

# CHAPEL TOWERS



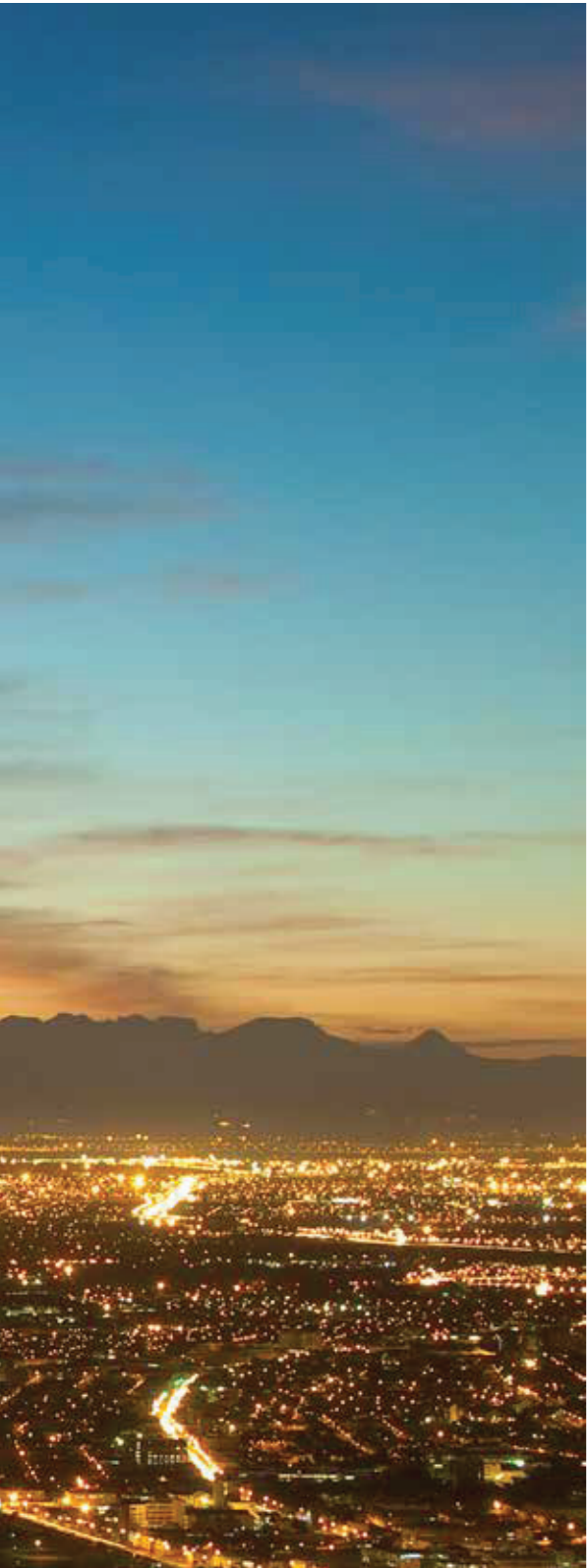
LIVE IN THE CITY





# INVEST IN YOUR FUTURE

— CHAPEL TOWERS —



**International investors are flocking to grab their share of the Mother City.**

**Asrin offers you a chance to bury your roots in this colourful cosmopolitan area before it becomes completely unattainable.**

Chapel Towers is an investors dream as they purchase a tenanted apartment with a lease agreement in place.

Chapel Towers' high rental demand ensures a low-risk investment and peace of mind, as rental income is secured from the day of registration.

### **Benefits of investing in Chapel Towers:**

- Purchase tenanted apartments
- High rental demand
- Outstanding market value growth
- Immediate rental income
- Low-risk investment
- Location secures a profitable opportunity
- Rental management.

# FEEL AT HOME

## — CHAPEL TOWERS —

Whether you're an up-and-coming young executive or a young family getting on your feet, Chapel Towers is perfectly suited to the mover-and-shaker looking to call the Mother City their home.



## FRONT AERIAL VIEW



### CHAPEL TOWERS IS LOCATED IN THE URBAN DEVELOPMENT ZONE

#### APPLY SECTION 13SEX TAX OF THE SA INCOME TAX ACT TO INVEST IN CHAPEL TOWERS

One of the biggest Tax Incentives for property investors in South Africa is Section 13sex of the SA Income Tax Act. The tax incentive enables a qualifying property investor to claim back from SARS up to 55% of the purchase price of the property or apartment over 20 years.



