PARAMOUNT
ESTATE

CONSTANTIA · CAPE TOWN

Three four-bedroom houses on a private lane, each with its own north-facing garden and pool.



9 SOHLAND AVENUE
CONSTANTIA · CAPE TOWN



ARTIST'S IMPRESSION — OLIVE · THE COVERED PATIO, BRAAI & BAR

A gate at the end of a quiet cul-de-sac, a brick lane under old trees, and three houses that each look out on nothing but their own garden.

INTRODUCTION

Three houses on a private lane in Constantia.

Number 9 Sohland Avenue is the last plot on a cul-de-sac, with its back to the trees along Spaanschemat River Road. Behind one gate there are three houses — **Silverleaf, Olive and Willow** — on a shared brick lane, each on its own level and each with its own garden.

The houses are two storeys, with four bedrooms and a study. Each is an L: a gabled living wing on one side, a deep covered patio with a braai and a bar in the corner, and the main-bedroom balcony above it. The garage and the front door are in a low block facing the court, which leaves the whole garden side to the living rooms, the patio and the lawn.

The land falls towards the road, and the houses follow it. Every pool sits in the inside corner of its L, below the court and behind a planted bank, so that no upstairs window on the estate looks into another family's pool. The materials are plain and lasting: ivory plaster, charcoal metal roofs, oak and stone inside, clipped hedges and the existing trees outside.



ARTIST'S IMPRESSION — AERIAL VIEW FROM SPAANSCHEMAT RIVER ROAD

ADDRESS

9 Sohland Avenue

Constantia, Cape Town

COLLECTION

Three homes

Four bedrooms and a study

OWNERSHIP

Sectional title

Private gardens, shared lane

COMPLETION

To be confirmed

Subject to approvals

THE SETTING

Constantia, close at hand.

Constantia is old farmland that became Cape Town's most settled suburb: oak-lined roads, the wine estates of the valley, and good schools close enough to walk to.

The estate is in Sillery, between Constantia Village and the wine farms. Constantia Primary and Constantia Waldorf are under 500 metres away by road; Groot Constantia, Constantia Uitsig and Buitenverwachting are a few minutes' drive.

NEARBY	DISTANCE	DRIVE
Peddlars & Co	0.3 km	1 min
Constantia Waldorf School	0.4 km	1 min
Constantia Emporium	0.4 km	1 min
Constantia Primary School	0.5 km	1 min
Constantia Village	1.4 km	3 min
Constantia Uitsig	2.7 km	4 min
The Alphen Boutique Hotel	2.9 km	4 min
Groot Constantia	3.1 km	8 min
Mediclinic Constantiaberg	3.1 km	6 min
Buitenverwachting	3.3 km	6 min
American International School of Cape Town	3.7 km	6 min
Tokai Forest	4.5 km	6 min
Cavendish Square	7.6 km	8 min
Kirstenbosch Garden	8.1 km	11 min
Muizenberg Beach	14.1 km	15 min
Cape Town city centre	16.4 km	17 min
Cape Town International Airport	26.1 km	26 min

Approximate road distances and off-peak drive times, calculated from OpenStreetMap data (OSRM routing).



THE ENTRANCE

One gate. One lane. Three houses.



ARTIST'S IMPRESSION — THE ENTRANCE FROM SOHLAND AVENUE AT DUSK

THE COLLECTION

How the three houses sit together.

The lane runs down the eastern boundary from the gate on Sohland Avenue and turns into a court between the houses. All three gardens face north. Olive and Willow stand in the front row, their pools below the court behind planted banks; Silverleaf, on the higher ground, turns its back to the court and opens its living wing, patio and pool onto the largest garden on the estate.

HOME	GARDEN	HOME AREA	FACES
Silverleaf	1,339 m²	567 m²	North
Olive	1,318 m²	584 m²	North
Willow	1,049 m²	584 m²	North

Garden = exclusive use area, including the house footprint. Home area = total under roof: the enclosed area including the garage, store and plant room (505 m² Olive and Willow, 469 m² Silverleaf), plus the covered patio, balcony and entrance canopy. The technical drawings quote *floor space* as the City's Development Management Scheme defines it — habitable floors only, without the garage block and covered areas: 439.4 m² and 401.9 m². Same houses, three conventions. The lane, court, visitor bays, bin store and gate are common property.



