



HIGGO CRESCENT







## LOCATION - CAPE TOWN

The exclusive suburb of Higgovale, renowned for its spectacular forest setting, can be found nestled between the foothills of Lions Head and Table Mountain. Bordered by the suburbs of Camps Bay to the west and Oranjezicht to the east, the inhabitants of this neighbourhood enjoy unparalleled views over the City Bowl towards the Atlantic Ocean.

Comprising of just over 200 homes, Higgovale is one of Cape Town's wealthiest and most desirable areas to





## HISTORY

Higgovale is steeped in history and is named after the Higgo family, skilled stonemasons who emigrated from Cornwall, UK in 1850. They owned the land, together with the local quarry, in the latter part of the 19th century, and early part of the 20th century. During this time the quarry produced significant quantities of granite used in landmark projects around the Cape Town including Rhodes Memorial and Standard Bank.

## LOCAL AMENITIES

### Restaurants

Higgovale has a number of quality cafes and restaurants to choose from. Nourish'd Café has a plant-based and zero-waste menu, Manna Epicure has artisanal breakfasts and lunches, Bacini's - a family-run pizzeria, as well as the well-loved Black Sheep bistro for hearty dinners, and Tamboerswinkel deli, a firm favourite for locals to get both their morning coffee as well as quality food and wine to stock up the pantry.

### Shopping

Situated a few minutes away is Kloof street with its selection of restaurants, bars, design boutiques and convenience shopping. With Cape Town favourites such as LIM (furniture) and Stefania Morland





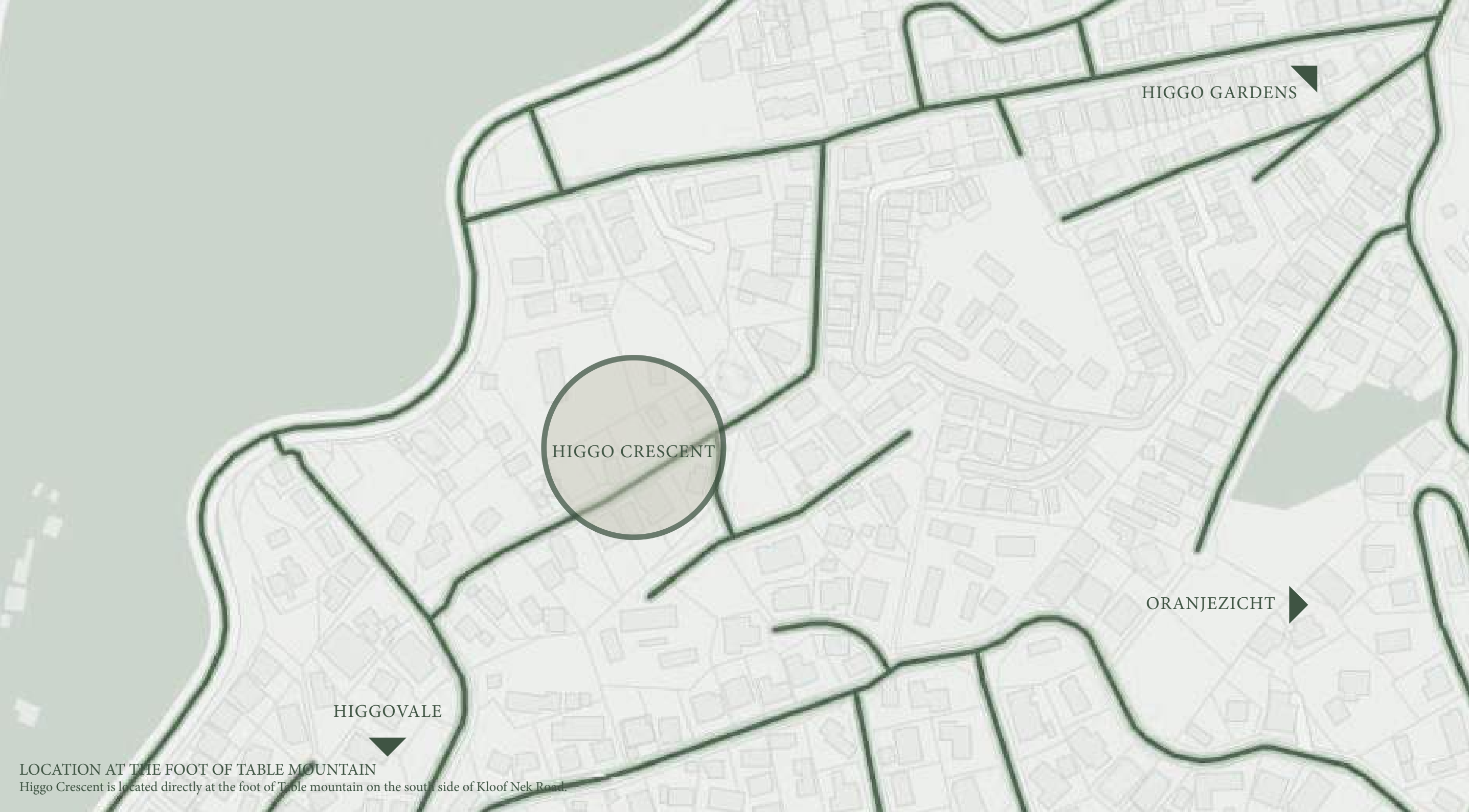


HIGGO CRESCENT

RAVINE FOREST SETTING

Higgovale is renowned for its lush forest environment. Higgo Crescent is situated in the heart of this urban woodland.





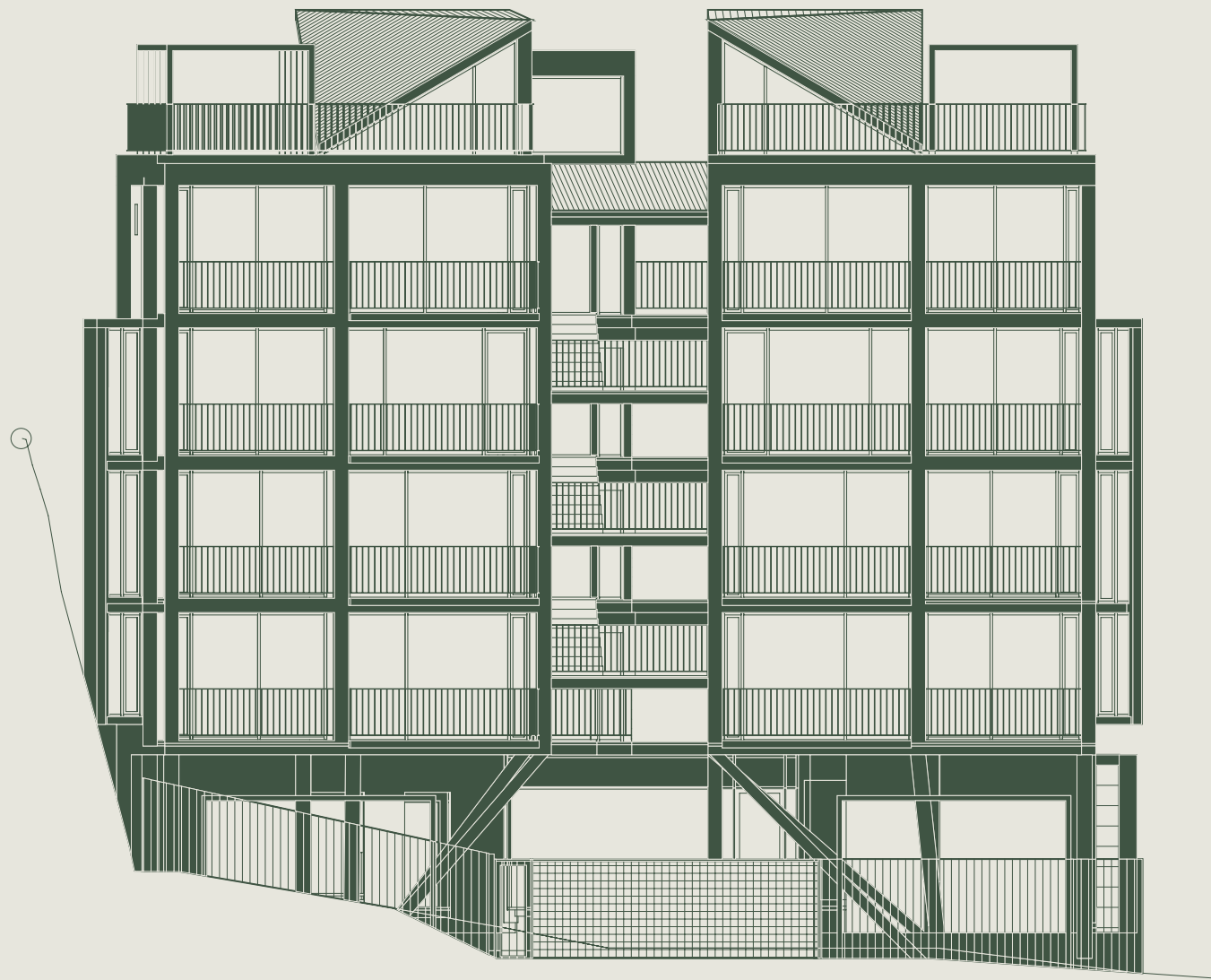
HIGGO GARDENS

HIGGO CRESCENT

ORANJEZICHT

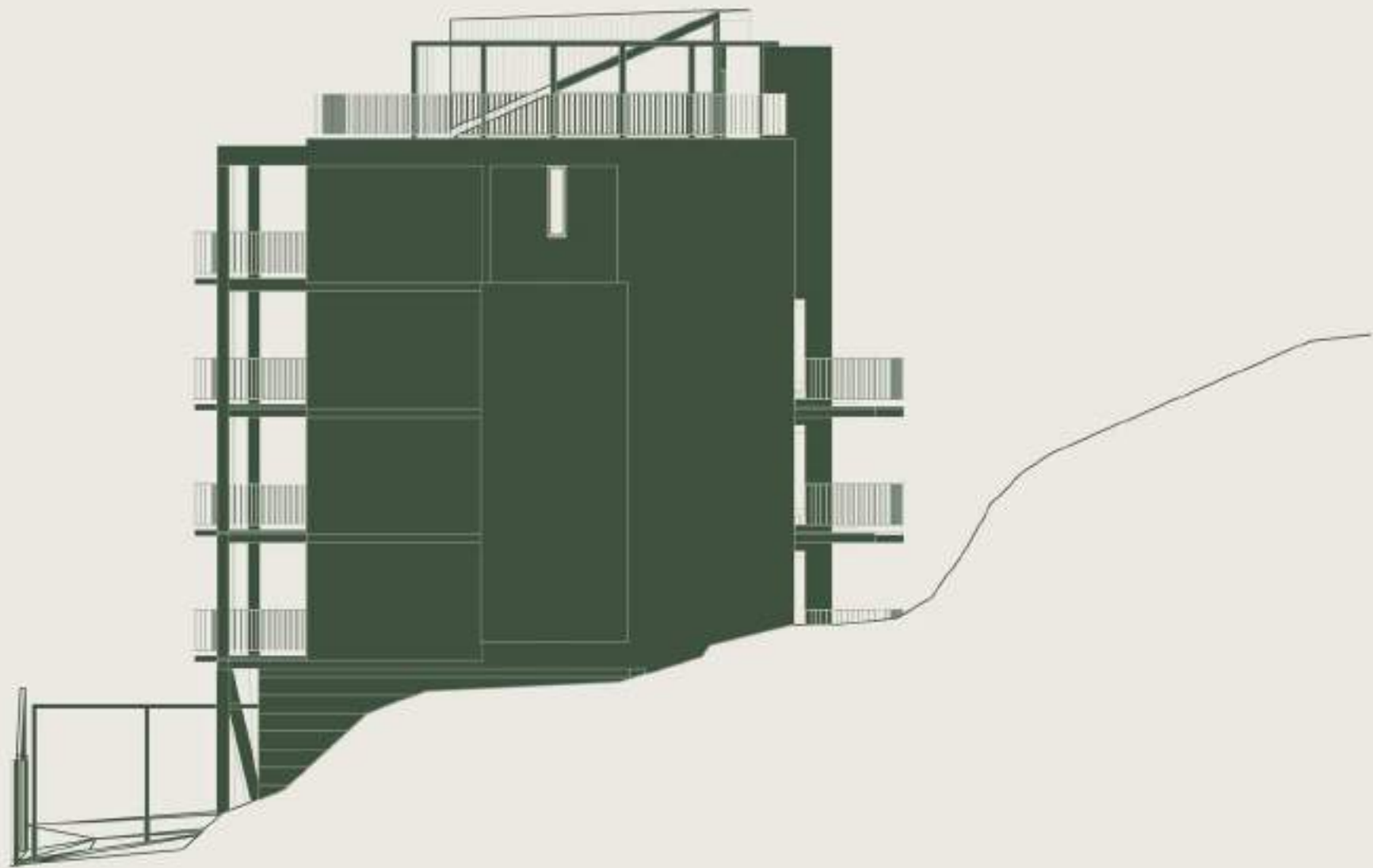
HIGGOVALE

LOCATION AT THE FOOT OF TABLE MOUNTAIN  
Higgo Crescent is located directly at the foot of Table mountain on the south side of Kloof Nek Road.



