the
kenil
worth

Welcome to the Centre of the Youniverse!

Aquacor and SA Property are proud to introduce The Kenilworth, a sectional title development meticulously designed to ensconce its owners in the centre of a calm, secure, life-enhancing environment, in the heart of a vibey but tranquil neighbourhood, with easy access to everything that makes Cape Town such a great city to live in.

True to our owner-centred approach, every design decision has been taken with you in mind, and every detail has been carefully curated to support our fundamental philosophy: your home should be a physical expression of what brings you comfort, serenity, leisure and love. In short, a youniverse.

Impeccable Designer Apartments in Upper Kenilworth from R2m to R5m.

Ideally situated at the end of a private pan-handle off Cumnor Avenue, a quiet side street in a well-loved part of Upper Kenilworth, this exquisitely proportioned three-storey building will comprise 16 unique, super-modern, high-end apartments, ranging from one-bedroom units of around 50m² to two-bedroom, two-bathroom residences of around 120m².

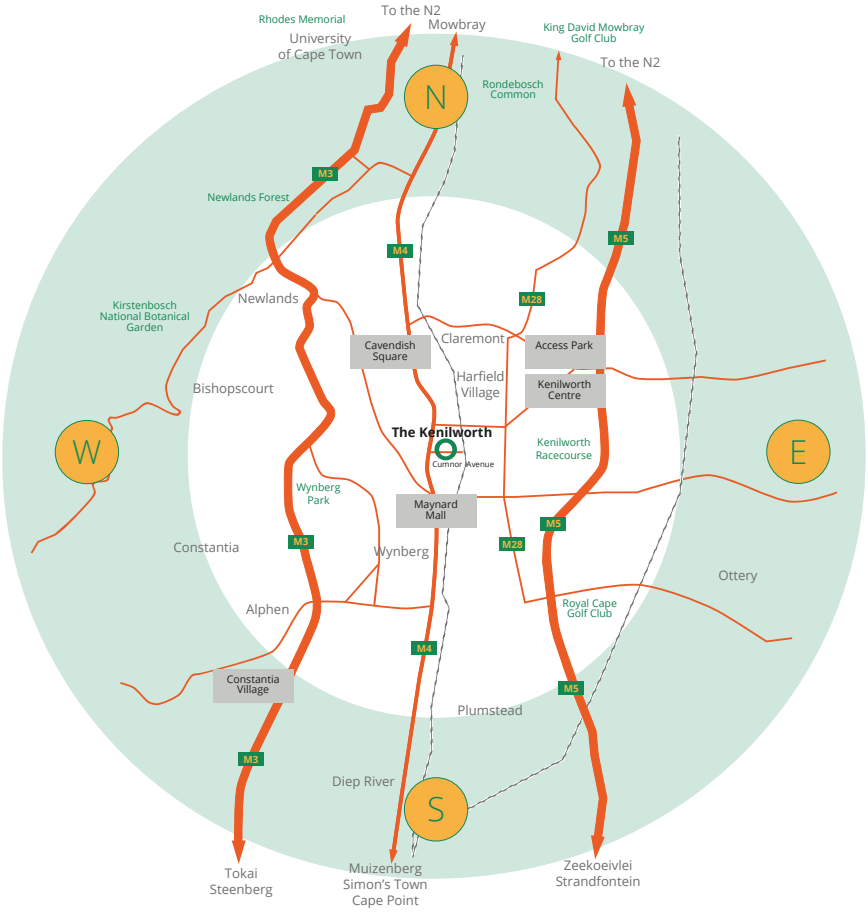
Don't miss this opportunity to acquire a blue-chip asset at the bottom of the property pricing cycle, with once-in-a-generation low interest rates.

Resident-Centred Lifestyle Features

- Back-up power generator, bore hole & water filtration
- Landscaping includes fruit trees & veggie planter boxes
- Outdoor on-site gym for staying trim without leaving home
- Secure basement parking with lift to apartments
- Security measures include CCTV cameras & monitoring
- Heated towel rail, underfloor heating & Hansgrohe taps
- Imported Italian kitchens and cupboards with Smeg appliances
- High-speed, low-cost fibre pre-installed in every apartment

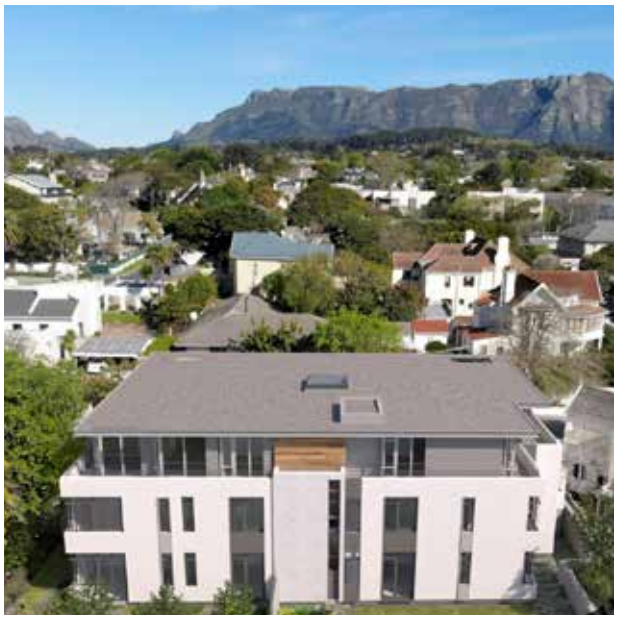
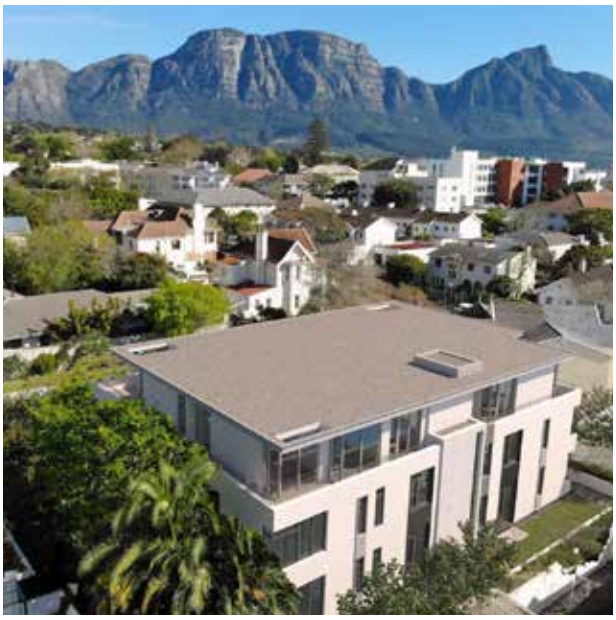
Investment Overview

- From R1,95m to R4,99m including VAT – no transfer duty
- 10% deposit secures your apartment
- Completion planned for early 2022 – enjoy capital growth before transfer
- Six ground-floor apartments with private gardens, some over 100sqm in size
- Four top-floor apartments with extensive terraces & incredible views
- Strong capital growth potential in a sought-after area close to good schools
- High rental demand and low interest rates make for early, cash-positive ROI



To the N2
Mowbray
Rhodes Memorial
University of Cape Town
King David Mowbray Golf Club
To the N2
N
Rondebosch Common
M3
Newlands Forest
M4
M5
M28
Kirstenbosch National Botanical Garden
Newlands
Claremont
Cavendish Square
Access Park
Harfield Village
Kenilworth Centre
Bishopscourt
The Kenilworth
Cumnor Avenue
Kenilworth Racecourse
W
E
Wynberg Park
Maynard Mall
M5
M3
M28
Constantia
Wynberg
Ottery
Alphen
Royal Cape Golf Club
M4
Constantia Village
M5
Plumstead
M3
Diep River
S
Tokai Steenberg
Muizenberg Simon's Town Cape Point
Zeekoeivlei Strandfontein

500 metre radius
Caltex Petrol Station
Seattle Coffee Co.
Moksh Indian Restaurant
Main Road
Kenilworth
Olympic Cycles
Freewheel Cycology
Woolworths Food
Christ Church
Summerley
Pick 'n Pay
Knead
Bootlegger Coffee Co.
Noyes Pharmacy
Post Office
Ragamuffin Curry
Oak
Stellenberg Gardens
Wildsprout
Borruso's Pizza & Pasta
Vida e Caffè
RocJam Eatery
Oakhurst Farmstall
The Kenilworth
Cumnor
Presbyterian Church
Vineyard Car Hire
Church of the Province
Auburn House School
Auburn
Main Road
Mains
To M3 Blue Route
Tennant
Tennant
Aliwal
Richmond
Richmond
Salisbury
Karatara
Thomas
Thomas
Vineyard
1st Avenue
Banana Jam Café
Fat Harry's
Hobnobs
Rare Grill
Punjab
Bardelli's
Kenilworth
Kenilworth
To Rosmead Avenue and the M5
Kenilworth Station
Summerley
Gibson
Gibson
Michael Oak Waldorf School
Rouge Day Spa
Voortrekker High School
Beau Soleil Music Centre
500 metre radius
Temple Israel Wynberg

The Kenilworth bird's eye views.
Top left: from the north. Top right: from the north-east. Bottom left: from the south-west. Bottom right from the north-west.

