

le Diamante



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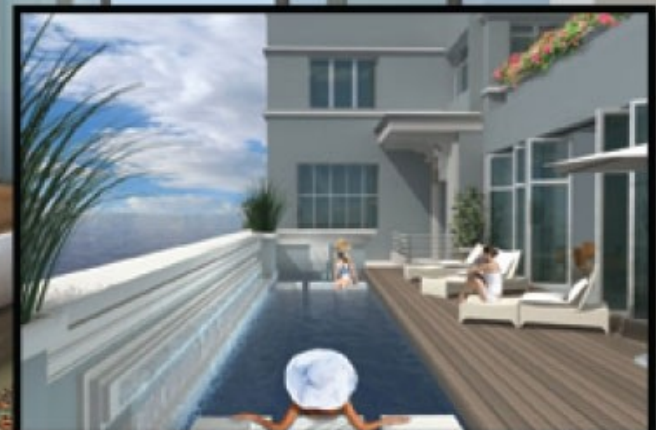
www.lediamante.co.za / info@lediamante.co.za
Tel: 0861 GENRAND / Fax: 021 424 9343

Luxury

beachfront apartments



39x1 and 2 bedroom apartments with breathtaking views of one of the most famous bays in Africa!



Demindex Properties

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Le Diamantè – Muizenberg/Kalk Bay/Cape Town

Property Features:

Units are available to **Buy** or to **Rent** 70 meters from the waters edge!



The bedroom



In-house heated pool at sauna area



Lap pool /water feature on terrace



Beautiful walks on the beach

Become a proud owner of a classic and sophisticated apartment on one of the most well known and historical beachfront miles in Africa

Extraordinary features:

(Subject to municipal Approval & Changes)

- DSTV Connectivity
- Wireless/Internet Connectivity
- Lifts
- Exceptional address
- Sophisticated and classical ambiance and finishing's
- Sea and mountain splendour
- Concierge and Other service (Groceries / Food Deliveries & Nursing Services if required (outsourced))
- Outdoor lap pool / Water Feature
- Indoor heated pool
- Storage for surfboards, bicycles and other toys
- Spectacular water features in the building
- Lounge & entertainment area
- Conference / private function Facility with kitchen
- Laundry
- Sauna / Gym / Beautician Facilities
- Shuttle service if required (outsourced)
- Walking distance from the beach, shops, restaurants, public transport
- Limited under floor heating
- Small pets allowed
- 24 Hour security
- Outsourced services - for occupant's account

Other nearby amenities/facilities/tourist attractions:

- Art galleries and Theatres
- Cape Point and Zandvlei Nature reserves
- Kirstenbosh Botanical Gardens
- Various wine routes
- International Airport
- Award winning Golf courses
- Simons Town Yacht Club
- Various shopping centres
- V+A Waterfont
- Table mountain
- Surf and other water sports
- 2010 FIFA and other sport stadiums

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About the area:



Le Diamante, a 42 unit luxury seafront apartment with many extraordinary features, is presently on grandiose scale being redeveloped by the well known South African business woman, Rika Lourens and DEMINDEX PROPERTIES [a subsidiary of Dimendex Resources Corporation] It is a extremely well known landmark, situated on the Golden Mile [Beachfront Front] on the border of Muizenberg and St James/Kalkbay.

Muizenberg is a beach-side suburb of Cape Town, South Africa, and it is known to be an old-fashioned village on the shores of False Bay. It became a favourite resort in the early 20th century, and a string of impressive homes were erected on the False Bay mountainside and on the sea front.

Muizenberg is situated where the shore of the Cape Peninsula curves round to the east on the False Bay coast. It is considered to be the birthplace of surfing in South Africa, and legend has it that Agatha Christie surfed here in 1922.

Historically, the village has several special features, including :

- Le Diamante,
- Het Posthuys (the Post House), which is the oldest European house in South Africa, having been built in 1673
- Rhodes' Cottage is now a museum
- the site of the Battle of Muizenberg
- The Carnegie Library, built in 1910, now forms part of the South African Police Museum,
- The Fort houses the Natale Labia Museum, used by the South African National Gallery as an exhibition venue.

Rhodes' Cottage is a small house on the seafront that Cecil John Rhodes bought as a holiday cottage and this was where he died in 1902. The house is preserved as a museum dedicated to Rhodes' life and is open to the public.