# CHAPEL TOWERS

LIVE IN THE CITY

**Introducing urban living at its finest. Located in the heart of vibrant Cape Town, Chapel Towers is more than just a golden investment opportunity – it's the chance to become part of a rich historical tapestry.**

Revel in the splendor of the most beautiful and popular tourist destination in the world, and immerse yourself in the culture, colour, spirit and flavour that sets Cape Town apart from the world. Set against the majestic backdrop of Table Mountain, the harbour and magical city skyline, this is Urban Heaven.



**OWN A PIECE OF THE MOST  
BEAUTIFUL AND POPULAR TOURIST  
DESTINATION IN THE WORLD.**

DISCLAIMER: Images used are for marketing purposes only, refer to development specification.

**True perfection lies in the details.**

That's why Chapel Towers boasts only the finest fittings and finishes – from engineered stone kitchen work tops to porcelain tiles. Each unit is fitted with a Smeg or similar oven, hob and extractor fan, and the top floor has air conditioning to cool off and enjoy the warm summer evenings.







As a whole, the complex is a product of superior craftsmanship and design. Entertain your guests in the clubhouses, host a tea party in the beautifully landscaped gardens, or have a cook-off in the braai area. To make the good life even better, the building is equipped with elevators, laundry facilities, Fibre optic internet connection, secure access control, concierge and 2 levels of secure underground parking.

# FEED YOUR SENSES

— CHAPEL TOWERS —

**With such a diversity of cultures inhabiting the area, Chapel Towers is flanked by a variety of restaurants, bistros and coffee shops, each with its own authentic flavour.**





# LIVE BOLDLY

## — CHAPEL TOWERS —

The area is dotted with vibrant night life – located just close enough to Chapel Towers for a relaxing night out, but also not too close for comfort.





