THE WARWICK

Dear Investor,

It is with deep pride and satisfaction that we have the honour of presenting The Warwick to the people of Cape Town. This fine property has been a few years in the making. Through countless design iterations and sessions with heritage authorities and architects – the final, perfect product is now presented to you.

The Warwick incorporates an excellent example of Green Point Art Deco in the Mansions building and is complimented by a stunning, modern masterpiece by Juan Bernicci of BBB Architects with the 12-storey new building. They have artfully welded it all together to make up "The Warwick" – Green Point's smartest address.

My partners in The Warwick development management team – Abu Varachhia, Quintin Rossi, Brian Katzen and Ryan Joffe truly believe that the property offers everything that a canny real estate investor desires. It has a central and trendy address, wonderful light and views, top-end finishes with hi-tech features, ample parking and thoughtful design.

We welcome you to a wonderful long-term relationship with The Warwick. I will personally be keeping a unit and I'm confident that top rentals and capital growth are assured.

Warm Regards

Mike Flax
CEO – Spear Properties
The Warwick Development Managers

IT'S TIME YOU CAME HOME

Situated in what is rapidly becoming the SOHO of Cape Town, The Warwick is a contemporary, secure and exclusive development that fuses a blend of Cape heritage with that of style and sophistication. The development has two distinct buildings – one which is existing and has historical value and one which is newly built. Featuring 1, 2 and 3 bedroomed apartments as well as multiple 'penthouse' units, The Warwick boasts panoramic views of the V&A Waterfront. Offering discerning buyers the opportunity to live in a part of the city that pulses with life, the area features a vast array of amenities. The Warwick is within walking distance of the Waterfront and the City Centre as well as being a short drive from the beautiful beaches of Camps Bay and Clifton.

The real question is... Can you afford not to live here?

thewarwick.co.za

A NEW LIFESTYLE AWAITS YOU

- 24-Hour Security
- Spectacular Views
- 1, 2 and 3 Bedroom Apartments
- Luxurious Penthouse Units
- Great Location
- Secure Underground Parking
- Wired for Fibre-Optic Internet
- CCTV Surveillance
- Close to all Amenities
- A+ Grade
- Swimming Pool
- Café - Styled Foyer

SO MUCH MORE THAN JUST AN APARTMENT

The unique development combines old historical class with contemporary flair. The existing Warwick Mansions brings 12 classically modern-styled apartments ranging from 80 to 100 square meters excluding the street-facing terraces. The internal finishes will be high –end with a modern natural look. With its grand contemporary appeal, The Warwick, boasts 39 new units ranging from 55 to 270 square meters and includes 7 spacious 'penthouse' apartments, all offering access to exclusive usable outdoor entertainment areas with plunge pools and amazing views of the V&A Waterfront.

12
APARTMENTS
WARWICK MANSIONS

39
APARTMENTS
THE WARWICK

3
STOREYS
2 BEDROOMS
3 BEDROOMS

12
STOREYS
1 BEDROOM
2 BEDROOMS
3 BEDROOMS
PENTHOUSES

2
BLOCKS

LIVE IN TRENDY GREEN POINT

Green Point has fast become one of the trendiest residential areas in Cape Town. Wedged between Signal Hill, Sea Point, V&A Waterfront and the City Centre, it is the epicentre of all local action in Cape Town. Affectionately dubbed as the Soho of the city due to its vibrant night clubs and great restaurants, it is a unique and animated area with a personality all of its own. The Warwick proudly takes its place directly in the middle of this sough-after strip.

RESTAURANTS | V&A WATERFRONT | GYM | THE PROMENADE
BOUTIQUES | SALONS | URBAN PARK | CAPE TOWN STADIUM
GOLF COURSE | WOOLWORTHS | CAPE QUARTER

...AND MUCH MORE, RIGHT ON YOUR DOORSTEP.

FLOOR 1

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
101	1	59m²	0m²	59m²
102	2	86m²	13m²	99m²
103	1	61m²	3m²	64m²
104	1	61m²	3m²	64m²
105	1	61m²	3m²	64m²
106	1	61m²	3m²	64m²
107	2	127m	14m²	141m²
108	1	55m²	0m²	55m²

FLOOR 2

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
201	1	59m²	0m²	59m²
202	2	86m²	13m²	99m²
203	1	61m²	3m²	64m²
204	1	61m²	3m²	64m²
205	1	61m²	3m²	64m²
206	1	61m²	3m²	64m²
207	2	127m	14m²	141m²
208	1	55m²	0m²	55m²

FLOOR 3

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
301	2	101m²	49m²	150m²
302	1	61m²	3m²	64m²
303	1	61m²	3m²	64m²
304	1	61m²	3m²	64m²
305	1	61m²	3m²	64m²
306	2	131m²	53m²	184m²

FLOOR 4

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
401	2	101m²	13m²	114m²
402	1	61m²	3m²	64m²
403	1	61m²	3m²	64m²
404	1	61m²	3m²	64m²
405	1	61m²	3m²	64m²
406	2	131m²	14m²	145m²

FLOOR 5

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
501	2	93m²	20m²	113m²
502	1	61m²	3m²	64m²
503	2	61m²	3m²	64m²
504	2	150m²	110m²	260m²

FLOOR 6

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
601 602	2 2	131m² 170m²	43m² 56m²	174m² 226m²

FLOOR 7

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
701	2	270m²	83m²	353m²

FLOOR 8

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
801	2	188m²	136m²	324m²

FLOOR 9

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
901	2	172m²	15m²	187m²

FLOOR 10

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
1001	2	172m²	15m²	187m²

FLOOR 11

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
1101	3	172m²	15m²	187m²

WARWICK MANSIONS

UNIT NUMBER	PARKING BAY ALLOCATION	INTERNAL	BALCONY	TOTAL
1	1	85m²	8m²	93m²
2	1	83m²	6m²	89m²
3	1	80m²	6m²	86m²
4	2	103m²	8m²	111m²
5	1	85m²	8m²	93m²
6	1	83m²	6m²	89m²
7	1	80m²	6m²	86m²
8	2	103m²	8m²	111m²
9	1	85m²	8m²	93m²
10	1	83m²	6m²	89m²
11	1	80m²	6m²	86m²
12	2	103m²	8m²	111m²

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THE
WARWICK

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