

Neighbourhood

PROPERTY & LIFESTYLE



Living a luxury Lifestyle

Steyn City opens up long-term rentals, page 3



STEYNCITY

According to the 2022 New World Wealth top 10 SA estate ratings, Steyn City has again been confirmed as one of the very best addresses, not only in Johannesburg but in SA. Steyn City is delighted with this continued accomplishment, saying it makes them more determined than ever to keep striving towards their goal of being recognised as the very best lifestyle estate in the world, where its homeowners can live their best life 24/7

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Writing on the wall

Vibrant street art can be found in most major cities around the world our Mother City is no exception, we talk to the co-ordinators of upper Bree Street's soon to be demolished not so blank canvas

WORDS: COMPILED FROM VARIOUS SOURCES BY MARK PETTIPHER & PHOTOS: MACCLEMENTS AND SUPPLIED

It's not often that a developer reaches out to the art world to enhance a building that is going to be demolished, a building that had been invaded, decommissioned and vandalised.

But that is just what developer Lurra Capital AG's did. The developers of Fynbos, Africa's first biophilic building situated at 142 Bree Street in Cape Town, decided that while waiting for the demolition of the existing property and building to commence, an invitation to SA's leading graffiti and street artists would be made.

Local development managers Gardner Property Solutions Director Patrick Gardner engaged

with Christopher MacClements and Juma Mkwela to co-ordinate the facilitation of the murals. "We began working on the street art in December last year," said MacClements. "When word got out that there was a safe blank canvas to be had, the artists began approaching us.

"Over the lifespan of the project Juma and I met more than 200 talented individuals, hailing from Russia, Germany, France, Latvia, Mauritius the Union Islands and Australia. The artists rose to the challenge of not capping each other's work, and filled the vast canvas that both the exterior and interior walls offered," says MacClements.

"Given that the top five best artists will be awarded the opportunity to paint the Fynbos's elevator wells when the building is complete, we saw some highly skilled and well executed works of art. "In total 1,000 pieces adorned the walls, ranging from tagging to full blown murals. Sadly most of the best work, which was done on the interior walls, has already been demolished and the rest will be gone after August 15, when the remainder of the building will come down to make way for the Fynbos 24-floor apartment building."

What is biophilic design? Lindsay Blomberg, author of earthtalk.org, is quoted as saying biophilic design recognises how much human physical and mental wellbeing relies on the quality of our relationships with the natural world, while everythingproperty.co.za describes the Fynbos apartments as: "Introducing a living, breathing building where the divide between nature and the built environment blurs - a world in harmony, where the finest of finishes and features brush up against indigenous flora, integrating high design and clean air, with a city regenerated." It is also the first biophilic development in Africa which blends purist sustainability principles with iconic architecture and on-trend detailing.

When completed, the Fynbos will be home to 30 species of trees and 20 varieties of shrubs, a truly modern "hanging gardens of Babylon" situated at the heart of the Mother City.



Christopher MacClements and Juma Mkwela, co-ordinators of the Fynbos street art initiative.



Working with nature the building will have a "smart" building skin exterior layering, which includes staggered cantilevered balconies to increase shading and allow for rainwater harvesting. This in turn reduces the need for energy-hungry air-conditioning and optimises watershed collection and Cape Town's strong winds. Sustainability and best practice design principles have been applied to ensure the building will meet with stringent green building regulations.

The building will also integrate PV panels, maximising the building's footprint, to provide energy savings which will be passed back to apartment owners through reduced levies.

Space to flourish

A philosophy of learning from nature informs all aspects of design. Raising the profile of urban regeneration through spaces that promote health and wellness, plant-based living, balance.