PRIVACY

The view from the patio, with nothing in it but your own garden.



ARTIST'S IMPRESSION — THE VIEW OUT FROM OLIVE'S COVERED PATIO · EVERY POOL ON THE ESTATE IS SCREENED FROM THE OTHER HOMES BY LEVELS AND PLANTING

PRIVACY REPORT

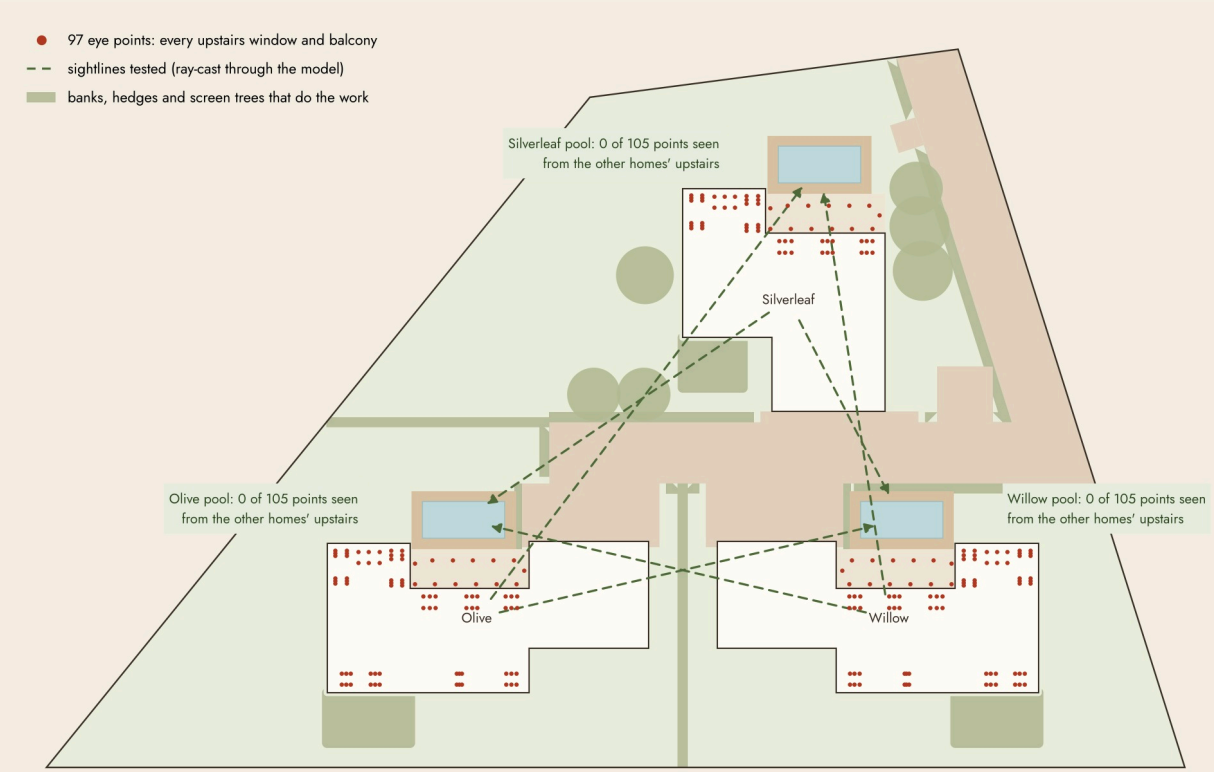
No home overlooks another's pool.

Privacy was tested on the design model rather than assumed. Ninety-seven eye points were placed at every first-floor window, sliding door and balcony of all three homes, at standing eye height. From each of them a sightline was cast through the full three-dimensional model to every part of the other two homes' pools, pool decks, covered patios and lawns: the terraced levels, the planted banks, the clipped hedges at their design heights, the boundary walls and the six evergreen screen trees.

The result is the same for every pair of homes: not one point on any pool, pool deck or covered patio can be seen from any upstairs window or balcony of another home. The pools sit in the inner corner of each L, below the court, with the banks and hedges doing the screening. Parts of the open lawns remain visible from a few upstairs windows, as the table shows, and nothing else does.

