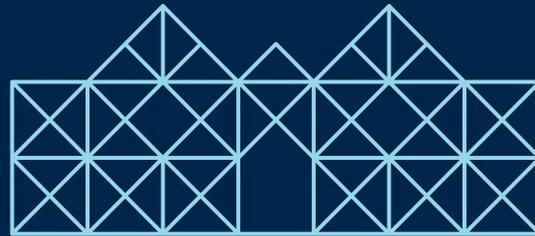
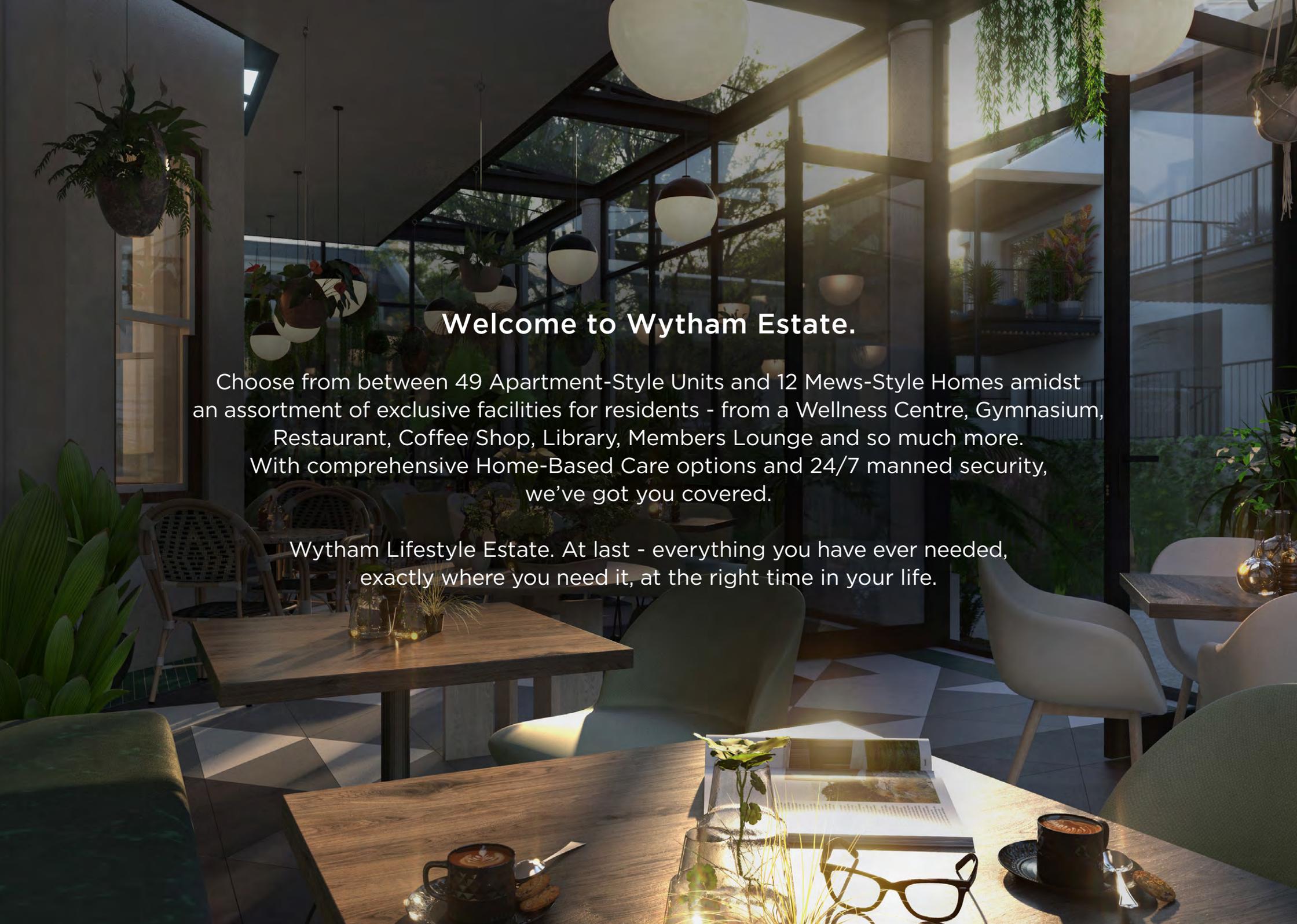


WELCOME TO



WYTHAM ESTATE

THE BEST MOVE YOU'LL MAKE.



Welcome to Wytham Estate.

Choose from between 49 Apartment-Style Units and 12 Mews-Style Homes amidst an assortment of exclusive facilities for residents - from a Wellness Centre, Gymnasium, Restaurant, Coffee Shop, Library, Members Lounge and so much more. With comprehensive Home-Based Care options and 24/7 manned security, we've got you covered.

Wytham Lifestyle Estate. At last - everything you have ever needed, exactly where you need it, at the right time in your life.



Welcome to a spectacular lifestyle development for over 65s in the heart of the Claremont-Kenilworth greenbelt. Welcome to serenity and peace of mind. Welcome to a new home in an old neighborhood.





OUR VISION

The driving force behind Wytham Estate was a desire for people over 65 to be able to retire within a neighborhood they have called home for many decades. The need for a secure and upmarket development situated in the heart of the Southern Suburbs of Cape Town has been a long time coming. Centrally located within suburbia, and in close proximity to all the local amenities, Wytham Estate is finally that place. A new place for you to call home in an old neighborhood.



FEATURES

- 49 apartment style units (1 and 2 bed).
- 12 mews homes for those still requiring a larger space to reside in.
- Serviced Units - giving you time to do the things you want to do.
- Hospitality - that knows exactly who you are and how you like your coffee.
- Care Services - discreetly in place for when you need them.