- 689 apartments over 24 floors
- Luxury studio, 1- and 2-bedroom apartments from 24m² - 85m²
- Solid hardwood floors throughout
- Rooftop sunset terrace with lap pool and co-working space.
- Integrated SMEG kitchens
- Integrated planters provide a garden experience for each unit
- Double glazed windows throughout, reducing noise and energy consumption
- Tastefully integrated PV panels that power all common areas
- Ground floor plant-based restaurant, tea room and botanical bar
- Rooftop fitness centre
- Organic vegetable market by Justin Bonello
- Specialist herbalist
- On-site basement parking
- Superior location of upper Bree Street
- Biometric access control and CCTV surveillance
- 24hr concierge

For more information, visit <https://everythingproperty.co.za/TheFynbos/#features>



Fynbos, breaking ground in August

Long term luxury rentals at Steyn City's City Centre

Exciting news for families and executives who have always wanted to experience life at Johannesburg's premier luxury address, but weren't sure if apartment living was for them... With developer units at Steyn City's City Centre becoming available for rental with occupation from September (one month after the development's first buyers move in), it's now possible to get a taste of this one-of-a-kind lifestyle

WORDS & PHOTOS: SUPPLIED

Many people are aware of what we have to offer, and they are intrigued by the idea of maintenance-free living at a development that has been ranked amongst the best in the world," says Steyn City Properties CEO, Giuseppe Plumari, referring to Steyn City's inclusion in wealth intelligence agency New World Wealth's rating of the top 10 lifestyle estates in the world.

A selection of luxury family residences has been made available to tenants, including one-bedroom apartments as well as two, three and four-bedroom luxury single and double storey homes, with an option of furnished units. This range ensures that there is something for everyone who is considering a home at City Centre, from established families to young professionals starting out in life.

Homes in this exquisite development mix luxury with convenience in a way that creates an ultimate lifestyle: wide passages (free of stairwells and services, unlike most other apartment buildings) give way to homes that look deceptively compact

from the outside. However, open the door and you will be impressed by the sheer spaciousness of these one-, two-, three- and four-bedroom homes, all boasting high ceilings and rooms large enough to accommodate king-size beds. Entertainers' patios, private studies and separate TV lounges are stunning features in a selection of the larger homes, while some even have their own private lifts.

Add highlights such as integrated Gaggenau appliances in the beautiful blu-line kitchens and Kohler sanitaryware, and it's easy to see why these homes have captured the imagination of tenants looking for a home beyond the ordinary.

Of course, the array of amenities on offer adds to the air of the extraordinary. The City Centre is ideal for young executives or people seeking a home base while travelling for business in Johannesburg. The facilities at this development - and the broader Steyn City parkland - make it perfect for families: think of the 300m lagoon offering water activities, a 45km floodlit

promenade and 50km MTB track, 18-hole Nicklaus-designed championship golf course, a fully-equipped gym, tennis courts, resort pools (including the City Centre's rooftop pool), an indoor aquatic centre and equestrian centre with own clubhouse, as well as a choice of eateries and, of course, that unbeatable 2,000-acre parkland. Residents are also able to schedule their own charter flights through the Steyn City Ultimate Helistop, making it possible to reach their next getaway destination in luxury and style.

All of these facilities can be enjoyed with complete peace of mind, thanks to biometric access further bolstered by City Centre's own triple-access biometric security and manned front desk.

"It's a completely new way of looking at urban living," says Plumari.

