



park place  
CENTURY CITY

your park  
your place





Century City's latest showpiece!

**rabie**





## luxury apartments from R2,3m

The beautiful rolling slopes, rippling water, and lush landscaping of Ratanga Park in Century City aren't just a magnet for visitors, picnickers, and outdoor exercise enthusiasts. This impressive six-hectare green space has also become a major drawcard for both residents and investors, who enjoy an exceptional quality of life and outstanding return on investment.

# park & place

Here, in what is arguably the best of the sites surrounding this stunning natural asset, facing north over water, Rabie is releasing the final phase of a significant new residential opportunity: Park Place.

Designed by the award-winning Vivid Architects, Park Place offers a lifestyle of unparalleled tranquillity and convenience in an expansive garden setting opening directly onto the canals and waterways of Ratanga Park.





the dawn of a  
new lifestyle

## rise & shine



The advantages of living in Park Place are life-changing. They start with total peace of mind, thanks to a triple cordon of largely unseen but highly effective security measures, and expand seamlessly into the convenience of a healthy, outdoor-oriented, highly walkable, intuitively connected and sociable New Urban lifestyle. Embrace the calm energy and natural beauty of Century City to live life at your own pace, and on your own terms.



# nuts & bolts

## key investment features

- One-bedroom apartments from R2,3 million
- Two-bedroom apartments from R3,4 million
- Penthouse apartments from R6,45 million
- 10% deposit
- No transfer duty payable
- Occupation: late 2025/early 2026
- Capital growth at Century City is growing at 10% p.a.
- Insatiable rental demand for apartments at Ratanga Park
- Aimed at EDGE certification for lower interest rates
- Green building efficiencies lower running costs

## key lifestyle features

- Tranquil, north-facing water's edge location
- Pool, sun deck, play park & boules court
- Clubhouse with pizza oven & braai areas
- Exquisite waterfront lifestyle with magnificent park views
- An array of great shops & restaurants within 500m
- Pre-installed fibre with access to a high-speed network
- Full backup power – no more load-shedding
- 24-hour security with access control
- Perimeter fencing & monitored CCTV cameras
- Secure onsite parking plus garages & storage units for sale

