

KLûK CGDT
PROPERTY



"Your New Place, It's quite something"
Smiling, "Thank you, we are very comfortable"

a new way of living...
9 Ilkley Crescent

Situated in a quiet cul-de-sac at the foot of Signal Hill and Table Mountain Nature Reserve, Ilkley Crescent is the flagship development of Kluk CGDT Property.

Creation of iconic fashion designers, Malcolm Klûk & Christiaan Gabriel Du Toit, this luxury double dwelling is a bold expression of a singular lifestyle. Privacy, convenience, effortless glamour and the prestige of design excellence are core to this new domestic vision.

Blending the ease of a lock-up and go living and the tailor-made sophistication of a suburban retreat Ilkley Crescent exemplifies the search for tangible quality.





ILKLEY

CRESCENT,
ATLANTIC
SEABOARD
by KLÛK CGDT

nine

**ILKLEY
CRESCENT**

*An exclusive
new development on the*

**ATLANTIC
SEABOARD**

Cape Town

Developed by

**KLÛK CGDT
PROPERTY**

Designed by

HOURS CLEAR

architects

LAUNCHING 2018

*Now available
for purchase*





**“YOUR NEW PLACE, IT’S QUITE
SOMETHING.”**

Smiling, “Thank you, we are very comfortable.”*



**Ground floor,*

OPEN AIR GARAGE:

*Two secure undercover
off-street parking bays
per unit in a naturally
ventilated landscaped garage*

Private laundry/store

Video access control

Elevator to all levels

**Level one,*

UNIT 1:

*Three generously sized
bedrooms, all en suite*

*Air-conditioned ocean view
main bedroom suite features
dressing room, zero entry
shower, free-standing bath,
separate WC and private
garden*

*Entrance hall and dining
room seamlessly linked
to undercover outdoor
entertainment terrace with
landscape planter and
uninterrupted ocean views*

*Efficient kitchen with bespoke
cooking station*

Compact scullery/pantry

*Expansive air-conditioned
living room featuring energy
efficient wood burning fire
place - opens on to private
back garden and generous
north facing ocean view pool*

*Large panel glass sliding doors
which tuck discreetly into
walls when open*

*State of the art plug and play
Gira home automation system
integrating intercom, security,
audio/visual distribution,
wifi, pre-programmed
customizable mood-set lighting
control, automated blind/
curtain control provision to master
bedroom, accessible via online
app and conventional wall
switches*

*Energy efficient heat pump hot
water circulation*

*Automated irrigation garden scheme
with hand selected plants and trees.*





**Levels two & three,*

*Three generously sized
bedrooms, all en suite*

*Air-conditioned ocean view
main bedroom suite features
dressing room, zero entry
shower, free-standing bath,
separate WC and private ocean
view terrace*

*Entrance hall and dining room
seamlessly linked to outdoor
entertainment terrace with
uninterrupted ocean views*

*Efficient kitchen with bespoke
cooking station*

Compact scullery/pantry

*Expansive air-conditioned
living room featuring energy
efficient wood burning fire
place - opens onto ocean view
terrace*

*Generous double volume family
room/ pyjama lounge opening
onto private pool terrace and
garden facing Signal Hill
Nature Reserve*

UNIT 2:

*Large panel glass sliding doors
which tuck discreetly into
walls when open*

*State of the art plug and play
Gira home automation system
integrating intercom, security,
audio/visual distribution,
wifi, pre-programmed
customizable mood-set lighting
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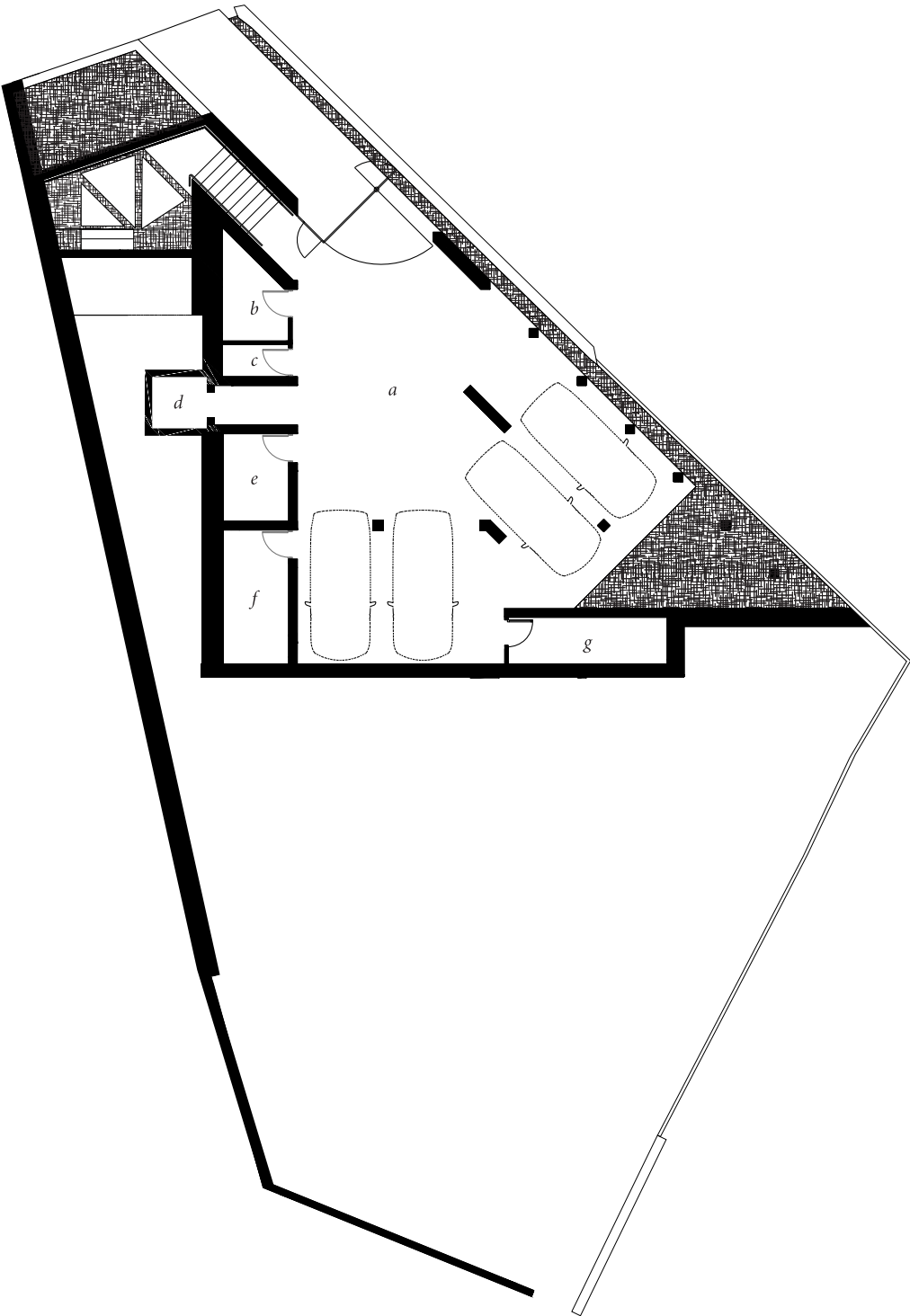
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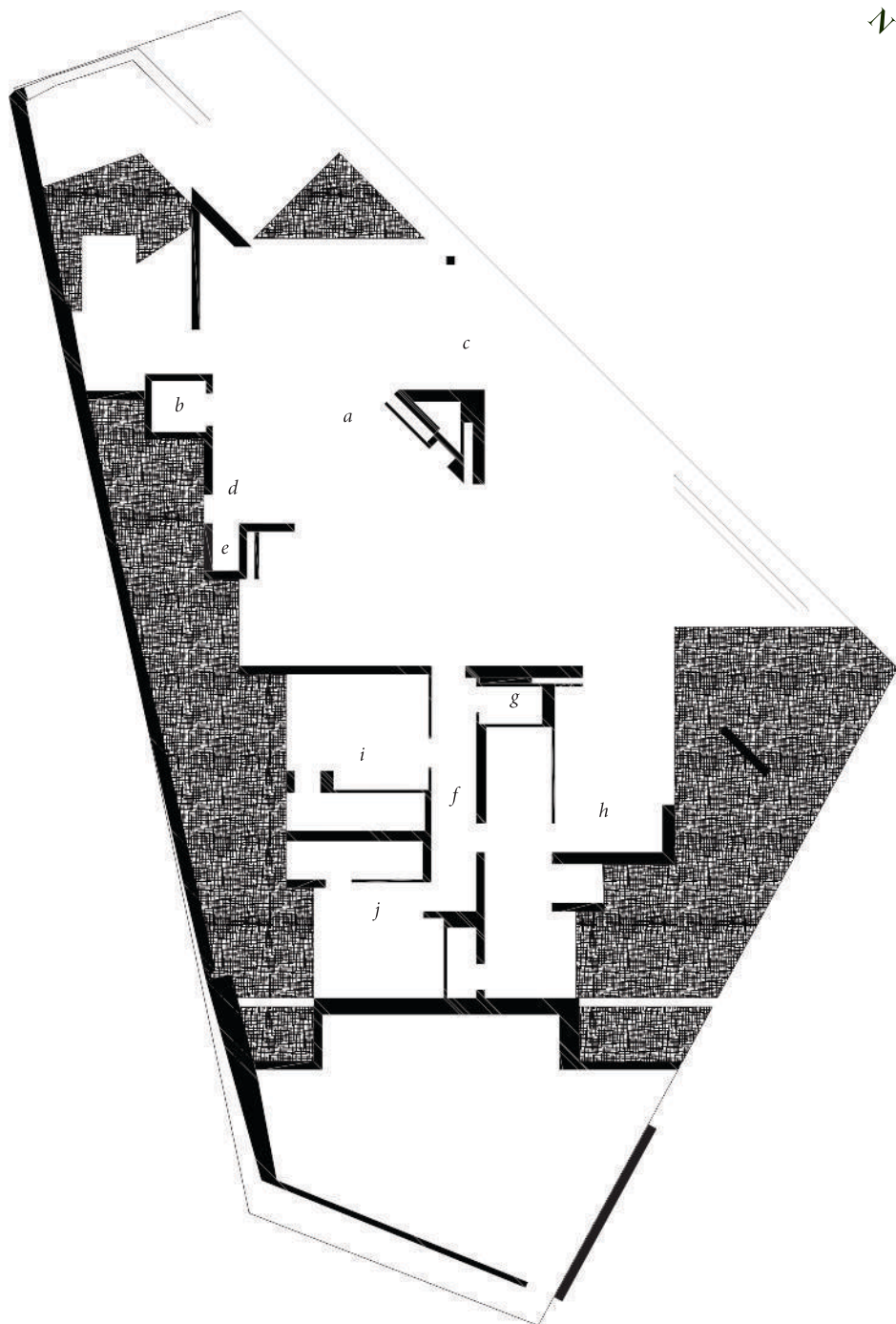
GROUND, OPEN AIR GARAGE

