



Densification spurs the development of southern suburbs security estates

THE emergent trend for home buyers to favour areas close to good schools is spurring a move toward the densification of the most sought-after residential areas, and the knock-on effect has been an increase in the functional utilisation of large erven for the development of smaller exclusive gated communities.

Although a relatively new concept in Cape Town's southern suburbs, the move toward elite compact developments is gaining momentum with The Struben being the latest prestigious private security estate to offer 24-hour security and modern state-of-the-art living.

Situated in Claremont's "Hen and Chicken Estate" which has long been one of Cape Town's most desirable suburbs, the luxury development will be launched for sale off plan soon, with building set to commence upon receipt of all guarantees and an anticipated completion of around nine months after breaking ground.

Barbara Manning of Lew Geffen Sotheby's International Realty in Bishopscourt and Claremont says The Struben will appeal to discerning buyers. "It consists of only two north-west facing bespoke designer homes which will enjoy maximum privacy and 24-hour security.

"The Struben has also been designed with eco-sustainability at the core," says Manning, "and both properties feature a range of practical and sustainable energy and resource-saving systems."

The contemporary eco-friendly elements and systems include: solar-assisted water heating, special water-efficient aerated taps, dual flush cisterns, a water bank to ensure a consistent water supply, sus-

tainable eco hardwood floors, a water purifying system, special ceiling fibre insulation, energy-efficient fireplaces and a back-up generator.

Both double-storey homes stand on erven of just under 1 000m², allowing for generous landscaped gardens with automated irrigation systems and sizeable swimming pools.

Manning says: "The spacious bedroom suites on the first floor have uninterrupted views of the surrounding mountains and landscape."

Buyers will be able to select their own finishes and appliances from a pre-selected range and will also be offered a choice of interior paint colour schemes. There is also a wide variety of optional extras to choose from including a grey water recycling system for garden irrigation, gas installation for the hob, ducted heating from the fireplace and a Jacuzzi or spa bath.

Lew Geffen, chairman of Lew Geffen Sotheby's International Realty, says: "For many investors, one of the most attractive features will be the peace of mind afforded by the high level of security at the estate.

Over and above the advanced security systems and devices installed in each home, the estate is in a low-traffic, one-way residential road and the positioning of the individual houses allows for minimum frontage to public space."

Geffen says investors will also be drawn by the suburb's easy access to a host of leisure and outdoor activities.

Marketed exclusively by Lew Geffen Sotheby's International Realty, 10A The Struben is on the market for R18.5m and 10B is priced at R16.5m. Both include VAT and transfer duties.

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