

CANTABELLA

CAPE TOWN



○ THE RHYTHM OF THE CITY



Experience the ultimate in work-life harmony at Cantabella, an exceptional new development in Cape Town's vibrant CBD.

After redefining residential living in Johannesburg, Tricolt is bringing its signature blend of lifestyle, design, and quality to Cape Town.

Our award-winning developments are celebrated for their contemporary architecture, stunning designs, and prime locations. With Cantabella you now have the opportunity to savour the Tricolt experience for the first time in the Western Cape.

Tricolt™
Group Chairman

Tim Kloock





WELCOME TO CAPE TOWN'S BEATING HEART

Created with entrepreneurs, innovators and urban explorers in mind, Cantabella invites you to experience all that city living has to offer, right on your doorstep. Nestled between The Company's Garden and bustling Kloof Street in The Gardens Precinct, Cantabella places you at the epicentre of Cape Town's beating heart.

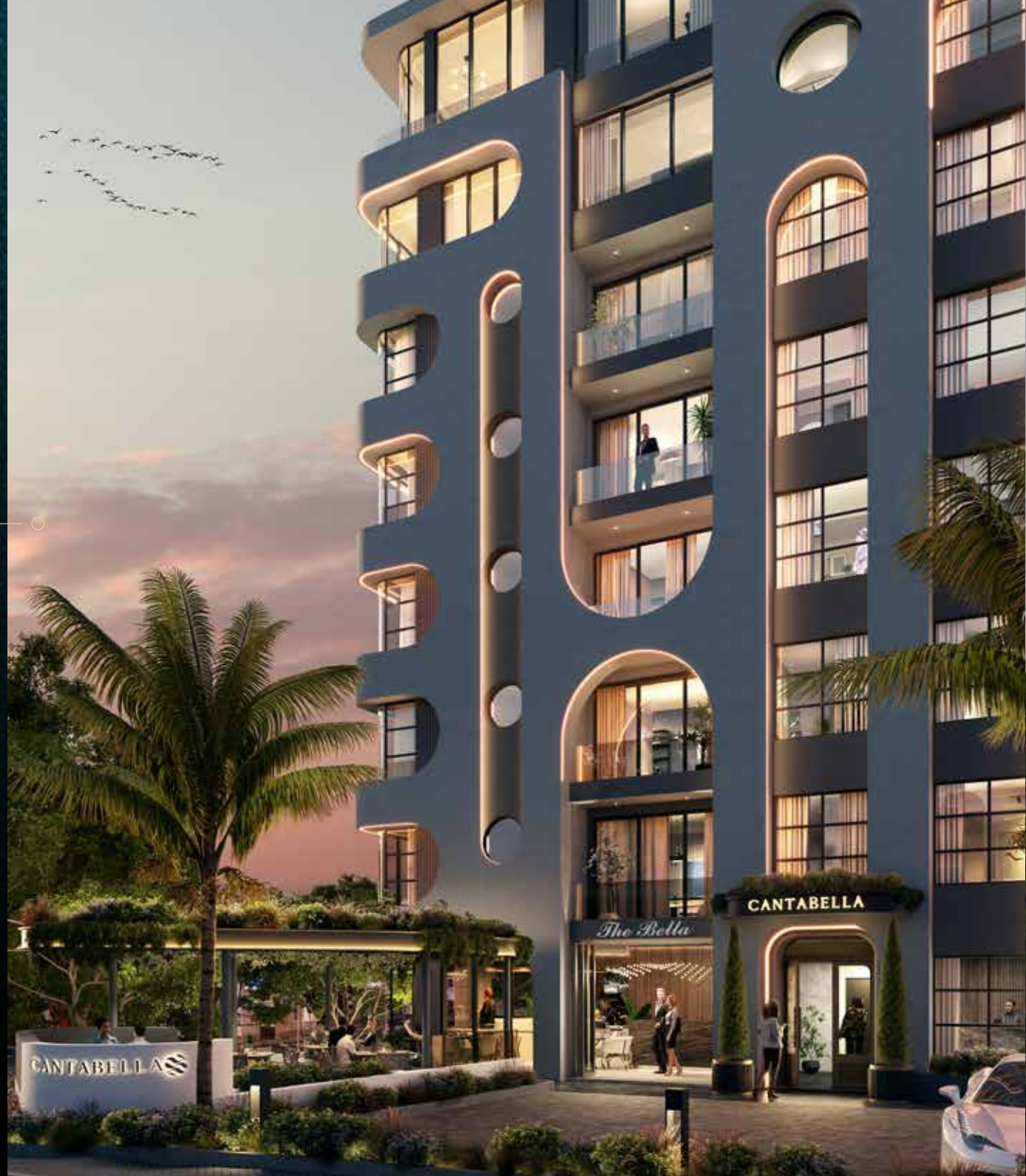


LIVE THE CITY. LOVE THE VIEW.

Immerse yourself in effortless living, in surroundings which compel you to unwind, recharge, and feel completely at ease. These exclusive Cape Town apartments combine the familiarity of home with the indulgence of a world-class retreat, in the heart of Africa's most vibrant and beautiful city.



