

BLOK O =  
X II RAW



ONE26  
ON  
M

126 Main Road, Sea Point

THE CALM AMIDST  
THE NORM.

A BLOK RAW DEVELOPMENT



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# An Introduction to 0NE26 0N M

0NE26 0N M was designed to be a modern urban sanctuary or escape from the busy street life.

The units are thoughtfully designed to facilitate living large while taking up less space. Some unconventional arrangements and space saving techniques have been employed to ensure that the quality of living is uncompromised by a smaller footprint. The interior arrangements and orientation also take full advantage of the incredible views towards the ocean as well as Table mountain and Lions Head.


Planting is central to the building and it is envisioned to be literally alive with greenery in an attempt to bring nature back into the city and into our lives. The planting of the building is also not only aesthetic and sustainable, but functional in defining and creating spaces and facilitating the transition between public, semi public and private spaces between inside and outside.


This nine storey building will consist of:


- 60 apartments with a mix of micro, studio, one and two-bedroom apartments
- 29 micros approximately 20-28m<sup>2</sup>
- 15 studios approximately 32-41m<sup>2</sup>
- 11 one beds approximately 36-46m<sup>2</sup>
- 5 two beds approximately 75-95m<sup>2</sup>


0NE26 0N M, Blok's 13th development, is situated on the localised roads of Main and London that connect the urban life, so intrinsically a part of Sea Point, to the natural wonder of the ocean. This connection, between human and nature, is something powerful that defines and softens our entire urban way of living and makes Cape Town so unique.


