

BOTANICA

C O N S T A N T I A

Inspired by the *beauty* of nature,
Botanica epitomises unrivalled *luxury*.

An upscale boutique estate, nestled in the Constantia Valley across from
the Hohenort Hotel, designed as a haven of privacy, security and tranquillity.

BOTANICA
CONSTANTIA

BOTANICA

C O N S T A N T I A

The perfect fusion between *nature* and *architecture*.

A truly exclusive boutique estate, located opposite the Hohenort Hotel in the Constantia Valley, there is little in the area that is comparable. Designed to embrace its lush surroundings, each of the four residences is at home with nature – a place of privacy, security and solitude. A place that enhances your relationship with the outdoors.

Implementing the best European trends and qualities, the iconic architecture is the heart of this estate. Each home fuses contemporary design with functionality. Featuring top of the range security and easy-living technologies, each home is fully automated, allowing you to control everything from security, air-conditioning and lighting right through to music and movies. We call it living smart – letting you focus on the things that matter.

Botanica is about seamless transitions. Residents will enjoy the bountiful luxury Botanica offers and truly appreciate the advanced technologies that take each home to new levels of sustainability. Continuing the environmental focus, features such as rain water harvesting, water wise gardens, integrated water heating systems with solar supplementation and grey and black water recycling have been introduced.



Aria

Italian for "air"



Bed



Bath



Pool



Garage



Visitor



Security
Estate

Refer to page 20-21 for detailed floor plans



This house is characterised by *seamless transitions* and a blurring of boundaries between *inside and out*.

This home enjoys a generous driveway court and a striking entrance between a long Malmesbury shale stone wall and a tall off-shutter concrete stairwell. On entering, the open glass façade presents a lush treed garden and pool area. A double volume dining integrates the second floor and opens up the centre of the house to the sky.

The effects of three floating elements, bringing the outside in, is clearest from the dining area. A concrete stairwell has been designed to be flooded with sunlight from above. The kitchen, lounge and family rooms, all flow out to external covered patios. The kitchen courtyard is attached to a herb garden and the living room patio has a serene summer courtyard of more intimate proportions. The house is characterized by a strong inside-outside flow and a blurring of boundaries between inside and out. The first floor bedrooms are grouped around a double volume space and a 'pyjama lounge', all isolated from the ground floor by a security shutter. The pyjama lounge and study room both convert passage spaces into useful family oriented areas. The main bedroom is luxuriously sized and has a daybed with mountain views and its own secluded balcony.

A large dressing room with extensive cupboards flows onto an en-suite bathroom with large shower, and a screened patio, featuring an outdoor shower with unparalleled views of the mountain.







Location & Lifestyle

A mere 15 kilometres from *Cape Town's CBD* you'll find one of the region's most sought-after locations, *Constantia*.



Brimming with history, this stunning area is nestled within *award winning* wineries, greenery and *world class* amenities.

Designed as a haven of privacy, security, and tranquillity, this upscale boutique estate is the first of its kind, nestled in the Constantia Valley across from the Hohenort Hotel.

Designed to embrace its leafy, peaceful surroundings, each of the four villas seamlessly combines thoughtfully curated architectural elements with innovative design, promoting a deep connection with nature.



Live

A place of deep *innate beauty*, Constantia offers so much for you to explore – with *nature* and amenity within close reach.

From the moment you take a step out of Botanica, you'll be greeted by a natural wonderland with much to see and do. Run or cycle through the Constantia Valley. Explore the Greenbelt on foot or by horseback – the choice is yours.

With an abundance of parks and gardens to discover, you can start off with Kirstenbosch Botanical Gardens or the Table Mountain Nature Reserve, both on your doorstep.

Dine

Constantia is a *dining destination* with a diverse range of fine and casual dining options.

Botanica is located just a stone throw away from some of South Africa's award-winning restaurants, and an internationally renowned café precinct. Nothing is too far away, with one of South Africa's finest restaurants, La Colombe at your doorstep.

If you're feeling like something more casual, explore Peddlers or Bistro Sixteen82.



Explore

Everyone seeks it, but rarely does anyone find it – work and family life *balance*.

Constantia's central location means you'll be close to everything – food, recreation and entertainment. You can relax on a Sunday afternoon sipping on a glass of any of the finest wines in South Africa, making the most of what's in your backyard.

