

CLARENS

*UNIT 7 & 8*

space

safety

comfort

design

future



## Thirty Two, CLARENS

Creation of Iconic fashion designers Malcolm Kluk and Christiaan Gabriël Du Toit,

This luxury apartment development is a bold expression of a singular lifestyle. Privacy, convenience, effortless glamour and the prestige of design excellence are at the core of this new domestic vision - lending beauty and sophistication to the experience of the every day. Using local materials made specially for this project and referencing the modern movement of design, the architecture is a product of the belief that style will last beyond fleeting fashions. Environmentally conscious, thoughtful design to improve your way of living.



DEVELOPED BY

KLÛK CGDT PROPERTY

ARCHITECTS

Hours Clear Architects

INTERIOR

ESTABLISHMENT for KLÛK CGDT



## CHRISTIAAN & MALCOLM

This development is very personal to Malcolm and Christiaan, it is their home where they lived for 16 years.

We love that Clarens Road is in walking distance to the promenade, we love that we can walk to our favourite coffee shop, we love the Fresnaye weather, we love the view of Lion's Head, we love being surrounded by greenery.

**KLÛK CGDT**  
BOUTIQUE | PROPERTY

# APARTMENT FINISHES



## FLOOR

The apartments consist of black slate floor tiled interiors in high traffic areas that extends onto the balconies to create perfect indoor/outdoor living. The bedrooms are wall to wall in Belgotex Softology Lynx carpet. The bathrooms and the duplex terraces have marble inlaid black slasto continuing the look of the communal walkways and entrance



## WINDOWS

Dark burgundy aluminium windows and doors throughout the building with double sided sliding directions to give you the opportunity to open from both sides



## WALLS

Shadowline interior walls are painted in Morning Clarens in homage to the building and street name with the curved accent walls in Cemcrete to link the outside to the inside. All bedroom and bathrooms are tonal with Spiced Cognac colour matching the joinery and carpets



## APPLIANCES

SIEMENS integrated A++ lowFrost, hydroFresh Fridge/Freezers and integrated varioSpeed Plus Dishwashers for each unit. All black modern glass ceramic electric Hob with canopy circulated Extractor and matching Built in Oven with Granite Glance Enamel



## JOINERY

All joinery is done by FIELD FAMILY Cupboards with a bespoke design for each kitchen, bedroom and bathroom individually. A mix of satin finished duco and lacquered OSB combined with universal grey granite counter tops. Each drawer lined with rubber mats, glass pantry drawers and individual compartment bin drawers for recycling. All kitchens have dedicated spaces for microwaves and washing/tumble-dryer's hidden behind a cupboard door. All joinery is lined in Espresso colour with soft close hinges and drawers



## BATHROOMS

Classic white sanware throughout complimented with chrome taps and shower roses. All apartments have showers, with a bath in the two bedroom units as well. Each bathroom has a build in vanity with power supply for amenities and wall hung back lit mirrors. A night light provided next to each toilet. Hot water supply is provided by an electricity saving heat pump installed into each apartment



## LIGHTS

A combination of dimmable track and spot lights throughout each apartment. Kitchen shelving and front doors have concealed LED strip lights



## ENERGY SAVING

The orientation of the building was designed to create natural airflow through all rooms by opening doors and windows. Air-cons are provided to all west facing bedrooms and ceiling fans to those that are less exposed to direct sunlight. All glazing of windows and doors are energy efficient passed by the environmental assessment committee



## LANDSCAPING

Planting was a key design feature by SQUARE ONE LANDSCAPE ARCHITECTS and has been incorporated throughout the building in planters and pots as well as a landscaped terrace around the pools of the duplexes and a feature garden from the road as our entrance