## Key development features


- 


Solar PV Power for common areas
- 


Energy-efficient & water-wise fittings
- 


Green living spaces
- 


Generator for common property
- 


High-speed fibre connectivity
- 


Shared roof deck with a pool and clubhouse
- 

On-site retail
- 

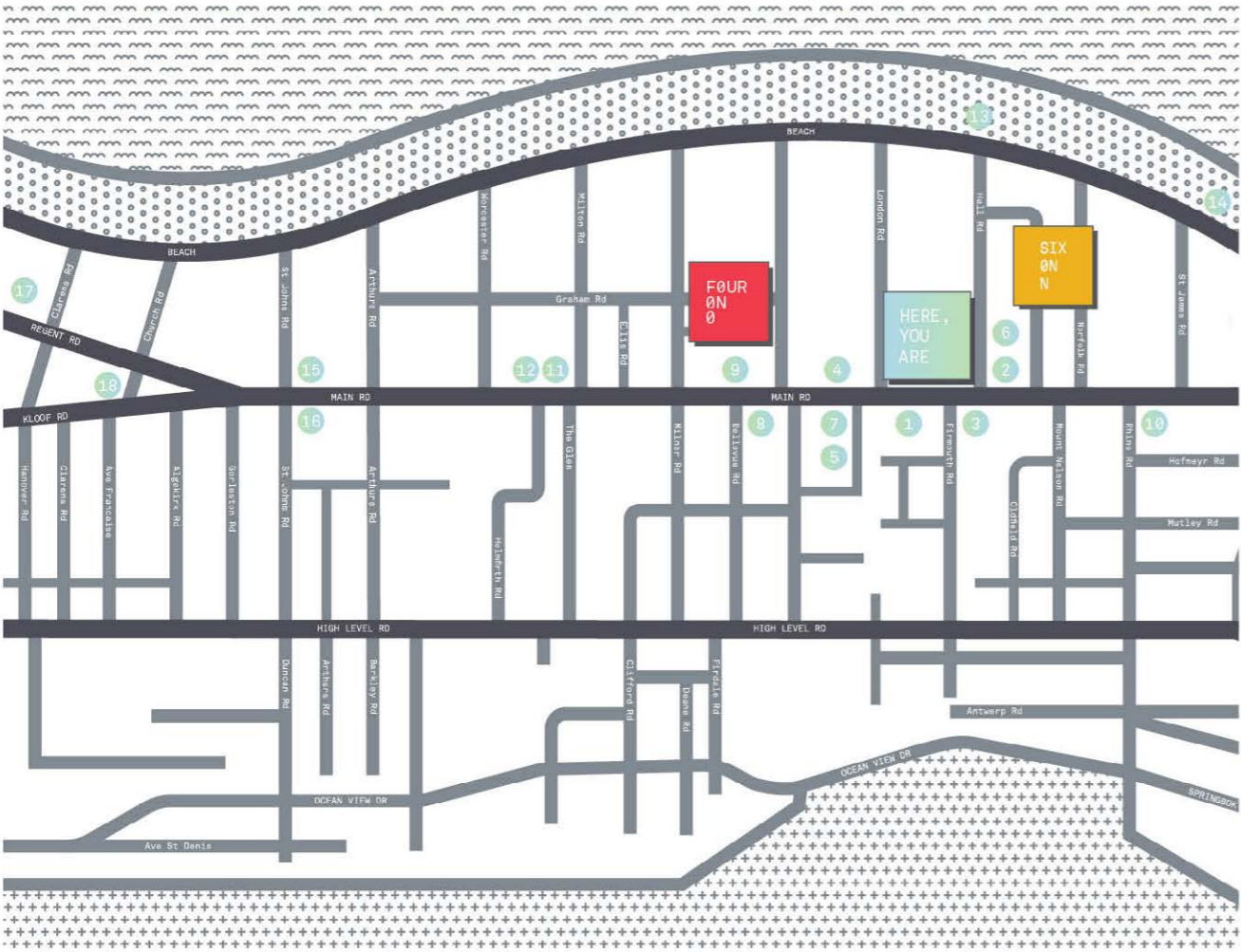
Boardrooms and co-working spaces
- 

On-site security
- 

Close to multiple MyCiti bus routes
- 

Close to the Promenade
- 

Pet-friendly



## HERE, YOU ARE NEIGHBOURHOOD

1. Ninety One (Indian restaurant) - 10 steps

2. Motley Crew CrossFit - 25 steps

3. Landscape Art Garden Centre - 101 steps

4. Posticino - 125 steps

5. La Boheme - 197 steps

6. Naked Coffee - 223 steps

7. Cozco - 236 steps

8. Mykonos Taverna - 237 steps

9. Dairy Den - 301 steps
10. Sans - 340 steps

11. Pugsley and Wednesday - 524 steps

12. Bentley's Bread Co - 525 steps

13. Promenade - 722 steps

14. Rocklands Beach - 853 steps

15. Hot Dog Yoga Studio - 920 steps

16. Wellness Warehouse Piazza St Johns - 984 steps

17. Sea Point Nursery - 1443 steps

18. Owl and The Wolf Holistic Fitness - 1706 steps



# ØNE26 ØN M SPEC\_OVERVIEW

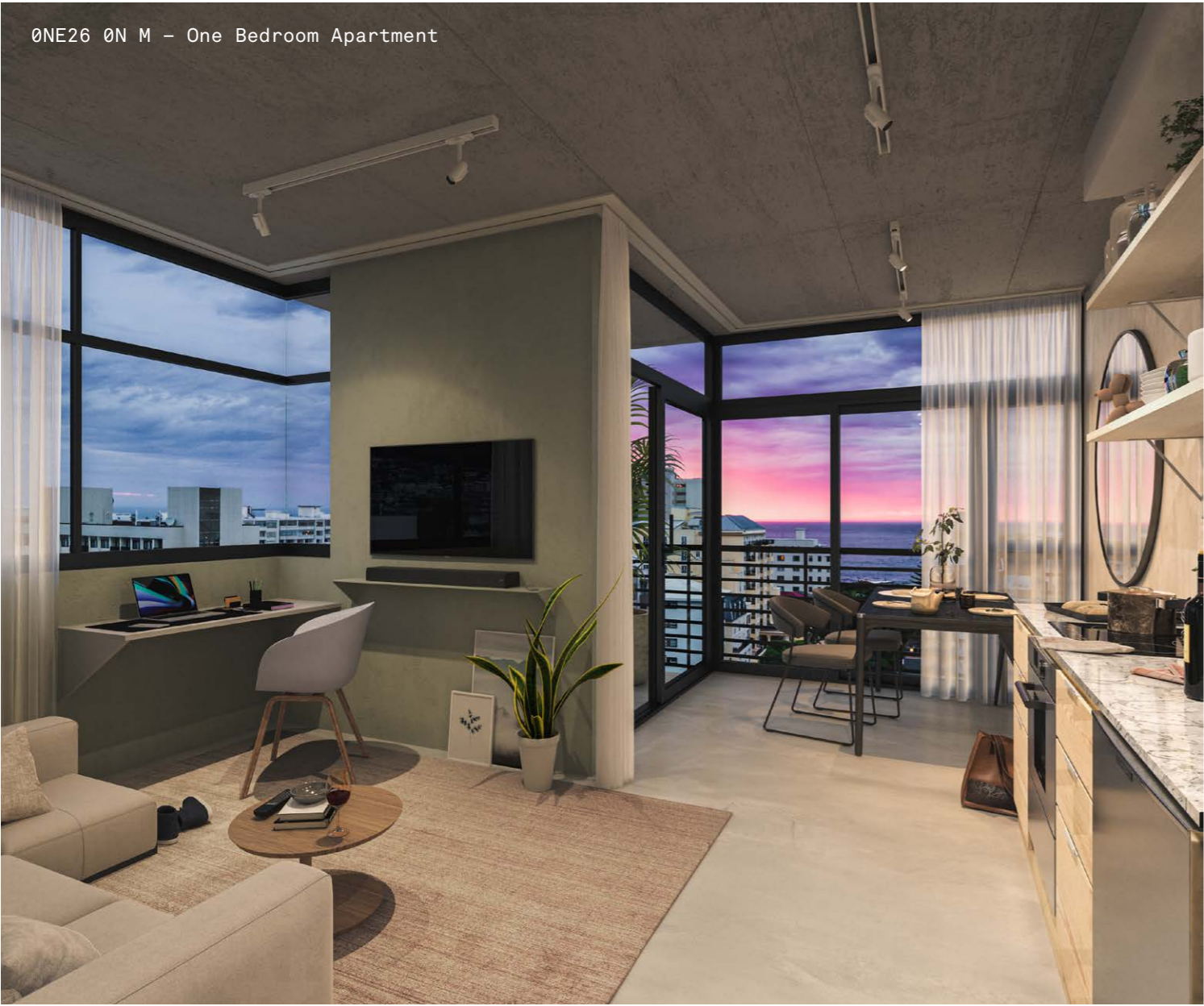
## BUILDING

Blok Raw is defined by the principles of minimalism and effective use of space through smart design. Omitting the unnecessary and maximising on living is the central thematic force behind ØNE26 ØN M. This development is inherently connected to the neighbourhood but also offers a retreat from it. A green sanctuary in the midst of the city, designed for harmonious living.

## ALL APARTMENTS

- Cemcrete flooring
- Bagged brick feature walls
- Earthy greens feature walls
- Kitchen joinery
- Functional joinery including bed bases with built-in storage (in micros and studios)
- Wardrobes
- Feature bulkheads
- Hob
- Microwave / oven
- Work from home desk
- Feature TV shelf





## RENTAL RETURNS



40%

Targeted Return



16,70%

Short-term  
Targeted Yield



8,76%

Long-term  
Targeted Yield



25,17%





Targeted IRR

ONE26 0N M presents an opportunity for investors with capital to offset risk by unlocking value.

Through the investor opportunity presented in ONE26 0N M, investors can access property in one of the most resilient market in South Africa, with limited risks and excellent returns.