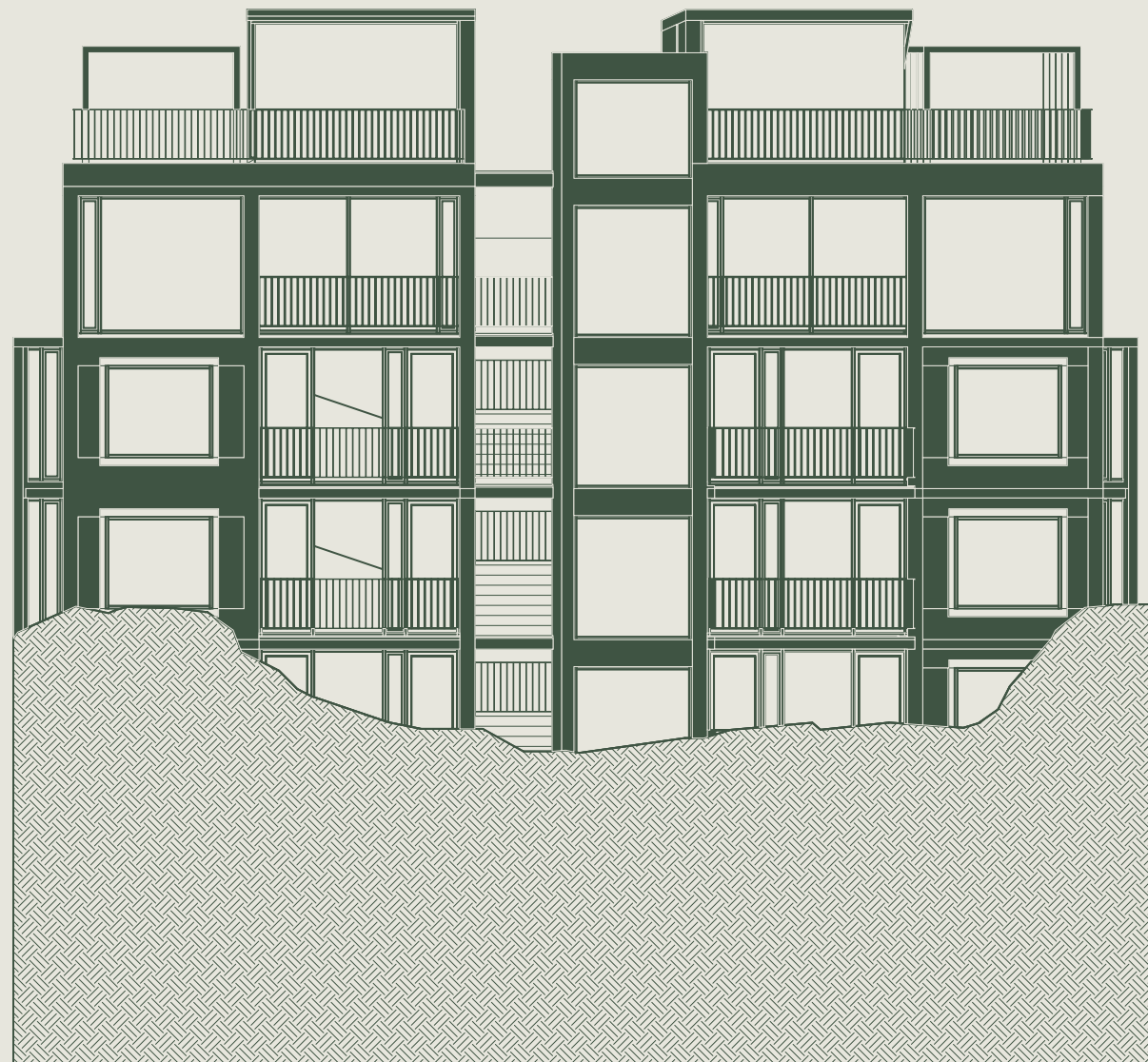
FRONT ELEVATION  
Shown here without trees or vegetation.





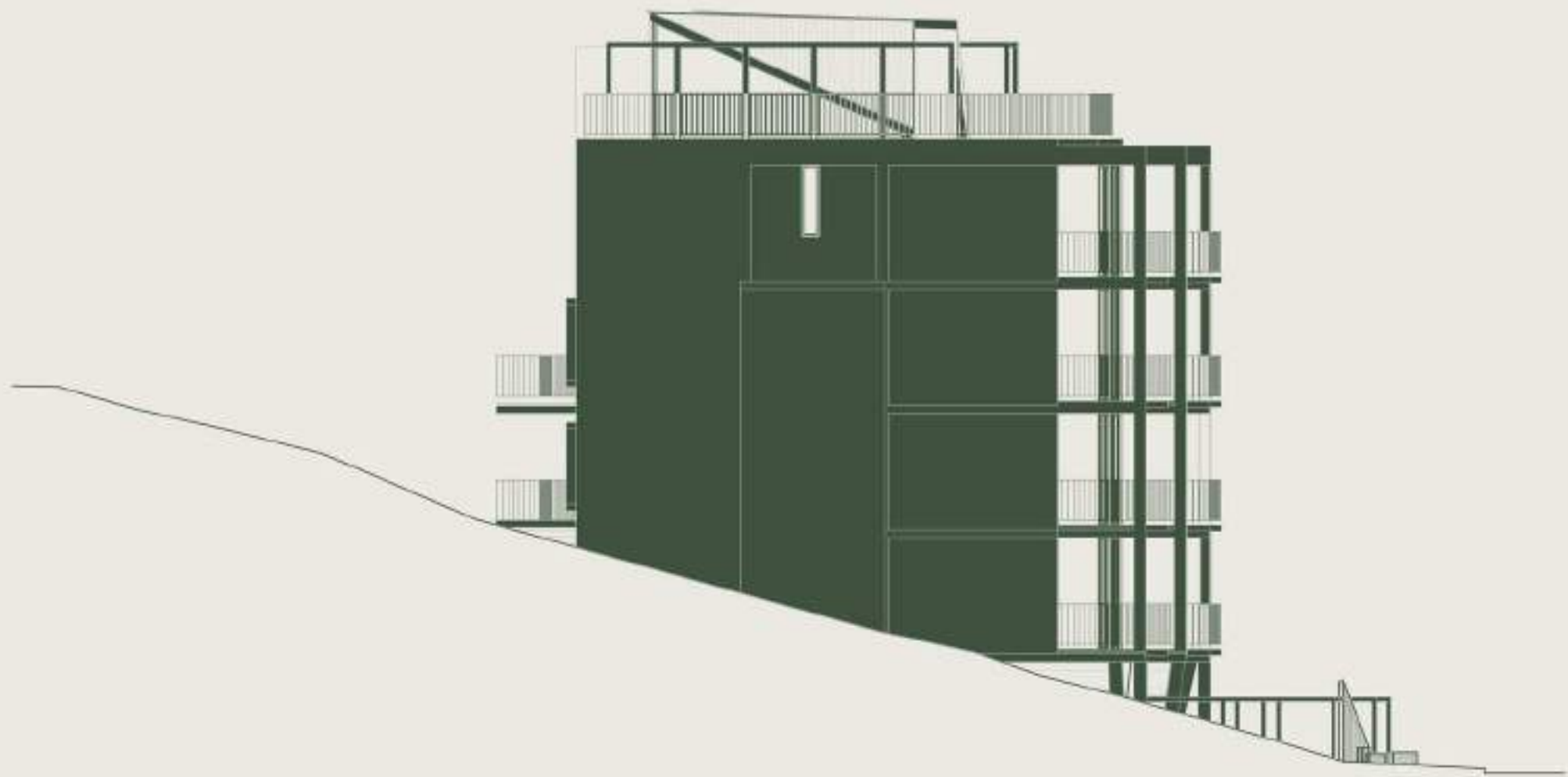
**EAST ELEVATION**

Shown here without trees or vegetation.



REAR ELEVATION  
Shown here without trees or vegetation.





**WEST ELEVATION**

Shown here without trees or vegetation.





## THE BUILDING

The boutique 6-unit luxury residential development, 36 Higgs Crescent, is located towards the top of Higgs Crescent on a steep north-east facing site. The building has been designed to nestle within the surrounding mature trees and create unparalleled views across the City Bowl towards the mountain and the harbour.

The design by award-winning architecture practice, Van Der Merwe Miszewski (VDMMA), has maximized the potential of the site to create a unique tree house living experience in



## ARCHITECTURAL PHILOSOPHY

“We believe that designers need continuous renewal to fuel creativity. Participation in academic activity and teaching provides a platform for exposure to current trends and debates, pertaining to theories of design and technology. We believe that research is a vital component to inform appropriate and lasting design solutions.

The methodology of the practice hinges on ‘design process’ and has sought to rather try to find “meaning in the built environment” - as opposed to being pre-occupied with what a building “looks like”. Central to this methodology is our firm belief that no two sites, briefs or clients are the same, and that ‘to make it work’ - a project must be based on and sustained by a “holding idea” or set of “holding ideas”. The terms; “site”, “brief” and “client” are not topographically, programmatically, or culturally defined. ” (Source -







## SUSTAINABILITY

The building has been designed in response to its mature forest setting and to sustainability best practice principles with an emphasis on reducing both the carbon footprint of the building materials used during construction as well as the operational efficiency of the building.

Water wise and energy efficient fittings and fixtures have been specified throughout. Natural materials have been utilized innovatively throughout the interiors including the natural stone flooring and natural stone vanities.





GROUND FLOOR ENTRANCE

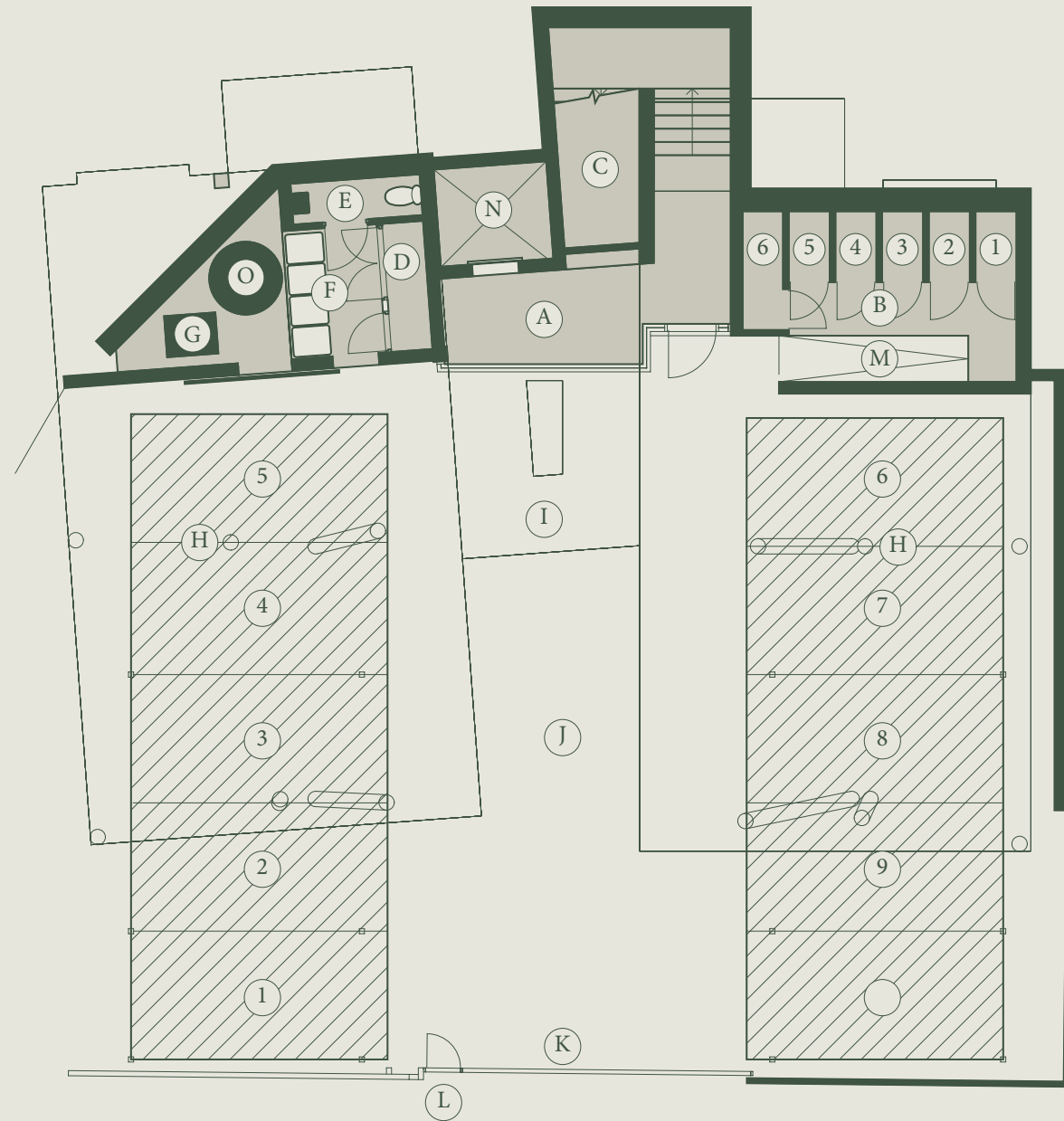
Entrance to the secure electronic gated complex with a living parking lot surface and canopy.