Het Posthuys [neighbouring Le Diamante] is one of the oldest buildings in South Africa, dating to circa 1742. It was built by the Dutch East India Company as a toll-house to levy a tax on farmers passing by to sell their produce to ships lying in Simon's Bay. One of the early post holders was Sergeant Muys (meaning "mouse"), from whom Muizenberg (formerly Muysenbergh and Muys Zijn Bergh (Muys' mountain) before that) gets its name. After a varied career as a police station, stables, brothel, hotel and private house the building was identified for what it was in the 1980s and restored with funds from Anglo American Corporation. The house is cared for by the Muizenberg Historical Conservation Society and contains a small collection of photos and items of interest relating to early days in Muizenberg. It is open to the public.

The Battle of Muizenberg was a small but significant military affair that began in June 1795 and ended three months later with the (first) British occupation of the Cape. Thus began the period (briefly interrupted from 1804 to 1806) of British control of the Cape, and subsequently much of Southern Africa. The historical remnant of the Battle of Muizenberg is a site on the hillside overlooking False Bay that holds the remains of a defensive fort started by the Dutch in 1795 and expanded by the British from 1796 onwards.

Muizenberg has a fine, long beach that in effect stretches all the way round the top of False Bay to the Strand, a distance of over 20 km. False Bay, known for its population of White Sharks, also has a shark watch service that operates from Muizenberg, signalling alerts when sharks come in proximity of bathers and surfers.

Two other popular beaches are the Tidal Pool beach at St James (also renowned for its colourful beach huts) and the small Danger Bay beach.

The little fishing harbour at Kalk Bay also has a tidal pool, opposite the railway station, which platform leads to the lovely Brass Bell restaurant, where meals are served while waves break on the rocks just a few feet away.

Above Muizenberg there is a line of steep cliffs that is very popular as a venue for rock climbing. However, certain parts of the cliff are off-limits to climbers when birds nest on the ledges.

The Zandvlei estuary is entering the ocean in Muizenberg. The estuary is one of the most important estuaries for fish spawning on the coastline and is home to the Imperial Yacht Club and Peninsula Canoe Club.

Muizenberg houses various College campuses since 1954 and it is home to the African Institute for Mathematical Sciences.

Le Diamantè – Muizenberg/Kalk Bay/Cape Town

Floor Plans:

First Floor:



Second Floor:



Third Floor:



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Price List:



| FLAT NO. | UNIT NO. ON PLAN | SQUARE METERS | BEDROOMS | SEA VIEWS | MOUNTAIN VIEWS | PRICE (INCL. VAT) |
|----------|------------------|---------------|----------|-----------|----------------|-------------------|
| 101 | FLAT FF1 | 61 | 1 | YES | | R 1,580,000.00 |
| 102 | FLAT FF2 | 69 | 2 | YES | | R 1,780,000.00 |
| 103 | FLAT FF3 | 53 | 1 | YES | | R 1,480,000.00 |
| 104 | FLAT FF4 | 65 | 2 | YES | | R 1,780,000.00 |
| 105 | FLAT FF5 | 39 | 1 | YES | YES | R 980,000.00 |
| 106 | FLAT FF6 | 52 | 1 | | YES | R 1,080,000.00 |
| 201 | FLAT SF1 | 61 | 1 | YES | | R 1,580,000.00 |
| 202 | FLAT SF2 | 69 | 2 | YES | | R 1,780,000.00 |
| 203 | FLAT SF3 | 53 | 1 | YES | | R 1,480,000.00 |
| 204 | FLAT SF4 | 65 | 2 | YES | | R 1,780,000.00 |
| 205 | FLAT SF5 | 39 | 1 | YES | YES | R 980,000.00 |
| 206 | FLAT SF6 | 39 | 1 | | YES | R 920,000.00 |
| 301 | FLAT TF1 | 61 | 1 | YES | | R 1,580,000.00 |
| 302 | FLAT TF2 | 69 | 2 | YES | | R 1,780,000.00 |
| 303 | FLAT TF3 | 53 | 1 | YES | | R 1,480,000.00 |
| 304 | FLAT TF4 | 65 | 2 | YES | | R 1,780,000.00 |
| 305 | FLAT TF5 | 42 | 1 | YES | YES | R 980,000.00 |
| 306 | FLAT TF6 | 52 | 1 | | YES | R 1,080,000.00 |



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