



*breathe* · expand



JARDINE

CAPE TOWN









# find your *freedom.*

OWN YOUR SPACE. BE YOURSELF.

JARDINE BURGUNDY ESTATE



Jardine makes it possible to own a comfortable, spacious home with an exclusive garden, where you can just be. Space for your home office. Space for entertaining with friends and family. Safe, open green space for children to grow in sunny days and splash around on the rainy ones.

With only 66 free standing homes in a secure gated complex within Burgundy Estate, be part of a community who revel in quiet suburbia.

Be money wise by purchasing directly from a developer.



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*Disclaimer: The images and renders in this brochure are computer-generated and intended for illustrative purposes only. While every effort has been made to ensure accuracy, final finishes, layouts, and details may vary from the completed development.*





# everything *you* need.

CENTRAL, SPACIOUS & SECURE.

JARDINE BURGUNDY ESTATE

04



rabie



EXPLORE YOUR

# surroundings

Find your freedom by owning your own home  
in Burgundy Estate.



Burgundy Square - 1.5km



## BURGUNDY ESTATE, CAPE TOWN



Bloubergstrand - 9km

Camps Bay - 27km



Cape Town CBD - 19km



Century City - 8km

Tyger Valley Shopping Mall - 10km

V & A Waterfront - 21.4km



Durbanville Hills Wine Estate - 3km

De Grendel Wine Estate - 4km



Cape Town International - 16.5km



# explore Burgundy Estate

BREATHING SPACE.  
FAMILY TIME.  
FRIENDSHIPS TO BUILD.  
FREEDOM TO LIVE.

Central, spacious, and secure, Burgundy Estate is where families grow together. Just ten minutes from Century City, in the foothills of the Durbanville Hills, Burgundy Estate in Cape Town borders the vineyards of the historic De Grendel wine farm.

## YOUR SPACE ON YOUR TERMS

Burgundy Estate currently has 3 900 front doors, made up of separate gated complexes, each with its own communal facilities, indigenous landscaping and first-class security.



## GENERATIONS UNITED

Burgundy Estate is a multi-generational estate where our community is made up of young professionals, families young and mature and we also have an exclusive retirement estate, Oasis Life Burgundy Estate that's separately walled and secured.



## EXPLORE TOGETHER. BURGUNDY ESTATE HAS SO MUCH AND MORE!



5 restaurants



Convenient shopping centre,  
Burgundy Square



Excellent schools:  
pre-school to primary school



Mashie golf course



Green open spaces and  
recreational areas



Dog park

## SPACE TO LEARN. BURGUNDY ESTATE HAS SO MUCH SPACE TO GROW.

In addition to incredible outdoor spaces and green pockets with children's play areas, Burgundy Estate has three schools for all ages. From pre-school to primary school, what is more convenient than skipping school traffic?



GO OUT OR STAY IN  
*your choice*

It's easy either way. The close proximity to the M13, N7 and N1 means you have quick access to some of the Mother City's most enviable hotspots. What more could you ask for?

- 1 Property World Sales Office
- 2 Burgundy Square
- 3 Checkers
- 4 Woolworths
- 5 Burgundy Superette
- 6 Curro Burgundy
- 7 Zenith Montessori
- 8 Riverside College and Independent School
- 9 Bossa Burgundy
- 10 Spur Steak Ranch
- 11 Burgundy Mashie Golf Course
- 12 Fuel Station
- 13 Takealot Pickup Point







# *grow* here together.

MOMENTS TO REMEMBER.

JARDINE BURGUNDY ESTATE

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FROM ONLY R2.3M

# quiet suburbia starts here



## MORE THAN JUST BRICKS AND MORTAR

At Rabie, we create lifestyles. From humble beginnings in 1978, we have grown to become leaders in property development, setting trends and improving communities. Century City, Westlake, Big Bay, Atlantic Beach, Royal Ascot, Clara Anna Fontein and Burgundy Estate. These are some of the developments that have contributed to shaping Cape Town.

Since becoming involved in Burgundy Estate in 2015 with Nedbank NIB, Rabie has invested just under R2 billion in housing and infrastructure in the estate. Rabie has developed more than a thousand units to date, developing Burgundy Estate into a sought-after multi-generational estate.

 Two or three bedrooms

 Two bathrooms

 Private garden

 Fibre-to-the-home

Your spacious Jardine home is designed with easy living in mind. Bright and open, your open plan living areas walk out into an exclusive walled garden. Pick your choice of 2 bedroom, 2 bathroom homes, or 3 bedroom, 2 bathroom homes.





