

DEVELOPMENT FEATURE

Affordable luxury suburban lifestyle

Michelle Swart explores the best of yuppie lifestyle in the Cape's northern suburbs

A PROJECT aimed at raising the bar in residential complex living is Mode de Vie, MSP Developments' latest lifestyle development in Burgundy Estate.

This 100-unit development is being built close to Plattelkloof in the north of Cape Town.

Mode de Vie follows hot on the heels of MSP's successful Le Rouge development, which is the only complex in Burgundy Estate to offer residents access to a pool, an entertainment area and a fully equipped gymnasium.

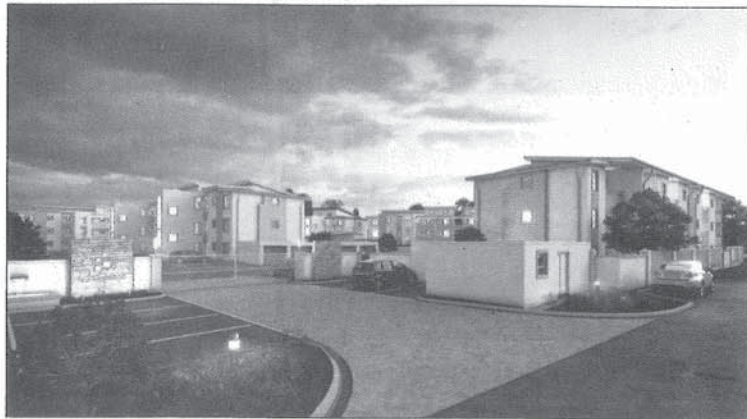
MSP MD John Coetzee says that careful planning went into the architectural, landscape and interior design of the development, ensuring that Mode de Vie is one of only two complexes in the greater Burgundy Estate that delivers affordable luxury living.

"Like Le Rouge, Mode de Vie will define luxury living at Burgundy Estate.

"It is competitively priced, which makes it accessible for first-time home buyers and those looking for a lock-up-and-go lifestyle.

"Investors looking for a buy-to-let opportunity will also not be disappointed, with excellent rental returns forecast by various independent rental agencies," says Coetzee.

Burgundy Estate provides



amenities such as Burgundy Square shopping centre, with its flagship Checkers food store, and the Bunker Bar restaurant and pub at the clubhouse.

For the fitness enthusiasts there are numerous cycling and jogging tracks, as well as sports fields and a 9-hole golf course that adds to the sense of community.

It offers excellent security, with patrol vehicles linked to a system of cameras and an on-site control room.

Mode de Vie is conveniently

situated within Burgundy Estate and in walking distance of the Burgundy Square shopping centre.

It borders one of the many recreational sports fields on the estate.

Coetzee says that the 'estate within an estate' design of the Mode de Vie development ensures privacy and excellent security.

"It is with this in mind that we also included recreational and convenience features, such as the swimming pool, entertainment area, a gym and laundry facility,"

MSP Developments CEO Riaan Roos says that including more without pushing up prices is part of their business philosophy.

"Experience and the popularity of our developments have taught us that lifestyle features such as swimming pools, entertainment areas and landscaped gardens make a tremendous difference in the communities we build.

"At Burgundy Estate we offer these luxury features at affordable prices."

The complex of eight three-storey apartment blocks is set in landscaped gardens, allowing residents access to communal green areas.

Ground floor units will enjoy access to the gardens, with patios flowing directly on to these areas. Some of the top floor apartments will have a loft feel, with higher ceilings and a roof-level window allowing more natural light and better views.

The two-bedroom units range in size between 55m² and 66m², patio included, and all have superb fittings and finishes.

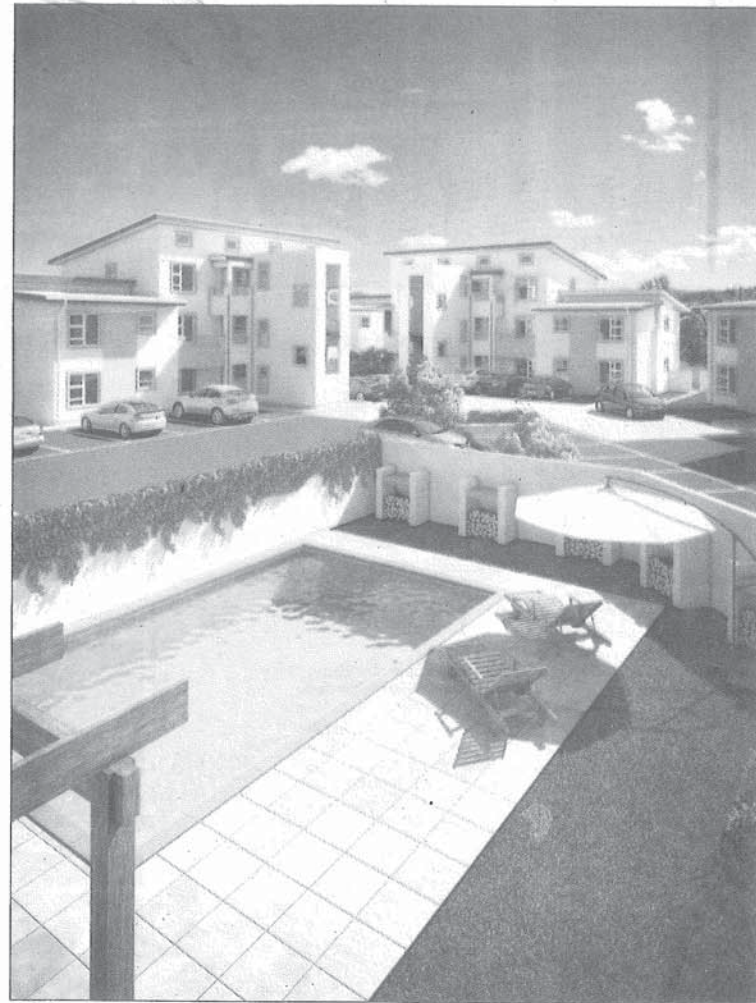
Designed by a top designer, the interior theme is fresh and modern. Three luxury upgrade options allow owners to finish their units to their personal taste.

Standard features include tiled living, kitchen, bathroom and patio or balcony areas.

Units have a fully fitted kitchen with top and bottom cabinets, a stainless steel oven, a hob and extractor, while provision is made for an under-counter washing machine or dishwasher.

Bedrooms are carpeted, have spacious built-in cupboards and can accommodate double beds. Each of the apartments has full family bathrooms, including a separate shower and bath.

Apartments are selling from



R599 900 inclusive of VAT, transfer costs and bond registration costs. A R20 000 cash deposit is required, but MSP is also offering a deposit guarantee product by Deposit Advantage to clients.

Paul Marais, national marketing manager for Deposit Advantage, says the product as an intelligent alternative to a cash

deposit. This product allows buyers the opportunity to purchase a unit off-plan in Mode de Vie without having to part with any money until they take transfer of their unit.

"The Deposit Advantage product is cost-effective, secure and tax-efficient. It's a simple product that allows a buyer the freedom to

keep their capital invested or purchase a new home without having to wait for the proceeds of another property sale," says Marais.

Price: From R599 900 including vat and transfer costs
Contact: MSP Developments 021 801 5400