

# THE DUKE



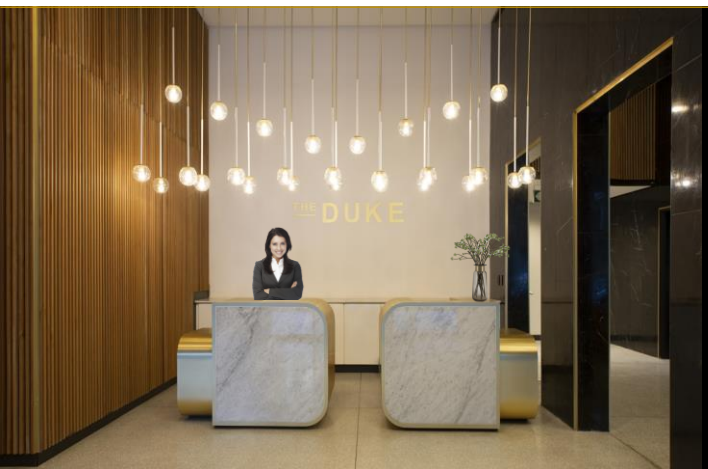
**Apartments Selling** from R 1 295 000 – R 1 975 000

The Duke is now complete....

81 Luxury Apartments, finished to hotel standards and oozing opulence. A bold design curation that expresses authenticity and character, with composed sophistication and comfort resonating at its core.

Now is your chance to capitalise on the ultimate modern lifestyle in one of Cape Town's most iconic new properties with an exquisite ensemble of rooftop sanctuaries, pool and entertainment areas.

Come and experience the Hotel styled lobby, complete with concierge and your own dedicated chauffeur.



**Your Concierge...** Is at your service

Managing your guests, the waiting lounge, postal services and parcels.  
Slick, professional and trained to service your short-term rentals.



**Your dedicated Chauffeur...** Is at your front door

Flexible routes covering CBD, Bree St, Kloof Neck, Beaches, The V&A Waterfront and daily trips to Cape Town International Airport.  
Available 6 days a week.

