

# ALORA

ESTATE





# ABOUT ALORA ESTATE

'ALORA' - "MY BEAUTIFUL DREAM"

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Alora Estate is a unique and secure gated estate within the Sandown enclave - one of Cape Town's fastest growing areas for families and property investors - and truly encapsulates the essence of the heartwarming location.

Upon completion in 2024, the development is envisioned to be a sophisticated architectural design, consisting of twenty-two, three and four-bedroom homes, ranging in size from 185sqm to 314sqm.

Alora Estate offers exclusivity and reliability for first-time home owners to own their dream home, whilst ensuring attractive investment opportunities for investors to own quality real estate in this highly desirable area.



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# THE HOMES

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Each modern, high-end and meticulously designed home in Alora Estate, consists of a double storey, a large open-plan living area looking out onto a spacious outdoor patio, a braai, and a large private garden.

Each home will consist of either three or four bedrooms upstairs with additional bathrooms, including a guest bathroom downstairs. The main bedroom, located upstairs, will have ample cupboard space and a spacious en-suite bathroom.

Every home is equipped with a secure, lock-up garage as well as additional off-street parking.

The finishes utilised throughout the Estate have been carefully selected with high quality, design, functionality and durability in mind.



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# KEY FEATURES

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- SECURE ESTATE
- BIOMETRIC ACCESS CONTROLLED
- UNIQUE ARCHITECTURAL DESIGN
- PREMIUM FINISHES
- PRIVATE GARDENS
- DOUBLE-STOREY
- COVERED BRAAI/BARBEQUE AREA
- OVEN, HOB AND EXTRACTOR
- ELECTRIC FENCE
- WIFI-READY
- ADD-ONS (ADDITIONAL COST)
  - POOL
  - AIRCONDITIONING INVERTERS
  - WEYLANDTS FURNITURE PACKS



# ALORA

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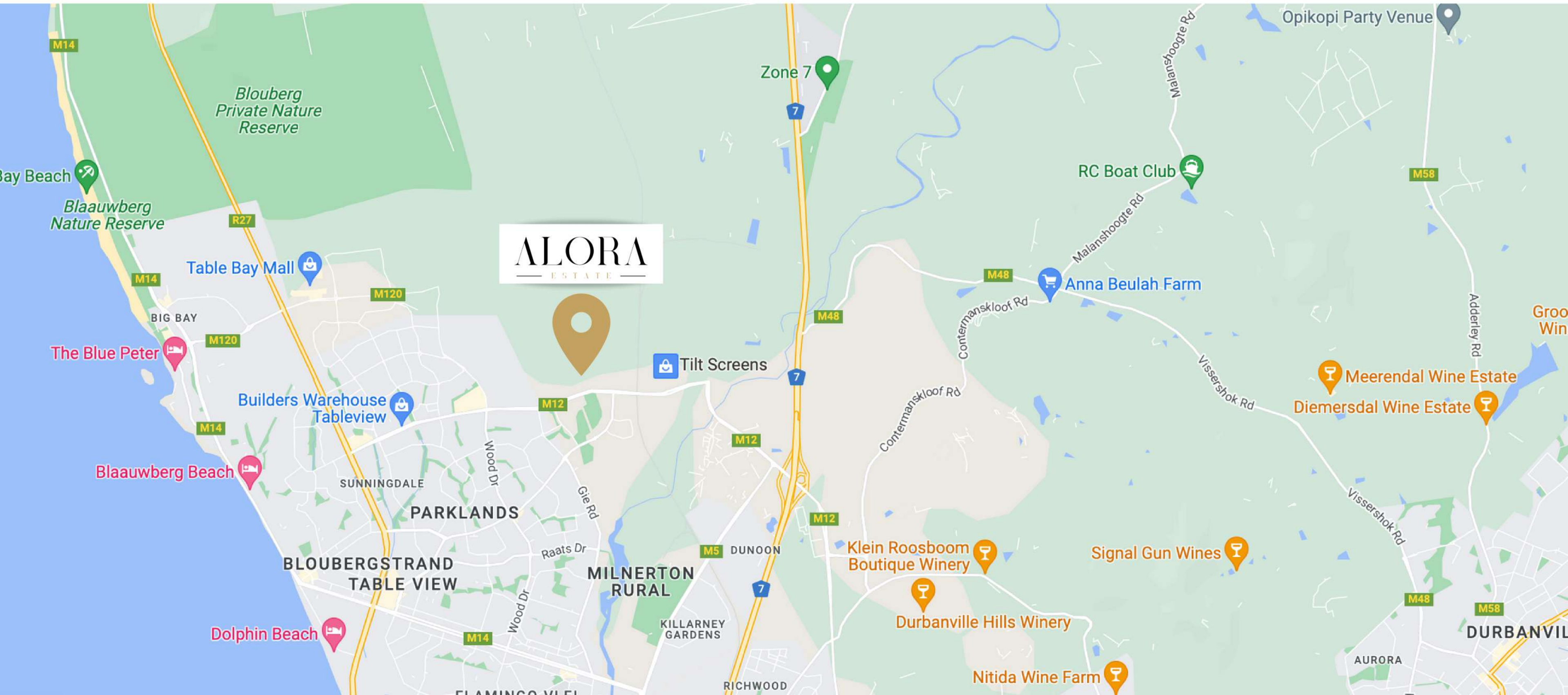
# ALORA

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# LOCATION

ALORA  
ESTATE





# LOCATION FEATURES

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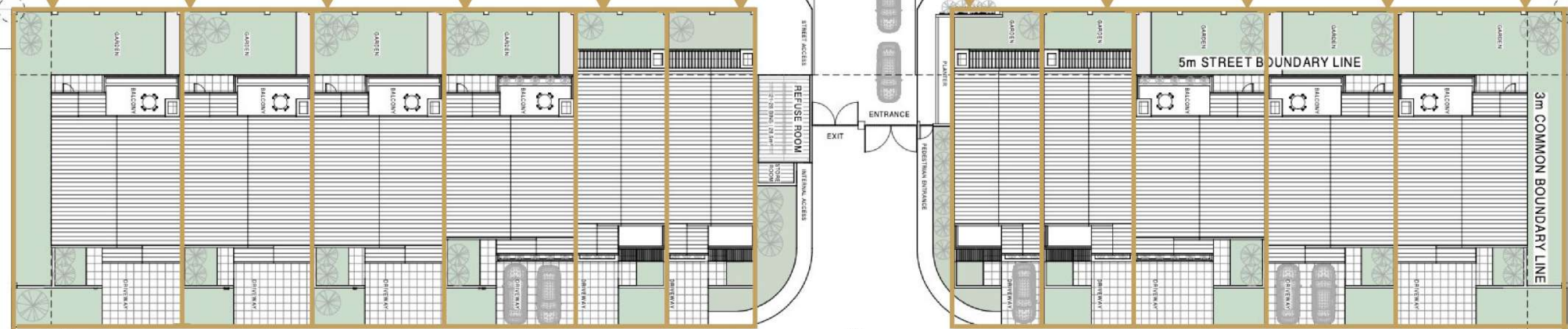
- PARKLANDS COLLEGE
- BIG BAY BEACH
- MEDICLINIC HOSPITAL
- VIRGIN ACTIVE
- FOOD LOVERS MARKET
- CHECKERS HYPER
- CENTURY CITY
- DURBANVILLE WINELANDS
- MYCITI BUS STOPS AND ROUTES
- CAPE TOWN CITY CENTRE
- CAPE TOWN INTERNATIONAL CONVENTION CENTRE
- CAPE TOWN INTERNATIONAL AIRPORT
- TABLE BAY MALL



FAUREA STREET

CANDLEWOOD CRESCENT

CANDLEWOOD CRESCENT



ERF 808

INTERNAL STREET

INTERNAL STREET



KOEBERG ROAD

KOEBERG ROAD

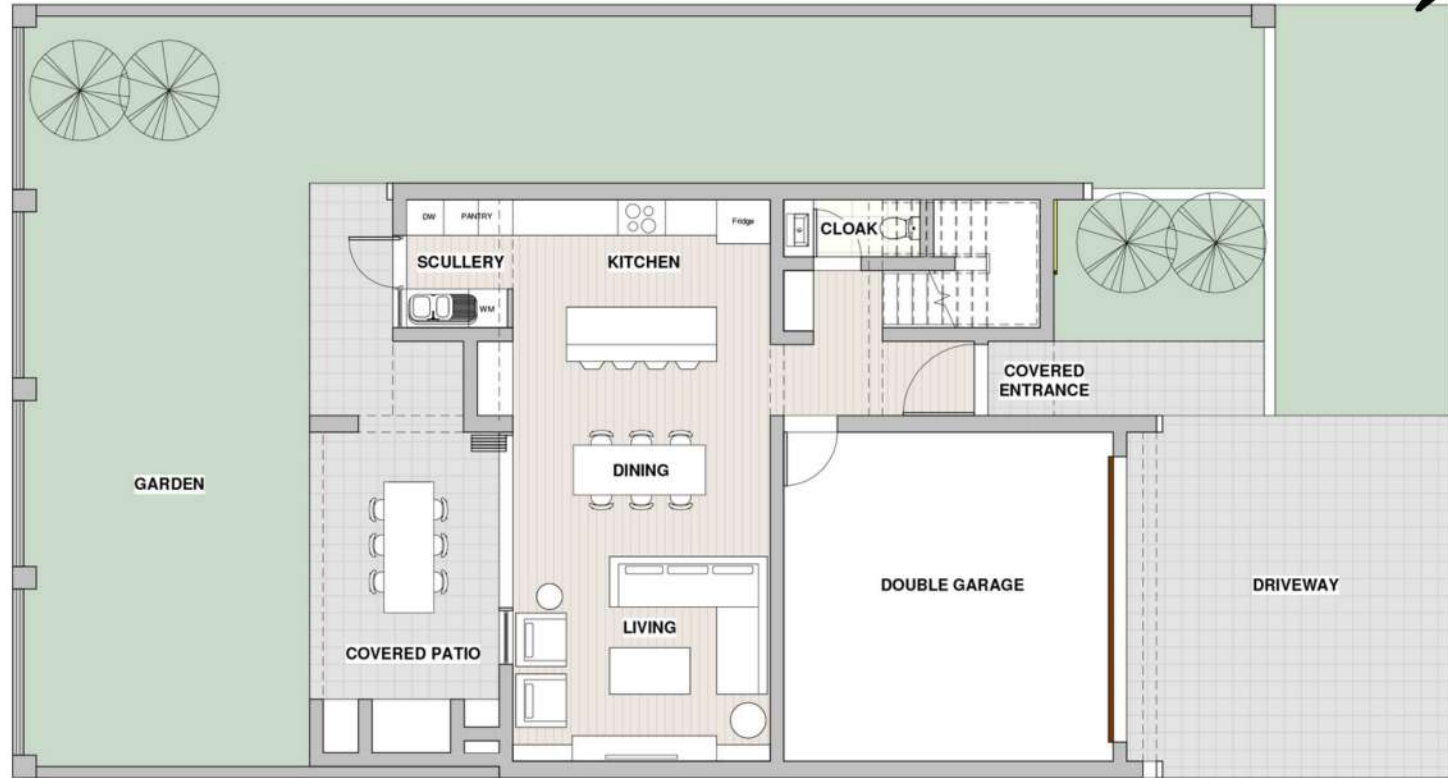


Floor Plans:

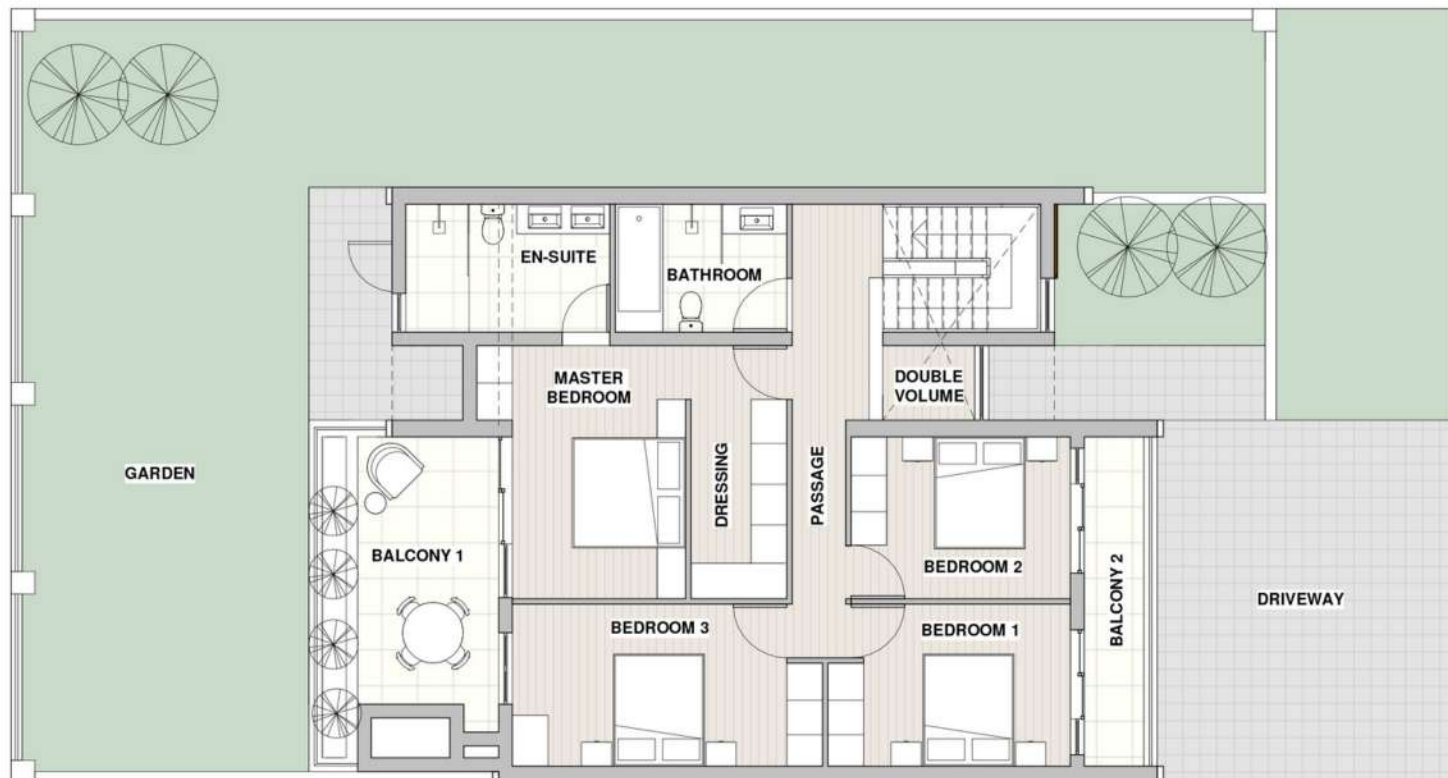


# UNIT 1

GROUND FLOOR



FIRST FLOOR



*Floor Plan:*

**ALORA**  
ESTATE



## UNIT 1

4 BEDROOMS  
2,5 BATHROOMS

INTERNAL SIZE  
205.5M<sup>2</sup>

PATIOS, BALCONIES,  
COVERED ENTRANCE  
44.5M<sup>2</sup>

GARDEN  
134.5M<sup>2</sup>

TOTAL SIZE  
250M<sup>2</sup>

ALL FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT CONSTITUTE A LEGALLY BINDING DOCUMENT. SUBJECT TO CHANGE. E&OE.