LIFESTYLE

- **The Fernery Conservatory Restaurant** – Being the formal eating area does not mean stuffy with straight backed chairs. This area is green, calm and discerning. Meet friends for lunch from our Harvest Table or dinner from our A La Carte menu, with a bottle of wine from the cellar. Think of it as your very own restaurant at home.
- **The Lewis Library** – Once the office of Stanley Lewis, the visionary behind The Foschini Group. A place for you to enjoy a comfortable chair, a good book and a flat white in front of a warm fire.
- **The Arderne Public House & Café** – Sitting at the heart of the estate is everyone's favourite social hub, where baristas turn into barmen. By day a sunny café serving freshly pressed premium coffees, and after the sun sets, a bar pouring smooth single malts.
- **Members' Lounge** – Be it participating in bridge tournaments or just catching up on your email, the members lounge attached to the Bar & Café is the perfect location. Not just a social seating area, it also hosts a number of work stations to allow you to plug in and be productive.
- **Morning Terrace** – Filled with morning sun, the rustle of the oak trees and an easy attitude. Take your breakfast out here and get ready to start your day.
- **Mountain Terrace** – Follow the game of croquet, cheering on your favorite player, or gather with friends and bask in the afternoon setting sun.
- **Guest Lounge** – Enjoy coffee with visiting family or sit around the fire with a newspaper and relax.
- **The Pavilion** – Reserve this area for your 30 best friends and family to celebrate a special occasion or join us for a Friday get-together. Or simply relax on an afternoon perch in the shade, whilst enjoying the sitewide WIFI on your iPad.
- **The Hotel** – With 4 hotel rooms upstairs in Highwick House, this means that visiting friends and family travel home in an elevator, after dinner in our restaurant.



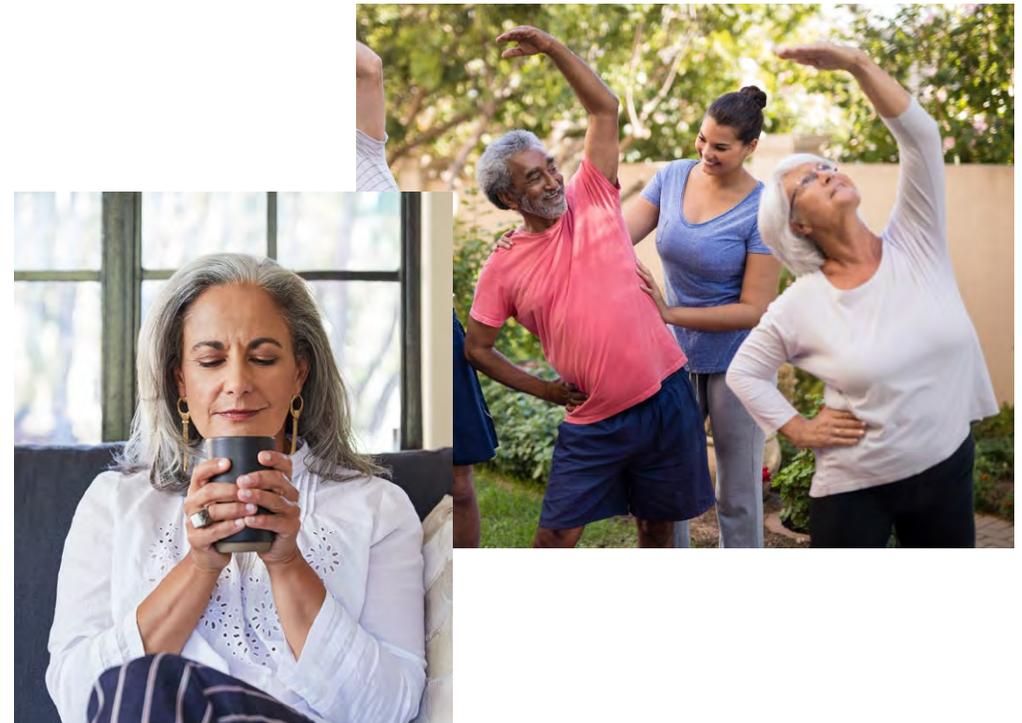


SECURITY

- **Land Locked** - Security at Wytham Estate begins with its island like location surrounded by other properties. The only road accesses being where vehicles enter and exit the estate - under the eagle eye of our security team.
- **24/7 Guarding** - Our security is enhanced with access to nearby armed response.
- **Secure Perimeter** - We have protection and monitoring through electric fencing and CCTV cameras.
- **Analytical Camera Systems** - Wytham Estate's high-tech camera system is always on and always alert to human shapes approaching boundaries.
- **Verifier Offsite Monitoring** - For an added layer of protection we have included offsite monitoring.
- **Internal CCTV** - We have cameras throughout the common areas onsite to monitor movement.

WELLNESS AND CARE CENTRE

- **Gymnasium and Yoga/Pilates Studio** - Upstairs at Highwick House you will find a purposefully equipped gym ready for your workout. Get a personal trainer in to take things to the next level or take part in group classes arranged according to the requirements of our inhabitants.
- **Primary Healthcare Suite & Treatment Rooms** - Situated next door to the gym will be our primary healthcare suite. Catering for your monthly check-up or respite care if you are taken ill. A registered nurse will be on hand in daylight hours to attend to your needs.
- **Massage / Physiotherapy Room** - This space is complete with a bed and the equipment needed for your treatment. Book with our concierge who will arrange the visit and the cost will be added to your monthly bill with approved suppliers.





GARDENS

Inspired by the beauty and greenery of Cape Town, we have invested a considerable amount of time designing a garden for the ages. With local inspirations like Stellenberg, Arderne Gardens and Kirstenbosch – our garden is our pride and we will actively engage with our community to add to it and manage this living masterpiece. With two on-site boreholes and permanent garden staff, this will be a garden that people will come to visit.