The Kenilworth Apartment Schedule October 2020

Floor	Unit No.	Unit type	Size	Terrace	Garden	Parking bays	Price
G	G01	2 bed 2 bath	66 m²	5 m²	56 m²	2	R 3,750,000
G	G02	1 bed 1 bath	41 m²	3 m²	8 m²	1	R 2,250,000
G	G03	2 bed 2 bath	69 m²	4 m²	103 m²	2	R 3,550,000
G	G04	2 bed 2 bath	74 m²	6 m²	107 m²	2	R 3,650,000
G	G05	1 bed 1 bath	41 m²	3 m²	22 m²	1	R 2,150,000
G	G06	2 bed 2 bath	77 m²	8 m²	107 m²	2	R 4,150,000
1	101	2 bed 2 bath	77 m²	7 m²		2	R 4,150,000
1	102	1 bed 1 bath	41 m²	3 m²		1	R 2,050,000
1	103	2 bed 2 bath	69 m²	4 m²		2	R 2,950,000
1	104	2 bed 2 bath	74 m²	5 m²		2	R 3,150,000
1	105	1 bed 1 bath	41 m²	3 m²		1	R 1,950,000
1	106	2 bed 2 bath	77 m²	7 m²		2	R 3,990,000
2	201	2 bed 2 bath	78 m²	41 m²		2	R 4,990,000
2	202	2 bed 2 bath	68 m²	21 m²		2	R 3,990,000
2	203	2 bed 2 bath	63 m²	19 m²		2	R 3,690,000
2	204	2 bed 2 bath	78 m²	42 m²		2	R 4,990,000

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G01

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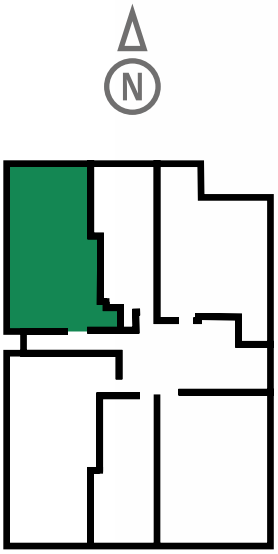
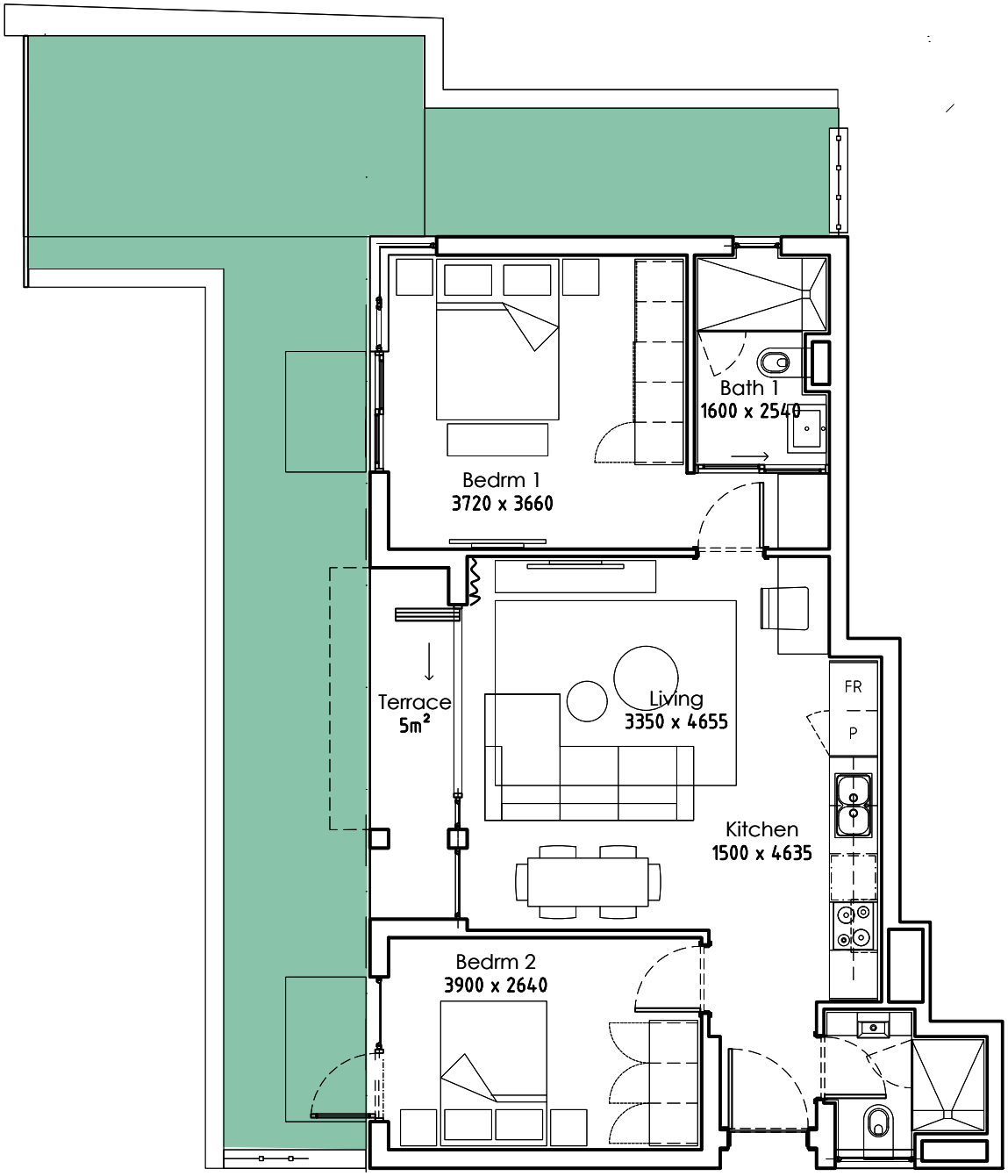


GROUND FLOOR

G01

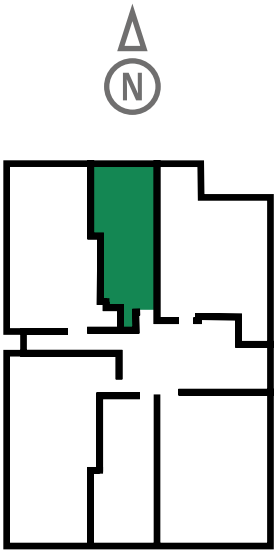
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Ground	2 bedroom 2 bathroom	66 m²	5 m²	56 m²	127 m²	2

G02

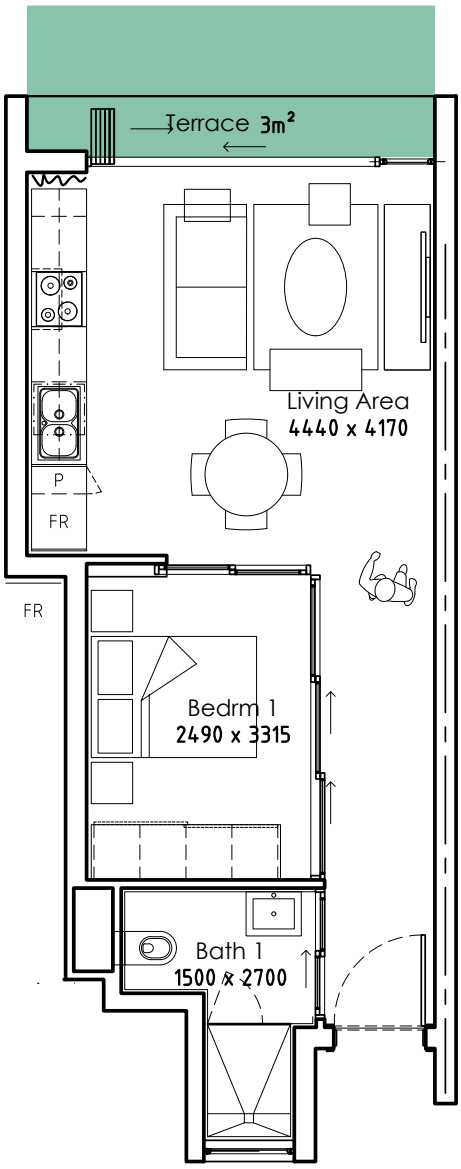
the kenilworth



GROUND FLOOR

G02

the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Ground	1 bedroom 1 bathroom	41 m²	3 m²	8 m²	52 m²	1

