



A **BOUQUET** OF AMENITIES & FACILITIES

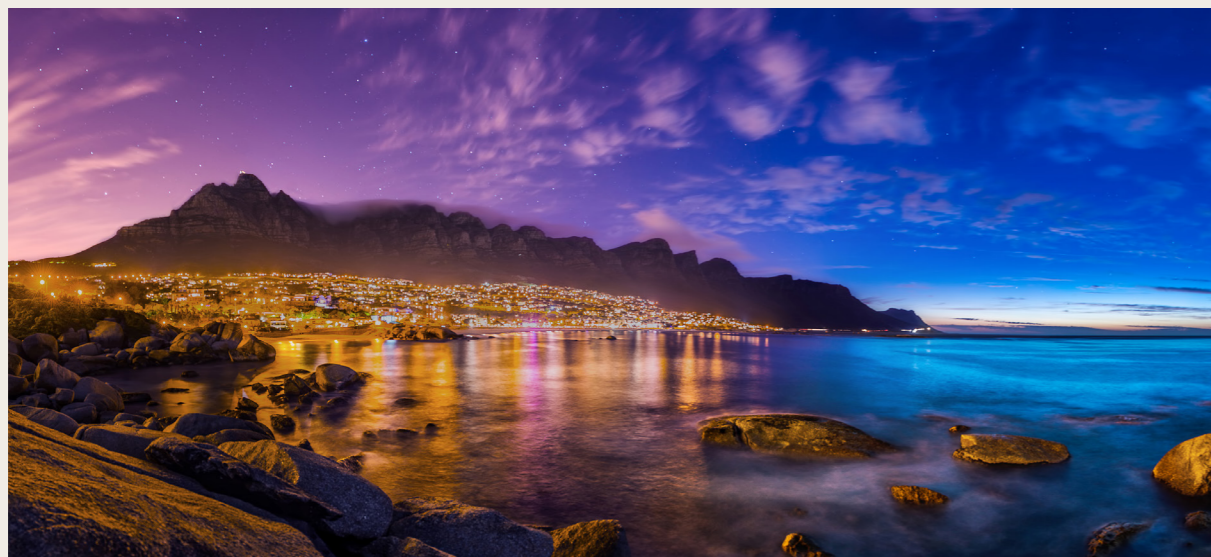
The Estate is the first of its kind, original in every way.

Set on the expansive foot of Table Mountain, this exclusive, multi-level collection of residences presents the finest in luxury living on the Atlantic Seaboard.

These luxury homes are accessible via stately lobby areas and are manned by a 24-hour concierge. Security at The Estate is state of the art. It is safeguarded by a sophisticated security system and team. Every amenity is within reach: luxury shopping, fine dining, glamorous lounges, pools and luxurious spas as well as world class fitness facilities.

The Estate 1 and 2 are connected by shared facilities located at the ground floor level. Magnificent 2 and 3 bed apartments are available in designer Classic or Modern finishes, either furnished or unfurnished. The covetable duplex penthouse unit is accommodated in the Estate 1 with breathtaking panoramic views, a private pool and expansive entertainment areas.

The Estate Residences are unparalleled in Cape Town and are set right up against the exquisite face of Table Mountain which presents a natural garden right in the heart of the Atlantic Seaboard.





SHARED AMENITIES & FACILITIES

- Exclusive concierge
- 24-hour on site security personnel and video surveillance monitoring
- Secure covered parking and secure storage units
- Elegant lobby and reception area
- Dramatic staircase leading up to a cozy lounge and an entertainment area that could be ideal for hosting events
- Infinity pool (situated at ground floor) with panoramic sea views, daybeds and loungers with separate tanning sun deck
- Outdoor bar
- Contemporary elegant interiors
- Options available to furnish units (modern/classic)
- High-speed wi-fi internet throughout The Estate

LIGHTING CONTROL

The mood is always right.

With Lutron intelligent lighting control, ensuring the building and its common spaces are always appropriately lit to suit the occasion, highlighting the beautiful lighting elements and design features incorporated into the building.

SOUND & MUSIC

A simple way to complement the perfect setting at the bar is with a touch of music.

The key entertainment area in The Estate has been designed with a centrally controlled sound system. This allows background music to be streamed at select times in the day, helping to set the scene



THE RESIDENCES AMENITIES & FACILITIES

AUDIO & VISUAL

- All the TV points have been wired with the best cabling and to the latest specification, ensuring you are ready to go live without putting in any more cables
- Affords the latest in Fibre Optic satellite DSTV connection to every apartment, ensuring that as Multichoice upgrades their HD services and network and equipment, you can get the signal and enjoy the benefits. A simple connection of your decoders and accessories and you're set to go
- Speaker provisions have been made throughout, allowing one to easily upgrade their AV setup and enjoy high quality audio to every room
- This combined with the high-speed Internet will enable you to stream your favourite music service throughout the apartment like Deezer, Spotify, Apple Music, Tidal and more



SHADES & BLINDS

- Each apartment has been equipped with all the provisions you need to enjoy motorised blinds, shades and curtain tracks
- Lutron blinds can be added to each apartment as an optional extra, which seamlessly link into the lighting and automation system, allowing easy and simple control of the whole apartment



HOME AUTOMATION & LIGHTING CONTROL

- A home automation system is designed to seamlessly integrate your sound, security, lighting and comfort services to provide convenience, safety and energy efficiency
- Lutron, a world-leading Intelligent Lighting Control System, has been supplied and integrated into each apartment

- Control your lights via dedicated in-wall keypads as well as via any iOS or Android mobile device in the home (or remotely while on holiday with the extra connect)
- Set mood and scene settings
- Provides energy management, convenience and practicality
- Provisions have been made for the following Control4 elements:
 - 10-inch Control4 touchscreen in the entrance lobby of the apartment.
 - Control4 remote and processor in each bedroom allowing for easy control of audio visual equipment
 - Lutron and Control4 can be controlled by the latest voice recognition systems, like Amazon Alexa and Google Home

PRIVATE NETWORK & Wi-Fi

- Continued throughout the building and into each apartment, ensuring you are always connected
- High-speed fibre Internet with speeds starting at 200Mb/s and easily upgradeable
- Network cable infrastructure in each apartment
- Each apartment has been designed with all electrical provisions returning to the server cabinet
- There is a low voltage server rack (3 Bedroom apartment) or a provision for a Board (2 Bedroom apartments) supplied to facilitate house all the IT and AV equipment infrastructure

HIGH QUALITY KRONE CAT6 DATA CABLING TO THE FOLLOWING LOCATIONS:

- TV Points - Enabling:
 - Smart TV support at each TV
 - Streaming of Apple TV, Netflix and ShowMax to name a few
 - HD Video distribution – Get DSTV in HD at each TV

BEDSIDE - ENABLING

- VOIP (Voice Over IP) Telephone connections
- Allows you to call anywhere in the world at lower call rates
- Plug a laptop directly into the Network at your bed

STATE-OF-THE-ART SECURITY

Comprehensive security systems protect the owners, guests and building by means of:

- Advanced keypad access control
- Electric 3-leaver locks on every front door, powered by the access control with manual key override
- Full High-Definition CCTV cameras and servers
- Paradox intruder alarm system and touchscreen keypad
- Intruder detection linked to alarm systems throughout
- A comprehensive PBX calling/Intercom system

(When in need, the concierge is just a call away using the direct apartment-to-concierge extension)