

CLARENS

UNIT 1 - 4

space

safety

comfort

design

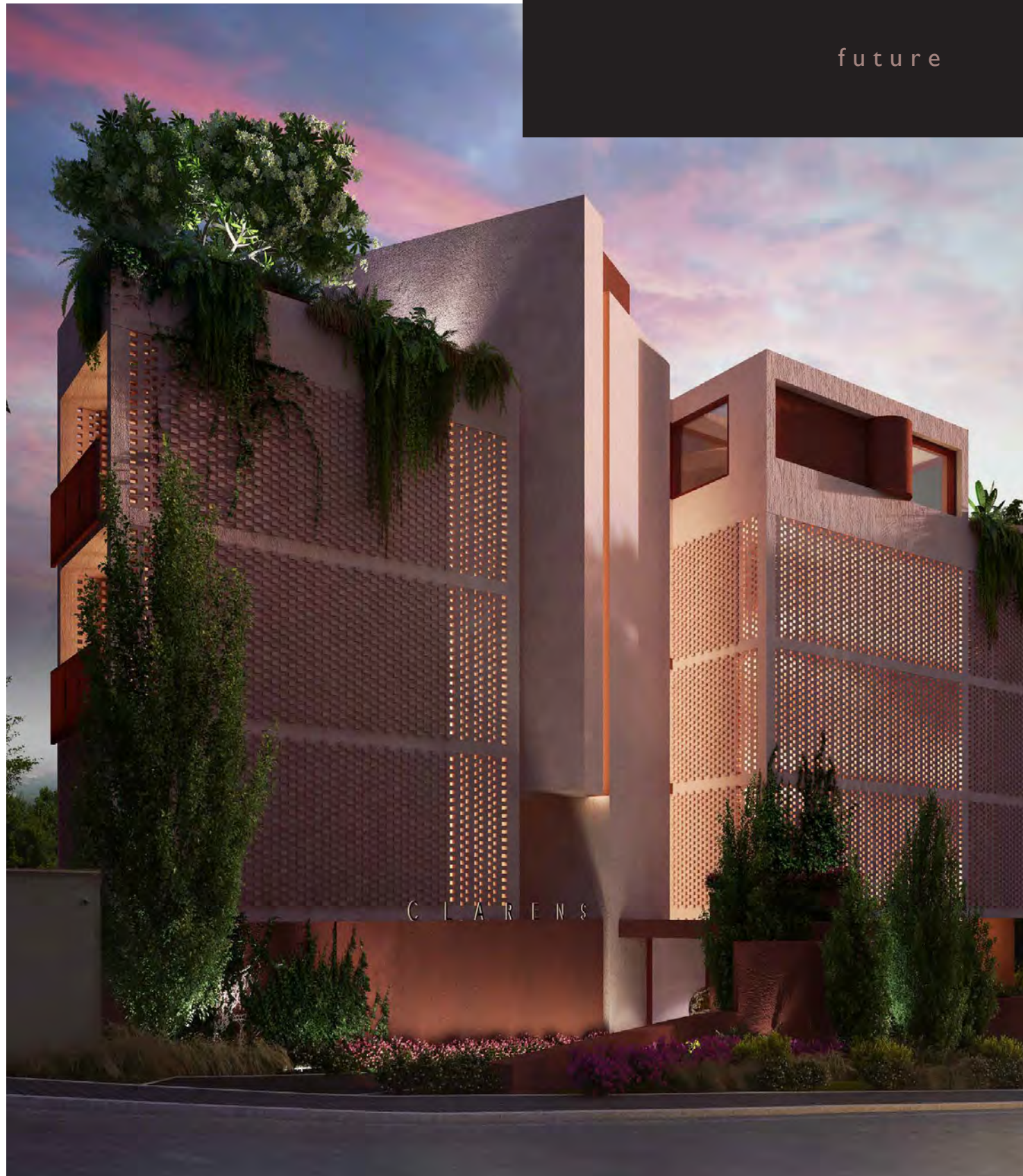
future



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.