G03

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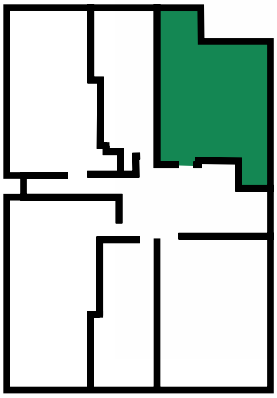
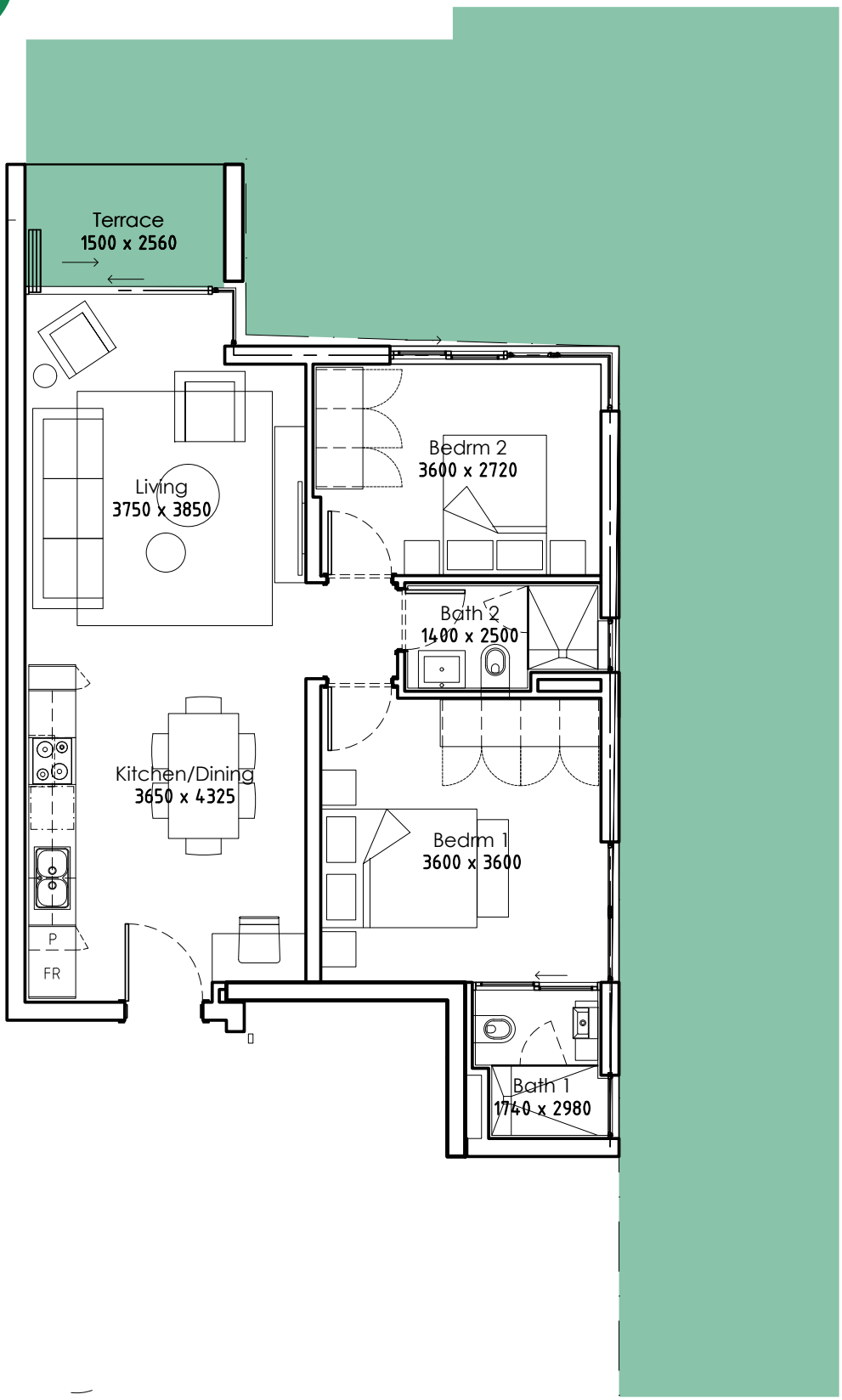


GROUND FLOOR

G03

the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Ground	2 bedroom 2 bathroom	69 m²	4 m²	103 m²	176 m²	2

G04

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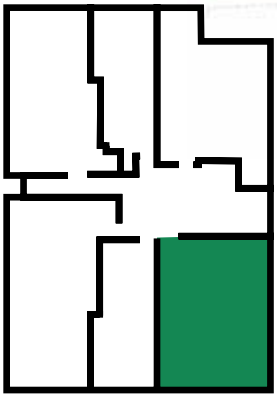
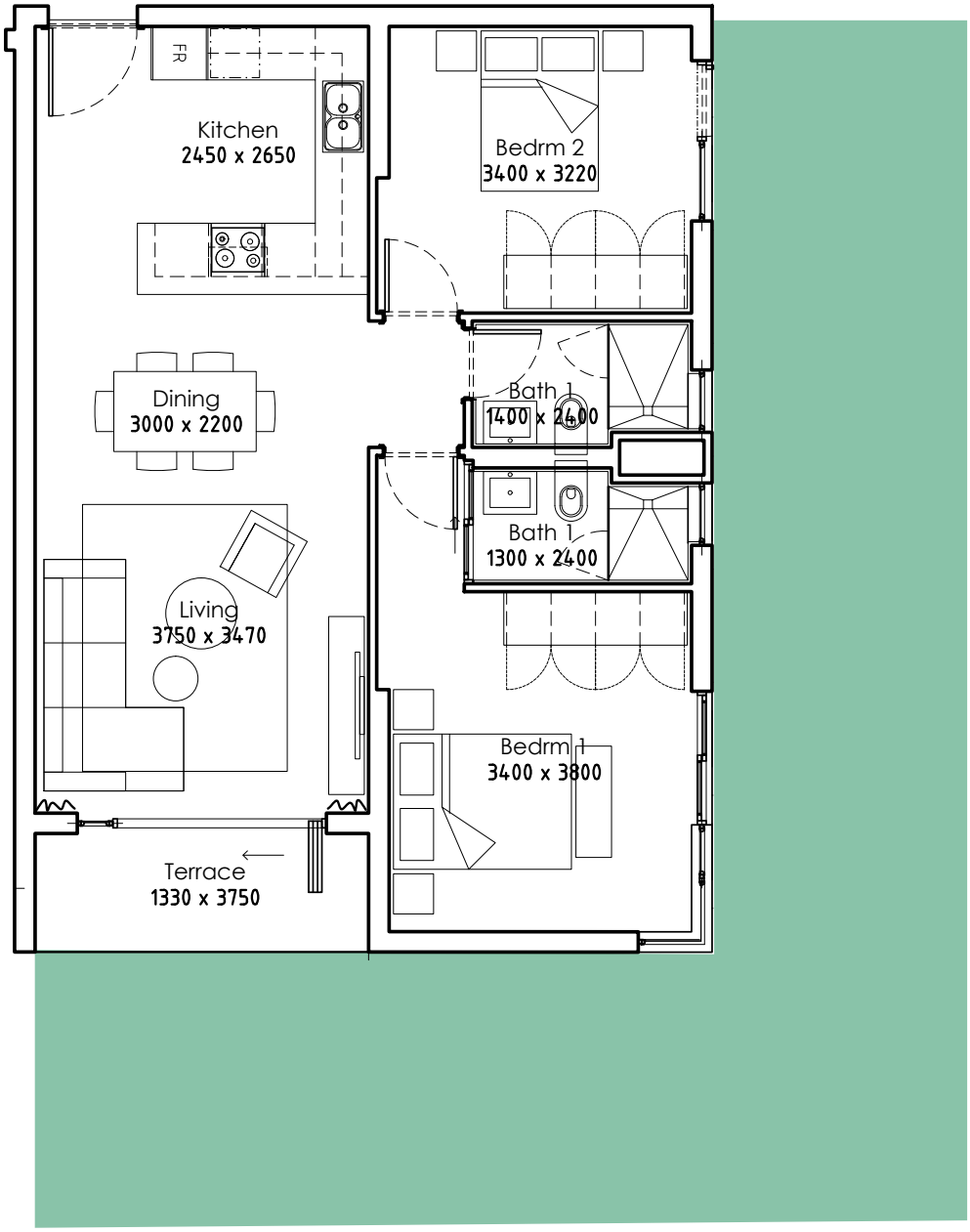
N



GROUND FLOOR

G04

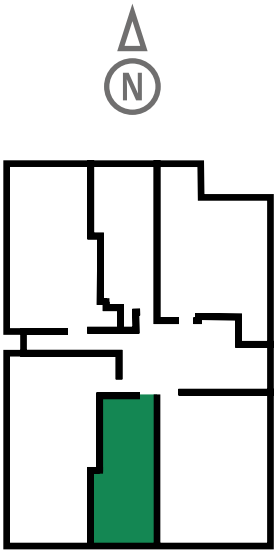
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Ground	2 bedroom 2 bathroom	74 m²	6 m²	107 m²	187 m²	2

G05

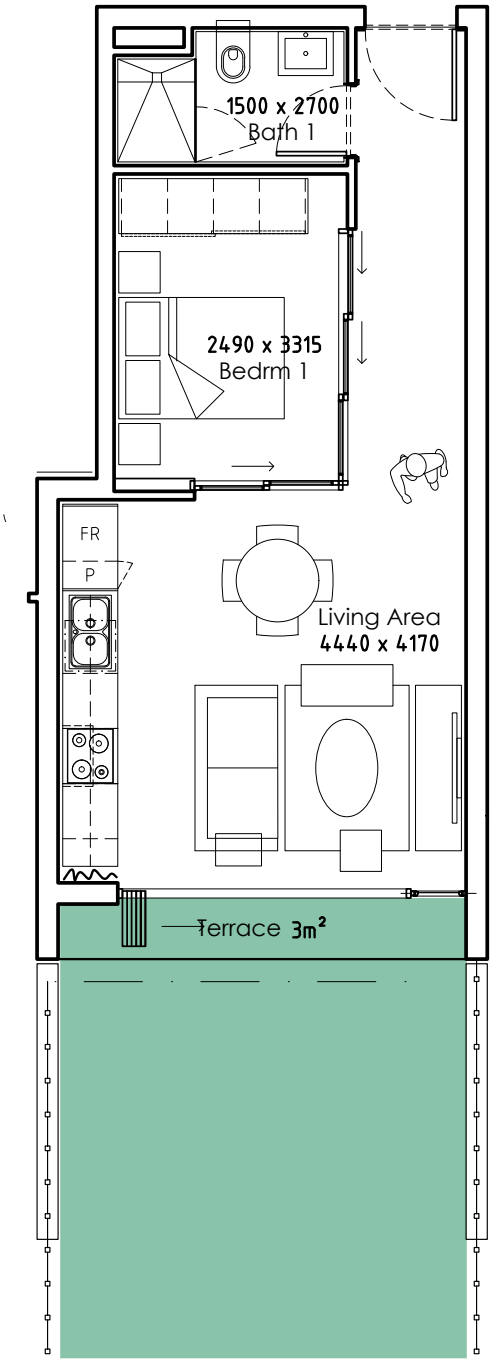
the kenilworth



GROUND FLOOR

G05

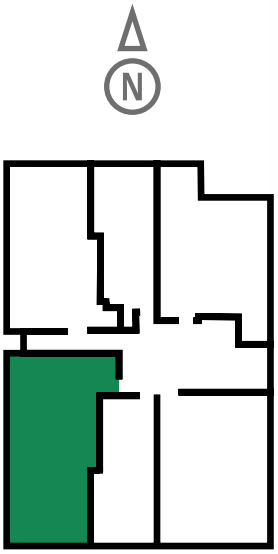
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Ground	1 bedroom 1 bathroom	41 m²	3 m²	22 m²	66 m²	1

