Townhouses go on sale at Buh-Rein Estate

Nature at the heart of Clarendon Hills, where residents will have access to park, greenbelt and sports fields

MSP DEVELOPMENTS' latest residential development, Clarendon Hills, in the award-winning Buh-Rein Estate in the Tygerberg suburbs, will soon deliver 40 townhouses in a private complex to homebuyers and investors.

Clarendon Hills is the first townhouse development in Buh-Rein Estate, says MSP chief executive Riaan Roos.

The townhouses are being built on one of the most desirable sites of the greater Buh-Rein Estate, bordered on three sides by a recreational park and with a central greenbelt.

"Residents will live in a secure neighbourhood with a village atmosphere, while enjoying the benefits of a lock-up-and-go lifestyle," says MSP managing director John Coetzee.

David Britz, managing director for MSP Sales, says when completed Buh-Rein Estate will consist of 3 241 apartments, 137 townhouses and 133 freestanding homes.

"We are pleasantly surprised by the demand for townhouses in Buh-Rein Estate and expect Clarendon Hills to be sold out within the next two months," says Britz.

"Lifestyle estates, especially those with affordable homes, have been tainted by the numerous quick-build examples, where apartments are densely packed and have no relationship with their surroundings," says Coetzee.

"These estates feel restricted and overcrowded. At Buh-Rein Estate we have a different vision – it will be a place where a healthy, active way of living is encouraged, a warm sense of community is fostered and safety of residents is a top priority.

"Clarendon Hills will encompass all these values and deliver a secure lifestyle where green open spaces allow families to enjoy outdoor pursuits.

"Inspired by the Durbanville rural farm architec-

LATEST ENTRY: An artist's impression of a unit at Clarendon Hills, a private complex townhouse development in Buh-Rein Estate, Cape Town's newest suburb.

with external braais clad in stonework. The outdoor entertainment space faces lawned garden areas with perimeter walls ensuring privacy."

Coetzee says buyers have a choice of two- and three-bedroom units and five layout types, with units varying from white melamine built-in cupboards which can be upgraded to wood-finish coloured melamine.

Kitchens will have built-in ovens, hobs and extractor fans and under-counter spaces for dishwashers. Granite counter tops are standard and buyers kitchens and bathrooms are tiled. Garage doors can be automated.

Britz says landscaping at Clarendon Estate will include more than 60 large trees and green pocket parks with indigenous plants. The largest park has a lawned area and a secure "super blocks", each of which can be accessed by only one shared entrance, staffed by security guards.

Remote access control to each development through a single sliding gate creates another level of security and residents also have an option of facilities in the greater Buh-Rein Estate – large areas of natural space, including 20 pocket parks and a central green zone designed for sports and outdoor activities. Pedestrian and cycling paths connect these park areas and the wide, pedestrian-friendly streets will parks. Sports enthusiasts will have access to the estate's multi-purpose sports field, which will also be used by school teams.

According to Coetzee the on-site shopping centre is confirmed, with Shoprite/Checkers as owner and anchor tenant community church are all proposed for the estate, and there is a daily transport service to Cape Town and Stellenbosch.

Prices for units at Clarendon Hills start from R849 900 including VAT, transfer costs and bond registration costs. A R20 000 deposit is required to