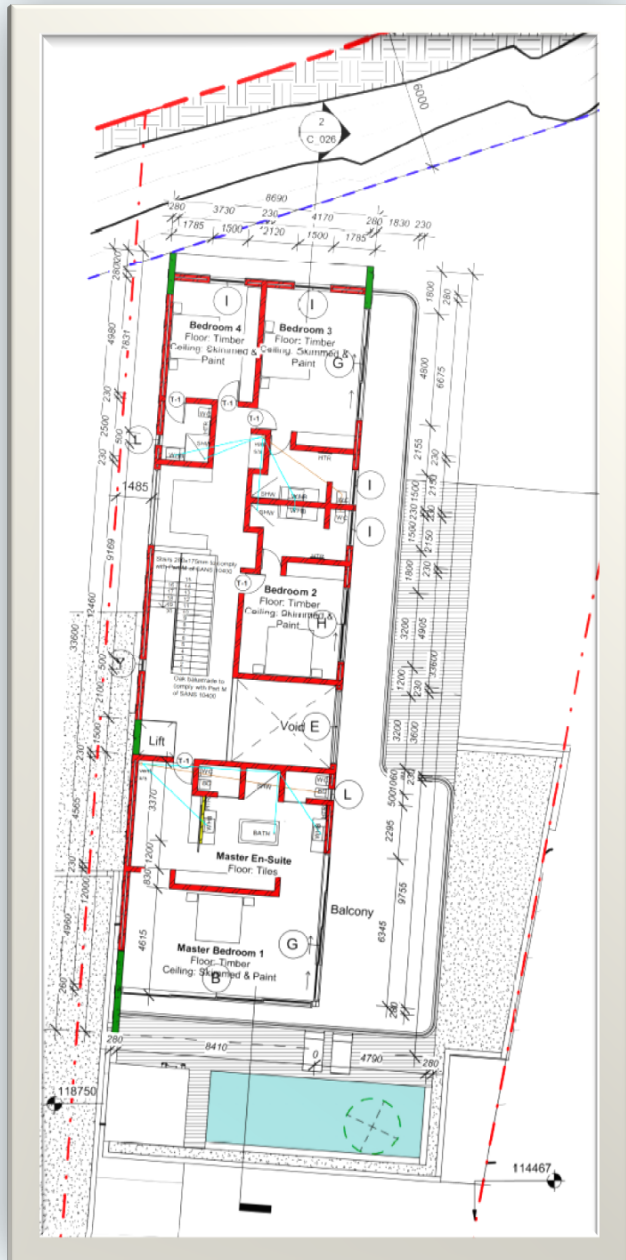


- ☐ Decked and tiled pool and entertainment area
- ☐ Wine cellar
- ☐ Kitchen
- ☐ Family room
- ☐ Lift and stairs
- ☐ Lounge/living room
- ☐ Dining room
- ☐ Scullery/laundry
- ☐ Guest Bathroom
- ☐ Staff WC