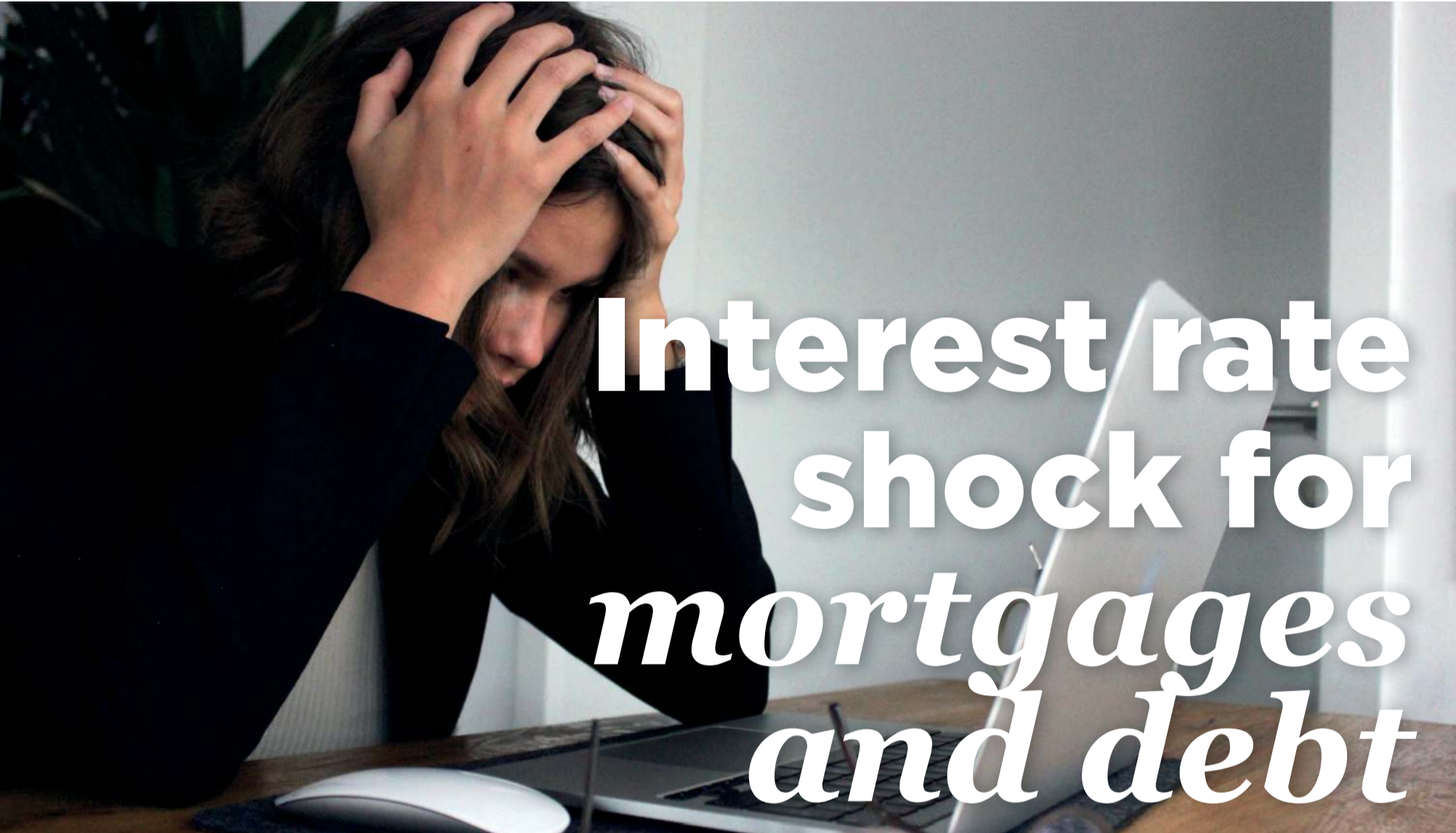
Rental units at the City Centre will be available from 01 September, lease terms are a minimum of one year with two months' deposit, with a selection of single- and double-story homes on offer.



EXPERIENCE IT FOR YOURSELF

City Centre, where every day is extraordinary.

For rental offerings, please contact ccsales@steyncity.co.za or call 010 597 1170, or for further information visit <https://www.steyncity.co.za/city-centre>.



Interest rate shock for mortgages and debt

While the decision to hike the repo rate by 75 basis points to 5.5% (prime rate to 9%) is something of a shock (since we expected 50bps), a steeper hike was expected by the property market. Seeff Property Group chairman Samuel Seeff says that, while it impacts the cost of mortgages and debt, it is not likely to affect the underlying demand in the market

The reality is that the weaker Rand and an inflation spike to 7.4% (highest since the 2009 GFC), has accelerated rate increases. We are likely to see more aggressive hikes in September and November with the prime rate back to pre-pandemic levels of 10% by January 2023, if not sooner.

Although homeowners and buyers need to adjust to the higher costs, Seeff expects the property market to remain resilient. "While slower year-on-year, we continue seeing a strong market despite the rate hikes and could end with another good year, and still ahead of the pre-pandemic volumes."

While the South African Reserve Bank is understandably faced with a difficult task and the rate hike

may support the currency, this alone will not turn the tide. The high inflation is not as a result of higher consumer spending, but external factors such as fuel and food hikes which, with the rate hike, are a double-whammy for consumers who must carry the costs.

The economy must grow as a matter of urgency, says Seeff. Increasing the interest rate is an impediment to growth and the Bank must keep rate hikes to a minimum and avoid rate shocks which could be disastrous at a time when the economy is facing significant challenges.

