

BOTANICA
AT HOHENORT



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The perfect fusion between nature and architecture.

Square Turn Developments, a distinctive collaboration between two prominent Belgian property development companies, is proud to introduce this perfect fusion between nature and architecture.

A truly exclusive boutique estate, located opposite the Hohenort Hotel in the Constantia Valley, there is little in the area that comes close in comparison. Designed to embrace its lush surroundings, each of the four residences is at home with nature – a place of privacy, security and solitude. A place that enhances your relationship with the outdoors.

Implementing the best European trends and qualities, the iconic architecture is the heart of this estate. Each home fuses contemporary design with functionality. Featuring top of the range security and easy-living technologies, each home is fully automated, allowing you to control everything from security, air-conditioning and lighting right through to music and movies. We call it living smart – letting you focus on the things that matter.

Botanica is about seamless transitions. Residents will enjoy the bountiful luxury Botanica offers and truly appreciate the advanced technologies that take each home to new levels of sustainability. Continuing the environmental focus, features such as rain water harvesting, water wise gardens, integrated water heating systems with solar supplementation and grey and black water recycling have been introduced.

94 Brommersvlei Rd, Constantia, Cape Town



Arca

Inspired by architecture



Refer to pages 52-53 for detailed floor plans



Designed around a beautiful mature oak tree, defining the entrance courtyard. The single storey living room has a flat planted roof that extends a natural garden in front of the main bedroom above. The living room, playroom and double volume dining room all open onto a planted courtyard, introducing a green belt into the heart of the house.

A central double volume space is crossed by a bridge that joins a study and pyjama lounge, forming a dramatic transparent feature of the house that brings in light, views and greenery from all sides. A dining room flows onto its own covered patio, most suitable for use in the summer. The living and family rooms are focused on the garden and on covered outdoor entertainment areas, featuring the presence of magnificent tall trees.

The first floor is secured by a concealed roller shutter door at the stair. The main bedroom is luxuriously sized and takes in mountain views. It flows through a his and hers dressing room into an expansive bathroom, with a deep sill window feature, which is provided with timber shutters to cast dappled light into the interior.

Each space appreciates views of the natural surroundings.







Aria

Italian for "air"



Refer to page 54-55 for detailed floor plans





This home enjoys a generous driveway court and a striking entrance between a long Malmesbury shale stone wall and a tall off-shutter concrete stairwell. On entering, the open glass façade presents a lush treed garden and pool area. A double volume dining integrates the second floor and opens up the centre of the house to the sky.

The effect of three floating elements, bringing the outside in, is clearest from the dining area. A concrete stairwell has been designed to be flooded with sunlight from above. The kitchen, lounge and family rooms, all flow out to external covered patios. The kitchen courtyard is attached to a herb garden and the living room patio has a serene summer courtyard of more intimate proportions. The house is characterized by a strong inside-outside flow and a blurring of boundaries between inside and out. The first floor bedrooms are grouped around a double volume space and a 'pyjama lounge', all isolated from the ground floor by a security shutter. The pyjama lounge and study room both convert passage spaces into useful family oriented areas. The main bedroom is luxuriously sized and has a daybed with mountain views and its own secluded balcony.

A large dressing room with extensive cupboards flows onto an en-suite bathroom with large shower, and a screened patio, featuring an outdoor shower with unparalleled views of the mountain.



