



ATTERBURY

[CREATING BETTER PLACES]

Tyger Valley estate offers opportunities

THE FINAL phase has been launched at Bella Rosa Village, a stylish commercial and residential estate in the Tyger Valley, at the core of the northern Peninsula's most prestigious business district.

Development started four years ago on four hectares of previously unzoned land along vibrant Durban Road which, carrying about 20 000 vehicles a day on most weekdays, has one of the highest arterial traffic volumes in the Western Cape.

Now the final stage – offices and retail space – is being offered for sale or rent by the development consortium, which consists of Properagation Estates and national development companies Atterbury and Power Developments.

"The concept of the development and the partners in the project are first-rate, which has been demonstrated by the popularity of the development so

far," says Sarita Edwards, sales and leasing manager of Properagation Estates, which is marketing the project.

"Bella Rosa Village is close to the Tyger Valley Shopping Centre, one of the biggest of the Western Cape's retail successes. With its commercial buildings fronting Durban Road, tenants and owners at Bella Rosa have unparalleled opportunities to expose their branding to the passing traffic.

"The development is also well positioned for easy access to other major highways – the airport is within easy reach, as are the winelands and the Cape Town CBD.

The land on which Bella Rosa now stands was bought 10 years ago and development of the site has been to the highest possible standard, says Mark Mouton, MD of Atterbury Cape.

The Italian village design and high quality finishes have

drawn wealthy corporations and individuals, who now occupy the office buildings and attractive apartments.

Included in the rental or purchase is access to a lifestyle centre with sporting and social amenities, including a boardroom; an auditorium; a juice bar and restaurant; braai facilities; a heated training pool; squash courts and a gym with treadmills and a fitness circuit managed by an in-house bio-kinetic instructor and personal trainer.

With a capital value of R280 million, Bella Rosa Village has 12 000m² of A-grade offices, 210 residential units and 21 single residential erven. Buyers and occupiers in the first and second phases include Discovery Health and Bokomo Foods.

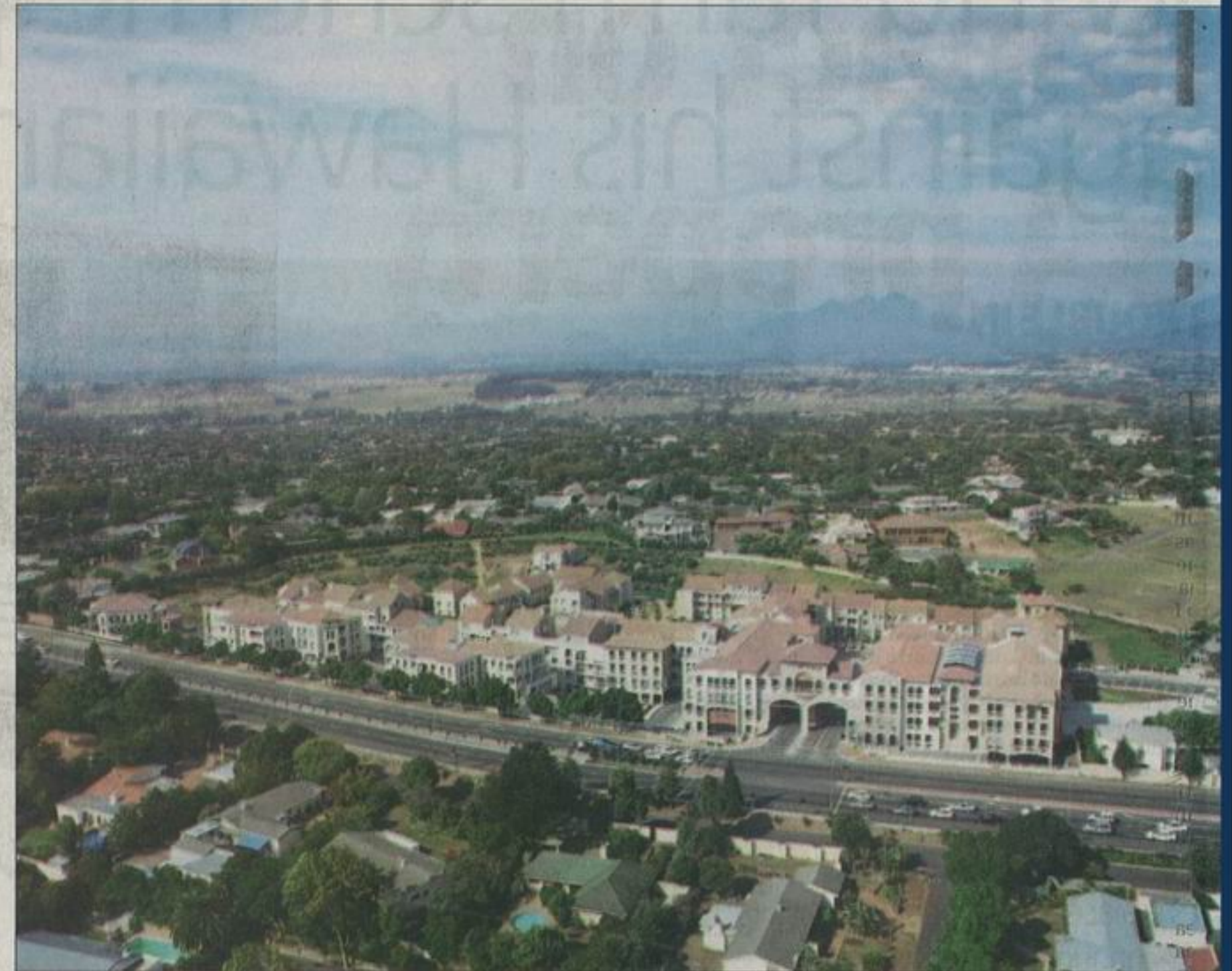
The last office building, now completed and available for rental or sale, consists of six levels, two of which are base-

ment parking. The 4 100m² of offices can be bought in various configurations and sizes, with a parking ratio of four for every 1 000m² of lettable area.

Mouton says the consortium is in a position to offer competitive prices in the sought-after Tygervalley area, as building contracts were negotiated before the recent construction cost escalations.

"There is convenient and secure open and basement parking in the village and the perimeter is fenced. The units are served by an exceptional IT infrastructure to ensure 24-hour online communications, and, for security, there is supervised 24-hour CCTV, as well as patrols and a controlled front gate. Manned portals provide access with minimum red tape," says Mouton.

Visit www.bellarosa.co.za or call Sarita Edwards on 083 293 4142.



An aerial view of Bella Rosa Village in Durbanville. The final phase of the commercial and residential estate has been launched.