48 NEW CHURCH ST, GARDENS, CAPE TOWN, 8001



A BOLD NEW CHAPTER IN CAPE TOWN'S SKYLINE

We're proud to unveil Cantabella, a bold new chapter in Cape Town's skyline and the very first Tricolt development in the Western Cape.

Only 35 exclusive luxury apartments. Located in Gardens, Cape Town's vibrant hub for stylish city living.

Curated for investors looking to buy into a high-demand, globally beloved location, perfectly in sync with urban energy and timeless elegance.

PREMIUM AMENITIES

WHERE
SOPHISTICATION
MEETS COMFORT

A crafted living experience, tailored to the most discerning tastes, where classic charm and modern comfort are woven seamlessly together, fashioned for those with an eye for the exceptional.

RESTAURANT / COWORKING SPACES

ROOFTOP TERRACE, LEISURE SWIMMING POOL
AND ROOFTOP LOUNGE

ROOF TOP FIRE PITS

WITHIN CLOSE PROXIMITY TO CAPE TOWN'S
MOST VIBRANT STREETS, TABLE MOUNTAIN,
LION'S HEAD AND SIGNAL HILL

PET FRIENDLY



SUPERIOR AMENITIES

LUXURY LIVING
IN THE HEART
OF CAPE TOWN

Seamlessly combining smart design with everyday ease, this lifestyle offering delivers modern comfort with a sustainable edge. Enjoy peace of mind with dedicated concierge services and secure basement parking, while high-speed fibre, emergency backup power, and water systems ensure uninterrupted convenience.