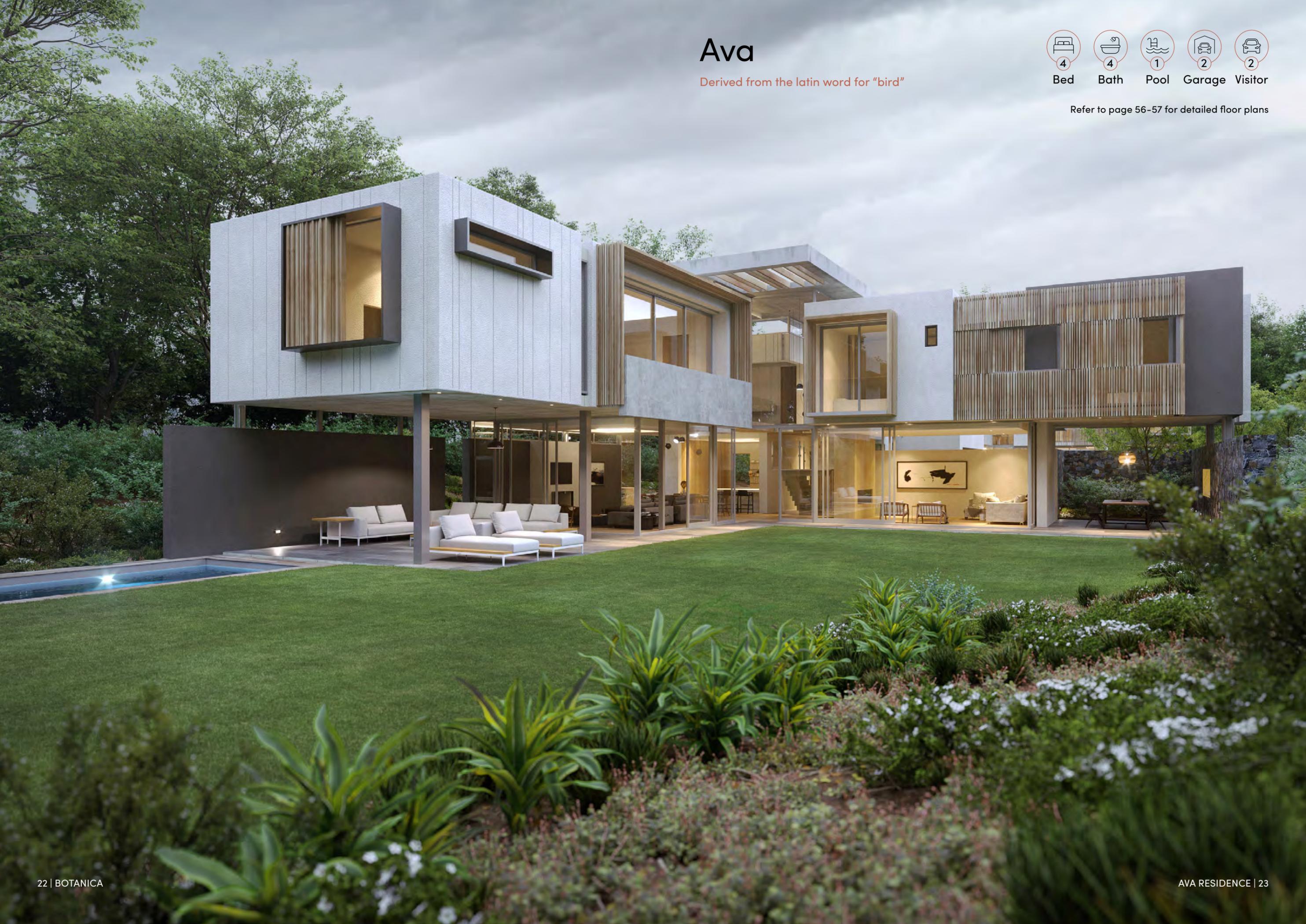


Ava

Derived from the latin word for "bird"



Refer to page 56-57 for detailed floor plans



Situated on the inner edge of the Estate, with extensive grounds, this home has both tranquility and a sense of seclusion. Entrance is through a quiet, natural courtyard, with an overhead entrance canopy.

Emerging out of the entrance, a resident sees straight through the open plan dining/lounge area, over the covered patio and pool and into the extensive garden and beyond, enjoying rolling lawns surrounded by mature trees. The open plan kitchen, dining and lounge area, flow onto a covered patio on the one side and onto a private kitchen courtyard on the other side. The family room is somewhat secluded, and has its own braai patio, with a well sized natural walled courtyard, well protected from the sun in summer. At the centre of the house, a large double volume space is traversed by a bridge and overlooked by the family lounge and study. Expansive double volume windows allow in light and views.