**FRONT ENTRANCE**

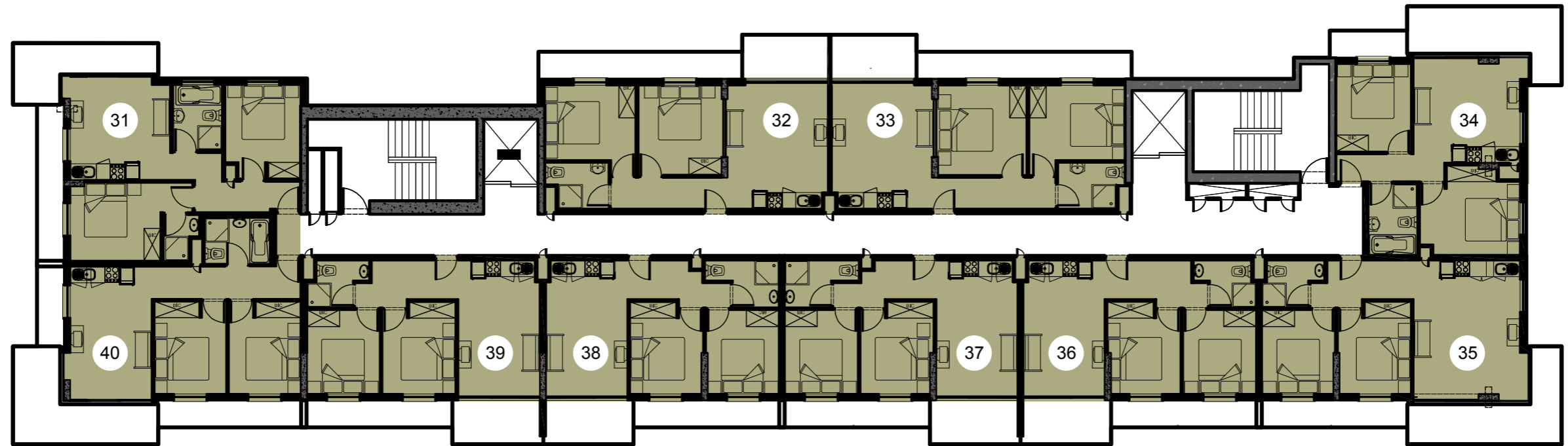
— GROUND FLOOR —



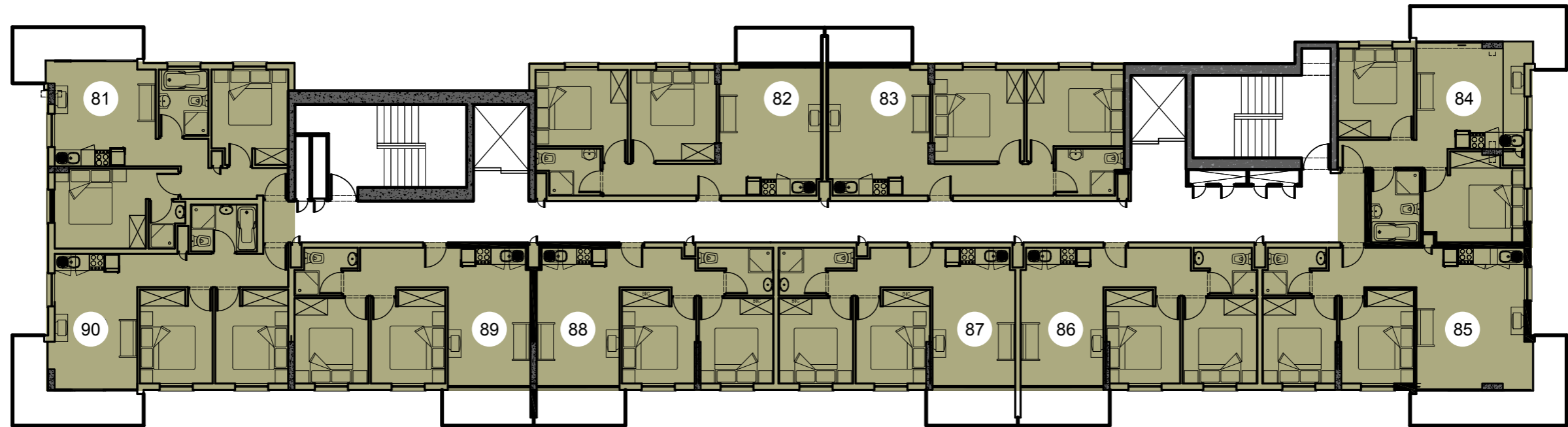
— 1ST & 2ND FLOOR —



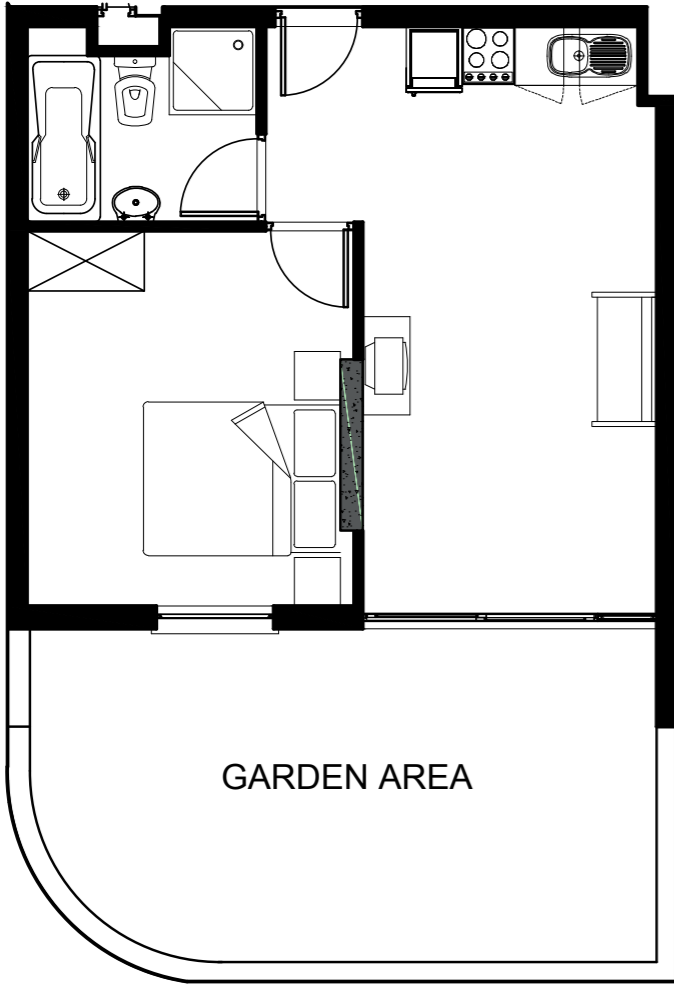
— 3RD FLOOR —



— 4TH - 8TH FLOOR —



# TYPICAL 1 BEDROOM FLOOR PLAN

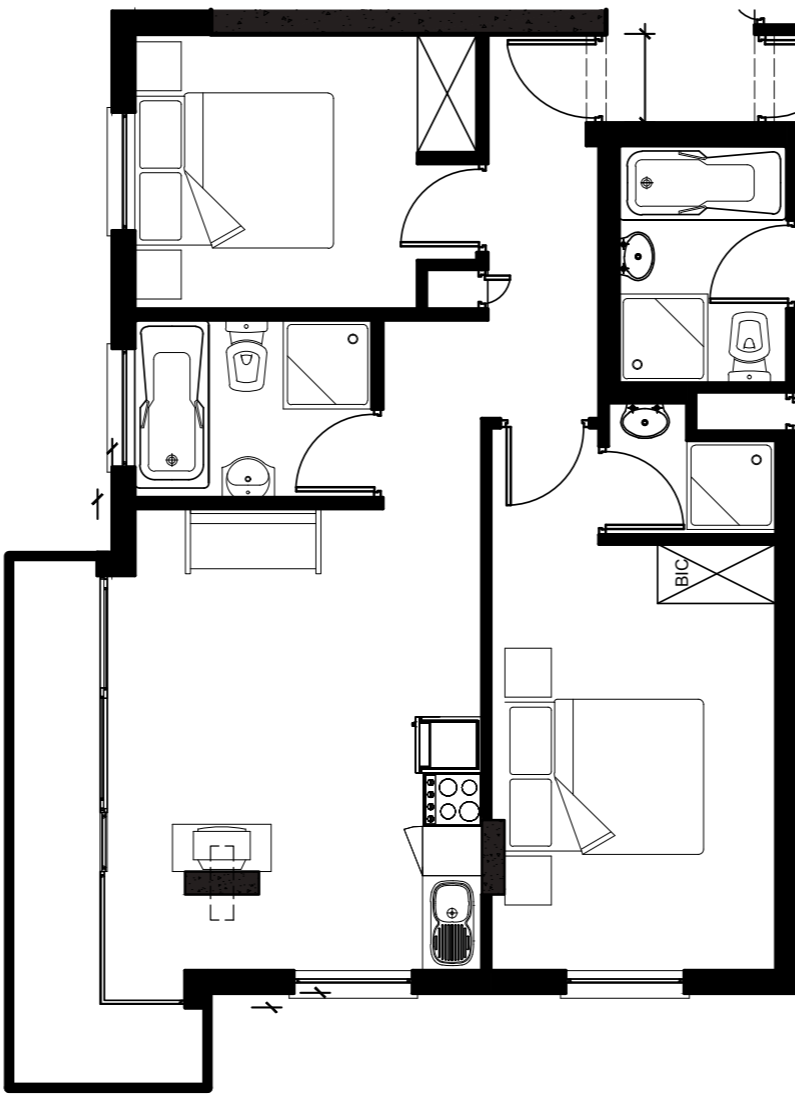


**UNIT:** 42,3m<sup>2</sup>

**BALCONY:** 23,3m<sup>2</sup>

**TOTAL:** 65,6m<sup>2</sup>

# TYPICAL 2 BEDROOM FLOOR PLAN

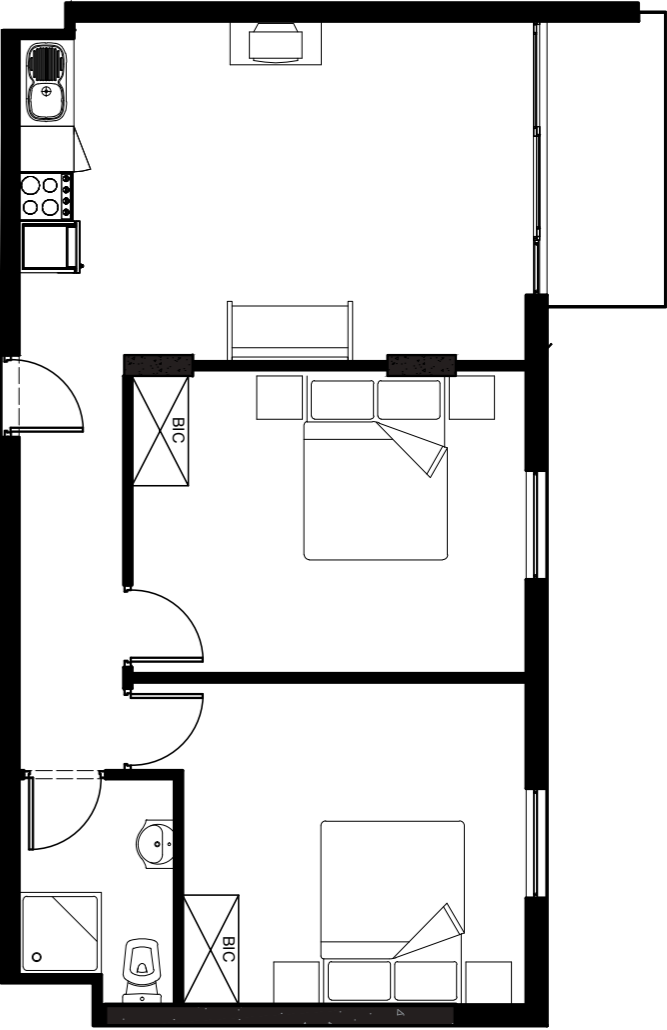


**UNIT:** 61,3m<sup>2</sup>

**BALCONY:** 7,9m<sup>2</sup>

**TOTAL:** 69,2m<sup>2</sup>

# TYPICAL 2 BEDROOM FLOOR PLAN



**UNIT:** 65,8m<sup>2</sup>

**BALCONY:** 4,2m<sup>2</sup>

**TOTAL:** 70m<sup>2</sup>





**CHAPEL TOWERS**

# CHAPEL TOWERS

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## SPECIFICATIONS: CHAPEL TOWERS ANNEXURE "B"

### 1 FOUNDATIONS:

- 1.1 The reinforced concrete structure will be supported by piles as per the structural engineers drawings.