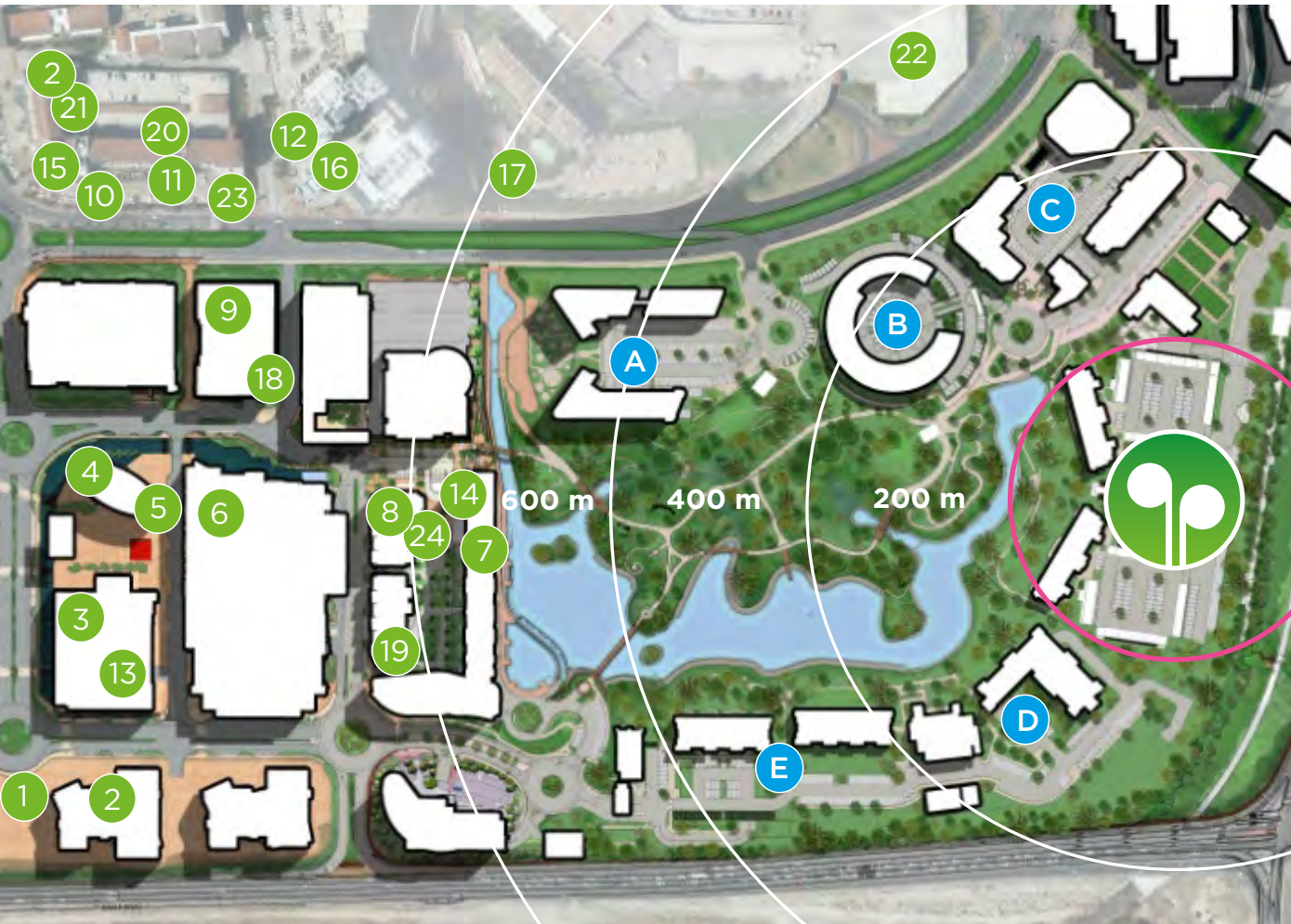


# luxury & comfort





# out & about



## welcome to your walkable new world

Park Place enjoys an enviable north-facing location looking out onto six hectares of rippling water and lush green landscaping. It's a site where bird song and the sound of running water make you feel like you're deep in the country... and yet just 500 metres away is Century City's vibrant urban square, Canal Walk Shopping Centre, a bevy of boutique hotels, an international conference centre, and a great line-up of top coffee shops and restaurants.

### Restaurants

1. Akiya Sushi
2. Vida e Caffè
3. Urban Umami
4. Tiger's Milk
5. La Parada
6. Seattle Coffee Co.

### Hotels

7. Gusto Urban Italian
8. Bootlegger Coffee
9. Kauai
10. Mozambik
11. Slug & Lettuce
12. Hussar Grill

13. Century City Hotel Urban Square
14. Century City Hotel Bridgewater
15. Colosseum Luxury Hotel
16. Cape Town Marriott Crystal Towers
17. StayEasy Hotel