A roomy kitchen flows off the double volume area and is both light and airy, while remaining ultimately functional.

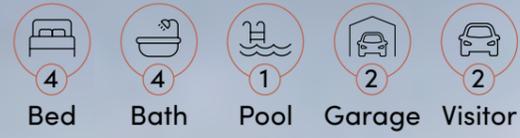






Ash

Tree symbolising a blending of the past, present and future.



Refer to page 58-59 for detailed floor plans





Situated in the quiet, most secluded corner of the estate, this home is surrounded by established trees flowing onto a natural garden, offering its own unique experience of nature and a true sense of calm and tranquility.

A large drive court leads into a long, naturally planted entrance courtyard ending in a covered entrance with a large timber front door. Turning at the entrance, a resident experiences views through the kitchen courtyard on the one side, right through to the garden on the other side. The large double volume off the entrance dramatises the openness and immerses the home into the greenery that surrounds it.

The kitchen, dining, lounge and the covered lounge patio form a long open plan area which flows into nature on both ends. The covered lounge patio is suspended above the ground and floats over the garden below. Ground floor living spaces are grouped around a compact lawn, which terraces down to the garden, giving this house a more natural character. The braai patio is located near to the pool, which projects out of the ground and has views over the garden. A sculptural stair and screen separate the dining room from the family room and lead up into a study which has views over the entrance court and a vista beyond to the mountains.

The views from the large main bedroom and from the main en-suite bathroom are exquisite while also granting special views of the garden below. The guest and children's bedrooms are generously sized and all have views of the surroundings, as well as exposure to sunlight, and their own private balconies.







Constantia

Cape Town

A mere 15 kilometres from Cape Town's CBD you'll find one of the region's best most sought-after locations, Constantia. Brimming with history, this stunning area is nestled within award winning wineries, tranquil greenery and true amenity to everything you'll need.

Constantia is well serviced with a range of health and relaxation facilities nearby including Style Bar, Wellness with Attitude, Yemaya Salon and Yoga Spirit. At Botanica, day to day isn't just a routine, *it's an experience...*