'the best way to prevent the future is to invent it.'
- Allen Key



KLÛK CGDT
BOUTIQUE | PROPERTY

APARTMENT FINISHES



POOLS

All duplexes have “Plaas Dam” inspired circle pools 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



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



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



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



INTERIOR DOORS

Custom made tall doors in shadow line frames



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



LIGHTS

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

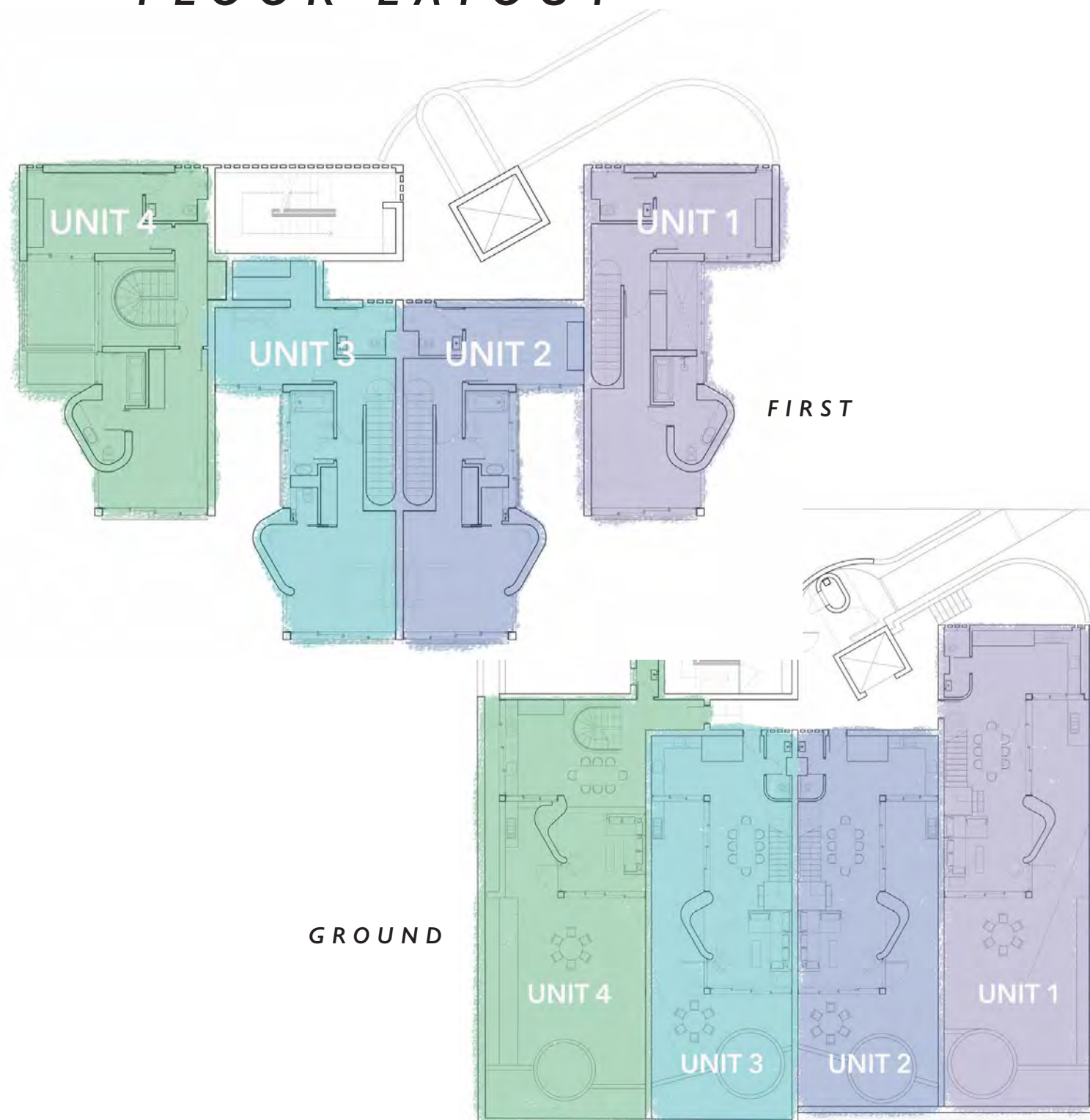


FLOOR

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



GROUND & FIRST FLOOR LAYOUT



UNIT 1; UNIT 2; UNIT 3; UNIT 4

DUPLEX UNITS

Duplex units with two generously sized bedrooms, all en-suite

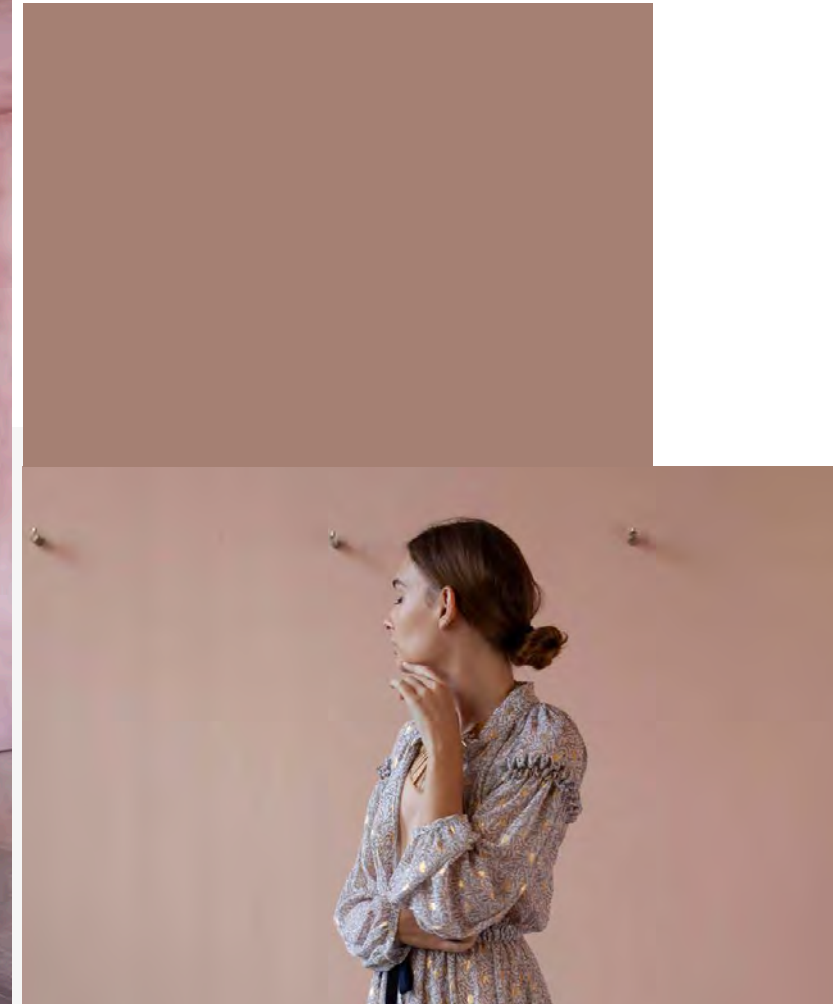
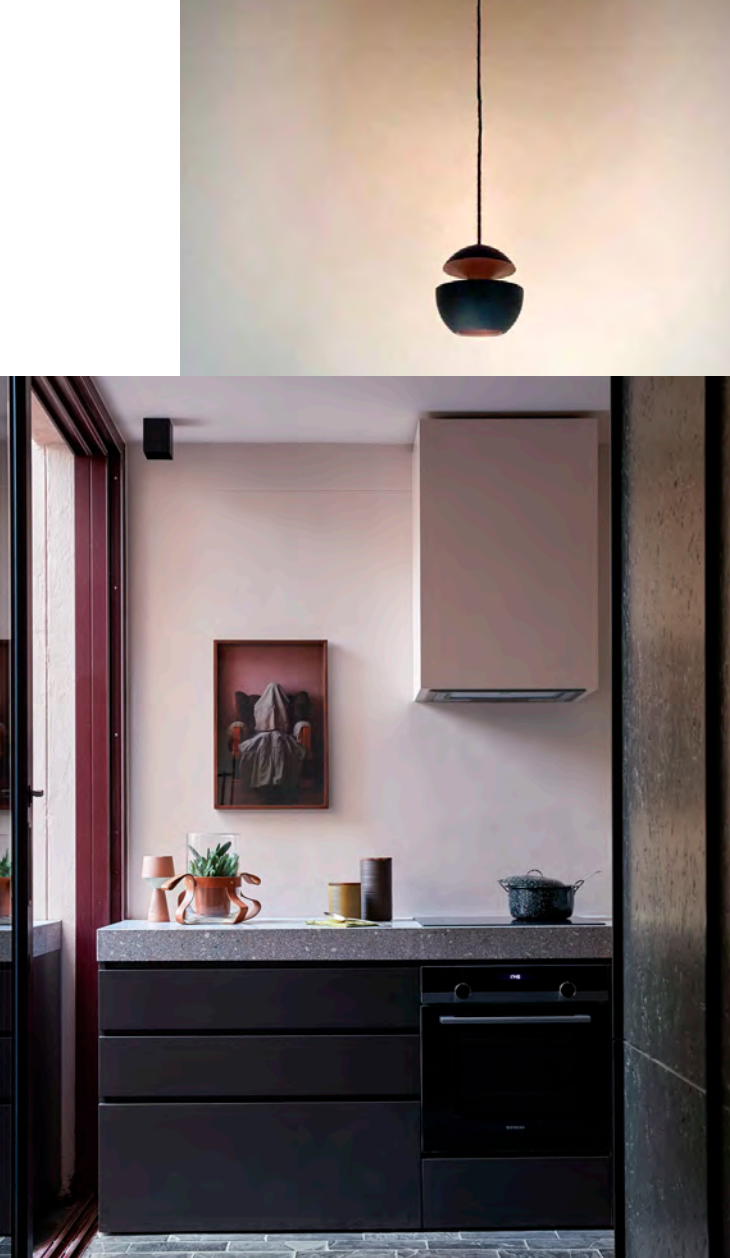
Air-conditioned master bedroom & ceiling fanned bedrooms.
Built-in cupboards & bespoke en-suite bathrooms.