It is not the interest rate as such, but other factors that could have a bigger impact on the property market. These include

the weak economy compounded by the lack of action on the Zondo corruption report, the Ramaphosa Phala Phala scandal, the electricity crisis, fuel hikes and record low business confidence levels; all of which require urgent government intervention.

Even with the hikes, Seeff notes that the interest rate remains favourable for the market. Mortgage lending remains strong with better rates, lower deposit requirements and up to 100% bonds for first homebuyers – still the best conditions for buyers since the introduction of the National Credit Act in 2007.

"We continue seeing a strong market. Following two successive record years, Seeff expects another record year and continues

to see strong sales at the upper end with several high-value R20m-plus sales concluded, especially in the Cape."

While sellers need to be mindful of the pressure on asking prices in view of the weakened price growth, there are still opportunities to sell. The flat price growth is not just good news for buyers, but also protects the market against a bubble and the potential of high distress levels.

A home loan over 20 years at the prime/base rate will now cost an extra:

- R750,000 bond – extra R358 (repayment increase from R6,390 to R6,748)
- R900,000 bond – extra R429 (repayment increase from R7,669 to R8,098)
- R1m bond – extra R476 (repayment increase from R8,521 to R8,997)
- R1.5m bond – extra R715 (repayment increase from R12,781 to R13,496)
- R2m bond – extra R954 (repayment increase from R17,041 to R17,995)
- R2.5m bond – extra R1,191 (repayment increase from R21,302 to R22,493)

WORDS: SUPPLIED
IMAGES: UNSPLASH



Seeff Property Group chairman Samuel Seeff



Out with the *old*

Enjoy a luxury lifestyle in your golden years at one of Noble Resorts' retirement estates where prime location and sophisticated resort-style amenities are par for the course

WORDS & PHOTOS: SUPPLIED

A combination of spectacular locations, timeless architecture and premium health and wellness care see independent property development company Noble Resorts spearheading a new approach to retirement. Highlights include beautifully designed homes situated in some of South Africa's most pristine and sought-after locations, five star around-the-clock hotel service and top-of-the-range amenities and facilities.

Wellness is everything

According to the Global Wellness Summit's annual trends report titled The Future of Wellness 2022, senior citizens are the healthiest and most active they have ever been. They don't want to be defined by their age or be socially segregated because of it. In response to this global trend, Noble Resorts has pioneered health and wellness and entertainment spaces at their estates to encourage an engaged and active lifestyle.

"Residents have access to a fully-equipped gym, indoor and outdoor pools, and guided exercise classes such as Qigong, Pilates and yoga," says Noble Resorts CEO and developer Harry Pretorius. "Our

luxury spas offer hydro and heat therapies, and a selection of skin care and body treatments. Residents can also make use of dedicated nutritionists and restaurant chefs for individualised dietary plans and healthy food choices."

At your service

Noble Resort residents are discerning homeowners who have lived and travelled well. They are retired or nearing retirement and have either enjoyed lucrative and busy careers or continue to work later in their lives. While enjoying independent living, they may have security or health concerns and want peace of mind should their health needs change. Most importantly, they want somewhere to continue a life of lock-up and go convenience with excellent amenities on their doorstep and access to the finer things in life.

Noble Resorts meets all these needs. Its unique WELL programmes encourage learning through a variety of master classes, which include current affairs, cookery, wine tasting, visits to art galleries, guided hikes and various sporting events. Noble Resorts also has comprehensive on-site medical facilities to ensure as little disruption as possible should residents require assistance. These include a state-of-the-art memory care unit, assisted living units and an on-site clinic managed by Medwell SA. Other facilities include a café, library lounge, cocktail bar, wine room, small event venues, Harbour Bay yacht club (at their new Harbour Bay estate), 24-hour security, high speed Wi-Fi, pet sitting and pet care services, and a dog park.

Resort lifestyle

To further ensure comfort and security as residents age, Noble Resorts appointed as operations director hotelier Roy Davies who has extensive experience running



luxury hotels and resorts, including managing the Vineyard Hotel in Newlands, Cape Town.

"Just as an all-inclusive holiday resort emanates a sense of luxury and relaxation, so our estates aim to provide personal comfort and easy access to amenities to ensure a lifestyle where everything can be enjoyed effortlessly, from the beautiful environment to the nutrition and wellness facilities, and any of the numerous activities," says Davies.