### 2 SUPER-STRUCTURE:

- 2.1 The structure of the building will be supported by reinforced concrete slabs, columns, beams and shear walls, all in accordance with the structural engineers drawings.
- 2.2 External brick walls to be 230mm cement maxi. Internal walls to be 180mm and 90mm cement maxi where applicable. DPC to be used in all openings as per detail. Weepholes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity.

### 3 ROOF CONSTRUCTION:

- 3.1 Roof material consist of reinforced concrete slab as per structural engineer drawing's.

### 4 DOORS & DOORFRAMES:

- 4.1 Entrance frame and door to be Meranti framed hardwood entrance door or similar.
- 4.2 Internal doors to be hardboard hollowcore doors, suitable for painting.

### 5 WINDOWS AND GLAZING:

- 5.1 All windows to be Aluminium powder coated or similar.
- 5.2 4mm clear glass to all windows upto 3rd Floor.
- 5.3 6,38mm clear safety glass to all windows above 3rd Floor.
- 5.4 Sliding doors/Corner windows will all receive 6.38mm clear safety glass.

### 6 WALL FINISHES:

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls as detailed on Architects Drawings, one coat plaster with decorative panels.



# CHAPEL TOWERS

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## SPECIFICATIONS: CHAPEL TOWERS ANNEXURE "B"

- 6.3 Wall tiles to be installed as follows:  
Kitchen: 600mm above worktops only  
Shower: Full height
- 6.4 All external window cills to be plastered to a fall of 20 degrees.
- 6.5 All internal cills to be plastered except for the Kitchen and Bathroom, which will be tiled.

### 7 FLOOR FINISHES

- 7.1 All surface beds to be finished with 25mm screed.
- 7.2 All habitable rooms to receive laminated floors
- 7.3 Porcelain tiling to all Kitchens, Bathrooms and Lounge/Dinning area.
- 7.4 Pine skirting 22x94mm to all rooms except bathroom and kitchen  
Skirting to be prepared for painting.