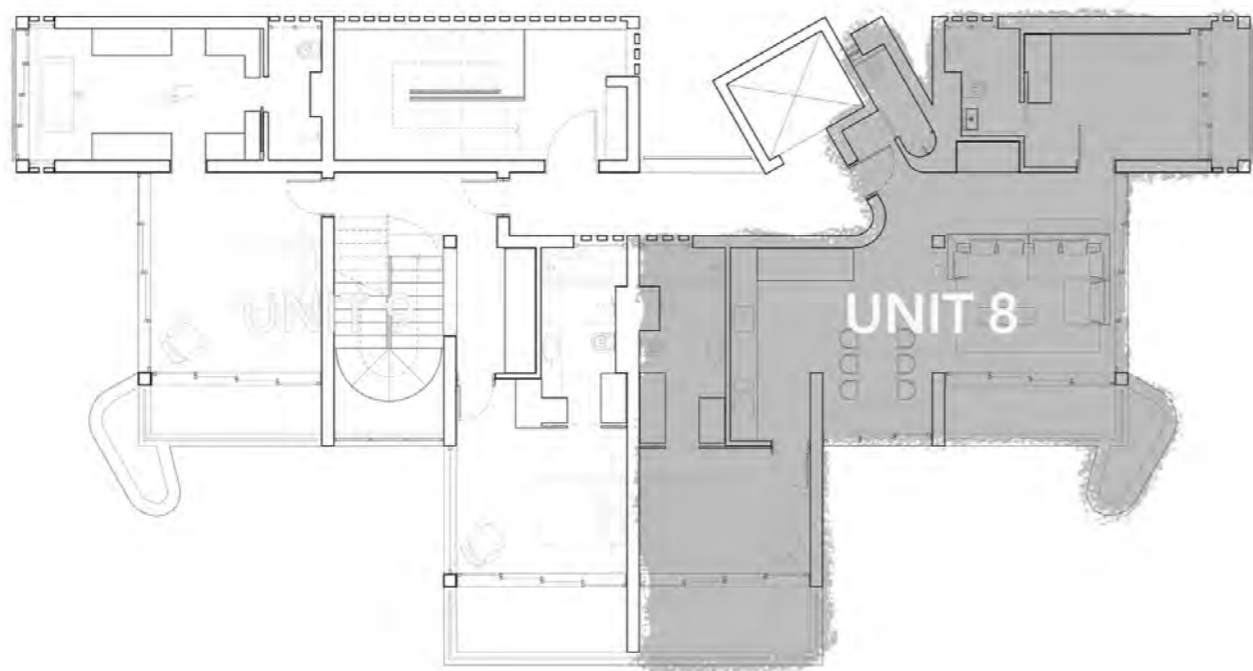
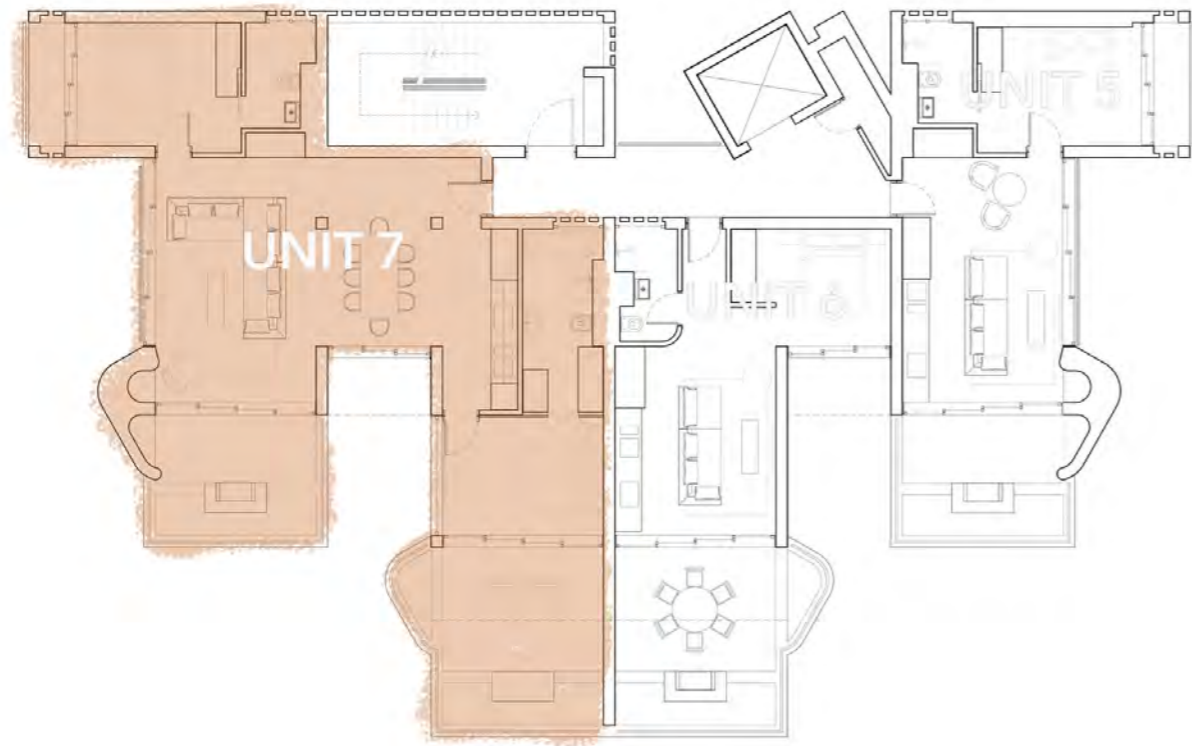


## INTERIOR DOORS

Custom made tall doors in shadow line frames



## SECOND & THIRD FLOOR LAYOUT



UNIT 7; UNIT 8

## 2 BEDROOM UNITS

Airconditioned master bedroom & ceiling fanned bedrooms

Built-in cupboards & bespoke en-suite bathrooms

Seamlessly linked unit with kitchen, living and dining rooms – all opening with large, glazed doors to outside terraces and planter

Efficient kitchen with bespoke cooking station and integrated pantry units

Outside terrace with irrigated landscaped planter

Built in braai (Unit 7 only)



# UNIT INFORMATION

## Access

Front door Smart Lock  
Keyless entry  
Walk of Matt  
  
Access Lift from Basement  
Fibre Ready

## Security

24Hr Security  
Cameras in common areas

## 2 Bedrooms

Bedroom 1; Bespoke floor to ceiling  
build In Wardrobe  
Room can fit up to KING size bed  
Aircon  
Private Balcony  
  
Bedroom 2; Bespoke floor to ceiling  
build In Wardrobe  
Room can fit up to KING size bed  
Ceiling Fan  
Private Balcony

## 2 Bathrooms

Bathroom 1 En-Suite; Bath and Shower  
Bespoke Build in Vanity with Plug Point  
Backlit Bespoke Mirror  
Night Light  
  
Bathroom 2 En-Suite; Shower  
Bespoke Build in Vanity with Plug Point  
Backlit Bespoke Mirror  
  
Energy Efficeint Heatpump

## Open plan Kitchen Dining and Lounge

Bespoke designed KITCHEN joinery  
  
Integrated Siemens appliances;  
Hob and Extractor, Oven, Fridge/  
Freezer & Dishwasher  
  