Part of the family

While it is exciting, one's later years can also be daunting. The main challenge is dealing with the emotional aspects of downscaling. At Noble Resorts, residents are supported by the relevant staff throughout the "move-in" process. So, by the time they spend their first night in their new homes, they feel reassured and part of the Noble Resorts family. Residents have direct access to the client relations director who guides them through their move-in process. The care director and care manager also meet them beforehand with residents each undergoing an assessment to determine any concerns from the get-go. Led by Roy Davies, the hospitality team are then on hand.

Home exchange

Noble Resorts' home-transferring and home-exchange programmes allow owners to experience the company's other distinctive resorts

in various locations while still enjoying the same luxury they would at home. These options are flexible on the short, medium and long-term and allow members to explore new surroundings.

"There is something special for every lifestyle choice," says Pretorius. "Far from segregating people in later years, Noble Resorts celebrates retirement living by making healthy choices available on-site. This is retirement redefined for the discerning homeowner."

Looking ahead

Pretorius' vision for all their developments - Allesverloren in Riebeeck Valley, Harbour Bay in Simonstown and Robberg Bay in Plettenberg Bay - is to be the market leaders in multi-generational residential estates. "Later life living should be celebrated - and Noble Resorts offers residents peace of mind, convenience and luxury," he says.

Noble Resorts' Allesverloren is now selling Phase 1, Harbour Bay is under construction and Robberg Bay is launching later this year.



Experience it for yourself

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First-time home seller? Make it count.

Selling your own home for the first time is an exciting prospect — but for those who are unsure about the process, it can also be daunting. This is where a trusted and reputable agent can lead the way and ensure a positive first-time selling experience

WORDS: REINZ PHOTOS: SOURCED & UNSPLASH



For many, figuring out where to start is the hardest part. It's important that you understand from the outset what you'd like to achieve from your selling journey.

What do you want to achieve from the sale?

The reality is, there are many reasons for putting a house up for sale — family circumstances or lifestyle changes are just two examples. Perhaps you need to move for work or be closer to family. Or perhaps you would like to cash in on your property to fund a new venture or upsize in a more affordable location.

Depending on your needs and goals, getting a house market-ready may require more or less time; extensive renovations or minor touch-ups; a simple marketing campaign or a more sophisticated one. Understanding the 'why' of the sale can help you understand what your needs are.

What's the current market value?

A home is more than just a house. It's an emotional asset, and it can be hard to see it objectively — let alone put a price on it.

Whilst sellers can utilise free

online tools to provide them with a rough estimate of their property's value, a licensed real estate agent will enable a far more reliable and accurate valuation. As a property's value is only ever what someone is willing to pay for it — many sellers will want all the tips and tricks they can get from an agent in order to boost their property's appeal and get more motivated buyers through the door.

Repairing or upgrading

You will need to assess whether your property needs extensive repairs and upgrading — or whether minor fixes will be enough to achieve your sale.

Once you have an idea of what you want to achieve from the renovations and have a budget in mind, you can begin renovations or fixes that are likely to deliver a good return on investment.

First impressions can make a big difference in real estate. From curb appeal to repainting the walls, cosmetic changes inside and out may go a long way in increasing the sale price.

For more targeted renovations, kitchens and bathrooms are usually the rooms to focus on. While they're the most expensive rooms to remodel, a well-planned renovation can add the most value without breaking your budget.

With the help of a property valuer consider what might get you the best return for your investment. The good news is that budget constraints don't

necessarily mean you have to settle for less.

Showing off your seller's house in the best possible light

Premium real estate marketing will help increase buyer appeal and set your home notches above the competition. A good agent will support your listings with continuous and multi-channel promotions, prioritising channels where your target buyer spends the most time.

High-quality imagery, whether photos or videos, is more important than ever for online listings. It can mean the difference between buyers scrolling away and a busy open house.

And let's not forget home staging, the art (and science) of highlighting a property's most desirable features while minimizing its least.

A support system

Having a real estate agent to guide and support you through the process is probably something you didn't realise you needed until your property is up and ready to market.

