



# ACORN CREEK

lifestyle estate • somerset west



*Designer Apartments*

ONLY 22 INVESTOR UNITS AVAILABLE



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A photograph of a family of three (a man, a woman, and a young child) blowing bubbles together outdoors. The man is on the left, the woman is on the right, and the child is in the center. They are all wearing straw hats. The background is bright and out of focus, showing green foliage. A large, light blue semi-transparent rectangle is overlaid on the bottom left of the image, containing text.

# *Introduction*

## **LUXURY BOUTIQUE ESTATE LIVING**

Acorn Creek is an eco-conscious estate named after the natural creek that flows through the cobbled village streets. The estate perfectly combines the tranquillity of nature with the comforts of modern-day, so that residents can experience a wonderful life in this flourishing lifestyle development.



# Location

## PRIME INVESTMENT DESTINATION

Overlooked by the magnificent Helderberg and Hottentots-Holland Mountains, Acorn Creek is ideally located in Somerset West's new developing area. In this popular and convenient location, the estate is close to Sitari Village Mall, a Curro Preschool, and Curro Somerset West Sitari Estate, as well as the N2 for easy access to wine estates, golf courses and Strand's sandy beach.

# Security

## CUTTING-EDGE SECURITY

With first-class security measures in place, the estate ensures the safety of residents and their belongings.

- 2.4m High Electric Fence
- Thermal Perimeter Cameras
- 24-hour Camera Monitoring
- 24-hour Guarding
- RF Access Control





# Comfort & Well-Being



Designed with comfort and luxury in mind, experience wholesome outdoor living and everyday convenience at Acorn Creek.

## ESTATE AMENITIES

- Clubhouse
- Kids' play areas
- Walking and jogging trails
- Swimming pool
- Braai facilities

## ESTATE FEATURES

- Fibre internet
- Pet friendly
- Green corridors
- Open spaces







# Designer Apartments

FROM ONLY **R1 699 900**  
ALL COSTS INCLUDED



DISCLAIMER: APARTMENT FINISHES MIGHT DIFFER

Acorn Creek's selection of Designer Apartments are available in five varying interior layouts. All apartments are located near the entrance and clubhouse, and come standard with 1 parking bay. Select ground-floor units boast a pristine private garden.