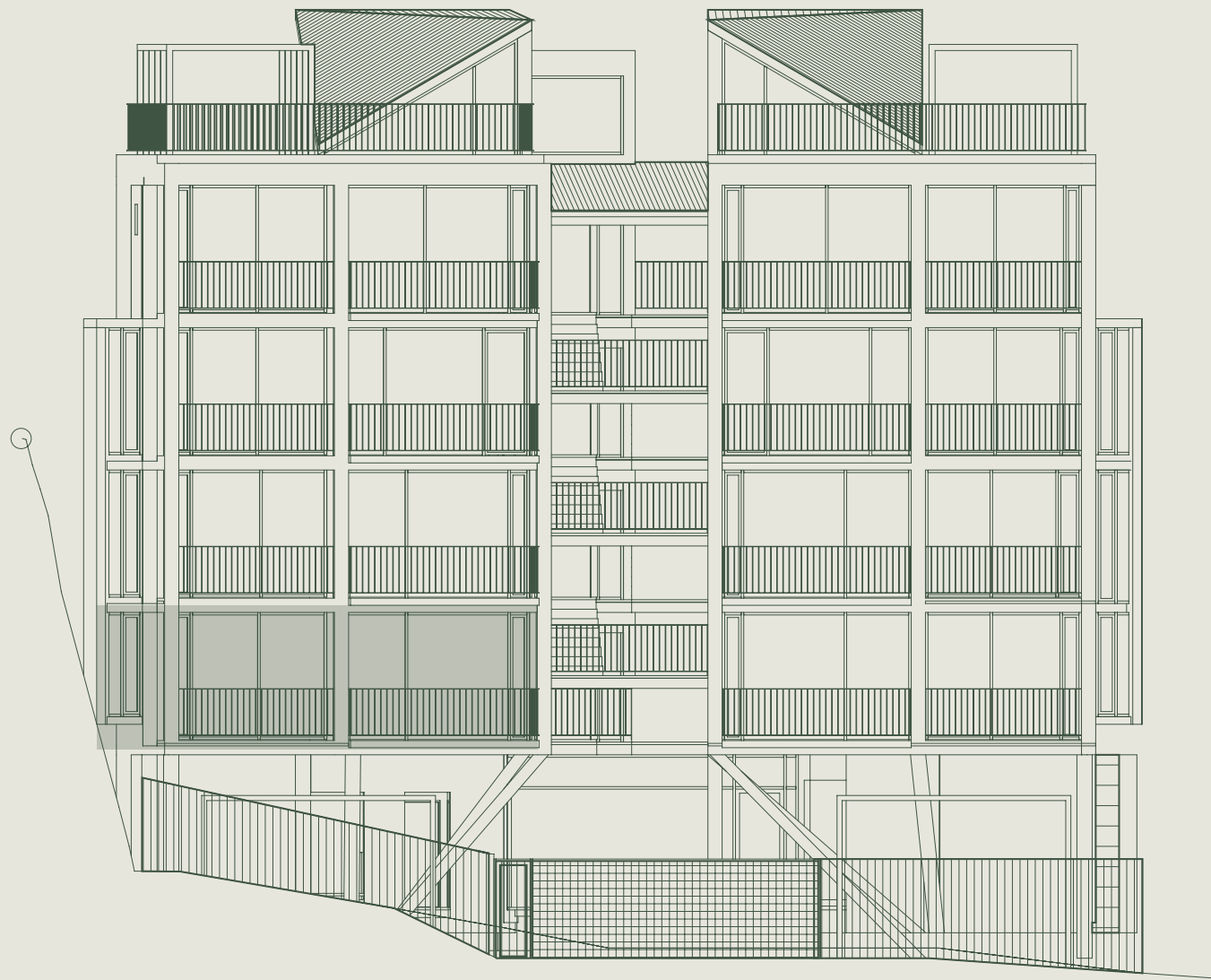
						STORAGE CUPBOARDS				
	UNIT No.	TOTAL AREA	FLOOR	BALCONIES	ROOF	No.	AREA	UNIT NO.	PARKING BAYS	
LEVEL 3	302	246m2	148.6	47.9	49.5	1	1.2		1	
	301	246m2	148.6	47.9	49.5	2	1.2		2	
						3	1.2		3	
LEVEL 2	202	106.5 m2	81.1	25.4	n/a	4	1.2		4	
	201	106.5 m2	81.1	25.4	n/a	5	1.2		5	
						6	2		6	
LEVEL 1	102	106.5 m2	81.1	25.4	n/a				7	
	101	106.5 m2	81.1	25.4	n/a				8	
									9	
									10	



- A - FOYER
- B - STORES
- C - STORAGE VOID BELOW STAIRCASE
- D - DB DATA CUPBOARD
- E - STAFF WC
- F - REFUSE AREA (4x BINS)
- G - BOOSTER PUMP
- H - WET SERVICES (ABOVE)
- I - COMMUNAL STAIRCASE (ABOVE)
- J - HARD GRASS FINISH
- K - VEHICULAR SLIDING GATE
- L - PEDESTRIAN GATE
- M - RAMP
- N - ELEVATOR



GROUND FLOOR PLAN  
Measured to centre of wall.