G06

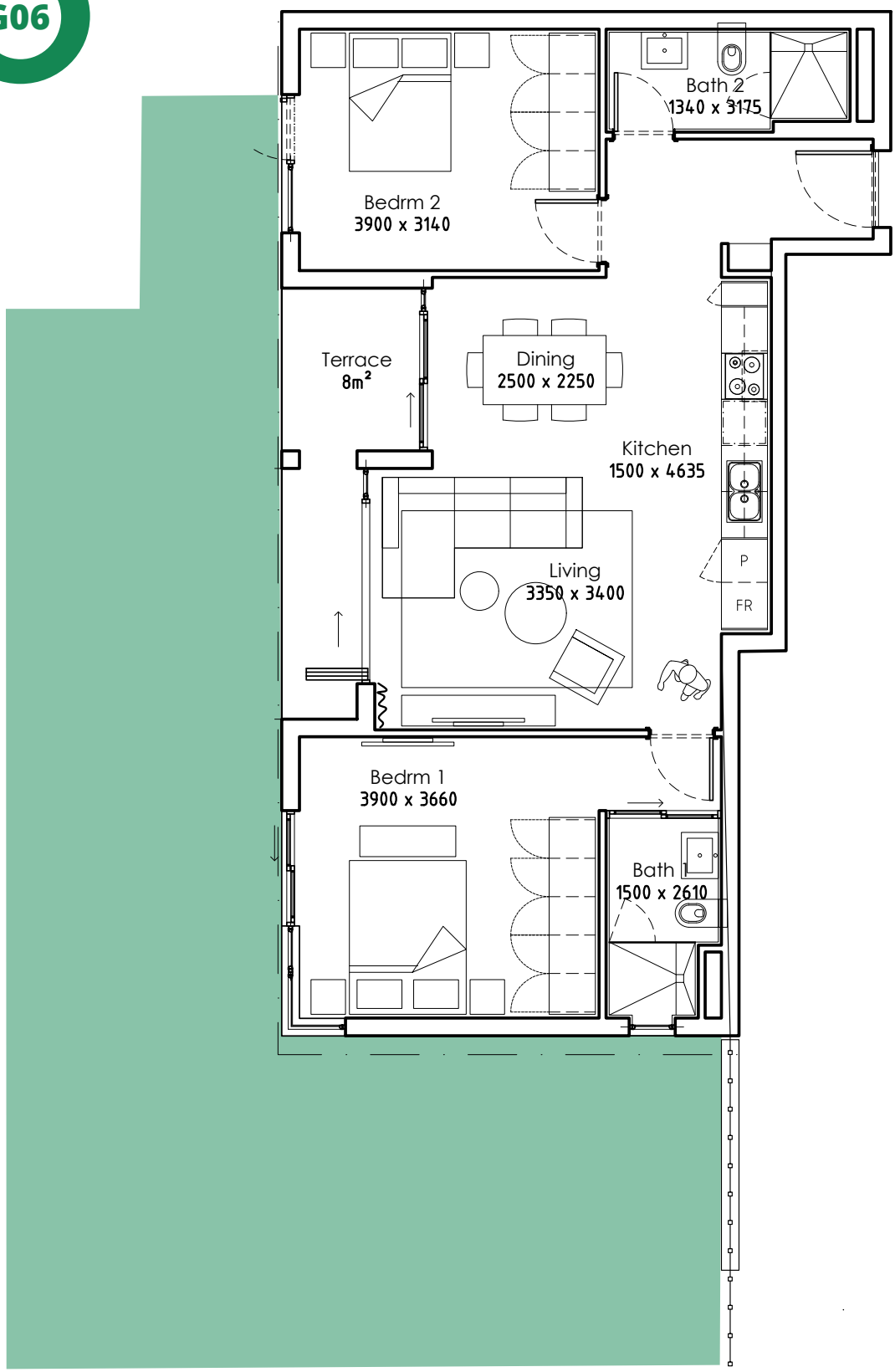
the kenil worth



GROUND FLOOR

G06

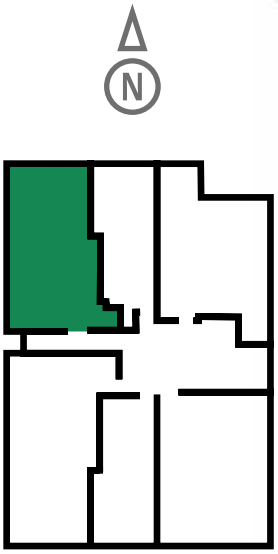
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Ground	2 bedroom 2 bathroom	77 m²	8 m²	107 m²	192 m²	2

101

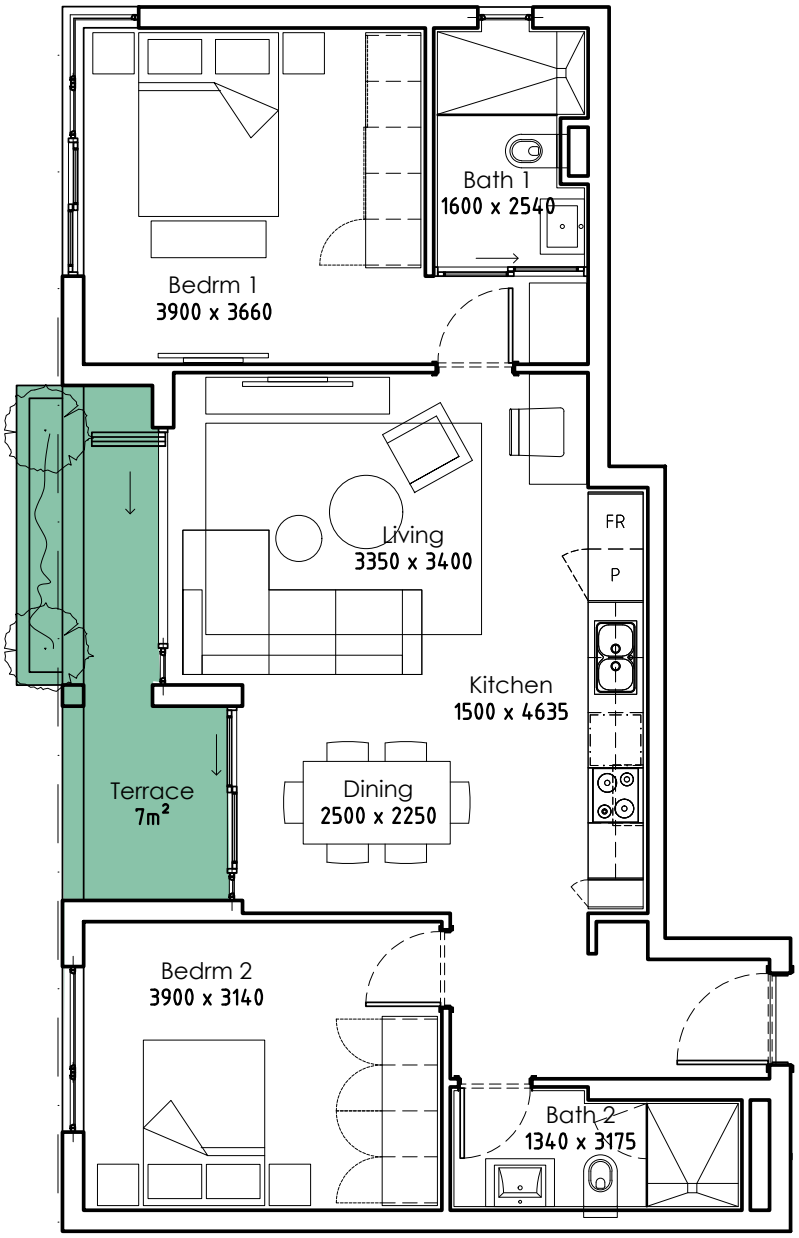
the kenilworth



FIRST FLOOR

101

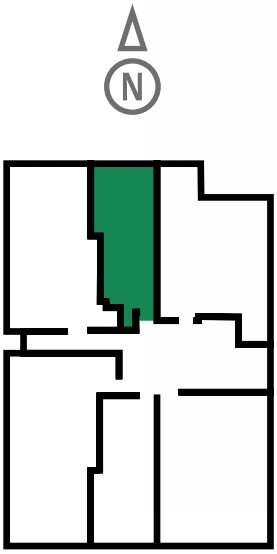
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
First	2 bedroom 2 bathroom	77 m²	7 m²		84 m²	2

102

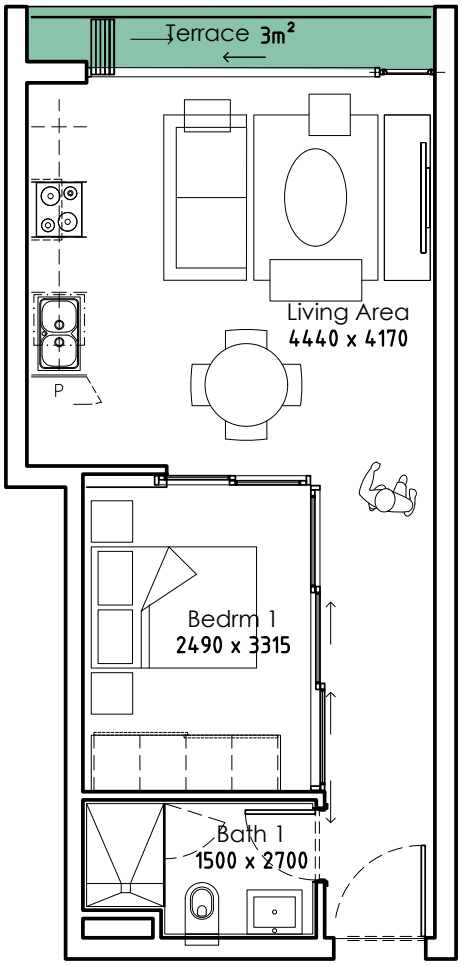
the kenil worth



FIRST FLOOR

102

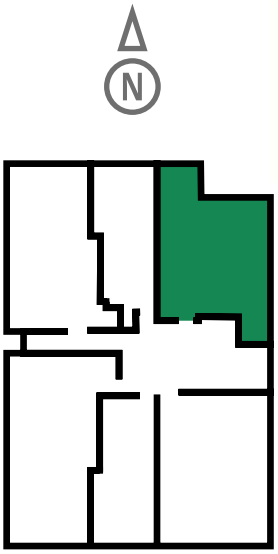
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
First	1 bedroom 1 bathroom	41 m²	3 m²		44 m²	1