Dedicated Cupboards for hidden  
Washer Dryer and Microwave  
  
**Parking**  
  
2 Secure Basement Parking

## EXCLUSIVE UNIT 7

2 Irrigated Structured Planters  
3 Balconies

## EXCLUSIVE UNIT 8

1 Irrigated Structured Planter  
3 Balconies  
Guest WC



## UNIT SEVEN

2 Bedrooms | Second Floor | 121m<sup>2</sup>  
**INCLUDED** Store Room in basement (5 m<sup>2</sup>)

**R9 250 000**  
\*Inclusive of VAT, no transfer

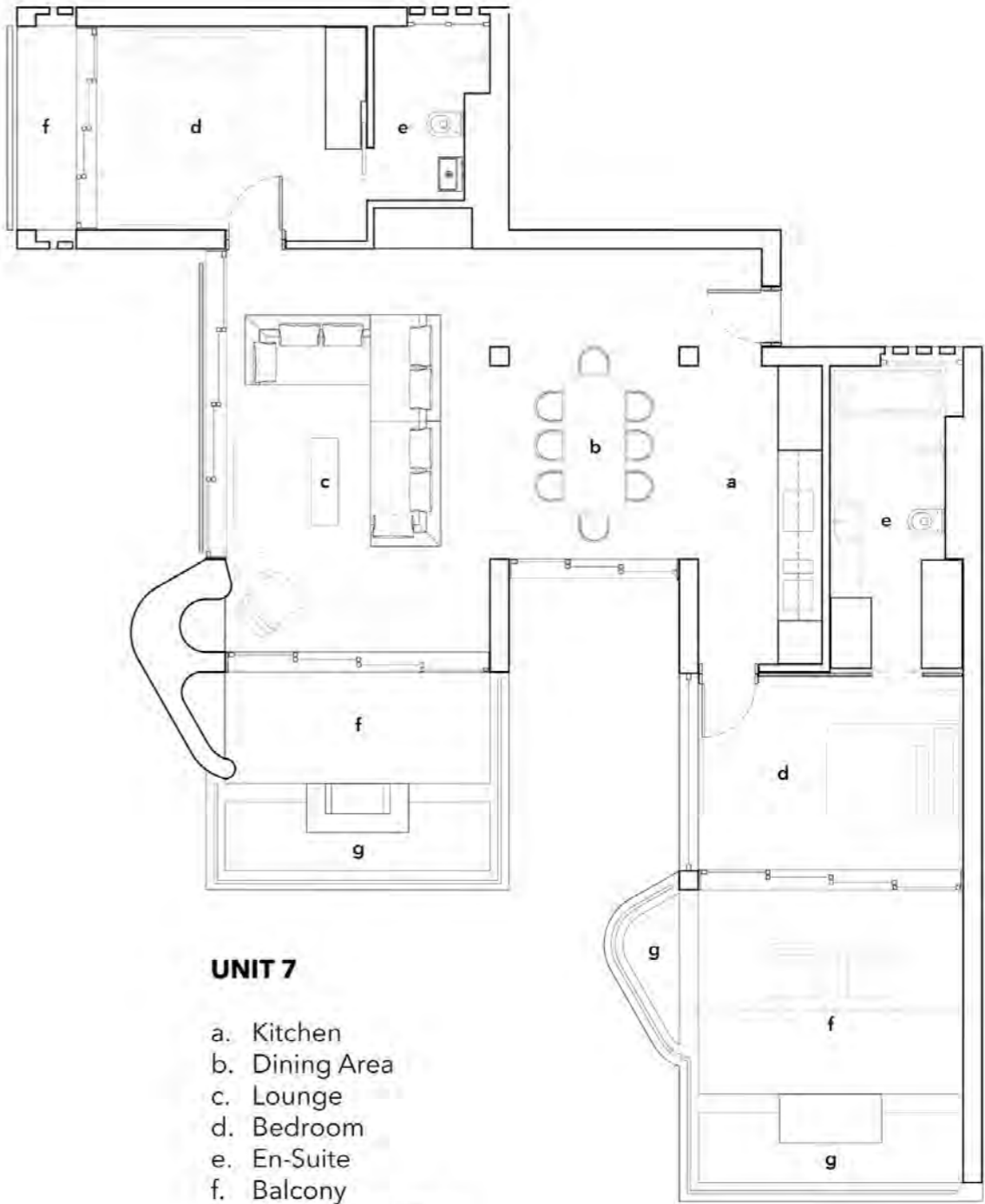
## UNIT EIGHT

2 Bedrooms | Third Floor | 108m<sup>2</sup>  
**INCLUDED** Store Room in basement (5 m<sup>2</sup>)

**R9 250 000 RESERVED**  
\*Inclusive of VAT, no transfer