LEVEL 1 - UNIT 101 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

1 - ENTRANCE

2 - REAR BALCONY

3 - BEDROOM 1

4 - BATHROOM 1

5 - BEDROOM 2

6 - BATHROOM 2

7 - KITCHEN

8 - LIVING

9 - DINING

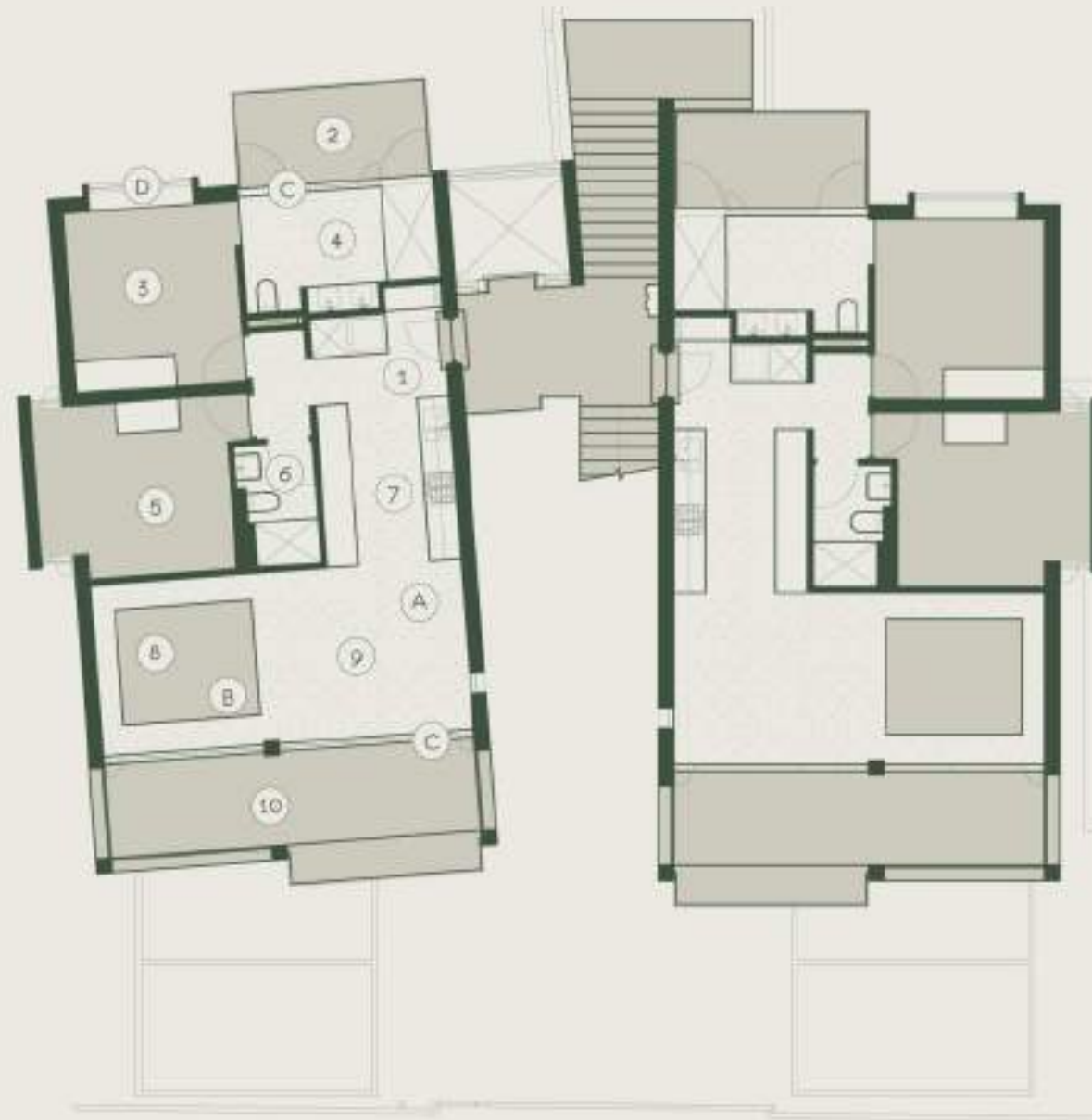
10 - FRONT BALCONY

A - NATURAL STONE TILES

B - WOODEN INLAY

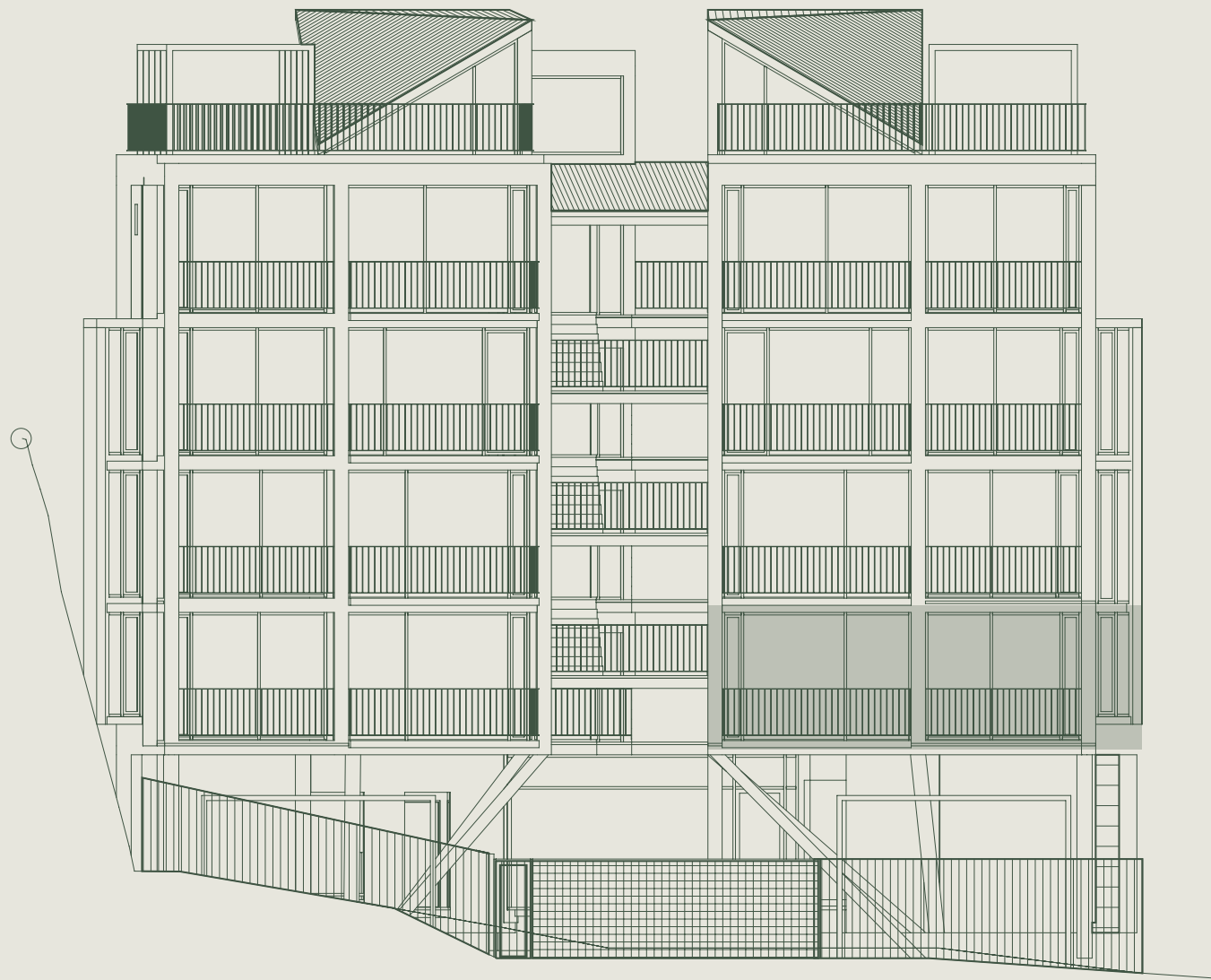
C - POWDER COATED ALUMINIUM DOORS

D - TIMBER LINED BAY WINDOW



LEVEL 1 - UNIT 101 PLAN





LEVEL 1 - UNIT 102 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

1 - ENTRANCE

2 - REAR BALCONY

3 - BEDROOM 1

4 - BATHROOM 1

5 - BEDROOM 2

6 - BATHROOM 2

7 - KITCHEN

8 - LIVING

9 - DINING

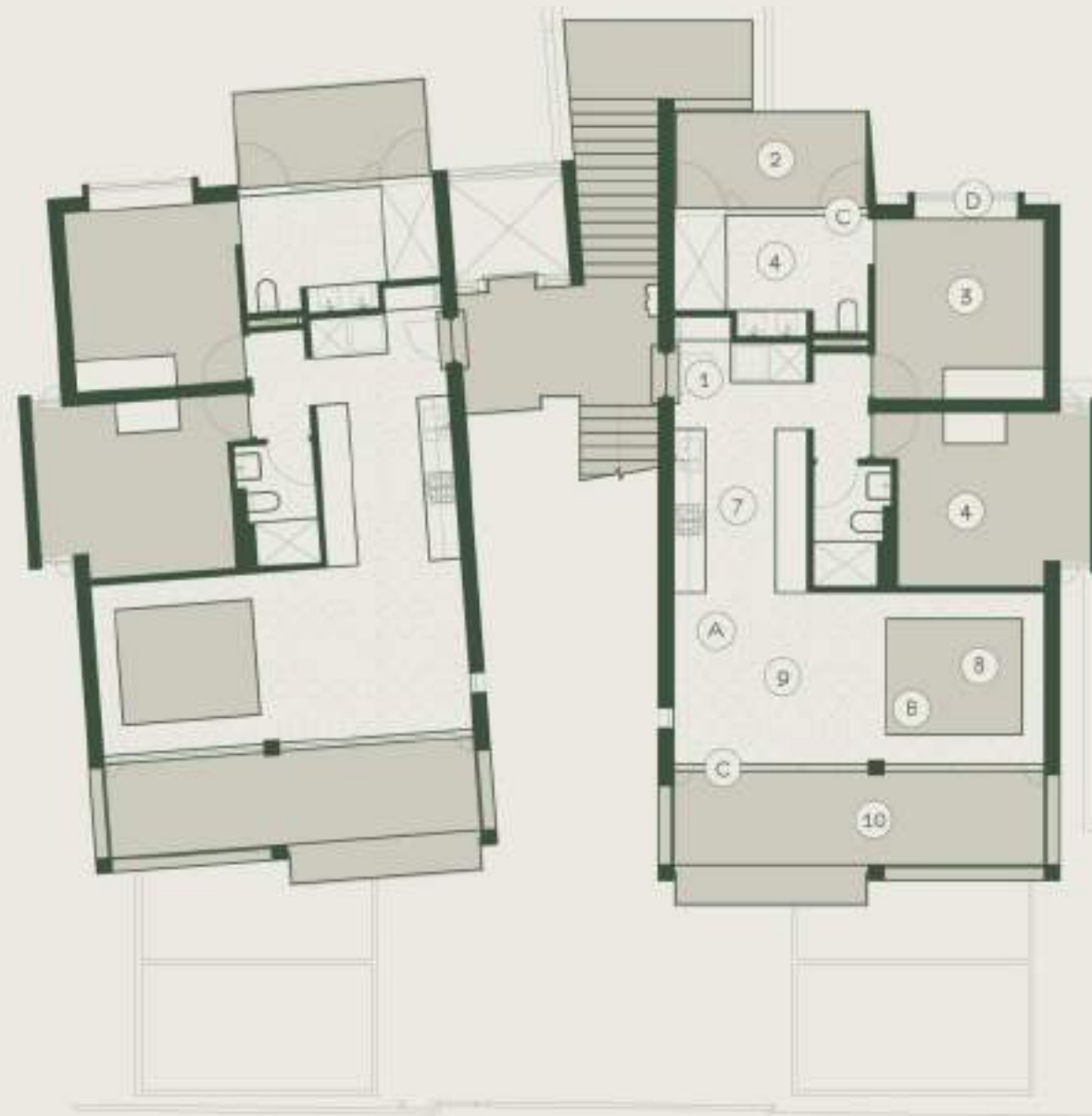
10 - FRONT BALCONY

A - NATURAL STONE TILES

B - WOODEN INLAY

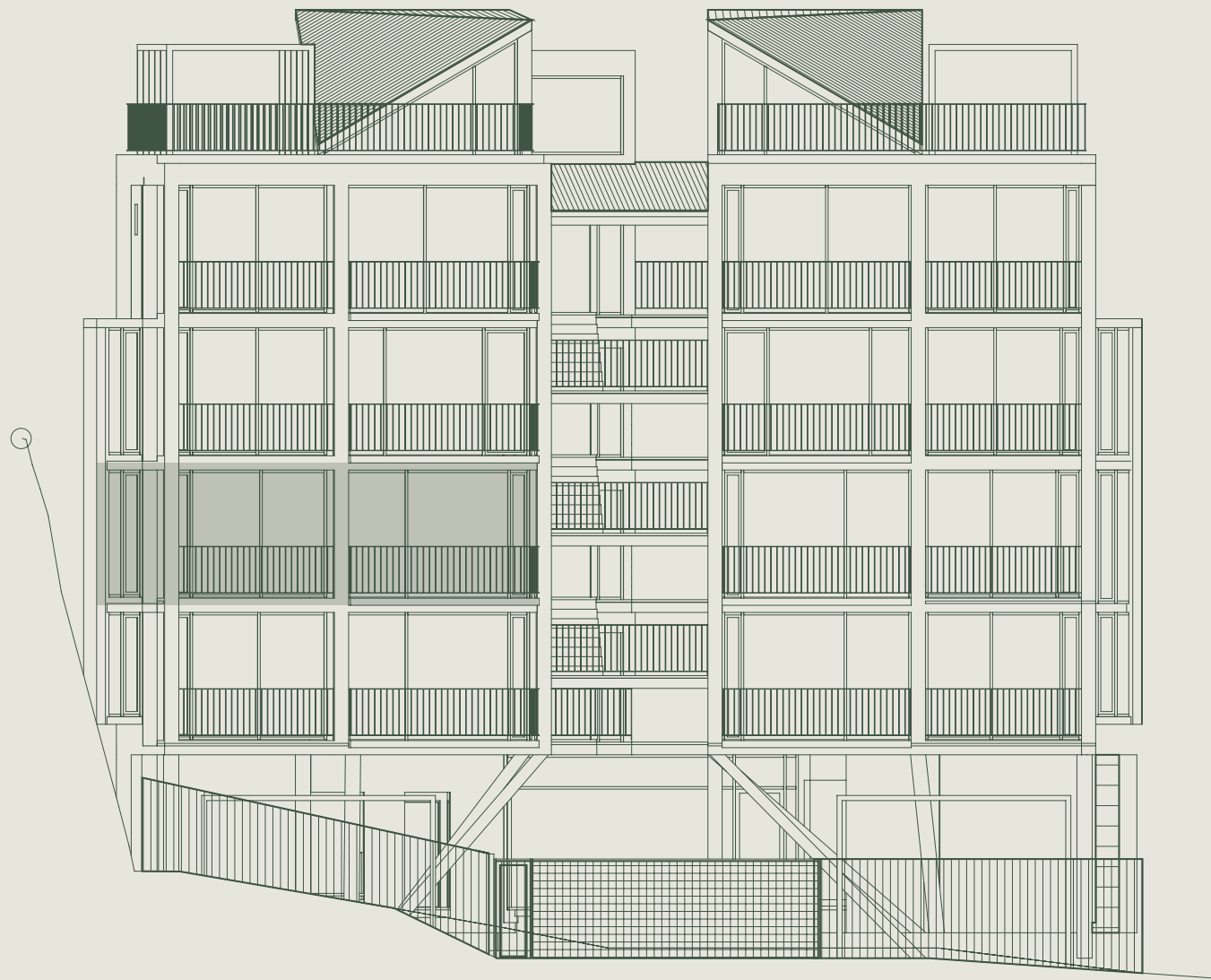
C - POWDER COATED ALUMINIUM DOORS

D - TIMBER LINED BAY WINDOW



LEVEL 1 - UNIT 102 PLAN





LEVEL 2 - UNIT 201 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

1 - ENTRANCE

2 - REAR BALCONY

3 - BEDROOM 1

4 - BATHROOM 1

5 - BEDROOM 2

6 - BATHROOM 2

7 - KITCHEN

8 - LIVING

9 - DINING

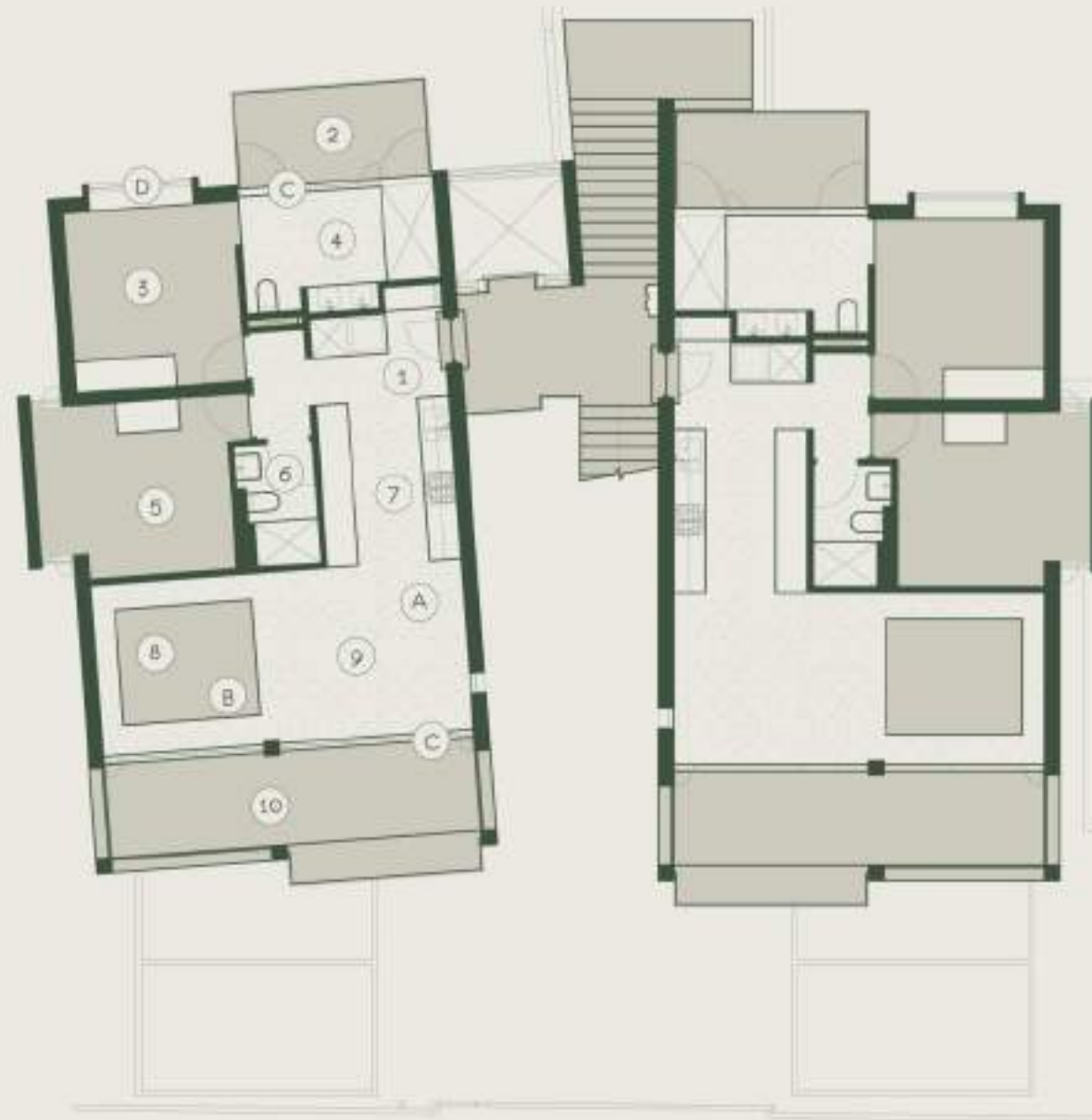
10 - FRONT BALCONY

A - NATURAL STONE TILES

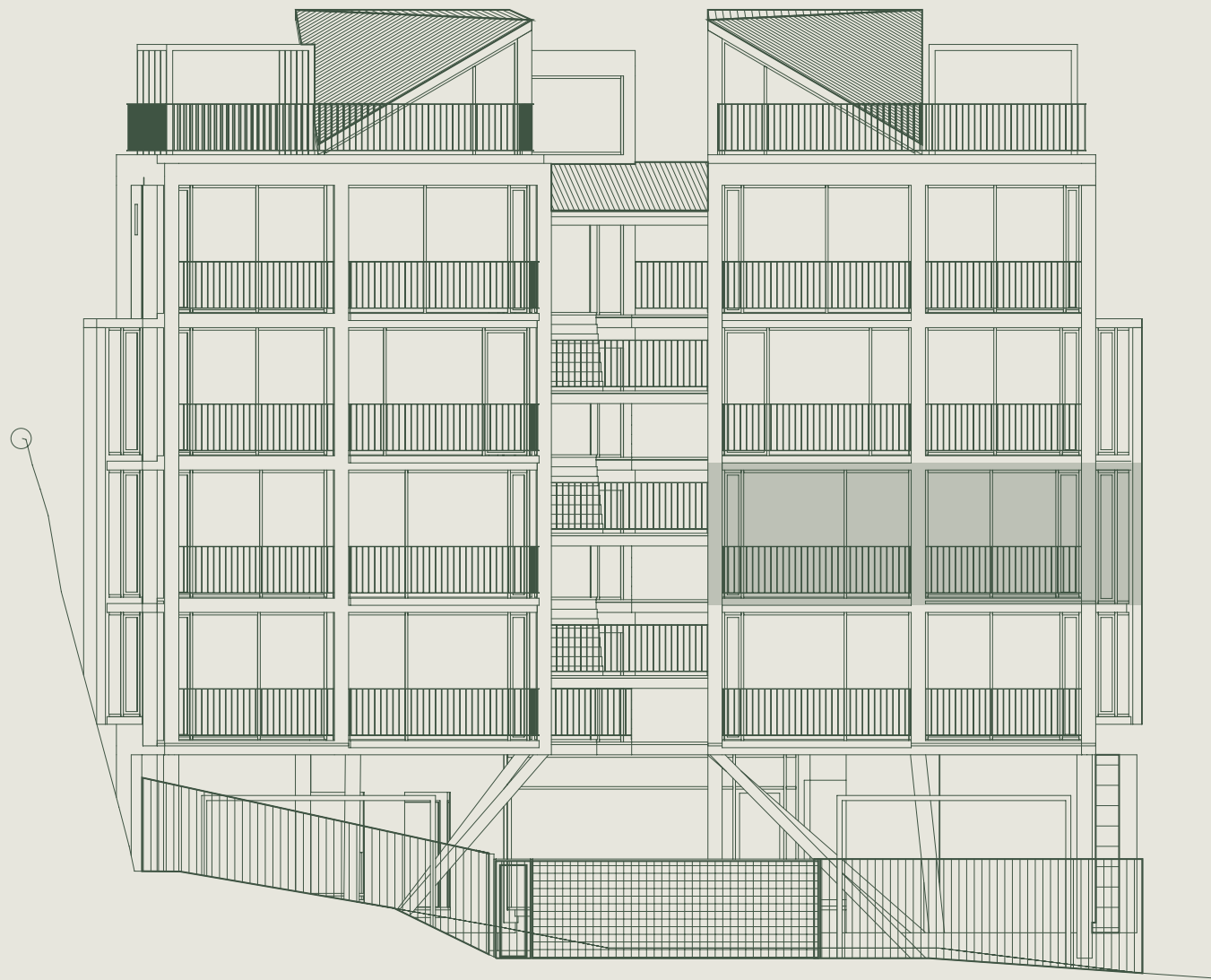
B - WOODEN INLAY

C - POWDER COATED ALUMINIUM DOORS

D - TIMBER LINED BAY WINDOW







LEVEL 2 - UNIT 202 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

1 - ENTRANCE

2 - REAR BALCONY

3 - BEDROOM 1

4 - BATHROOM 1

5 - BEDROOM 2

6 - BATHROOM 2

7 - KITCHEN

8 - LIVING

9 - DINING

10 - FRONT BALCONY

A - NATURAL STONE TILES

B - WOODEN INLAY

C - POWDER COATED ALUMINIUM DOORS

D - TIMBER LINED BAY WINDOW



LEVEL 2 - UNIT 202 PLAN





LEVEL 1 & 2  
View of Table Mountain across the dining room



## MATERIALS & SURFACES

A - Natural Stone Tile Floors

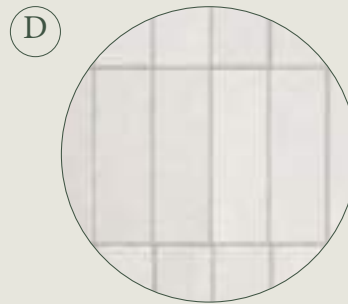
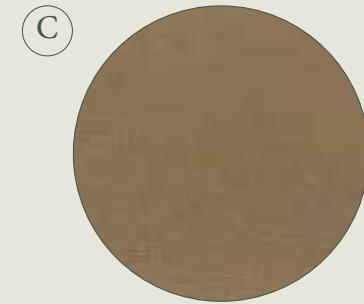
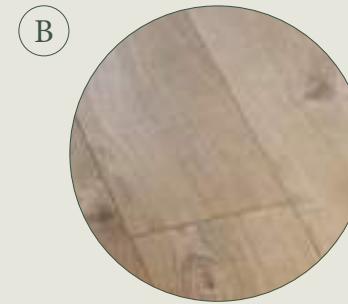
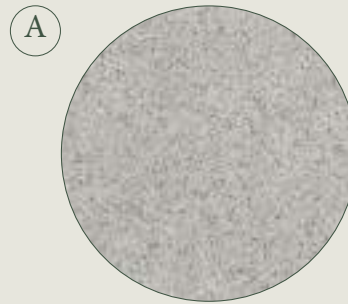
B - Timber Carpet Inlay

C - Powder coated Aluminium windows and doors

D - White Gloss Subway Tiles

E - Off-Shutter concrete soffits

F - Bagged & painted brick feature walls





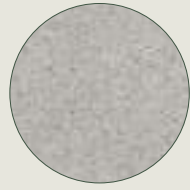
## LEVEL 1 & 2 OPEN PLAN LIVING/ DINING/ KITCHEN

The interiors of the new Higgs development, which have been designed in collaboration with the design company, Revised (Amsterdam), ensures you have the perfect backdrop for social gatherings. The close proximity to the kitchen and living room, enhances the natural flow to the space for the purposes of entertaining.

Artist's impression. Loose joinery items to be supplied by owner. Refer to floor layouts for fixed joinery included in purchase.



UNIT 101-2 / 201-2  
View of the open plan living and dining room with access to the balcony.



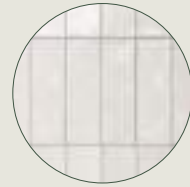
Engineered Stone Counter Top



