

## **Cape Town Mixed-Use Estate Expands**

The final phase of a commercial and residential estate in Cape Town's Tygervalley has been launched.

Development started four years ago at Bella Rosa Village on four hectares of previously unzoned land along Durban Road. Now the final stage - offices and retail space - is being offered for sale or rental.

"Both the concept of the development and the partners in the project are first rate, which has been demonstrated by the popularity of the development so far," said Sarita Edwards, sales and leasing manager of Properagation Estates.

The land on which Bella Rosa now stands was bought ten years ago. The Italian village design has drawn high-net worth corporations and individuals who now occupy the office buildings and residential apartments.

Included in the rental or purchase is access to fully-equipped lifestyle centre which caters for sporting and social amenities – including a boardroom, auditorium, juice bar and restaurant, braai facilities, a heated training pool, squash courts and a fully equipped gymnasium with treadmills, cycles and a fitness circuit – all managed by an in-house bio-kinetic instructor and personal trainer.

With a capital value of R280m, Bella Rosa Village accommodates 12,000m<sup>2</sup> of A-grade offices, 210 residential units and 21 single residential erven.

Buyers and occupiers in the first and second phases include Discovery Health and Bokomo Foods.

The last office building now completed and on the market for rental or sale consists of six levels, two of which are basement parking. The 4,100m<sup>2</sup> of offices can be bought in various configurations and sizes, with a parking ratio of four per 1,000m<sup>2</sup> of lettable area.

There is convenient and secure open and basement parking in the village, and the perimeter is fully fenced. The units are served by 24-hour online communications, 24-hour CCTV, as well as patrols and a controlled front gate.