UNIT 2

Top floor

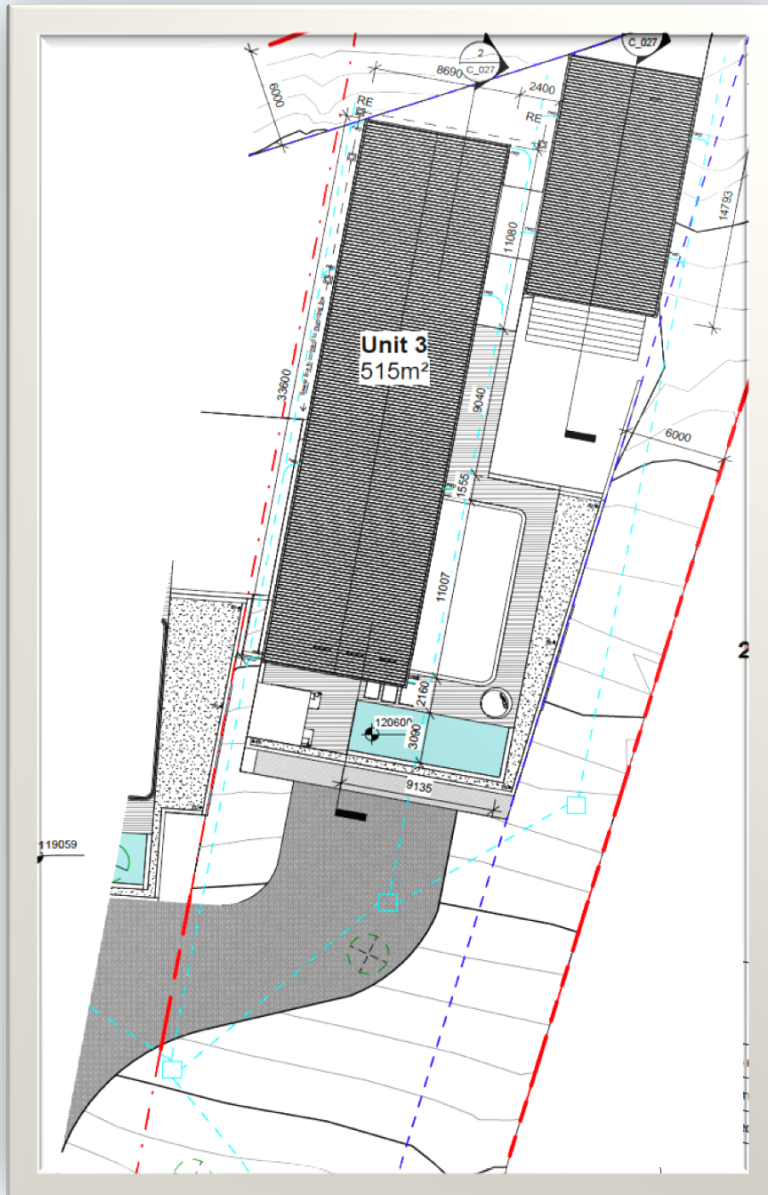
Internal Area: 235 m²



- ☐ Bedroom 1
- ☐ Bedroom 2
- ☐ Bedroom 3
- ☐ External balcony area (110 m²)
- ☐ Master Bedroom
- ☐ Library/study
- ☐ Lift and stairs

