

# CLARENS

*UNIT 1 - 8*



An architectural rendering of a modern building named '32 CLARENS'. The building features a light-colored, textured facade with large sections of perforated metal screens that allow warm interior lights to glow through. The structure is composed of several interconnected volumes of different heights. Lush greenery is integrated into the design, with plants growing from the roof and climbing up the sides. The scene is set against a dramatic sky with soft pink and blue hues, suggesting twilight. In the foreground, there are landscaped gardens with various plants and a paved area.

# 32 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.





## 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



DEVELOPED BY

KLÛK CGDT PROPERTY

ARCHITECTS

Hours Clear Architects

INTERIOR

ESTABLISHMENT for KLÛK CGDT





# APARTMENT FINISHES



## FLOORS

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

## 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

## 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

## 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

## 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

## INTERIOR DOORS

Custom made tall doors in shadow line frames

## 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

## POOLS

All duplexes have "Plaas Dam" inspired circle pools





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.

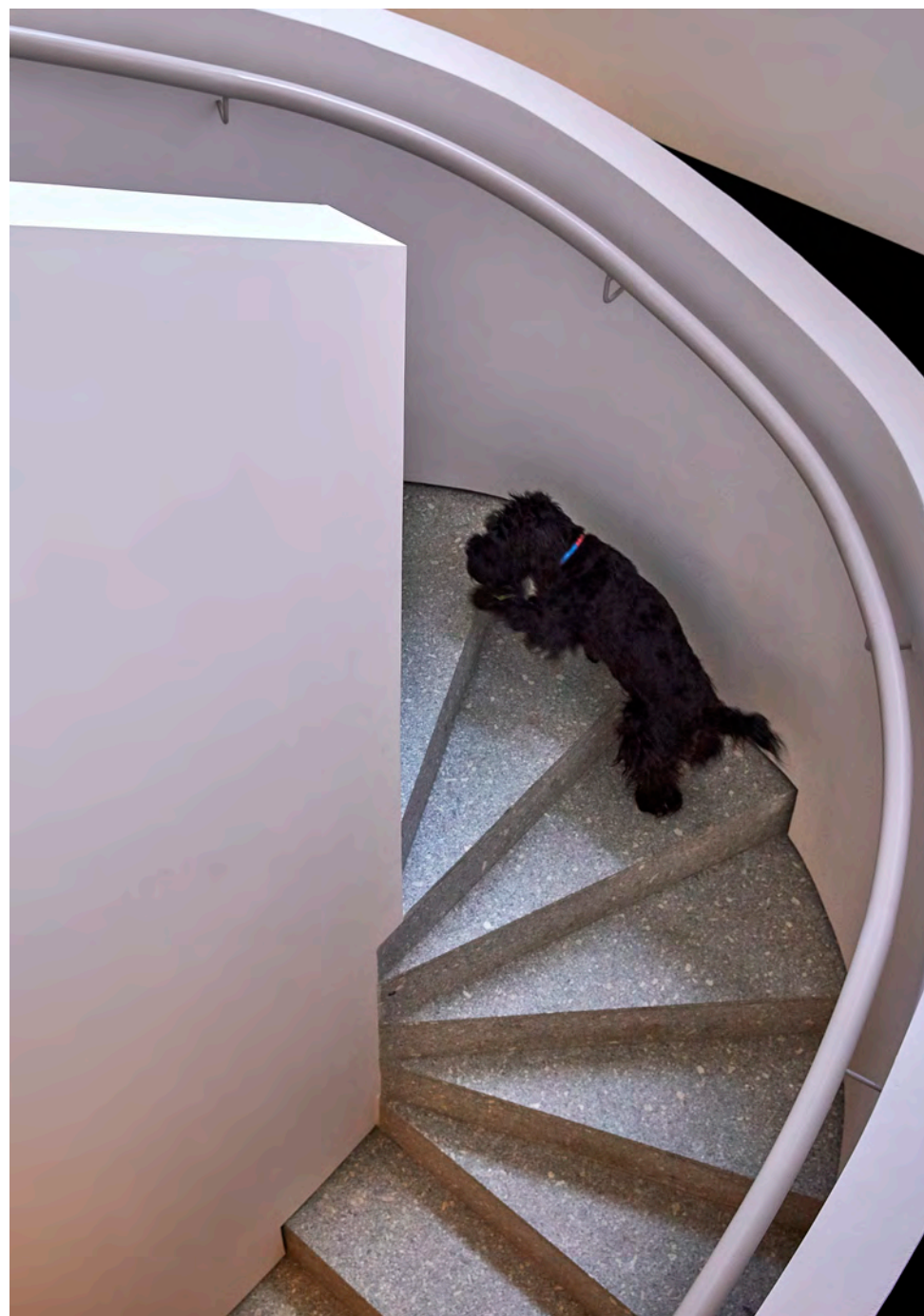
Energy efficient heat pump with hot water circulation.





space  
safety  
comfort  
design  
future





UNIT 5; UNIT 6

## 1 BEDROOM UNITS

UNIT 7; UNIT 8

## 2 BEDROOM UNITS

Airy single bedroom units with one generously sized bedroom and 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.