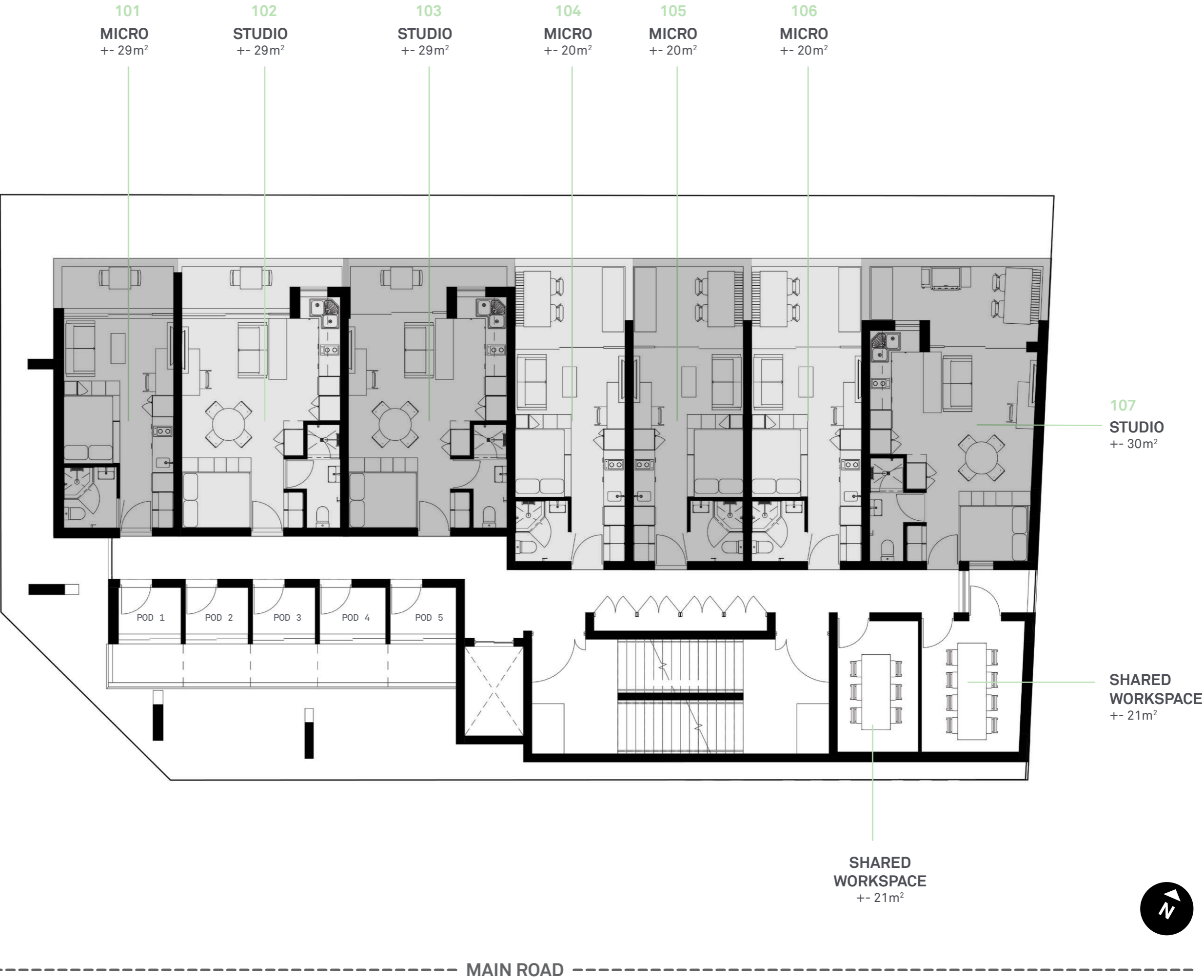
Combining the Blok Raw finish with efficient and intelligent design techniques, ONE26 0N M is one of the best valued, newly developed products currently on offer in the Atlantic Seaboard.

Apartment Information	Micro	Studio	1 Bedroom	2 Bedroom
Unit Value (Incl VAT)	R1 195 000	R1 750 000	R2 450 000	R4 650 000
Unit Size (m <sup>2</sup> )	22	33	46	72
Unit Rate (R/m <sup>2</sup> )	R55 581	R53 030	R53 261	R64 583

	 Micro	 Studio	 1 Bedroom	 2 Bedroom
Net Yield	10,80%	8,85%	7,38%	7,41%
Co-Investor Net Yield	11,93%	9,90%	8,30%	8,42%
Net Income Per Month <small>Long-Term Rentals</small>	R6 372,17	R7 692,58	R8 805,83	R16 403,25
Net Income Per Month <small>Short-Term Rentals (Airbnb, incl. management fees)</small>	R10 468,43	R12 746,56	R15 703,00	R29 001,11