Timber Carpet Inlays



Powder Coated Aluminium window and door



Subway Tiles



Stainless Steel double undermounted Sink



Sink Mixer



Switches



Sockets



Bosch VBC514CR0 90cm built-in oven



Bosch PCR9A5B90Z 90cm hob

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## LEVEL 1 & 2 - KITCHEN DETAILING & FINISHES

Key of surfaces, fixtures & fitting.



## LEVEL 1 &2 LOUNGE

The living room is designed with luxurious materials to form a modern backdrop tailored to any lifestyle and living experience. The material palette includes a natural stone tiled floor with a feature timber carpet inlay offset against the bagged brickwork walls and off shutter concrete soffits.

Artist's impression. Loose joinery items to be supplied by owner. Refer to floor layouts for

## LEVEL 1 & 2 KITCHEN

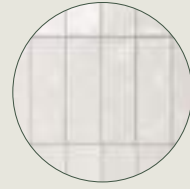
On levels 1 & 2 of Higgs Crescent our specialist kitchen designers, Stockhome Kitchen Living, have created a professional kitchen to include fixtures and fittings that are of the finest quality materials and designed by professionals from around the world.



LEVEL 1 & 2  
View of the open-plan dining & lounge area



Natural Stone Tile Floors



Subway Tiles



Counter top Ceramic Round Basin



Wall mounted Mixer & Spout



Shower Mixer



Shower Arm + Rose



Rimless WC with soft close seat with concealed cistern



White actuator plate



## OPTIONAL EXTRAS

### Lighting

The lighting scheme has been carefully designed to enhance the living experience with the natural surroundings, the Architecture and interior plan. Functional lighting is included in purchase. A range of high-end lighting designs and feature lights have been selected to illuminate the living areas, bringing calmness to those quiet spaces as well as refinement and focus when required. These light fittings are available for purchase as an additional package upon request.

### Battery Back-Up Power

The building has been designed to sustainability best practice principles. This includes an allowance to accommodate invertors and battery back-up for each apartment should this be required. The installation process can be completed at post-handover or purchased as part of the sale agreement and included in the base build of the unit by the developer upon request.

### Home Automation

Higgo Crescent have been designed to accommodate the Legrand Arteor with Netatmo home automation system. This system is an upgrade to the wiring system which provides smart home technology to the lighting and power circuits of the apartment as is available as an additional package upon request.

### Airconditioning

Aircondition is available as an optional extra.

### LEVEL 1 - 4 OPTIONAL EXTRAS





LEVEL 1 - 4 OPTIONAL LIGHTING SCHEME





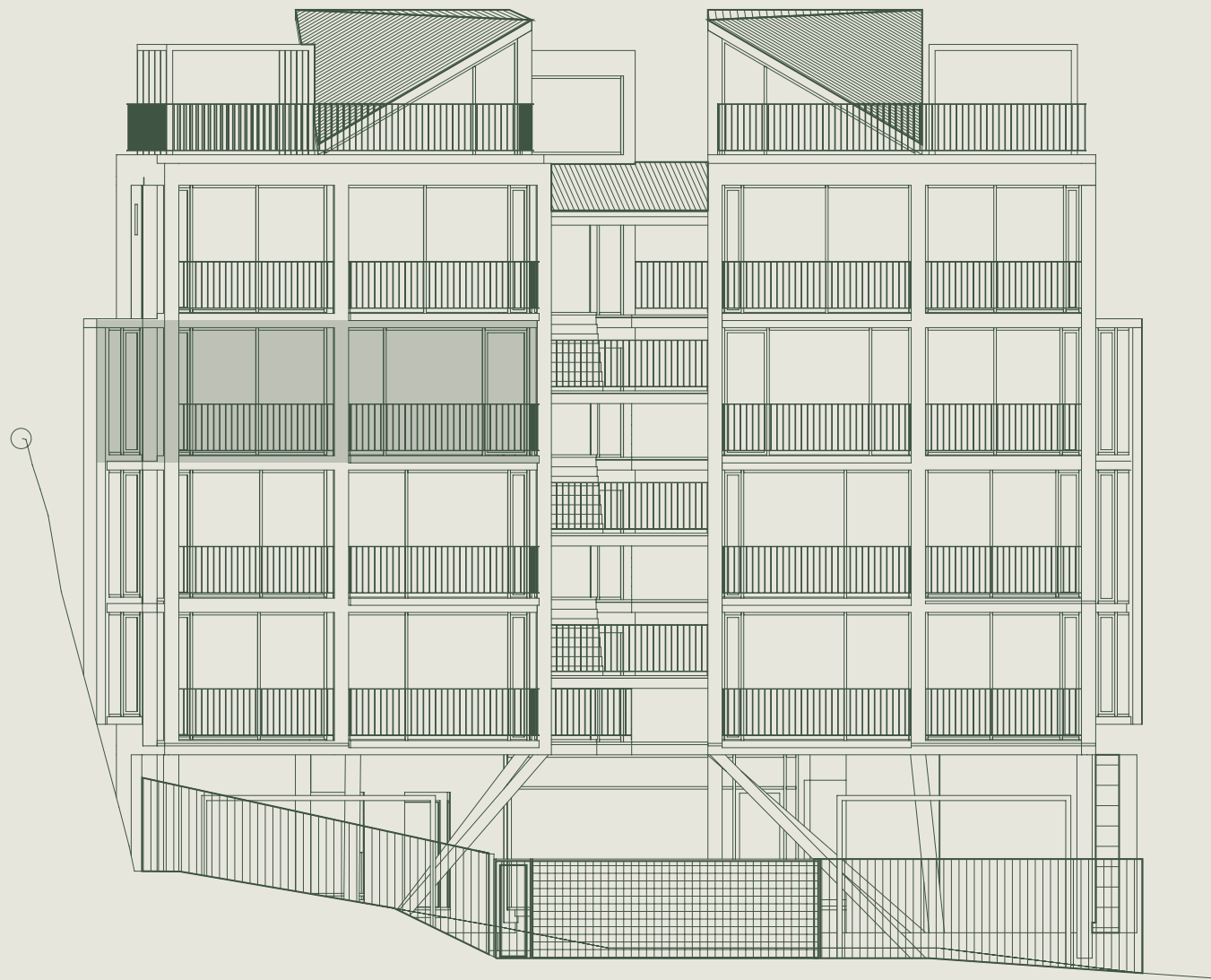
PENTHOUSE LEVEL  
View of Penthouse & Roof Terrace