### Fitness

18. Virgin Active
19. Heat Studio
20. Bodytec

### Shopping

21. Woolworths
22. Canal Walk
23. Clicks
24. Property World

### Developments

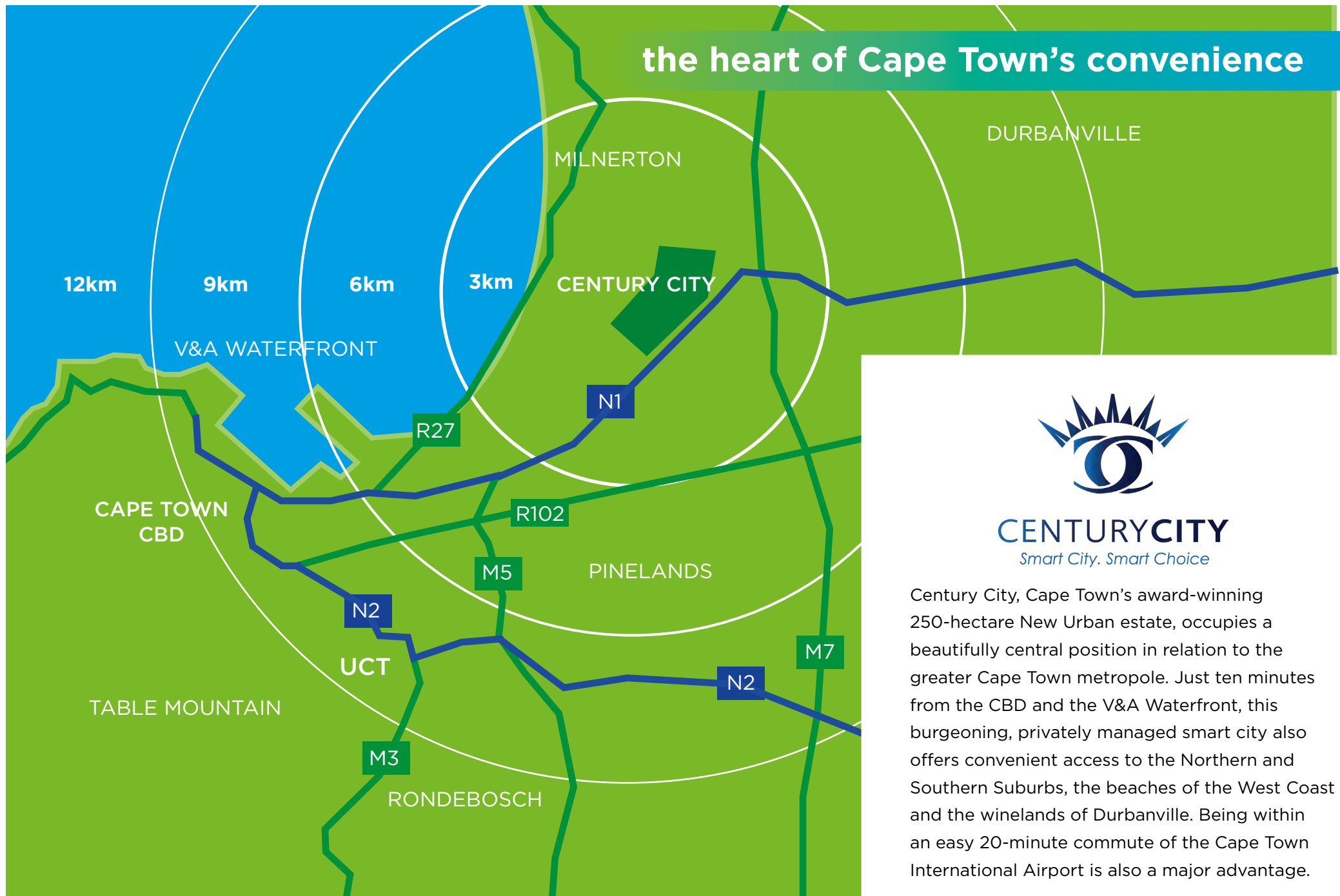
- A. Nine Palms
- B. On Park
- C. Junxion Park
- D. Future Development
- E. Future Development



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## the heart of Cape Town's convenience



**CENTURYCITY**

*Smart City. Smart Choice*

Century City, Cape Town's award-winning 250-hectare New Urban estate, occupies a beautifully central position in relation to the greater Cape Town metropole. Just ten minutes from the CBD and the V&A Waterfront, this burgeoning, privately managed smart city also offers convenient access to the Northern and Southern Suburbs, the beaches of the West Coast and the winelands of Durbanville. Being within an easy 20-minute commute of the Cape Town International Airport is also a major advantage.