UNIT 3

Total Area including
basement: 731 m²

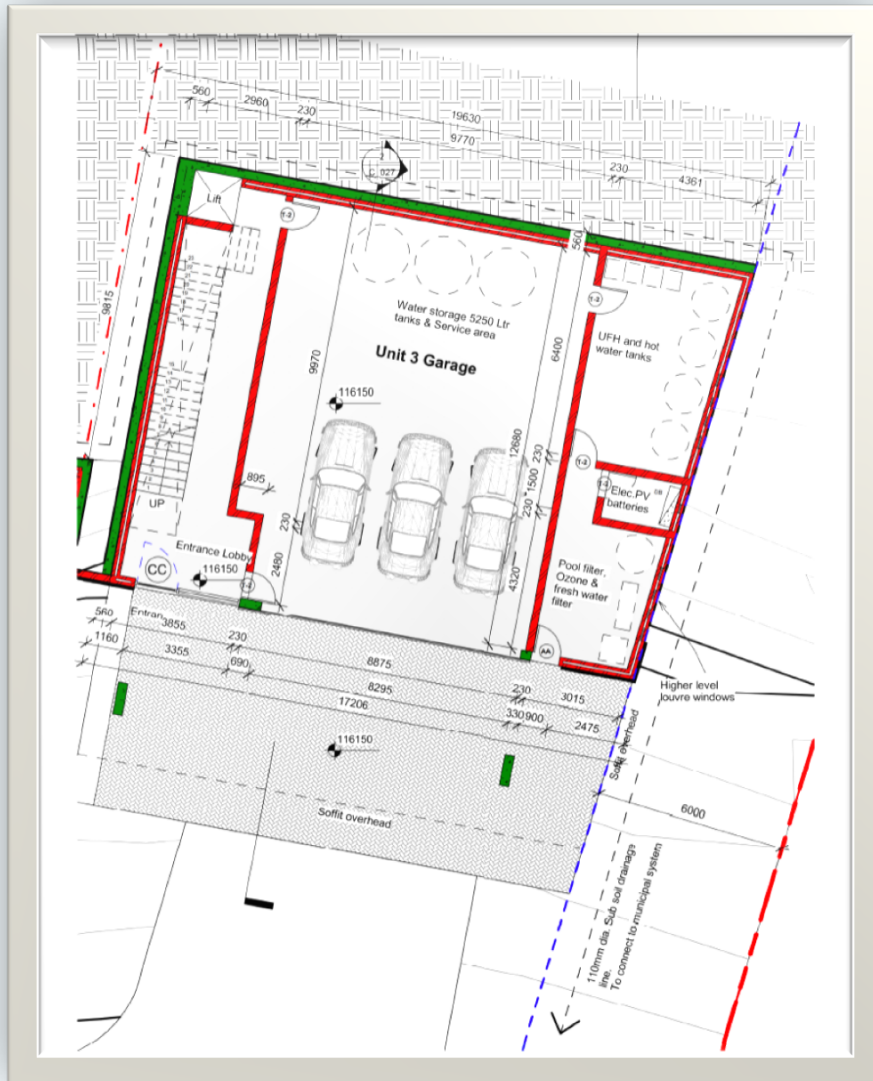


- ❑ Property size: 2225m²
- ❑ 4 en-suite bedrooms + staff quarters
- ❑ Pool
- ❑ Vast entertainment areas
- ❑ 3 car garage with ample storage space
- ❑ Internal access lift on all levels
- ❑ North-facing
- ❑ Great views

UNIT 3

Basement

Total Area: 231 m²



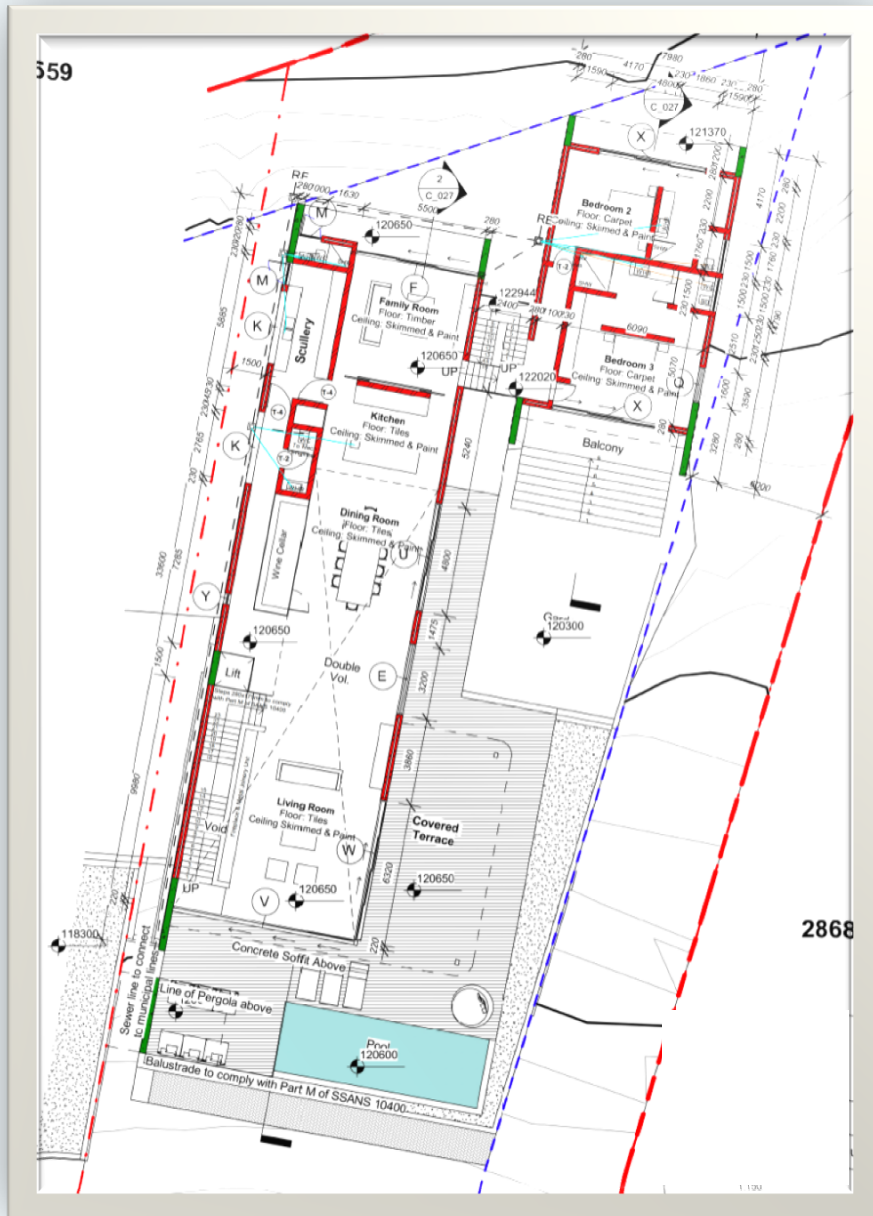
- ❑ Utility room and or staff quarters
- ❑ Lift and stairs
- ❑ 3 car garage
- ❑ Generous storage space