# Designer Apartments





# Master

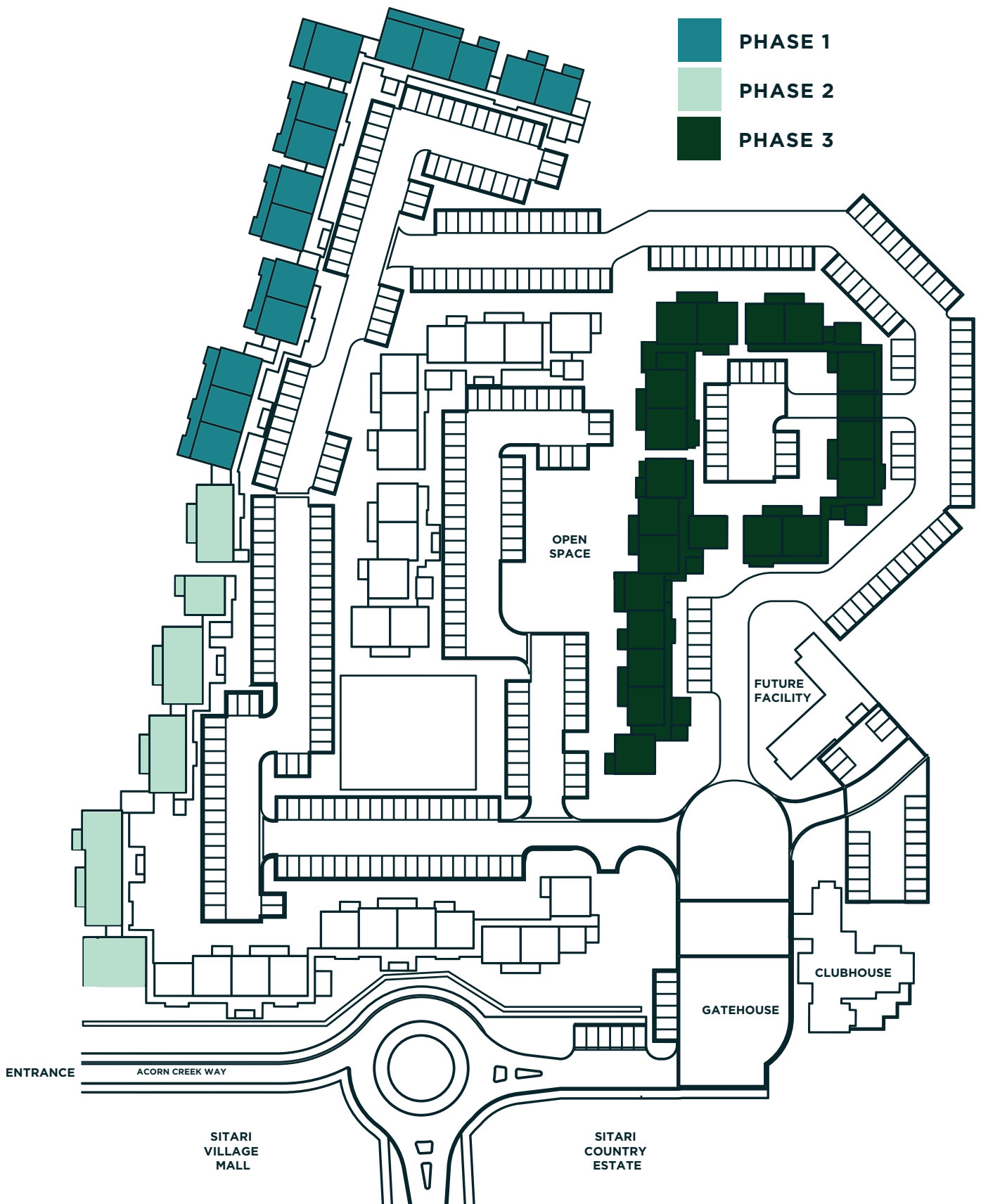
## SITE DEVELOPMENT PLAN





# Designer Apartments

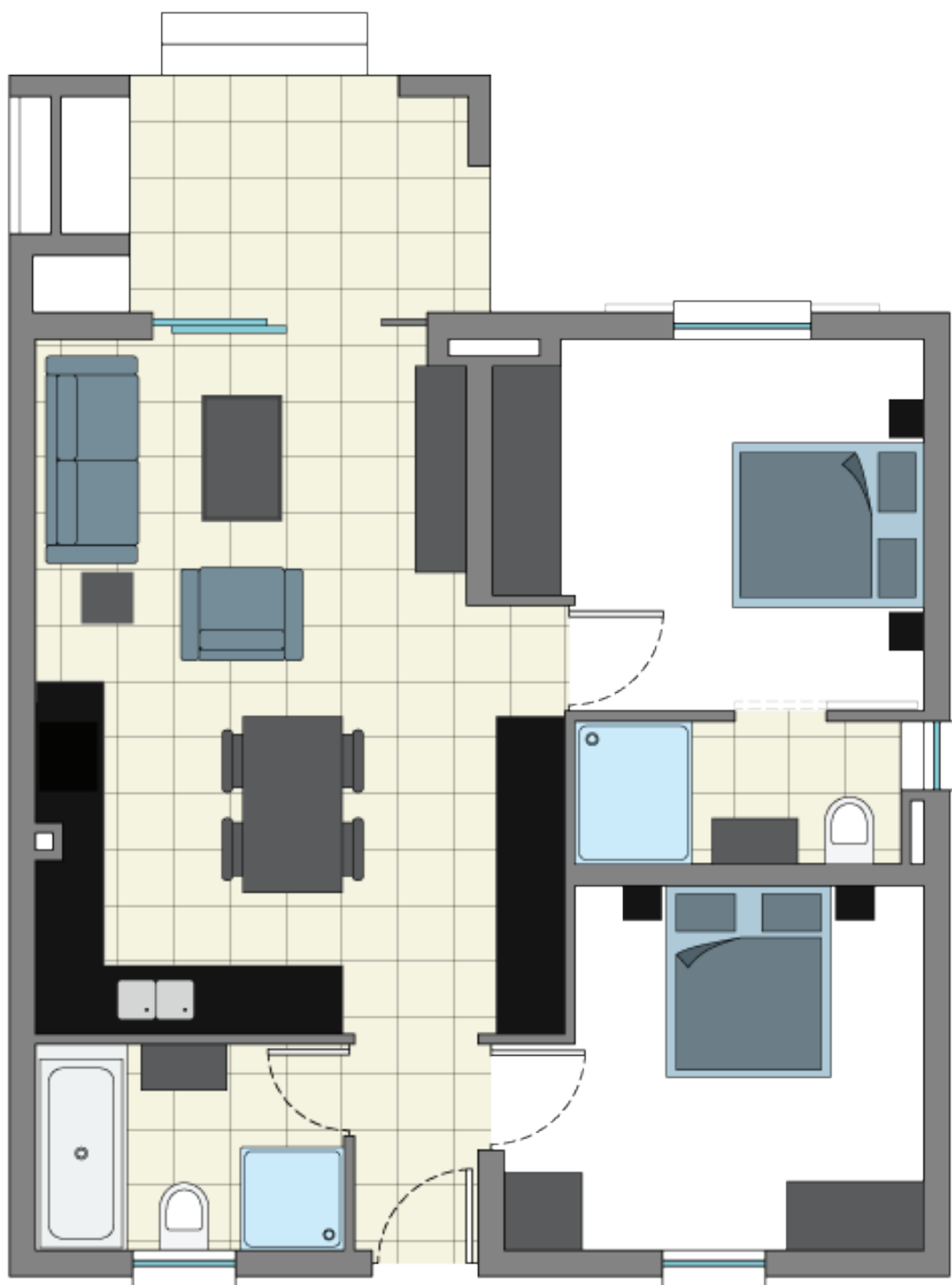