JARDINE

# site plan

## PHASE 1 & 2

## HOUSE TYPES

<div></div>	TYPE B	2	2	SINGLE GARAGE
(HOUSE No. 2 & 43 - SINGLE CARPORT)				
<div></div>	TYPE C	3	2	DOUBLE GARAGE
<div></div>	TYPE C2	3	2	DOUBLE CARPORT
<div></div>	TYPE E	3	2	DOUBLE GARAGE

Artist impression, this plan is for information purposes only.





HOUSE

type b

2

2

SINGLE GARAGE

(HOUSE No. 2 & 43 - SINGLE CARPORT)

HOUSE SIZE	80 m <sup>2</sup>	COVERED ENTRY	1.3 m <sup>2</sup>
SINGLE GARAGE	20 m <sup>2</sup>	TOTAL AREA	112.9 m <sup>2</sup>
PATIO AREA	11.6 m <sup>2</sup>		





HOUSE

type c

3

2

DOUBLE GARAGE

HOUSE SIZE	90 m <sup>2</sup>	COVERED ENTRY	2.5 m <sup>2</sup>
DOUBLE GARAGE	35 m <sup>2</sup>	TOTAL AREA	140 m <sup>2</sup>
PATIO AREA	12.5 m <sup>2</sup>		





HOUSE

type c2

3 2 DOUBLE CARPORT

HOUSE SIZE	90 m <sup>2</sup>	TOTAL AREA	105 m <sup>2</sup>
PATIO AREA	12.5 m <sup>2</sup>	DOUBLE CARPORT	35 m <sup>2</sup>
COVERED ENTRY	2.5 m <sup>2</sup>		





HOUSE

type e

3

2

DOUBLE GARAGE

HOUSE SIZE	102 m <sup>2</sup>	COVERED ENTRY	3.2 m <sup>2</sup>
DOUBLE GARAGE	35 m <sup>2</sup>	TOTAL AREA	152.2 m <sup>2</sup>
PATIO AREA	12 m <sup>2</sup>		





INTERIORS

# open, *light* & spacious

Embrace indoor - outdoor living  
with a home that's close to nature.











# be money *wise.*

RECEIVE SAVINGS & BENEFITS.

JARDINE BURGUNDY ESTATE

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## BENEFITS

- ◆ No transfer duty
- ◆ Excellent capital appreciation and strong rental ROI
- ◆ Aimed at EDGE certification for lower interest rates
- ◆ Green building efficiencies lower running costs

## KEY FEATURES

- ◆ A secure walkable world awaits you in a **gated community** with a gatehouse, access control and perimeter fencing
- ◆ Enjoy **parks and a playground** set within scenic landscaped gardens
- ◆ **Pre-installed fibre** to the home with an open access network
- ◆ **Solar PV system** to geysers
- ◆ **Excellent neighbourhood security**
- ◆ Close to Burgundy Square and Richmond Corner **shopping centres**, **world famous wine estates** and **exceptional schools** for all ages



your  
new home





## ABOUT US

Rabie Property Developers, a trusted name with 46 years of property development experience, proudly presents Jardine, where suburban living has been elevated to the next level.

# THE BENEFITS OF *buying from* Rabie Property Developers ❀

## 01 WHY RENT IF YOU CAN BUY?

With the current interest rate, it has become a lot more affordable to invest in property, as your rands stretch so much further. Why pay rental to a landlord if you can own your own home?

## 02 NO TRANSFER DUTY

One of the biggest savings on a new home is that you don't have to pay transfer duty. This tax is due for all homes exceeding R1-million and starts at 3% of the value above R1-million. If you buy from a developer, it means that you don't have this cost.

## 03 VAT INCLUDED

When you buy from a developer, the purchase price includes VAT, therefore the price you see is the price you pay. If you qualify for a 100% bond, you can finance the total price including the VAT.

## 04 EVERYTHING'S NEW!

Don't underestimate the feeling of knowing that you are the first owner of a home – everything is new, clean and has never been used before. The convenience of moving into a move-in ready home is a stress reliever. Relocating is a stressful change in one's life and knowing that you are moving into a brand-new home is very exciting.

Modern designed homes are also designed for the way we live – instead of a boxy, poky old house, a newly constructed home is a bright and welcoming experience from the moment you walk in the front door.

## 05 LOWER OPERATIONAL COSTS

There is no such thing as a fixer-upper when you buy a new home from Rabie. Repairs, maintenance and alterations should be zero or very minimal in the first few years. If constructed by a reputable developer to the latest standards, you could enjoy lower running costs and efficient energy measures.



# breathe<sup>✿</sup>

EXPAND INTO YOUR  
OWN SPACE. FIND YOUR  
FREEDOM IN JARDINE.

Register at [thejardine.co.za](http://thejardine.co.za)



## Property World

### Burgundy Estate Office

A Shop 25,  
Burgundy Square Shopping Centre,  
Burgundy Drive,  
Burgundy Estate, Cape Town, 7441  
T 021 555 0105

FIND US



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