Location Hotspots

Botanica Constantia

Constantia CBD | 8 min drive

Kirstenbosch National Botanical Gardens | 5 min drive

Cape Town CBD | 19 min drive

Cape Town International Airport | 26 min drive

Map Legend



Botanica



Parks



Wine Estates



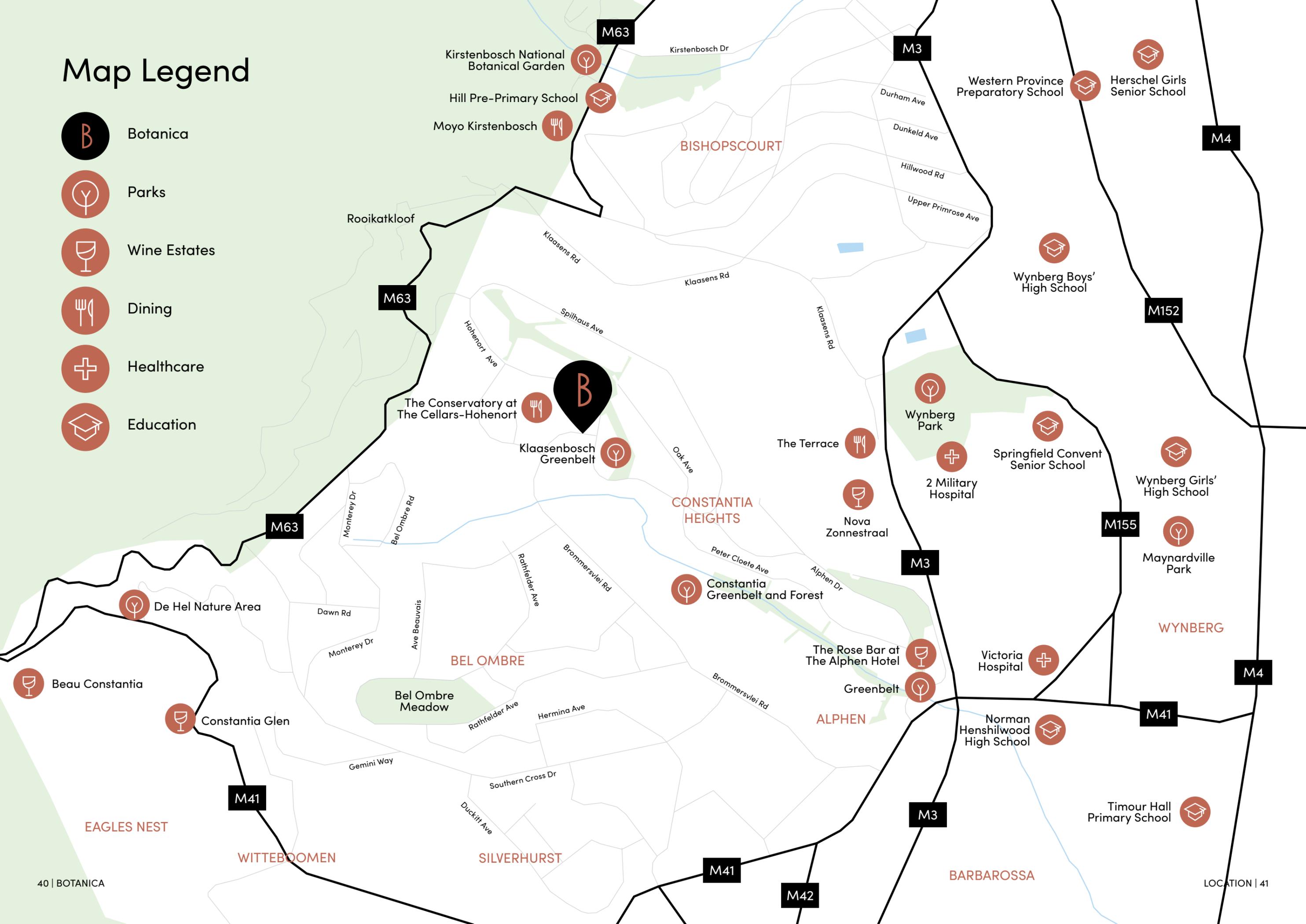
Dining



Healthcare



Education



An Understanding of Contemporary Lifestyle

B





Complete a Natural Relationship

Constantia is a dining mecca with an eclectic mix of fine dining options for even the most seasoned palate. Botanica is located just a stone throw away from some of South Africa's award-winning restaurants, and an internationally renowned café precinct.

Nothing is too far away, with one of South Africa's finest restaurants, La Colombe at your door step. If your'e feeling like something more casual, head on over to Peddlers or Bistro Sixteen82.





Combine Reverence for Nature

A place of deep innate beauty, Constantia offers so much for you to explore – with nature and amenity within close reach.

From the moment you take a step out of Botanica, you'll be greeted by a natural wonderland with much to see and do. Run or cycle through the Constantia Valley. Explore the Greenbelt on foot or by horseback – the choice is yours.

With an abundance of parks and gardens to discover, you can start off with Kirstenbosch Botanical Gardens or the Table Mountain Nature Reserve, both on your doorstep.

Constantia Village offers a diverse array of boutique retail outlets and dining experiences, purely for your indulgence.

Enhance your relationship with the outdoors

Everyone seeks it, but rarely does anyone find it – work & family life balance. It seem impossible, but Botanica is designed to help you achieve this. Its central Constantia location means you'll be close to everything – food, recreation and entertainment.