CONCIERGE SERVICES

SECURE BASEMENT PARKING

EMERGENCY POWER AND WATER BACK UP

HIGH SPEED FIBRE INTERNET

24 HOUR SECURITY AND CCTV

GREEN BUILDING DESIGN

BIOMETRIC SECURITY

AIR CONDITIONED UNITS

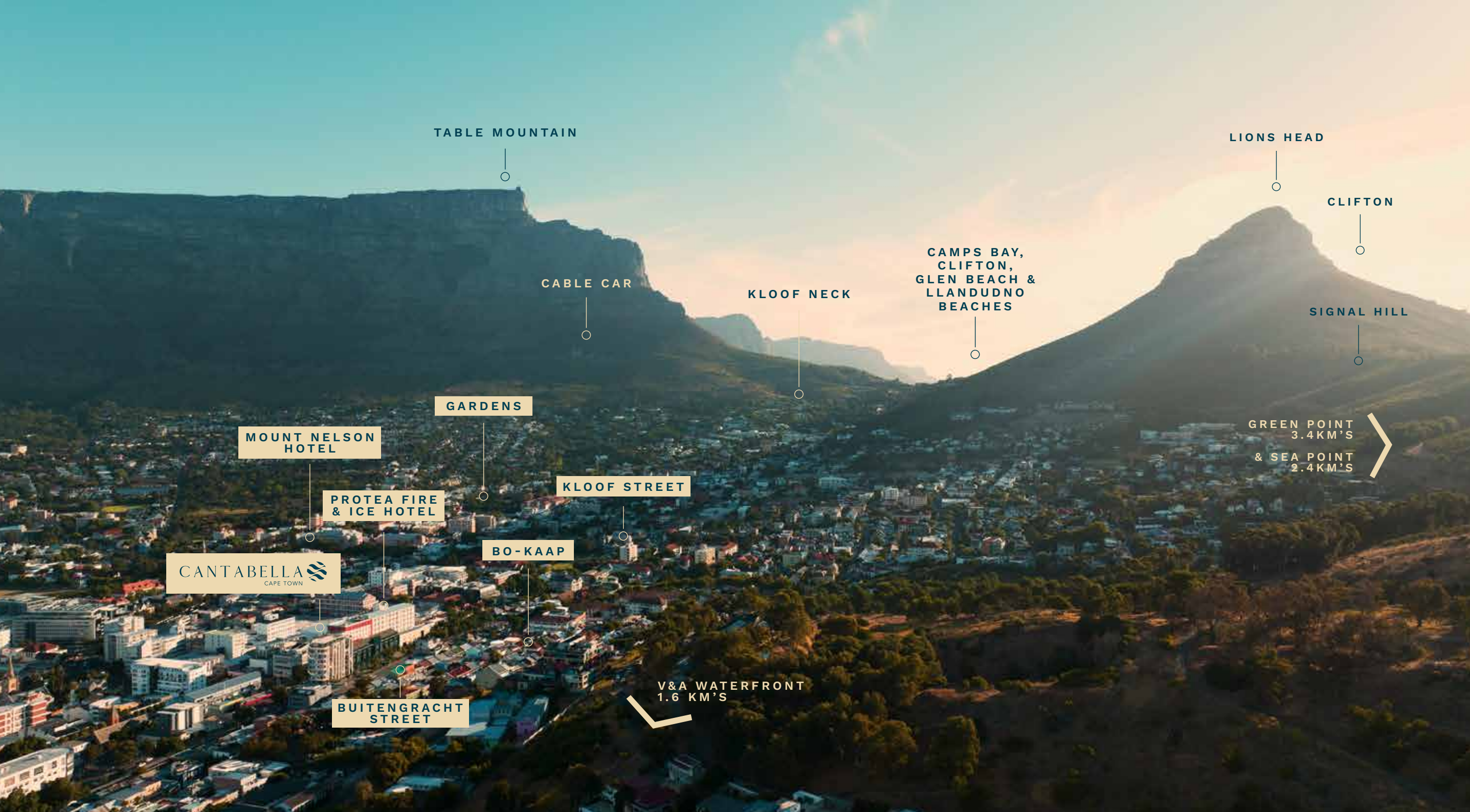
LOCAL AMENITIES

STEP OUT. STAY INSPIRED.

Cantabella invites you to experience all that city living has to offer, right on your doorstep. With iconic Table Mountain as your backdrop, the boundaries between home, city, and nature dissolve.

From the vibrant cafés of Bree Street to the boutiques and fine dining of Kloof Street, the city's energy and excitement are just steps away.