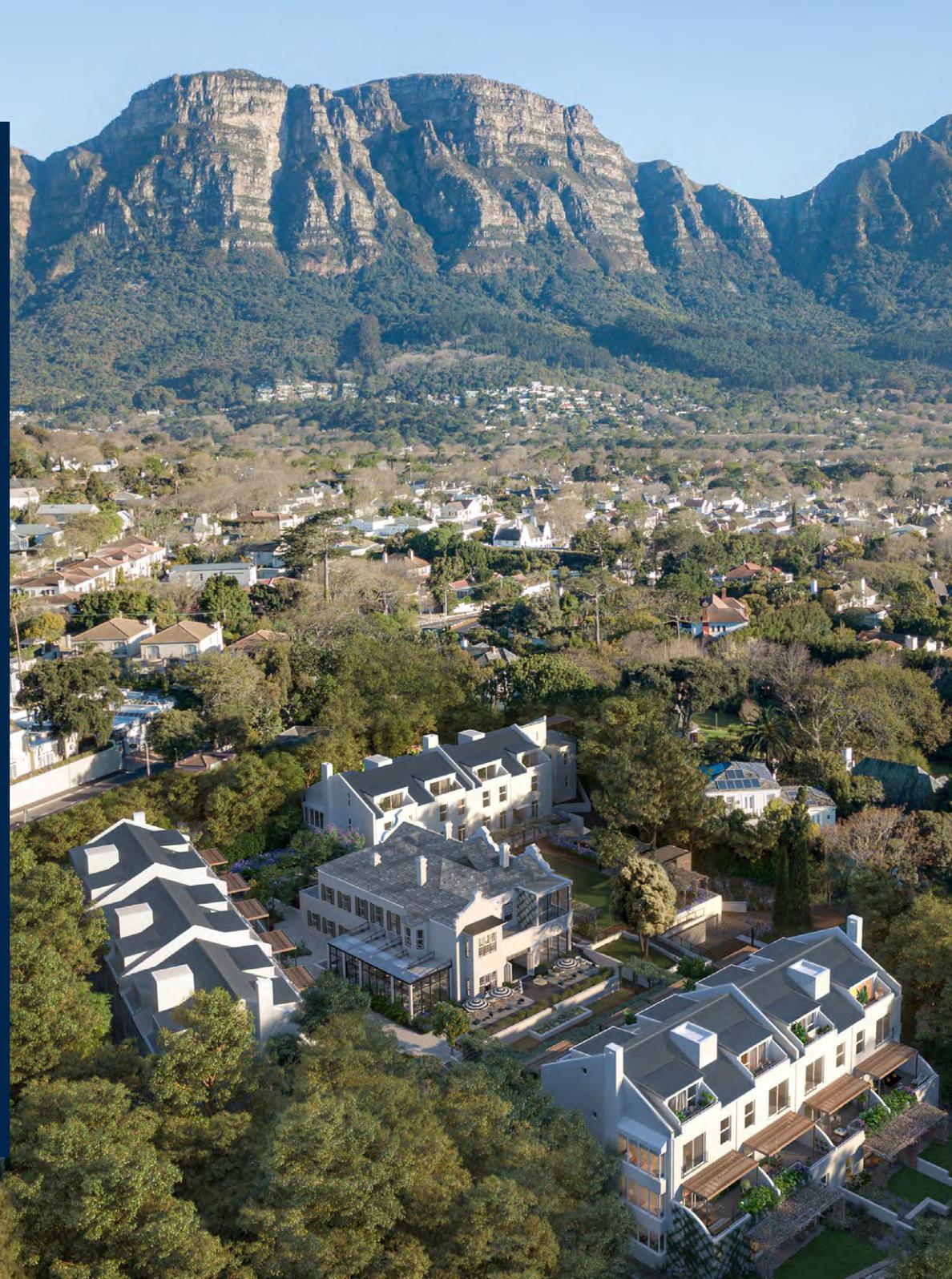
- Garden Estate
- Boule Court
- Wetland Walk
- Croquet Lawn
- Pocket Gardens
- Secret Garden

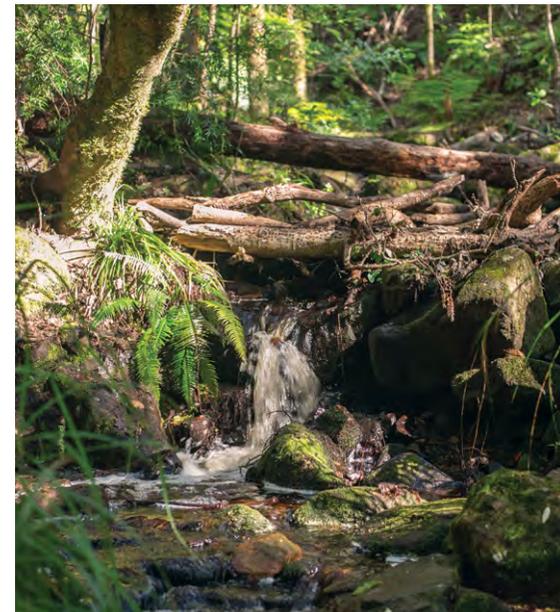
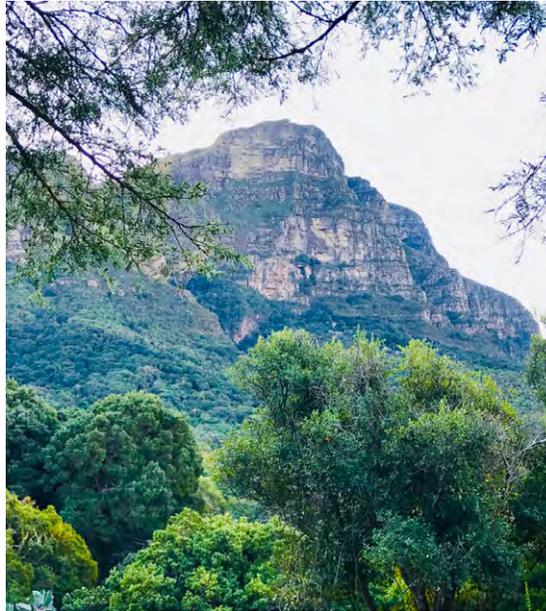
LOCATION

Retirement in Claremont/Kenilworth hasn't been a concept until now due to the lack of available space. We have managed to consolidate a number of properties to achieve an estate that is not only beautiful to look at, but is in an unmatched location. With all the conveniences and facilities that you are used to living alongside, Wytham Estate is literally a new home in an old suburb for many future residents.