# garden & home

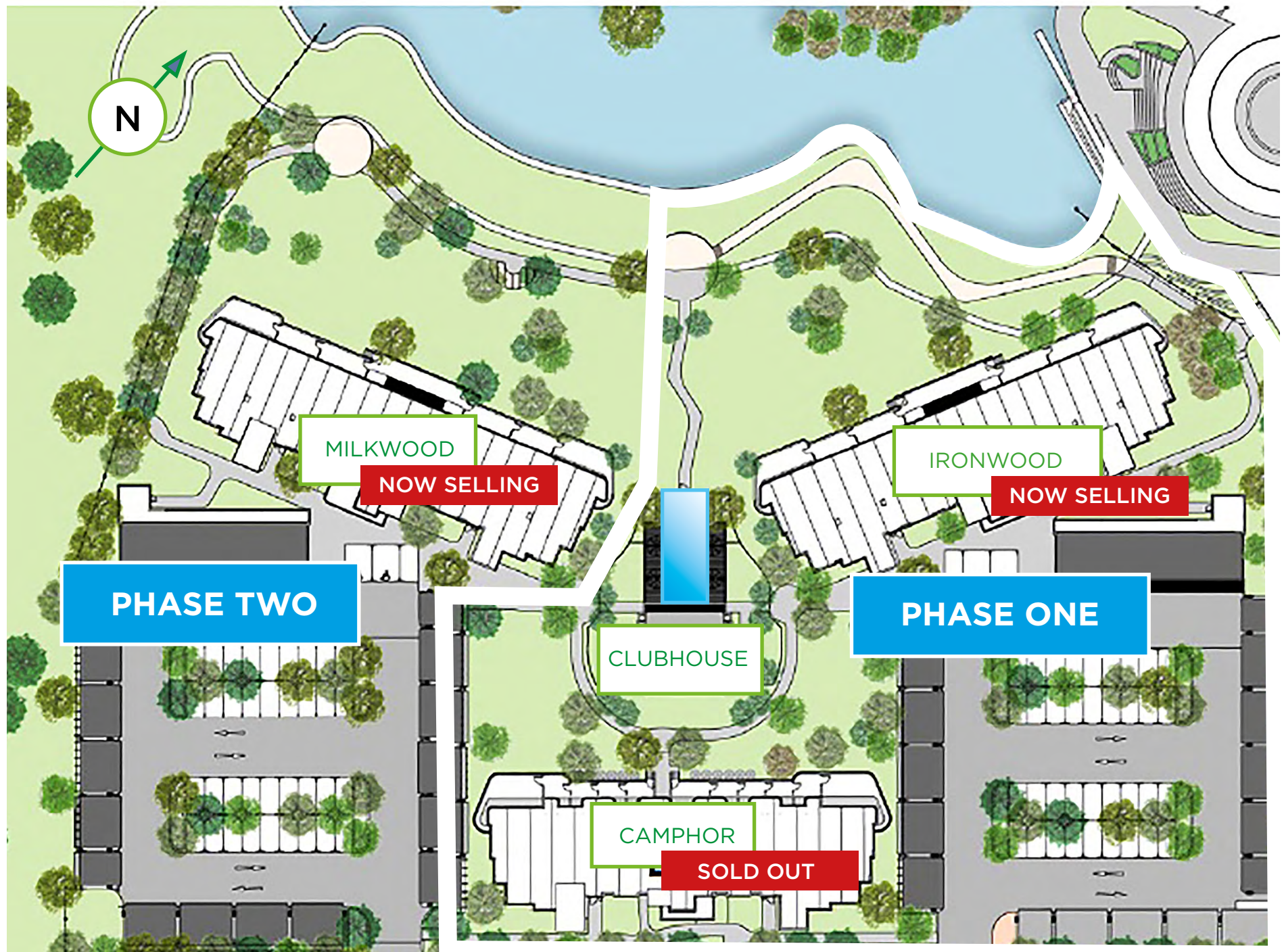
## green parkland, green buildings

The three independent buildings that make up the Park Place development are set in an expansive green parkland of mature trees and indigenous planting. And our ground-floor apartments will also offer private garden spaces.