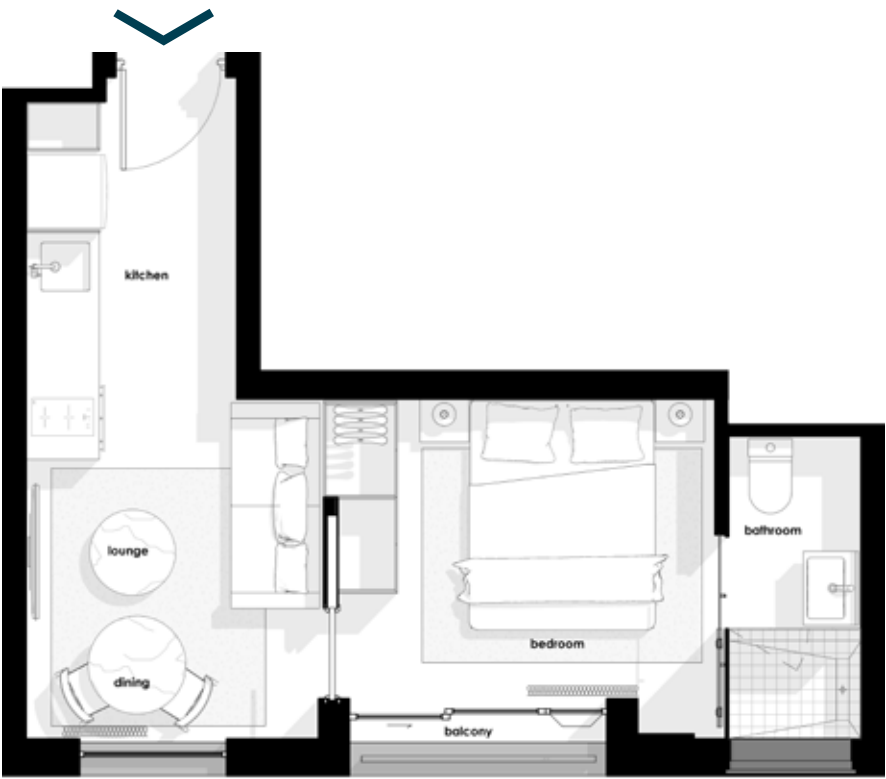




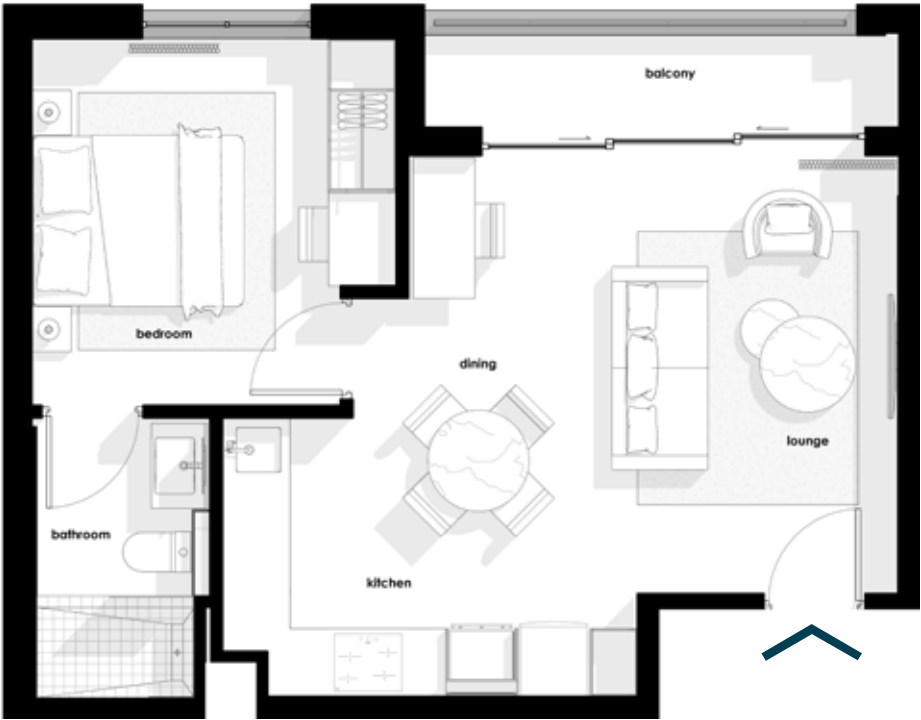
TYPE A1
1 BED, 1 BATH



TYPE A 2
1 BED 1 BATH



TYPE B1
1 BED, 1 BATH DELUXE



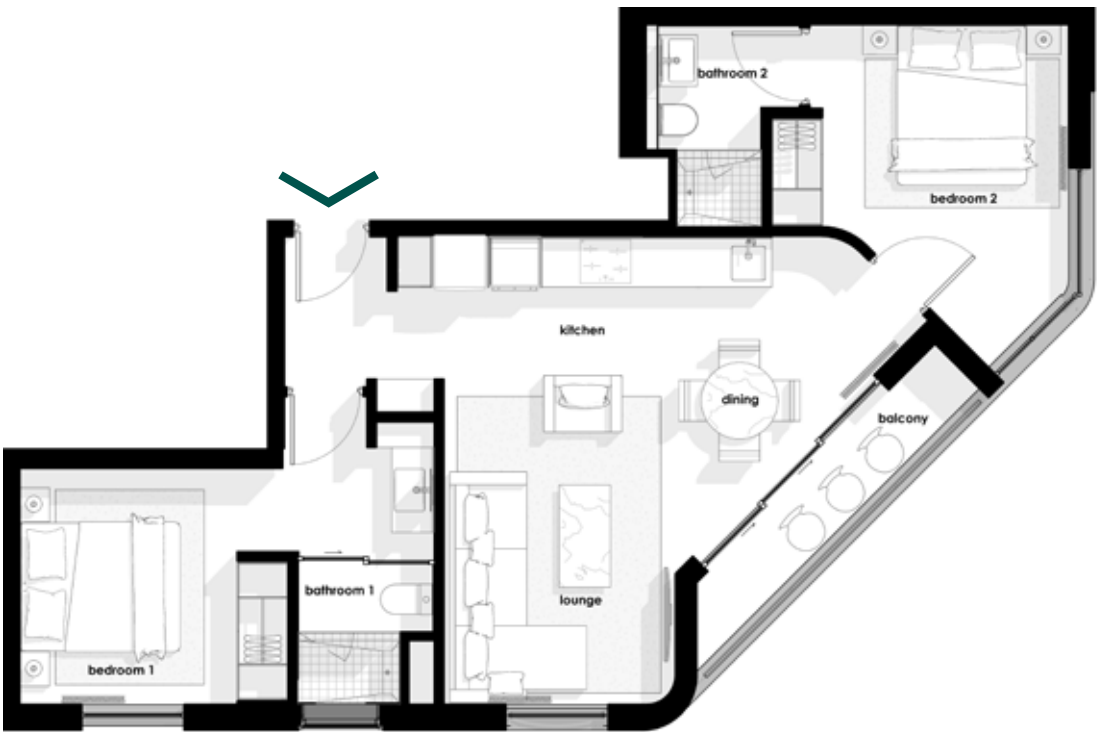
TYPE B1
1 BED 1 BATH
DELUXE

INTERNAL	40 M ²
BALCONY	5 M ²
TOTAL AREA	45 M ²

TYPE B 2
1 BED, 1 BATH DELUXE



TYPE C1
2 BED, 2 BATH



TYPE C 2
2 BED, 2 BATH





DUPLEX SUPER PENTHOUSE - LOWER FLOOR
3 BEDROOM, 3 BATHROOM



DUPLEX SUPER PENTHOUSE - UPPER FLOOR
3 BEDROOM, 3 BATHROOM



SIMPLEX PENTHOUSE A
2 BEDROOM, 2 BATHROOM



SIMPLEX PENTHOUSE B
2 BEDROOM, 2 BATHROOM





SANITARYWARE
AND
FLOOR
FINISHES

CLASSIC FINISHES



HANS GROHE BASIN
MIXER CHROME



HANS GROHE SHOWER
MIXER CHROME



HANS GROHE SHOWER
ARM CHROME



HANS GROHE SHOWER
HEAD CHROME

PLATINUM FINISHES



HANS GROHE BASIN
MIXER BRONZE



HANS GROHE SHOWER
MIXER BRONZE



HANS GROHE SHOWER
ARM BRONZE



HANS GROHE SHOWER
HEAD BRONZE

FLOORING



CLASSIC TILE OPTION



CLASSIC LAMINATE OPTION



PLATINUM TILE OPTION



PLATINUM VINYL HERRINGBONE OPTION

KITCHEN
AND
APPLIANCES

CLASSIC FINISHES



HANSGROHE KITCHEN
SINK MIXER CHROME



CLASSIC KITCHEN SINK

PLATINUM FINISHES



HANSGROHE SINGLE
KITCHEN SINK MIXER
BRONZE



PLATINUM KITCHEN SINK



HANSGROHE DOUBLE
KITCHEN SINK MIXER
BRONZE

APPLIANCES



SMEG 60 CM OVEN



SMEG 60CM
BLACK GLASS HOB
ALL OTHER UNITS



SMEG 30CM
BLACK GLASS HOB
TYPE A APARTMENTS

OPTIONAL INTEGRATED APPLIANCE PACKAGE



64CM INTEGRATED EXTRACTOR



INTEGRATED SMEG APPLIANCE
MICROWAVE



INTEGRATED SMEG
APPLIANCE FRIDGE/FREEZER



INTEGRATED SMEG
APPLIANCE DISHWASHER



INTEGRATED SMEG
APPLIANCE WASHER/DRYER

CLASSIC FINISHES

- 1. **Natural Timber Laminate** - In Kitchen, bedroom and living areas, per Annexure 5 selection.
- 2. **Primary Paint Colour: Gentle off-white paint colour** - On walls.
- 3. **Accent Paint Colour: Light warm tone shade of grey-white** - On skirtings, doors & door frames.