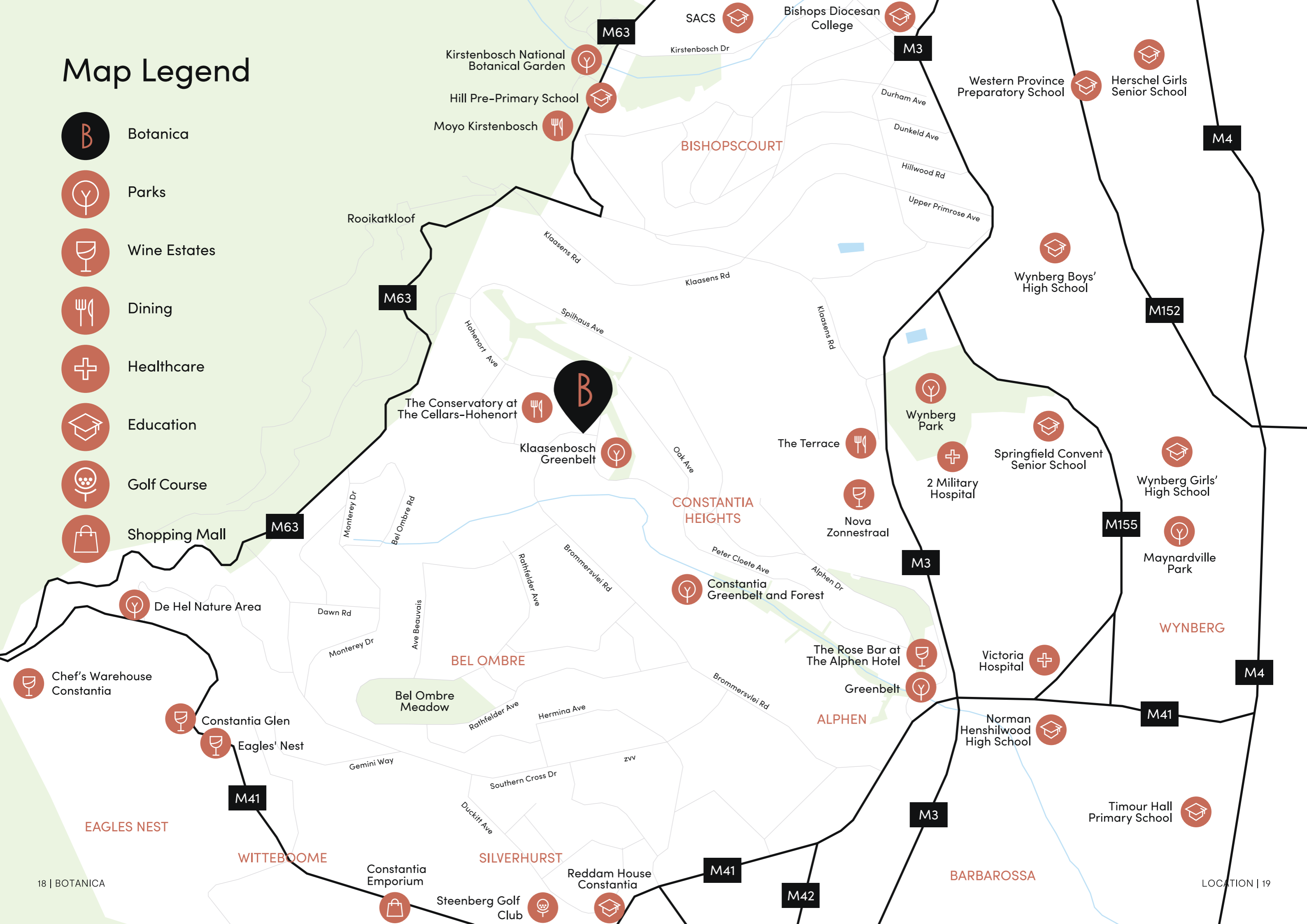
There are an abundance of kids' activities from horse riding lessons and bike rides to the Acrobanch Adventure Park, located conveniently at Constantia Nek forest.





Map Legend

-  Botanica
-  Parks
-  Wine Estates
-  Dining
-  Healthcare
-  Education
-  Golf Course
-  Shopping Mall

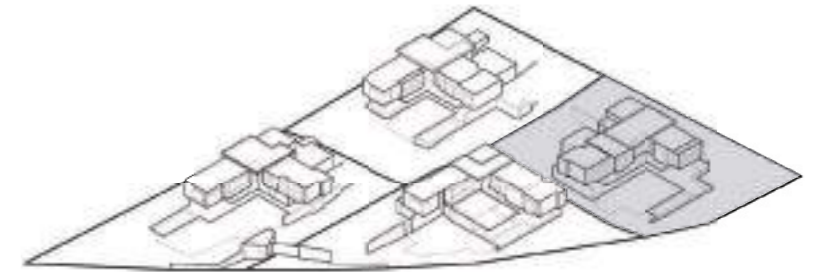




ARIA GROUND FLOOR

Total Area 329m²

Living	6.2 x 5.7m
Dining	5.7 x 5.7m
Kitchen	2.9 x 5.9m
Family	6.2 x 5.4m
Garage	6.1 x 5.8m
Patios	83m ²