Within 5kms we have the following;

- Cavendish Mall
- Kirstenbosch & Newlands Forest
- Constantia Greenbelts
- Kelvin Grove
- Kingsbury Hospital
- Newlands Rugby & Cricket Stadiums
- A Multitude Of Restaurants
- Barristers & Foresters Arms (Forries)
- Local Schools (for your grandkids' sports days)
- Local Hotels and Conference Facilities
- Dentists & Doctors
- Bowls and Tennis Clubs
- Golf Courses (let us not forget about those)





HERITAGE

STELLENBERG

The story of this home begins as far back as the first Dutch Cape Governor, Simon Van Der Stel and the beautiful homestead called Stellenberg. Draped across the southern slopes of Table Mountain, the original farm stretched across most of what is known as Claremont and Kenilworth today, and played a key role in the establishment and development of the Cape.



ARDERNE GARDENS

In 1845, a piece of the land was subdivided and purchased by timber merchant Ralph Arderne. An avid collector of trees, Arderne often purchased seedlings from passing ships in Cape Town harbour. Many of these trees can be found in his arboretum, the Arderne Gardens which is home to the highest concentration of Champion Trees in South Africa. Arderne Gardens was originally incorporated to supply tree specimens to Kew Gardens in London. As ships explored the Indies and Australasia, this “back up” location was established to cover for any plants which may have died on the long sea voyages to England.

HIGHWICK HOUSE

A subsequent subdivision off Stellenberg took place in January 1886, with a house of epic grandeur built on it in 1896. Its driveway, now named Highwick Drive, stretched up from the Arderne Gardens to the front door of this, Highwick House. The house was originally purchased by Henry Beard, a Minister of Parliament, distinguished businessman and husband to Ralph Arderne’s daughter, Joanna.



WYTHAM ESTATE

After Beard's death in 1926 the property was purchased by Judge James Stratford who made significant changes, most notably removing the turret that can be seen in the historical reference images. It was also around this time that the estate became known as Wytham Estate.

THE LEWIS FAMILY

In 1961 Stanley Lewis, the man behind the successful Foschini Group, bought Wytham Estate. The family owned the house for 41 years and Stanley often used the house to host important business meetings and spent hours building his retail empire from the study - now The Lewis Library here in Highwick House.

When the Lewis family sold the property in 2002, The Foschini Group had already been using the property for a number of years as a headquarters and conference facility.



YOUR STORY

The story beneath your feet has been an interesting one so far. AVIEW purchased the property in 2017 and have been quietly weaving together the script for the next chapter in this rich, historical tapestry. The next chapter is yours to tell..



MANOR LIFE

Manor Life is a stand-alone company that specialises in the management and administration of retirement developments. Focused around the three main cores of Service, Hospitality and Care – we mix hotel-like service standards with contemporary first-class dining and managed home-based and primary health care services.

With high touch points across all factors of our guests' lives, we manage your experience in the estate. From arranging the lift back home from Cavendish Shopping Centre to Wytham Estate, to booking a few extra hours of cleaning in your unit, our front of house management team will efficiently coordinate your requirements.

We integrate technology in a straight-forward but powerful interface which will help to seamlessly weave the whole experience together. Each unit comes standard with built in technology which manages estate communications, ordering meals, reserving transport, booking treatment rooms, making appointments with doctors or physiotherapists and any other ad-hoc requirements which we will offer as part of the service.

Manor Life has a company vision of changing the retirement lifestyle landscape - as we progress into a new era of lifestyle estate living. Our company ethos is to serve our clients in a way that puts them front and center of our offering, knowing that our success is linked to their enjoyment of our managed estate.

By employing the finest service providers in their field, we facilitate and manage the macro environment of the estate - bringing a fresh approach to the table. This is run in parallel with the expertise and experience of our service providers - meaning each sector will get a progressive and premier level of input.

We provide the structure within which this new age of Seniors Living weaves itself into the lives of our guests. We are not looking to reinvent the wheel, but simply to do things better, with our client's requirements as our guiding philosophy.

MANOR
Life



SERVICE

Home Cleaning – Our managed cleaning service will take care of all the chores, giving you the time to enjoy the amenities which the estate has to offer.

Laundry – Although the units are all equipped with washing machines – we will collect, wash and fold a load of laundry every week as part of our standard service.

Linen Change – No more hunting for the corners of the duvet. Once a week we change your linen, rotating in your own set of fresh clean sheets and laundering the old ones.

Maintenance – No more Saturdays with a long DIY list, hiking up ladders, changing light bulbs or dragging the mower out of the garage. We take care of all essential handyman and gardening services.

HOSPITALITY

The one thing we refuse to be is a “jelly & custard” establishment. Our focus on catering will be centered on superior ingredients, selected according to the dietary requirements of our group of residents. With a continental spread of breakfast assortments in the morning, harvest table salads and proteins for lunch and simple, quality, ingredient-driven dinner courses – food will be a highlight of Wytham Estate.

Our coffees and pastries are sourced from top suppliers, as well as our fine selection of wines, beers and spirits.