PENTHOUSE ROOF TERRACE  
Planted pergolas & view over tree canopy





LEVEL 3 - UNIT 301 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

1 - STAIRS

2 - HALLWAY

3 - BEDROOM 2

4 - BATHROOM 2

5 - REAR BALCONY

6 - BEDROOM 3

7 - BATHROOM 3

8 - BEDROOM 1

9 - BATHROOM 1

10 - FRONT BALCONY

A - NATURAL STONE TILES

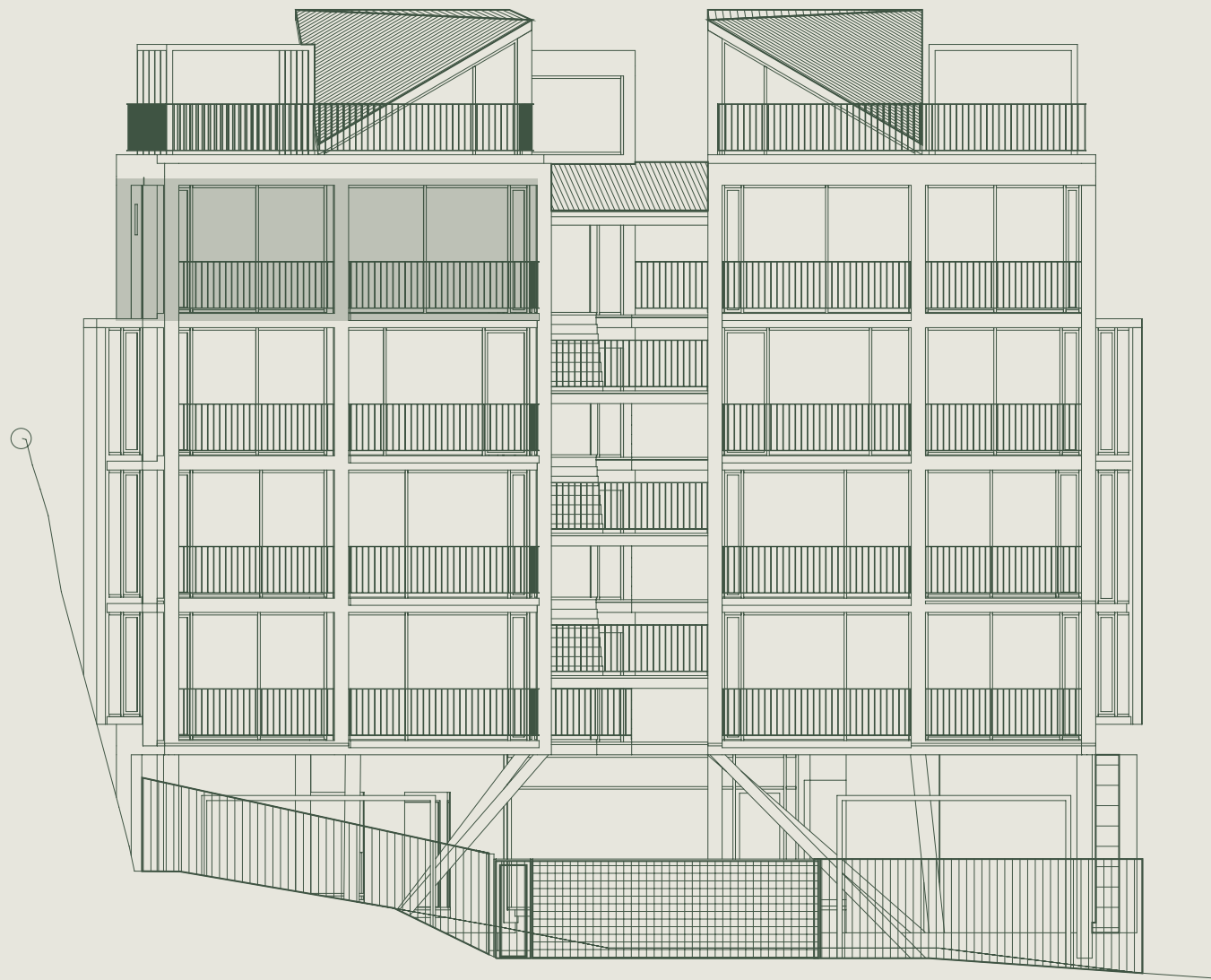
B - WOODEN INLAY

C - POWDER COATED ALUMINIUM DOORS

D - TIMBER LINED BAY WINDOW



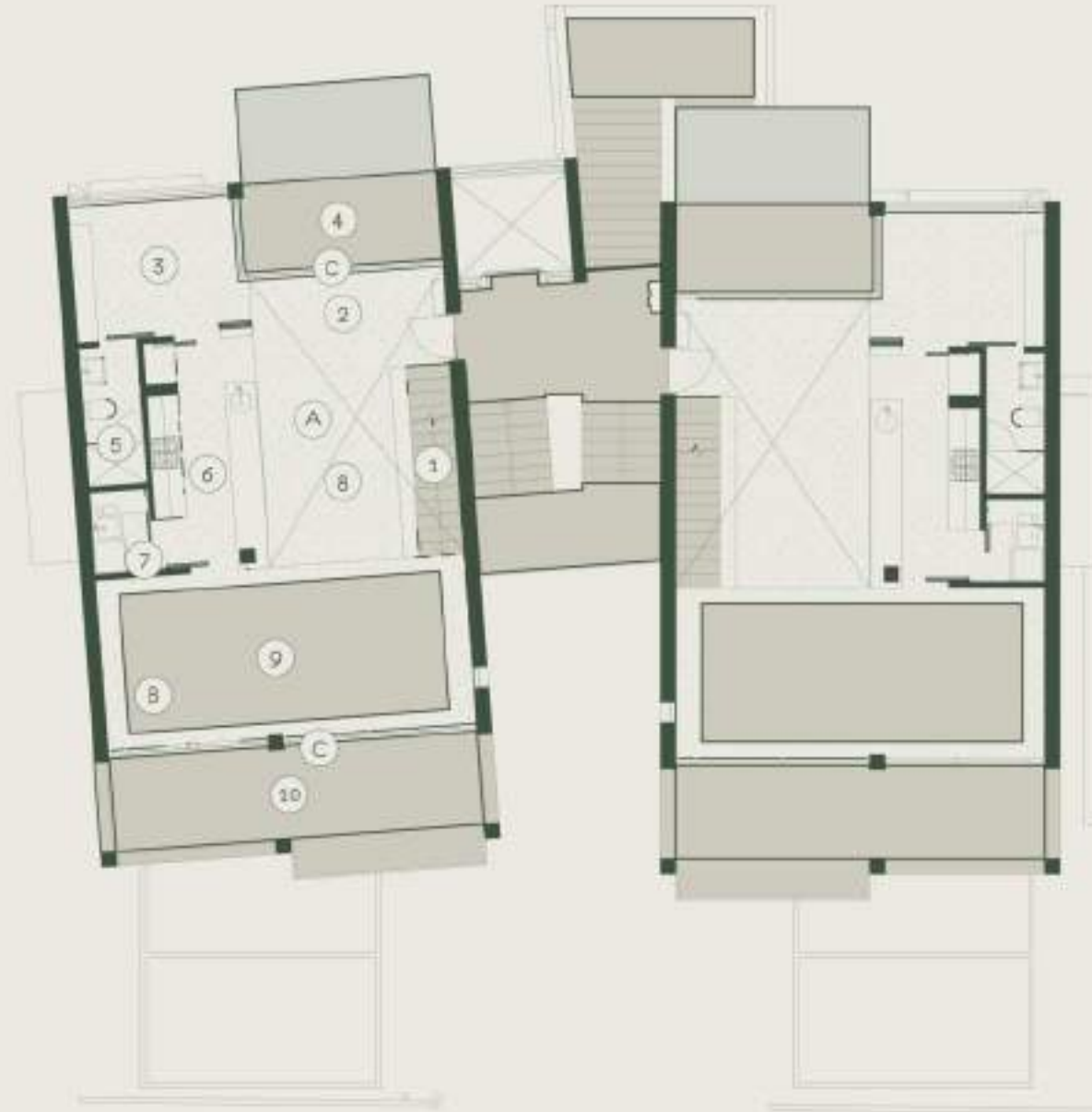




LEVEL 4 - UNIT 301 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

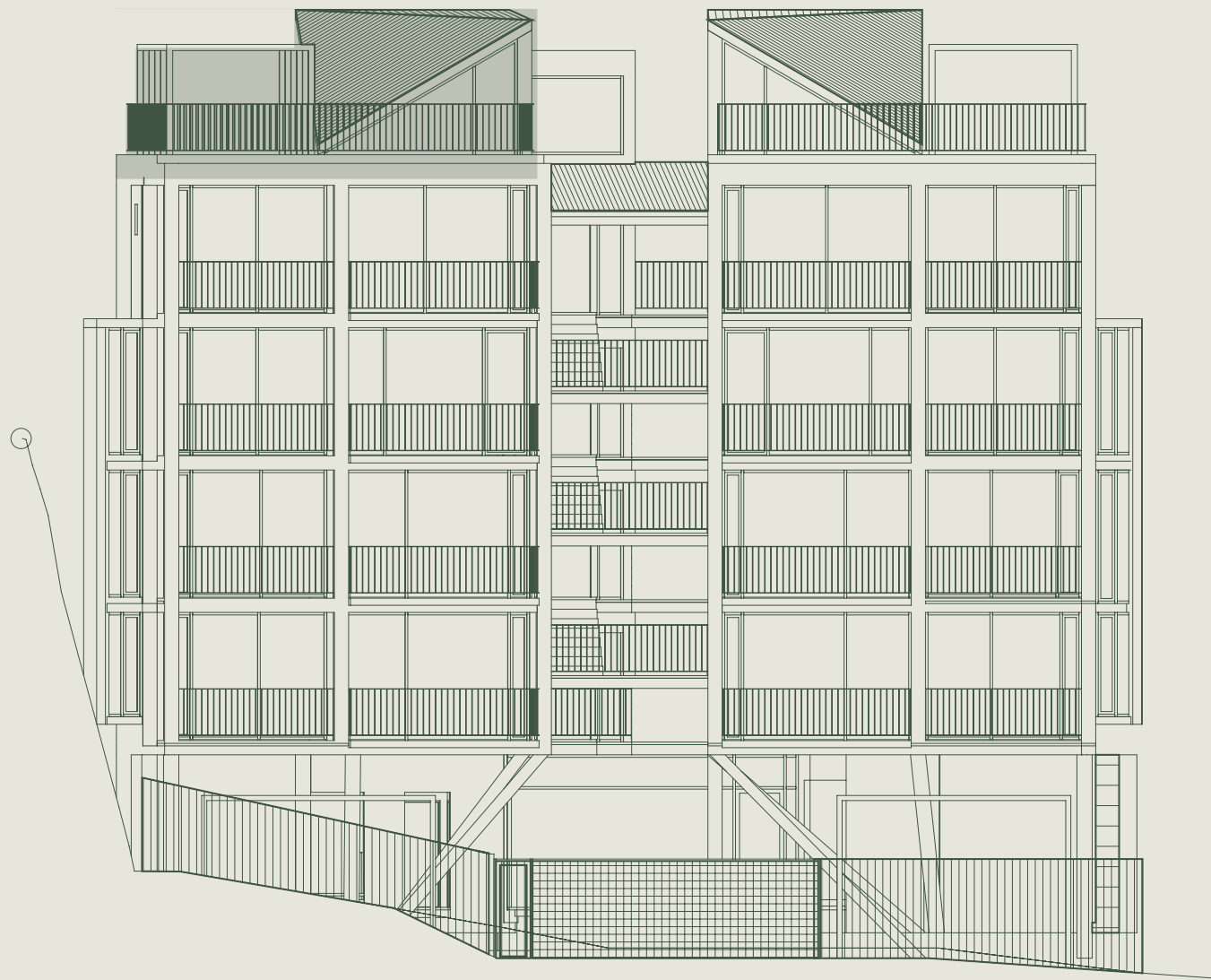
- 1 - STAIRS
- 2 - ENTRANCE
- 3 - STUDY / LOUNGE
- 4 - REAR BALCONY
- 5 - GUEST WC
- 6 - KITCHEN
- 7 - SCULLERY
- 8 - DINING
- 9 - LIVING
- 10 - FRONT BALCONY