ARIA FIRST FLOOR

Total Area 243m²

Bedroom 1	4.5 x 5.1m
Bedroom 2	5.1 x 4.7m
Bedroom 3	4.6 x 4.0m
Main Bedroom	5.9 x 5.6m
Dressing room	4.8 x 2.6m
Main Bathroom	5.2 x 2.7m
Playroom	5.2 x 3.8m

Plot Area 1884m²

Exclusive Use Area 1835m²

Building Footprint 346m²

Pool 27m²



Bed



Bath



Pool



Garage



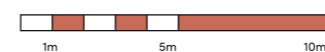
Visitor



Security Estate



PLAN SCALE





Security

24h manned Security office fitted with:

- High capacity fibre connectivity
- Multiple video monitoring
- Off-site monitoring and support
- Centralised mimic panel
- Centralised intercom system

Perimeter

- The Perimeter of the development is the first line of defence
The primary access is an automated security gate
- The entrance is monitored by high definition CCTV cameras to enable facial and number plate recognition
- The fence is secured with a tamper detection electrified fence
- The outside of the fence is naturally protected by means of deterrent vegetation like bougainvillea etc.
- The perimeter is monitored with high definition CCTV cameras

Individual Units

- Individual units will be fitted with an alarm panel that is linked to the Mimic panel for the on-site security office and the client's preferred security providers
- Alarm system is linked to home automation and accessible to smart devices
- Alarm activated lighting will be provided

Access Control

- A biometric access control system will be provided for visitors and residents
- The gatehouse will be linked via home automation to the intercom of each individual home

House Features

Appliance & Finish

- Control4 Home Automation system
- Lighting control system
- Alarm System
- Timber Hardwood flooring
- Natural Stone wall cladding
- Engineered Stone splashbacks in kitchens
- Double glazed aluminium doors and windows
- Solid Oak door frames with solid core oak veneered doors
- Feature closed combustion fire places
- Rimless WC Suite with concealed cistern
- Wifi throughout house with Fibre connection
- DSTV Infrastructure with HD view
- Integrated Smeg appliances
- Custom-made built-in braai unit with natural stone braai top
- Pool

Sustainable Living

- Insulated concrete roofs and ground floor slabs
- Water based under floor heating
- LED Lighting
- Sustainable timber/steel shading structures to windows
- Intelligent lighting and energy control systems
- Grey and black water recycling
- On-site well point
- Rainwater harvesting
- Waterwise gardens
- Integrated domestic water heating system with solar supplementation

MEET THE TEAM

Developer



SquareTurn Developments is a South African property development company established by a prominent Belgian property group, *Square Group*.

Through meticulous investment strategies and high quality bespoke developments, both companies have established themselves as leaders in the European property market.

SquareTurn Developments have invested in strategically desirable land holdings in the Cape and are proud to launch the exclusive Botanica at Hohenort, as their **flagship residential development** in South Africa.

Drawing on their experience in quality high-end residential developments in Europe, and bringing the same attention to detail and European best-quality practices to the development, they believe that Botanica at Hohenort will be the most prestigious residential development in Constantia. Great care has been taken in selecting the location and in developing the concept "**Places in Nature**" exclusively for this beautiful site. The bespoke quality of this boutique development, the investment in technology, landscaping, high end security and exclusivity of the estate offers a unique contemporary product that sets a benchmark for all their future developments.



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MEET THE TEAM

Architect

METROPOLIS

Metropolis is a design driven practice, known for conceptually sound, highly researched and thoroughly *detailed architecture*.

Their work is inspired by the natural Cape landscape and it's vibrant urban culture.

Metropolis believes in transforming space into place. There is a strong focus on sustainability in their work. Aside from energy concerns, they believe that sustainable design should be robust, have longevity and be deeply suited to the lifestyle of its users.

The practice has been awarded the South African Institute of Architects' Award of Excellence for Beau Constantia Wine Estate and 79 Broummerivlei Road, both nearby in Constantia and both noted for their sympathy towards landscape and for the immersive qualities of their architecture.



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Don't hesitate to contact our property executives and enquire about pricing

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