LOOKING FROM	TOWARDS	POOL	DECK	PATIO	LAWN
Silverleaf upstairs	Olive	0 of 105	0 of 36	0 of 33	0 of 127
Silverleaf upstairs	Willow	0 of 105	0 of 32	0 of 33	0 of 78
Olive upstairs	Silverleaf	0 of 105	0 of 44	0 of 33	63 of 133
Olive upstairs	Willow	0 of 105	0 of 32	0 of 33	4 of 78
Willow upstairs	Silverleaf	0 of 105	0 of 44	0 of 33	43 of 133
Willow upstairs	Olive	0 of 105	0 of 36	0 of 33	11 of 127

Each cell gives the number of test points seen out of the points tested on that area. Ray-cast study on the concept model; screen trees at their planted height of 6.5–7.5 m; hedges at 1.9–2.4 m, the low box hedge on Willow's court bank at 1.0 m.



SIGHTLINE STUDY — EVERY UPSTAIRS EYE POINT ON THE ESTATE, TESTED AGAINST EVERY POOL

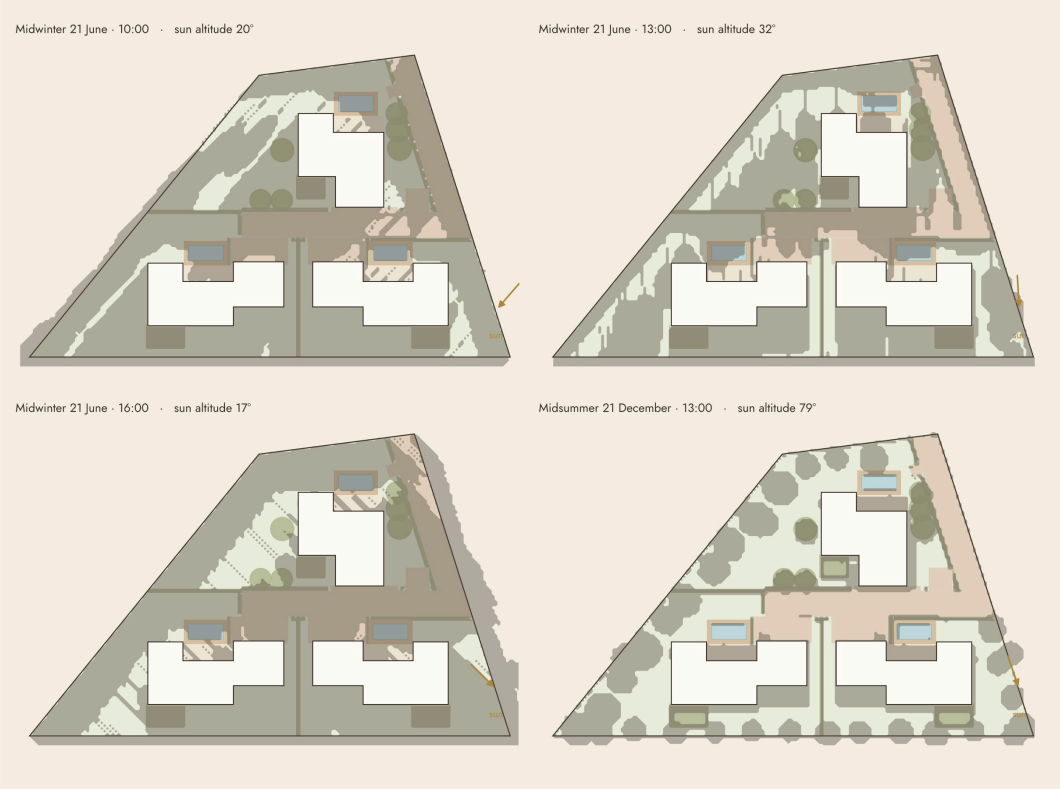
Sun on every pool, in every season.