- A - NATURAL STONE TILES
- B - WOODEN INLAY
- C - POWDER COATED ALUMINIUM DOORS



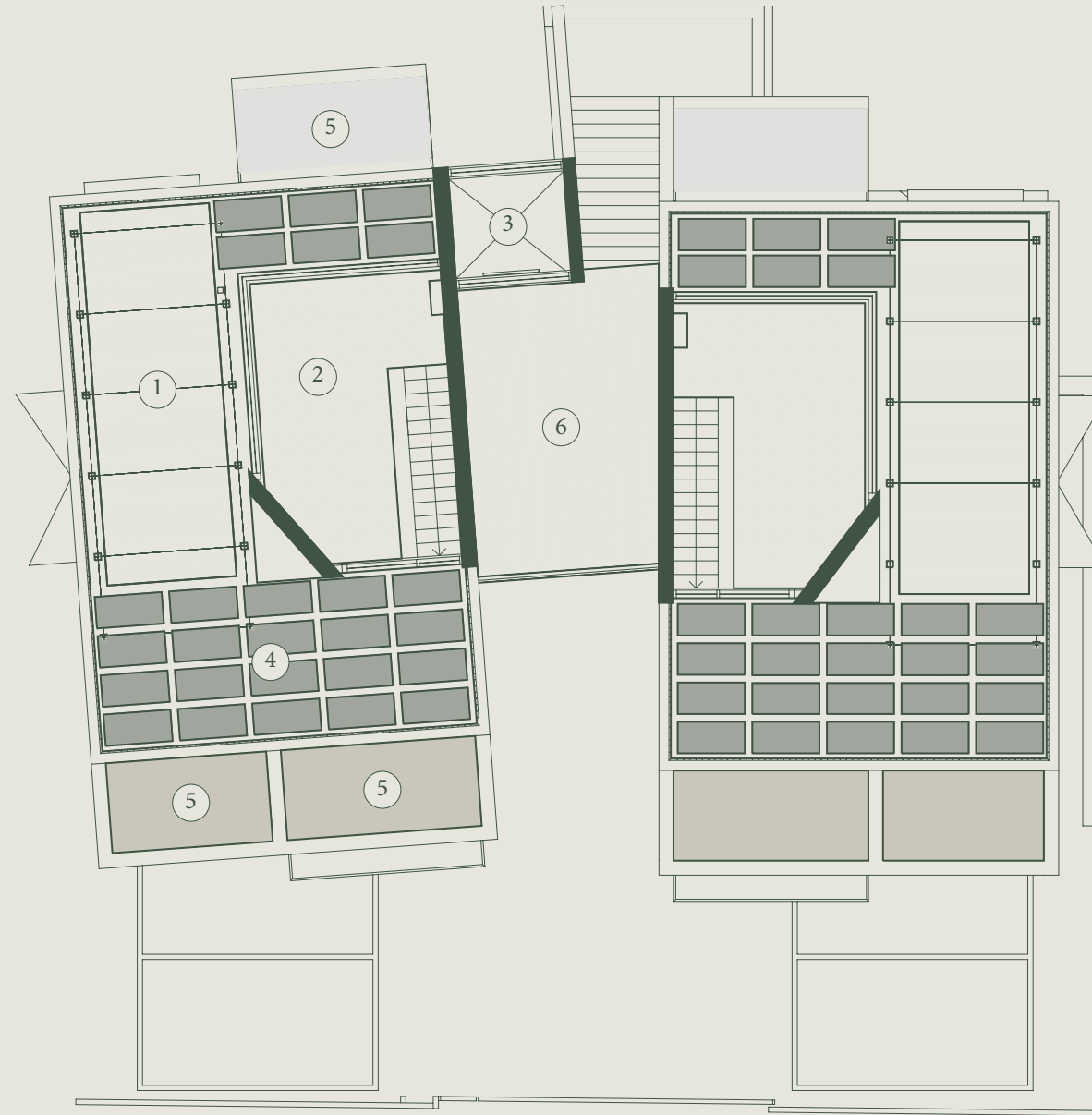
LEVEL 4 - UNIT 301 - PLAN





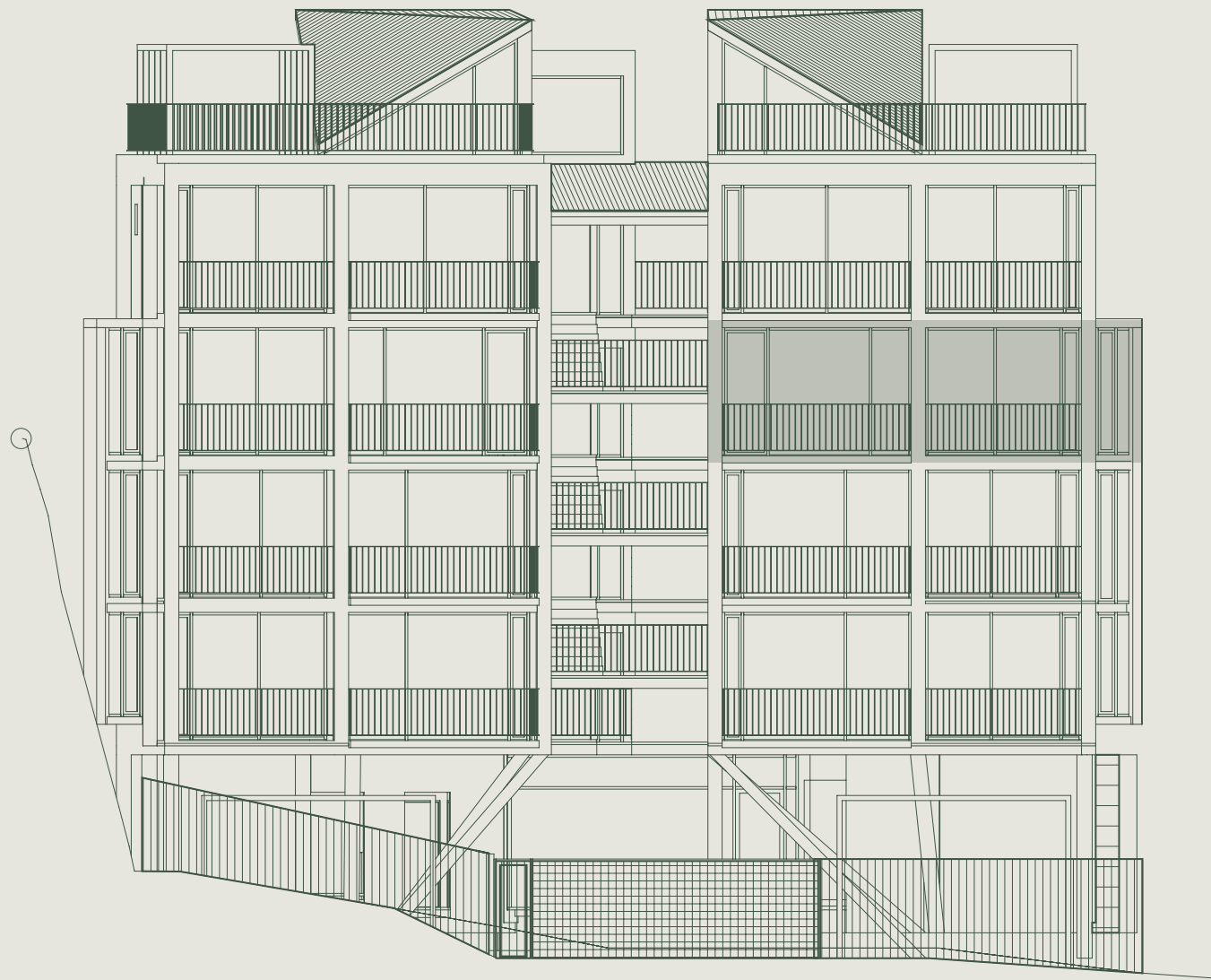
UNIT 301 - ROOF TERRACE FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

- 1 - PERGOLA
- 2 - DOUBLE VOLUME
- 3 - ELEVATOR
- 4 - OUTDOOR LOUNGE AREA
- 5 - VOID TO BALCONY BELOW
- 6 - SHEET METAL ROOF