It's a fast-moving process; an estate agent's knowledge and expertise will help you understand aspects such as the pros and cons of buying and selling, any extra costs that might be involved in selling, and what opportunities are up for grabs in the market. Whatever your reasons for selling, it pays to get expert advice.





HQ Sandton pioneers Sandton's *move-in ready* apartments

Innovative and pioneering are the words most associated with Sandton's exciting new sectional-title offering - HQ Sandton

WORDS & PHOTOS: SUPPLIED

In their trailblazing campaign to break barriers to entry into Africa's richest square mile, developers Weinprop and Forsee Properties are making great progress in incentivizing investors wishing to secure property in this premium address.

"From the outset, we endeavoured to provide an exceptional product that would allow more South Africans the opportunity to own property in the area at price points unheard of for Sandton. As part of our efforts to inject energy into the property market, **the first 50 purchasers to secure their apartment at HQ Sandton in August stand to receive a free furniture pack specific to their unit up to the value of R100,000,**" says Milton Weinberg, Developer of HQ Sandton.

To qualify for this one-of-a-kind opportunity, investors need to have paid their R20,000 deposit,

completed the agreement of sale and have finance approved (terms and conditions apply). The added value of the furniture provides investors with the opportunity of owning a move-in ready apartment in Sandton. With no bond and transfer costs, HQ Sandton is a prime opportunity for investors looking to start their property portfolio or grow their existing one. With an estimated gross rental yield of between 6% and 14% from year 1, and an expected capital appreciation of up to 24%, the investment opportunity speaks for itself.

HQ Sandton offers studio, 1 and 2-bedroom apartments from R1.01m. This attractive price tag is substantially lower than the average price-point for sectional titles in neighbouring Sandown and Sandhurst, that have been recorded at R1.6m and R1.7m respectively.

This premium Sandton address is an all-in-one package which gives purchasers access to the finest mix of lifestyle facilities. Unlike its competitors, HQ Sandton has rooftop and ground floor amenities ranging from landscaped outdoor areas and a unique water fountain, braai areas, lounges, restaurants, bar, a deli, a state-of-the-art-gym, work pods and co-working spaces, laundry and cleaning services. There is also a 24-hour concierge, ample secure parking and 24-hour security. Apart from the impressive address, the 1,292m² green oasis with its 360° views of the city, rooftop infinity pool, as well as an iconic rooftop restaurant and bar, will be the highlight of HQ Sandton.

More than just an aesthetically-pleasing perk for those who wish to live in Sandton's very own Eden, this rooftop garden and leafy lookout over the neighbouring parkland also has real financial

value and investment potential. Global findings show that homes with a park view command an average price premium of 34% compared with an equivalent home lacking a view. In the UK alone, property on commons or parks double in value every 10 years. HQ Sandton also ticks all the right boxes when it comes to sustainability, as the development is set to achieve an LEED rating, making it a globally-certified green building. Residents and investors will enjoy a more sustainable way of living with a green footprint that ensures less water and energy consumption, as well as lower CO2 emissions.

It's no wonder that HQ Sandton is outpacing many other developments in the province, with the location, impressive amenities and jaw-dropping price tag ensuring that this development is a formidable addition to Sandton's properties on offer.



Experience it for yourself

Visit www.hqsandton.co.za or call 087 537 0534 to get in touch with a sales agent.



SKYWOOD

Next-level design, seamless living



Skywood located in Bryanston

3 bedroom, 3½ bathroom duplex townhouse from **R3,745m**

2 bedroom, 2 bathroom apartment from **R2,800m**



Unlimited luxury, personal comfort and convenience with peace of mind.

Comprising of 31 new, contemporary 2-bedroom apartments and 3-bedroom duplex townhouse homes, these stylish units combine the best of function, innovation and craftsmanship, with high-tech components and fittings and finishes that represent excellent value for money.

Skywood's smart design is characterised by a seamless flow of interconnected well-proportioned living spaces that bring a balance between the interior and exterior.

- The estate is fibre fitted.
- Each home has an Inverter battery power back up system to keep your essentials running for approximately 2 hours long coupled with a supplementary water back-up facility.
- A manned gatehouse with electric identity access and control.
- The development perimeter has high walls, with an electric fence and CCTV.
- A resident Pavilion and Pool.

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