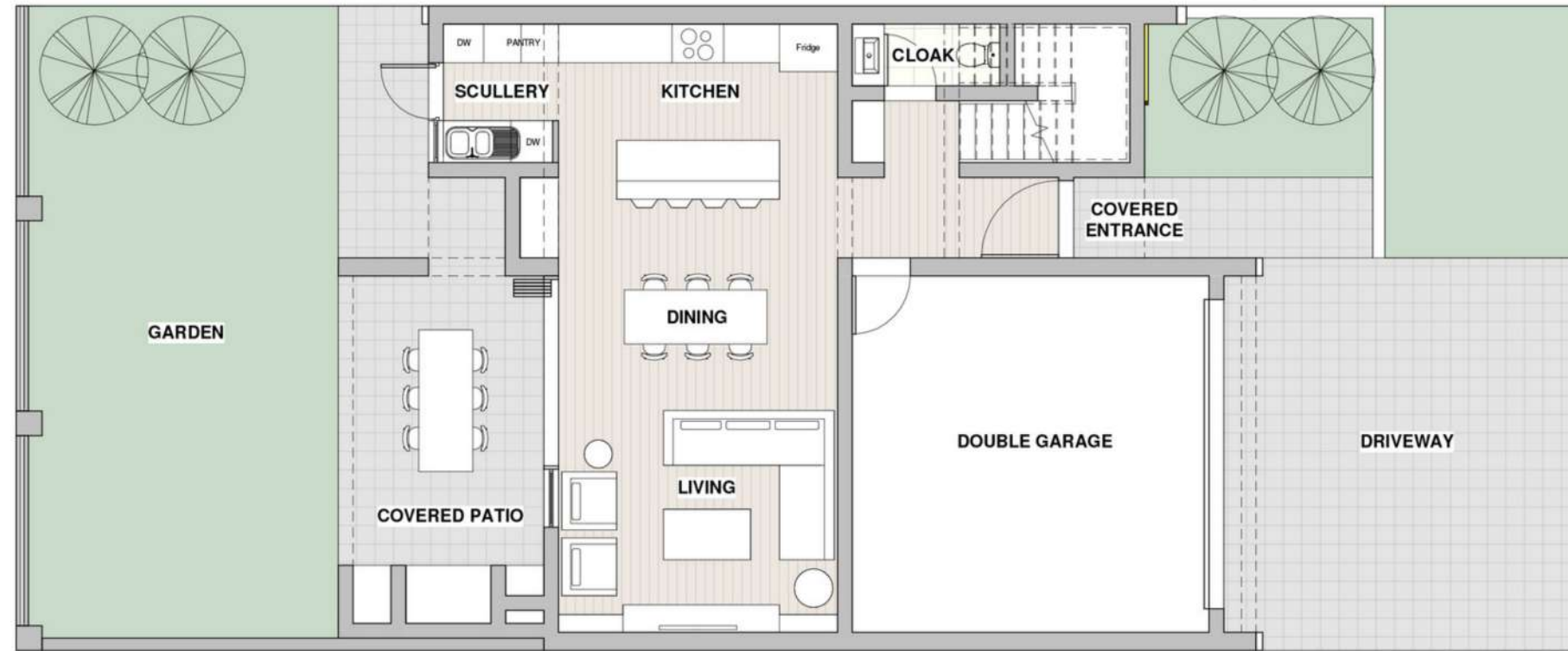


# UNIT 2

## *Floor Plan:*

ALORA  
ESTATE

GROUND FLOOR



## UNIT 2

4 BEDROOMS  
2.5 BATHROOMS

INTERNAL SIZE  
206M<sup>2</sup>

PATIOS, BALCONIES,  
COVERED ENTRANCE  
44M<sup>2</sup>

GARDEN  
67M<sup>2</sup>

TOTAL SIZE  
250M<sup>2</sup>

FIRST FLOOR



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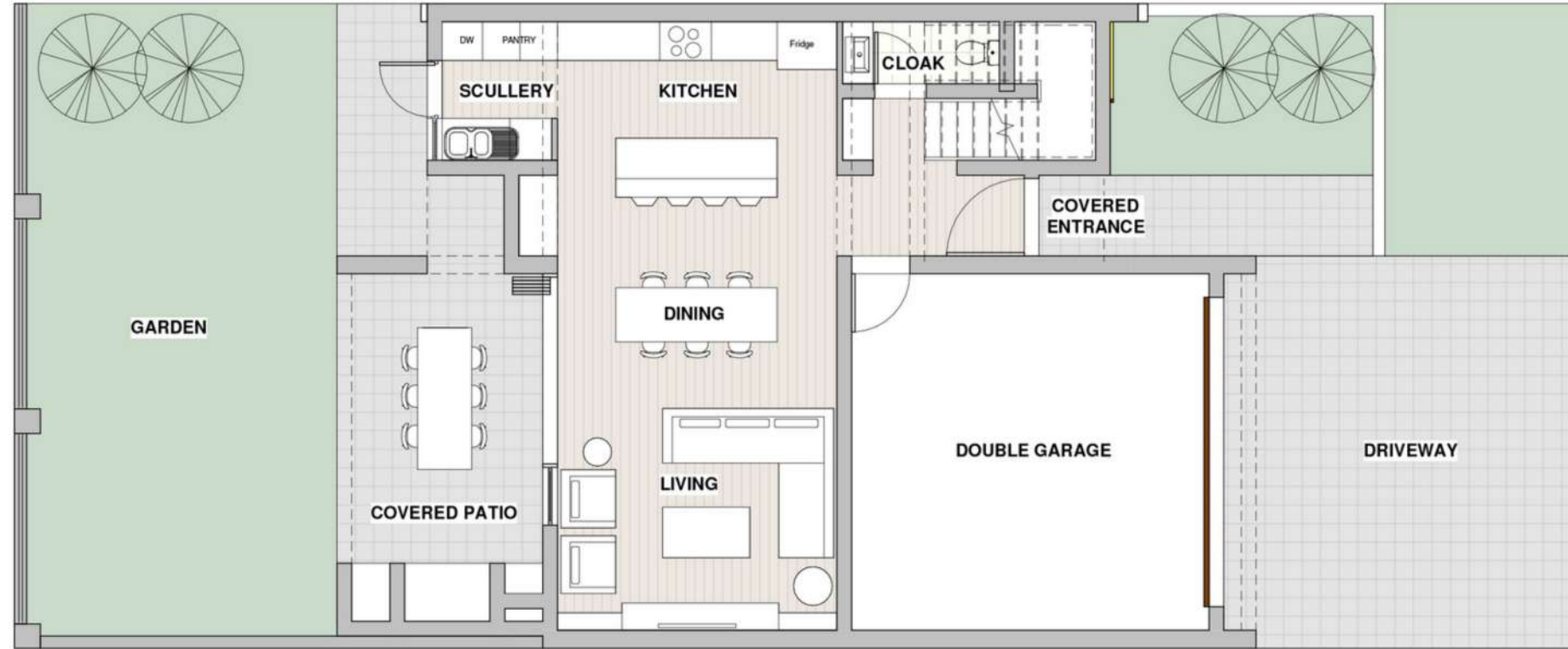
# UNIT 3

## *Floor Plan:*

# ALORA

ESTATE

### GROUND FLOOR



## UNIT 3

3 BEDROOMS  
2.5 BATHROOMS

INTERNAL SIZE  
198M<sup>2</sup>

PATIOS, BALCONIES,  
COVERED ENTRANCE  
48M<sup>2</sup>

GARDEN  
68.5M<sup>2</sup>

TOTAL SIZE  
246M<sup>2</sup>

### FIRST FLOOR



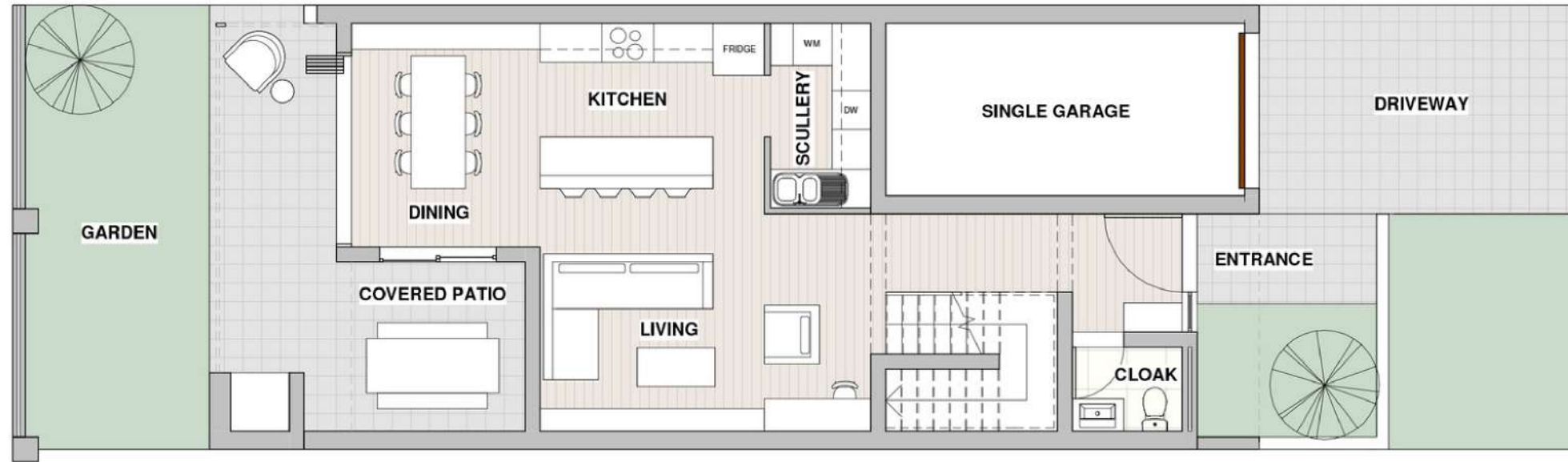
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# UNIT 4