First Floor  
Plan

LONDON ROAD



# Floors Two - Five Plans

Floors 2,3,4 & 5 are repeated

LONDON ROAD



MAIN ROAD

Sixth Floor  
Plan

0NE26 0N M

LONDON ROAD

603  
ONE  
BEDROOM  
+- 40m<sup>2</sup>

604  
MICRO  
+- 20m<sup>2</sup>

605  
ONE BEDROOM  
+- 39m<sup>2</sup>

606  
ONE BEDROOM  
+- 42m<sup>2</sup>

607  
ONE BEDROOM  
+- 42m<sup>2</sup>

601  
ONE BEDROOM  
+- 34m<sup>2</sup>

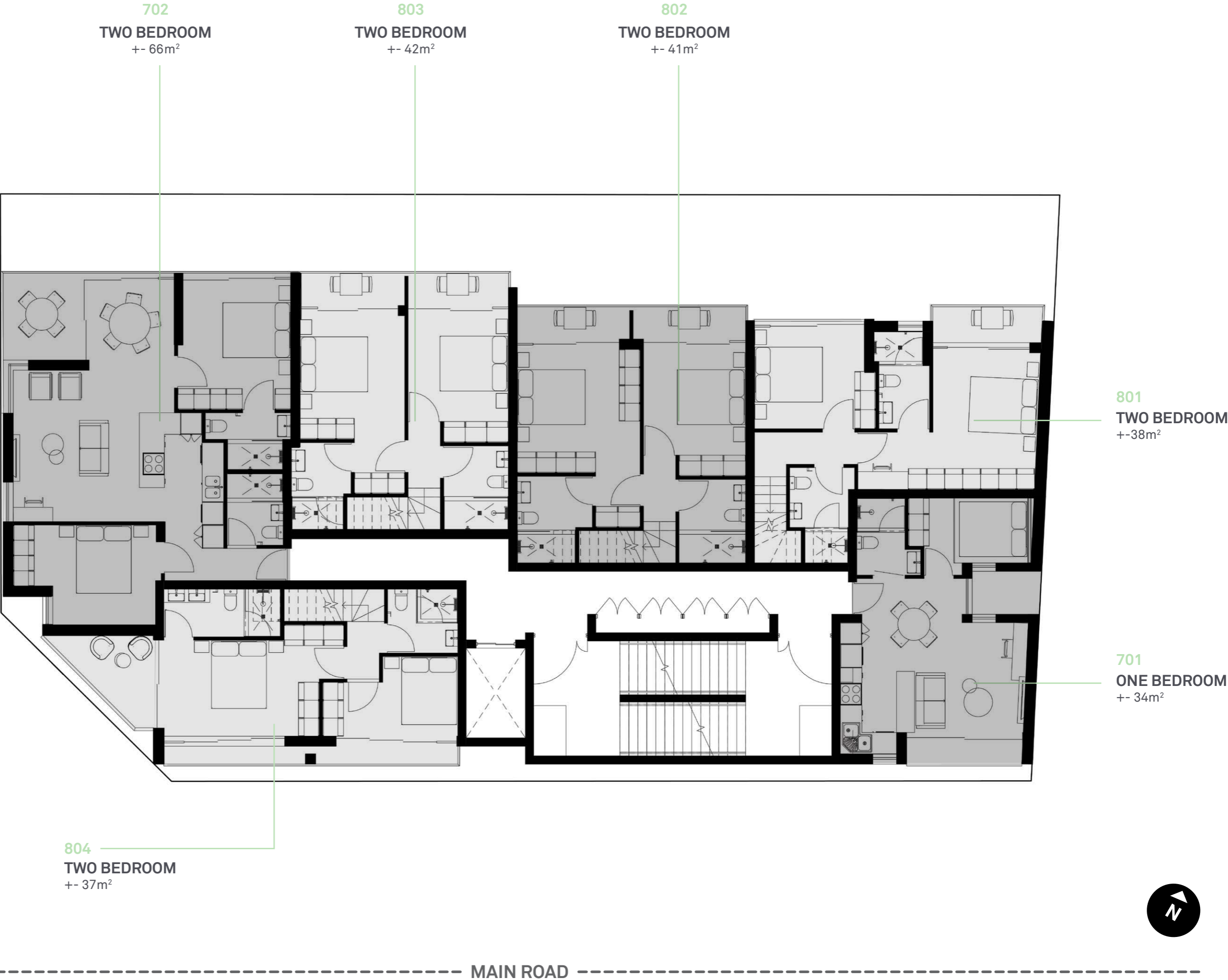
602  
ONE  
BEDROOM  
+- 40m<sup>2</sup>

MAIN ROAD



# Seventh Floor Plan

LONDON ROAD



MAIN ROAD

Eighth Floor  
Plan

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LONDON ROAD  
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