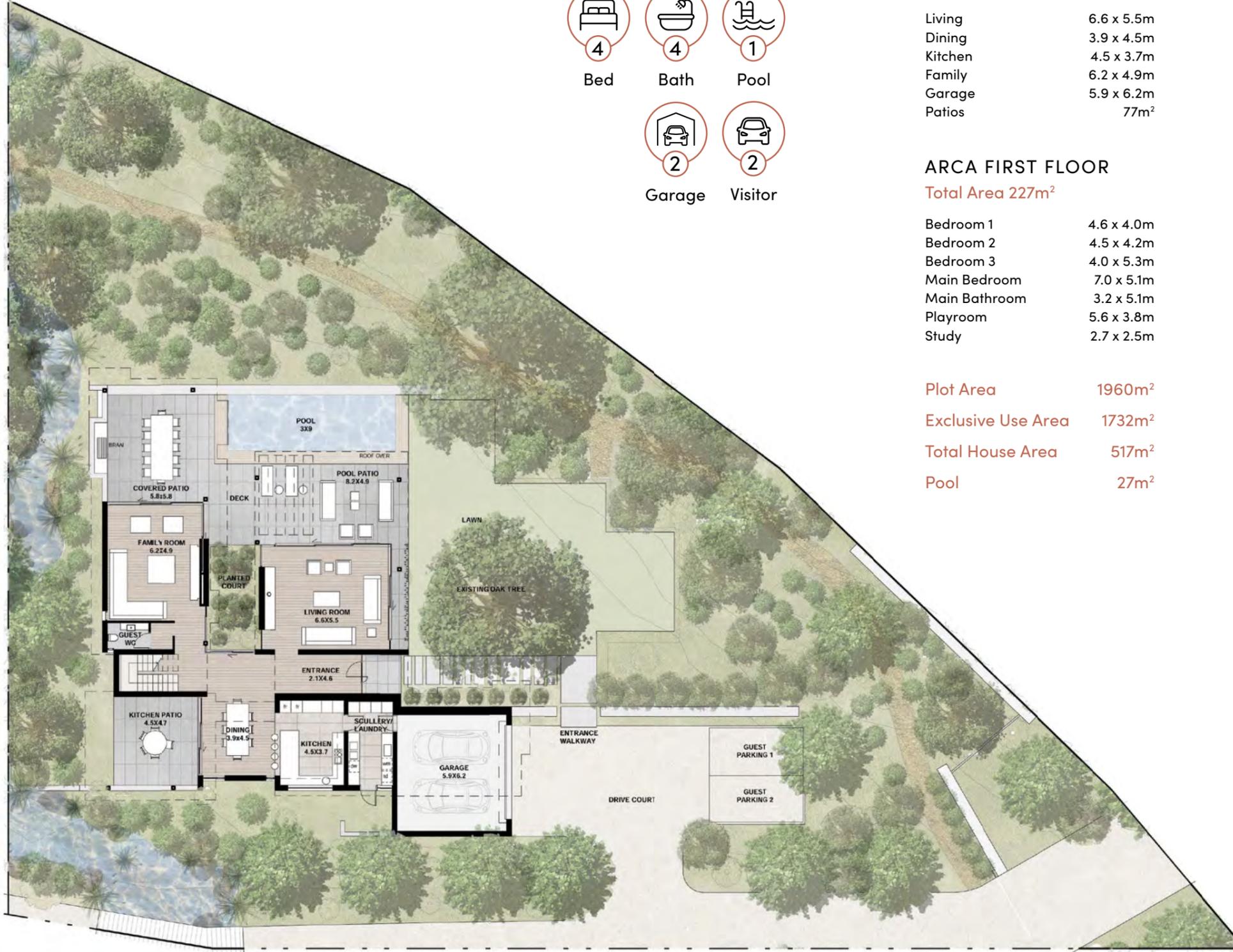
You can relax on a Sunday afternoon sipping on a glass of any of the finest wines in South Africa, making the most of what's in your backyard.

Looking to keep the kids entertained? There are an abundance of kids activities from horse riding lessons and bike rides to the Acrobanch Adventure Park, located conveniently at Constantia Nek forest.



There is **something for everyone** in Constantia and it's all within close reach.