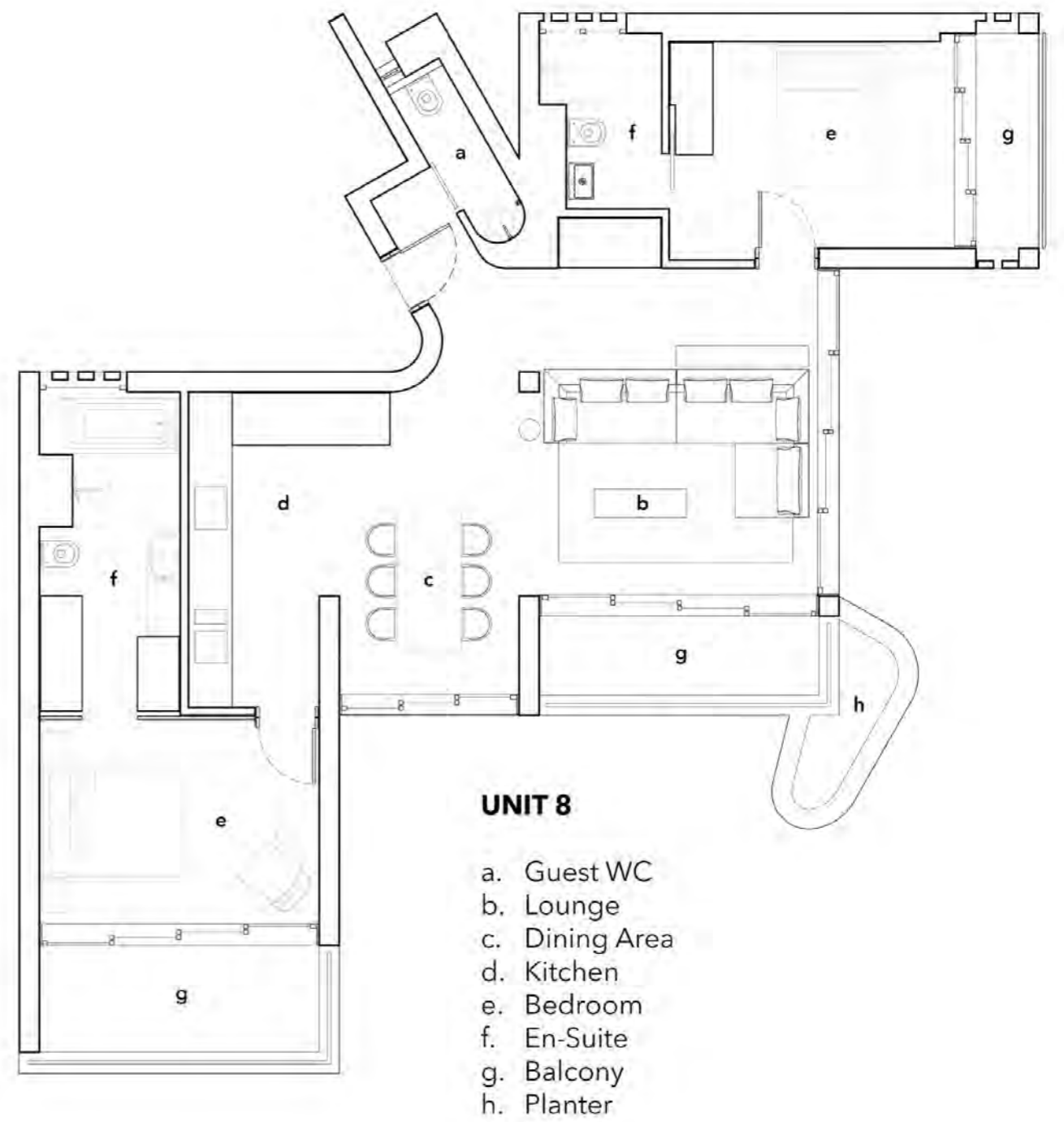
# FLOOR PLAN UNIT 7

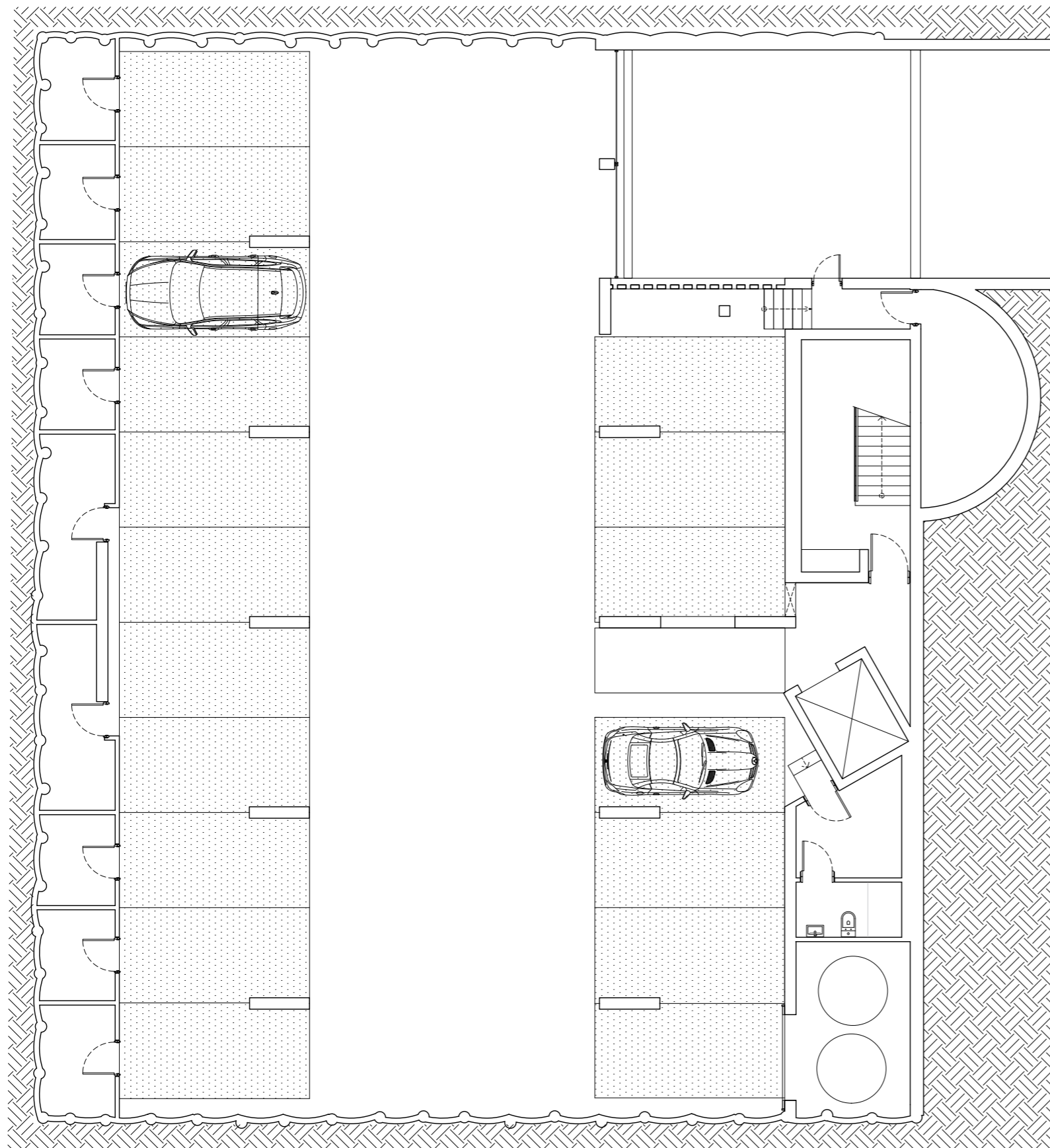


- UNIT 7**
- a. Kitchen
  - b. Dining Area
  - c. Lounge
  - d. Bedroom
  - e. En-Suite
  - f. Balcony
  - g. Planter - one with built in Gas Braai



# FLOOR PLAN UNIT 8





CONTACT **US**

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