UNIT 3

Ground Floor

Internal Area: 335 m²

External covered Area: 62 m²

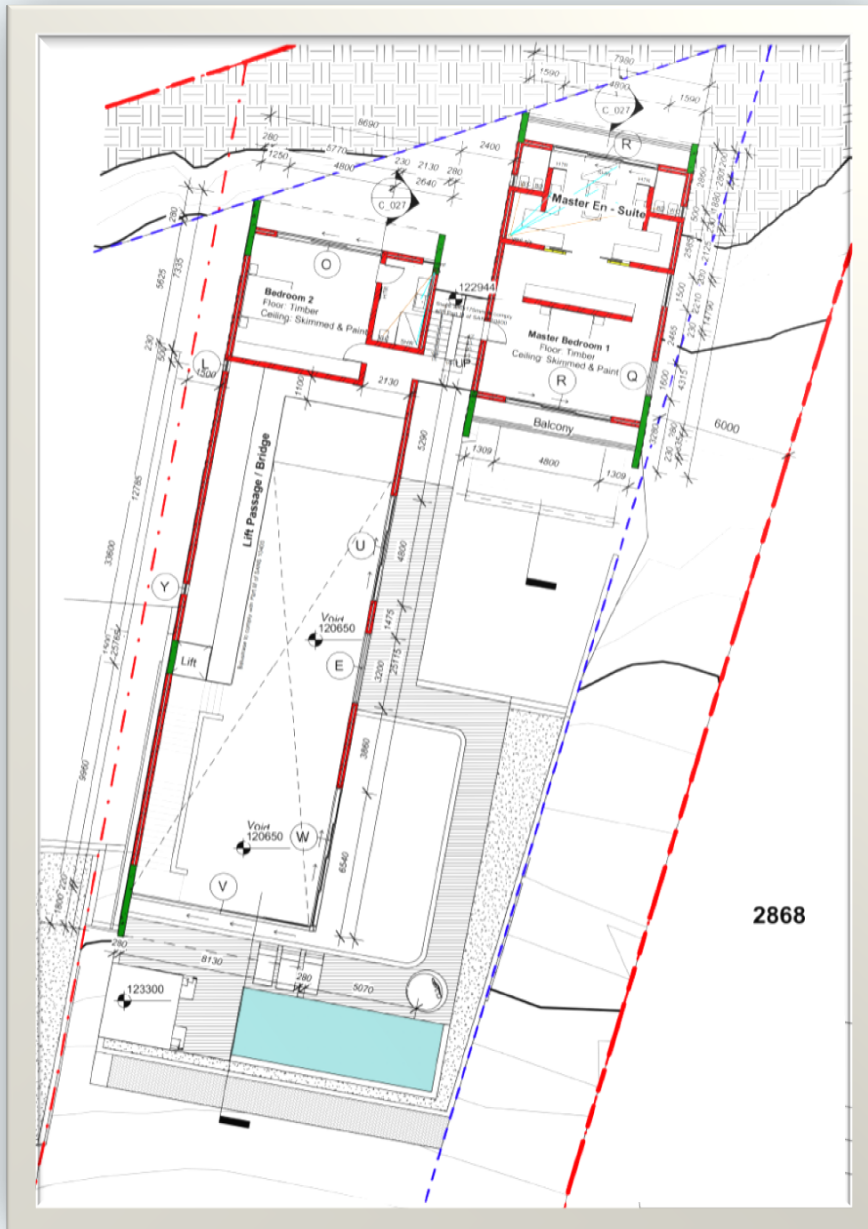


- ☐ Bedroom 1
- ☐ Bedroom 2
- ☐ Bedroom 3
- ☐ Decks and tiled pool and entertainment area
- ☐ Dining room
- ☐ Family room
- ☐ Guest Bathroom
- ☐ Kitchen
- ☐ Large double volume area
- ☐ Lounge/living room
- ☐ Lift and stairs
- ☐ Living Room
- ☐ Scullery/laundry
- ☐ Staff WC
- ☐ Wine cellar