## *Floor Plan:*

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### GROUND FLOOR



## UNIT 4

3 BEDROOMS  
2.5 BATHROOMS

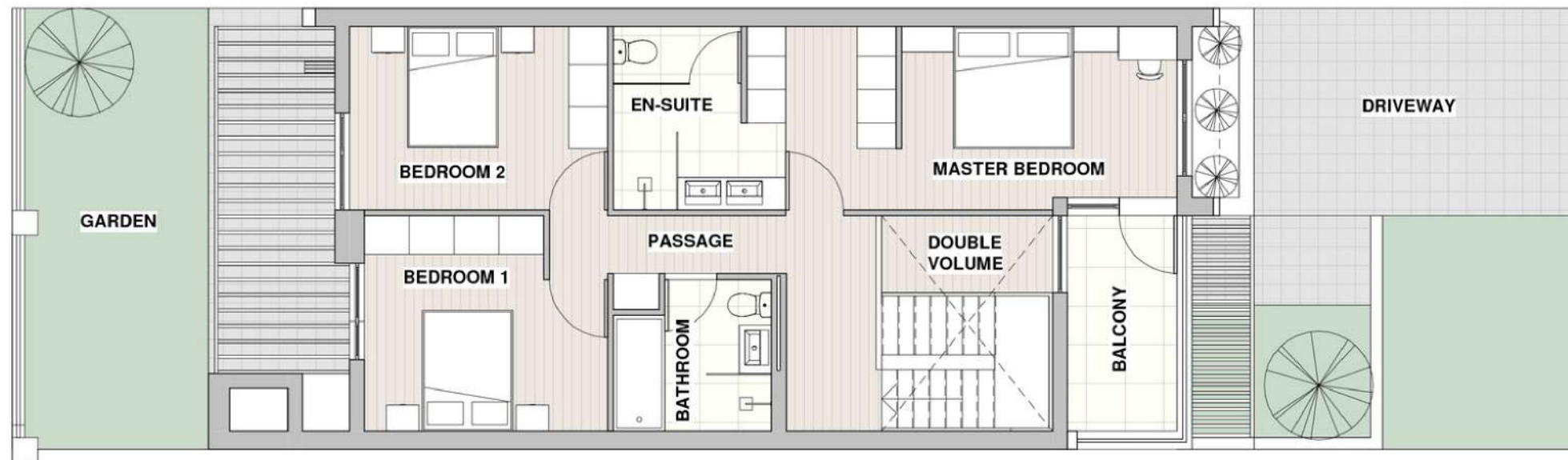
INTERNAL SIZE  
168.5M<sup>2</sup>

PATIOS, BALCONIES,  
COVERED ENTRANCE  
19.5M<sup>2</sup>

GARDEN  
36M<sup>2</sup>

TOTAL SIZE  
188M<sup>2</sup>

### FIRST FLOOR

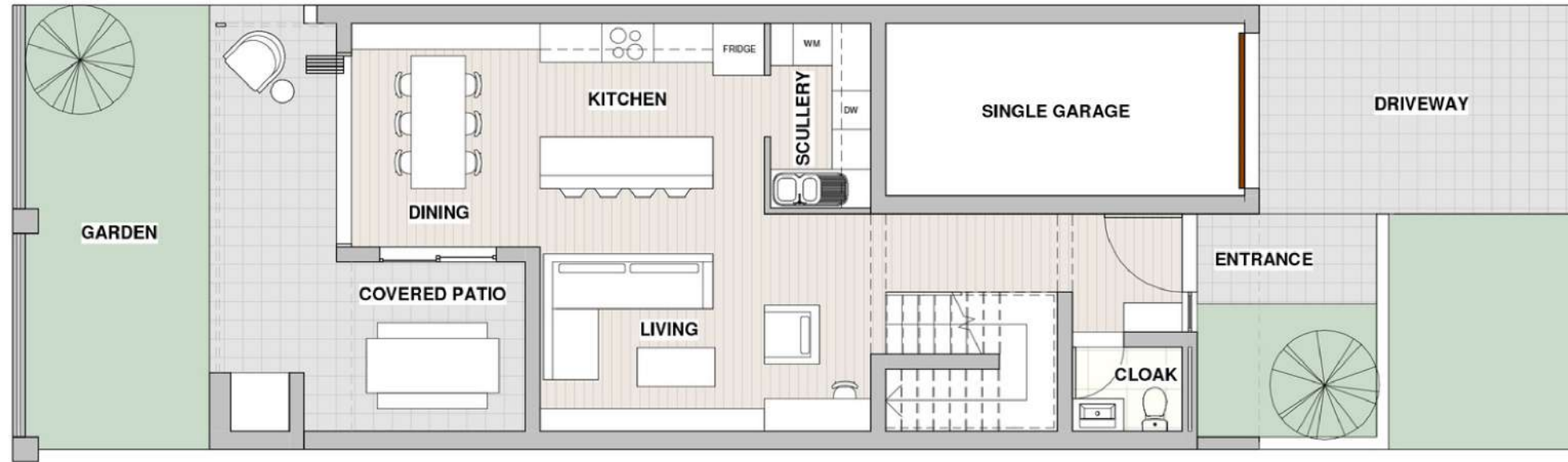


# UNIT 5

## *Floor Plan:*

ALORA  
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### GROUND FLOOR



## UNIT 5

3 BEDROOMS  
2.5 BATHROOMS

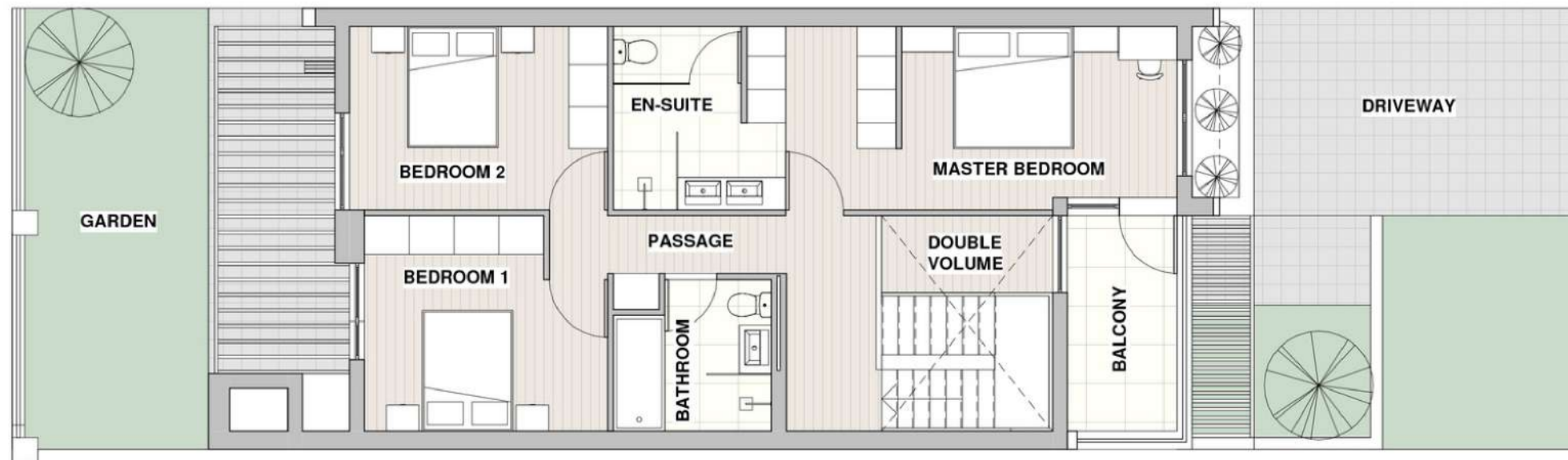
INTERNAL SIZE  
168.5M<sup>2</sup>

PATIOS, BALCONIES,  
COVERED ENTRANCE  
19.5M<sup>2</sup>

GARDEN  
47M<sup>2</sup>

TOTAL SIZE  
188M<sup>2</sup>

### FIRST FLOOR



# UNIT 6

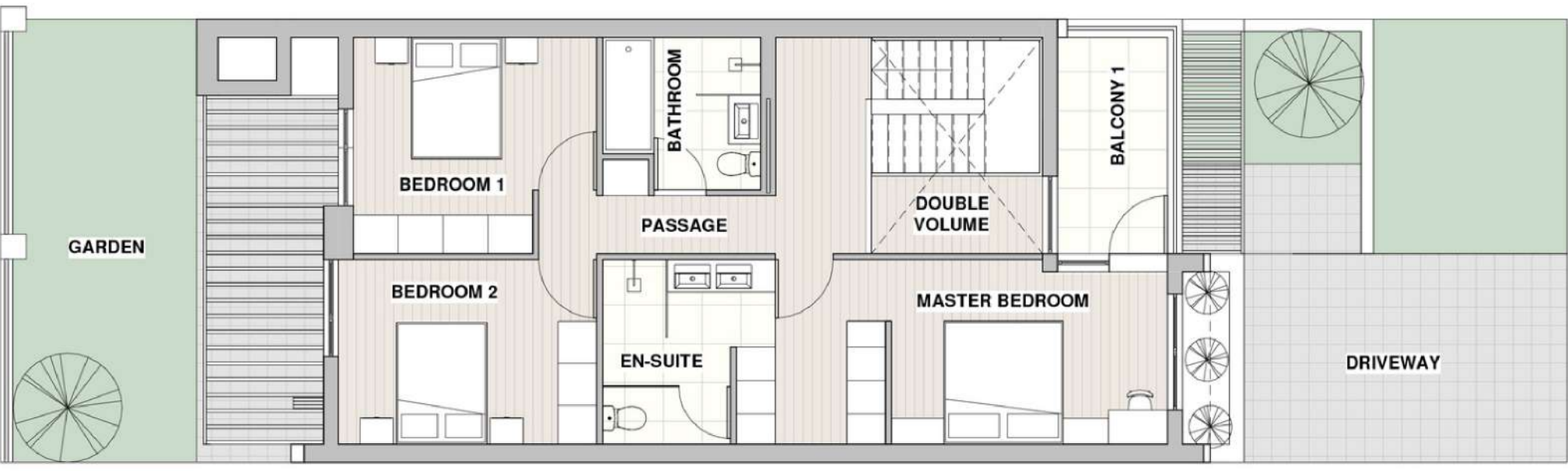
## *Floor Plan:*

**ALORA**  
ESTATE

### GROUND FLOOR



### FIRST FLOOR



**UNIT 6**  
3 BEDROOMS  
2,5 BATHROOMS

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**INTERNAL SIZE**  
168.5M<sup>2</sup>