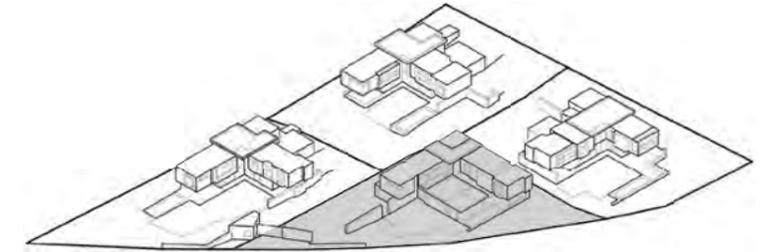




ARCA GROUND FLOOR

Total Area 290m²

Living	6.6 x 5.5m
Dining	3.9 x 4.5m
Kitchen	4.5 x 3.7m
Family	6.2 x 4.9m
Garage	5.9 x 6.2m
Patios	77m ²



ARCA FIRST FLOOR

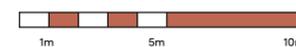
Total Area 227m²

Bedroom 1	4.6 x 4.0m
Bedroom 2	4.5 x 4.2m
Bedroom 3	4.0 x 5.3m
Main Bedroom	7.0 x 5.1m
Main Bathroom	3.2 x 5.1m
Playroom	5.6 x 3.8m
Study	2.7 x 2.5m

Plot Area	1960m ²
Exclusive Use Area	1732m ²
Total House Area	517m ²
Pool	27m ²



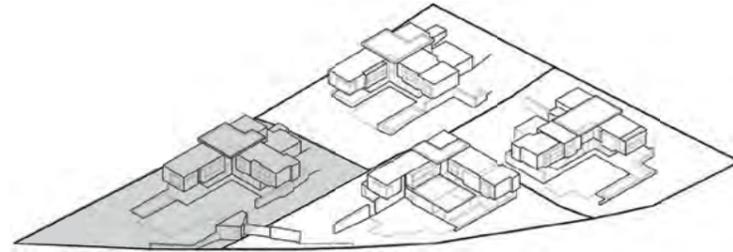
PLAN SCALE



AVA GROUND FLOOR

Total Area 312m²

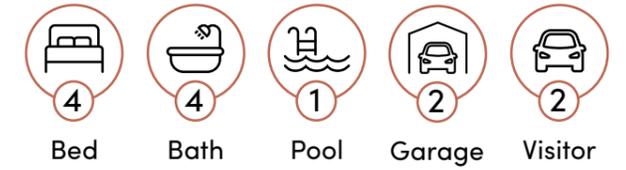
Living	6.4 x 5.4m
Dining	5.7 x 5.4m
Kitchen	5.0 x 4.1m
Family	6.1 x 5.4m
Garage	5.8 x 6.0m
Patios	77m ²



AVA FIRST FLOOR

Total Area 214m²

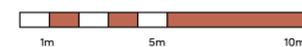
Bedroom 1	4.1 x 4.5m
Bedroom 2	4.5 x 4.0m
Bedroom 3	4.0 x 4.7m
Main Bedroom	7.0 x 5.5m
Main Bathroom	4.5 x 3.3m
Playroom	3.5 x 4.8m
Study	2.4 x 3.0m



Plot Area	2107m ²
Exclusive Use Area	1976m ²
Total House Area	526m ²
Pool	27m ²



PLAN SCALE

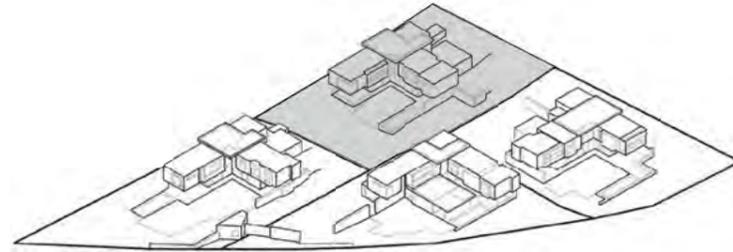


Ash Residence

ASH GROUND FLOOR

Total Area 306m²

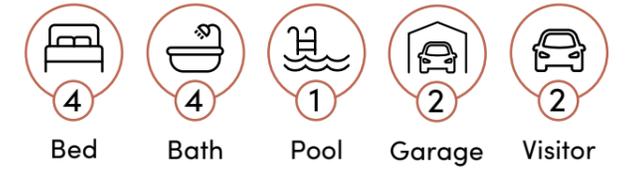
Living	7.1 x 5.0m
Dining	5.0 x 6.7m
Kitchen	3.9 x 5.1m
Family	5.6 x 5.8m
Garage	5.8 x 5.9m
Patios	67m ²