UNIT 301 - ROOF TERRACE PLAN  
Floorplan of the 49.5 m<sup>2</sup> Roof terrace





LEVEL 3 - UNIT 302 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

1 - STAIRS

2 - HALLWAY

3 - BEDROOM 2

4 - BATHROOM 2

5 - REAR BALCONY

6 - BEDROOM 3

7 - BATHROOM 3

8 - BEDROOM 1

9 - BATHROOM 1

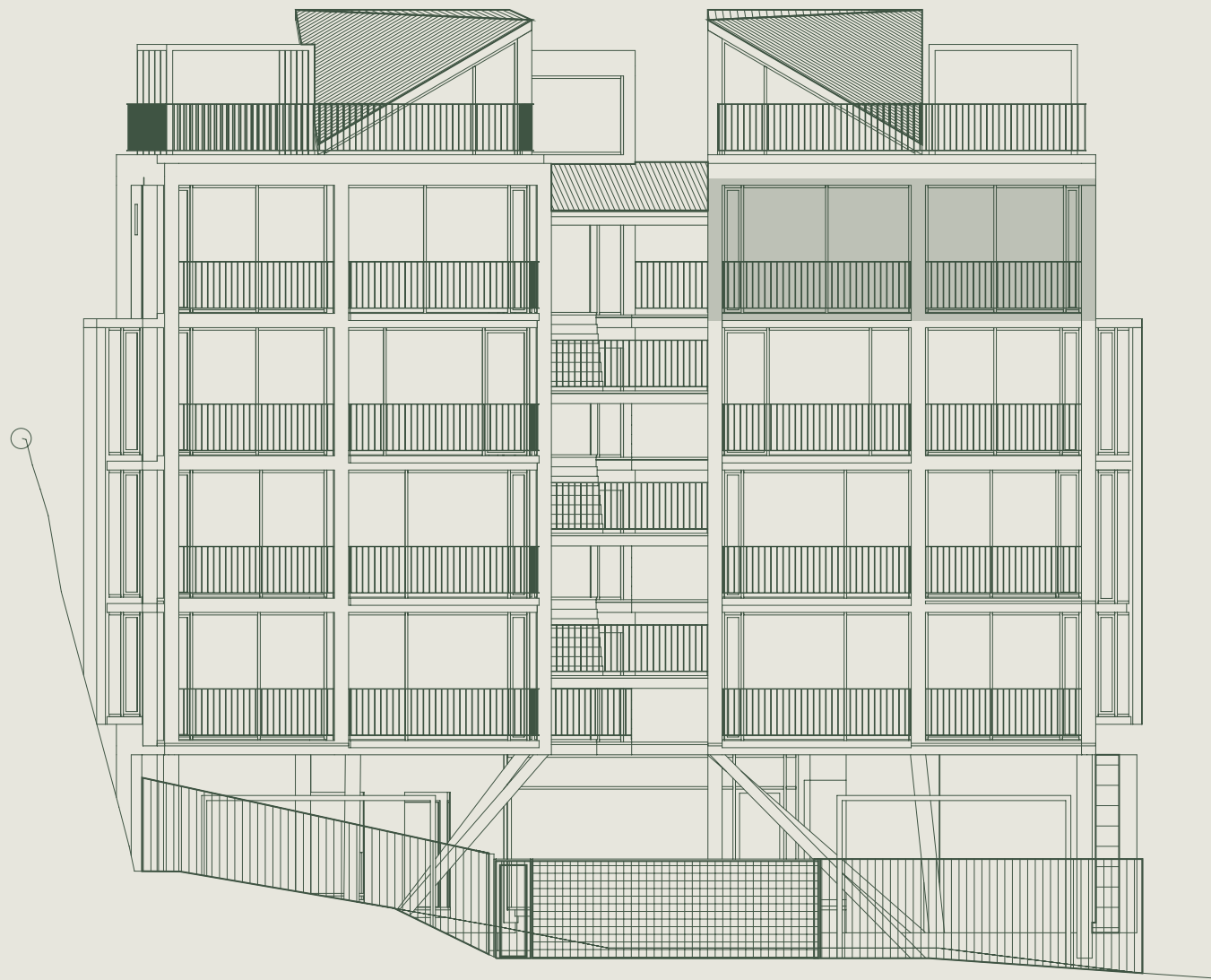
10 - FRONT BALCONY

A - NATURAL STONE TILES

B - WOODEN INLAY

C - POWDER COATED ALUMINIUM DOORS



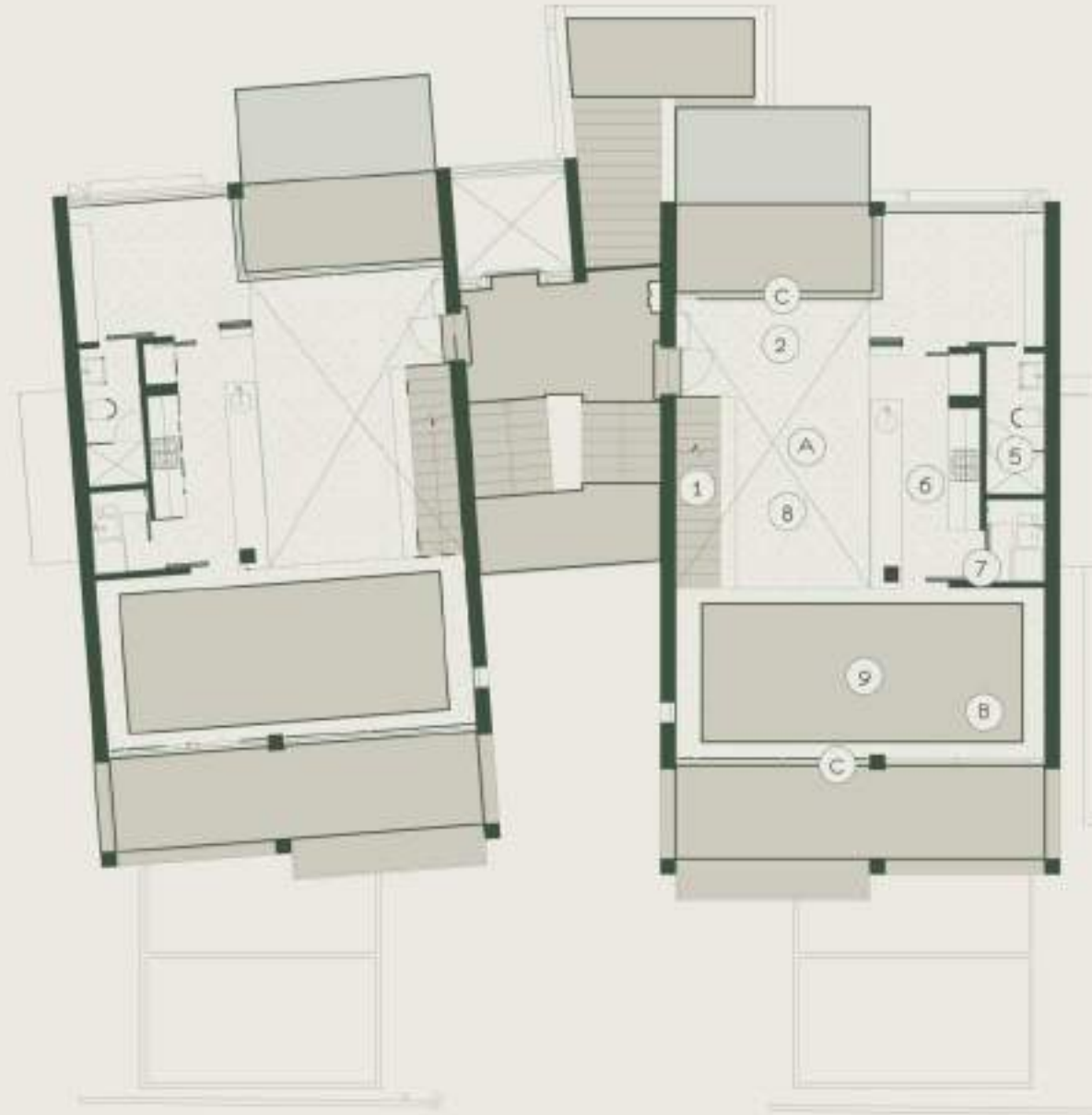


LEVEL 4 - UNIT 302 FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

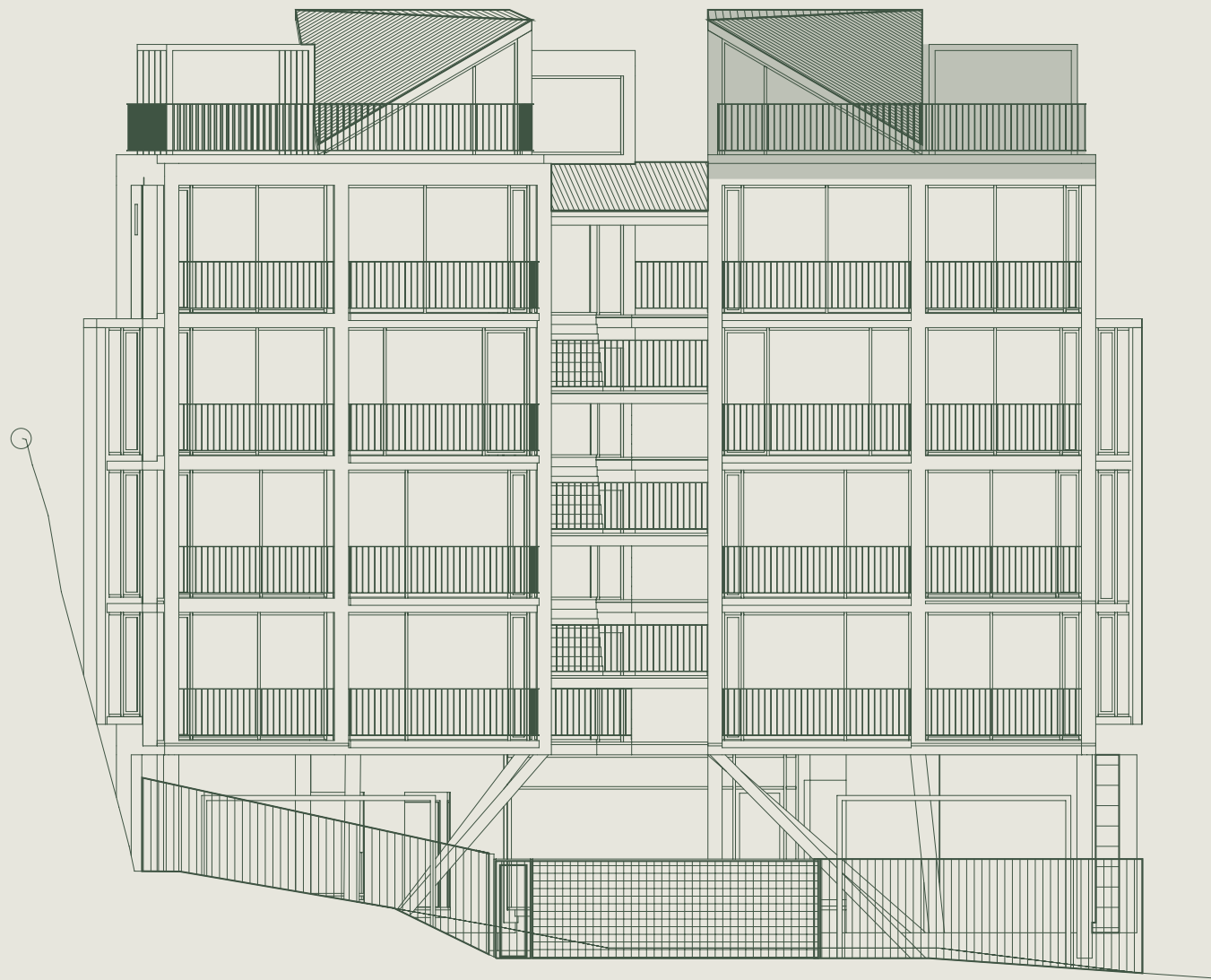


- 1 - STAIRS
- 2 - ENTRANCE
- 3 - STUDY / LOUNGE
- 4 - REAR BALCONY
- 5 - GUEST WC
- 6 - KITCHEN
- 7 - SCULLERY
- 8 - DINING
- 9 - LIVING
- 10 - FRONT BALCONY

- A - NATURAL STONE TILES
- B - WOODEN INLAY
- C - POWDER COATED ALUMINIUM DOORS

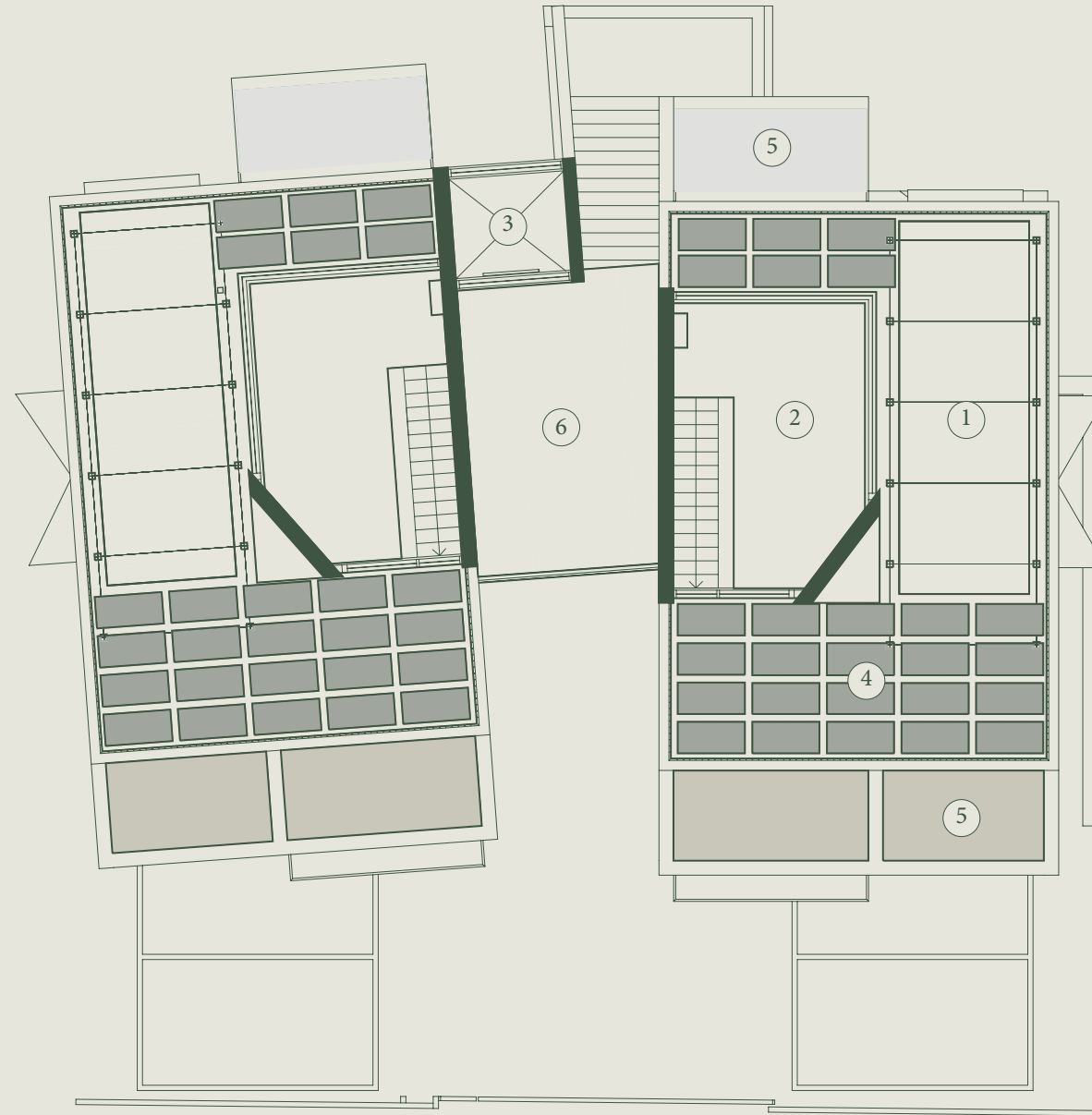


LEVEL 4 - UNIT 302 - PLAN



UNIT 302 - ROOF TERRACE FRONT ELEVATION  
View of the south & sea facing facade from Higgs Crescent

- 1 - PERGOLA
- 2 - DOUBLE VOLUME
- 3 - ELEVATOR
- 4 - OUTDOOR LOUNGE AREA
- 5 - VOID TO BALCONY BELOW
- 6 - SHEET METAL ROOF



UNIT 302 - ROOF TERRACE PLAN  
Floorplan of the 49.5 m2 Roof terrace





LEVEL 4 - LOUNGE, KITCHEN & DINING

View from the living room located at the front of the development towards the rear



## LEVEL 4 OPEN PLAN LIVING/ DINING/ KITCHEN

The interiors of the new Higgs development, which have been designed in collaboration with the design company, Revised (Amsterdam), ensures you have the perfect backdrop for social gatherings. The close proximity to the kitchen and living room, enhances the natural flow to the space for the purposes of entertaining.

Artist's impression. Loose joinery items to be supplied by owner. Refer to floor layouts for fixed joinery included in purchase.



### LEVEL 4 - KITCHEN & DINING

View from the living room towards the dining table and the kitchen area beyond.





LEVEL 4 - KITCHEN DETAILING & FINISHES  
Impression of the level 4 Kitchen & Dining area

## LEVEL 4 KITCHEN

On levels 4 of Higgs Crescent our specialist kitchen designers, Stockhome Kitchen Living, have created a professional kitchen to include fixtures and fittings that are of the finest quality materials and designed by professionals from around the world .

Artist's impression. Loose joinery items to be supplied by owner. Refer to floor layouts for fixed joinery included in purchase.





Engineered Stone Counter Top Finish



Timber Carpet Inlays



Powder Coated Aluminium Framed Windows &



Sand Coloured Timber Cabinets



Stainless Steel Drop in Sink



Sink Mixer



Stainless Steel double undermounted Sink



Switches & Sockets



Bosch VBC514CR0 90cm built-in oven



Bosch PCR9A5B90Z 90cm hob

## LEVEL 4 - LOUNGE

A peaceful sanctuary to relax and enjoy the stunning views from your balcony, the upper level living room has been designed in collaboration with the the design company, Revised (Amsterdam).

The material palette includes a natural stone tiled floor with a feature timber carpet inlay, offset against the painted plastered walls and soffit.

Artist's impression. Loose joinery items to be supplied by owner. Refer to floor layouts for fixed joinery included in purchase.



UNIT 301 UPPER LEVEL LIVING ROOM

View of the living room which is located at the front of the property where the you can enjoy generous amounts of sun until late afternoon.

## LEVEL 3 - BATHROOM & EN SUITE

The Penthouse Bathrooms and En-Suite are stunning spaces perfectly designed to relax in and find rejuvenation. Enjoy a soak in the free-standing luxurious bath with views through the trees to the mountain and city beyond.





Natural Stone Tile Floors



Counter Top Ceramic Round Basin



Wall mounted Mixer & Spout



Shower Mixer



Shower Arm + Rose



Rimless WC with soft close seat with concealed cistern



White actuator plate



Free standing Bath.



Bath Spout, Diverter Mixer + Handshower

### LEVEL 3 - BATHROOM ACCESSORIES & SANITARYWARE

Key of surfaces, appliances, fixtures & fitting.





FRONT ELEVATION PENTHOUSE LEVEL

View of the Roof Deck and Living Room of the Penthouses from Higgs Crescent





PENTHOUSE ROOF TERRACE  
Planted pergolas & view over tree canopy





UNIT 301 - ROOF TERRACE

View of the Penthouse roof terrace and double volume staircase providing natural light to the kitchen and dining room below



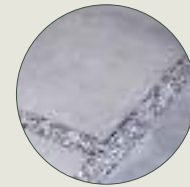


PENTHOUSE LEVEL

View of the Roof Deck and Living Room of the Penthouses from Higgo Crescent



Hardwood Timber Decking



Precast concrete pavers with pebbles (1200x600)



Outdoor Wall Lighting

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UNIT 301 & 302 - ROOF TERRACE

Key of Lighting & Accessories.





FRONT ELEVATION AT DUSK  
view of the front elevation from Higgs Crescent





## GROUND FLOOR ENTRANCE

Entrance to the secure electronic gated complex with a living parking lot surface and canopy with climbers.







V D M M A  
VAN DER MERWE MISZEWSKI ARCHITECTS



REVISED

**stock**home kitchenliving









## CONTACT DETAILS

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HIGGO CRESCENT  
PRICELIST

	UNIT No.	TOTAL AREA	PRICE
LEVEL 3	302	246 m2	R16 098
	301	246 m2	R16 098
LEVEL 2	202	106.5 m2	R8 773 875
	201	106.5 m2	R8 773 875
LEVEL 1	102	106.5 m2	R7 523 925
	101	106.5 m2	R7 523 925

\* includes 1 parking bay per unit. 4 additional bays available @ R400 000 each

6 storage units available @ R25 000 each

\* home automation system available at additional cost

\* inverter / back up power system available at additional cost

STORAGE CUPBOARDS				
No.	AREA	UNIT NO.	PARKING BAYS	
1	1.2		1	
2	1.2		2	
3	1.2		3	
4	1.2		4	
5	1.2		5	
6	2		6	
			7	
			8	
			9	
			10	