Concierge - Booking a meal at the local? Or a round of golf? Speak to our resident concierge & facilities manager, who will gladly assist you.

Local Transport – Our shuttle service will drop and collect from local locations. A game of tennis followed with a GnT at Kelvin Grove? No problem – just let our friendly concierge know and we’ll arrange transport home for you.

Social Events - Highwick House is the center point of our social hub. A place to meet friends, have lunch with family, or strike up a conversation with whomever is there to watch the game on a Saturday afternoon.

We envisage the following groups which may form according to guest preferences;

- Bridge groups
- Wine tours and collectors
- Gardeners club
- Walking & Hiking groups
- Yoga/Pilates groups
- Book clubs



CARE

Our onsite facility will be managed by a specialist company - Medwell. Our standard service will include;

Primary Healthcare

- Annual health assessment
- Continual monitoring of resident's health status
- Recording of health history
- Weekly clinic visits
- Emergency home visit
- Daytime respite care
- Medication supply management

Additional services which will be provided on site at an additional cost incl;

Home based Care

- Assisted Daily Living
- Wound Care
- Frail Care
- Professional Medical Practitioners Visits

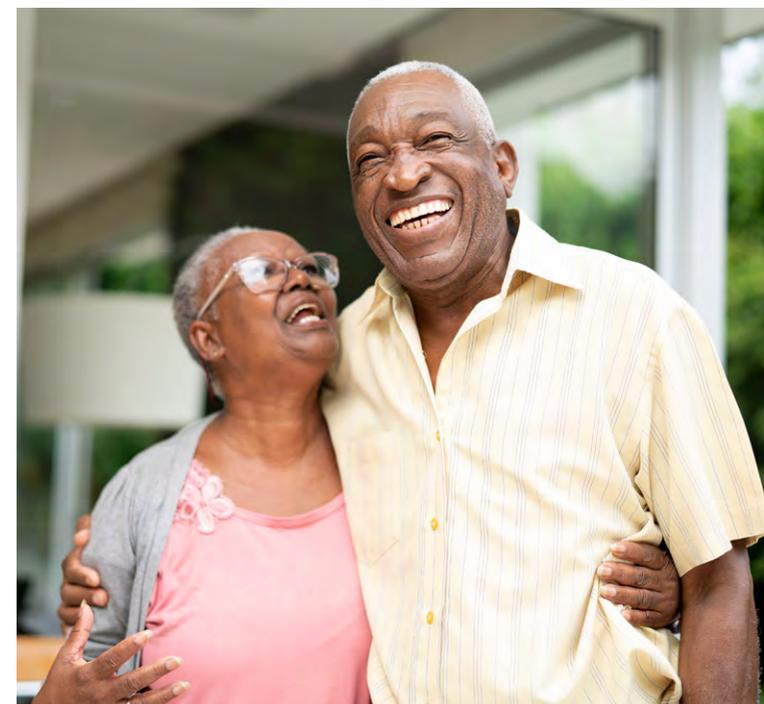
Frail Care

Manor Life has an "age in place" policy, which means we bring care services like frail care, to you, instead of you going to frail care. Globally there has been a trend towards this type of care offering as it provides a sense of dignity and comfort when it is needed most. Our service provider Medwell have many years of experience in this field and will provide different levels of service as and when they are required. Should our clients require specific medical care that exceeds the Home Based Care offered on site - then together with Medwell and our clients doctor, we will move our client to a suitable off site facility which will best meet their requirements.

Manor Life currently has an application with City Of Cape Town on a very nearby site called Esterdale. This site comprises a large, high end frail care facility which will provide a world class care offering. Esterdale is still subject to planning rights though, which need to be attained before we can guarantee the delivery of this facility at this stage. We have spoken to various other frail care facilities who can provide this service should Esterdale not go ahead.

24/7 Emergency Service

- Call4Care Service - linked with ambulance service.
- Kingsbury Hospital - a top rated local hospital is situated 1,5km away.





OUR LEVY & LIFE RIGHTS STRUCTURE

Our levy is run in a not-for-profit structure. We believe that the benefit which our residents have is that they get great service at the lowest possible cost. This is the long-term benefit of living in our estate. The Deferred Special Levy we charge goes into the Levy Legacy Fund, which is and can only be used exclusively for the improvements and maintenance of Wytham Estate. It cannot be drawn on by the developer, or used to fund anything with a commercial purpose. It is there for the benefit of future site developments and a levy buffering system for any unexpected site expenditures.

See our “The Wytham Estate Guide To Life Rights and Levies” document to understand how we look at levies and the benefits of Life Rights.





ACCOMMODATION

Wytham Estate offers a variety of units from smaller Assisted Living units through to three bedroom homes. Our units have been designed to offer accessibility options and come in two different styles - modern and classic.

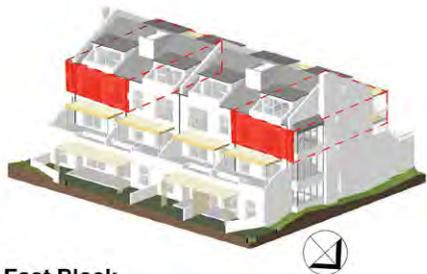
1 BEDROOM EAST BLOCK APARTMENT

Priced From R2'995'000.00

± 50sqm + 1 Parking Bay

Our entry level units in price, but not in utility – these stylish units don't lack anything. They are set up for a single occupant who may require Assisted Living but are for all intents and purposes - fully functional units. These apartments are spacious with all the “mod cons” required to live independently. The privacy of your own bedroom, whilst care help can be a few metres away in the lounge is a plus factor. Set above the care personnel office, these units are closest to our care staff – as and when you require them. Help is just a button press away.