<i>a: Garage (w/two parking bays per unit)</i>	1 2 0 m²
<i>b: Laundry and storage (B)</i>	5 m²
<i>c: Caretaker WC</i>	2 m²
<i>d: Passenger lift</i>	
<i>e: Bin room</i>	6 m²
<i>f: Laundry and storage (A)</i>	9 m²
<i>g: Pool pump room</i>	8 m²
<i>h: Gardens</i>	4 2 m²

BUILDING AREA

2 5 9 m²





Detail area:

LEVEL ONE, UNIT 1

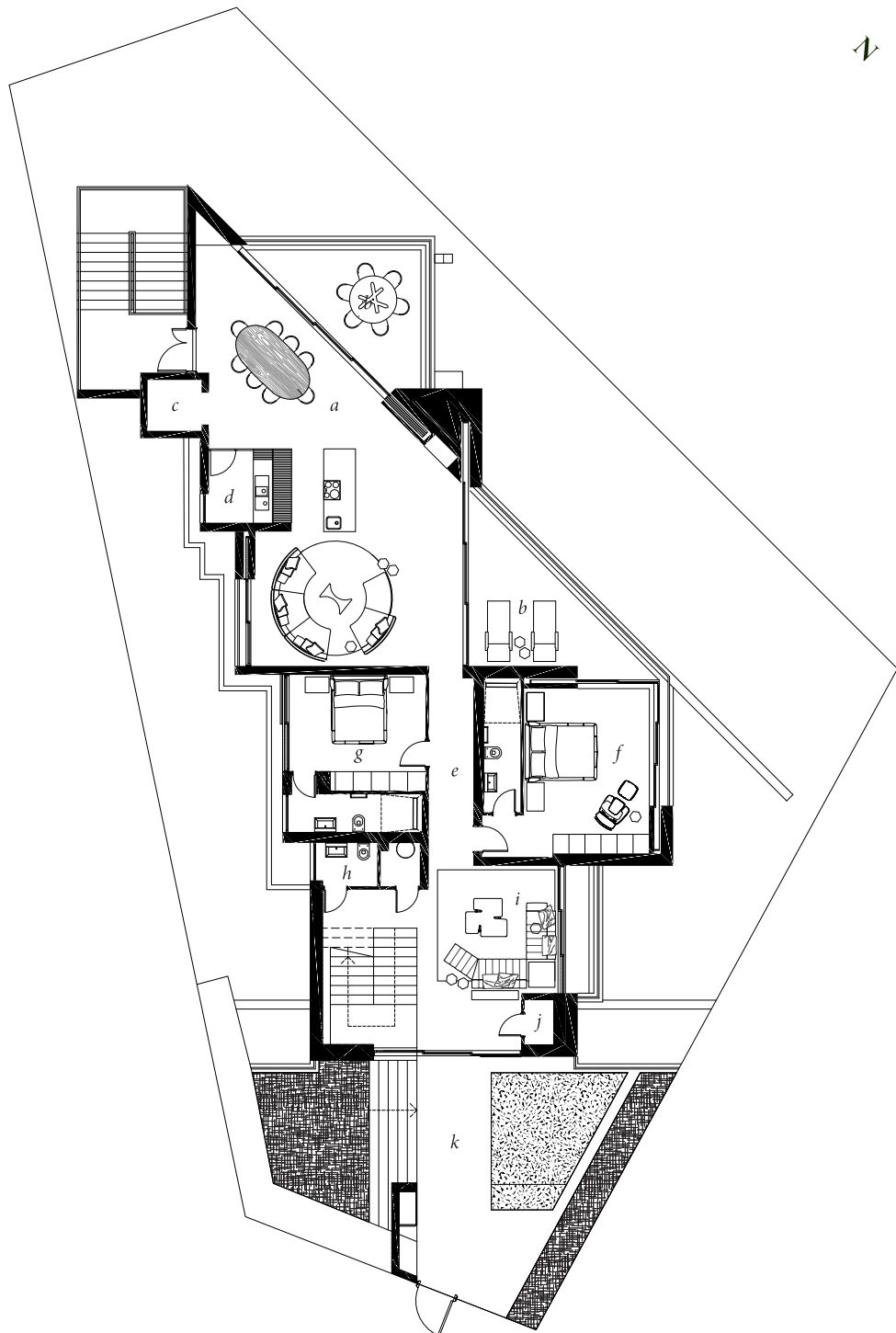
<i>a. Entrance, dining room, kitchen, living room</i>	70 m²
<i>b. Passenger lift</i>	
<i>c. Entertainment and pool terrace</i>	85 m²
<i>d. Scullery, pantry</i>	6 m²
<i>e. Audio-visual room</i>	2 m²
<i>f. Gallery</i>	10 m²
<i>g. Guest loo</i>	2.5 m²
<i>h. Bedroom one, dressing room, en suite</i>	41 m²
<i>i. Bedroom two, en suite</i>	20 m²
<i>j. Bedroom three, en suite</i>	18 m²
<i>k. Gardens</i>	133 m²