### 8 PAINTING:

As per Mandelay specification or similar  
External walls -As per developers colours.  
Internal walls -Off-White  
Ceilings, Intl. doors & skirting -White

### 9 CEILINGS:

- 9.1 Ceilings to be skimmed with 75mm coved cornice to all areas.

### 10 IRONMONGERY:

- 10.1 All internal doors to be fitted with standard 3 lever lockset or similar.
- 10.2 Entrance doors to be fitted with 3 lever locksets or similar.

### 11 JOINERY:

- 11.1 Kitchen layouts are to be as per joinery supplier drawings including Engineered stone worktops.



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## SPECIFICATIONS: CHAPEL TOWERS ANNEXURE "B"

### 12 ELECTRICAL:

- 12.1 Pre-Payment meters, Econometers or similar in each unit.
- 12.2 Plug and Light Points: One light point in each room. One double plug point in each room, excluding bathrooms, 2 single plugs and 2 double plugs points to the kitchen, one stove connection with extractor point. External light point to be provided as per architect's drawings.
- 12.3 One DSTV point to be provided.

### 13 PLUMBING:

Sanitaryware to be range from "Grohe" or Similar

- 13.1 Corner shower unit with shower mixer, arm and rose.
- 13.2 White close couple pan & universal cistern with B2 seat.
- 13.3 WHB to be courier type or similar with fixations with single lever mixer.
- 13.4 Hot Water Cylinder (WHC) 150 Ltr 400KPa, complete with all necessary fittings and valves.
- 13.5 All plumbing to comply with Local Authority requirements.
- 13.6 Washing machine point with under tile stopcock will be provided.
- 13.7 Kitchen sink drop-in 970mm (QLX670) Franke sink bowl with single lever mixer.

### 14 GENERAL:

- 14.1 All ground floor units will receive synthetic lawn to garden areas.
- 14.2 Mircom system to be installed by Developer. Body Corporate responsibility to apply for their own Telkom lines in order to commission the system.
- 14.3 Walling around complex to be as per the Architects approved drawings.
- 14.4 Shower doors will be provided to all units.
- 14.5 SMEG or similar oven, hob & extractor will be provided to all units by Developer.
- 14.6 Gym and roof top pool facilities will be provided by Developer.



# CHAPEL TOWERS



LIVE IN THE CITY





**ACCESS  
CONTROLLED**

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**LAUNDRY  
FACILITIES**

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**SUPERIOR  
FINISHES**

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**FIBRE OPTIC  
INTERNET**

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**GYM  
FACILITIES**

---



**MOUNTAIN/  
HARBOUR VIEWS**

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CITY

# OUTDOOR CITY LIVING

— CHAPEL TOWERS —



**Living in the city doesn't mean you can't have the best of both. Instead of sitting in bumper traffic you can head up the mountain after work for a trail run. Table Mountain National Park is a world heritage site and Natural New 7 Wonders of the World.**

**Perhaps you would like to take it easy, and meet up with friends on Camps Bay or Clifton beach, both world class Blue Flag beaches. Chapel Towers is a lifestyle choice for those you want to live close to work and enjoy the best of Cape Town.**









