

SIERRA VIEWS, the latest development by **The Sellesa Group**, previous NHBRC awarded builder of the year, is also the latest residential development in the mixed use **BURGUNDY ESTATE**, sought-after and one of the fastest growing residential areas in Cape Town. Whether you consider acquiring one or more of the 60, 2bed-apartments currently for sale or one of the 24 apartments on offer to rent, you would obtain a twofold benefit when relocating to this suburb with its distinctive features as you would not only benefit from what this exciting new development has to offer but also enjoy the global comfort the Burgundy Estate Master Home Owners Association has established in this security estate during recent years. Marite Property Administrators (www.marite.co.za) is overseeing the Management of Burgundy Estate as laid down by the constitution of the Home Owner Association and their office (located at The Burgundy Clubhouse in Viridian Street) would introduce you to the constitution on request or you can download the Constitution on this website.

More about **SIERRA VIEWS**, now selling and letting.

Sierra Views comprising 84, 2bed apartments, all nestled in a well-secured and pleasing -to-the eye sectional title development, is offering you affordable quality.

Besides the aesthetic, this secured village proudly offers features and basic requirements often lacking in secured villages such as:

EXTERIOR

- ❖ **“Breathing Space”** - Global Building Footprint measures 3,188m² only 23.55% of total site area measuring 13.555m² alias 1,3555 ha resulting in ample parks, walkways, recreational facilities, refuse, laundry yards and security room
- ❖ **Private braai-areas** - The developer has acknowledged the braai mentality in our country and has ensured that each unit incorporates a covered braai area regardless where you stay
- ❖ **Stunning views** - The development is located against a slope with stunning view towards Table Mountain and CBD while certain units will enjoy golf course views as supplementary bonus. Dwellings are placed in such a manner to retain this unspoiled views to the maximum
- ❖ **Irrigation System - Well points** - this feature will not only ensure appealing gardens and parks but will also play an significant role in keeping down the development's common area water and sewerage bill to the absolute minimum and would therefore impact positively on monthly levies each sectional title owner has to cater for

- ❖ **“State of the Art” security** – Beautiful high palisades with sharp edging and electrical wiring, CCTV monitoring, effective and secured vehicle and pedestrian access as well as 24 hour security guard
- ❖ **Ample parking** – The development does not only aim to accommodate occupants with two vehicles, normally a huge concern in secured villages, but also attempts to accommodate visitors’ parking (including disabled bays) to a level far beyond the norm
- ❖ **Interlocking pavers** – All streets (7m in width) and parking bays to be finished off with stunning interlocking pavers with darker color inserts to accentuate
- ❖ **Sufficient Laundry drying yards** – Sufficient yards to cater for your drying needs – often a nightmare in similar developments.

INTERIOR

The moment you enter, you would agree ... this is different to the ordinary

- ❖ **Prepaid Water and Electricity Metering** – Finally you are in charge of your own budget. Now you would only pay for personal usage
- ❖ **Inductive geysers – Generating you whopping electricity savings.** Split magnetic water heating is a breakthrough in Geyser Technology which has obtained NCRS certification in South Africa. This technology utilizes electrical energy to create a magnetic field within the Geyser to maximize the heating process, and when delivering the equivalent amount of hot water as a conventional Geyser it does so in **1/3rd** less time, saving you 30% plus in power consumption. The developer has opted to install the 50L- capacity option at Sierra Views
- ❖ Windows (that can open) to be fitted with **solid Burglar Bars**
- ❖ **Modern compact kitchen – Glass Top Oven Plates**, built-in oven + extractor fan double sink, stunning granite tops, **front-loader-washing-machine-friendly**
- ❖ **Living/Braai area** – Tiled living area with patio door to tiled covered braai-area on ground level with access to ample communal gardens and walkways while all balconies offer build-in braais, stunning stainless steel balustrades and most of them with unspoiled views whether it would be Table Mountain or golf-course
- ❖ **Full Bathroom** – Bath, shower with door, basin and toilet as well as extractor fan in order to prevent mould build-up not to mention accessories such as mirror, towel and laundry rails as well as toilet paper holder
- ❖ **Bedrooms** – tiled, both with built-in cupboards and big enough to accommodate double beds with pedestals
- ❖ **Ventilation** – Ventilation holes (inserts) in all rooms to prevent any mould build-up during winter season.