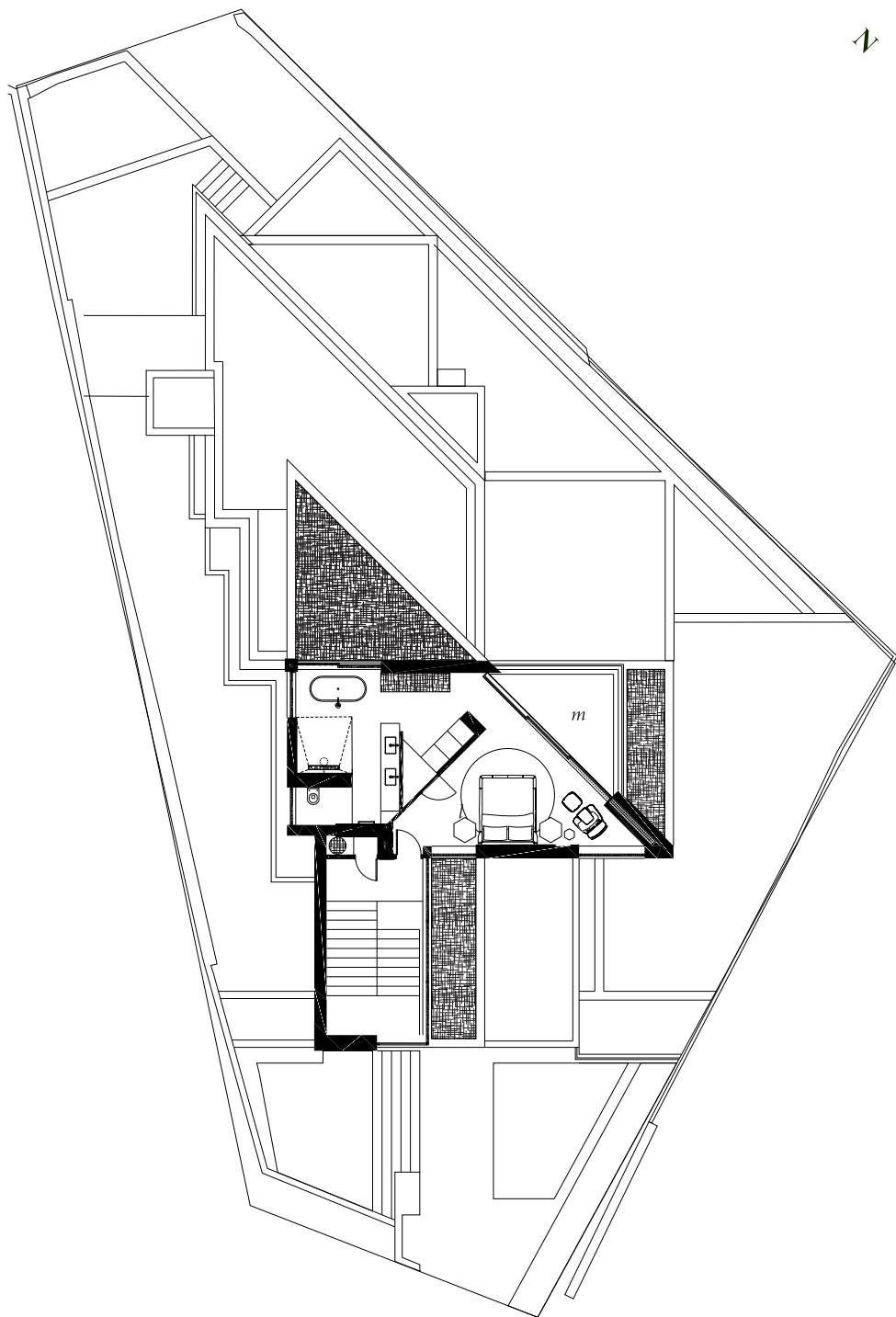
BUILDING AREA	272 m²
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Detail area:

LEVEL TWO, UNIT 2

<i>a: Entrance, dining room, kitchen, living room</i>	7 0 m²
<i>b: Entertainment terraces</i>	3 3 m²
<i>c: Passenger lift</i>	
<i>d: Scullery, pantry</i>	6 m²
<i>e: Gallery</i>	8 . 5 m²
<i>f: Bedroom two, en suite</i>	2 7 m²
<i>g: Bedroom three, en suite</i>	2 0 m²
<i>h: Guest loo</i>	2 . 5 m²
<i>i: Pajama lounge</i>	4 0 m²
<i>j: Audio-visual room</i>	2 m²
<i>k: Pool terrace and gardens</i>	6 3 m²





Detail area:

LEVEL THREE, UNIT 2

l: Master bedroom, dressing room, en suite

45 m²

m: Bedroom terrace

8 m²

BUILDING AREA

363 m²

“THE BEST WAY TO PREDICT
THE FUTURE IS TO INVENT IT.”

Allen Kay

*Situated in a quiet
cul-de-sac at the foot
of Signal Hill and Table
Mountain Nature Reserve,
Ilkley Crescent is the
flagship development of
Klúk CGDT Property.*





*Creation of iconic fashion
designers, Malcolm Klûk &
Christiaan Gabriel Du Toit,
this luxury double dwelling
is a bold expression of a singular
lifestyle. Privacy, convenience,
effortless glamour and the
prestige of design excellence
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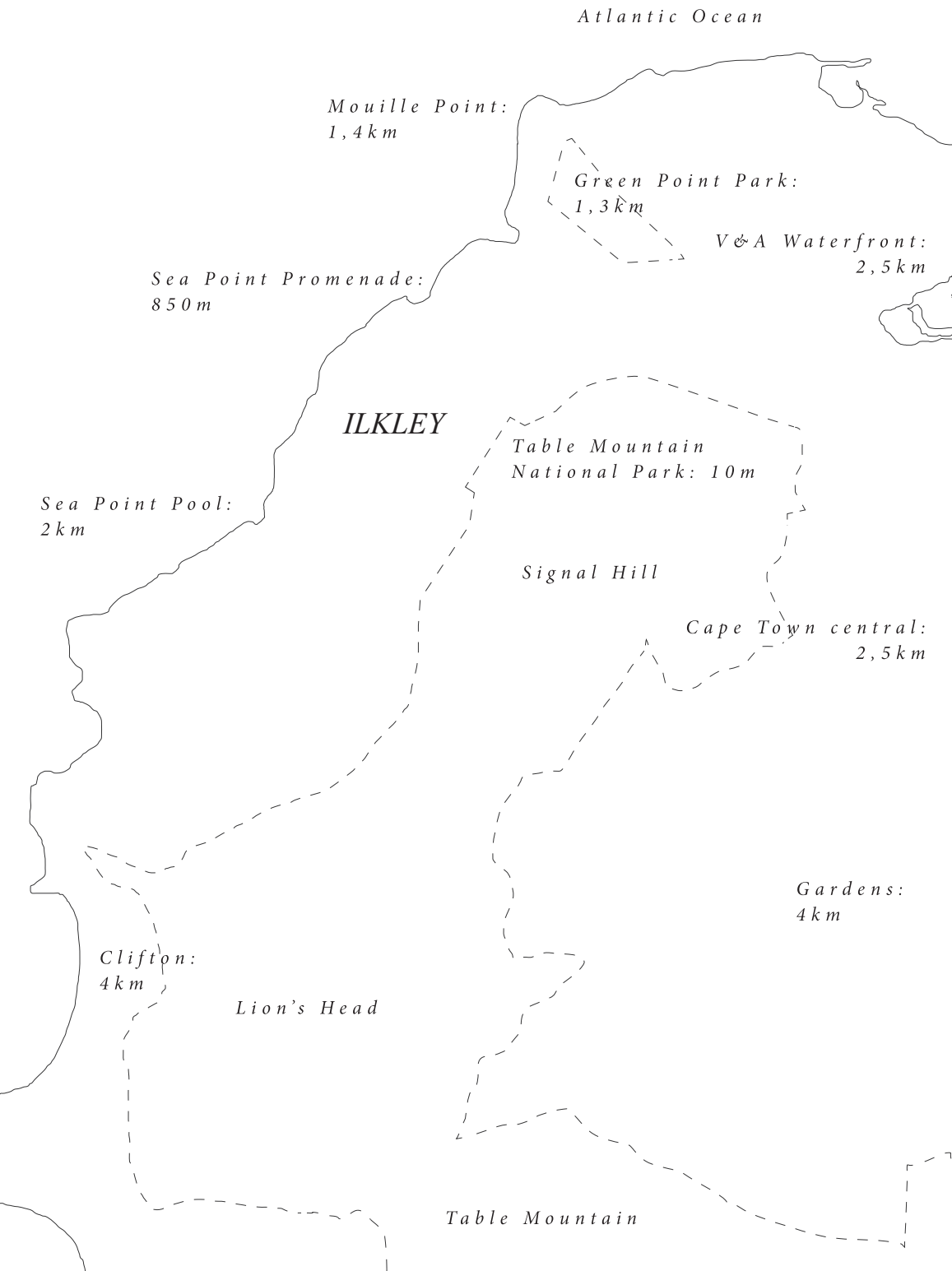