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
19.5M<sup>2</sup>

**GARDEN**  
55M<sup>2</sup>

**TOTAL SIZE**  
188M<sup>2</sup>

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# UNIT 7

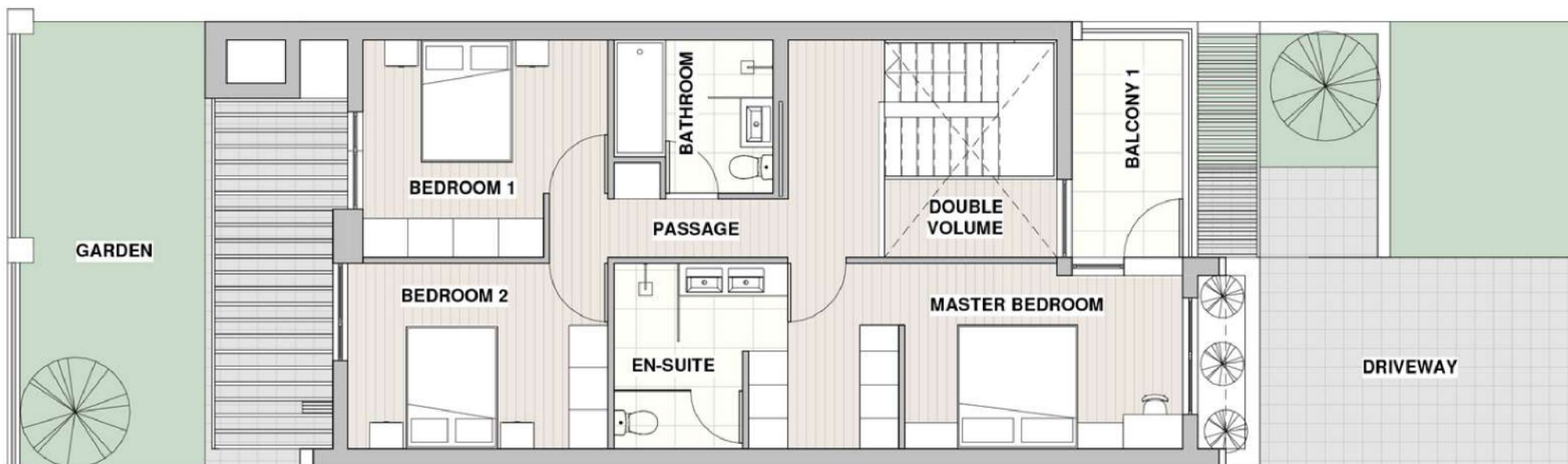
## *Floor Plan:*

ALORA  
ESTATE

### GROUND FLOOR



### FIRST FLOOR



## UNIT 7

3 BEDROOMS  
2,5 BATHROOMS

INTERNAL SIZE  
168.5M<sup>2</sup>

PATIOS, BALCONIES,  
COVERED ENTRANCE  
19.5M<sup>2</sup>

GARDEN  
36M<sup>2</sup>

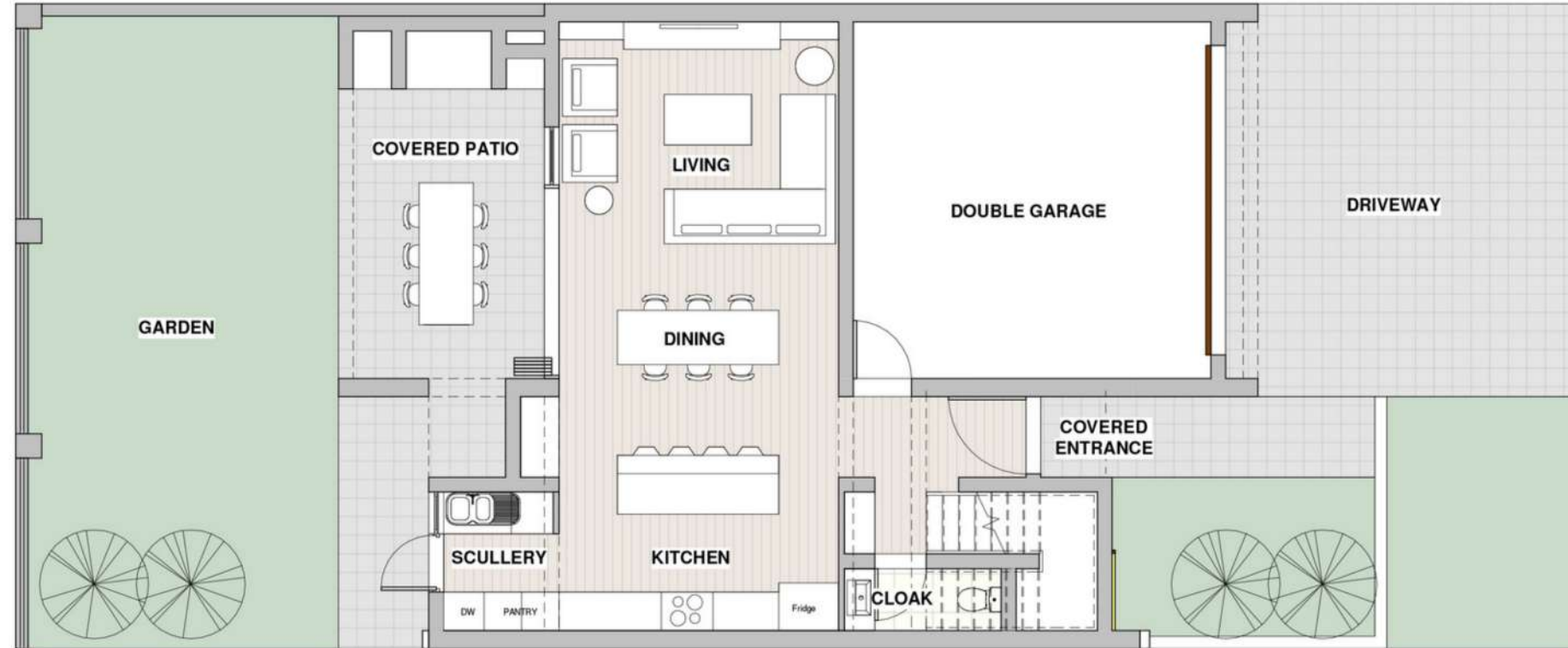
TOTAL SIZE  
188M<sup>2</sup>

# UNIT 8

## *Floor Plan:*

ALORA  
ESTATE

GROUND FLOOR



**UNIT 8**  
3 BEDROOMS  
2.5 BATHROOMS

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**INTERNAL SIZE**  
198M<sup>2</sup>

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
48M<sup>2</sup>

**GARDEN**  
68.5M<sup>2</sup>

**TOTAL SIZE**  
246M<sup>2</sup>

FIRST FLOOR



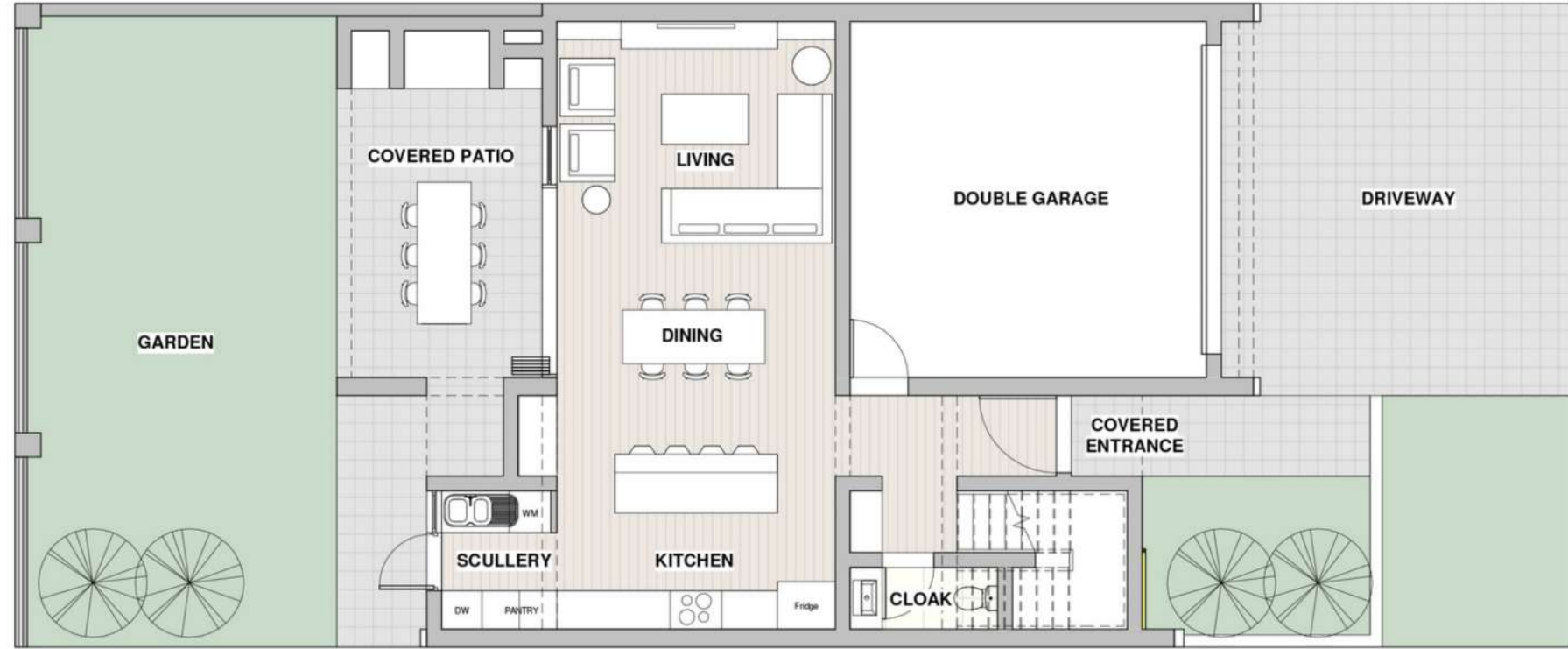
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# UNIT 9 & 10