## SITE DEVELOPMENT PLAN





# APARTMENT TYPE A1

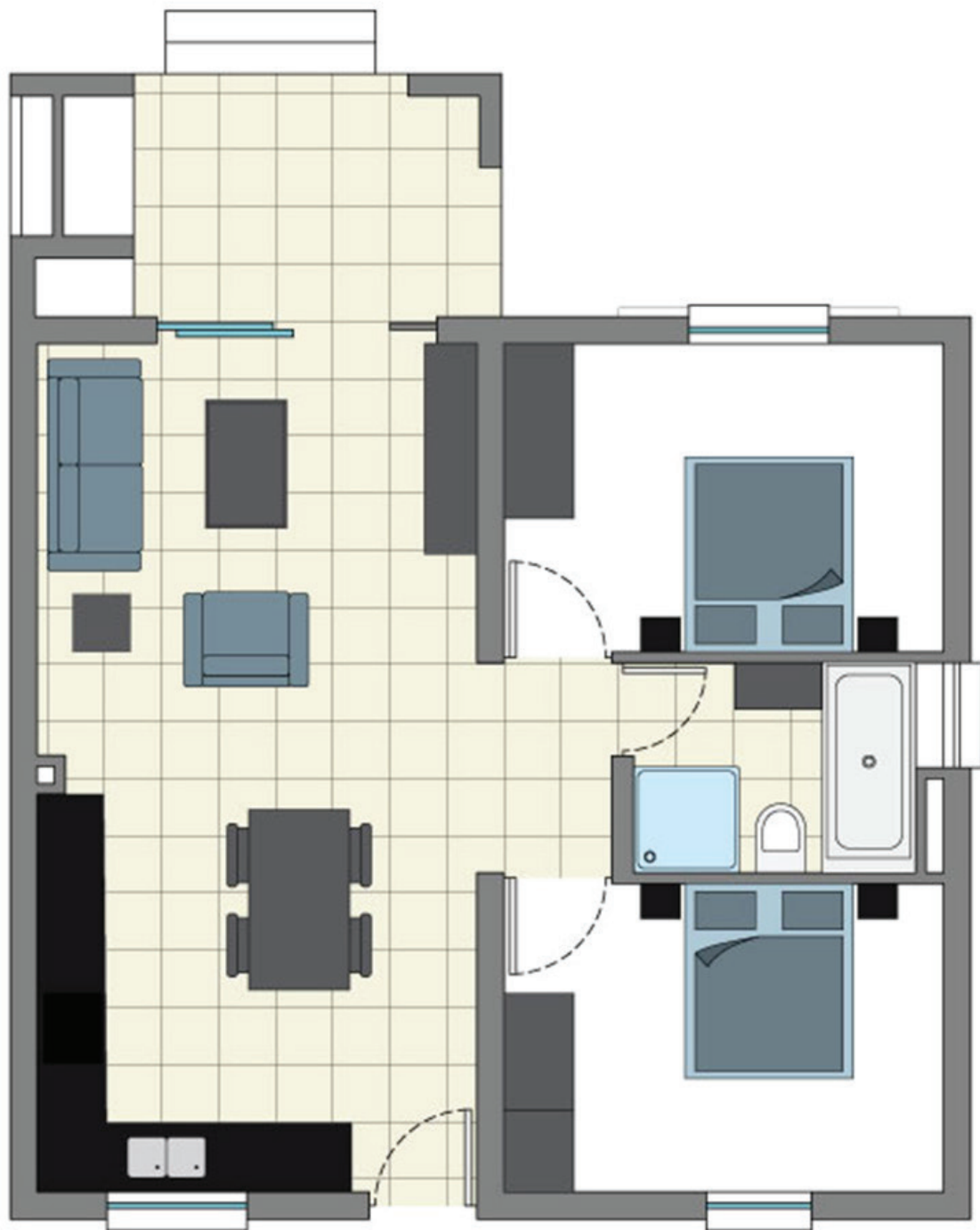
2 Bed | 2 Bath | 2 Parking Bays - 74.0 m<sup>2</sup>