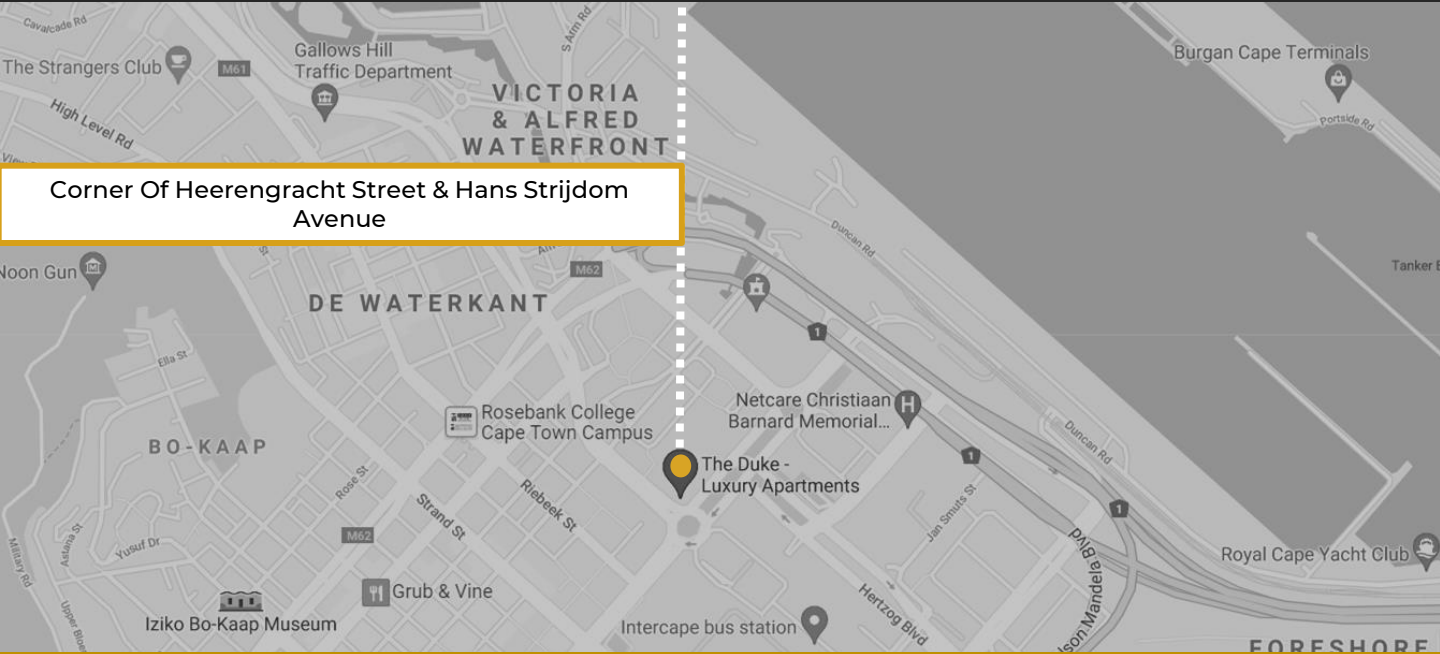
# THE DUKE

## LOCATION



On the edge of the Foreshore and opposite the recently upgraded Adderley Fountain, **THE DUKE** inhabits an amenity rich node, whilst out of the busy city centre. The area is entrenched with many international Hotels, reinforcing your investment future.

Say hello to Mountain Views, Sunlight, Convenience.....and lots of space.



## Essential Amenities On Your Doorstep

### FOOD

Food Lover's Market  
300 meters

Woolworths Foreshore  
550 meters

### LIFESTYLE / FITNESS

Yoga Studio Lee Fennell  
400mm

Virgin Active Foreshore  
650 meters

### TRANSPORT

The Duke Chauffeur  
On your doorstep

MyCiti Bus Station  
190 meters



BREATHTAKING BEACHES



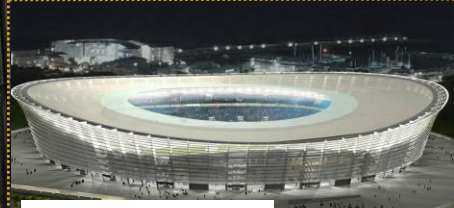
CONTEMPORARY ARTS



RESTAURANTS



NATURAL WONDERS



INTERNATIONAL EVENTS



EXPLORE THE CITY



**VALUE PROPOSITION**

- The Duke, is a completed, brand new development .
- Pricing is VAT Inclusive and No Transfer Duty applies
- Consider carefully the exceptional value of The Duke apartments via calculation of price /m<sup>2</sup>

The Duke	Av Apartment Price	R 32 000 /m <sup>2</sup>
Other CT Developments	Av Apartment Price	R 46 000 /m <sup>2</sup>

- Imagine a property investment 30% cheaper than most rivals, that you can walk through today, touch the superior finishes and experience the amenities.
- **BOOK YOUR GUIDED TOUR TODAY THROUGH [www.theduke.co.za](http://www.theduke.co.za)**



- Concierge
- Security & CCTV
- Parcel & Postal Services
- Dedicated Chauffeur
- Rooftop Sanctuary
- Pool & Braai Area
- Storeroom for Each Apartment
- City & Mountain Views
- Air-conditioning
- Pet Friendly
- Furniture Packages from R85 000
- Short-term rentable

# THE DUKE

## APARTMENT DESIGN

- Polished Concrete Floors
- Parisian Ribbed Glass Screens
- Window Box Seats
- Bordeaux Oak Veneers
- Caracatta Marble Vanity Top
- Rustenberg Granite Kitchen Top
- Tiger Bronze Kitchen Mixer



## ADDITIONAL APARTMENT FEATURES

- Window Treatments in all Apartments
- Imported fans
- Integrated SMEG Oven & Stove top
- Floor to Ceiling Windows
- Option to add Sliding Screen for Additional Privacy