Seamlessly linked entrance hall with kitchen, living and dining rooms - all opening with large, glazed doors to outside terraces and garden area.

Efficient kitchen with bespoke cooking station and integrated pantry units.

Outside terrace with cooking station leading to large, irrigated garden with a pool.

Energy efficient heat pump with hot water circulation.



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

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

3 Bathrooms

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

Bathroom 2 En-Suite; Shower
Backlit Bespoke Mirror
Night Light

Guest WC on Ground Floor

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
Washing Machine, Tumble Dryer and
Microwave

EXCLUSIVE USE

Irrigated Landscape Garden
Gas Braai
Pool

Parking and Storeroom

2 Secure Basement Parkings
Store Room in basement



UNIT ONE

Duplex
2 Bedroom | Ground & 1st Floor | 156m2
INCLUDED Store Room in basement (5 m²)

R11 400 000
*Inclusive of VAT, no transfer

UNIT TWO

Duplex
2 Bedroom | Ground & 1st Floor | 154m2
INCLUDED Store Room in basement (9 m²)

R9 950 000
*Inclusive of VAT, no transfer

UNIT THREE

Duplex
2 Bedroom | Ground & 1st Floor | 164m2
INCLUDED Store Room in basement (9 m²)

R11 450 000
*Inclusive of VAT, no transfer

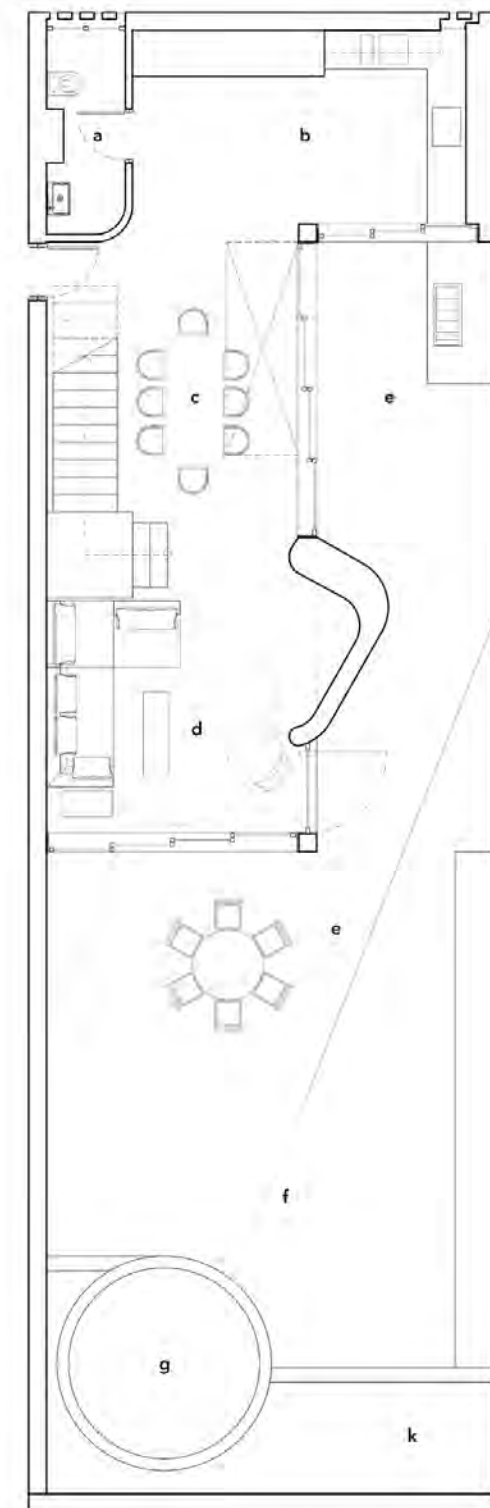
UNIT FOUR

Duplex
2 Bedroom | Ground & 1st Floor | 163m2
INCLUDED Store Room in basement (5 m²)

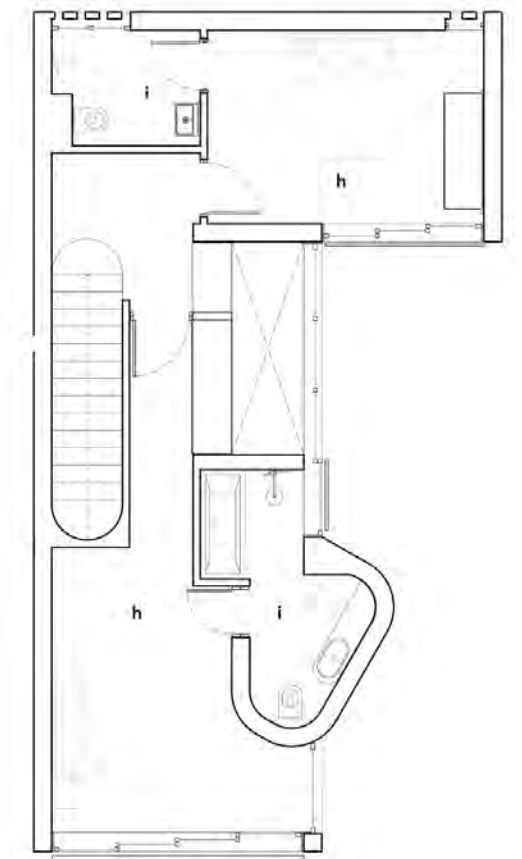
R11 400 000 RESERVED
*Inclusive of VAT, no transfer