## APARTMENT TYPE B

2 Bed | 1 Bath | 2 Parking Bay - 68.0 m<sup>2</sup>





# Apartment

## BASIC SPECIFICATIONS

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### 1. GENERAL

- 1.1 **NOTE – In case of conflict this document overrides any notes & specifications on approved drawings and marketing material, architectural guidelines & website material content.**
- 1.2 All Building work shall comply with the requirements of the Local Authority and the NHBRC and be carried out strictly in accordance with the National Building Regulations (SANS 10400 including Part XA & SANS 204), the Building Standards Act No. 103 of 1977, Model Preambles of Trades (1995 edition) and the approved building plans and specifications.
- 1.3 All materials and finishes as specified below or similar approved and selected by Contractor.
- 1.4 The Contractor reserves the right to amend and/or substitute items/finishes, at his sole discretion, in the event of any item/finish not being available or being in short supply. These items/finishes to be of similar or better quality.
- 1.5 **NOTE: All drawings and specifications subject to final adjustments by Architect and/or Contractor.**

### 2. BRICKWORK

- 2.1 Brickwork – Cement maxi - (90 x 220 x 115mm) as per Architects drawings.
- 2.2 Internal Walls – generally Cement maxi, 90mm brick walls except where load bearing walls are required, 190mm walls (refer drawings). Walls plastered and painted.
- 2.3 External Walls – cavity walls, plastered and painted.
- 2.4 Boundry / Garden Walls – constructed of 190mm or 140mm cement block where applicable. Plastered and painted.

### 3. SURFACE BEDS

- 3.1 Reinforced concrete as per engineers' detail.

### 4. CONCRETE FLOOR SLABS

- 4.1 Precast floor slabs to structural engineers design and specifications to get minimum 25 mm screed and approved floor finish, as indicated on drawings and specified elsewhere under flooring.

### 5. ROOF, FASCIA, BARGE BOARD, GUTTERS, ETC.

- 5.1 Main roofs – Victorian S-profile pre-painted metal roof sheeting in colour charcoal, or similar approved.
- 5.2 Fascia's and bargeboards - Medium density fibre-cement board, plain finish, painted charcoal to match roof.
- 5.3 Rainwater goods - Seamless Aluminium or similar approved standard domestic gutters and downpipes.





# Apartments BASIC SPECIFICATIONS

## 6. WINDOWS AND GLAZED DOORS

- 6.1 All windows and doors as per Architects Window & Door Schedule.
- 6.2 Windows and glazed patio doors - powder coated aluminium in colour Charcoal
- 6.3 Aluminium louvres, where shown on Architects drawings, powder coated in colour Charcoal.
- 6.4 All glazing to comply with SANS 10400 – XA & SANS 204 & SANS 10400 part N.
- 6.5 All glazing specifications to be confirmed pending SANS 204 calculations. Window sizes & glazing to doors shown on marketing drawings may need to be adjusted pending SANS 204 calculations.
- 6.6 Bathrooms windows have obscure glazing.

## 7. DOORS

- 7.1 Front entrance door to be solid Meranti front door and painted as per developers choice
- 7.2 Internal doors, painted – 813 x 2032mm horizontal grooved hollow core door with two-lever lockset.
- 7.3 Frames to timber doors – 90 x 70mm Meranti hardwood (external) and 90 x 55mm hardwood (internal)
- 7.4 All timber doors & frames to be painted with 1x undercoat & 2x finishing coats enamel paint selected by Contractor.
- 7.5 All ironmongery as selected by Contractor. Door handles to be satin chrome.

## 8. FLOOR COVERING

- 8.1 Tiles (600mm x 600mm) in kitchen, dining, lounge, passage, bathroom areas and as per developer's choice.
- 8.2 Bedroom Vinyl - Wanibi Ecowood, Classic Natural Oak

## 9. SKIRTING

- 9.1 22 x 76mm 'WSK6' or similar approved painted white SA Pine skirting internally except to bathrooms and around cupboards.