# CHAPEL TOWERS

SITUATED NEAR

# MYCITI BUS ROUTES

# CHAPEL TOWERS

## GET TO KNOW YOUR CITY

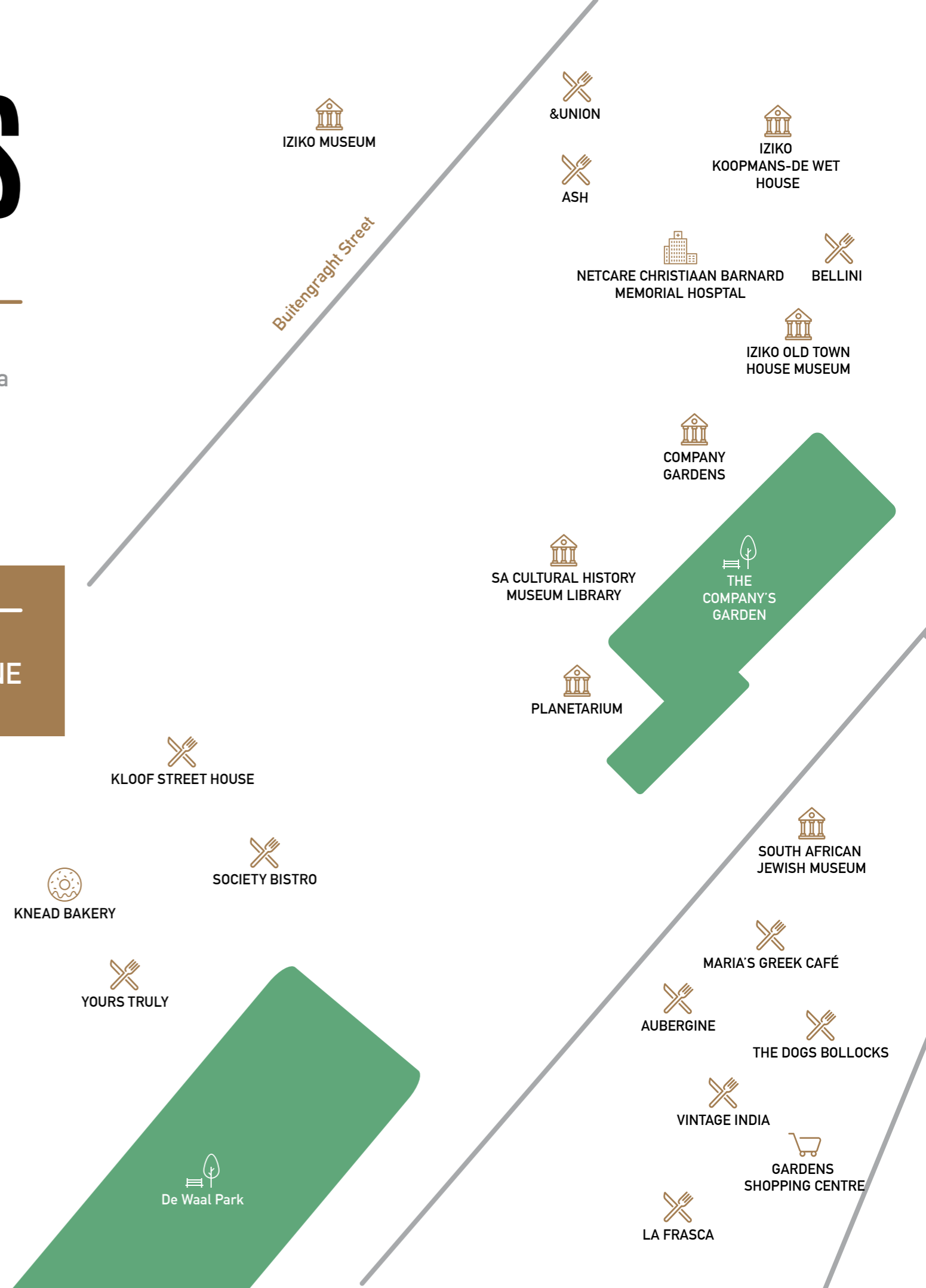
The Mother City's rich cultural-historic background envelopes Chapel Towers with a diverse selection of cultural landmarks, renowned restaurants and distinguished hangouts. As well as being a landmark domain for the urban citygoer, it is an attraction for many who visit Cape Town. As Cape Town's vibrant energy runs through the streets of the city center, you have much to discover!