FLOOR PLAN UNIT 1



Ground Floor



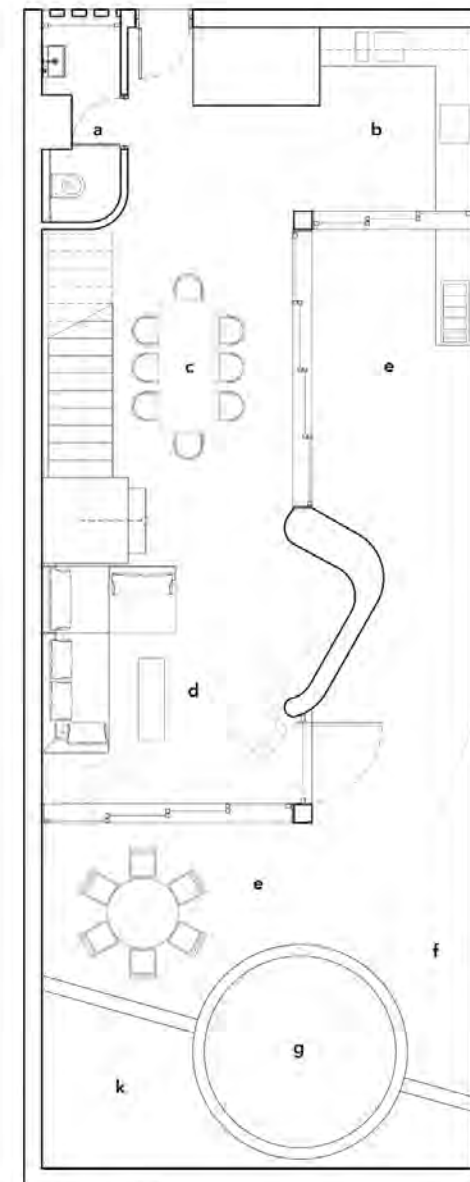
First Floor

UNIT 1

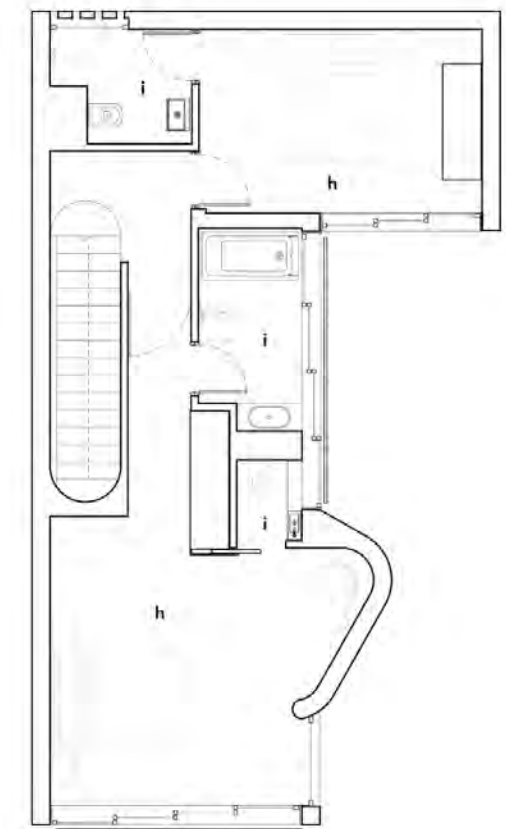
- a. Guest WC
- b. Kitchen
- c. Dining Area
- d. Lounge
- e. Terrace
- f. Garden
- g. Pool
- h. Bedroom
- i. En-Suite
- k. Planter