## *Floor Plan:*

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GROUND FLOOR



**UNIT  
9 & 10**  
4 BEDROOMS  
2.5 BATHROOMS

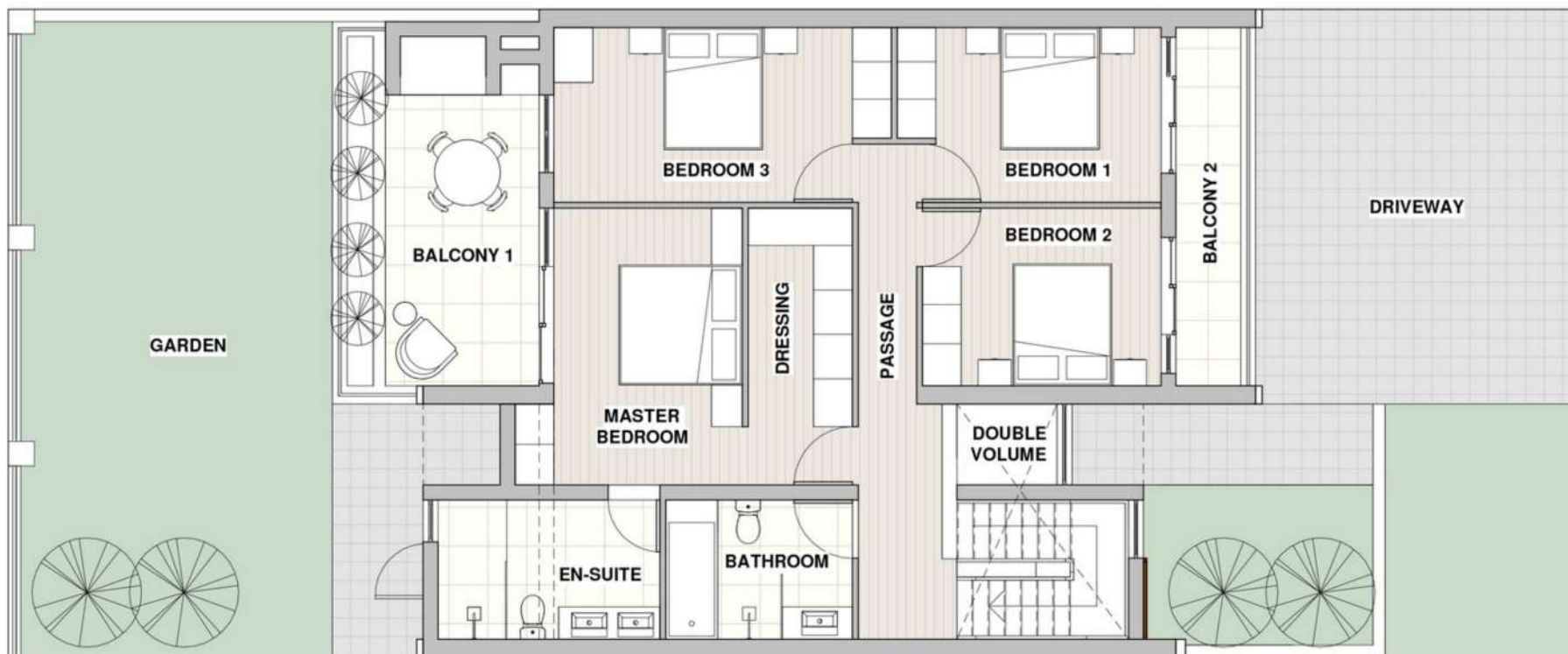
**INTERNAL SIZE**  
206M<sup>2</sup>

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
44M<sup>2</sup>

**GARDEN**  
67M<sup>2</sup>

**TOTAL SIZE**  
250M<sup>2</sup>

FIRST FLOOR

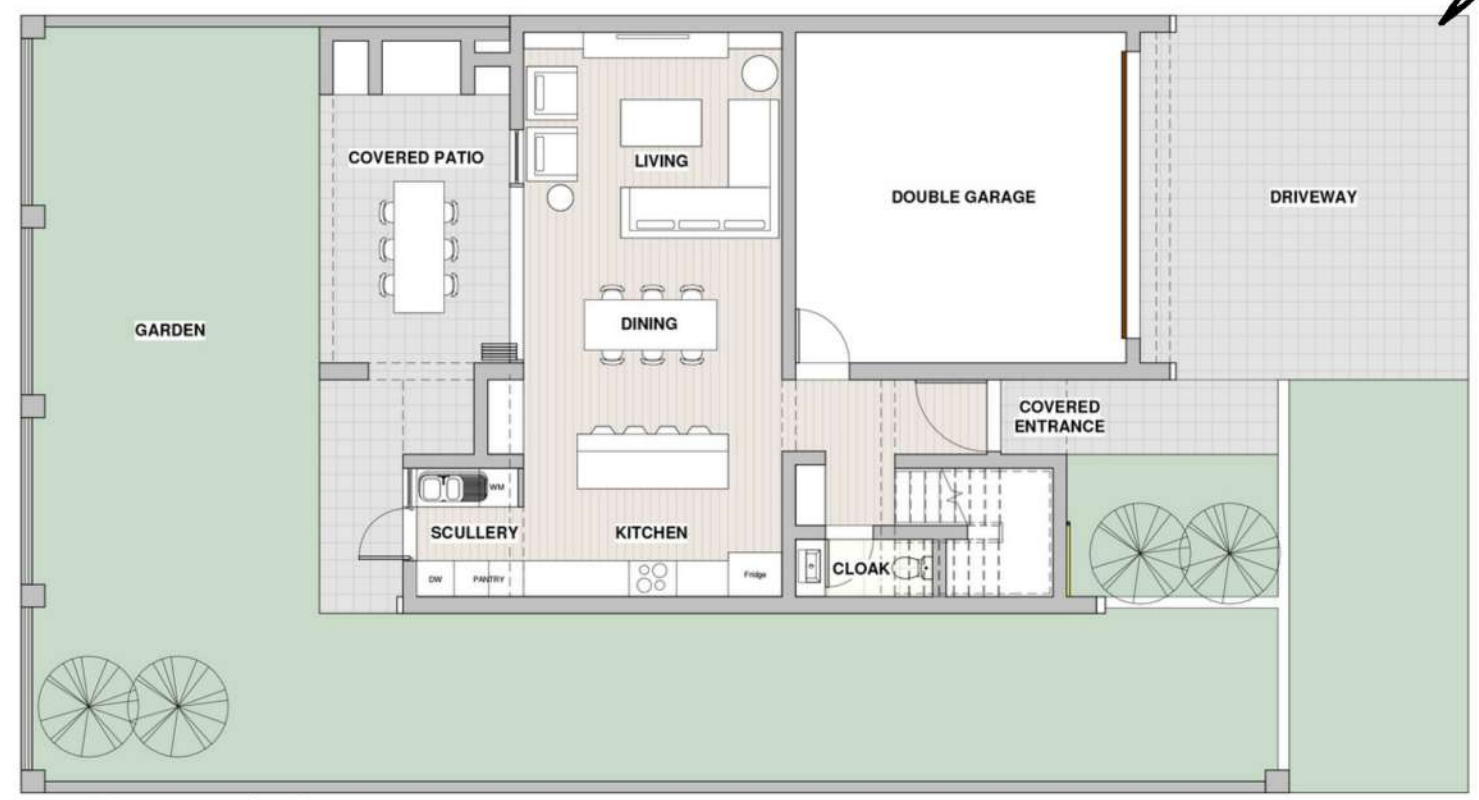


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# UNIT 11

GROUND FLOOR



FIRST FLOOR



*Floor Plan:*

**ALORA**  
ESTATE



**UNIT 11**  
4 BEDROOMS  
2.5 BATHROOMS

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**INTERNAL SIZE**  
206M<sup>2</sup>

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
44M<sup>2</sup>

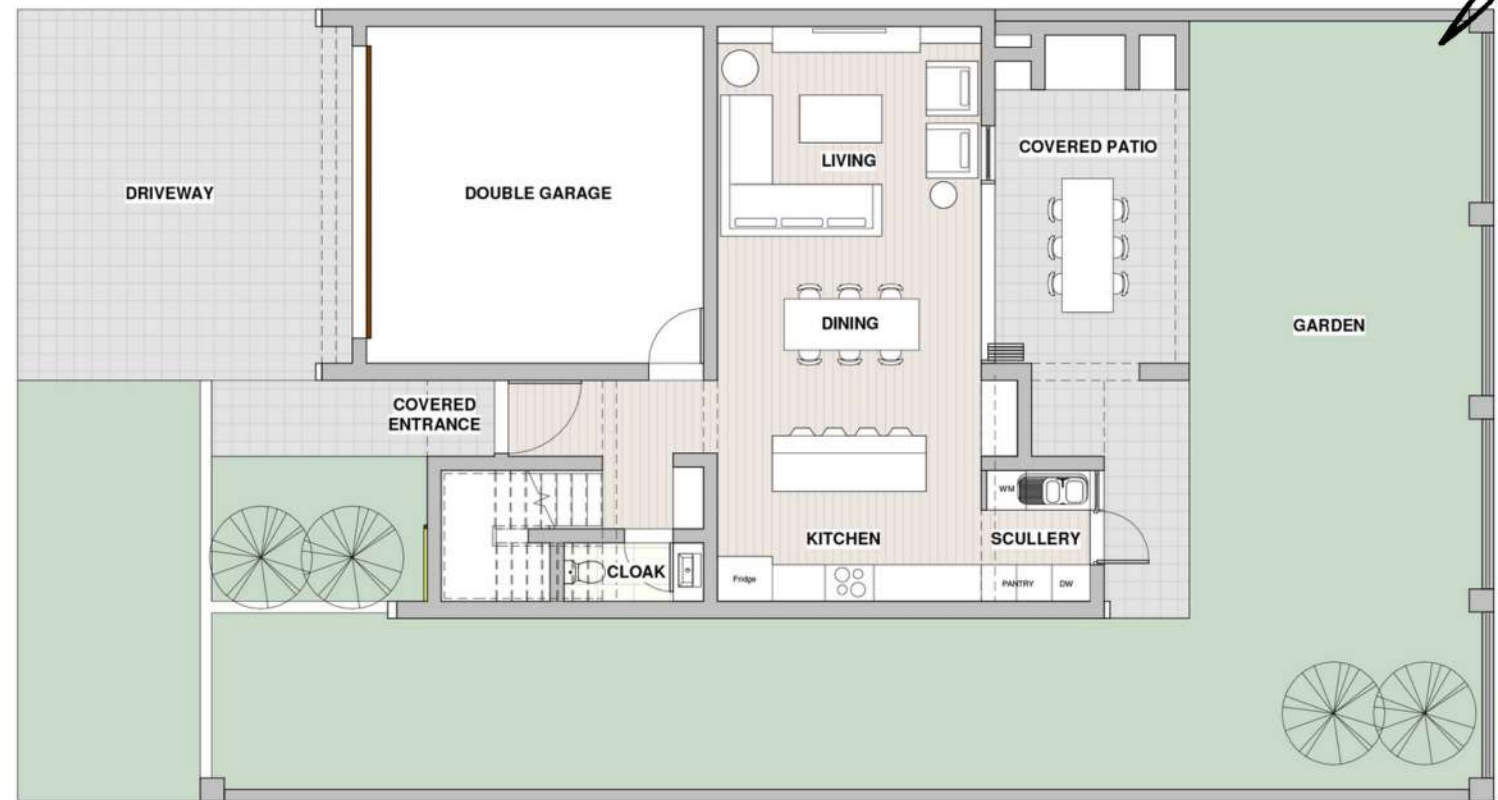
**GARDEN**  
134.5M<sup>2</sup>

**TOTAL SIZE**  
250M<sup>2</sup>

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# UNIT 12

GROUND FLOOR



FIRST FLOOR



*Floor Plan:*

# ALORA

ESTATE



**UNIT 12**  
4 BEDROOMS  
2,5 BATHROOMS

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**INTERNAL SIZE**  
206M<sup>2</sup>

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
44M<sup>2</sup>

**GARDEN**  
134.5M<sup>2</sup>

**TOTAL SIZE**  
250M<sup>2</sup>

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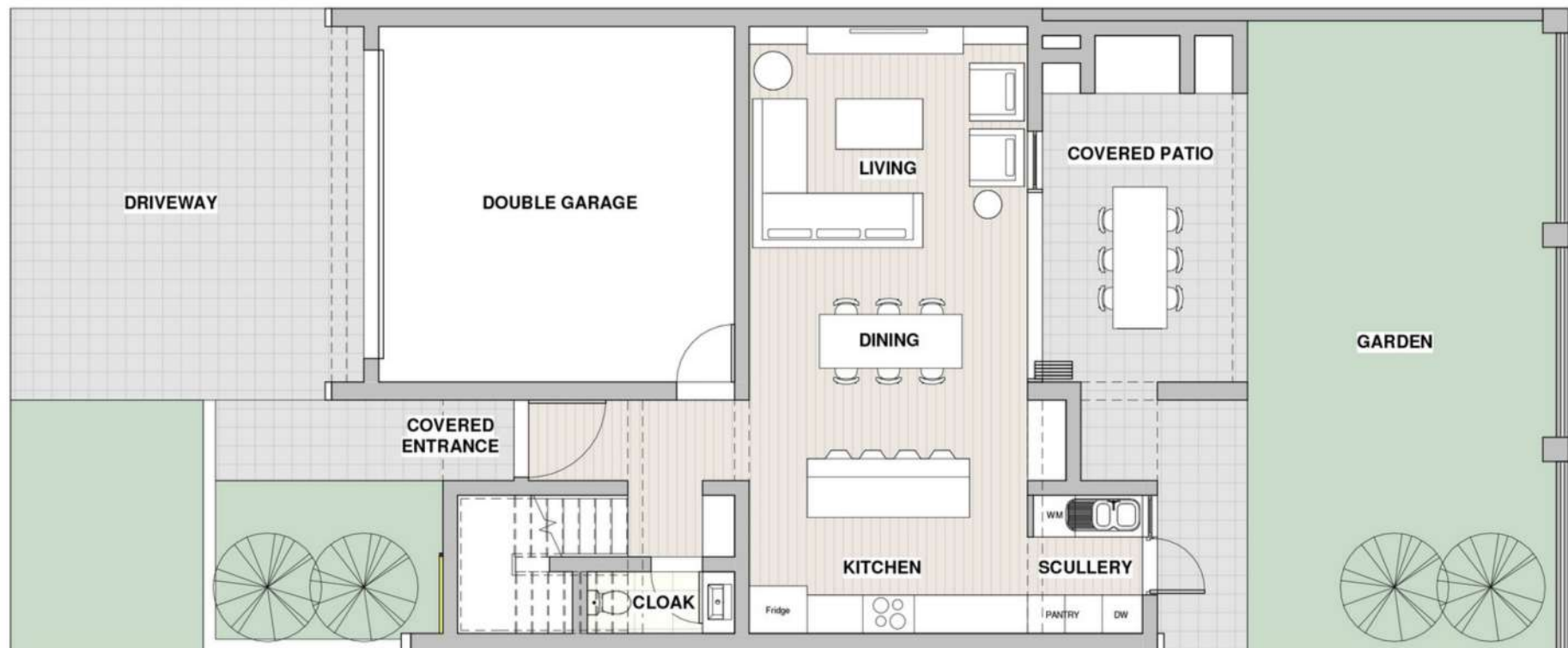
# UNIT 13, 14, 15, 19, 20 & 21