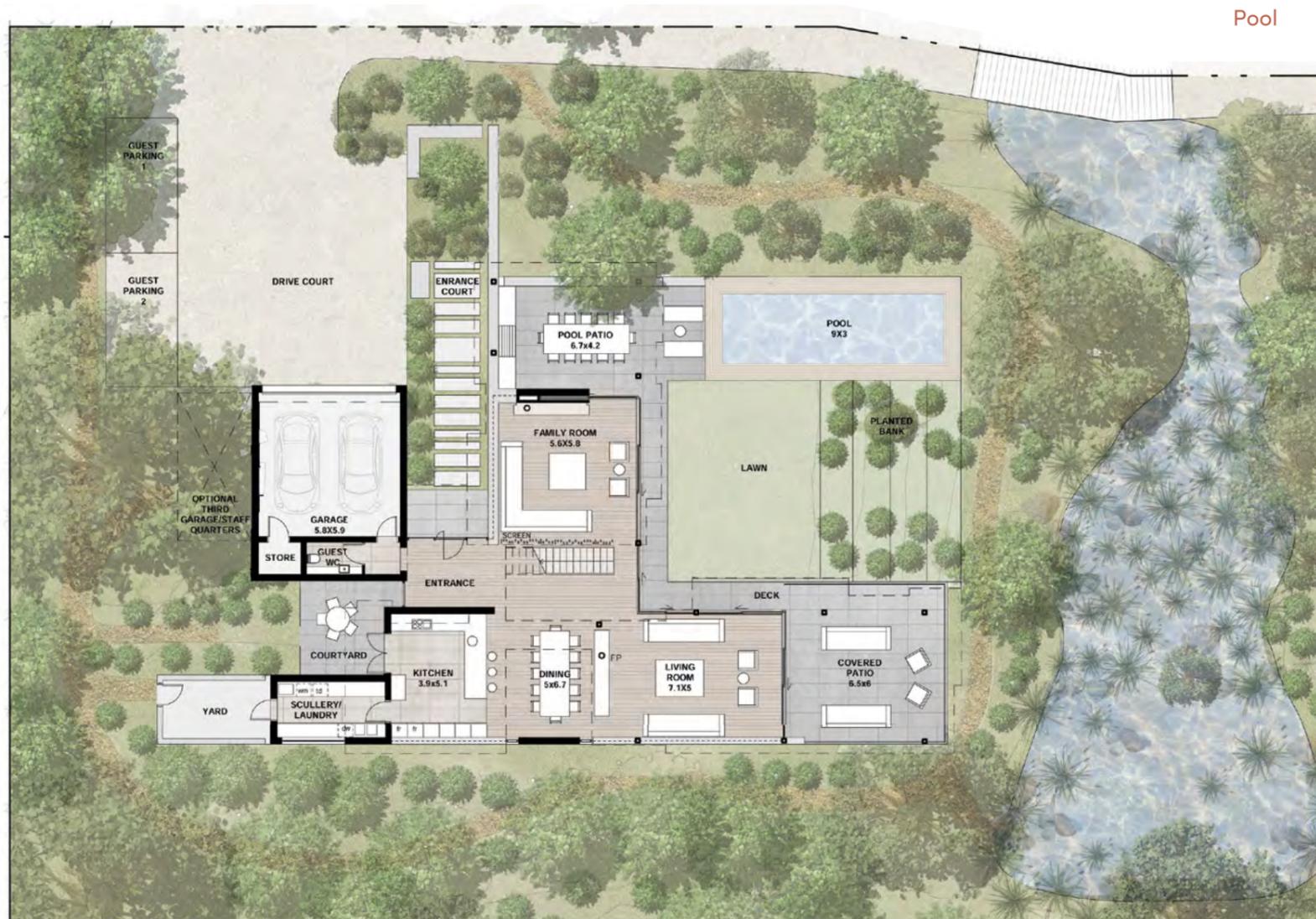
ASH FIRST FLOOR

Total Area 221m²

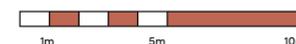
Bedroom 1	4.4 x 4.9m
Bedroom 2	5.3 x 4.0m
Bedroom 3	4.0 x 5.4m
Main Bedroom	6.7 x 5.4m
Main Bathroom	4.1 x 3.3m
Playroom	3.4 x 4.6m
Study	2.6 x 4.1m