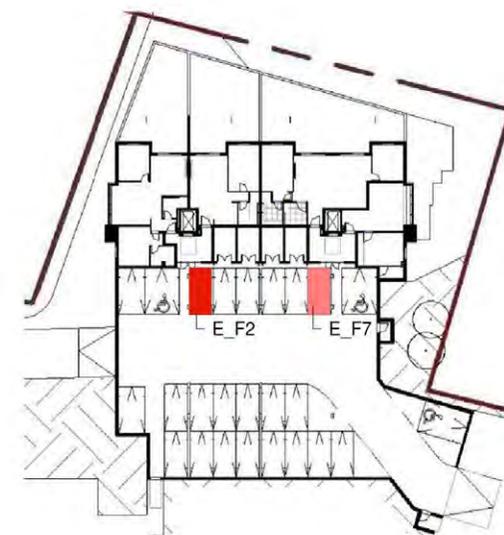
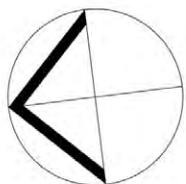
East Block

E_F2 & E_F7 (M)**

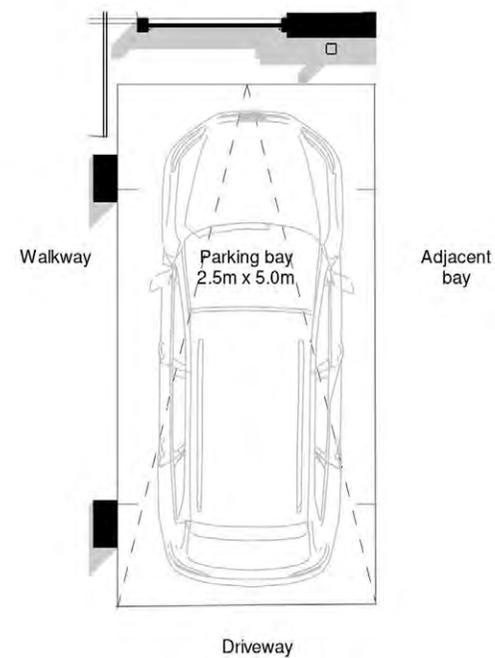
1 Bedroom end unit

Area schedule*

Unit	54m ²
External	0m ²
Total	54m²



Parking location
Basement



STUDIO EAST BLOCK APARTMENT

From R3'495'000.00
± 66sqm + 1 Parking Bay

Set up as Assisted Living suites, these units can also be used for regular accommodation. These apartments pack a punch for their size with a fully functioning kitchen, space for a cosy dinner and a full-sized bathroom (which will accommodate a wheelchair if required). A great feature for these units is their large outside patio, looking over the gardens with views up towards Devils Peak – perfectly set up to watch the sun dipping over the mountain while relaxing after a busy day. Set above the care personnel office, these units are closest to our care staff – as and when you require them. Help is just a button press away.





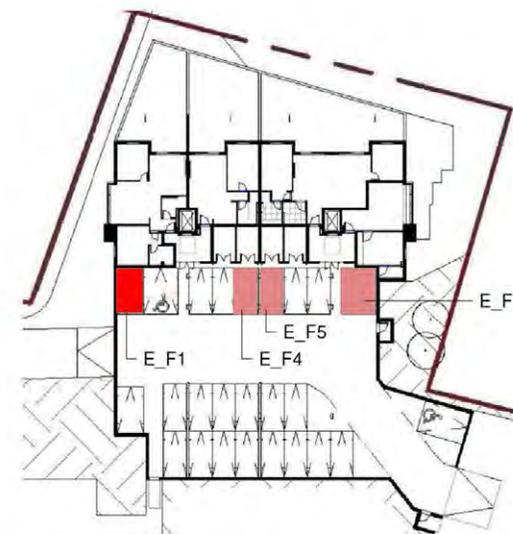
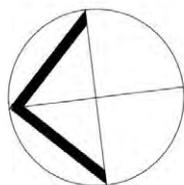
East Block

E_F1, E_F4 (M),
E_F5 & E_F8 (M)****

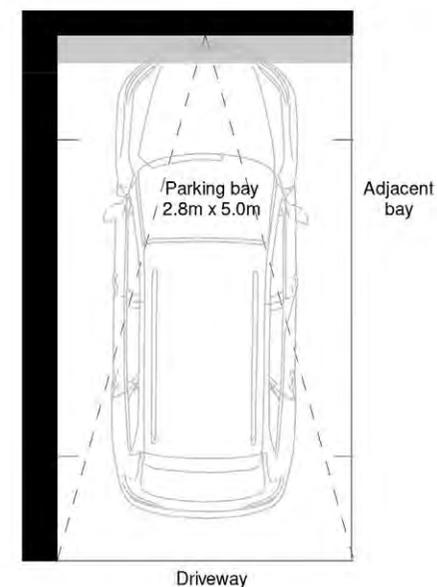
Studio with balcony

Area schedule*

Unit	49m ²
Balcony	17m ²
Total	66m²



**Parking location
Basement**



1 BEDROOM LOFT APARTMENT

Priced From R4'745'000.00
± 80sqm + 1 Parking Bay

Established on the top floor of all three blocks and serviced by a lift, you can zip up from the basement into your unit. Step out onto your mountain facing patio, to drink in the views. They are so spacious we almost made them two bed units. The extra space works beautifully as a one bed apartment - you won't be lacking for anything living here. The feeling of space is enhanced by the open loft roof, and these units have room enough to entertain, but are also cosy on a winter's night. Not so secretly, they are some of the design team's favourite units.





