

MAKE

SUN  
SEA  
SKY  
SEA POINT  
SIGNAL HILL

YOUR HOME





# UNIQUE HAVEN OF LUXURY



## IMMERSE YOURSELF IN RELAXED ELEGANCE

**21 ON BATTERY** is located in the charming Sea Point, Cape Town – claiming prime property on the slopes of Signal Hill, below the well-known Ocean View Drive ... by far the most desired address in beautiful Sea Point.

**21 ON BATTERY** offers the premier lifestyle package: only 15 luxury apartments designed to international standards, a mountainous backdrop, modern and spacious interiors, underground parking, easy access to five-star dining, world-class shopping, eclectic nightlife and minutes from the famous Sea Point Promenade.

**21 ON BATTERY** is a bold architectural statement; strikingly sleek and minimalistic with a façade of gleaming glass terraces facing north-west – your private stage from which to soak up the sweeping panoramic ocean vistas and the sea of twinkling city lights, as Cape Town comes alive at night.





VAN DER MERWE MISZEWSKI ARCHITECTS,  
WINNERS OF THE SAIA AWARDS, SAPOA AWARDS, SAISC AWARDS  
AND THE FULTON AWARDS, PRESENTS 21 ON BATTERY

# ONLY 15 LUXURY APARTMENTS

DESIGNED TO INTERNATIONAL STANDARDS  
IN POPULAR SEA POINT, CAPE TOWN

TWENTY  
**ONE**  
ON BATTERY – SEA POINT











RELAXED,  
TIMELESS  
ELEGANCE  
NEVER  
LOOKED  
THIS  
SUPREME

## INSPIRED BY CAPE TOWN'S GREATEST CHARACTERISTICS

VDMMA – creators of the innovative residence, the TREE HOUSE in Cape Town, have embarked on crafting 21 ON BATTERY into an inspirational masterpiece, which holistically harnesses Cape Town's greatest characteristics: SUN, SEA, SKY and MOUNTAINS.

From its classic minimalistic elegance to the sense of warmth created with oak flooring, to large porcelain tiles and luxurious Belgotex Lifestyle Bella Vista carpets, 21 ON BATTERY promises to be the ultimate living experience.

Apartments are artfully planned facing north-west, bathing it in golden light. The balconies have been designed to be the full width of the apartment, and together with floor-to-ceiling windows, a seamless indoor-outdoor flow is created ... allowing the magical vistas to become a part of your home.

**Stay at 21 ON BATTERY and relish in relaxation and refined style, thanks to premium finishings which add that kiss of luxury.**











# ON BATTERY EPITOMISES FREESTYLE LIVING



## FREESTYLE LIVING IN SEA POINT

**Between Signal Hill and the Atlantic Ocean, discover popular Sea Point – a truly international destination and one of Cape Town’s most affluent suburbs. Locals and tourists alike are drawn to the picturesque Sea Point, a vibrant and diverse suburb bustling a 24-hour cosmopolitan vibe.**

The area has evolved into a colourful neighbourhood with a unique personality, offering spectacular luxury beachfront highrises and the opportunity to experience the ‘togetherness’ of South Africa’s rich heritage and culture.

The Sea Point Promenade is alive with people meandering from Bantry Bay to Mouille Point – one of Cape Town’s most beautiful stretches of beachfront with an abundance of urban attitude and authentic experiences minutes from your 21 ON BATTERY apartment: from the 50-metre Olympic-size public swimming pool, permanent art sculpture installations, Sunday brunch and live Jazz, ice cream sandwiches at *Crumbs and Cream*, boutique shopping at *Artem Centre*, casual dining at *Engruna Eatery*, *La Mouette Restaurant* or *La Perla*, outdoor parks with workout equipment, to *UP Cycles* where you can hire a bicycle for the day and spend the afternoon meandering along the Promenade.







## DINING

La Boheme Bistro | La Mouette Restaurant | La Perla | Bootlegger Coffee Company  
Harvey's at Winchester Mansions | Ristorante Posticino | JARRYDS Espresso Bar + Eatery  
Coco Safar | Mojo Market | Jerry's Burger Bar | My Sugar Dessert Parlor | Engruna Eatery  
Mykonos Taverna Sundoo | The Ritz | Mano's Cafe-Style Restaurant | NV-80 | Pigalle  
Il Leone Mastrantonio | The Duchess of Wisbeach