## 10. INTERNAL AND EXTERNAL WALL FINISH

- 10.1 All internal walls to be cement plastered, poly skimmed and painted.
- 10.2 All internal/external window sills to be plastered. Bathrooms sills to be tiled.
- 10.3 All internal and external paint as selected by Contractor.

## 11. WALL TILES

- 11.1 Bathrooms - Tiling in shower only  $\pm 2100$ mm high - tiles as per developers choice.
- 11.2 Bathrooms – Splash back tiling behind vanity - tiles as per developer's choice.
- 11.3 Bathrooms - Shower base (only step up shower bases to be built) – tiles as per developers choice.
- 11.4 Kitchen - Wall tiling as per developers choice, tiled splash back from top of worktop to underside of top

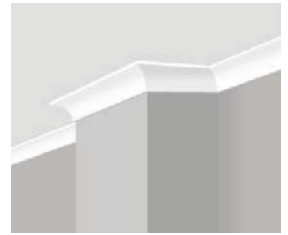




# Apartments BASIC SPECIFICATIONS

## 12. CEILINGS

- 12.1 Skimmed & painted 6,4mm gypsum board ceilings to all rooms, on top floor units only.
- 12.2 Soffit of concrete roof slabs painted, on all other floor units.
- 12.3 100mm thick 'Ecotherm' or similar approved insulation on all horizontal gypsum board ceilings where applicable. Insulation thickness may vary, pending SANS 10400 –XA calculations.
- 12.4 Cornices to be 75mm standard cove



## 13. KITCHEN, BEDROOM, LINEN & VANITY CUPBOARDS

- 13.1 All Kitchen, Bedroom, Linen & vanity cupboard/s as per developer's choice.
- 13.2 Kitchen – engineered stone counter top as per developer's choice.
- 13.3 Stainless Steel Double Bowl drop-in sinks as per developer's choice.
- 13.4 Hansgrohe Single Lever Sink Mixer as per developer's choice.
- 13.5 Bosch 600mm Ceram electric hob with Electric Oven and Cooker Hood as per developer's choice.

## 14. PLUMBING AND SANITARYWARE

- 14.1 Cold water supply and outlet for a washing machine or dishwasher.
- 14.2 Close coupled dual flush toilet.
- 14.3 Bathroom vanity as per developer's choice.
- 14.4 Hansgrohe Taps as per developers choice.
- 14.5 Shower Arm and Rose as per developer's choice.
- 14.6 Drop-in white acrylic and as per developers choice.
- 14.7 200 lt x 1 solar geyser to all units and installed by specialist as per developers choice.

## 15. BRAAI

- 15.1 Where applicable, one mild steel built-in-braai at patio area as per developers choice.

## 16. OTHER FIXTURES & FITTINGS

- 16.1 Purchaser to supply & fit own curtain rails, blinds and mirrors. 1 x Towel rails, soap dishes, toilet roll holders will be provided as per developer's choice.

\* The basic specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality where possible and it is dependent on product availability at the time.





# Pricelist

22 Apartments								
Block	Unit	Floor	Unit Type	Unit Area (m <sup>2</sup> )	Covered Balcony (m <sup>2</sup> )	Total Unit m <sup>2</sup>	Exclusive Use m <sup>2</sup>	Selling Price
4	55	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,900
4	56	1st F	B	60 /m <sup>2</sup>	8 /m <sup>2</sup>	68 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,699,000
4	57	1st F	B	60 /m <sup>2</sup>	8 /m <sup>2</sup>	68 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,699,000
4	65	1st F	B	60 /m <sup>2</sup>	8 /m <sup>2</sup>	68 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,669,000
4	66	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
4	67	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
4	68	1st F	B	60 /m <sup>2</sup>	8 /m <sup>2</sup>	68 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,699,000
5	78	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
5	79	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
5	80	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
6	89	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
6	90	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
6	91	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
6	92	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
6	93	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
7	102	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
7	103	1st F	B	60 /m <sup>2</sup>	8 /m <sup>2</sup>	68 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,699,000
7	104	1st F	B	60 /m <sup>2</sup>	8 /m <sup>2</sup>	68 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,699,000
7	113	1st F	B	60 /m <sup>2</sup>	8 /m <sup>2</sup>	68 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,699,000
7	114	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
7	115	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	74 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000
7	116	1st F	A1	66 /m <sup>2</sup>	8 /m <sup>2</sup>	70 /m <sup>2</sup>	0 /m <sup>2</sup>	R 1,790,000



# Find Out More



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