UNIT 3

Top floor

Internal Area: 165 m²



❑ 202 m²

❑ Bedroom 3

❑ Master Bedroom

❑ Library/study

❑ Balcony (16 m²)

❑ Lift and stairs

Finishes

<u>Room</u>	<u>Floor</u>	<u>Walls</u>	<u>Ceiling</u>
Driveway	Cement Cobble / in situ concrete	Stone cladding	N/A
Entrance Hall	Oak Flooring - boards	Plaster, skimmed & Paint	Off shutter planked concrete
Garage	Porcelain Tile 600x600	Plaster & Paint	Off shutter concrete
Service Area	Porcelain Tile 600x600	Plaster & Paint	Rhino ceiling & shadowline
Lounge	Oak Flooring - boards	Planked off shutter / plaster, skimmed & paint	Timber Ceiling
Dining Room	Oak Flooring - boards	Plaster, skimmed & Paint	Timber Ceiling
Family Room	Oak Flooring - boards	Plaster, skimmed & Paint	Rhino ceiling & shadowline
kitchen	Porcelain Tile 1200x600	Plaster, skimmed & Paint	Timber Ceiling
Scullery	Porcelain Tile 1200x600	Plaster, skimmed & Paint	Rhino ceiling & shadowline
Guest Bathroom	Porcelain Tile 1200x600	Plaster, skimmed & Paint	Rhino ceiling & shadowline
Garden Bathroom	Ceramic Tile 600x600	Plaster & Paint	Rhino ceiling & shadowline
Swimming Pool	Fibre lined pool to colour choice	Fibre lined pool to colour choice	
Terraces	IPE Timber Decking	Off shutter Concrete & Plaster	Off shutter concrete
Master Bedroom	Oak Flooring - boards	Plaster, skimmed & Paint	Timber Ceiling - Dropped
Master En Suite	Porcelain Tile 1200x600	Plaster, skimmed & Paint	Ceiling Board Skimmed & Paint
Balcony	IPE Timber Decking	Off shutter Concrete & Steel railings	
Bedroom 2	Oak Flooring - boards	Plaster, skimmed & Paint	Ceiling Board Skimmed & Paint
En Suite 2	Porcelain Tile 600x600	Plaster, skimmed & Paint	Ceiling Board Skimmed & Paint
Bedroom 3	Oak Flooring - boards	Plaster, skimmed & Paint	Ceiling Board Skimmed & Paint
En Suite 3	Porcelain Tile 600x600	Plaster, skimmed & Paint	Ceiling Board Skimmed & Paint
Bedroom 4	Oak Flooring - boards	Plaster, skimmed & Paint	Ceiling Board Skimmed & Paint
En Suite 4	Porcelain Tile 600x600	Plaster, skimmed & Paint	Ceiling Board Skimmed & Paint
Passage	Oak Flooring - boards	Plaster, skimmed & Paint	Timber Ceiling - Dropped

Features

- Houses sizing +- 500m² plus large basement for 3 cars, storage and utilities
- Sensational views of Table Mountain, Devils Peak and the Constantia Valley as well as False Bay
- State of the art security with 24-hour offsite CCTV monitoring
- Pool and various entertainment areas
- Internal access lifts on all levels
- 4 to 5 en-suite bedrooms
- Bespoke finishes
- Legrand Arteor switchgear (Sockets and switches)
- Wooden flooring
- Porcelain Tiles
- Glazing SolarVue Neutral (Smart glass)
- Wood burning fireplace
- Climate controlled wine cellar
- Powder coated aluminum doors & windows
- Air-conditioning (Bedrooms only)
- Solar domestic hot water
- Solar hot water underfloor heating
- Solar based heated towel rails
- Filtered domestic potable water (borehole)
- Shared borehole: domestic water & irrigation
- Uninterrupted Power Supply with lithium battery
- Control 4 (C4) for lighting, sound, HDTV and full automated control of the homes
- Integrated alarm system
- High speed Wi-Fi network (fiber ready)



Please contact the developer's representatives

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