## ENTERTAINMENT

Historic Lighthouse | Cape Peninsular Loop | Into the Blue Dive Centre | White Horse Statues | Green  
Point Urban Park | 50-metre Olympic Swimming Pool | Outdoor Parks with Exercise Equipment | UP  
Cycles | Tandem Paragliding | Metropolitan Golf Club | Cape Town Stadium | Nature Hiking and Biking  
Trails | Sun-Kissed Salsa on the Promenade | BUC Personal Fitness Studio S.W.E.A.T. 1000 | Mojo  
Boxing & Fitness | Virgin Active Point

## SHOPPING & OTHER

Victoria Wharf Shopping Centre | Artem Centre | Sea Point Medical Centre | Hardware | Nursery | Vet  
The Point Mall | Piazza St Johns | Woolworths Piazza Da Luz | Laughtons Hardware

WORLD  
OF  
OPPORTUNITY  
AND

ADVENTURE  
ON  
YOUR  
DOORSTEP











# HIGHLIGHTS OF...



# ON BATTERY

1

LUXURIOUS 173.3 M<sup>2</sup>  
FOUR-BEDROOM  
PENTHOUSE SUITE

2

PARKING BAYS  
PER APARTMENT

3

MINUTES' DRIVE FROM  
POSTICINO ITALIAN  
RESTAURANT



4

STOREYS INTO  
THE AFRICAN SKY

5

-STAR  
FEATURES AND FINISHES

6

TWO-BEDROOM APARTMENTS  
RANGING FROM  
87.2 M<sup>2</sup> TO 88.5 M<sup>2</sup>



MINUTES' DRIVE TO  
MOJO MARKET –SEA  
POINT'S 7-DAY, INDOOR FOOD  
AND LIFESTYLE MARKET

8

THREE-BEDROOM  
APARTMENTS RANGING FROM  
108.7 M<sup>2</sup> TO 114.5 M<sup>2</sup>