103

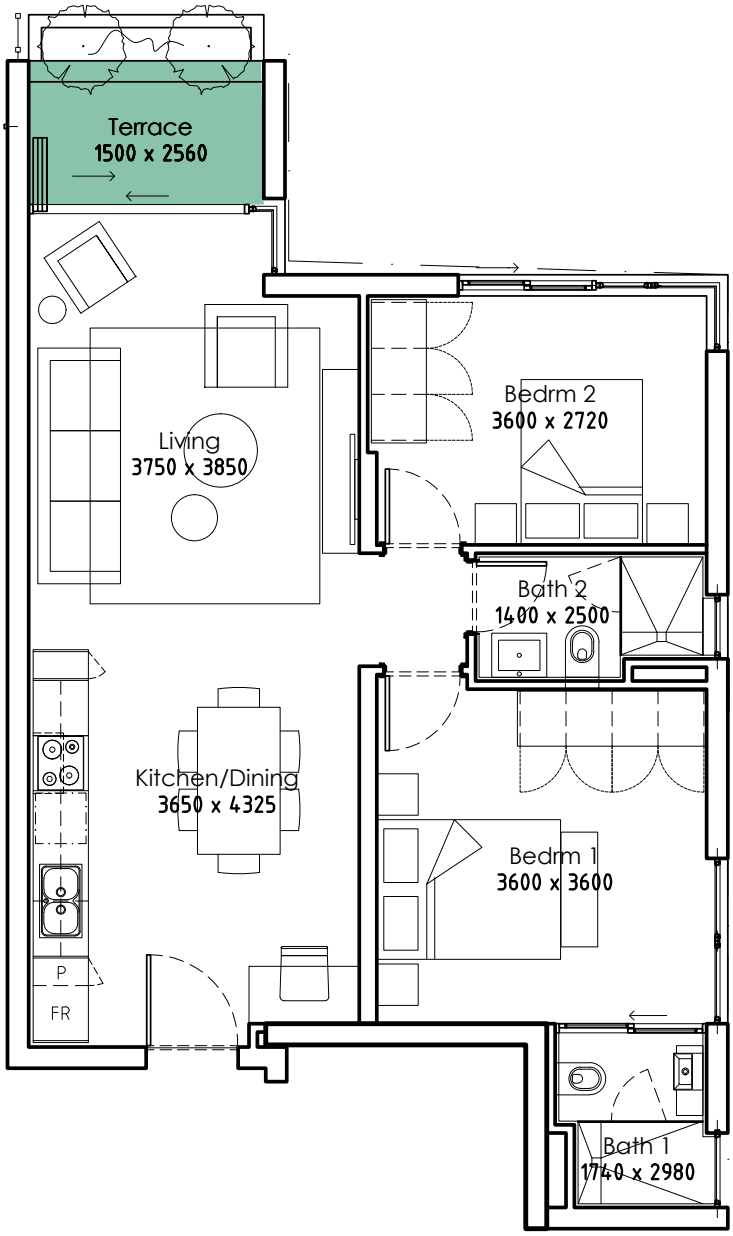
the kenil worth



FIRST FLOOR

103

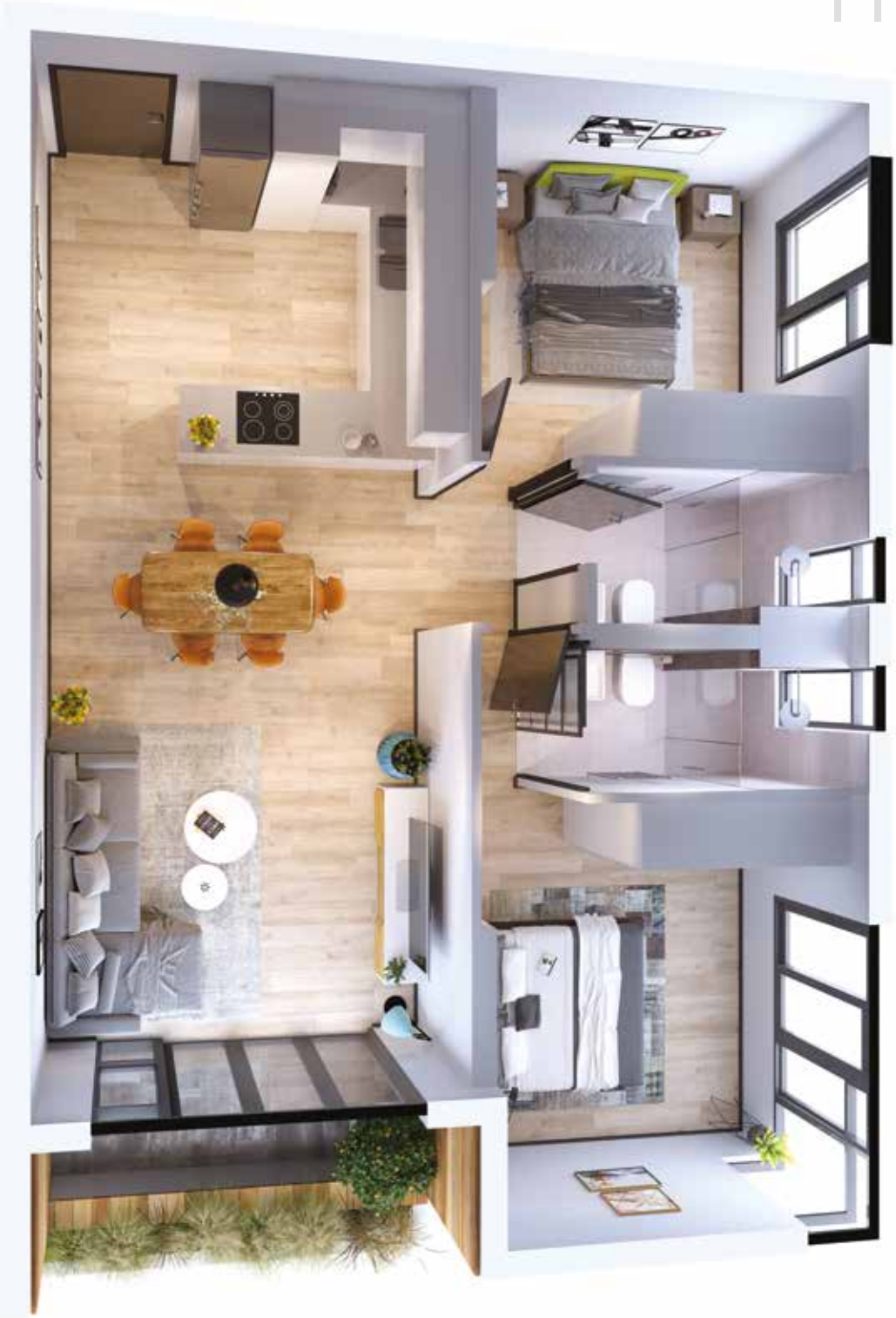
the kenilworth

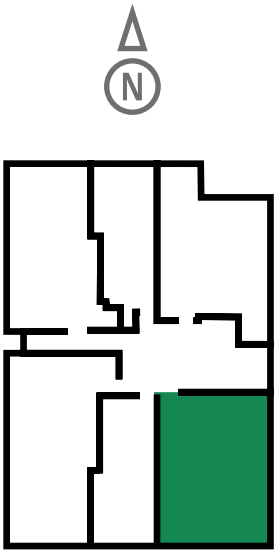


FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
First	2 bedroom 2 bathroom	69 m²	4 m²		73 m²	2