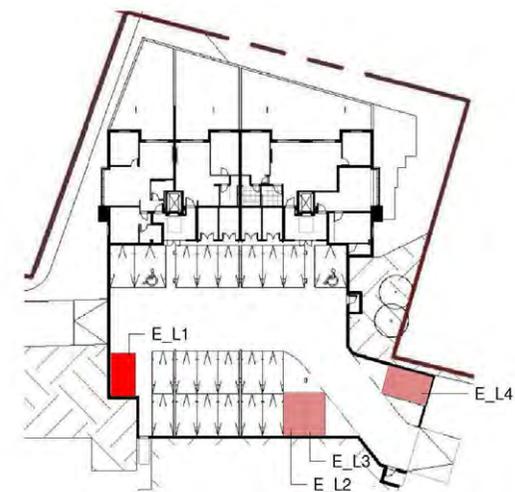
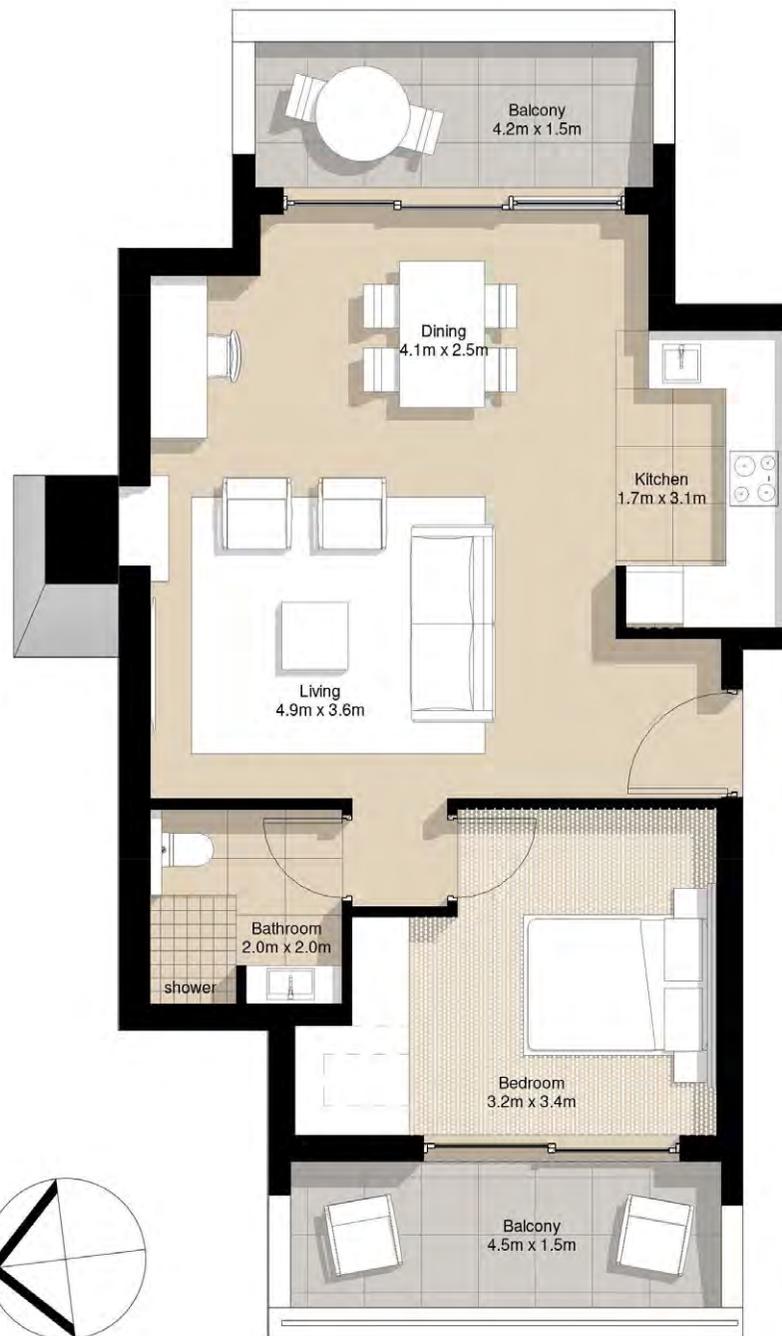
East Block

E_L1, E_L2 (M),
E_L3 & E_L4 (M)****

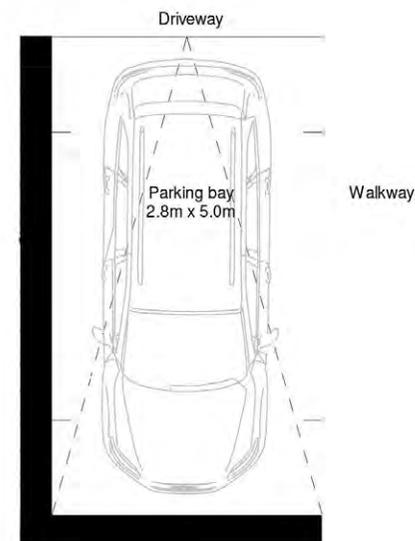
1 Bedroom loft

Area schedule*

Unit	65m ²
Balconies	18m ²
Total	83m²



**Parking location
Basement**



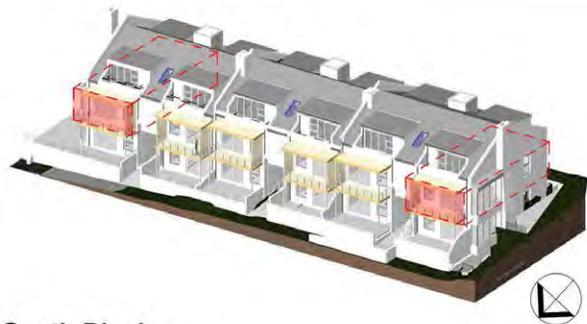
2 BEDROOM FIRST FLOOR APARTMENT

Priced From R5'995'000.00

± 100sqm + 1 Parking Bay

Exactly the same footprint of the 2 Bedroom Garden Units below - these units have the space - with none of the garden responsibility. A large sun-facing patio can accommodate a 10-seater table comfortably. There is nothing small about these units. They are designed for comfortable living, with all the features of a home in a beautifully created space, whilst set in a stunning Garden Estate.