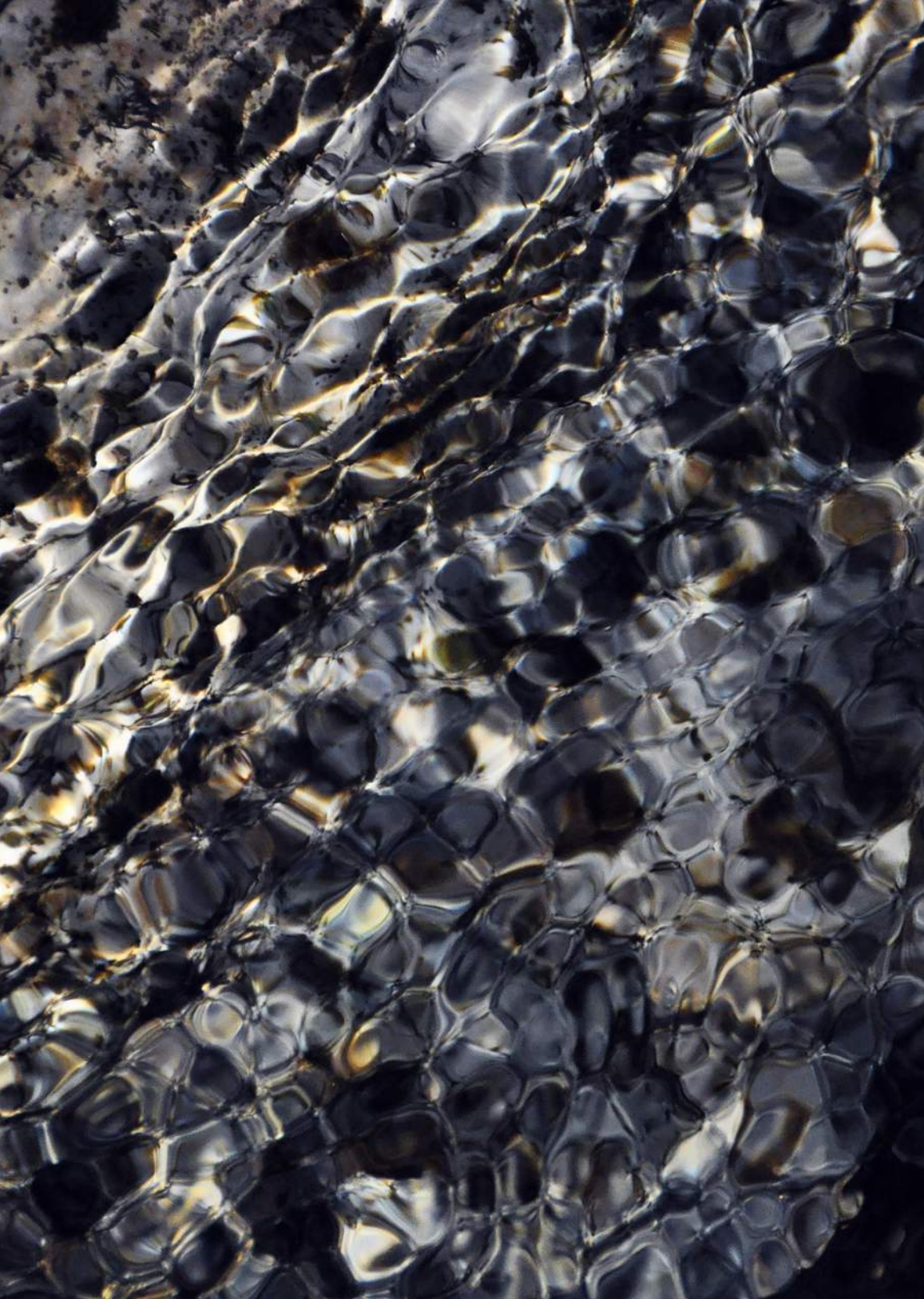


*Constructed from local materials and referencing the heroic
Modern Movement the architecture is a product of the belief that
style persists beyond fleeting fads. Environmentally conscious,
thoughtful design to improve your life and lend beauty and
sophistication to the experience of the every day.*