104

the kenil worth

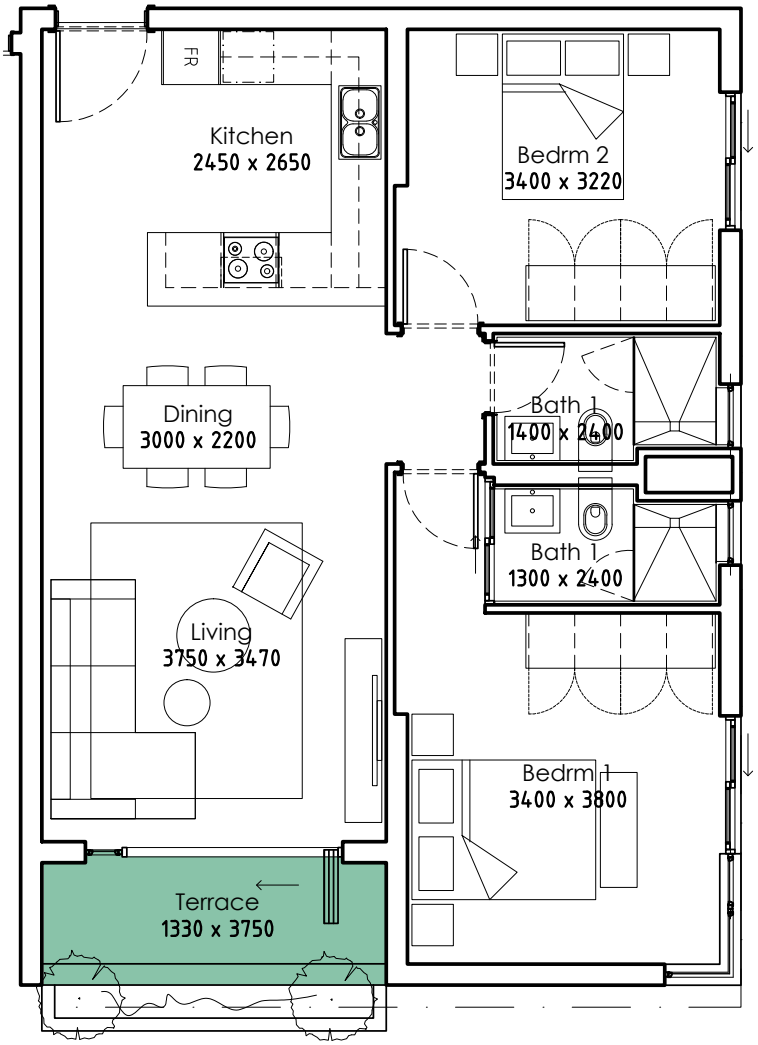




FIRST FLOOR

104

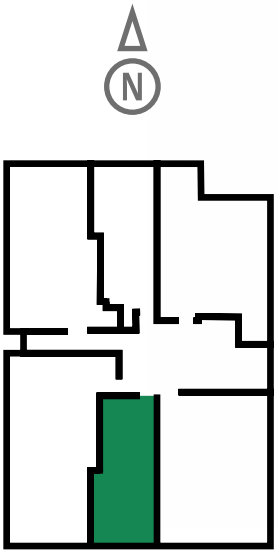
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
First	2 bedroom 2 bathroom	74 m²	5 m²		79 m²	2

105

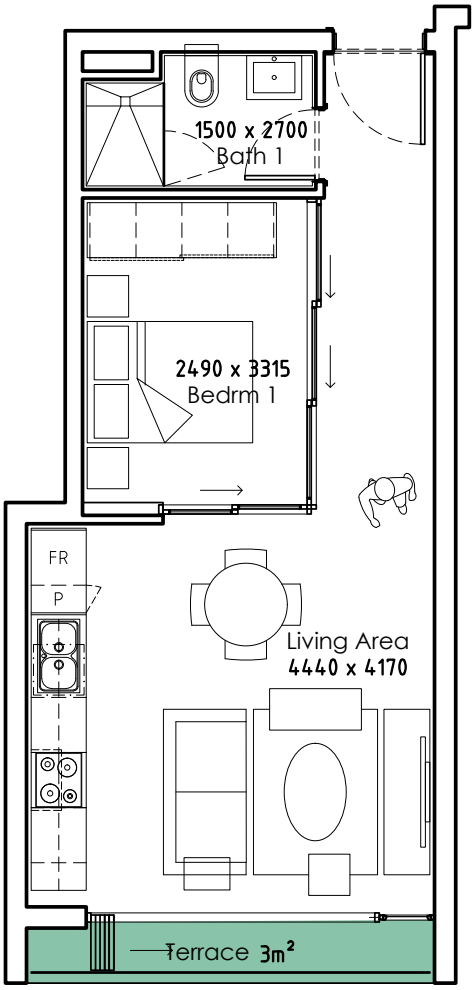
the kenilworth



FIRST FLOOR

105

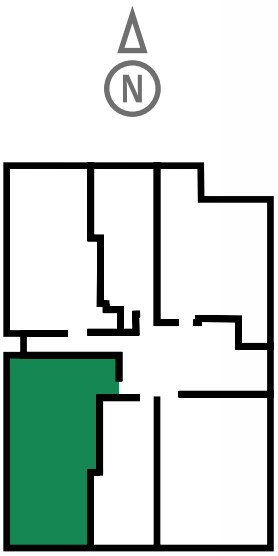
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
First	1 bedroom 1 bathroom	41 m²	3 m²		44 m²	1

106

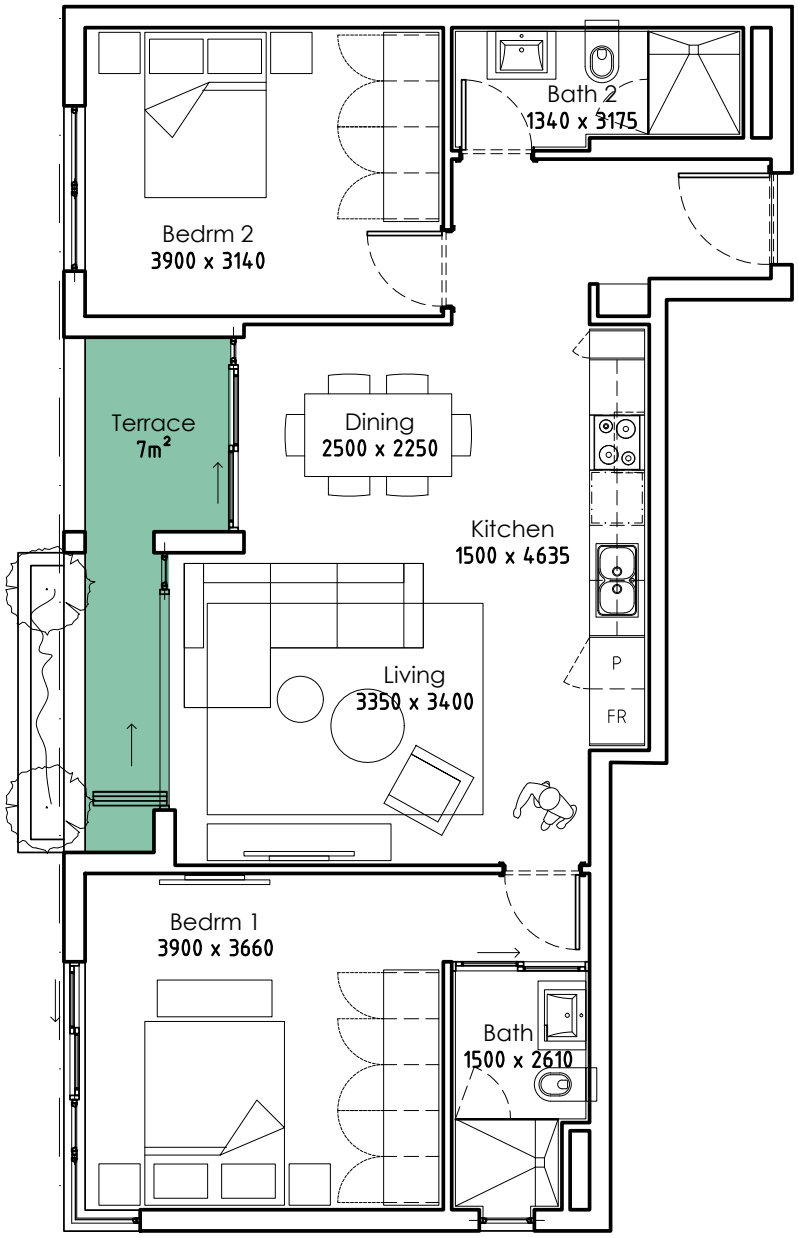
the kenil worth



FIRST FLOOR

106

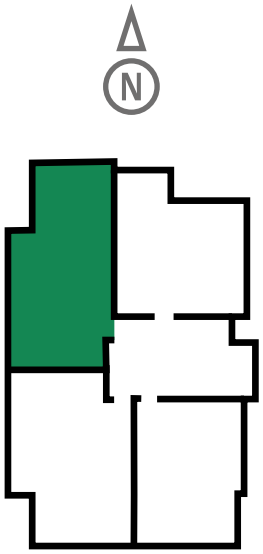
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
First	2 bedroom 2 bathroom	77 m²	7 m²		84 m²	2