## UNIT ONE

Duplex  
2 Bedrooms | 3 Bathrooms | 2 Parking Bays  
Ground & 1st Floor | 156m<sup>2</sup>  
**INCLUDED** Store Room in basement (5 m<sup>2</sup>)

**R11 400 000**  
\*Inclusive of VAT, no transfer

## UNIT TWO

Duplex  
2 Bedrooms | 3 Bathrooms | 2 Parking Bays  
Ground & 1st Floor | 154m<sup>2</sup>  
**INCLUDED** Store Room in basement (9 m<sup>2</sup>)

**R9 950 000**  
\*Inclusive of VAT, no transfer

## UNIT THREE

Duplex  
2 Bedrooms | 3 Bathrooms | 2 Parking Bays  
Ground & 1st Floor | 164m<sup>2</sup>  
**INCLUDED** Store Room in basement (9 m<sup>2</sup>)

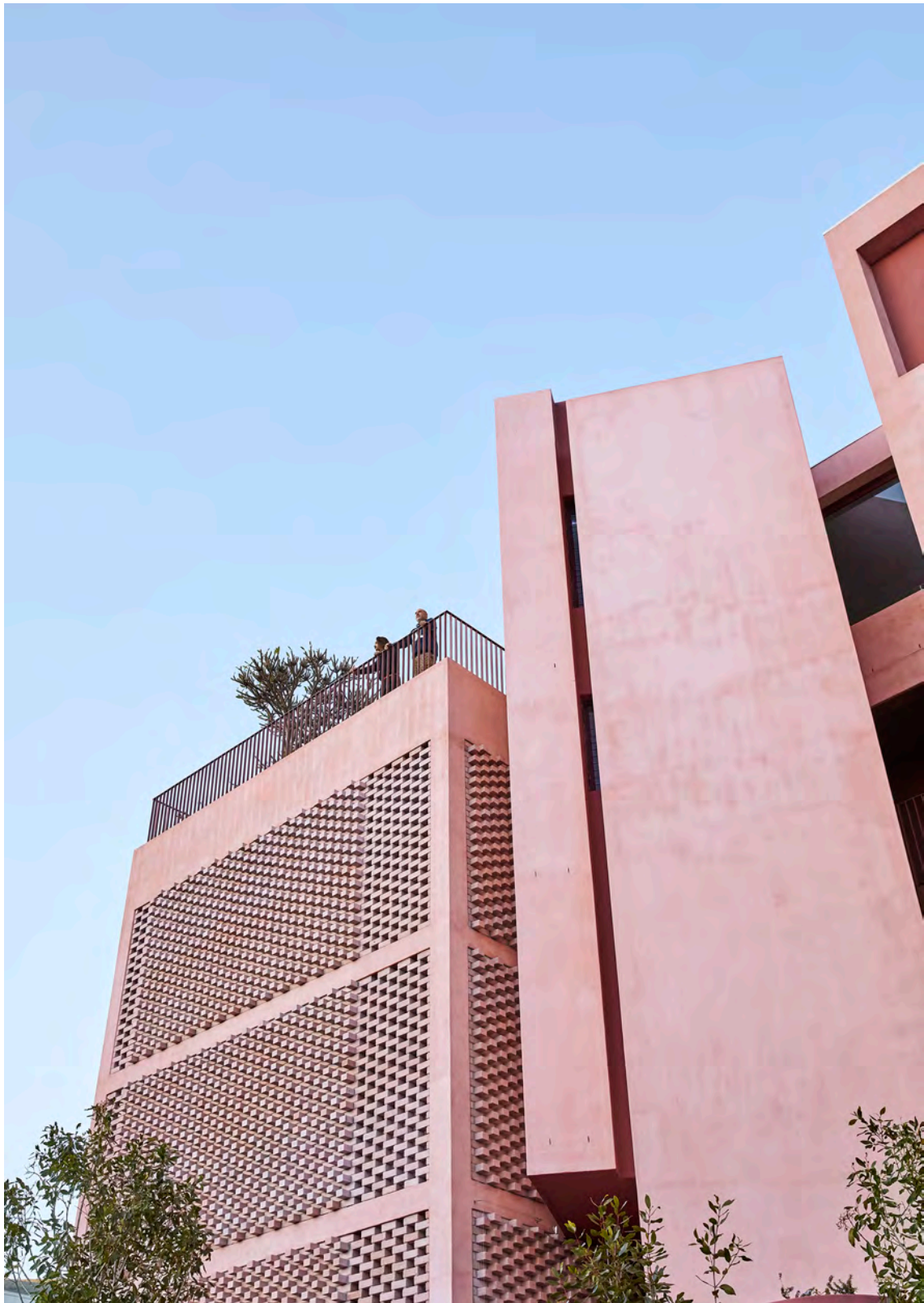
**R11 400 000**  
\*Inclusive of VAT, no transfer

## UNIT FOUR

Duplex  
2 Bedrooms | 3 Bathrooms | 2 Parking Bays  
Ground & 1st Floor | 163m<sup>2</sup>  
**INCLUDED** Store Room in basement (5 m<sup>2</sup>)

**R11 400 000 RESERVED**  
\*Inclusive of VAT, no transfer





## UNIT FIVE

1 Bedroom | 1 Bathroom | 1 Parking Bay  
Second Floor | 59m<sup>2</sup>  
**INCLUDED** Store Room in basement (5 m<sup>2</sup>)

**R3 790 000 SOLD**  
\*Inclusive of VAT, no transfer

## UNIT SIX

1 Bedroom | 1 Bathroom | 1 Parking Bay  
Second Floor | 58m<sup>2</sup>  
**INCLUDED** Store Room in basement (5 m<sup>2</sup>)

**R3 700 000 SOLD**  
\*Inclusive of VAT, no transfer

## UNIT SEVEN

2 Bedrooms | 2 Bathrooms | 2 Parking Bays  
Third 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 | 3 Bathrooms | 2 Parking Bays  
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