# THE DUKE

## PLANS

### FLOORS 1-9

### APARTMENTS

Studio	18
1 Bedroom	54
2 Bedroom	9

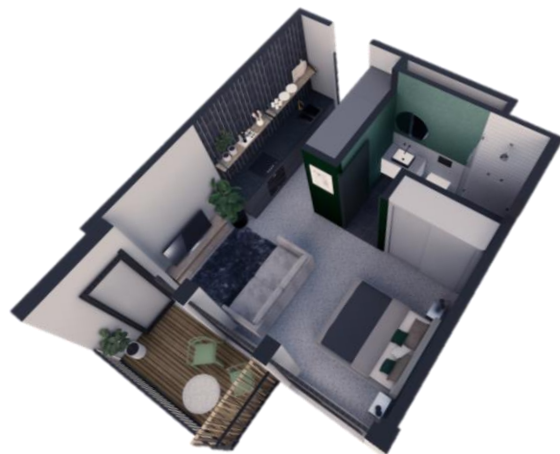


UNIT TYPE 1



Unit 59m<sup>2</sup> // Balcony 7m<sup>2</sup> // TOTAL 66m<sup>2</sup>  
(101 ; 201 ; 301 ; 401 ; 501 ; 601 ; 701 ; 801 ; 901)

UNIT TYPE 2



Unit 31m<sup>2</sup> // Balcony 6m<sup>2</sup> // TOTAL 37m<sup>2</sup>  
(102 ; 202 ; 302 ; 402 ; 502 ; 602 ; 702 ; 802 ; 902)

UNIT TYPE 3



Unit 38m<sup>2</sup> // Balcony 6m<sup>2</sup> // TOTAL 44m<sup>2</sup>  
(103 ; 203 ; 303 ; 403 ; 503 ; 603 ; 703 ; 803 ; 903)

UNIT TYPE 4



Unit 44m<sup>2</sup> // TOTAL 44m<sup>2</sup>  
(104 ; 204 ; 304 ; 404 ; 504 ; 604 ; 704 ; 804 ; 904)

UNIT TYPE 5



Unit 55m<sup>2</sup> // TOTAL 55m<sup>2</sup>  
105 ; 205 ; 305 ; 405 ; 505 ; 605 ; 705 ; 805 ; 905

UNIT TYPE 6



Unit 62m<sup>2</sup> // TOTAL 62m<sup>2</sup>  
106 ; 206 ; 306 ; 406 ; 506 ; 606 ; 706 ; 806 ; 906

UNIT TYPE 7



Unit 55m<sup>2</sup> // TOTAL 55m<sup>2</sup>

107 ; 207 ; 307 ; 407 ; 507 ; 607 ; 707 ; 807 ; 907

UNIT TYPE 8



Unit 57m<sup>2</sup> // TOTAL 57m<sup>2</sup>

108 ; 208 ; 308 ; 408 ; 508 ; 608 ; 708 ; 808 ; 908

UNIT TYPE 9



Unit 46m<sup>2</sup> // TOTAL 46m<sup>2</sup>

109 ; 209 ; 309 ; 409 ; 509 ; 609 ; 709 ; 809 ; 909



**THE  
DUKE**

The Duke finishes, facilities, and overall presentation is geared to the investment proposition.

The on-site hospitality team supports your short and long-term rentals.

Furniture Packages range from R 85 000 – R 115 000



**INVESTMENT  
RETURNS**



<b>Unit 2</b>	<b>R 1 275 000</b>	
Deposit	R 127 500	
Bond (90%)	R 1 147 500	
Bond repayments	R 7 634	(7%, 30 years)
Rates & CID	R 800	
Levies	<u>R 1 200</u>	
Total monthly	R 9 634	
Estimated Income	R 8 900	(Long term)
Shortfall	R 734	
Estimated Income	R 11 700	
Profit	R 2 066	(Short term)