- 4. **White speckled quartz engineered stone** - Kitchen countertop
- 5. **Taupe colour cabinetry** - Kitchen cupboards and built-in cupboards.
- 6. **Light off-white and feint speckle tile** - On Balcony and In Kitchen, bedroom, living areas and bathroom (floor & shower wall), per Annexure 5 selection.
- 7. **Chrome finish kitchen and bathroom taps and fittings** - Kitchen and bathroom taps and fittings.



PLATINUM FINISHES

- 1. **Natural Herringbone Vinyl** - In Kitchen, bedroom, living areas and bathroom floor (excluding shower), per Annexure 5 selection.
- 2. **Primary Paint Colour: Gentle off-white paint colour** - On walls.
- 3. **Accent Paint Colour: Light warm tone shade of grey-white** - On skirtings, doors & door frames.
- 4. **Quartz engineered stone in white marble with natural grey vein** - Kitchen countertop.
- 5. **Taupe colour cabinetry** - Kitchen floor mounted cupboards and built-in cupboards.
- 6. **Natural oak feature cabinetry** - Kitchen wall mounted cupboards.
- 7. **Warm light off-white with feint marble pattern tile** - In Kitchen, bedroom, living areas and bathroom (floor, shower and wall), per Annexure 5.
- 8. **Bronze finish kitchen and bathroom taps and fittings** - Kitchen and bathroom taps and fittings.



All finishes, including but not limited to paint colours, cabinetry, tiles, flooring, and other materials, are subject to availability. The developer reserves the right to substitute any specified finish with a similar product of equal quality and comparable aesthetic, should the original selection become unavailable or discontinued. While every effort will be made to match the intended design, variations may occur due to supply constraints or manufacturing changes.

TAX INCENTIVES

Section 13Sex Tax Incentive:

Investors have access to powerful tax incentives, including the popular Section 13sex of the Income Tax Act No 58 of 1962. This scheme enables any taxpayer who owns five or more new, residential rental units (do not all have to be from the same development), to claim up to 55% of the purchase price as a tax deduction.

Example:

- Purchase five units at a total purchase price of R12 379 000
- Deemed purchase price = R6 808 450 (55% of final purchase price)
- 5% of the deemed price may be used as a tax deduction per year

This works out to a tax deduction (tax write-off) of R340 423 per year for 20 years.

Total tax write-off = R6 808 460 (over 20 years).

- The tax allowances claimed may be recouped on the sale of the apartment for an amount greater than the tax value (cost price less accumulated tax allowances), which can be deferred for as long as the owner holds the property.

Taxpayer criteria for Section 13Sex:

- The taxpayer must own at least 5 residential units which are all used by the taxpayer solely for the purposes of the taxpayer's trade (i.e., the taxpayer has to lease all of them). The deal kicks in once the buyer takes ownership of their 5th new unit. A residential apartment refers to a building or self-contained apartment, mainly used for residential accommodation with the exclusion of structures used for business purposes,
- All units must be situated in South Africa.
- Residential units must have been purchased new and unused. (For example, buyers of flats that had previously been occupied would not qualify for this incentive.)
- The units must be used solely for the purpose of trade (i.e. residential letting). This prevents housing claims for personal use.

Please consult your tax advisor for further clarification and information.

Urban Development Zone (UDZ)

Urban Development Zone (UDZ) incentives in Cape Town are part of a South African government initiative aimed at encouraging private sector investment in certain urban areas through tax incentives.

What is it?