FLOOR PLAN UNIT 2



Ground Floor



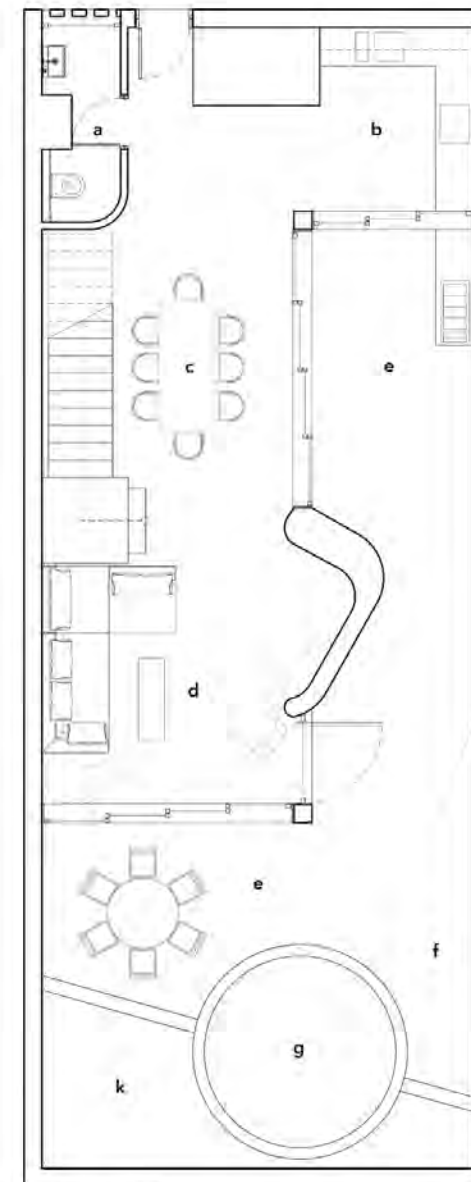
First Floor

UNIT 2

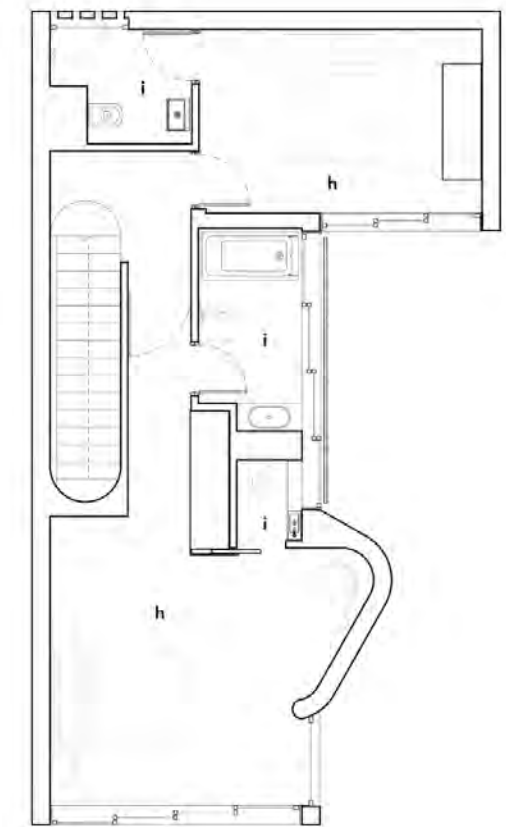
- a. Guest WC
- b. Kitchen
- c. Dining Area
- d. Lounge
- e. Terrace
- f. Garden
- g. Pool
- h. Bedroom
- i. En-Suite
- k. Planter



FLOOR PLAN UNIT 3



Ground Floor



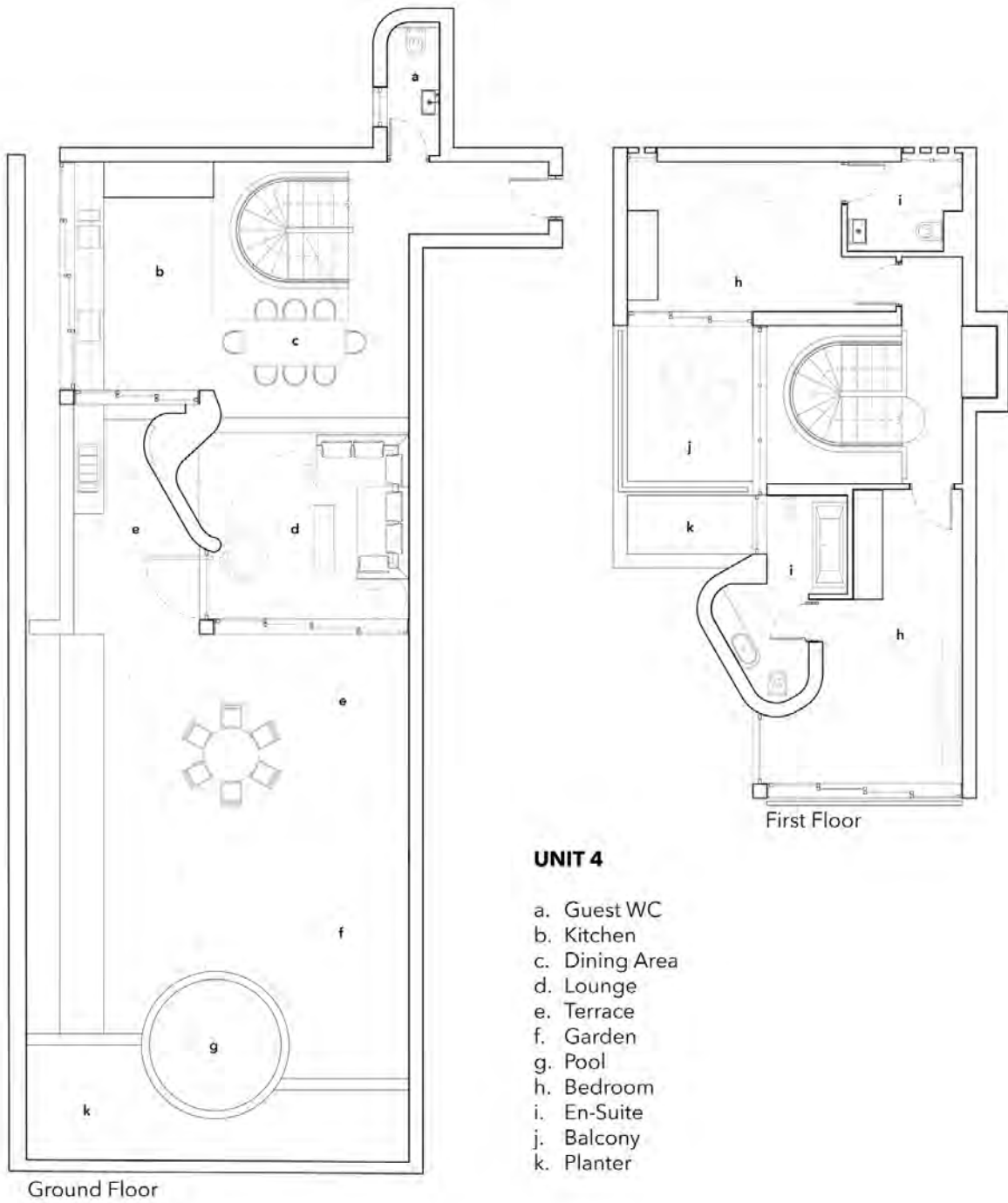
First Floor

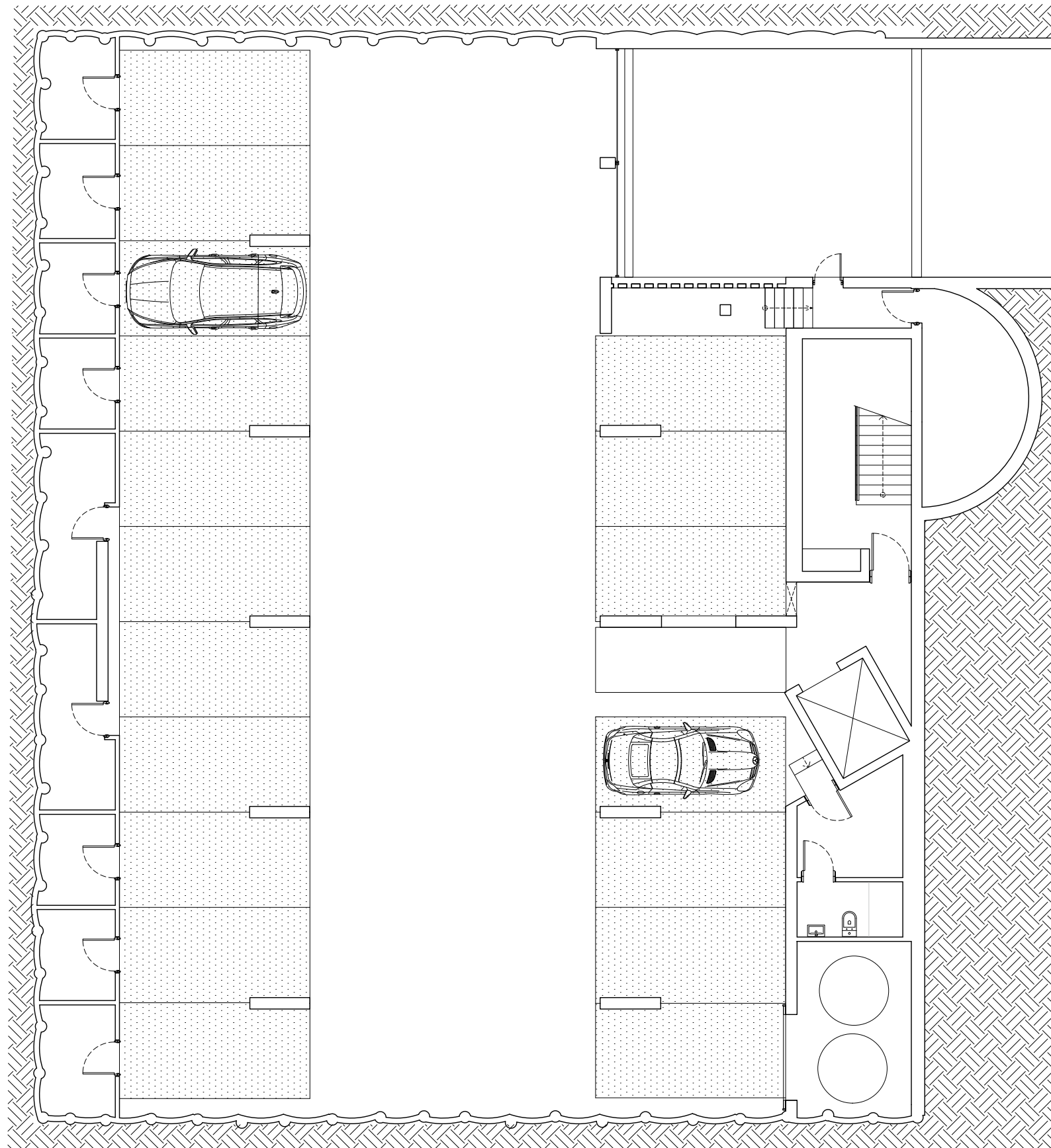
UNIT 2

- a. Guest WC
- b. Kitchen
- c. Dining Area
- d. Lounge
- e. Terrace
- f. Garden
- g. Pool
- h. Bedroom
- i. En-Suite
- k. Planter



FLOOR PLAN UNIT 4





CONTACT **US**

property@klukcgdt.com

www.klukcgdt.com