## *Floor Plan:*

# ALORA

ESTATE

### GROUND FLOOR



### FIRST FLOOR



**UNIT 13, 14, 15,  
19, 20 & 21**  
4 BEDROOMS  
2,5 BATHROOMS

**INTERNAL SIZE**  
206M2

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
44M2

**GARDEN**  
67M2

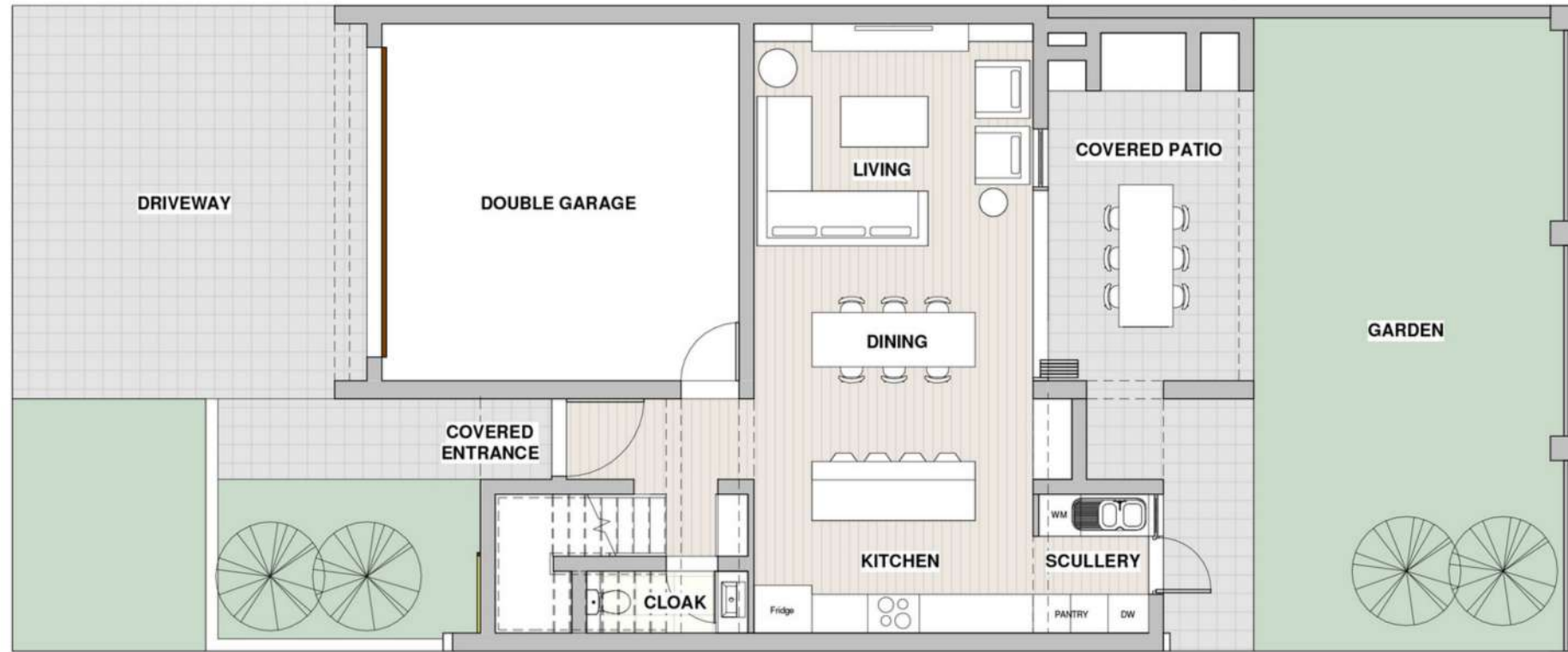
**TOTAL SIZE**  
250M2

# UNIT 16, 17 & 18

## *Floor Plan:*

**ALORA**  
ESTATE

GROUND FLOOR



**UNIT**  
**16, 17 & 18**  
3 BEDROOMS  
2.5 BATHROOMS

**INTERNAL SIZE**  
198M<sup>2</sup>

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
48M<sup>2</sup>

**GARDEN**  
68.5M<sup>2</sup>

**TOTAL SIZE**  
246M<sup>2</sup>

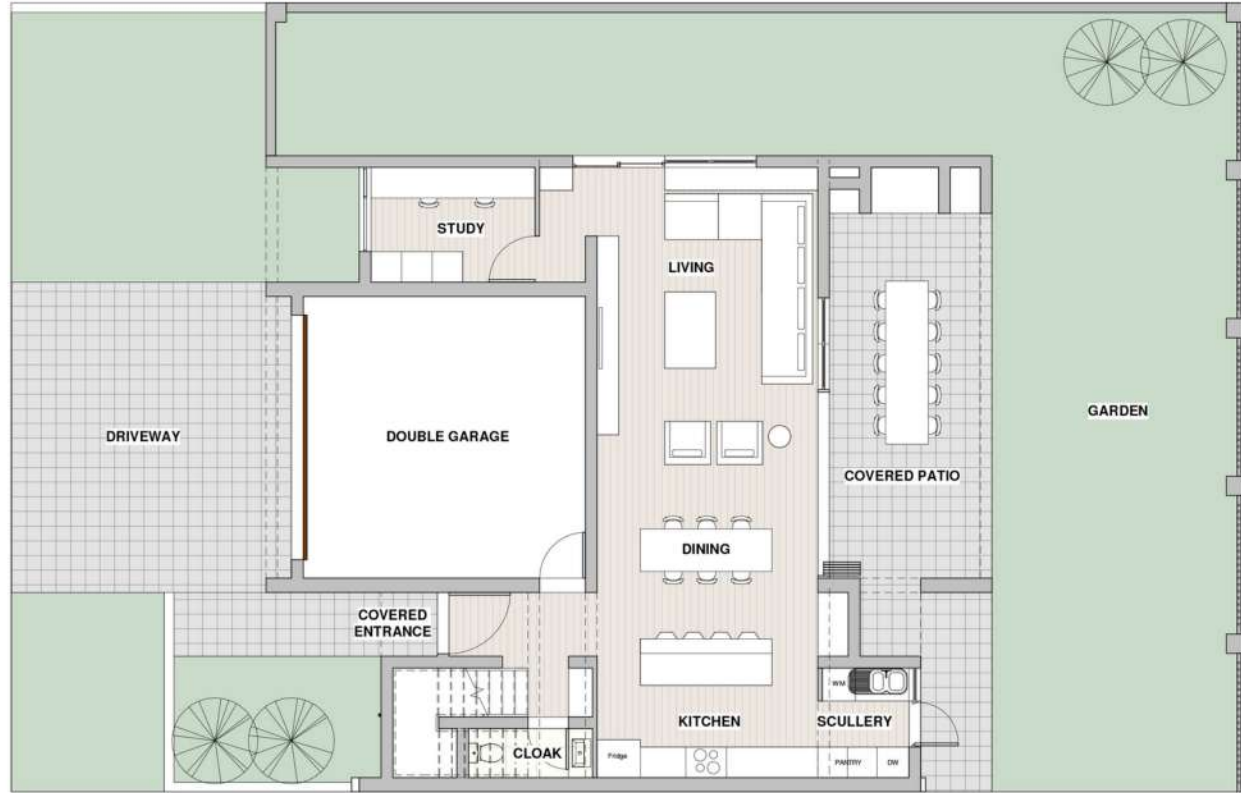
FIRST FLOOR



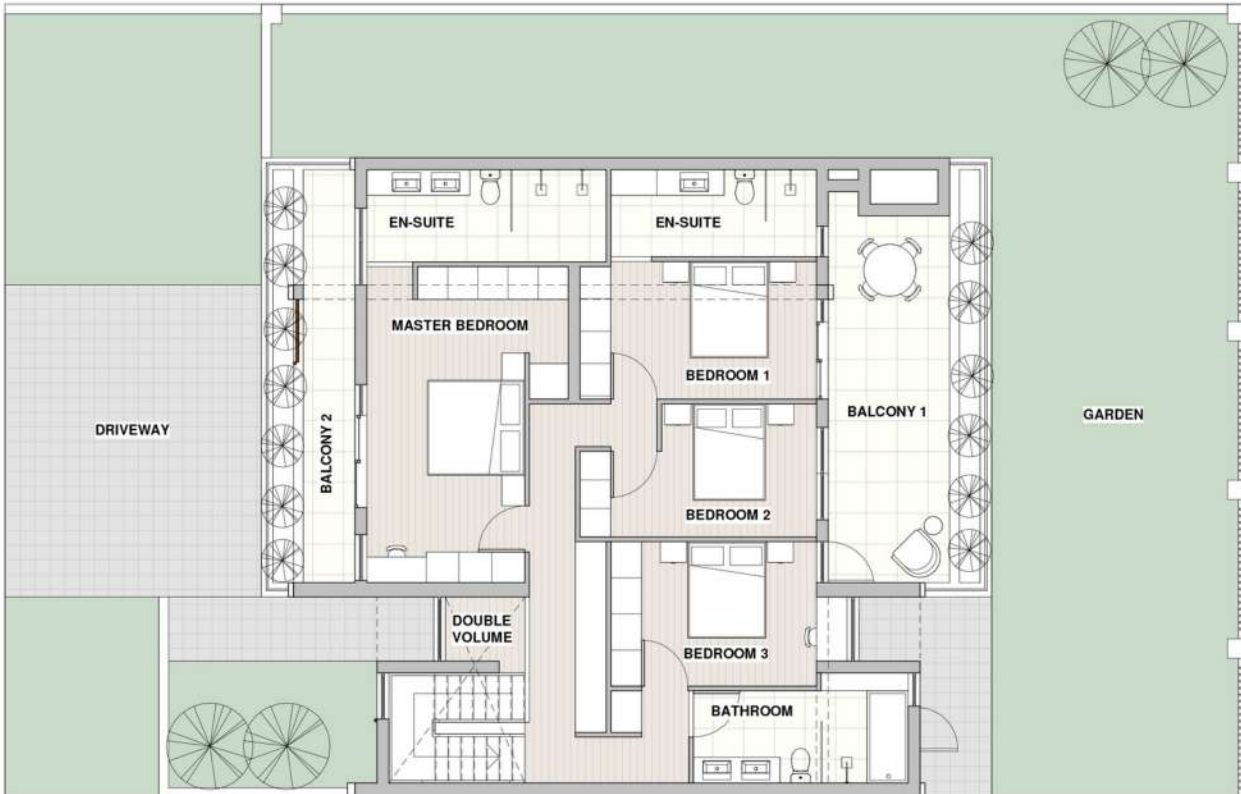
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# UNIT 22