However, the buildings themselves are green in the sense that they have been designed to achieve full EDGE certification from the Green Building Council of South Africa. This energy-saving design approach will not only save residents money, but allow you to apply for 'green' mortgage bonds at preferential interest rates too!









## BUILDING 1: IRONWOOD



One-bedroom apartments from R2,3m | From 44m<sup>2</sup> to 49m<sup>2</sup>  
Two & three-bedroom penthouses from R6,29m | From 101m<sup>2</sup> to 135m<sup>2</sup>

Sizes are internal areas only.



## BUILDING 2: MILKWOOD



One-bedroom apartments from R2,3m | From 44m<sup>2</sup> to 49m<sup>2</sup>

Two-bedroom apartments from R3,4 million | From 66m<sup>2</sup> to 78m<sup>2</sup>

Two & three-bedroom penthouses from R6,45m | From 101m<sup>2</sup> to 135m<sup>2</sup>

Sizes are internal areas only.



## BUILDING 3: CAMPHOR



Studio apartments from R1,5m | From 30m<sup>2</sup> to 41m<sup>2</sup>  
Sizes are internal areas only.





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IRONWOOD TYPICAL FLOOR PLAN



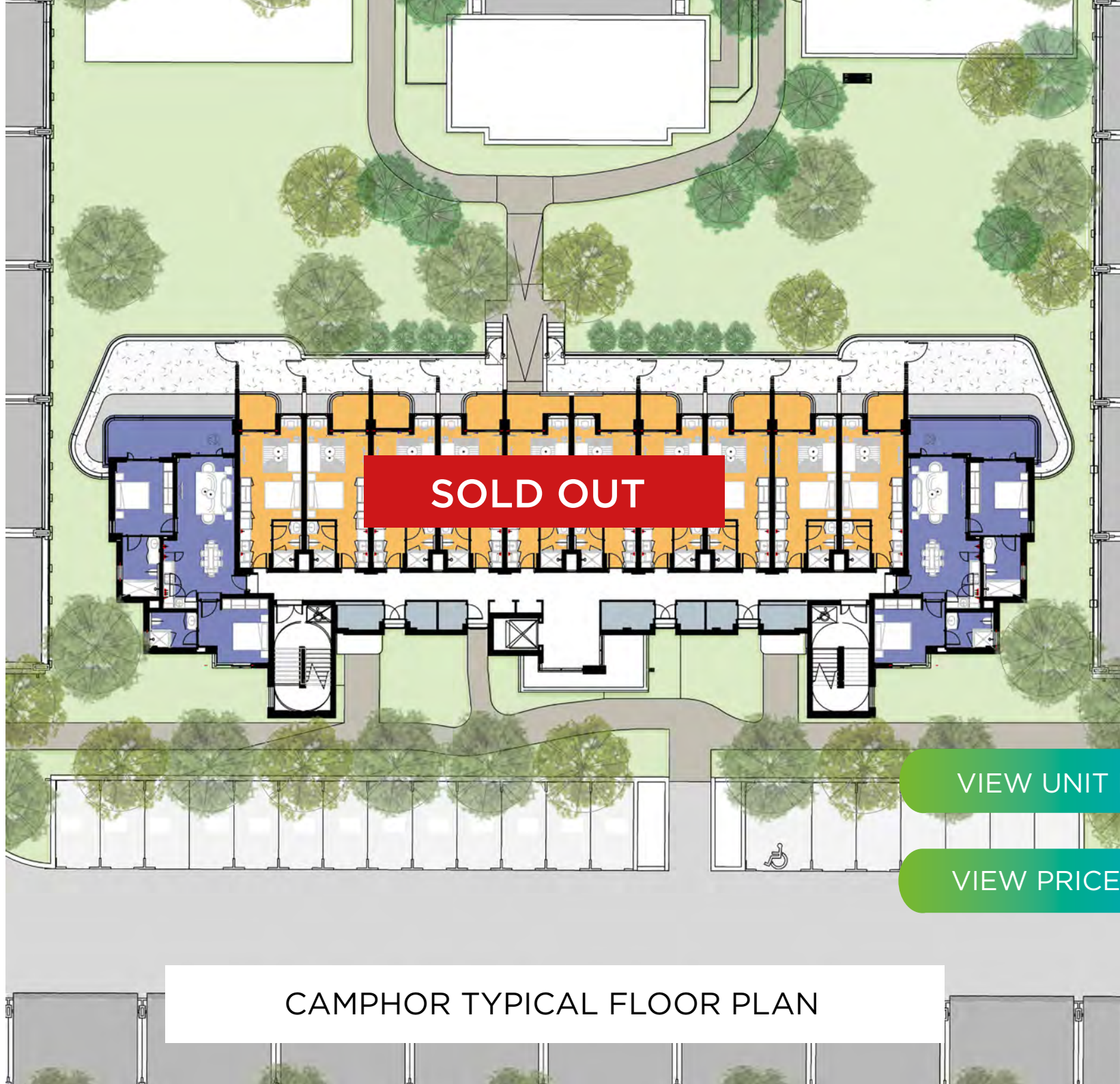


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MILKWOOD TYPICAL FLOOR PLAN





**SOLD OUT**

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CAMPBOR TYPICAL FLOOR PLAN



# fixtures & finishes



## inviting interiors with high-end finishes

- Top-quality engineered stone tops in kitchens & bathrooms
- Timber-look vinyl flooring in bedrooms & living areas
- Two-plate hob & convection microwave combo in studios
- Oven, built-in hob & concealed extractor fan in other apartments
- Energy-efficient central hot water system