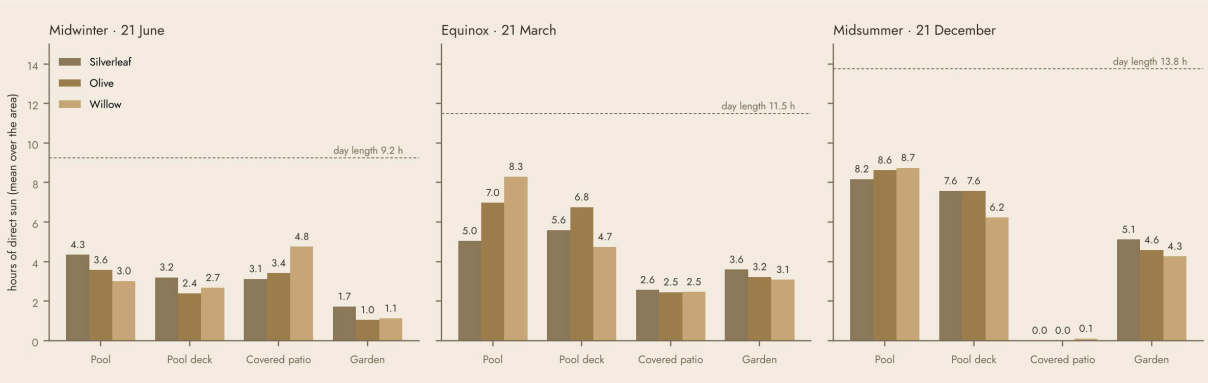
All three gardens face north, and the model was checked against the sun's actual path over Constantia (34.03° S) at fifteen-minute steps on midwinter's day, the equinox and midsummer's day, with every house, bank, hedge and tree casting its real shadow.

Every pool is in direct sun through the middle of the day even on the shortest day of the year, and from mid-morning to late afternoon for the rest of it. In midsummer the covered patios stay in shade all day while the pools and decks are lit from breakfast to sundown. The hedge on the bank above Willow's pool is kept to a clipped 1.0 m box hedge so that the low winter sun reaches the water; the sightline study confirms the pool stays private behind it.

POOL	21 JUNE (WINTER)		21 MARCH		21 DECEMBER	
Silverleaf	4.3 h	10:30–15:15	5.0 h	09:00–18:15	8.2 h	09:00–17:00
Olive	3.6 h	10:30–15:45	7.0 h	08:45–18:00	8.6 h	08:15–17:00
Willow	3.0 h	09:45–13:15	8.3 h	08:00–17:00	8.7 h	08:30–17:15
Day length		**9.2 h**		**11.5 h**		**13.8 h**

How this was measured. The sun's position over the site (34.03° S, 18.44° E) was computed with the standard NOAA solar equations every 15 minutes from sunrise to sunset on the three dates. Each pool, deck, patio and lawn was covered with a grid of test points at its real level on the terraced site (about 60 on each pool). From every point, at every time step, a ray was traced towards the sun through the full 3D model — houses, roofs, banks, hedges at their design heights, boundary walls, the retained boundary trees and the screen trees — and the point counted as sunlit only if the ray reached the sky. Hours of sun are the sunlit steps × ¼ hour, averaged over the points; the time window is from the first to the last step at which at least half the water is lit. Design levels; to be rerun on the surveyed contours.





SHADOW PLANS AT 10:00, 13:00 AND 16:00 ON 21 JUNE, AND AT 13:00 ON 21 DECEMBER — HOURS OF DIRECT SUN BY AREA

ESTATE FEATURES

What every house has.

The things that make a house easy to live in, built in from the start rather than added later.



ARTIST'S IMPRESSION — DINING ROOM, WITH THE STUDY BEYOND

01 Private gated estate

Three homes behind one motorised gate with intercom, a perimeter wall and CCTV provision.

02 Every garden in the sun

All three gardens, patios and pools face north; the low garage and entrance blocks keep the court side quiet.

03 Private, by design

Pools sit in the inner corner of each L, sunk behind planted banks and hedges. Sightlines from every upstairs window on the estate were checked on the model: no home overlooks another's pool.

04 Covered patio, braai and bar

A 4 m deep veranda under the main balcony with a built-in braai, a bar with stools, dining and lounge, opening from the dining room, the study and the living wing.

05 A study with a view

A proper home office off the dining room and the stair hall, with its own glazed door onto the patio and the pool beyond.

06 Garage, plant and water

A 6.5 × 6.2 m double garage with the laundry, a storeroom and a plant room for the inverter and batteries; behind it a walled service yard with a 5 000-litre tank fed from the estate borehole, the pool pump and the drying lines - all out of sight.

07 Private pools

An 8 × 3.3 m pool with sandstone coping and a hardwood deck in front of every patio.

08 Bespoke kitchens

A 5.6 m cooking wall with a Smeg range cooker, a 3.8 m marble island with stools, a scullery, a walk-in pantry and a separate laundry.

09 A wall for every screen

The living room has its fireplace on the side wall of the wing and a solid TV wall facing the sofa; every bedroom and the pyjama lounge have a planned TV wall too.

10 Main suites

The whole upper floor of the garden wing: a king bedroom, a walk-through dressing room, a bathroom with a freestanding bath and a door onto the long balcony over the patio.



ARTIST'S IMPRESSION — KITCHEN

THE HOMES

Inside the houses.

The ground floor is an L. The living room fills the garden wing, with a fireside lounge and a TV lounge opening to the garden on three sides and to the patio. The dining room, with its 3.4 m table, is open to the kitchen and, through glazed doors, to the study; a short link leads past it to the stair hall and the front door. Behind the kitchen sit a scullery, a walk-in pantry and a store; the laundry, store and plant room are in the garage block, and a walled service yard behind it holds the water tank, the pool pump and the drying lines - with a gardener's gate from the forecourt so nobody comes through the house. A guest suite with its own bathroom and a walled courtyard completes the floor.

Upstairs, under raked ceilings with exposed oak beams, the main suite takes the whole wing: a king bedroom with its own door onto the balcony, a walk-through dressing room lined with wardrobes and a bathroom with a freestanding bath. The balcony runs the full length of the patio under a timber pergola, and the two further bedrooms - each with its own bathroom - open onto it through glazed sliding doors; a library and a pyjama lounge with its own TV wall sit at either end of the passage.

Four bedrooms, a study and a library, two living rooms, and a patio you can use in July.



ARTIST'S IMPRESSION – LIVING ROOM



ARTIST'S IMPRESSION — MAIN BEDROOM



ARTIST'S IMPRESSION — MAIN EN-SUITE



ARTIST'S IMPRESSION — THE STUDY, LOOKING OVER THE POOL



ARTIST'S IMPRESSION — BEDROOM



ARTIST'S IMPRESSION — STAIR HALL



ARTIST'S IMPRESSION — SILVERLEAF · THE NORTH GARDEN

RESIDENCE

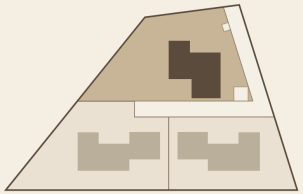
SILVERLEAF

Silverleaf has the highest ground and the biggest garden. The living wing, the patio and the pool face north over the lawn; the garage and the front door face the court, so the garden side is nothing but garden.

AREA SCHEDULE

Internal (incl. garage, store & plant)	469 m²
Covered patio, balcony & entrance	98 m²
Home area	**567 m²**
Garden (exclusive use area)	1,339 m²
Bedrooms	4 + study
Bathrooms	4.5
Garaging	Double, off the shared court, with store and plant room
Orientation	Garden faces north

PLOT LOCATION





ARTIST'S IMPRESSION — SILVERLEAF · ARRIVAL FROM THE SHARED COURT



SILVERLEAF

Axonometric view indicative
Refer to floor plans for exact layout.

Ground Floor
3D Floor Plan



SILVERLEAF

Axonometric view indicative only.
Refer to floor plans for exact layout.

First Floor
3D Floor Plan

PARAMOUNT ESTATE

SILVERLEAF

GROUND FLOOR

Beds	4 + study
Baths	4.5
Internal	469 m²
Outdoor areas	98 m²
Home area	**567 m²**
Garden	1,339 m²
Parking	2 (garage)
Direction	North

ON THIS FLOOR

Living · Dining · Study · Kitchen · Walk-in pantry · Store · Scullery · Laundry · Guest suite · Stair hall · Double garage · Plant room · Tank store

Unit layout may differ slightly from marketing plans. Furniture is shown for illustration only.



