



Whale Bay
CASCADES

WALKER BAY | HERMANUS

Whale Bay Cascades Phase 1A

12 SEAFRONT ERVEN FOR SALE NOW

Keeping the possible effects of global warming in consideration, the seafront ground level was raised by 1,25 to 1,5 metre relative to the neighbouring properties and construction was started on the “first of its kind in South Africa” Sea Erosion Protection seafront rock wall made out of huge boulders varying between 0.5 and 4 ton in size to secure the development frontage as best possible against any unexpected storms.

Concrete pillars bedded directly into the rock-bed as well as walling structures on top of the structural beams that are to carry the overhanging front sundecks of the first two erven have been constructed and the overhang sundecks of the first two properties have been completed.

Services installation for the 12 seafront properties (the last remaining “on the rocks” seafront properties in Hermanus proper) has been completed and various erven have since completion been submitted to Council for clearance evaluation. Transfer of the first erf has been concluded and others are soon to follow.

The installed services include normal items such as sewage, electricity and water but special provisions have been made for items such as:

- Fiber optic to each villa which will facilitate connectivity to the Internet, television, intercom, security network, etc.
- Gas connectivity has been catered for in addition to the electricity supply keeping the high risk of electrical failures in mind.
- Individual fire-hose connections to the seafront side of each villa have been catered for in addition to the two fire hydrants that have been catered for on the street frontage.
- Three-phase electricity connection as opposed to the standard single-phase provisions

Erven A1, A2 A11 and A12 are reserved for double storey development with the remaining erven being reserved for single storey construction. Erf A12 and A11 are currently the only remaining available double storey erven. All double storey units are designed to accommodate a wheelchair friendly Pneumatic Vacuum Elevator.

Contact the Developer at <mailto:willem@whalebaycascades.co.za> for more information on the PVE if required.

Site layout

Layout of Whale Bay Cascades site with 12 Phase 1A erven highlighted:



Site Development

Featured below is a view of a section of the 12 erven seafront - services installed and the unsurfaced road in the foreground. Road surfaces are only being installed once houses have been constructed. The objective of the delayed road surfacing is to retain the quality of the road surfaces:



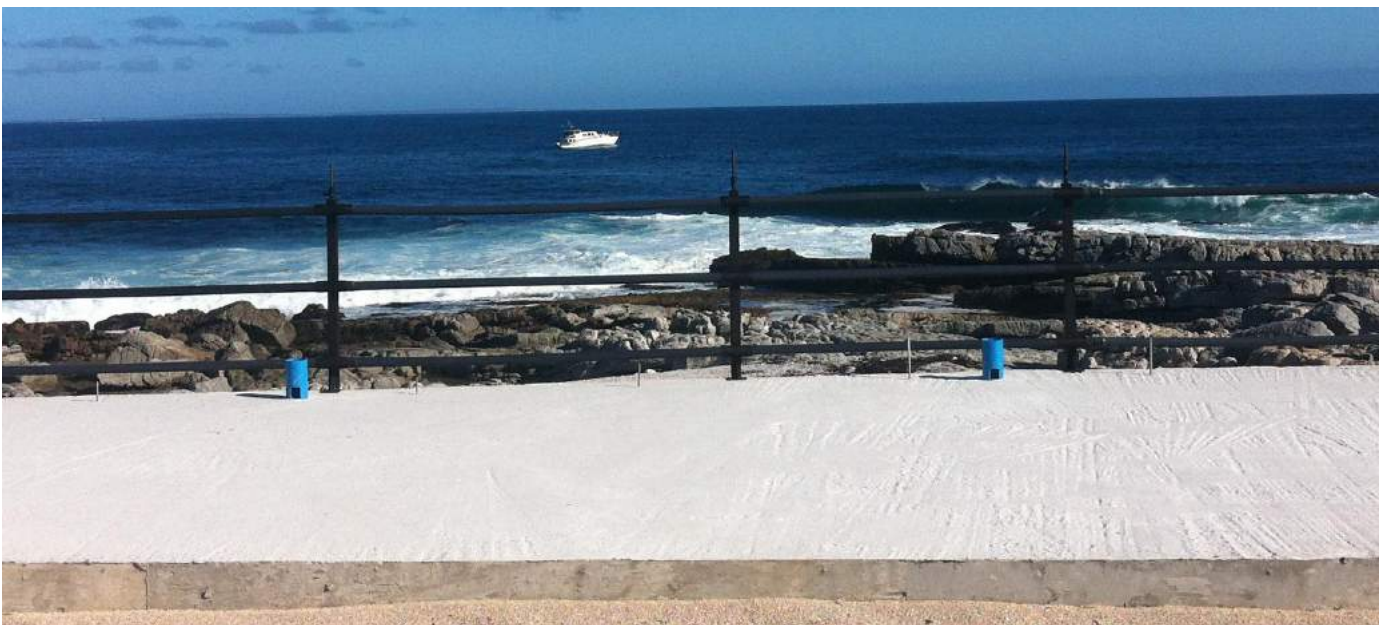
Featured below is part of the 150 meter long, nearly 5 metre tall Sea Erosion Protection wall intended to protect the development from any unexpected sea actions:



Featured below is the start of the pillar structure onto which each villa's overhang deck will rest. Access to the villas from the front side of the development becomes virtually impossible. Down-lighters below the decks light up the wall feature and increases security:



Featured below are two of the Ocean Villas' overhanging sundecks with provisional safety balustrades:



Prices (as at April 2013)

Prices are subject to change by Developer without prior notice (except for sales under negotiations and concluded within 7 days of date of price change)

House construction costs are not included in the pricing. Construction is to be effected according to set terms and conditions applicable to the development.

House Design & SDP no	Erf Size	Status	Pre-Vat Erf Selling Price	Vat on Sale (incl. agency Vat)	ERF Selling Price Vat Incl.	Processing Stage
			NO TRANSFER DUTY APPLICABLE		NO TRANSFER DUTY APPLICABLE	
Ocean Villas						
A1 (D)	376	SOLD	To Be Advised			Transferred
A2 (D)	366	SOLD				Being Transferred
A3 (S)	329	SOLD				
A4 (S)	326					
A5 (S)	340	SOLD				Clearance Inspection
A6 (S)	367	#				
A7 (S)	363	SOLD				
A8 (S)	337					
A9 (S)	339					
A10 (S)	340					
A11 (D)	335	HOLD				
A12 (D)	369					

- (S) Indicates a Single Storey Ocean Villa design
 (D) Indicates a Double Storey Ocean Villa design
 (#) Provisional Reservation

Double storey Ocean Villa designs

Each double storey villa design with perfect indoor-outdoor flow is an entertainer's dream:

Ground floor

Ideally suited for entertainment, for friends and children, the design features an open-plan lounge/dining area with own kitchenette and covered patio with built-in- braai (barbeque), main bedroom with full en- suite, and second bedroom with adjacent bathroom. It is rounded off by a 'picture window' internal courtyard, staircase with skylight directly above, vacuum elevator, spacious double garage, two further covered parking bays and landscaped gardens.

First floor

Features breathtaking ocean views from the expansive, contoured, open patios with entertainers' braai; there is a spacious open-plan gourmet kitchen and large dining area. Watch the whales from your lounge with indoor fireplace or the partly under-cover balcony. There is a guest cloakroom, and the third bedroom with en- suite opens up onto a wraparound veranda facing north – either towards the magnificent mountain backdrop, the lagoon or waterfalls.





OCEAN VILLA
2 STOREY UNIT
GROUND FLOOR PLAN



OCEAN VILLA
2 STOREY UNIT
1ST FLOOR PLAN

Single storey Ocean Villa designs

The architect has been tasked with the creation of designs that complement the existing double story design in such a way that the different units can be located adjacent to one another whilst still resulting in a seamless integration with one another.

Keeping in mind that the single storey units will be smaller than the double storey design it was decided to cater for the opportunity of having different layouts of the kitchen and lounge areas to enable more individuality within the main living and entertainment spaces. The bulk of the house, being the bedroom and garaging areas have been kept to a single design in keeping with the principles applied to the development as a whole.

Provision is made to enable the prospective owner to redesign the interior layout of the house but this will be subject to certain criteria being complied with – details to be addressed when requested.

Primary features of the single story villa incorporate the following:

- Three double bedrooms.
- All bedrooms feature their own en suite bathroom with the main bedroom featuring both a bath and a shower.
- A separate guest bathroom.
- Under cover braai facility so as to provide the opportunity for entertainment during the rainy season.
- A 4,5 metre open relaxation deck that cantilevers over the rock wall ensuring absolute security whilst providing for unobstructed views of Walker Bay.
- Double garage facilities.
- A covered carport.

There are various designs under consideration at the moment, some of which are featured below. Should the client prefer to not use a provided design then he may, for a .25% increase in architectural fee (inclusive of architectural committee review), alter the **interior** layout of the property in keeping with the Design Directive specifications and have this submitted to the Architectural Committee for review and consideration once the deposit has been paid. If approved the architect will redraft this onto the relevant erf for client verification and convert this into final format once the client is ready to have the plans submitted for municipal approval:



