

Vol.7	8001	S.P.
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TWO16

ON
HL

We are Blok.

The soothing far-off bustle is below as your front door closes with that reassuring click you've known your whole life. It's quiet now.

You feel high above the world yet never disconnected from it, in your own succinctly thought out space where design's only purpose is to put you at the centre of your home. A place where aesthetics, practicality and intuition come together. Effortlessly. Seamlessly.

The time is now to once more live in a thriving neighbourhood you can call your own. An urban environment defined by creativity and energy. You're close to everything here. Because this is home.

A life curated just for you.

Defined by Blok.



Co-founder and Chairman of Blok

Marco van Embden

When I reflect on the past year, since September 2014, I am impressed at the progress Blok has made with the six developments that have been launched.

TWO16ONHL, is the seventh project, just off High Level Road in a wonderful position. The Blok team and their architects have raised the bar with innovative design and creative allocation of internal space to ensure maximum utilisation for each apartment. This development has been taken to another level, with a generous rooftop recreation area featuring a pool, tanning and braai areas for all owners to relax and enjoy. A special rooftop garden has been created especially for those soulful and Zen moments at the end of the day or on the weekend. It is like a private botanical garden with amazing views, exclusively for the owners.

As Chairman of this exciting and creative company it is a personal thrill to see how the various team members have bonded to form effective and committed units covering each and every aspect of Blok, ensuring our owners are looked after every step of the way.

I would like to thank our owners who have demonstrated their confidence in the Blok brand, and I would like to thank every member of the Blok family; the architects, designers, client liaison team, building contractors and each and every staff member for their commitment and passion to make the vision of this business a reality.

I take this opportunity to wish you and your family well for the new year and festive season.

Co-founder and Managing Director of Blok

Jacques van Embden

 @JacquesvEmbden

A new day for Blok.

TWO16ONHL, our seventh development, ushered in a new challenge and an exciting opportunity for the Blok design team. We wanted to conceptualise a building for urbanists that are as passionate about Sea Point as we are and who are looking for more from the buildings they live in.

With this in mind, we challenged the design team to work on innovative ways to assemble spaces that represent living in an urban home. The result is true design innovation where spaces have more than a single purpose with the ability to slide and tuck into smaller private niches and simultaneously open up to allow for grand moments that make a home more dynamic.

The adaptable elements are complemented by linear functional interior furniture that caters for the multitude of requirements we have of our urban spaces. This includes work spaces, hidden storage and the super kitchen cupboards. The concept behind this innovation was that the home needs to function as a machine whilst simultaneously being simple and beautiful. The ability to entertain with friends and cook with ingredients from the growing number of community markets is something that transcends size of home and we wanted to ensure that our interiors deliver on this.

As the final design element of the interiors we pushed the boundaries of duplicity to allow a corridor and other wasted spaces to become a dressing room, the kitchen area or an outside bench to lean back into and enjoy a glass of wine. This innovation ensures that the homes deliver on the promise of Urban Apartment Living.

On leaving the front door, the building is filled with common space and opportunity to interact with your neighbours. The soft Cape sunsets will be shared on the highest level of the building whilst overlooking our incredible city and sea. Through sharing the penthouse deck we're inviting neighbours and friends to connect. A few steps away we've converted roof space into an urban farming opportunity, where residents can cultivate their own produce and share within the local community.

Finally, the building's steel spine starts with the pedestrian covered entrance and wraps itself around the building, tying all of the shared spaces through its modern materiality and scale.

In Building Blok we are given the rare opportunity to partner with BMW to infect the city with Eco-Mobility. The concept is to challenge our urban environments and citizens to interact and move within our cities in a new way. Our partnership starts with the installation of the first high street electric vehicle parking bay and charging station in South Africa which we're installing towards the end of the year on Regent Road and links back into **TWO16ONHL**, as our first development to be launched with an electric vehicle charging station.

We are continually inspired by the community we live and work in and thank you for coming on this journey with Blok.



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TWO16ONHL

The elongated nature of the site at **TWO16ONHL** creates a building envelope in the shape of a capital letter T when seen from above. This led to the decision to split our building into two distinct portions or blocks with the front section facing High Level Road and the surrounding apartment blocks, while the aft section responds to the single residential houses and points towards the ocean. This led to the façade facing High Level road being more robust in character while the aft has a softer more flowing appearance.

A third element connects the two sections and runs from the street-level entrance on High Level Road right to the end on the fifth storey. This "ridge" alters its function and character as it winds from the entrance

up and over the building, changing on the way from being an entrance canopy to a vertical façade feature, to becoming balustrading and then shading for the rooftop garden, eventually terminating at a viewing point. Consequently not only does this "ridge" connect the two portions of the building but it also links the social and shared spaces of the building.

Smart space-saving interventions in the bedrooms and kitchens has allowed this project to challenge the conventional layouts for one and two-bedroom apartments. The overlapping of functions and the freeing up of floor space makes the units feel intrinsically bigger than they actually are. The kitchens are comprised of three main parts: A "super cupboard" which is an intelligent stacking and storage system that smartly condenses the kitchen and includes space for your microwave, coffee station and a countertop. There is also an appliance unit and another counter for prepping meals. The conventional approach to bedroom design has also been challenged in various instances

where a raised plinth with storage underneath allows for the bedroom to lose the wasted space at the sides of the bed while still maintaining all of its functionality. In the one-bedroom apartments, the lines between the bedroom and the circulation of the apartment have been blurred to eradicate any wasted space a passage would traditionally create.

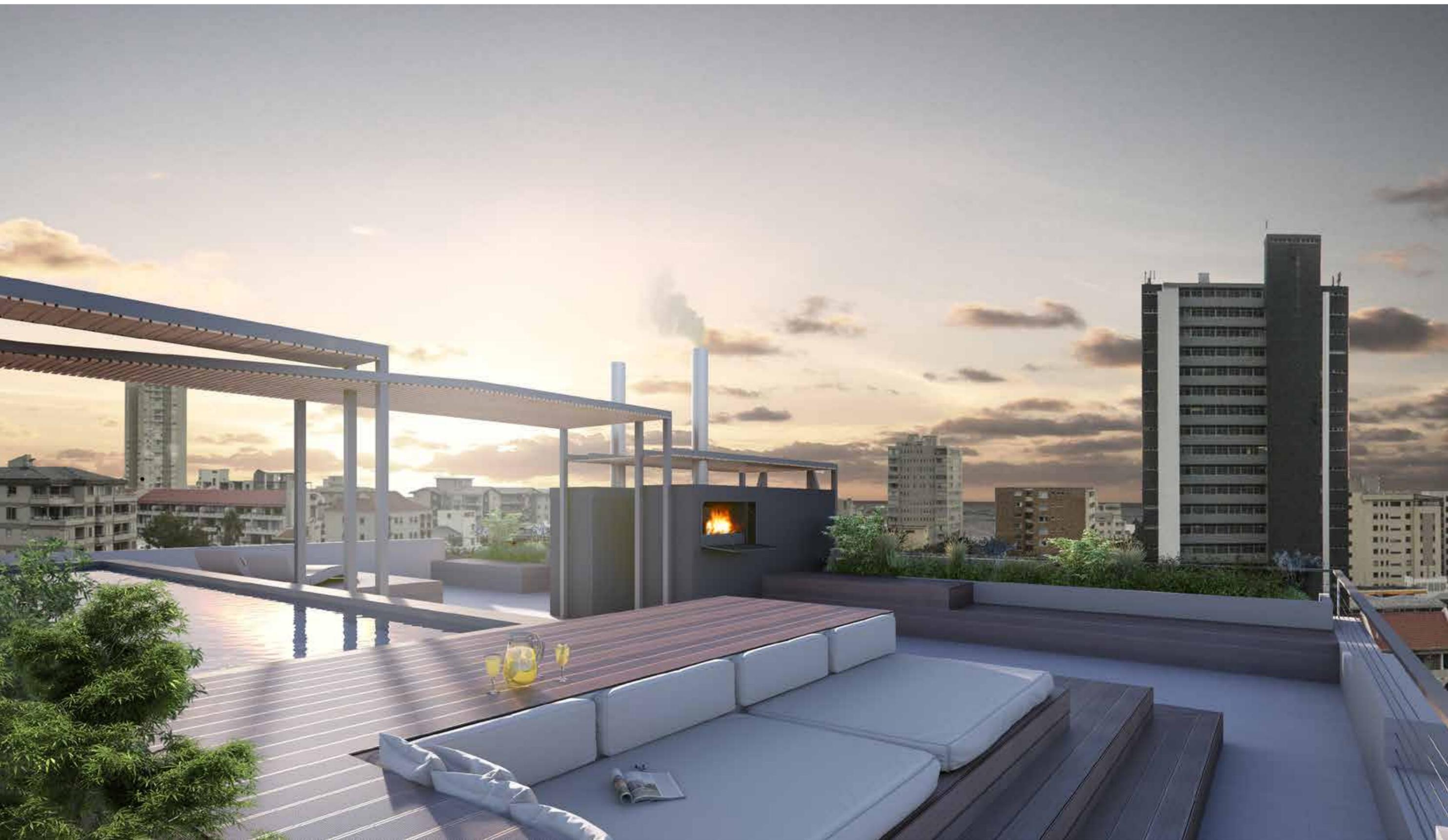
Multifunctional den spaces have also been added to some of the apartments to be used as a study, temporary guest bedroom or extra TV or reading space. The communal spaces in this project include a large pool deck with braai areas, a rooftop garden and a viewing point. The pool area has spectacular mountain and ocean views and is designed in such a way that different groups can enjoy the shared space at the same time. Even the parking has been meticulously thought through, boasting plenty of individual and visitors parking for cars, bicycles and

motorcycles as well as a BMW electric vehicle charging station. Inside, smart home technology allows you to control basic functions like temperature and lighting in your home from anywhere. Green water heating, low energy lighting and energy efficient window glazing are features that are in line with our vision of building modern homes you and the planet can be proud of.

TWO16ONHL is a project that boldly challenges conventional ideas associated with apartment blocks on multiple levels, both internally and externally, and encourages a compact and minimal way of life without compromising the urban living experience.

Architects : **WAUW**





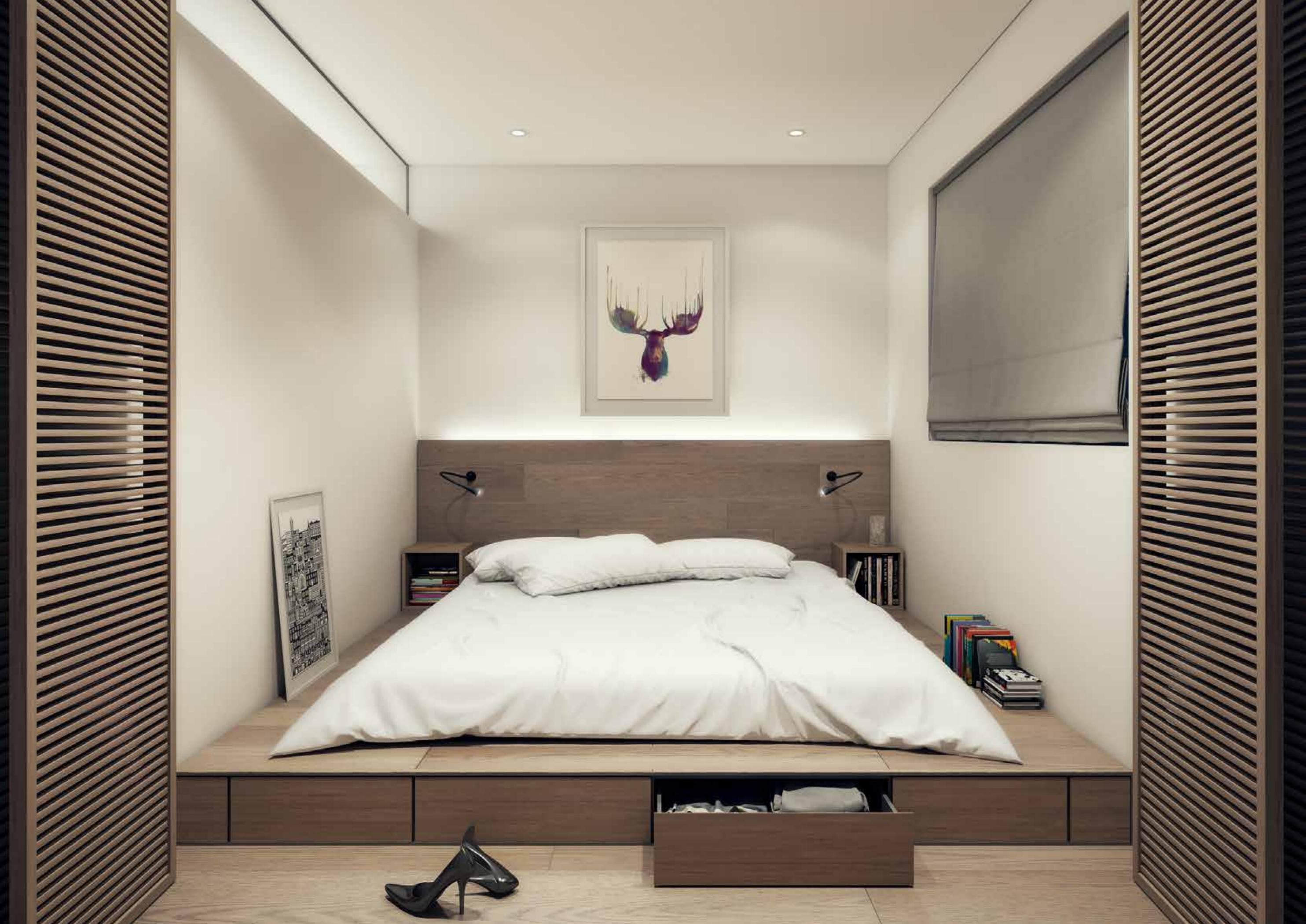












Apartment Overview

One Bed

Type 1
Quantity 6
First & Second Floors
One Bath
Interior 48
Exterior 4
Total 52
One Parking
Apts 1c, 1d, 1e, 2c, 2d & 2e

One Bed

Type 2
Quantity 1
Third Floor
One Bath
Interior 46
Exterior 20
Total 66
One Parking
Apt 3f

Two Bed

Type 1
Quantity 4
First & Second Floors
One.5 Bath
Interior 81
Exterior 9
Total 90
Two Parking
Apts 1f, 1g, 2f & 2g

Two Bed

Type 2
Quantity 3
Third, Fourth & Fifth Floors
Two Bath
Interior 100
Exterior 21
Total 121
Two Parking
Apts 3a, 4a & 5a

Two Bed

Type 3
Quantity 3
Third, Fourth & Fifth Floors
Two Bath
Interior 103
Exterior 15
Total 118
Two Parking
Apts 3b, 4b & 5b

Two Bed Garden

Type 1
Quantity 1
Second Floor
One Bath
Interior 77
Exterior 9
Garden 17
Total 103
Two Parking
Apt 2a

Two Bed Garden

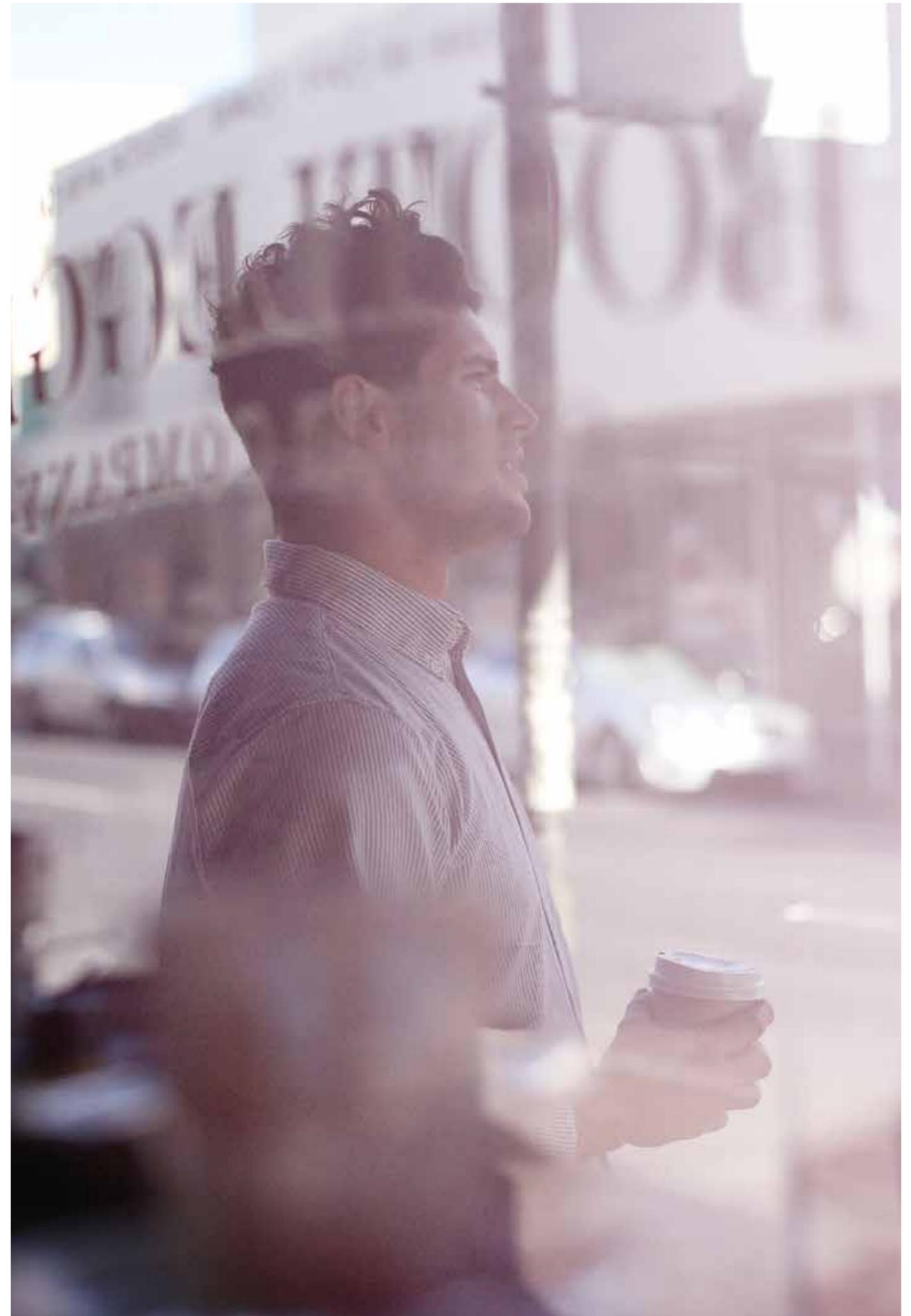
Type 2
Quantity 1
Second Floor
One.5 Bath
Interior 84
Exterior 11
Garden 37
Total 132
Two Parking
Apt 2b

Two Bed Duplex

Type 1
Quantity 2
Third & Fourth Floors
Two.5 Bath
Interior 90
Exterior 17
Total 107
Two Parking
Built-in Storeroom
Apts 3c & 3d

Two Bed Duplex

Type 2
Quantity 1
Third & Fourth Floors
Two.5 Bath
Interior 96
Exterior 83
Total 179
Two Parking
Apt 3g



For more detailed floor plans and a virtual walk through of each apartment, download the Blok App for the iPad from the iTunes store <https://itunes.apple.com/us/app/blok-developments>

Building Elevation



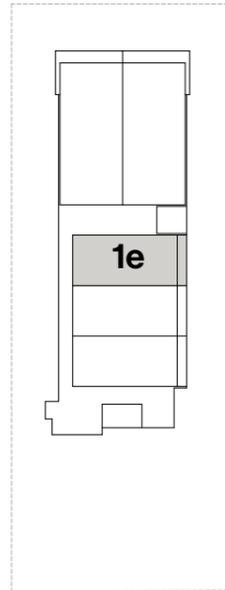
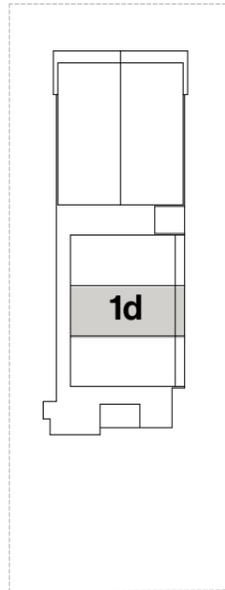
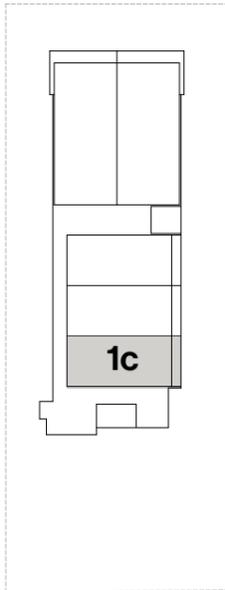
One Bed

Type 1 6 Apartments

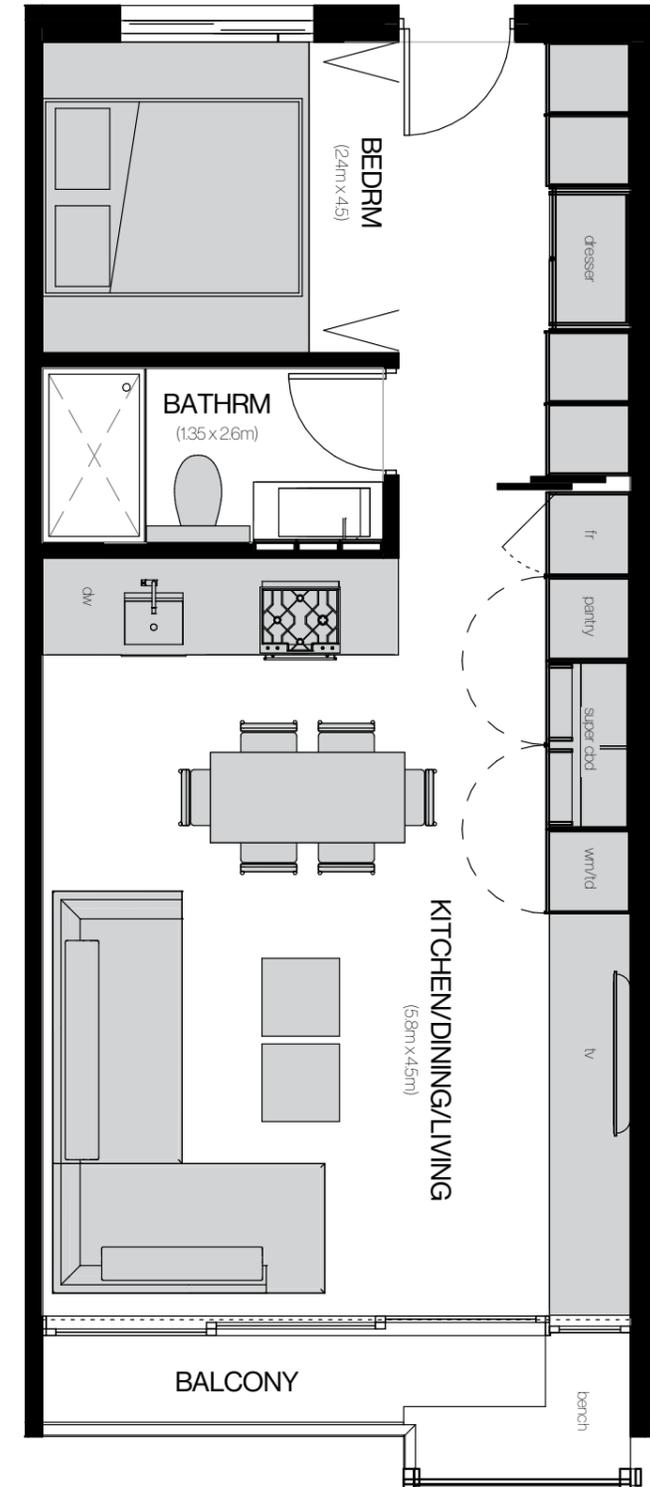
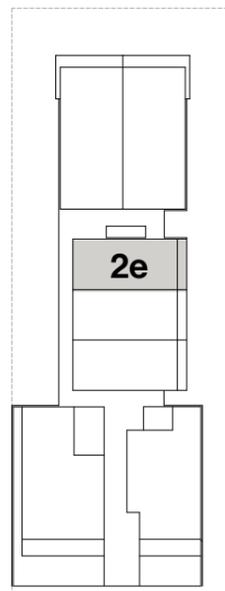
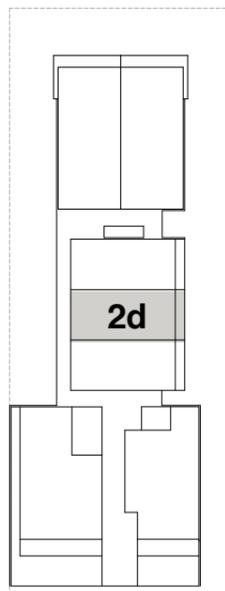
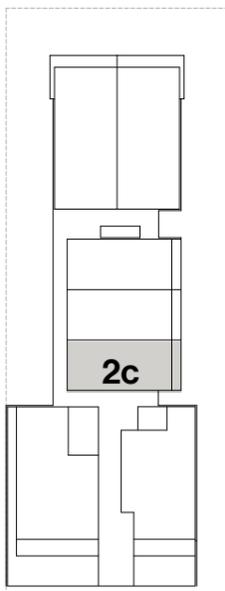
One Bed
One Bath
Interior 48
Exterior 4
Total 52
One Parking



First Floor Apartments 1c, 1d & 1e



Second Floor Apartments 2c, 2d & 2e



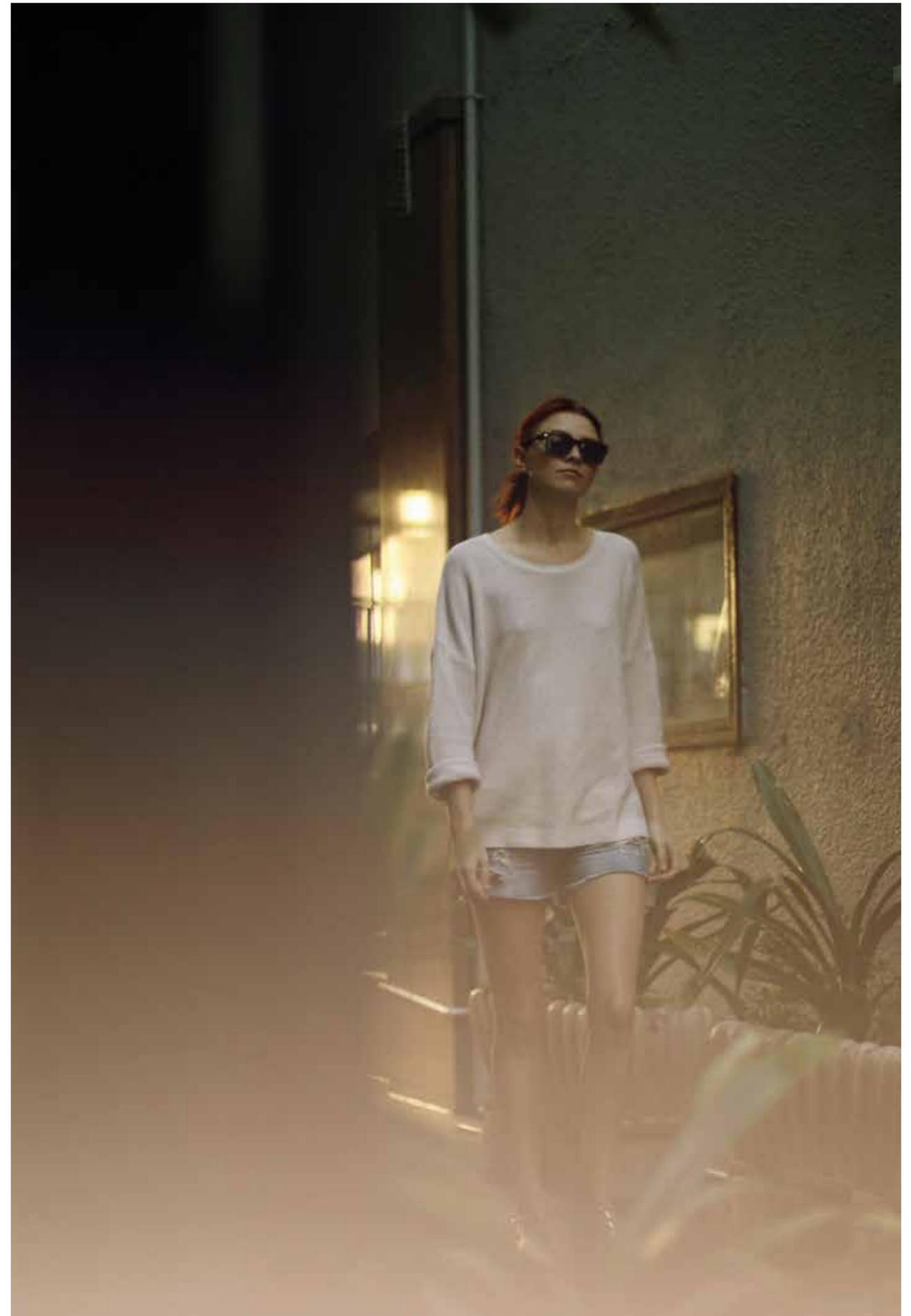
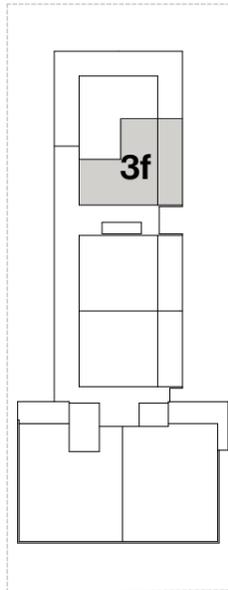
One Bed

Type 2 1 Apartment

Third Floor
Apartment

3f

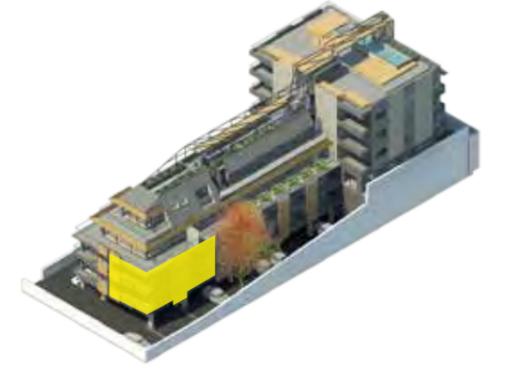
One Bed
One Bath
Interior 46
Exterior 20
Total 66
One Parking



Two Bed

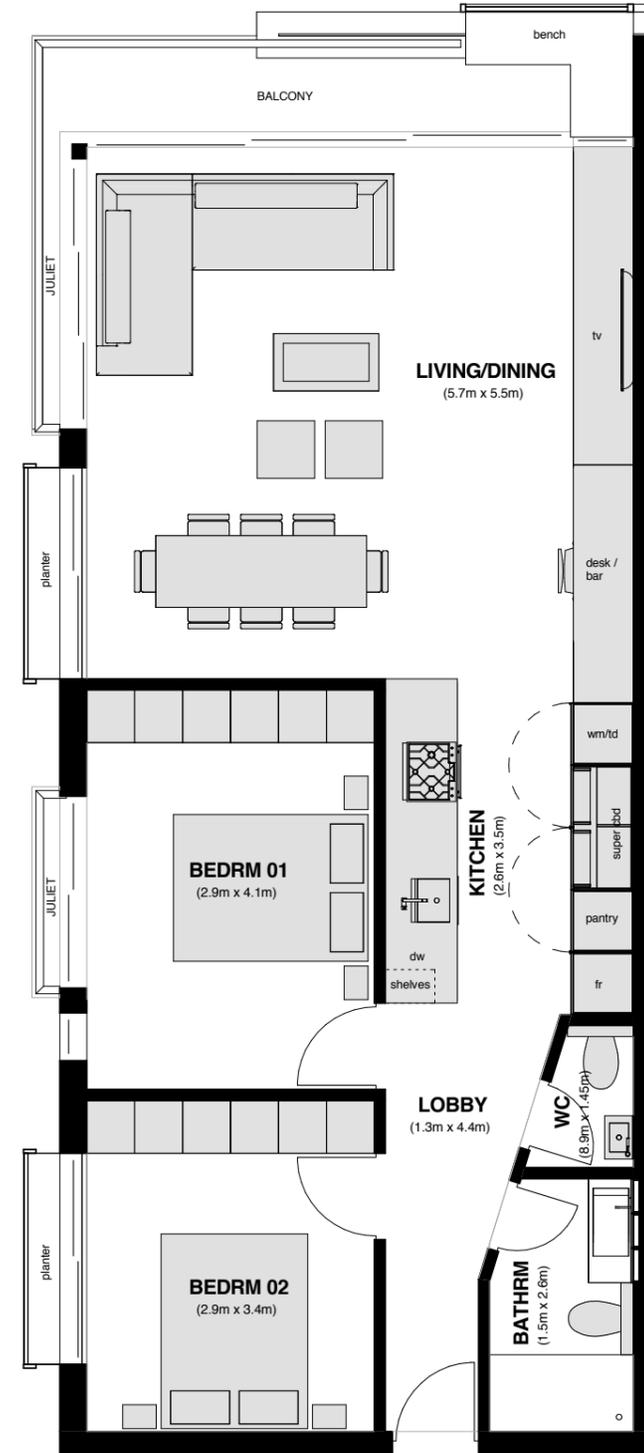
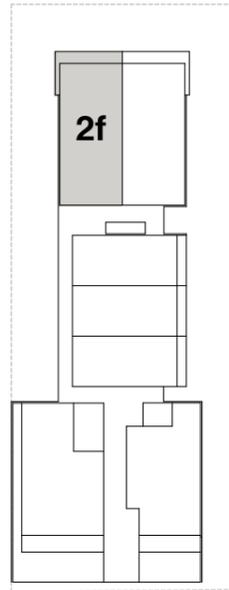
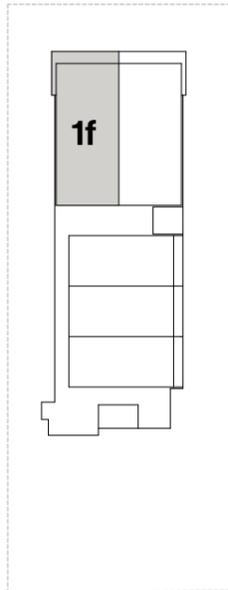
Type 1 4 Apartments

Two Bed
One.5 Bath
Interior 81
Exterior 9
Total 90
Two Parking
Apts 1f, 2f, 1g & 2g



First Floor
Apartment
1f

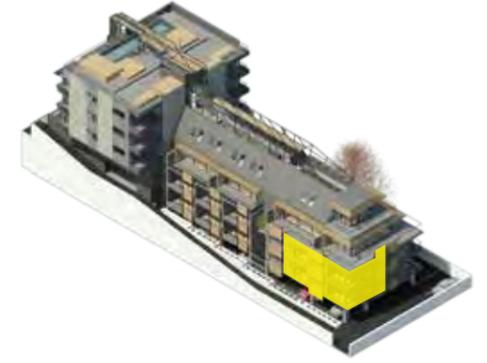
Second Floor
Apartment
2f



Two Bed

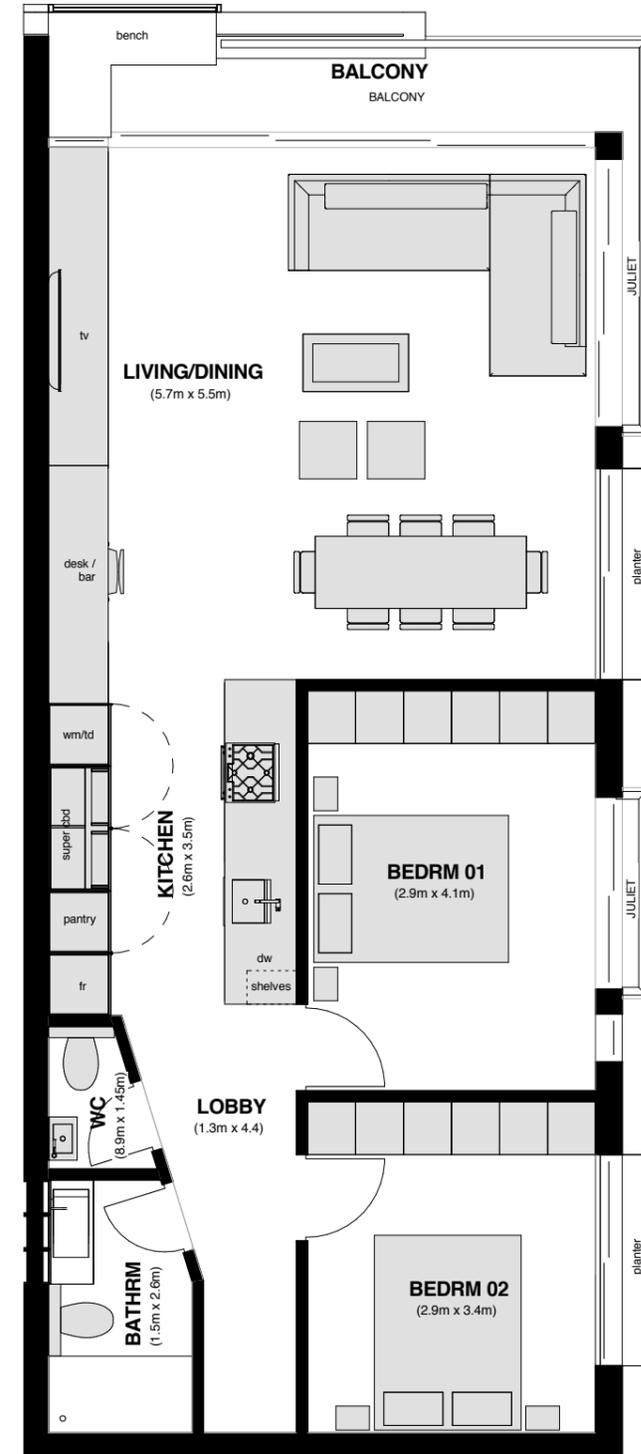
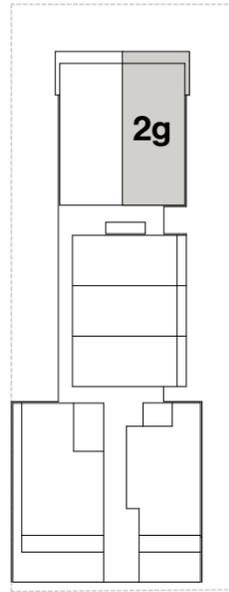
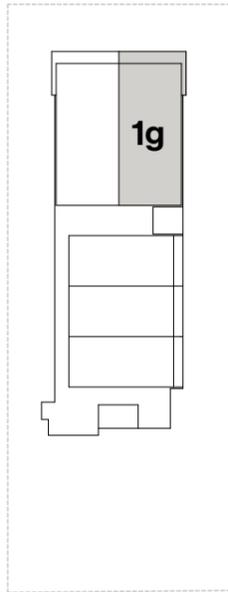
Type 1 4 Apartments

Two Bed
One.5 Bath
Interior 81
Exterior 9
Total 90
Two Parking
Apts 1f, 2f, 1g & 2g



First Floor
Apartment
1g

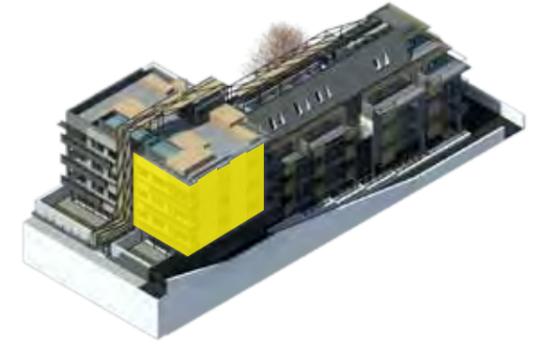
Second Floor
Apartment
2g



Two Bed

Type 2 3 Apartments

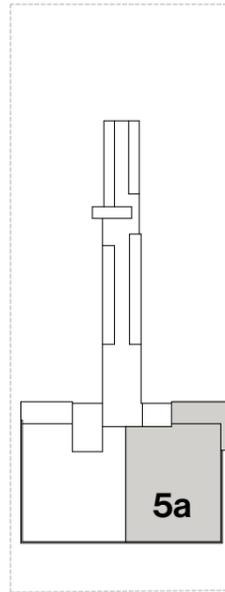
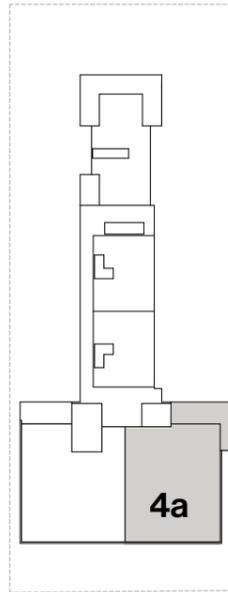
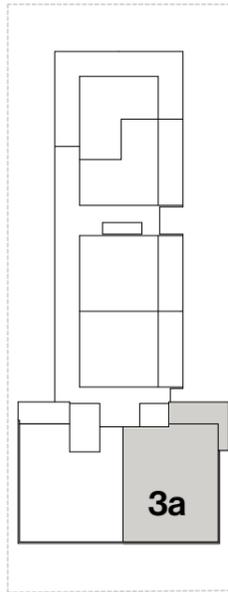
Two Bed
Two Bath
Interior 100
Exterior 21
Total 121
Two Parking



Third Floor
Apartment
3a

Fourth Floor
Apartment
4a

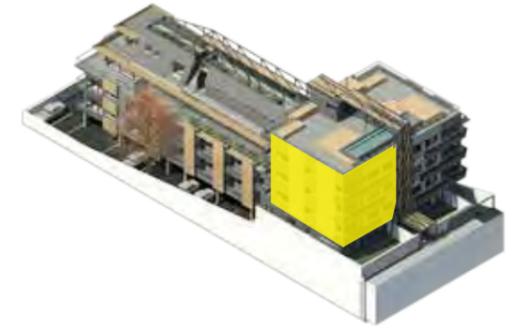
Fifth Floor
Apartment
5a



Two Bed

Type 3 3 Apartments

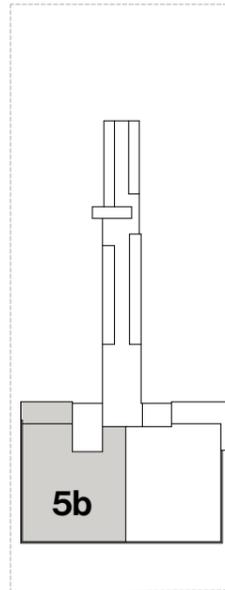
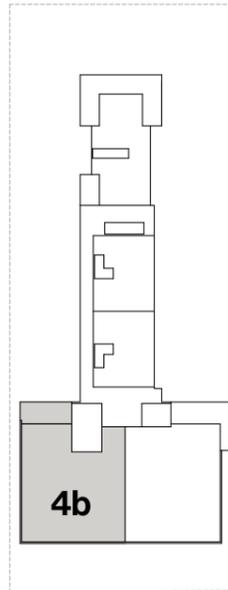
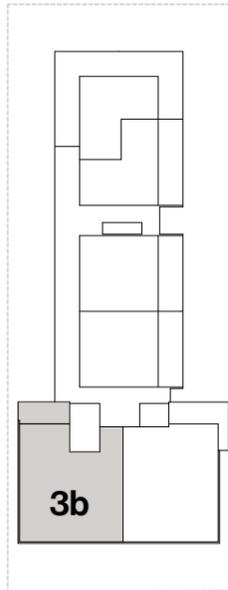
Two Bed
Two Bath
Interior 103
Exterior 15
Total 118
Two Parking



Third Floor
Apartment
3b

Fourth Floor
Apartment
4b

Fifth Floor
Apartment
5b



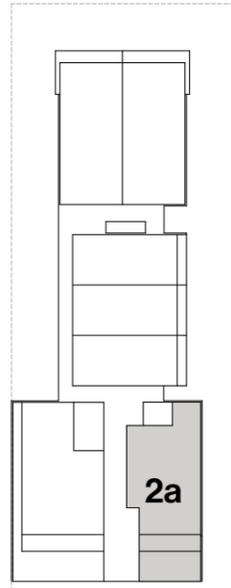
Two Bed Garden

Type 1 1 Apartment

Two Bed Garden

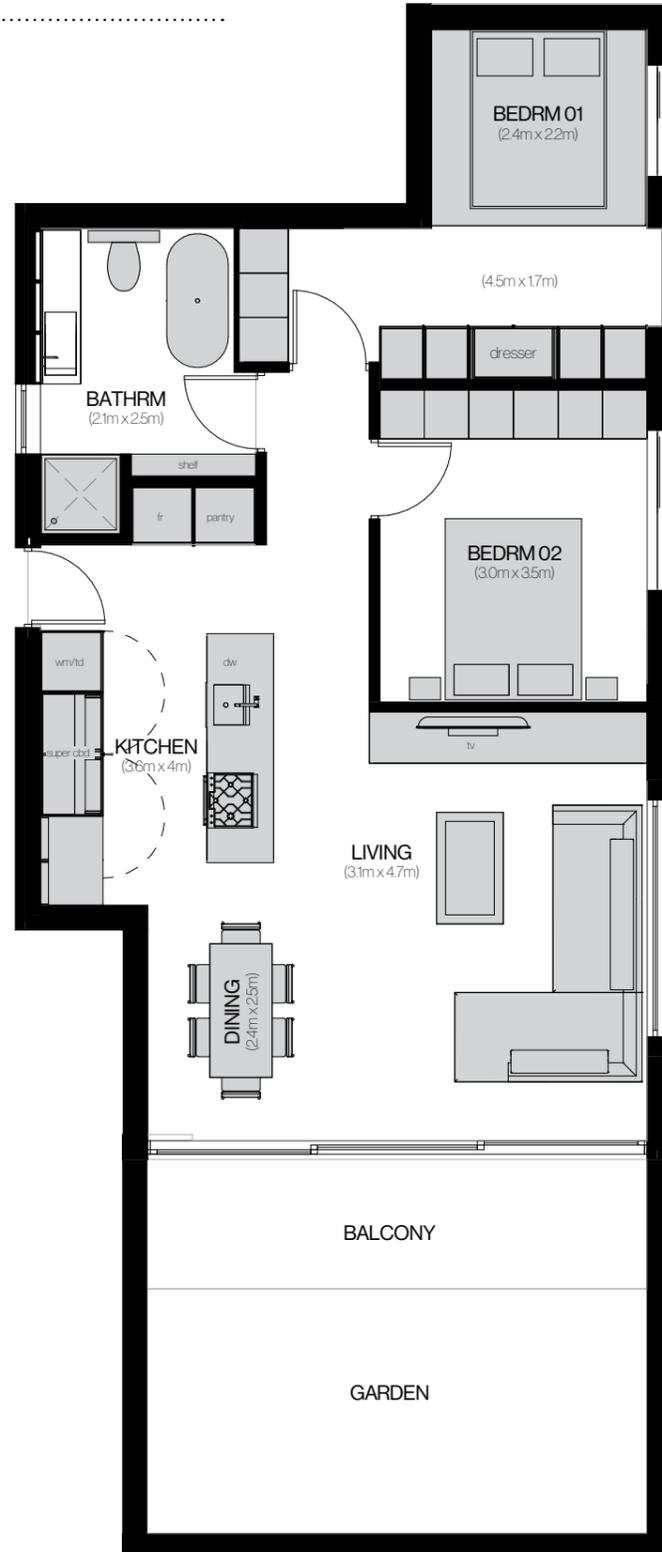
Type 2 1 Apartment

Second Floor Apartment

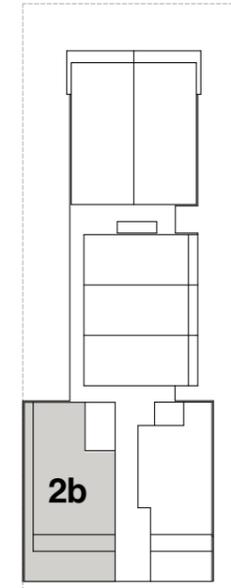


2a

Two Bed
One Bath
Interior 77
Exterior 9
Garden 17
Total 103
Two Parking

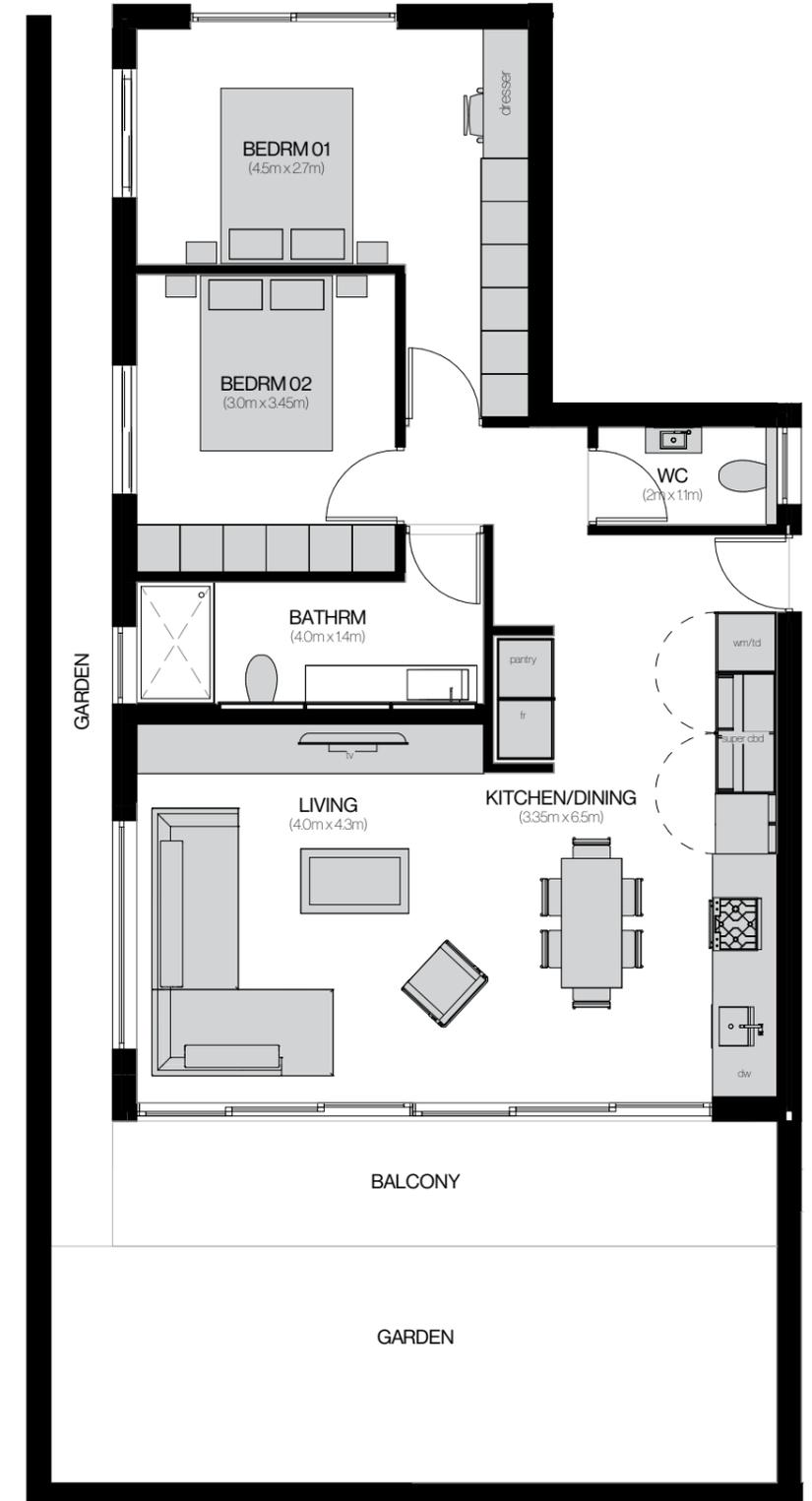


Second Floor Apartment



2b

Two Bed
One.5 Bath
Interior 84
Exterior 11
Garden 37
Total 132
Two Parking

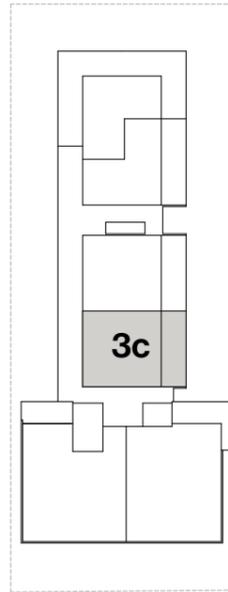


Two Bed Duplex

Type 1 2 Apartments

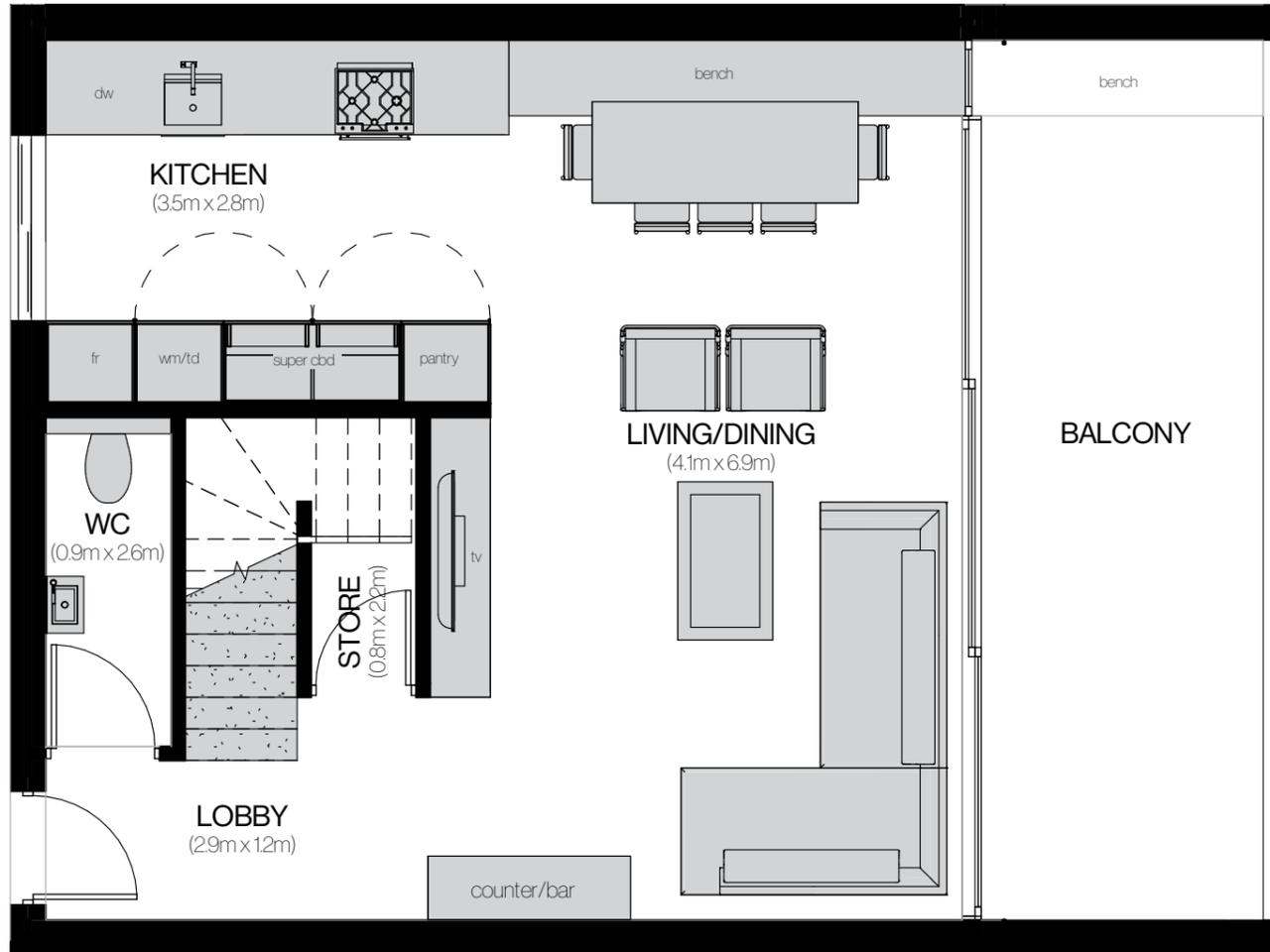
Third Floor

Interior 52
Exterior 17
Total 69



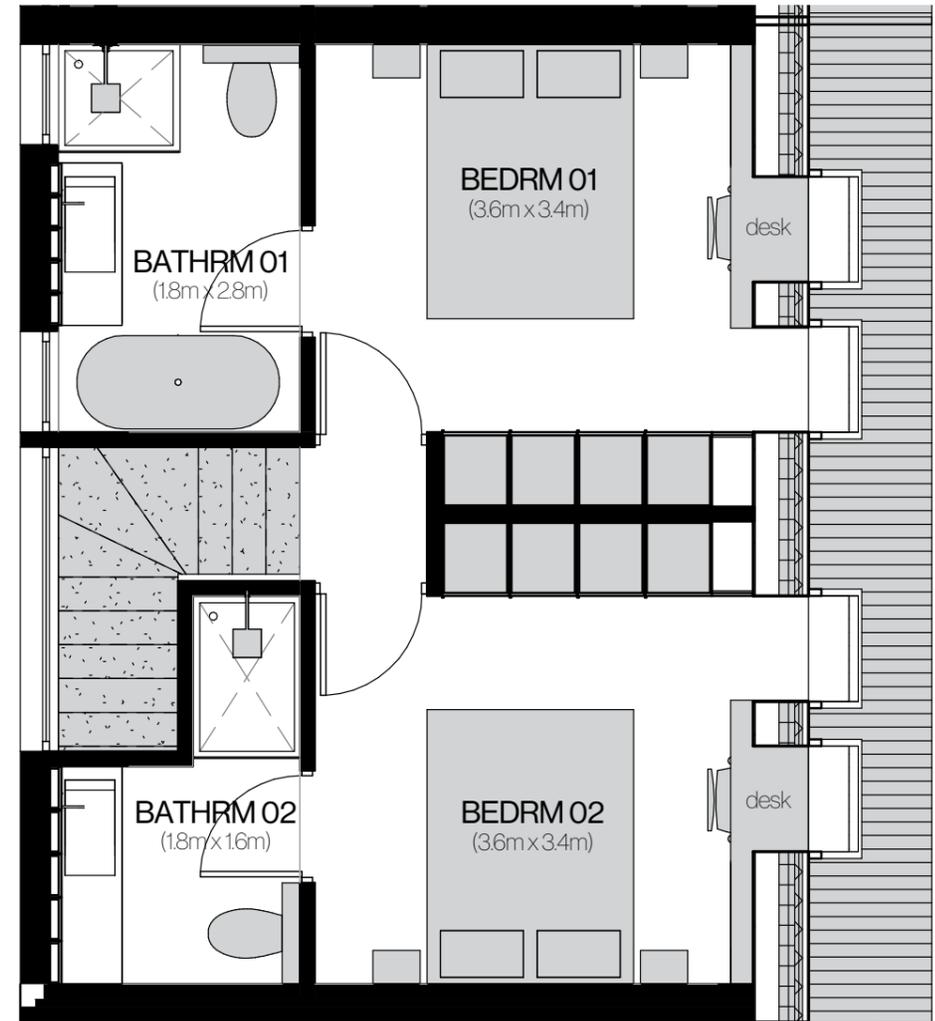
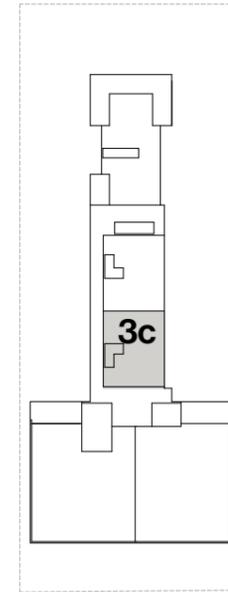
3c

Two Bed
Two.5 Bath
Interior 90
Exterior 17
Total 107
Two Parking
Built-in Storeroom



Fourth Floor

Interior 38
Exterior 0
Total 38

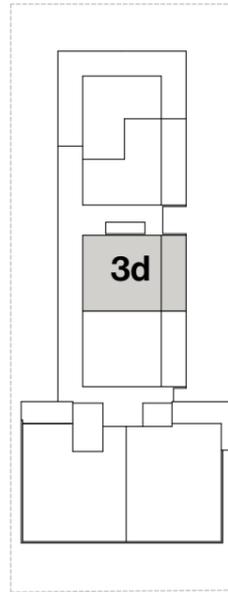


Two Bed Duplex

Type 1 2 Apartments

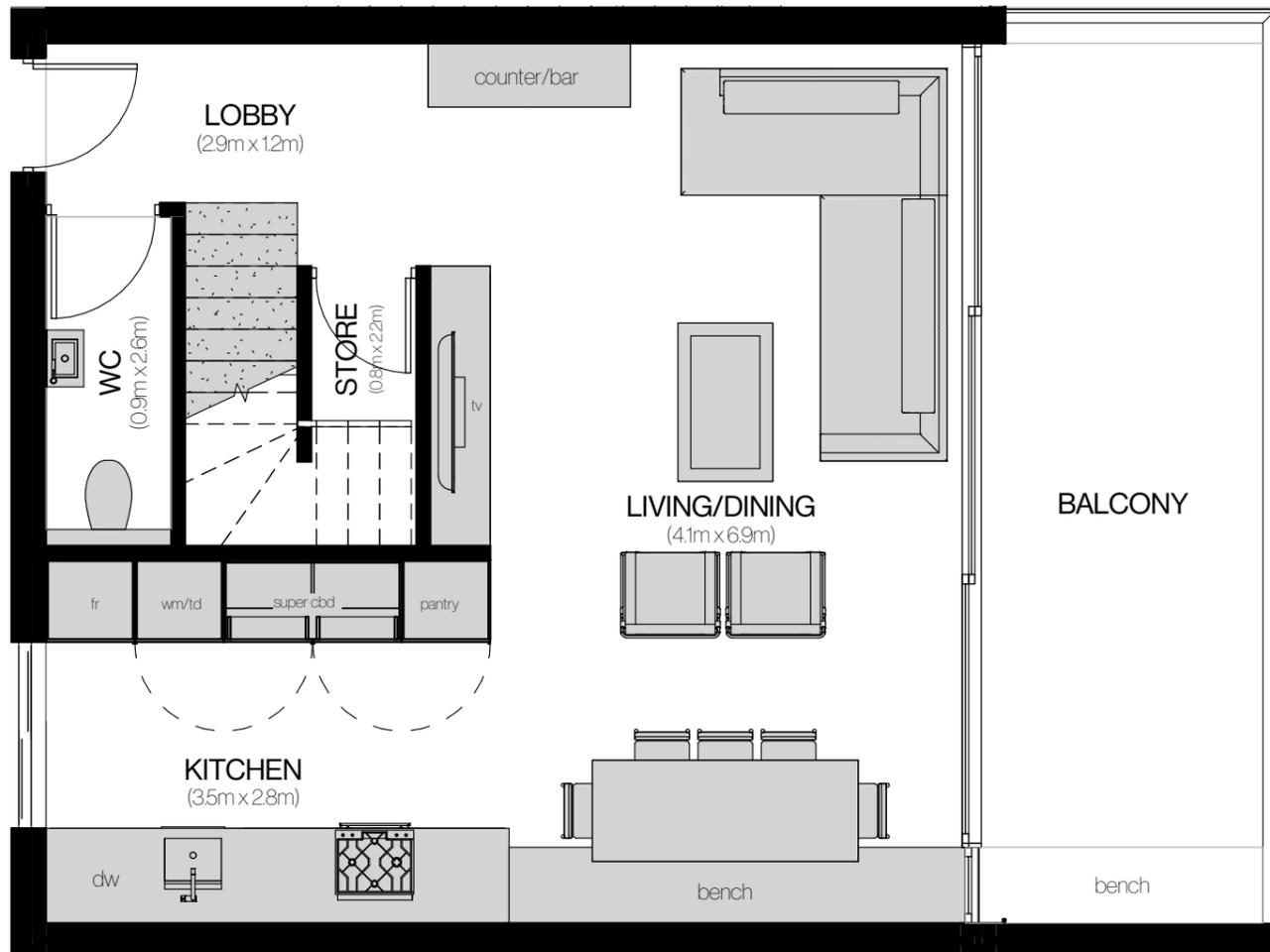
Third Floor

Interior 52
Exterior 17
Total 69



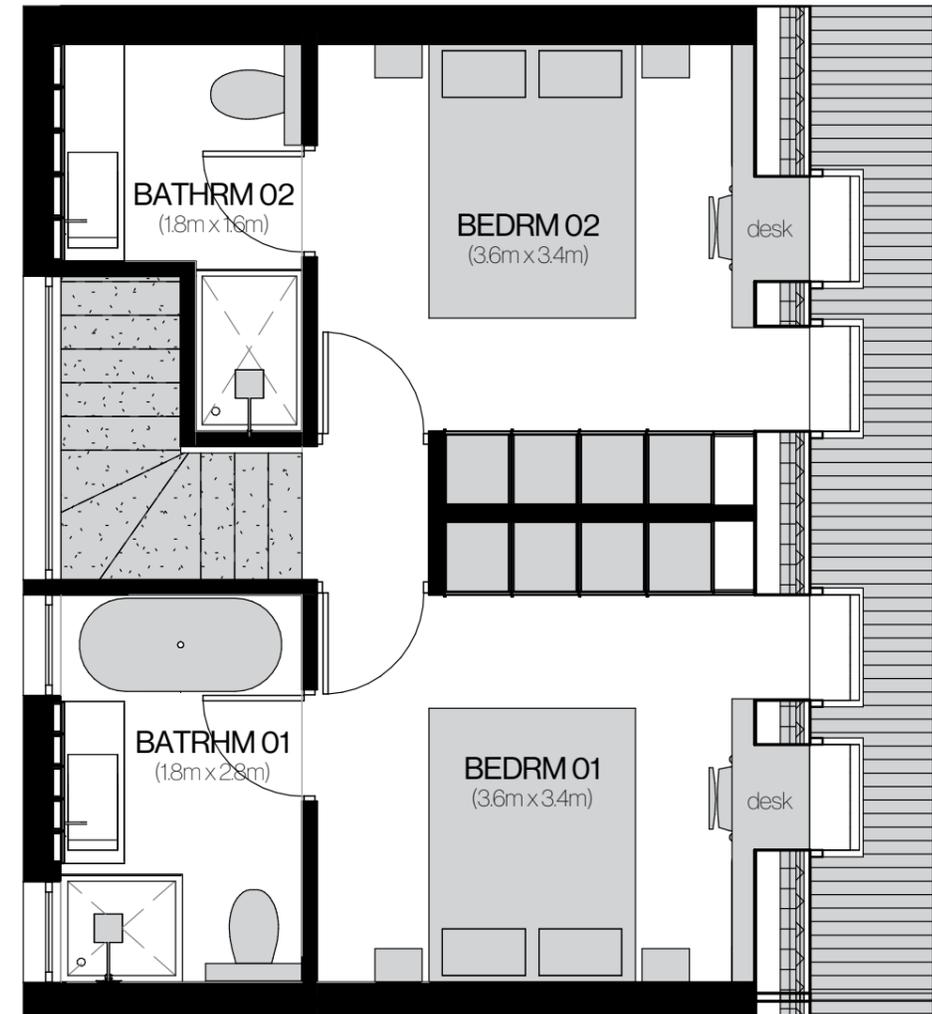
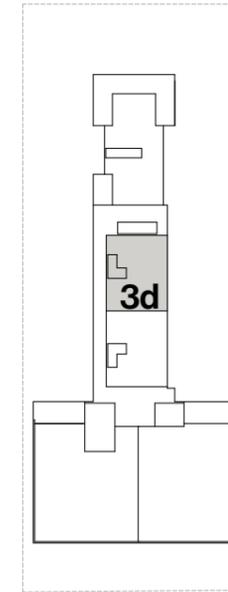
3d

Two Bed
Two.5 Bath
Interior 90
Exterior 17
Total 107
Two Parking
Built-in Storeroom



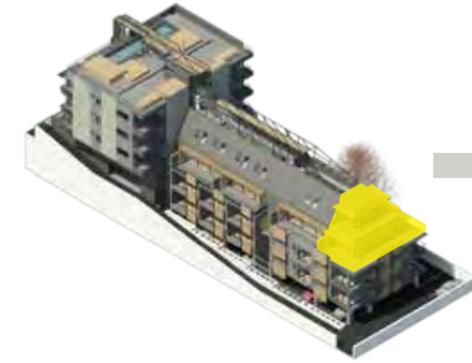
Fourth Floor

Interior 38
Exterior 0
Total 38



Two Bed Duplex

Type 2 1 Apartment

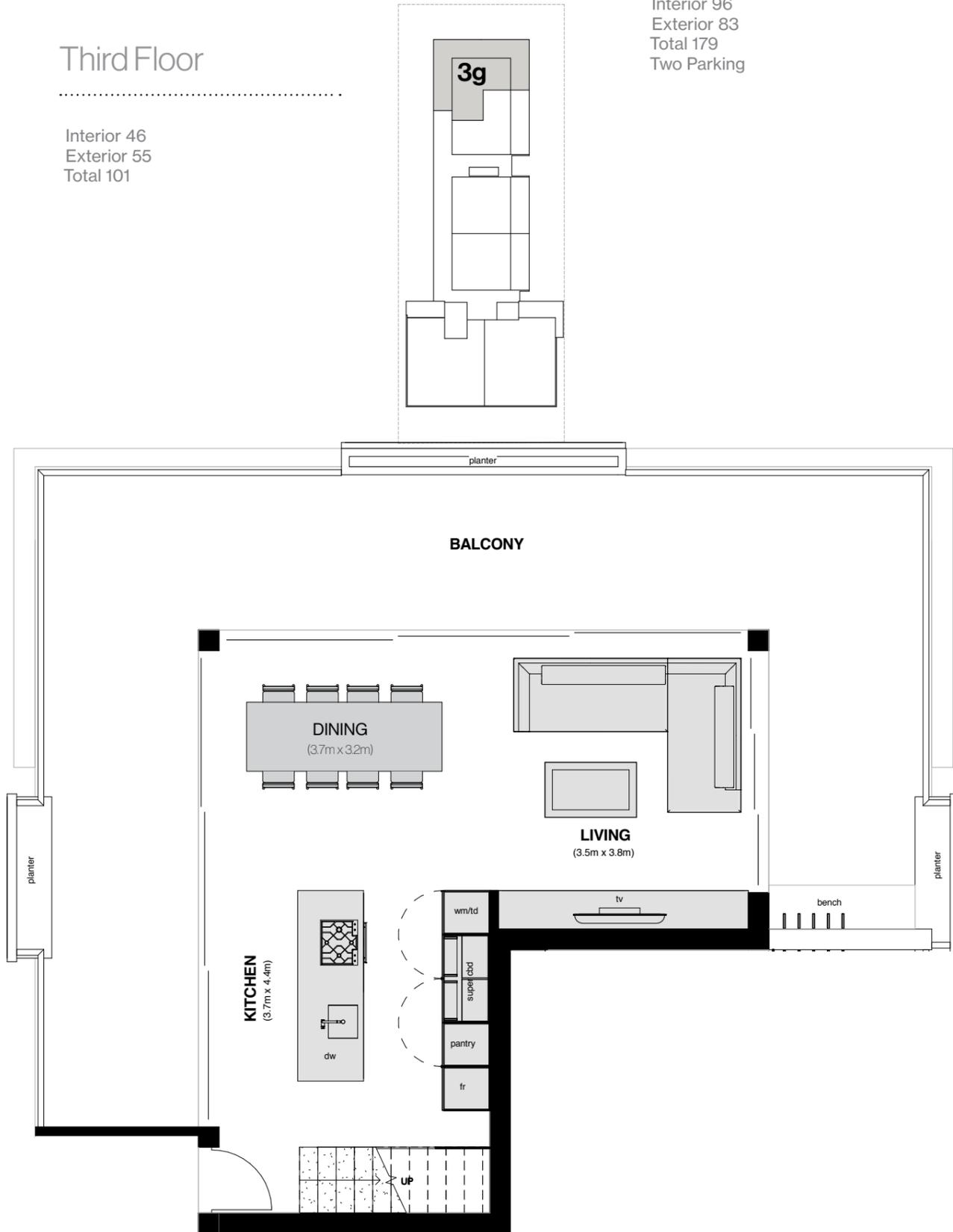


Third Floor

Interior 46
Exterior 55
Total 101

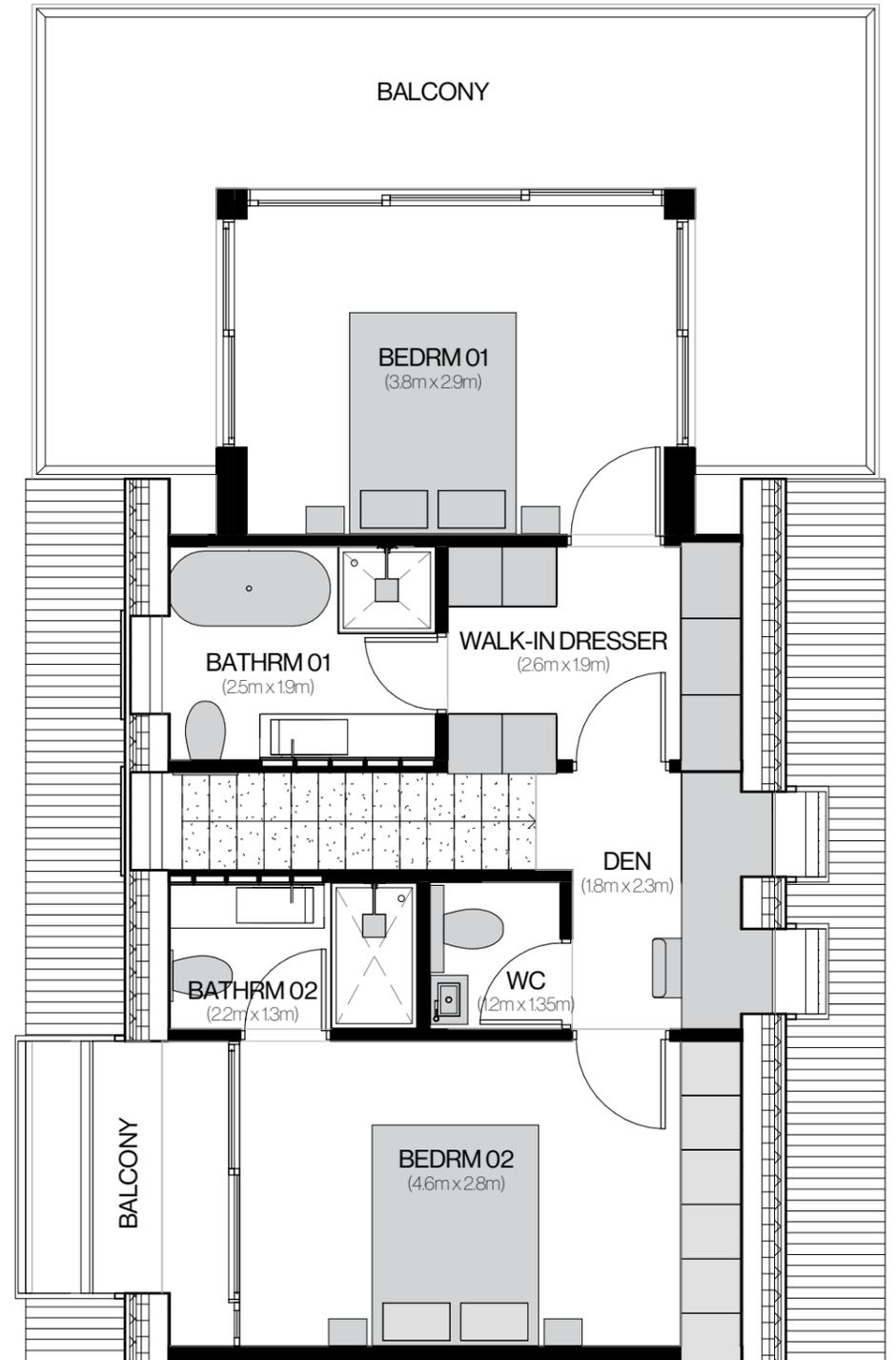
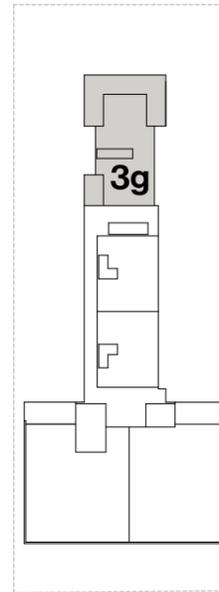
3g

Two Bed
Two.5 Bath
Interior 96
Exterior 83
Total 179
Two Parking



Fourth Floor

Interior 50
Exterior 28
Total 78



Customisation

We sat down with Sales and Client Service Manager, Darren Blair, and Client Service Coordinator, Jess Maritz, to get some insight into the client experience that every Blok owner goes through on the journey to seeing their Blok apartment come to life.

When asked why Blok decided to include customisation as part of the client experience, Darren says, "each element in every apartment we design is carefully thought out and created with our future owners in mind. Yet we fully understand that everybody has his or her own creative interpretation of space and style for their home. Understanding this has allowed us to give clients freedom when it comes to choosing various elements within their home, which will ultimately make it uniquely theirs. This is part of our ethos as a brand, which is to have our clients be part of the Blok journey from purchase all the way until handover."

"I thoroughly enjoy how every customer looks at their apartment differently; it is really refreshing to see how personal taste and unique perspective influence the way they engage with their apartment's layout and design" says Darren of his favourite part of the customisation process. Jess elaborates, "Our clients realise that a little bit of attention to detail and design can go a very long way, which speaks to our Thoughtful Design motto. This gives each and every apartment a uniquely personal touch."

The initial customisation meeting that Jess sets up with clients is always at the Blok Exhibition Space, as seeing and experiencing the space is pivotal to the customisation process. "The process involves many different elements and the space allows clients to see the different options offered for themselves." Darren continues: "it is really important to start thinking about how you envision living in your apartment as early as possible. From the moment you purchase an apartment from us, start thinking about how you anticipate making the space individually yours."



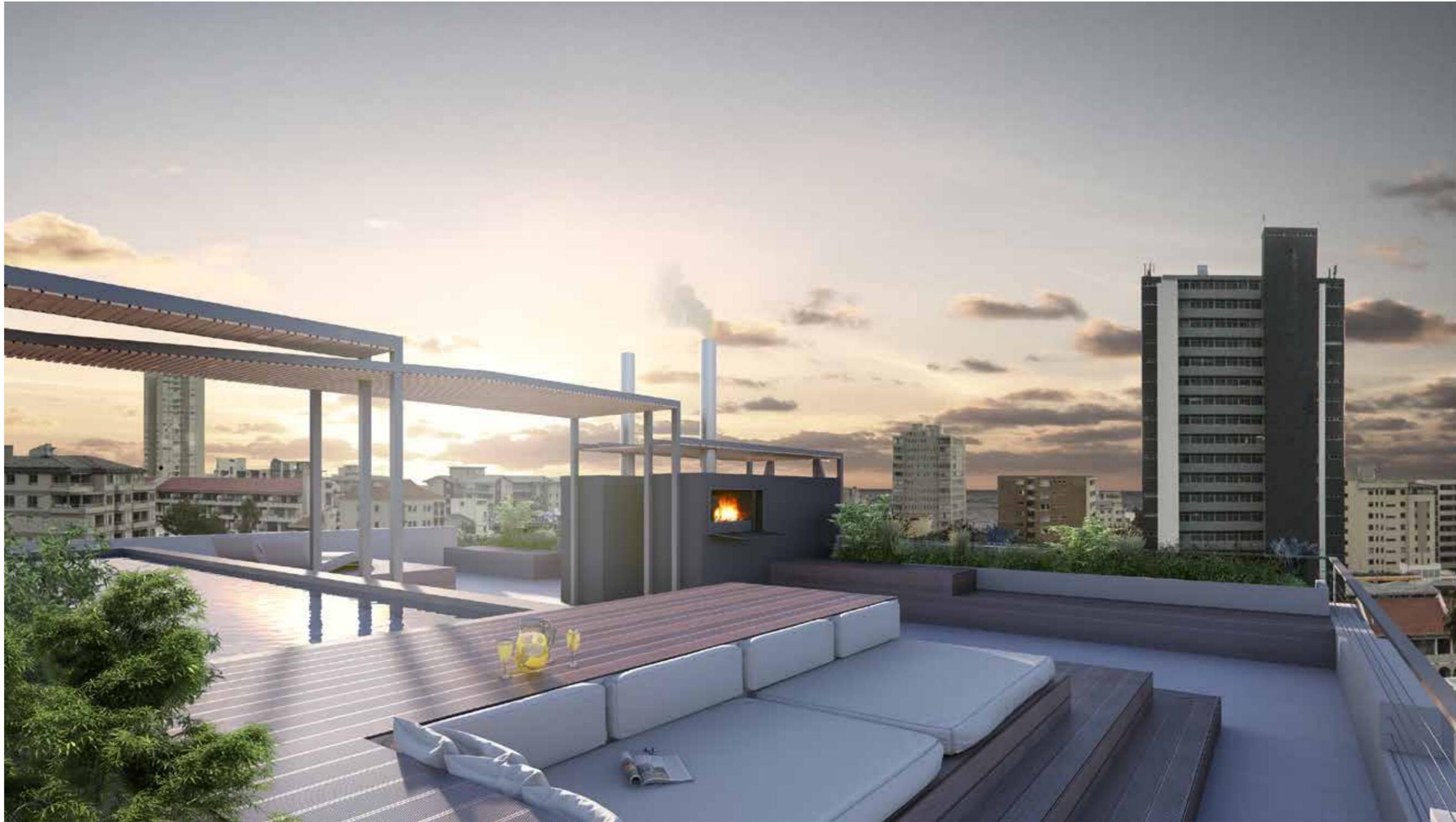
"One of my favourite parts of customisation is actually meeting the clients in person and linking a name to a face. I feel very privileged that I get to meet the most incredible people and help them make integral decisions in their homes." – Jess.

"Customisation can be challenging at times but being able to work with such an agile and close-knit team makes it an incredibly rewarding process and experience for all involved." – Darren.



These renders allow future homeowners to visualise their wardrobes and choose their composition easily.

Shared Spaces



Our business is property development, but our passion at Blok is community development. As such, communal areas are imperative to us as they represent a modern way of vertical living, and everything that we believe in.

With communal areas comes not only a shift in the way we share our space, but also a shift in our mentality, and this comes with significant benefits. When we can get used to opening up to our neighbours, benefits such as security and shared conveniences mean that minimal living is not equivalent to sacrificing.

We are fully cognisant of this and never more than with this latest project, **TWO16ONHL**, the latest innovation in Blok's take on urban living and urban homes. **TWO16ONHL** features bicycle and motorcycle parking, a rooftop pool, tanning deck, braai facilities and a rooftop garden, all that are shared amongst the 22 apartments.

The idea is that the 22 owners will share these spaces, shifting perceptions on communal living for the better, and driving the message that we have been saying for a year now since we launched; that of meeting your neighbourhood heroes, walking instead of driving, talking instead of calling, and experiencing your home inside and outside your front door, on your own and with your neighbours.

"We want to remind people of the days when it was normal to know and greet your neighbour in the morning and when you returned from work, and the benefit that this brought from a safety and convenience aspect, and also so that not only the penthouse owners get to enjoy the benefits of the building's prime location (the 5th floor's rooftop!)," says Jacques van Embden, MD and co-founder of Blok, himself a proud city dweller and sharer of communal areas.

City living is already encouraging us to share resources such as the MyCiTi bus, or the rise of shared seating in restaurants or at markets, so why not encourage the same communal mindset at home?

Urban Interventions

It's been an exciting past few months as we start to see our Urban Interventions projects come to life. These projects are very dear to us as they represent an opportunity for Blok to contribute in a meaningful and lasting way to the neighbourhoods in which we develop. We strongly believe that this commitment to the community outside of our own future home owners represents a truly unique way to engage with the City and stakeholders as well as the public.

We've seen **Thornhill Park** start its transformation. The existing play equipment that we are not using in the new design has been removed so that it can be refurbished and sent to other less privileged community parks in Cape Town. The large Tipiana's that were pruned have already started sprouting new leaves and have flooded the park with much needed sunlight. We are now busy planting the newly laid out flower beds, and are delighted to see how the community has been involved in donating plants to their new park. The Friends of Thornhill Park has been formed with the willingness and incredible energy of the neighbourhood stakeholders and we look forward to their launch party where they will unveil the new park to the neighbourhood.

We put together a design brief and ran a competition for a **Park(let)** design that saw some brilliant entries come through. The jury had a tough time appointing a final winner but in the end, Jaun van Wyk, a young and talented architect, came out tops. The park(let) designed by GAPP Architects, one of the other entries, will be built and installed outside the Blok exhibition space in time for summer.

After a very successful presentation to the City of Cape Town, our **bicycle parking design concept** is moving along swiftly! The one-of-a-kind design by NORTH LTD will be a very welcome aesthetic addition to the Sea Point promenade and will hopefully excite and encourage more cyclists to hop on two wheels and use this route.

After engagement with local stakeholders and a thorough analysis of the **Sea Point Library Square** we put together a design brief to local Architecture and Urban Design Studios to reimagine this iconic space. We received outstanding entries to the competition and are at the early stages of choosing the winning team who will be given the opportunity to see their vision come to life.

Thornhill Park



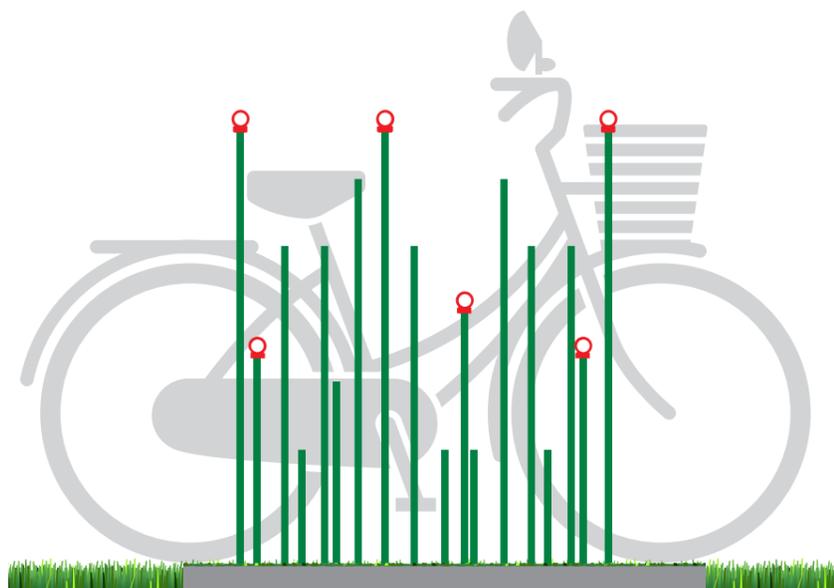
Park(let) design
by GAPP Architects



SeaPoint Library Square



BLADE bike parking concept
by NORTH LTD



FOURONC

4 Clarens Rd, Sea Point

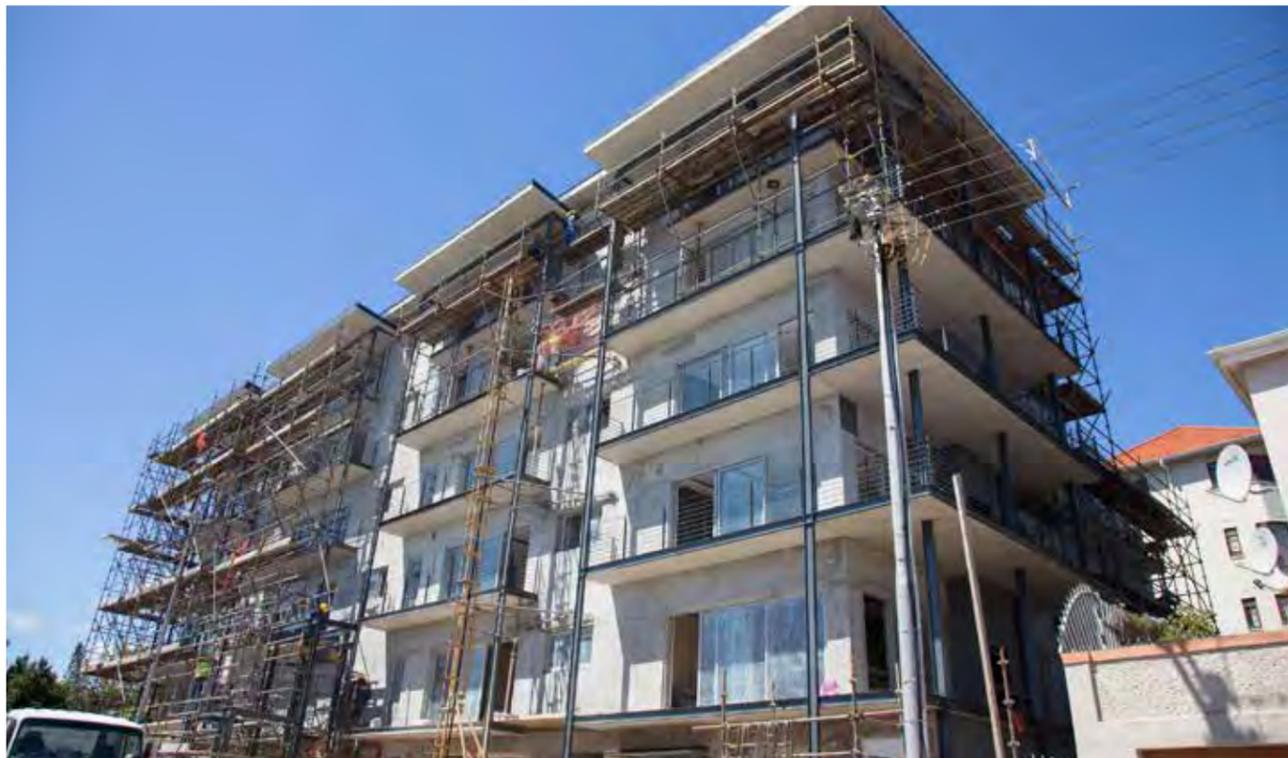
All levels have now been cast and poured and the last of the brickwork is being laid. The roof is on and the fitting of windows and aluminium doors is well under way as well as the plumbing and electrics. By Builders' Holidays the site will be sealed to the weather signaling the final phases of the project.



SEVENONT

7 Thornhill Rd, Green Point

With only a few weeks to go before handover, the finishing touches are being put on. Levels 2, 3 and soon 4 and 5 will be sealed and locked, ready for their owners. All technology now enters the building as we connect the security, intercom and smart home systems.



TWELVEONV

12 Victoria Rd, Bantry Bay

With the foundation work and retaining walls complete, this project has moved into the concrete pour stage where the first 2 floors and the lift shaft core will be complete by year end.



FIFTY8ONV

58 Vredehoek Ave, Vredehoek

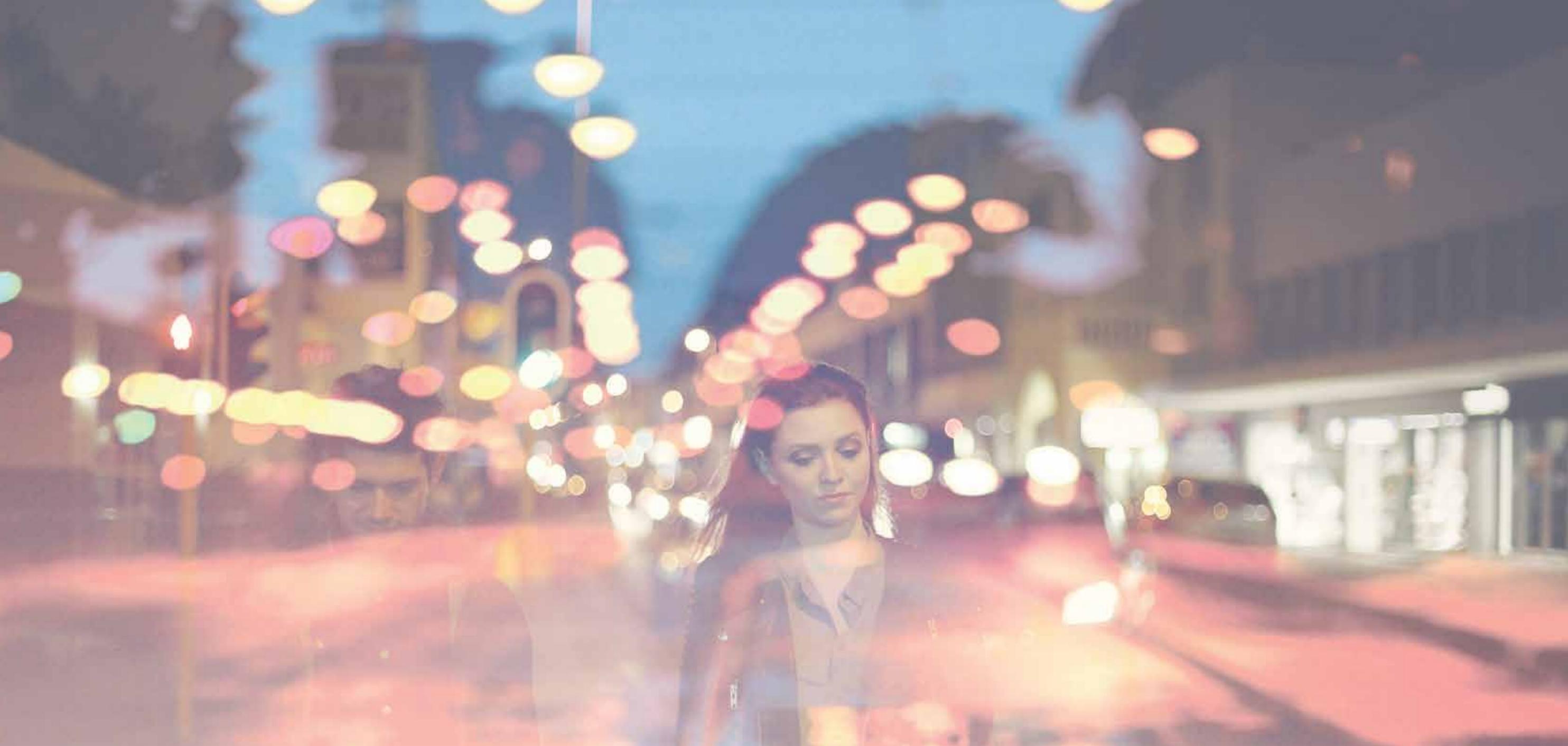
Demolition has begun at these two sites which involved leveling and clearing both existing buildings to make way for the new. Foundation work has now begun at both involving geo-testing the earth, which will soon be followed by laying the foundation structures. **FIFTY8ONV** will have its first floor cast by Builders' Holidays.



SIXTY6ONK

66 Kloof Rd, Sea Point





The Neighbourhood's your oyster

Positioned perfectly in the coastal urban hotspot of Sea Point this eclectic neighbourhood beyond your front door becomes an extension of your home. Favourite coffee shops become part of your morning routine where baristas prepare blends that permeate the sea-breeze through an open window.

Traditional galleries stand alongside street art amidst a neighbourhood that seems to shift with the tides, forever changing and beckoning you to explore. Convenience doesn't begin to describe the diversity of family-run shops and major superstore chains catering to every type of taste and need.

There's also a secretive feeling to the abundance of bars, restaurants and bistros that make Sea Point so unique, each one a discovery to be shared with those select few friends and family.

Dappled patches of green urban spaces stand in relief from the buzzing urban landscape that makes this such a fascinating labyrinth to explore, culminating in the granddaddy of them all, The Promenade, which cuts a swathe between the highrise backdrop of stone and mountain and the roaring blue of the Atlantic.

Here the world seems to gather for every type of pastime and relaxation at any age and any time of the day. **TWO16ONHL** is the new standard in high-fidelity urban living, a connected space that is part architectural artwork and part sanctuary all of your own.



Brett Petzer

Brett Petzer studied French and architecture before he discovered commuter cycling as a lifestyle and, eventually, a field of study. Currently completing his Masters in urban planning, he works as a translator, writer and urbanist.

What excites you about Sea Point?

The main thing that excites me is very simple, Sea Point is an almost perfect urban realm, in that its not just a good suburb but it has everything in place to have three or four times its current population and still retains this excellent quality of life. Sea Point has good bones, it's already the densest middle class suburb in South Africa and that makes a difference because it's always been dense. It was the only suburb that long ago was close to the city because it had tramlines in the 1930's. There are many cultural influences, as it was traditionally a Jewish suburb and this would be one of the areas where middle class people chose to live in apartments at a certain density and height, with a more European way of life. So therefore, a bit of that continental atmosphere is present, even in the 50's and 60's when everybody else only wanted big South African gardens and pools, Sea Point was already different. Everything leads to Main Road and Main Road teaches you what Sea Point is because everything you need is there. My favourite thing about Sea Point, just to sum up, is that it had to have manners as a suburb when other suburbs lost their manners because they became car centric, they lost the discipline of what it takes to be a new neighbourhood.

Where is your local hangout and what makes it unique?

I think it has to be Giovanni's and Bootleggers. You just can't use Bootleggers the way we do in other South African suburbs, in the fact that it's something between a village hall, a pub and an office. It's a social hub. People with a lot of choice, in a suburb like Sea Point, choose to use the public infrastructure, which is so great. Bootleggers and Giovanni's are unique because they are either family run or have a sense of family among the staff. The waitresses, for example, have personality and aren't treated like doormats and that is what makes those places unique to me because I like what they represent.

How can visitors experience Sea Point like a local?

They have to walk and increasingly I would say they have to cycle. Because when you cycle you can get a few weeks of walking in within an hour. When you cycle things are quite intense, your stimulus is just as much as a pedestrian but it's faster. So if they only have a weekend I would say cycle but if they had a month, walk.

Where is the best place to get some fresh air in Sea Point?

There is nothing like when you're walking down Main Road on your way somewhere and you keep getting the sea breeze every time you're at a cross street. Well I live almost on the promenade so I'm super lucky because I always get to experience fresh air. But for something different I would go to the Vida at the Three Anchor Bay petrol station. I go there and I sit on the bench looking at the sea, you see the kayakers and the paragliders, it's a hub of activity and I love being a part of it.



Steffany Roup

Steffany Roup is a jewellery designer that works from her apartment in Sea Point. Her design style is simple and modern and her work can be found at the Watershed Market at The V&A Waterfront, The Biscuit Mill and The Neighbourgoods Market in JHB. Steff enjoys the conveniences of living in Sea Point.

What is the best time of day in Sea Point?

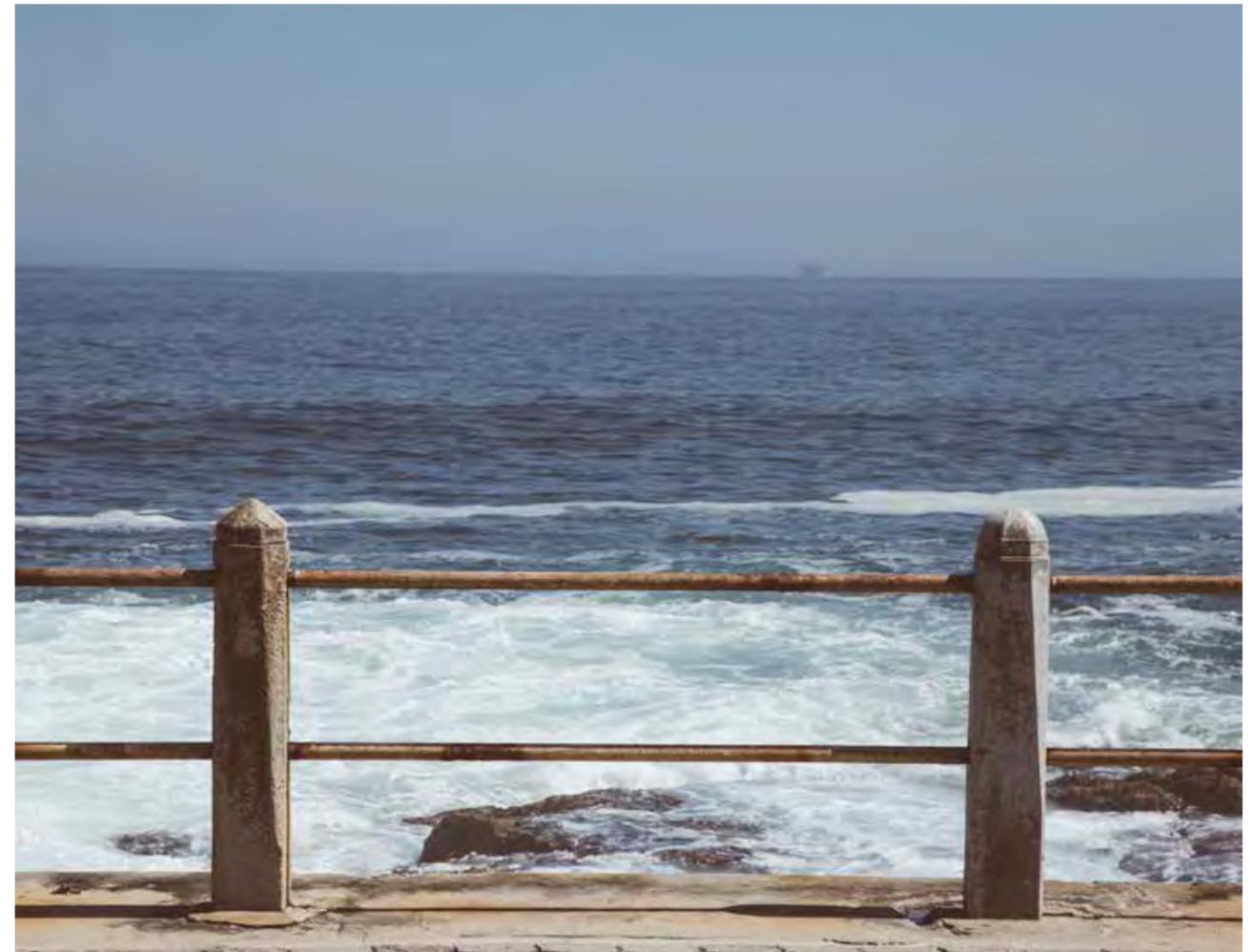
The late afternoons and the evenings are the best times of day for me because those are the times I can take a break from work to either go to the beach or to walk on the promenade. I find that the sea calms me and I like being able to look out and feel as though I have the space to myself. I think because I work from home and everything is so close to me, being able to look out at the sea as it stretches out so far is visually appealing to me.

What do you love most about working and living here?

It's very convenient and there is no traffic, which is always a plus. Working from home makes life easy, as I don't need to go into an office every day and when I do need to go anywhere I walk. Everything you need is right here, basically on your doorstep. The convenience of the public transport around Sea Point is a great advantage; the girl who works with me takes the bus in everyday and there is a bus stop across from where I live. Main Road really is the best place to get things done, the fact that you can find most things that you are looking for within walking distance of each other is a massive time saver.

If you weren't living in Sea Point, where would you be?

I recently went on vacation to Lisbon and really enjoyed it there. It has a similar feel to Cape Town, although it is quite a bit busier and more cosmopolitan. It is also very safe and is growing rapidly, with more design related interventions starting to take place. But at the end of the day, Cape Town, and Sea Point specifically, will always be home.



Su Brodnik

Su, born in South Africa but raised in Austria, moved to Sea Point seven years ago with her husband, Ivo and two kids, Jack and Rocco. As the owner of an inbound tourism company, Su's job is to be in the know when it comes to Cape Town...



What makes Sea Point such a special place?

Originally from Austria, I love the urban convenience in Sea Point. I walk everywhere with my kids, we have "our" pharmacy, "our" delis and stores and meet friends on every corner. I can walk to my kids' playgroup too. I find the setting spectacular between the mountain and sea. We are blessed with the best weather in Cape Town and are also sheltered from the wind. After seven years in Sea Point, this is my home. When people ask me what I do with the kids in an apartment, I tell them "my garden is the beach and promenade, and my pool is the Sea Point Pool. I have everything I need at my doorstep!"

Where's your favourite place to grab a bite in Sea Point?

It depends on the occasion: Sababa has saved my life many times! Their food is delicious, affordable and still homemade. I often get lunch from there for my family. The Backyard Grill is great for a beer with friends and the best braai food in town. La Perla is the perfect spot for a chilled afternoon in the sun with yummy Italian food. La Mouette I love in winter and summer with the amazing garden and fireplaces. Their winter special tasting menus are amazing.

What are the benefits of being a parent in the city?

I find South Africa very children-friendly and I've always felt welcome with my kids wherever I went. I love to be outdoors and we are regulars on the Sea Point promenade. We cycle to Green Point Park or even the V&A Waterfront. The little Rotary Park next to the pool is a great place for small kids. Being able to be outdoors so much (compared to cold Austria) is a great lifestyle with or without kids.

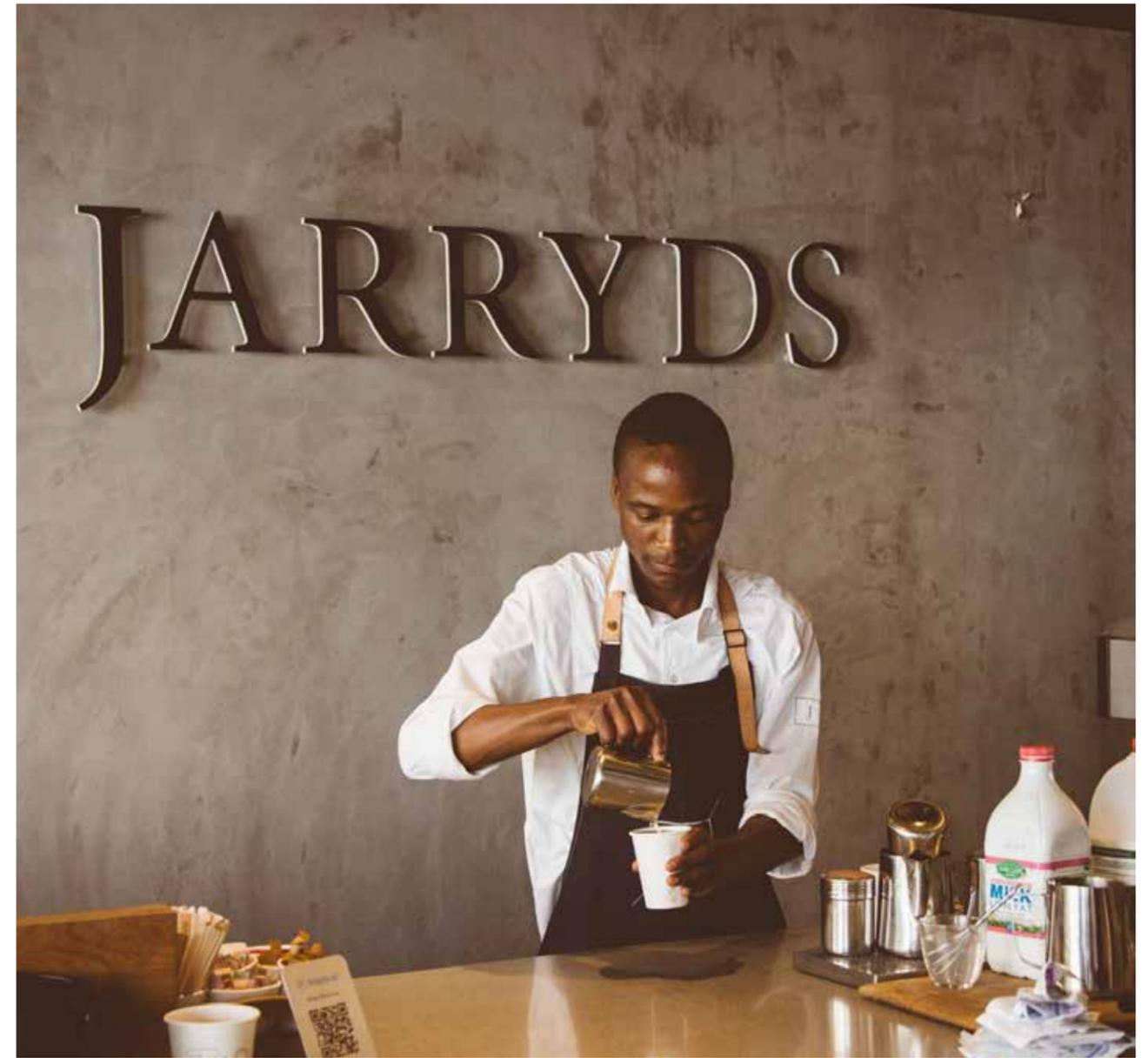
How has Sea Point changed over the last few years?

I first came to Sea Point 12 years ago. We visited some friends and we loved it straight away. I found the beach, promenade and the whole vibe in Sea Point appealing. Unfortunately, it was a lot more run down back then. During the seven years that I have been in Sea Point, I have seen huge improvements between Green Point and Sea Point, and the whole city. In Sea Point, I like the mix of people on the street, the chatting, the singing, the life. It's not pretentious or fake, it's a melting pot and I feel very happy between the language students, nannies, sporty posers, young couples, smiling old people, hipsters and the occasional hobo-feels like home!



Dean & Louise

Dean Lederle is an Art Director at Brandnew Creative, a bustling ad agency in Sea Point. He and his girlfriend, singer/songwriter Louise Day, have lived in Sea Point for the last four years and find it to be the best neighbourhood in town.



What is your favourite thing to do in Sea Point?

Louise says that the great thing about Sea Point is the variety of things that you can do, "you can go to a wonderful little coffee shop, go for a walk on the prom or go for drinks with friends. The whole world is basically in Sea Point." Dean elaborates, "what we've realised is that the reason there are so many people in Sea Point is because you have the convenience of being able to find whatever you need on Main Road, while still having the beauty of Beach Road. There really is no reason to venture out." They both enjoy going down to the various beaches along the promenade, especially those that are dog friendly. One of their weekend rituals is to have breakfast together, often at Bootleggers or Jarryd's, which are their local go-to spots.

Where is the most romantic spot in Sea Point?

Dean says that his balcony is the most romantic spot in Sea Point, "I'm very lucky because I have a huge balcony with an amazing sea view." Louise agrees, "it's a great place to sunbathe, have some Gin 'n Tonics and just relax together." In summer, when the sun is setting, they both agree that this is a pretty special place. Although, their favourite time of day is the morning, before the Sea Point bustle begins and you can just enjoy the beauty that surrounds you.

What might surprise visitors to Sea Point?

Louise says that the sheer variety you get in a relatively small space may surprise someone who isn't familiar with the area, "everything is so close to you, and you can literally walk everywhere." Dean continues saying, "it is probably one of those places that isn't really boasted about all too much and then you arrive here and are stunned by everything that the area has to offer."

What would you hope to see happen in Sea Point in the next 10 years?

Dean believes that a lot of progress has already been made and crime doesn't really affect either himself or Louise too much, as they both live in secure blocks. However, he does think that a solution could be put into place in order to better the situation for the many vagrants who still frequent the area. Louise agrees, saying "essentially Sea Point just needs to keep moving in the direction that it is currently going. The neighbourhood is already so much safer and more appealing to many more people and if it continues on this path, it can only improve."



Hello Neighbour

01 Northumbria Park

Tucked away just far enough from the pulse of Sea Point Main Road, Northumbria Road Park boasts a long bright yellow slide nestled between a couple of majestic trees. Cue childhood memories in 3, 2, 1...

02 Clifford Road Park

Kick back and take in the sights and sounds of the neighbourhood. Read a book, ride the seesaw, push a swing, pack a picnic. All so close to your living room couch, you can almost touch it.

03 Mama Tembo's

Mama Tembo's prides itself on its authentic, traditional African experience. Feast on the finest in African cuisine, revel in the contemporary tunes from across the motherland while basking in the vibrant hospitality you won't easily find elsewhere. Welcome to Mama's Home.

04 La Bohème

A culinary gem of Sea Point, La Bohème is cosy and welcoming. Their imaginative chefs whip up hearty meals using only the freshest ingredients. If you're looking for something a little lighter, their tapas menu will leave you bewitched.

05 Lion's Head Path

Lion's Head is ideal for sundowners and the requisite #NoFilter selfie on Instagram. And while you might not need a Sherpa to get to the top, the climb is challenging enough to get the blood pumping – the spectacular views of every inch of Cape Town your just reward for making it to the top.

06 Andy's Sushi

Andy's Sushi Bar is a tiny, simply decorated sushi bar started by Andy Wang, former sushi chef at a renowned seafood restaurant in The V&A Waterfront. Each generous portion is freshly made onsite and is ideal for a quick meal before diving into the pulsating throb of Sea Point's Main Road.

07 Ristorante Posticino

Ristorante Posticino, or simply "Posti's" to their many friends, is a local favourite and is widely regarded as one of the best Italian restaurants in Cape Town. With a wide variety of authentic Italian dishes made from simple, fresh ingredients, there really is something for everyone.

08 Firebirds

Firebirds Rotisserie & Deli specialise in convenience foods using mainly delicious, old-fashioned, plump rotisserie chickens to help you put together a meal without going to great lengths to prepare it yourself. From their oven to your dinner plate in 505 steps.

09 Bodytec

BODYTEC is a fitness training program that uses Electro Muscle Stimulation (EMS). Their modern studios offer a full-time personal training service where you get the individual attention you need to help you build a healthier, stronger you. And the best part? For just 20 minutes a week at BODYTEC, you now have more time for the things that really matter.

10 The Party Corner

Situated on Sea Point Main Road and only 420 steps from your front door, The Party Corner is practically right around the corner. They specialise in helium and foil balloon archways and columns, a great way to spruce up any celebration and stock more bright neon party accessories than a colour run marathon.

11 Piazza St. John

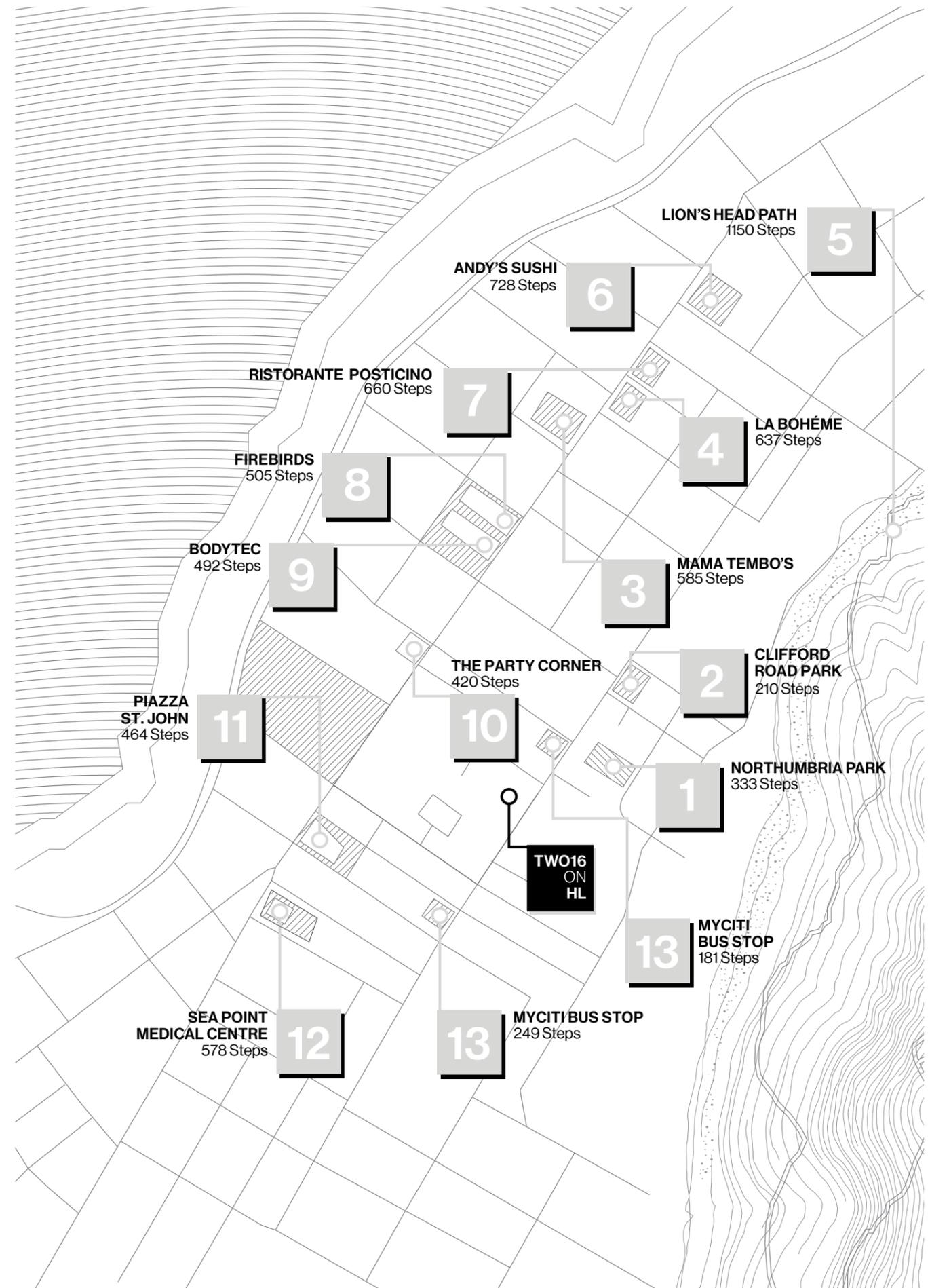
Conveniently located near the Promenade and 464 steps from home, Piazza St John offers a variety of restaurants, boutique clothing outlets, and health and beauty stores - perfect for picking up a few grocery items while out for a quick lunch or putting the cute back into your cuticles.

12 Sea Point Medical Centre

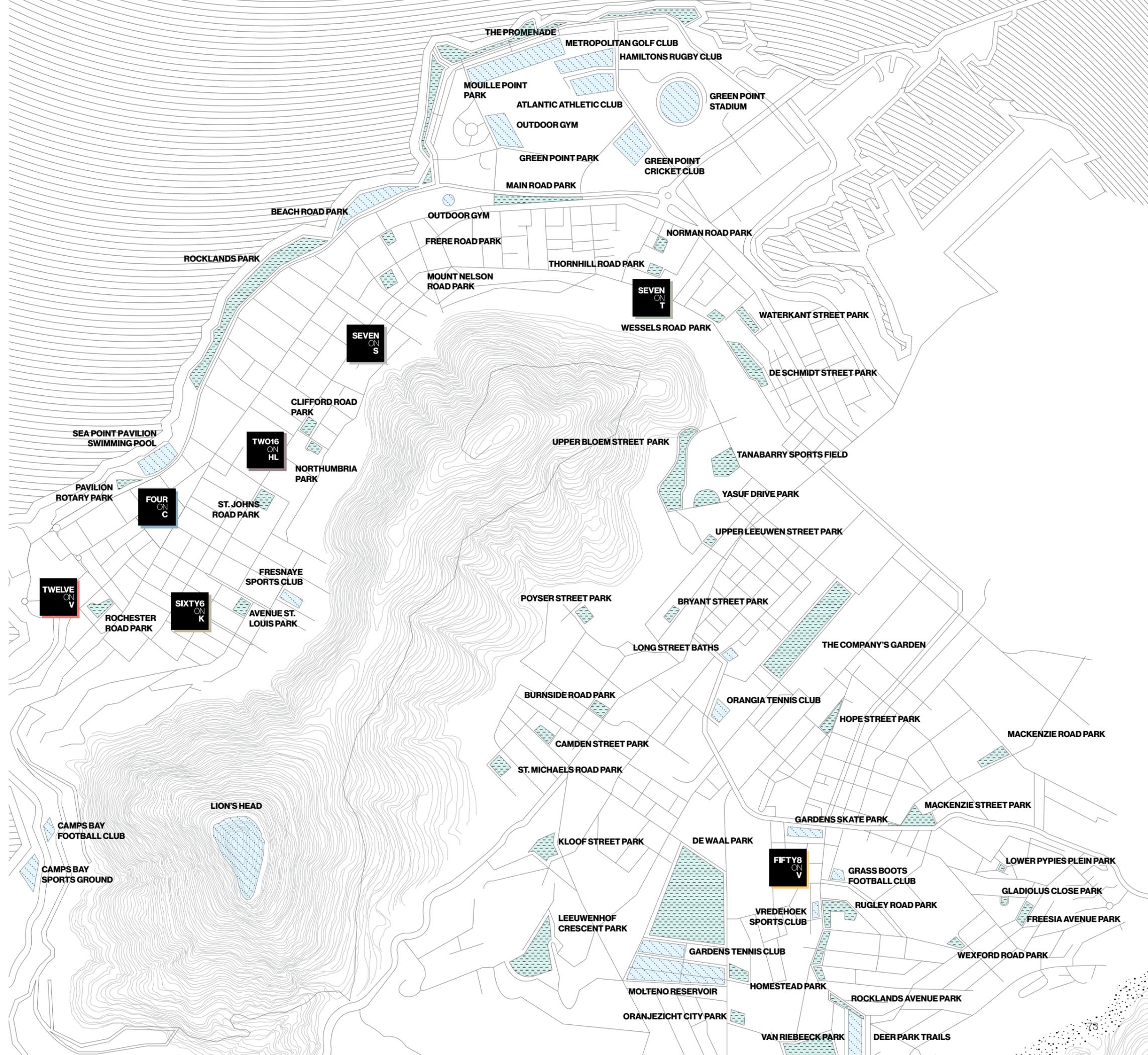
Nestled in the heart of Sea Point, the Sea Point Medical Centre offers anything from a therapeutic massage to heal that broken heart, a doctor to prescribe something for your irregular beating heart, or find out the best way to guard your heart with advice from Health Matters.

13 MyCiTi Bus

A hop, skip and a jump from your front door. Hop onto the MyCiTi Bus, skip the traffic and jump off anywhere between Atlantic Beach and Zonnebloem, taking in the sights and sounds while exploring the furthest corners of the city.



Explore
Recreation





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