9

MINUTES' DRIVE TO  
LA MOUETTE RESTAURANT

10

MINUTES' DRIVE TO  
CAPE TOWN'S CITY CENTRE



11

MINUTES' DRIVE TO  
JARRYDS ESPRESSO  
BAR & EATERY

12

EXPERIENCED ARCHITECTS FROM THE  
DEDICATED TEAM FROM VDMMA

13

MINUTES' JOG OR 25-MINUTE  
WALK TO THE SEA POINT PAVILION  
PUBLIC SWIMMING POOLS

14

MINUTES' DRIVE TO  
CLIFTON BEACH

15

STOREROOMS  
RANGING FROM 6.6 M<sup>2</sup>  
TO 15.4 M<sup>2</sup>

16

MINUTES' DRIVE TO  
THE OLD BISCUIT MILL



17

MINUTES' WALK TO THE  
SEA POINT PROMENADE

18

MINUTES' WALK TO  
PIAZZA ST. JOHNS

19

MINUTES' DRIVE TO  
NETCARE UCT  
PRIVATE HOSPITAL



20

MINUTES' DRIVE TO  
OUDEKRAAL BEACH

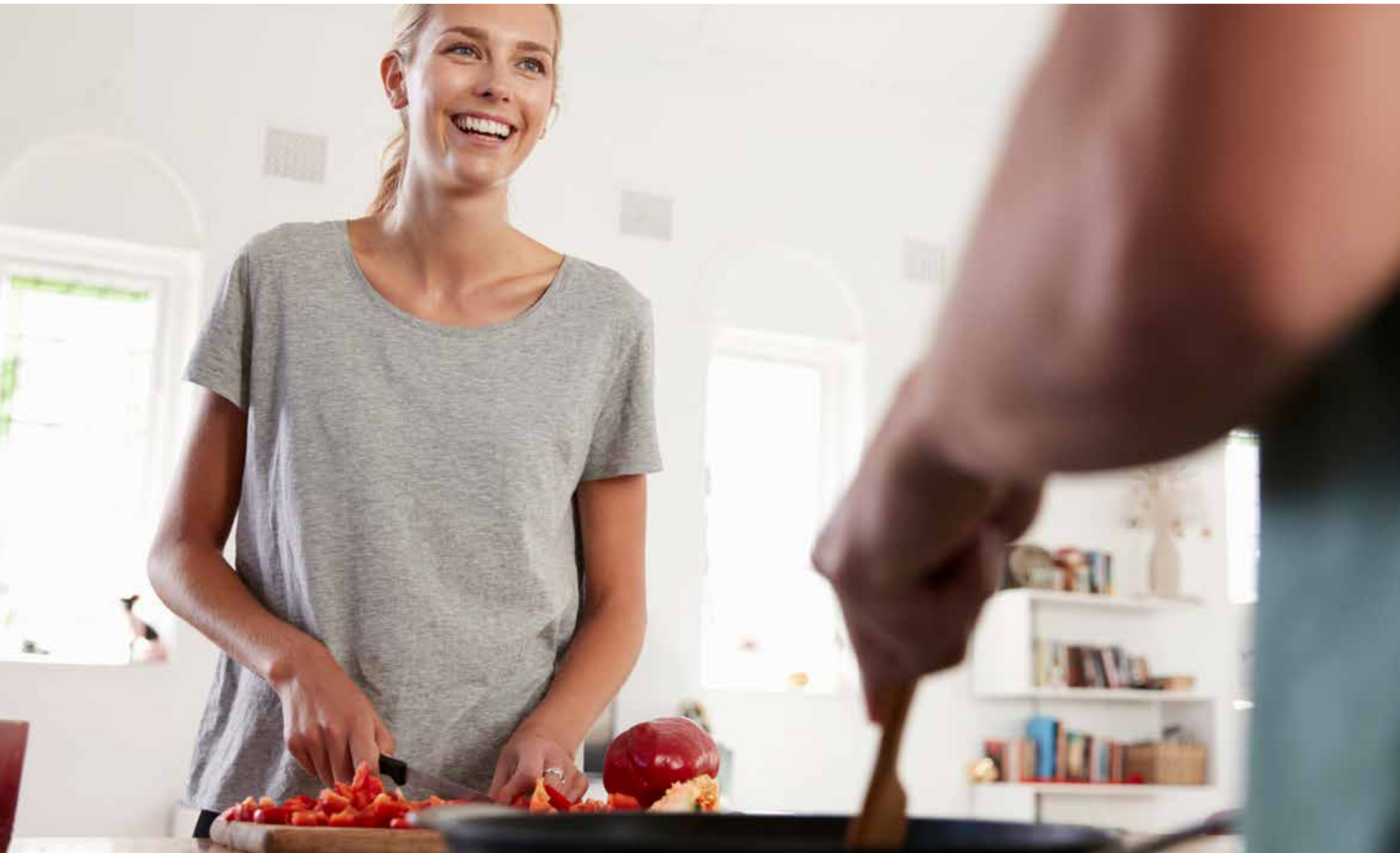
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ON BATTERY PROMISES  
TO BE SEA POINT'S HOTTEST  
PROPERTY INVESTMENT









Oggie Neutral Unfinished



Porcelain Floor Tiles: Mirage Mashup Neutral



Phoenix Stone Kitchen counters: Coconut



Porcelain Wall Tiles: Calacatta Gold



Melawood Board: Verzaska Oak

# CHOOSE FROM THE FINEST 5-STAR FINISHES

## DELIVERING ON THE DETAIL

Whether you're a master chef or casual cook, the kitchens at 21 ON BATTERY provide a relaxed atmosphere, equipped with integrated appliances, *Phoenix Stone* countertops and splashbacks, as well as ample space to create, or simply enjoy a glass of bubbly with friends. A sense of elegance and finesse echoes from the living room through to the bedrooms and en-suite bathrooms – all composed with the finest fittings and finishings and graced with luxurious indulgent *Duravit Vero* sanitaryware and large porcelain tiles.

**The design throughout maintains a sleek and understated sophistication – the embodiment of a timeless sense of style, whilst the attention to detail adds that extra dose of 'WOW'.**



Belgotex Carpet: Tivou



ARTIST'S IMPRESSION







# GENERAL/STANDARD

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- Access-controlled 24-hour security
- Air-conditioning and heating system
- Personalised encoded suite intrusion alarm system with door contacts at front entry door keypad, connected to the 24-hour security
- *Legrand* or *Clipsal* light switches and plug sockets in all rooms
- Sixteen basement storerooms ranging from 6.6 m² to 15.4 m²
- Energy-saving hot water system
- Thirty parking bays – two designated to each apartment
- Semi-solid door with painted timber frames and doorliners
- *Dorma* handles, escutcheons and locks
- Powder-coated aluminium sliding doors and sidehung-windows
- Smooth finished white ceilings with concrete soffits or bulkheads
- *Oggie* LED lighting
- Smoke alarms and sprinkler system
- Lift access with emergency stairway
- Shared laundry room

# KITCHENS

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- Contemporary kitchen cabinetry in a variety of materials and colours, from builder's standard samples
- *Phoenix Stone* countertops and backsplash
- Double-bowl sink with contemporary matching *Hansgrohe Talis* classic kitchen mixer tap
- Selection of integrated *Miele* refrigerator, extractor, dishwasher, tumble dryer, washing machine, oven and stove top
- Under-cabinet lights
- Mounted *Spazio* light fixture