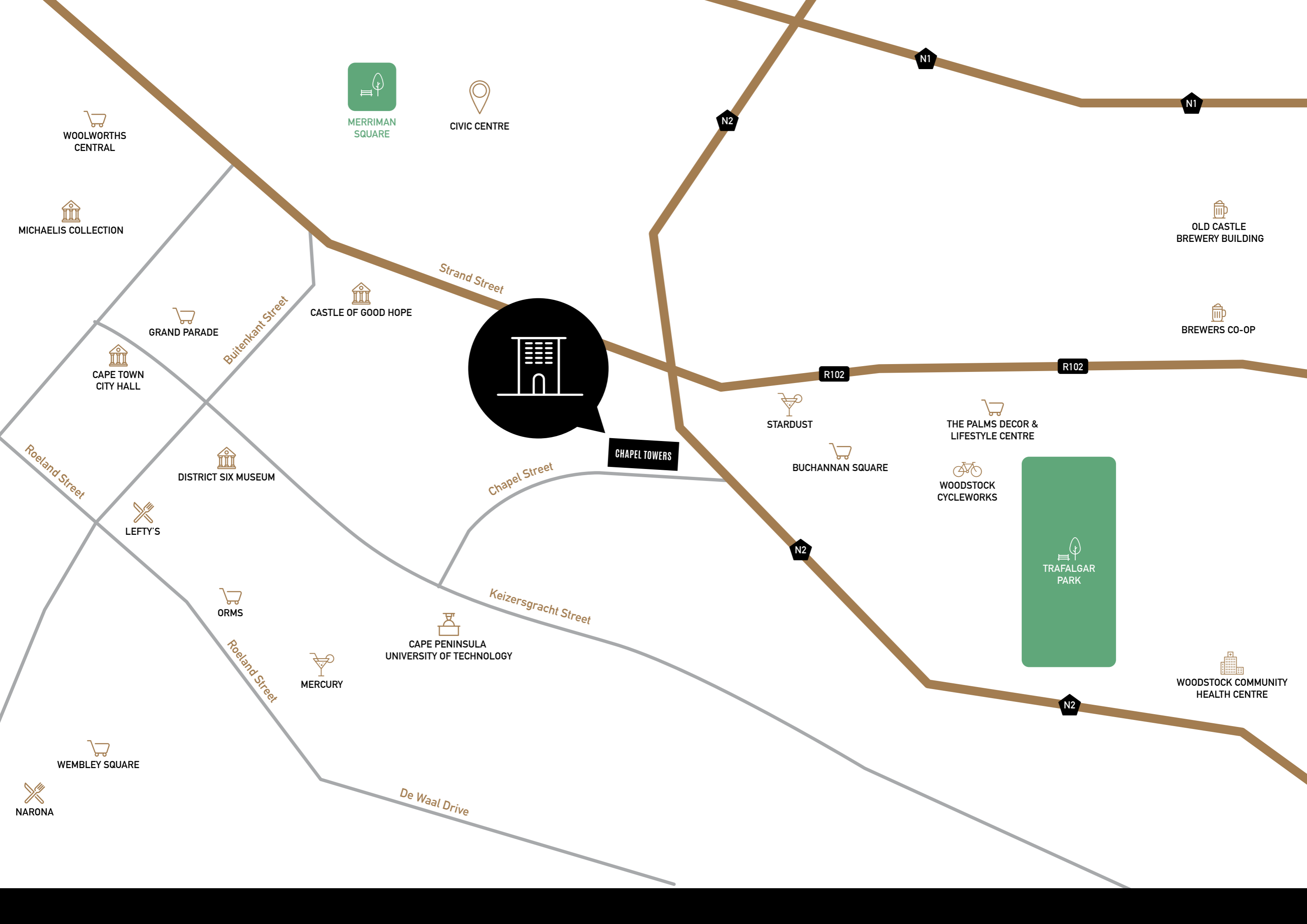
### UDZ

CHAPEL TOWERS IS LOCATED IN THE URBAN DEVELOPMENT ZONE

This means investors can enjoy a Tax concession of 55% over a period of 11 Years with 20% rebate in year one and 8% in the ensuing years.

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CITY





**CHAPEL TOWERS**



MERRIMAN SQUARE



CIVIC CENTRE



CASTLE OF GOOD HOPE

Buitenkant Street



GRAND PARADE



CAPE TOWN CITY HALL



DISTRICT SIX MUSEUM



LEFTY'S



ORMS

Roeland Street



MERCURY



CAPE PENINSULA UNIVERSITY OF TECHNOLOGY

Chapel Street

Keizersgracht Street

De Waal Drive

N1

N1

N2

N2

N2

R102

R102



STARDUST



BUCHANNAN SQUARE



THE PALMS DECOR & LIFESTYLE CENTRE



WOODSTOCK CYCLEWORKS



TRAFALGAR PARK



OLD CASTLE BREWERY BUILDING



BREWERS CO-OP



WOODSTOCK COMMUNITY HEALTH CENTRE



WOOLWORTHS CENTRAL



MICHAELIS COLLECTION

Roeland Street



WEMBLEY SQUARE



NARONA



[www.chapeltowers.co.za](http://www.chapeltowers.co.za)

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