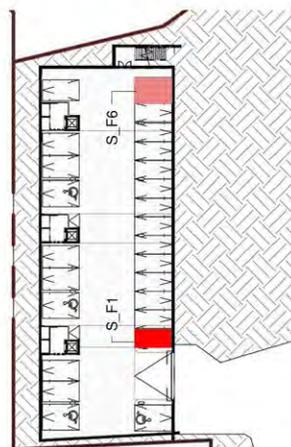
South Block

S_F1 & S_F6 (M)**

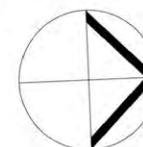
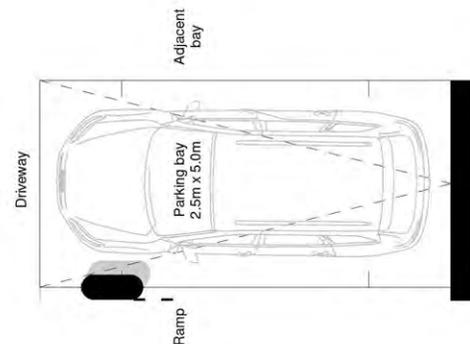
2 Bedroom end unit

Area schedule*

 Unit	95m ²
 Balcony	10m ²
Total	105m²



Parking location
Basement



2 BEDROOM GARDEN APARTMENT

Priced From R6'495'000.00
± 120sqm + 2 Parking Bays

These are our most popular units. All the benefits of a house with a garden space, patios back and front and pet friendly. Complete by being set in a discerning and secure estate in the heart of the Southern Suburbs. Designed in a few different configurations, there is something here for everyone. Full kitchen, lounge, fireplace and full bathrooms – these homes tick most boxes.





East Block

E_G1 & E_G4 (M)**

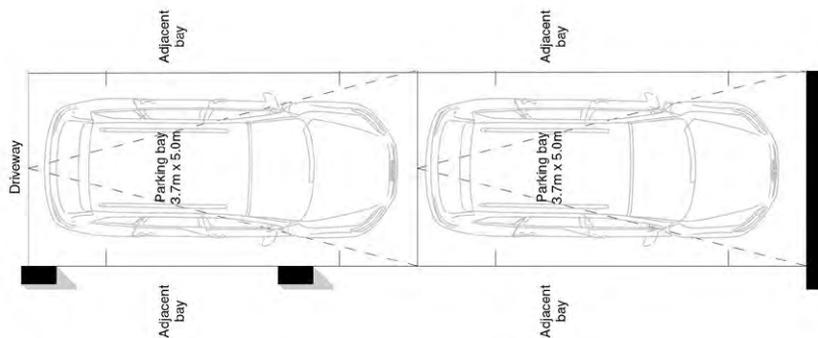
2 Bedroom end unit

Area schedule*

 Unit	101m ²
 Veranda	45m ²
 Garden & Planter	26m ²
Total	172m²



Parking location
Basement



Veranda 2.7m x 7.6m

Dining 3.0m x 4.4m

Kitchen 3.4m x 2.6m

Living 3.7m x 4.0m

En-suite 1.9m x 2.3m

Bathroom 1.4m x 2.4m

Main bedroom 4.1m x 3.4m

Bedroom 3.5m x 2.7m

Veranda 3.1m x 5.5m

Garden 2.2m x 6.3m

Planter

Shower

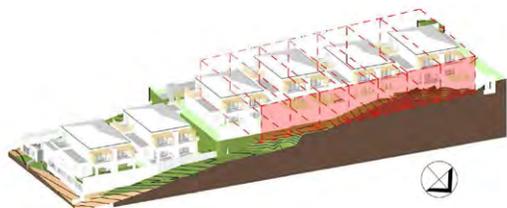
Shower

MEWS HOMES

Priced From R11'495'000.00
± 326sqm Incl Double Garage

These units are the size of a family home but with big bedrooms and a lift space so that they cater perfectly for senior living requirements. Spacious enough to have the whole family over for lunch, with gardens for the grandkids to play in and bedrooms for them to sleep over - these homes cover most bases. South entry, north facing with an inside/outside feel, they incorporate large sunny patios and balconies with spacious and elegant living spaces. With very few comparable challengers - these units are in a league of their own in terms of location, space and quality.





Wytham Valley

WV_G1, WV_G2 (M)*, WV_G3,
WV_G4 (M)***, WV_G5,
WV_G6 (M)*** & WV_G7**

Option 1: 2 Bedroom & study Townhouse

Area schedule*

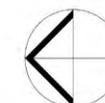
Unit	208m ²
Garage	44m ²
Terrace, Balcony & Covered Entrance	60m ²
Garden** & Planter	67m ²
Pool	10m ²
Total	389m²



First Floor



Ground Floor



ABOUT US

When you purchase an exclusive home, you expect nothing less than exceptional standards and quality. At AVIEW, we create homes that stand the test of time through considered spaces and elegant design. Homes where you can relax with friends and family, and enjoy the space in the world that is yours...

We live for when that vision comes together. When all the hard work of building a home from scratch simply melts into that perfect moment - watching our clients go from buying a dream house, to feeling like they are truly home for the very first time.

AVIEW has established itself as a market leader in quality, workmanship and design - creating quality, timeless, contemporary homes.

But it's not just the 'what', it's the 'how'.

Working efficiently with a very client focused, hands-on approach, we coalesce with new owners to create their dream homes. The experience doesn't end when keys are passed over, with AVIEW excellent after-sales service is simply part of the deal.

We are relentlessly passionate about bringing a sense of comfort to the homes we create. We take personal pride in each and every detail which goes into building one of our homes. If we wouldn't have it in our own homes, it doesn't go into our product.

At AVIEW we sell more than our homes - we sell an experience.

AVIEW





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