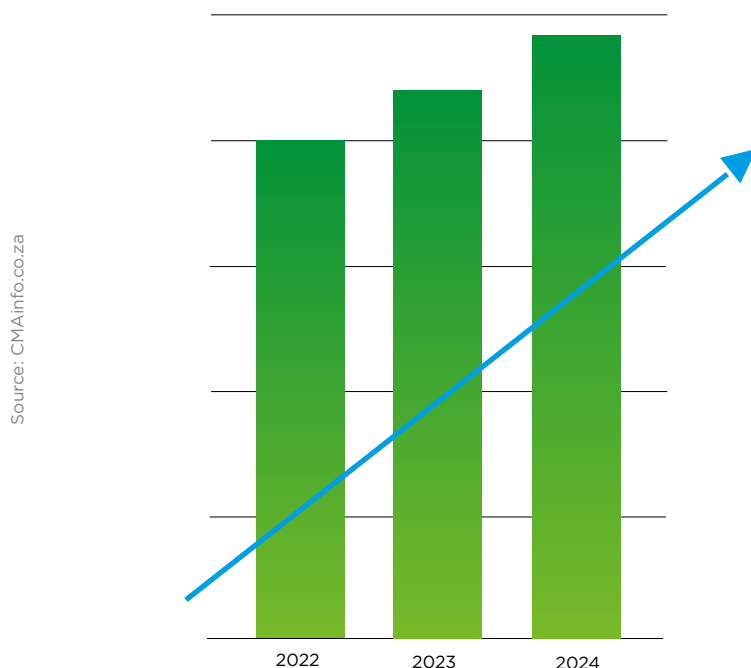




# tap into Century City's exceptional ROI **up & coming**

## Demonstrated Capital Appreciation

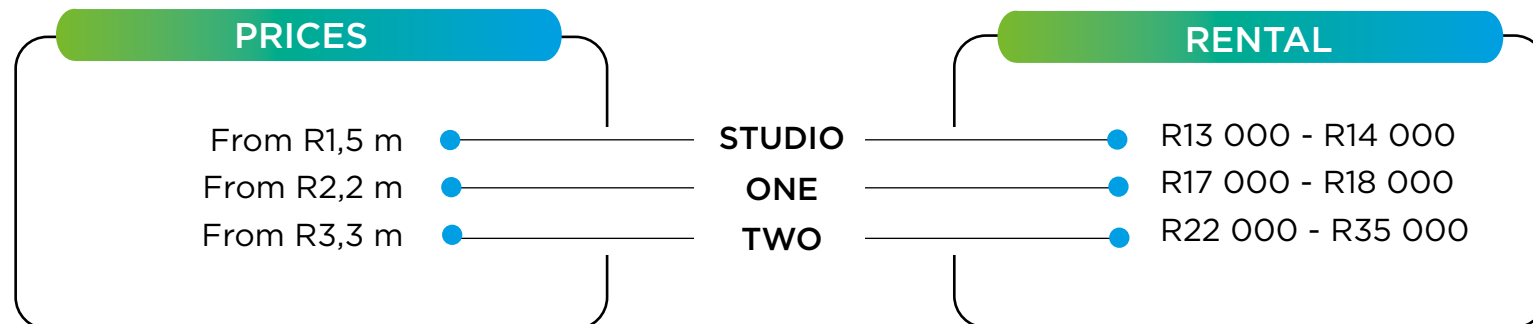
Median selling prices at Century City have grown by 10% year-on-year for the last two years!



“Demand for rental properties bordering Ratanga Park has been insatiable. The ever-growing semigration trend has driven impressive rental returns and multiple applications per apartment. We have also seen buoyant capital growth and numerous profitable re-sales, many before completion! This combination of strong rental uptake and rising property values, coupled with a diminishing supply of new developments in Century City, is a golden scenario for any investor. **We are confidently projecting an ROI of over 10% for most Park Place units, excluding costs.**”

**Devon Usher**  
MD, PropertyWorld

## Projected Rental Income





## a healthy work-life balance

The perfect position of Park Place in the landscape of Century City fosters an ideal balance between a thriving career and a fulfilling personal life. Here you can stay near the epicentre of a major business hub, close to blue-chip corporates, an international conference centre, and a host of co-working spaces, but never lose touch with the beauty of nature.

Whether you're in the mood to work out on the water in a kayak, hit a high-intensity session in a nearby gym, join in a popular weekly 5km Park Run, or simply relax at the sparkling swimming pool, the exceptional amenities of Park Place and surrounds extend a constant invitation to stay fit, refresh your energy and give your best, day in and day out.



## business & leisure



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## Woolworths, Clicks & Canal Walk on your doorstep

Imagine taking a leisurely stroll along scenic waterways to a haven of retail therapy! At Park Place, you'll be living less than 500 metres from the nearest entrance to Canal Walk Shopping Centre, Cape Town's largest mall and entertainment centre. Explore over 400 speciality stores at your own pace, from top fashion brands to enticing cafes and exciting eateries. Or immerse yourself in the best cinema experiences on offer, in the world of 4DX, 3D or Scene Xtreme.