# BATHROOMS

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- Custom-designed vanity with above-mounted *Duravit Vero* basin and cabinetry below vanity, from builder's standard samples
- Custom-designed mirror with *Spazio Martel* fluorescent *Opal* wall light
- Large porcelain tile flooring, from builder's standard samples
- *Plexicor Diva* bathtub with *Hansgrohe* mixer tap
- Above-counter basin options with *Hansgrohe* faucets
- Concealed cistern and actuator plumbing fixtures
- Large porcelain wall tiles – up to ceiling
- Frameless glass shower with sliding doors and *Hansgrohe* faucets and fixtures
- *Bathroom Butler* accessory package including a chrome *Jeeves Classic* heated towel rail
- Extractor fan



LIKE  
NEVER  
BEFORE

# LIVING, DINING, BEDROOMS

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- Choice of white oak *Oggie Legno* rustic unfinished flooring, selected from builder's standard samples
- Choice of *Belgotex Lifestyle Bella Vista* carpets







UNIT 101  
201  
301  
401



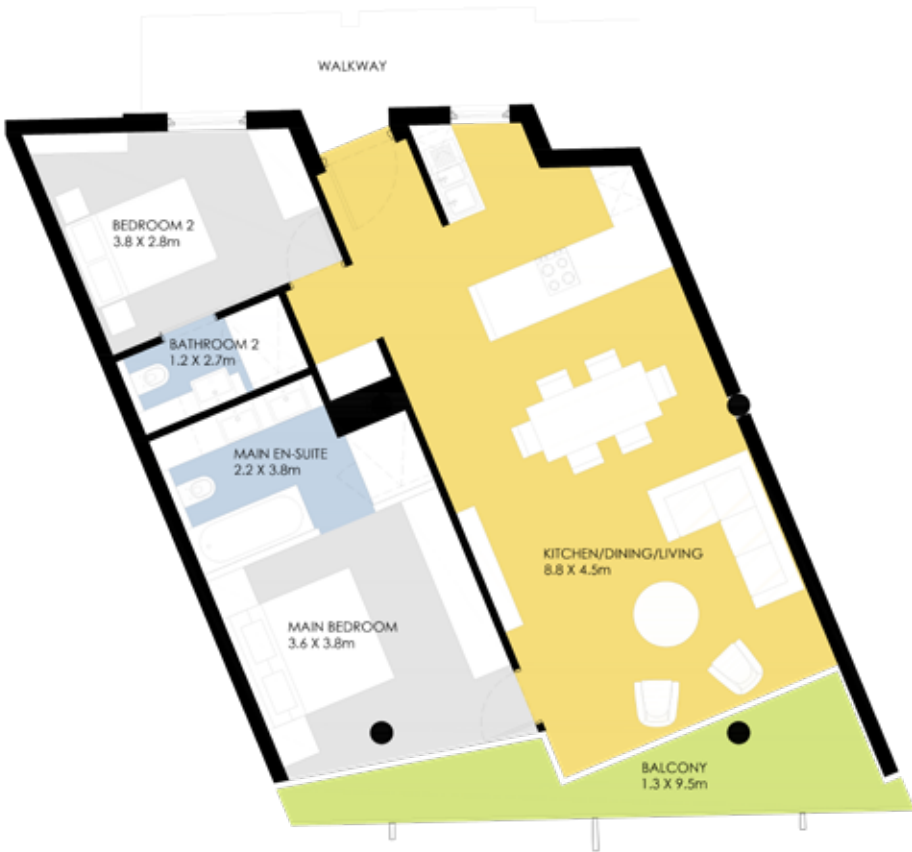
Sectional Title Area 114.5m<sup>2</sup>, Balcony 8.2m<sup>2</sup>  
3 Bedrooms, 2 Bathrooms, 2 Parking Bays

UNIT 103  
203  
303  
403



Sectional Title Area 88.5m<sup>2</sup>, Balcony 11.5m<sup>2</sup>  
2 Bedrooms, 2 Bathrooms, 2 Parking Bays

UNIT 102  
202  
302  
402



Sectional Title Area 87m<sup>2</sup>, Balcony 11.1m<sup>2</sup>  
2 Bedrooms, 2 Bathrooms, 2 Parking Bays