PROXIMITY

N





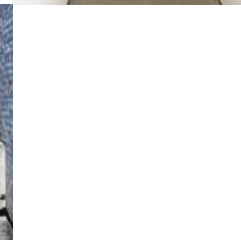
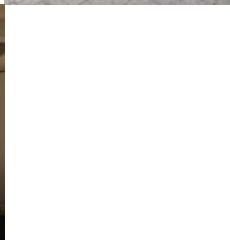
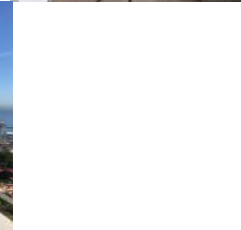
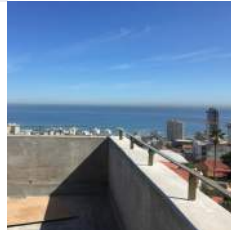
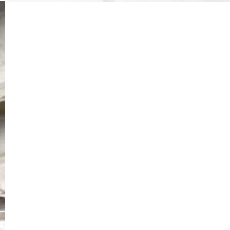
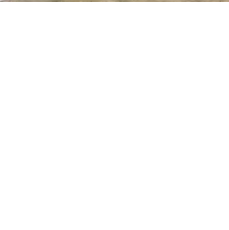


**FOR INFORMATION & ENQUIRIES,
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