The Cape Town UDZ tax incentive is a SARS administered tax incentive encouraging residential and commercial development in certain specified areas in Cape Town, in which Cantabella will be located. The tax incentive offers property owners who use the property solely for the purposes of their trade a tax deduction against taxable income over eleven years and could act as a deferment of tax payable until the apartment is sold.

How does it work?

The purchaser of a redeveloped residential apartment located in the UDZ will be able to claim an income tax allowance of 55% of the purchase price as deductible.

The tax allowance is claimed over eleven years at a rate of 20% in the first year of ownership even if part of the first tax year and 8% in the succeeding ten years.

The tax allowance is recouped on the sale of the apartment for an amount greater than or equal to cost, which can be deferred for as long as the owner holds the property.

Example:

On a residential apartment with a cost of R2 million, the purchaser is entitled to claim a tax allowance of 55% of the cost of the unit, which equals R1 100 000

over eleven years. The R1 100 000 tax allowance is claimed over eleven years at a rate of 20% in the first year and 8% in the succeeding ten years which results in an annual income tax deduction of R220 000 in the first year and R88 000 in the subsequent ten years.

Disclaimer

Please note that the UDZ tax incentive contains a number of requirements which must be met in order to claim the tax allowance. The examples detailed above are of a generic nature and may not apply in certain instances. The developer and its affiliates do not provide tax advice. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for tax advice. These Draft Taxation Laws Amendment Bill are proposed to extend up to 31 March 2030 – We ask that you consult your own tax advisors before engaging in any transaction.

MEET THE TEAMS

Tricolt Group

For over a decade, Tricolt Group has redefined South Africa’s property landscape crafting iconic developments that marry visionary architecture with exceptional craftsmanship. Our philosophy is simple yet uncompromising: every project must inspire, endure, and elevate the lives of those who experience it.

Our vision is bold: to shape cities with buildings that become instant classics, enriching skylines and communities for

world-class architects, designers, and partners to ensure every Tricolt address is not just a place to live but a statement of prestige, a sanctuary of comfort, and a lasting investment.

In the past 15 years, our developments have become synonymous with excellence. We don’t just build; we set the stage for extraordinary living. And with our expansion into Cape Town, we bring this legacy of success to one of the most breathtaking cities in the world, ready to create something remarkable.



Time Works Projects

For the last 10 years has partnered with the Tricolt Group, one of South Africa’s foremost luxury residential developers to deliver landmark hotels and high-end apartment buildings defined by innovative design and uncompromising quality. This pedigree now underpins Cantabella, where Time Works’ commitment to quality, design excellence, and enduring value meets Tricolt’s talent for creating timeless, vibrant city living. The collaboration is further strengthened by Silk Road Developments, adding depth to an already proven team. From architecture to interior finishes, every detail reflects a shared philosophy: contemporary sophistication with lasting appeal. Cantabella sets a new standard for refined urban living in Cape Town at an address for those who value lifestyle and investment alike.



Silk Road Developments

At Silk Road, we craft iconic, upmarket properties that redefine modern living. With in-house expertise in development management, quantity surveying, and architecture, we deliver seamless, high-quality projects that blend luxury with functionality. Our passion for excellence drives every detail, from innovative design to timeless craftsmanship, ensuring residences that inspire pride and comfort. With a focus on integrity and client satisfaction, Silk Road sets new benchmarks for luxury real estate in South Africa. Visit www.silkroad.co.za for more.



KGP Luxury Realty

With decades of combined experience, Tim, Kent and Raquel bring unmatched expertise to South Africa’s residential development sector. Their proven track record, vision and results place them at the forefront of shaping the country’s property landscape. Tim has led the creation of Gauteng’s most prestigious developments, delivering over 5,000 residences worth more than R16 billion since 2010 and currently overseeing eight major projects with 2,000 more residences. Kent’s 40-year career includes founding leading real estate ventures and Gauteng’s top development marketing firm, building a legacy in launching premier projects. Raquel, with over 20 years in the industry, has driven the sell-out of landmark developments and earned a reputation for excellence in sales, marketing and consulting.





FOR MORE INFORMATION CONTACT US DIRECTLY:

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