201

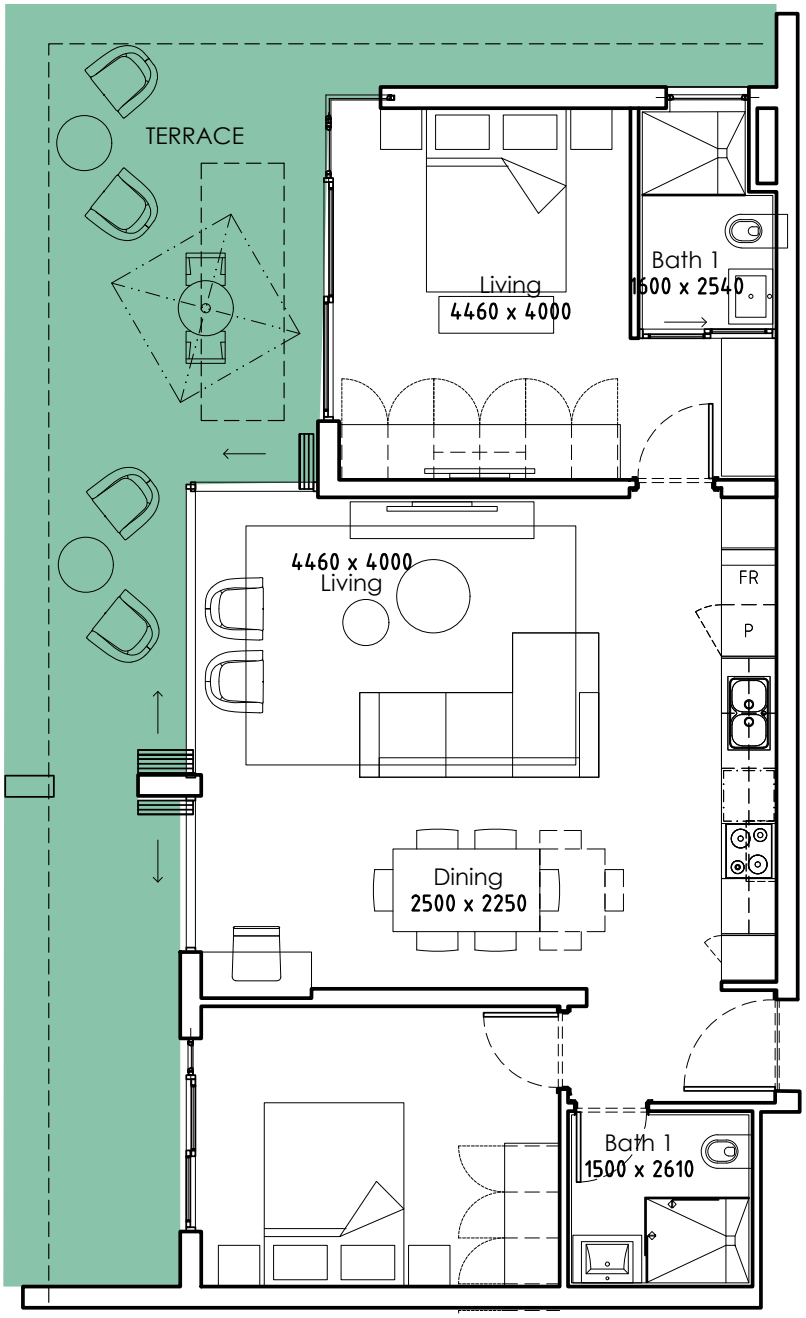
the kenilworth



SECOND FLOOR

201

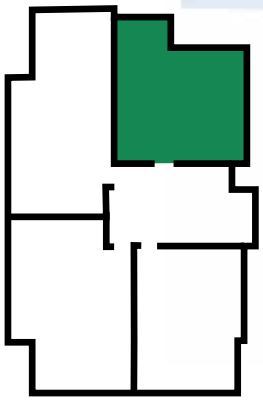
the kenil worth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Second	2 bedroom 2 bathroom	78 m²	41 m²		119 m²	2

202

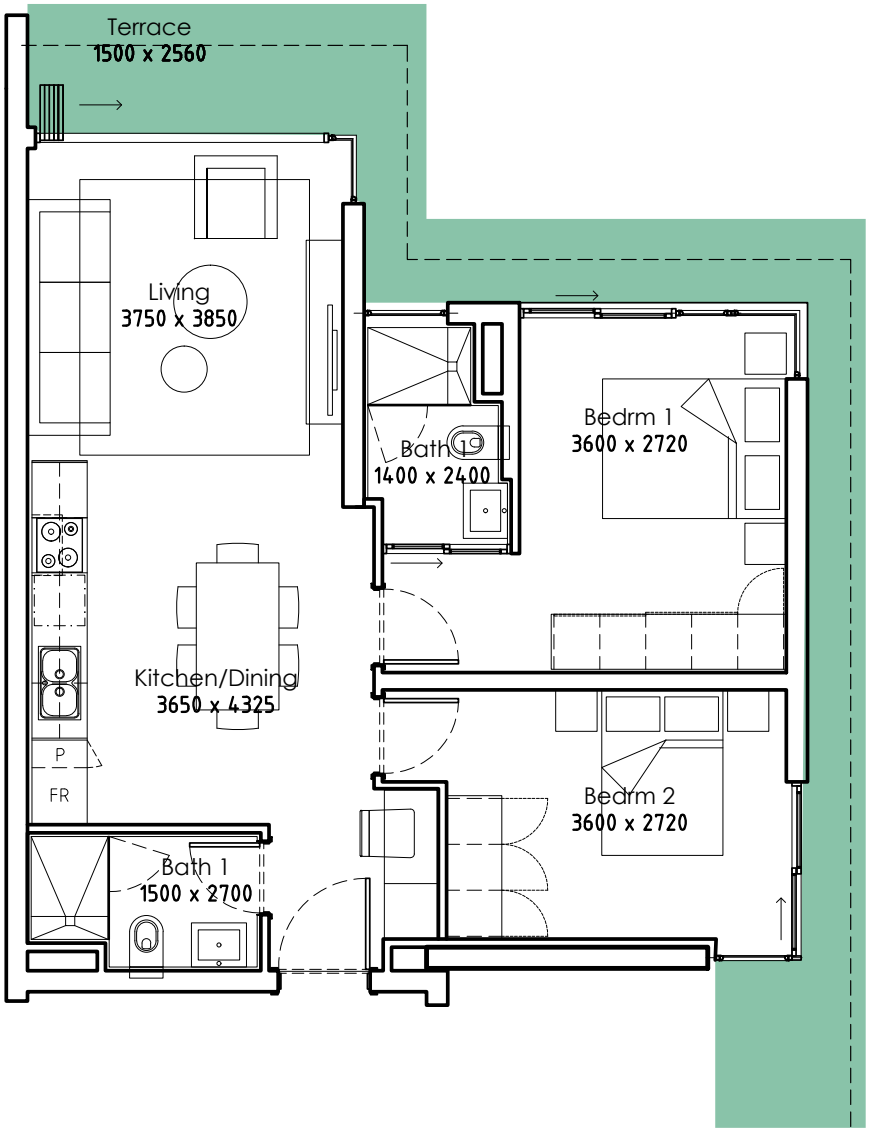
the kenilworth



SECOND FLOOR

202

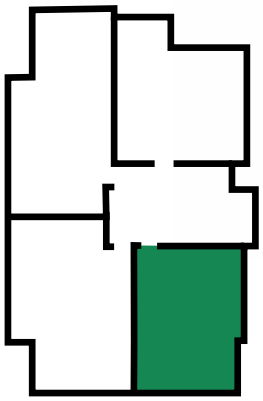
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Second	2 bedroom 2 bathroom	68 m²	21 m²		89 m²	2

203

the kenil worth



SECOND FLOOR

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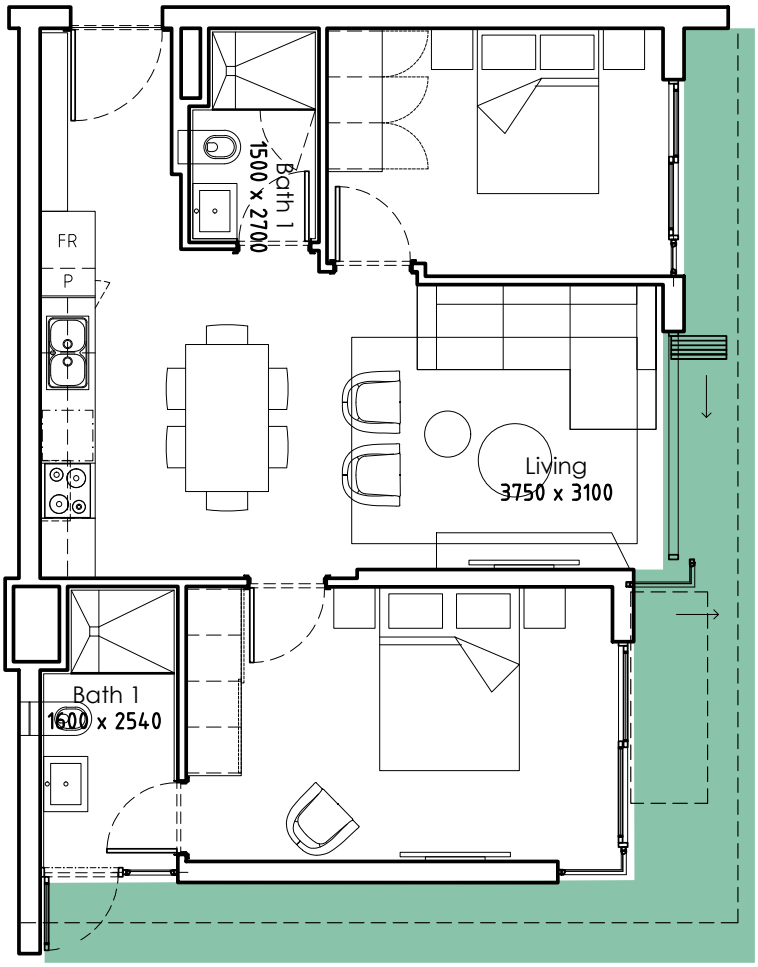
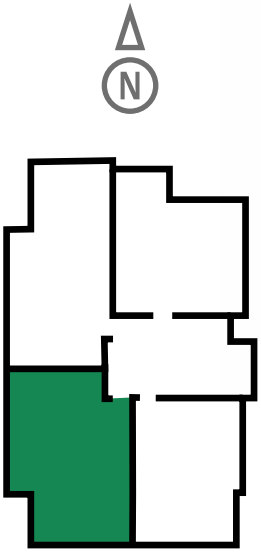


FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Second	2 bedroom 2 bathroom	63 m²	19 m²		82 m²	2