Plot Area	1925m ²
Exclusive Use Area	1827m ²
Total House Area	527m ²
Pool	27m ²



PLAN SCALE





Security

24h manned Security office fitted with:

- High capacity fibre connectivity
- Multiple video monitoring
- Off-site monitoring and support
- Centralised mimic panel
- Centralised intercom system

Perimeter

- The Perimeter of the development is the first line of defence
The primary access is an automated security gate
- The entrance is monitored by high definition CCTV cameras to enable facial and number plate recognition
- The fence is secured with a tamper detection electrified fence
- The outside of the fence is naturally protected by means of deterrent vegetation like bougainvillea etc.
- The perimeter is monitored with high definition CCTV cameras

Individual Units

- Individual units will be fitted with an alarm panel that is linked to the Mimic panel for the on-site security office and the client's preferred security providers
- Alarm system is linked to home automation and accessible to smart devices
- Alarm activated lighting will be provided

Access Control

- A biometric access control system will be provided for visitors and residents
- The gatehouse will be linked via home automation to the intercom of each individual home

House Features

Appliance & Finish

- Control4 Home Automation system
- Lighting control system
- Alarm System
- Timber Hardwood flooring
- Natural Stone wall cladding
- Engineered Stone splashbacks in kitchens
- Double glazed aluminium doors and windows
- Solid Oak door frames with solid core oak veneered doors
- Feature closed combustion fire places
- Rimless WC Suite with concealed cistern
- Wifi throughout house with Fibre connection
- DSTV Infrastructure with HD view
- Integrated Smeg appliances
- Custom-made built-in braai unit with natural stone braai top
- Pool

Sustainable Living

- Insulated concrete roofs and ground floor slabs
- Water based under floor heating
- LED Lighting
- Sustainable timber/steel shading structures to windows
- Intelligent lighting and energy control systems
- Grey and black water recycling
- On-site well point
- Rainwater harvesting
- Waterwise gardens
- Integrated domestic water heating system with solar supplementation

MEET THE TEAM

Developer



SquareTurn Developments is a property development company established through the joint vision of prominent Belgian development companies Square Group and Futurn NV.

Through meticulous investment strategies and high quality bespoke developments, both companies have established themselves as leaders in the European property market.

SquareTurn Developments have invested in strategically desirable land holdings in the Cape and are proud to launch the exclusive Botanica at Hohenort, as their **flagship residential development** in South Africa.

Drawing on their experience in quality high-end residential developments in Europe, and bringing the same attention to detail and European best-quality practices to the development, they believe that Botanica at Hohenort will be the most prestigious residential development in Constantia. Great care has been taken in selecting the location and in developing the concept **"Places in Nature"** exclusively for this beautiful site. The bespoke quality of this boutique development, the investment in technology, landscaping, high end security and exclusivity of the estate offers a unique contemporary product that sets a benchmark for all their future developments.



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MEET THE TEAM

Architect

METROPOLIS

Metropolis is a **design driven practice**, known for conceptually sound, highly researched and thoroughly **detailed** architecture.

Their work is inspired by the natural Cape landscape and it's vibrant urban culture.

Metropolis believes in transforming **space into place**. There is a strong focus on sustainability in their work. Aside from energy concerns, they believe that sustainable design should be robust, have longevity and be deeply suited to the lifestyle of its users.

The practice has been awarded the South African Institute of Architects' Award of Excellence for Beau Constantia Wine Estate and 79 Brommersvlei Road, both nearby in Constantia and both noted for their sympathy towards landscape and for the immersive qualities of their architecture.



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