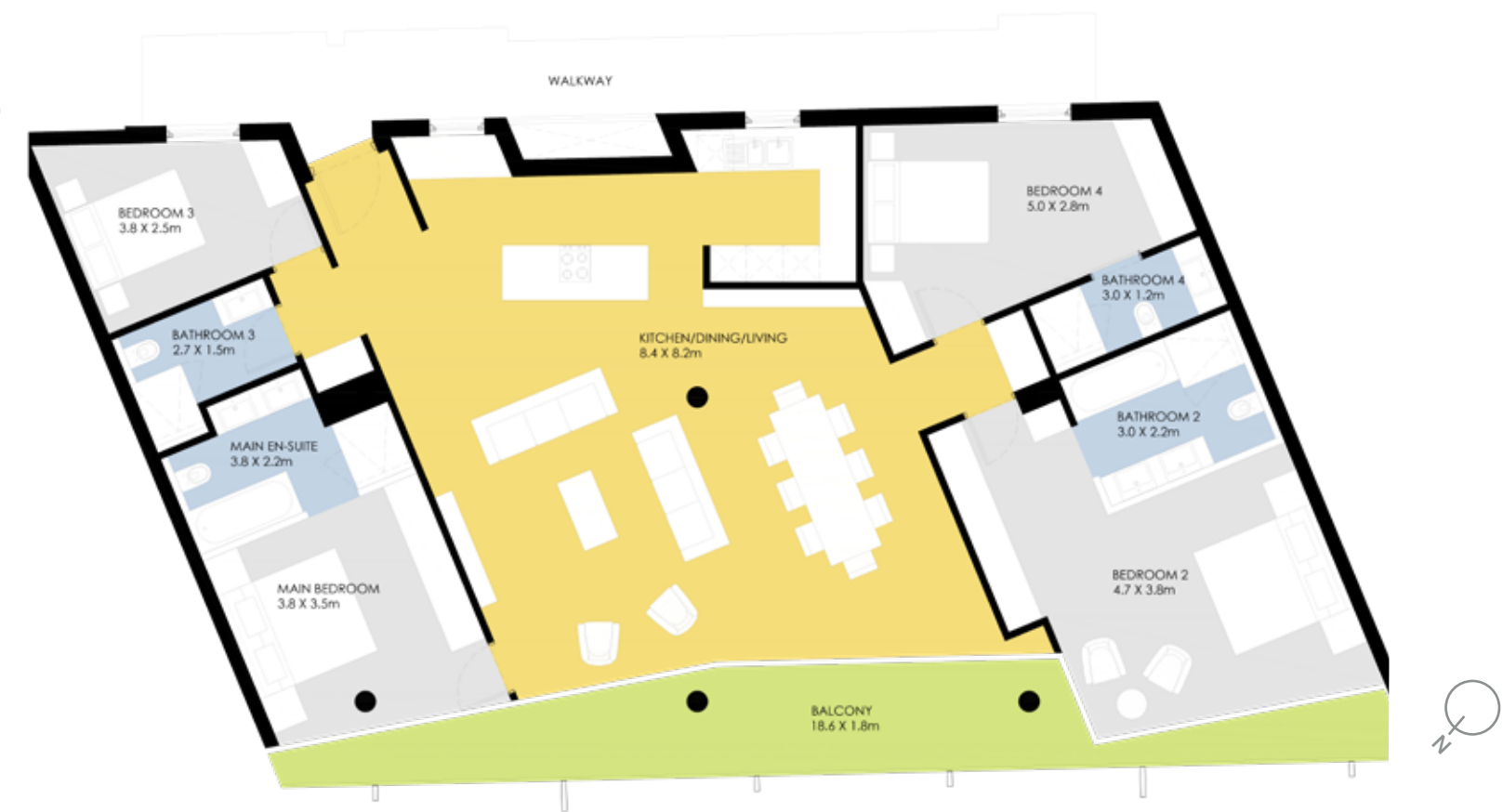
UNIT 104  
204  
304  
404



Sectional Title Area 108.7m<sup>2</sup>, Balcony 13.9m<sup>2</sup>  
3 Bedrooms, 2 Bathrooms, 2 Parking Bays



PENTHOUSE



Sectional Title Area 173.3m<sup>2</sup>, Balcony 25.4m<sup>2</sup>

4 Bedrooms, 4 Bathrooms, 2 Parking Bays



EXCEPTIONAL QUALITY

**[Name to be confirmed]**  
was established in 1997,  
consisting of an experienced  
team of professionals  
dedicated to excellence in  
property development and  
project management.

Collectively, **[Name to be confirmed]** has delivered more than R400 million in light and industrial developments since inception. The team has worked together to successfully complete a variety of developments over the last seven years, which amongst others includes: Industrial, A-grade Office Parks, Specialised Offices, State-of-the-art Call Centres, a High-Security Cash Centre, Retail Areas and Distribution Centres. Together they aim to exceed expectations and deliver a development of exceptional quality.











[www.21onbattery.co.za](http://www.21onbattery.co.za)