204

the kenil worth



SECOND FLOOR

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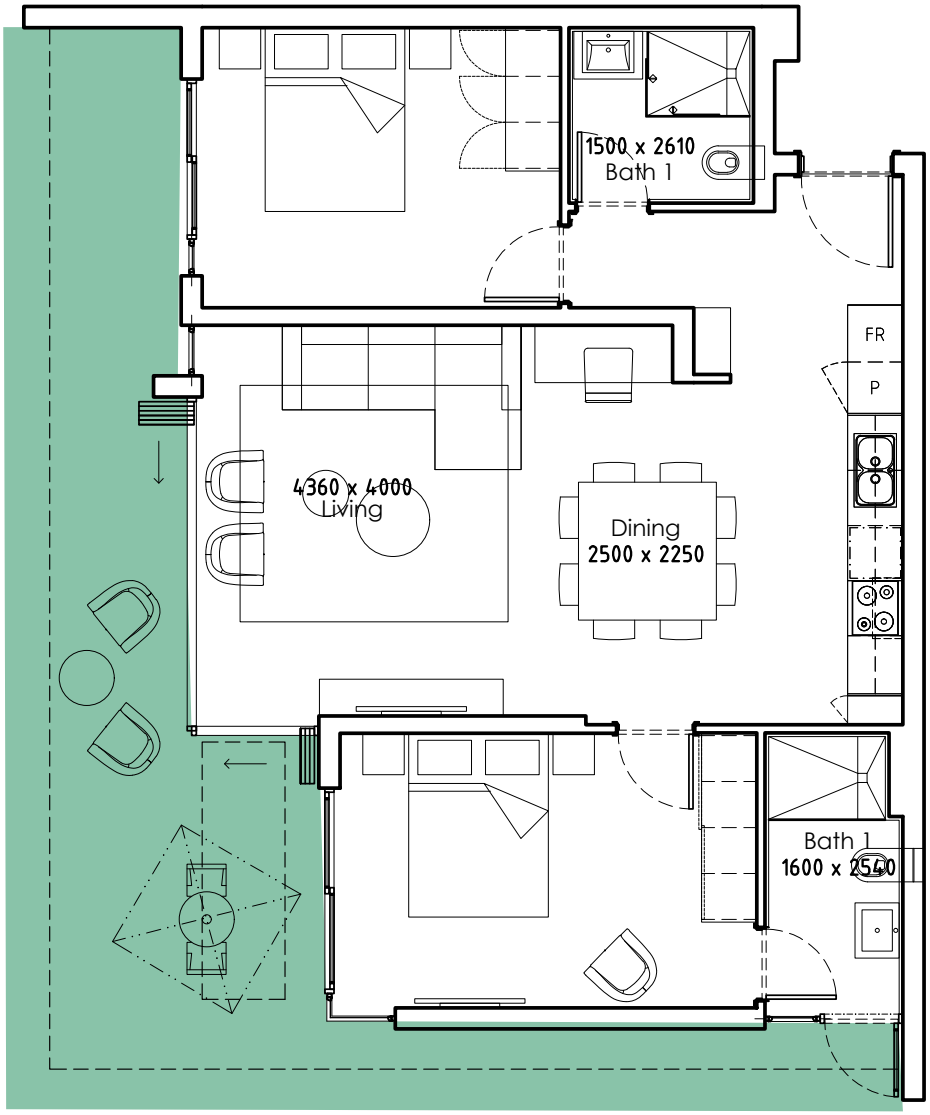
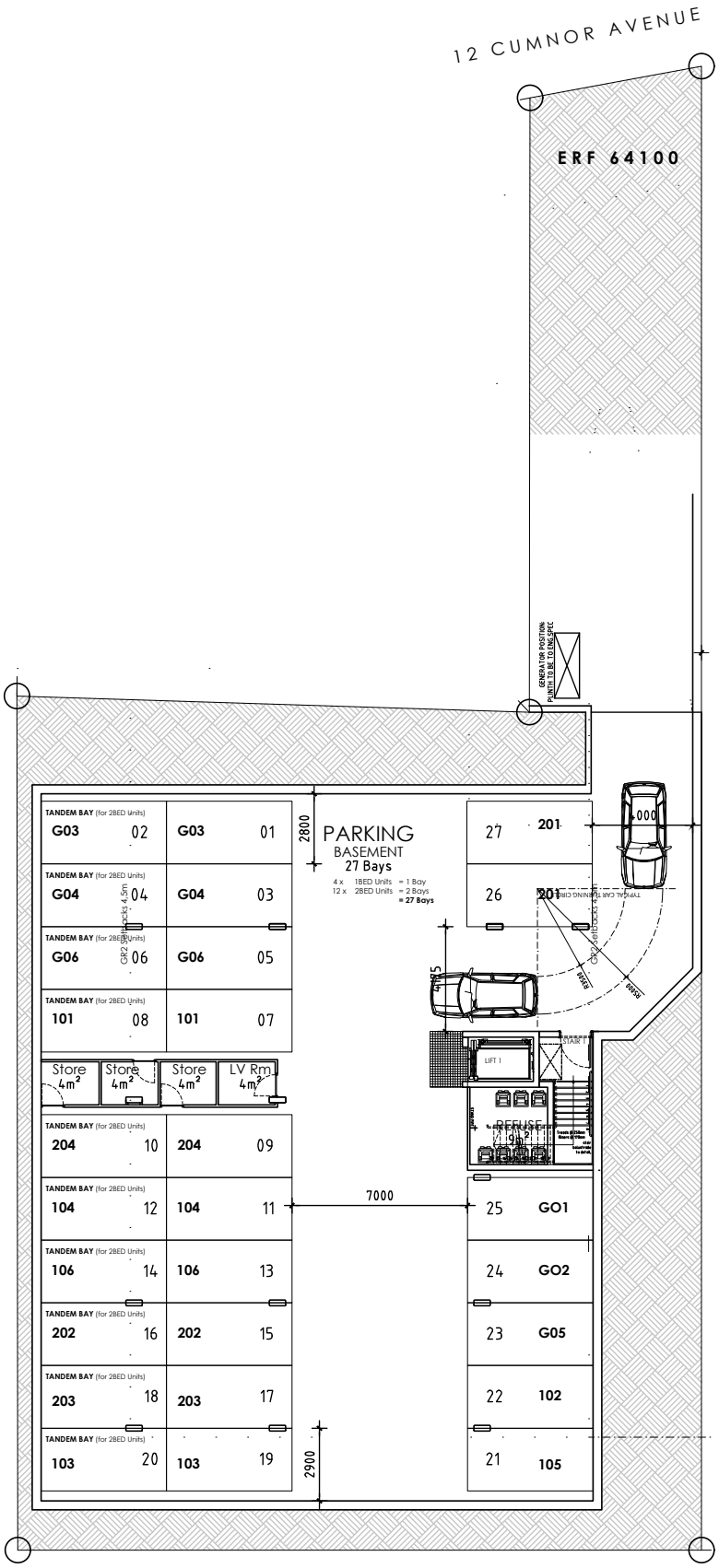
the kenilworth



FLOOR	TYPE	INTERNAL SIZE	TERRACE	GARDEN	TOTAL SIZE	PARKING
Second	2 bedroom 2 bathroom	78 m²	42 m²		120 m²	2


12 CUMNOR AVENUE
ERF 64100
GENERATOR POSITION: PLINTH TO BE TO ENG SPEC
PARKING
BASEMENT
27 Bays
4 x 1BED Units = 1 Bay
12 x 2BED Units = 2 Bays
= 27 Bays
2800
7000
2900
TANDEM BAY (for 2BED Units)
G03 02
G03 01
G04 04
G04 03
G06 06
G06 05
101 08
101 07
Store 4m²
Store 4m²
Store 4m²
LV Rm 4m²
204 10
204 09
104 12
104 11
106 14
106 13
202 16
202 15
203 18
203 17
103 20
103 19
27 201
26 201
25 GO1
24 GO2
23 G05
22 102
21 105
LIFT 1
REFUSE
4000
4175
R5500
R5000

BASEMENT

Hansgrohe Chrome Kitchen mixer

Hansgrohe White/Chrome Hand shower

Hansgrohe Chrome Basin mixer

Hansgrohe Chrome Shower mixer

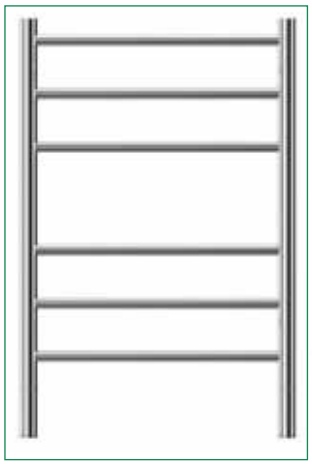
Grohe Chrome Shower head

Jika White Wall-hung toilet

Hansgrohe ChromeTowel holder

Hansgrohe Chrome Toilet brush

Hansgrohe Chrome Toilet roll holder



Jeeves Fusion Chrome Heated Towel Rail

Hansgrohe Chrome Towel holders

SMEG Alba Chrome Undermount Double Bowl Kitchen Sink

the kenil worth

SMEG Fridge/Freezer Combo – 60cm (One bedroom)

SMEG Double door Fridge/-freezer Combo – 84cm (Two bedroom)

SMEG Fully-integrated Washer / Dryer Combo

SMEG Dishwasher – 60cm Stainless Steel

SMEG Classic Oven – integrated

SMEG Ceran Glass Electric HOB

SMEG 3-speed Telescopic Extractor

SMEG Microwave 25L

SMEG Retro Toaster - Two-slice

SMEG Retro Kettle – Electric

the kenil worth

Aquacor Property Developers

Aquacor has been dedicated to creating the most profitable property investment opportunities in the best parts of Cape Town since the early nineties.

We expertly handle all the aspects of the development process, from concept, design, and construction, to handing over the keys. Our fresh and dynamic approach to marketing has long established us as a Cape Town industry leader in property advertising and sales. We have successfully developed and sold over 1,400 residential units over the last decade alone.

Aquacor also offers a bespoke project sourcing service for potential investors and property owners. We are constantly on the lookout for new development opportunities and joint venture partners in Cape Town and surrounds.

AQUACOR
PROPERTY DEVELOPERS

the kenil worth

SAProperty.com

SAproperty.com is a diversified property services company with offices in Cape Town and Johannesburg. By understanding the significant value of property in our clients' lives and connecting their needs, we are able to unlock significant value for our clients. We are committed to providing a fully comprehensive and integrated property service matched with endless support, cutting-edge technology, and a forward-thinking attitude.

Since 2005, we have provided our clients with a broad range of property services, including:

- Sales and letting of residential and commercial property
- Property management of sectional title schemes, bodies corporate and homeowners' associations
- Rental property management
- Holiday and short-term letting management
- Property management of commercial property (office, industrial and retail)
- Bond origination, insurance and financial services for residential and commercial property

Backed by some influential property figures and providing a fully comprehensive property service from one reliable partner under one roof, SAproperty.com is a reliable and progressive real estate company you can depend on.

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