pick & choose

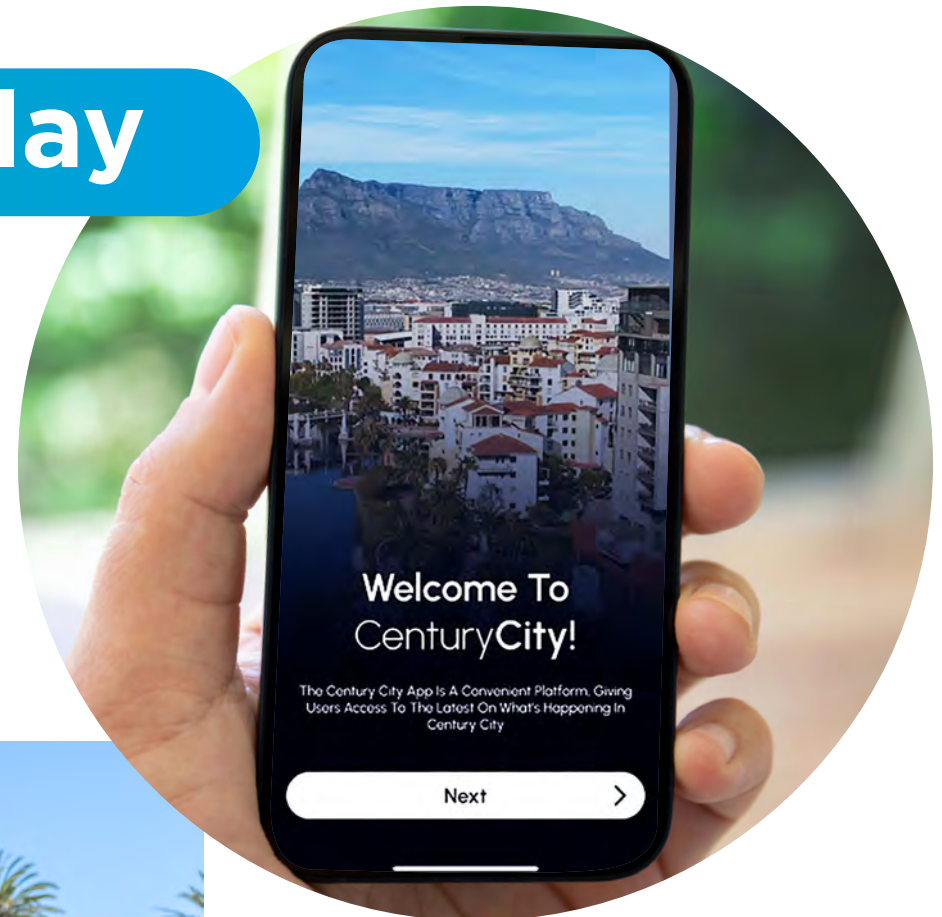




# plug & play

## seamless connectivity

Park Place residents will benefit from a high-speed fibre network providing lightning-fast and reliable internet access, whether you are in your apartment, at the pool or in the garden. A network of Wi-Fi hotspots throughout Century City lets you stay connected on the go, relaxing with your laptop in the park or enjoying an espresso at a nearby cafe.



## uninterrupted power

Another major advantage of the technology infrastructure of Park Place is the onsite generator that will provide full power backup for the entire development. No more downtime as lights, lifts, kitchen appliances and electrical plug points will be powered by the generator the moment load-shedding kicks in. It's the perfect space for digital natives and young professionals who rely on constant communication for work and leisure.





# above & beyond



**balcony living with views  
that go on forever**

All of the apartments and penthouses in Park Place are oriented towards the north, optimising natural light and providing maximum protection from the summer south-easter. This orientation also opens up views of the waterways, trees and rolling lawns of Ratanga Park.

From the higher floors, the views open up further, offering mesmerising vistas of Lion's Head, Signal Hill and the glistening blue expanse of Table Bay. As you drink in the beauty before you, enjoy that warm feeling that comes from knowing that nothing will take those views away!





# safe & sound



## smart security measures

Residents of Park Place will enjoy complete peace of mind every minute of the day, thanks to a unique system of security measures. These start with the safe environment of Century City itself, with its extensive network of constantly monitored CCTV cameras and its own, dedicated rapid response team.

All of which makes it perfectly safe to run through Ratanga Park at dawn or stroll back late at night from an evening out at Gusto, La Parada or Tiger's Milk. And at home in Park Place, you'll be doubly protected by the 24-hour manned security presence, effective perimeter security and high-tech access control.



# ready & waiting

we're standing by to help you buy

Please contact us without delay if you are interested in purchasing at Park Place.

We are expecting these exceptional apartments to be snapped up rapidly!

VISIT WEBSITE

VIEW FLOOR PLANS

VIEW PRICE LIST



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