GROUND FLOOR



FIRST FLOOR



*Floor Plan:*

**ALORA**  
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**UNIT 22**

4 BEDROOMS  
3,5 BATHROOMS

**INTERNAL SIZE**  
244M<sup>2</sup>

**PATIOS, BALCONIES,  
COVERED ENTRANCE**  
70M<sup>2</sup>

**GARDEN**  
165M<sup>2</sup>

**TOTAL SIZE**  
314M<sup>2</sup>

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*Lender Tien*





*Render View: Unit 8*  
GROUND FLOOR



*Render View: Unit 8*  
UPPER FLOOR



ALORA  
— ESTATE —

*Kitchen Finishes*



ALORA  
— ESTATE —



*Kitchen Option*  
SMOKE GREY

ALORA  
— ESTATE —



*Kitchen Option*  
CLOUD GREY



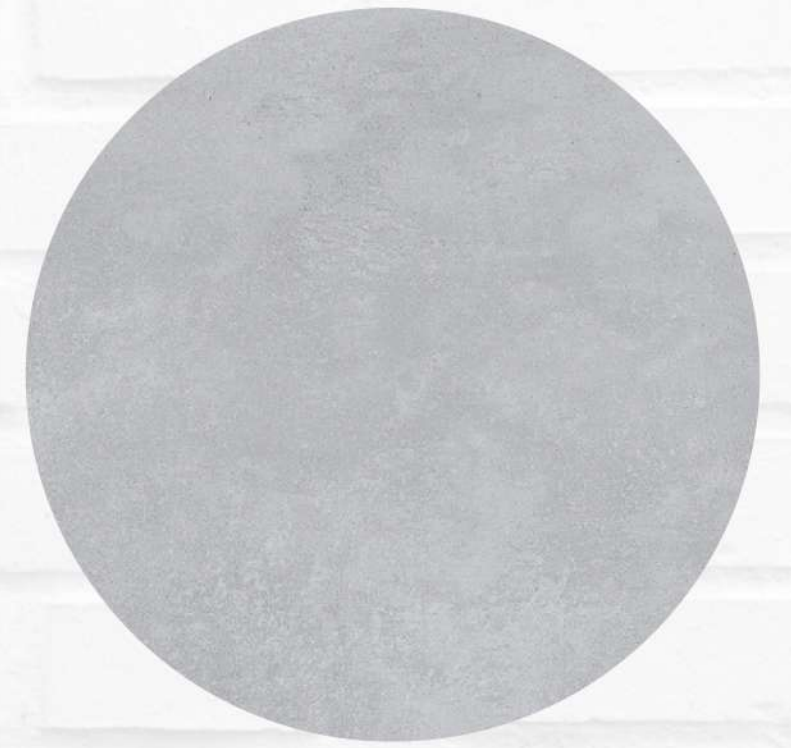
KITCHEN CUPBOARDS  
CLOUD GREY



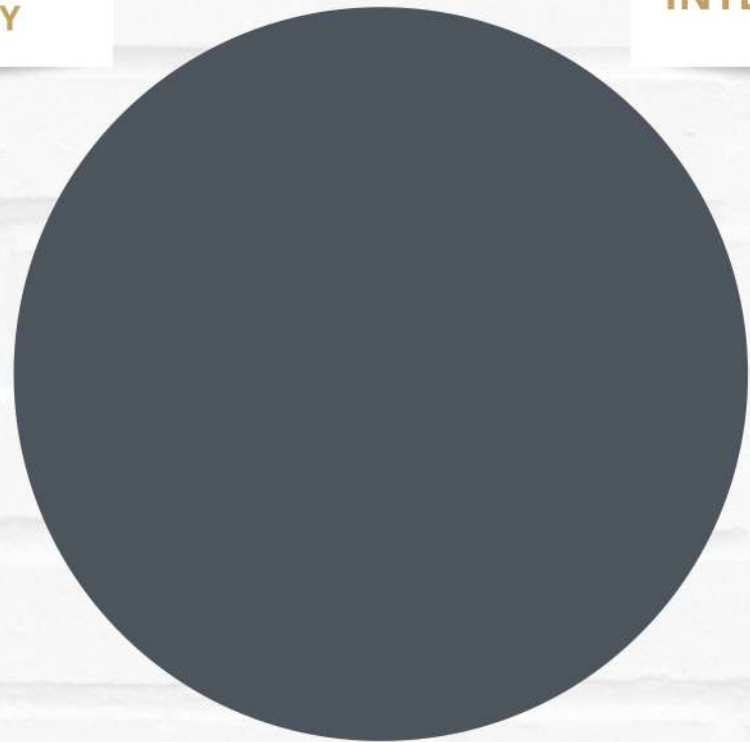
INTERNAL PAINT



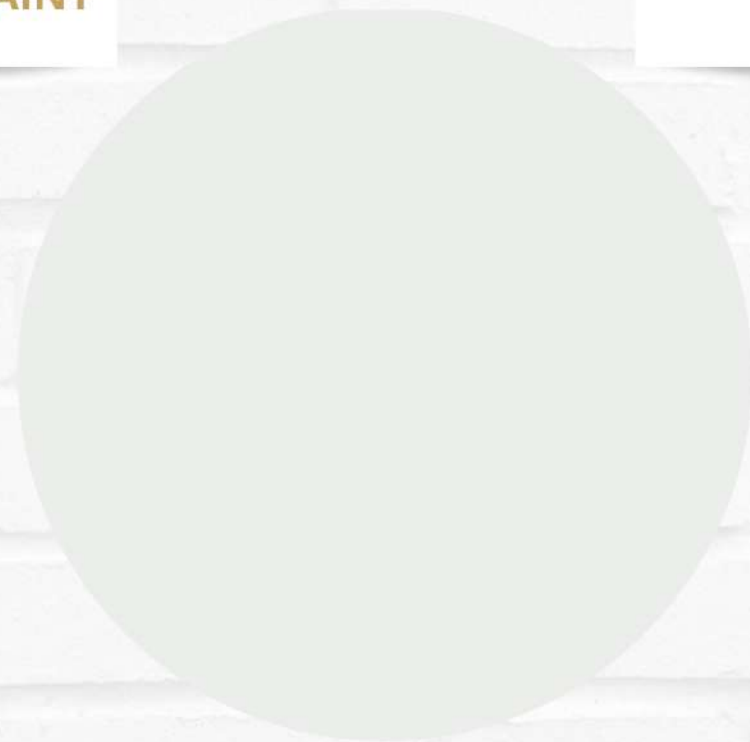
EXTERNAL FEATURE  
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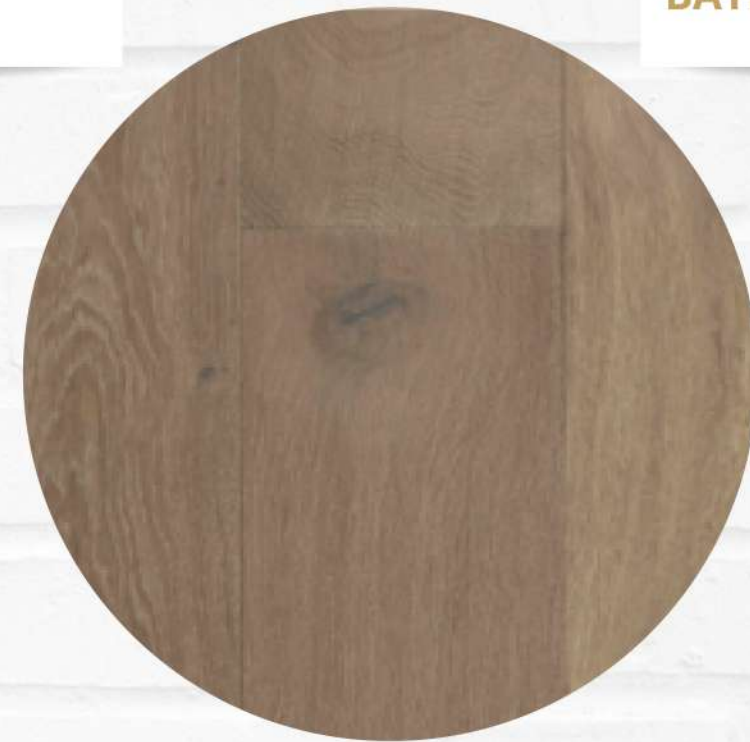
BATHROOM TILES



KITCHEN CUPBOARDS  
SMOKE GREY



KITCHEN  
COUNTERTOPS



VINYL FLOORING

# FINISHING SCHEDULE

# TAX INCENTIVES

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## SECTION 13SEX

One of the major tax incentives in South Africa is Section 13SEX of the Income Tax Act No 58 of 1962.

This scheme enables qualifying investors, ie investors who own five or more new residential properties throughout South Africa, to claim back from SARS up to 55% of the purchase price of the property, over 20 years, in tax deductions.

Taxpayer Criteria for Section 13Sex:

- The taxpayer must own at least five residential units.
- All units must be situated in South Africa.
- Residential units must be new and unused - ie, off-plan.
- The units must be used solely for the purpose of trade (i.e. residential letting).

By purchasing a home in Alora Estate, and if you have four other residential units within South Africa used for residential letting, you could qualify for Section 13Sex.

**[EACH PERSON MUST SEEK THEIR OWN TAX ADVICE]**



# CONTACT

**SALES: RYAN JOHNSON**

RYAN.JOHNSON@TYSONPROP.CO.ZA

+27 (0) 76 790 8007



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