Ground Floor

PARAMOUNT ESTATE

SILVERLEAF

FIRST FLOOR

Beds	4 + study
Baths	4.5
Internal	469 m²
Outdoor areas	98 m²
Home area	**567 m²**
Garden	1,339 m²
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Direction	North

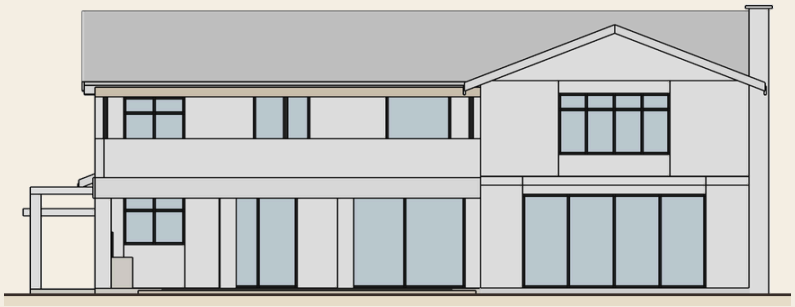
ON THIS FLOOR

Main bedroom with dressing room and en-suite · Two en-suite bedrooms · Full-length balcony under a pergola · Library · Pyjama lounge

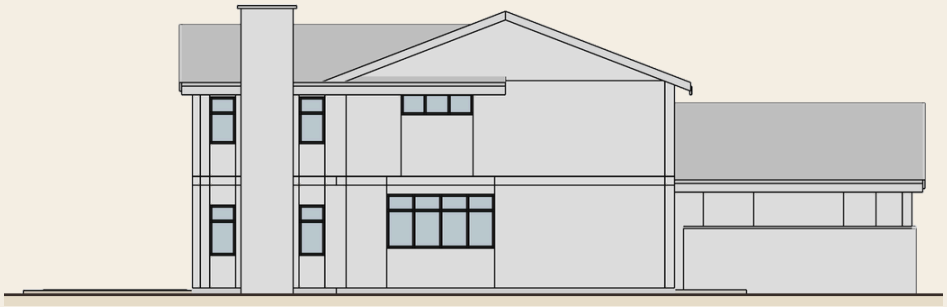


First Floor

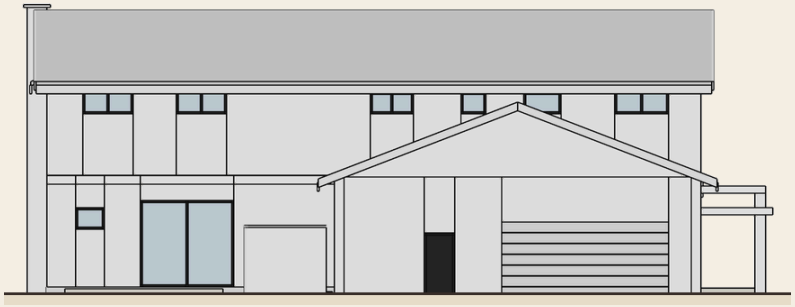
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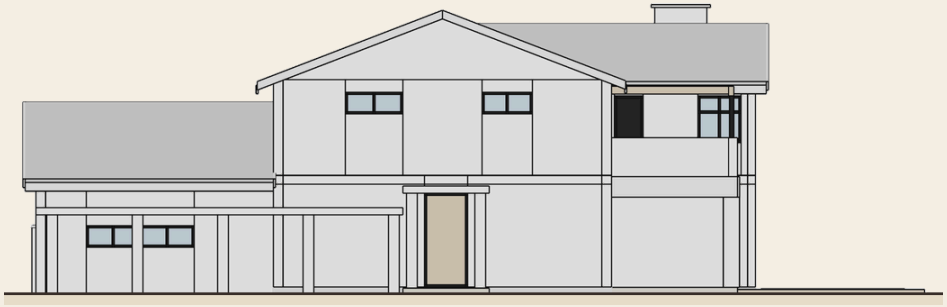
North · Garden



West



South · Court



East · Lane

0 2.5 5 10 m

All four elevations at the same scale. Ridge c. 7.8 m and wall plate 5.9 m above each home's platform level.

Elevations indicative only.
Refer to plans for exact layout.



ARTIST'S IMPRESSION — OLIVE · THE LIVING WING FROM THE WEST GARDEN

RESIDENCE

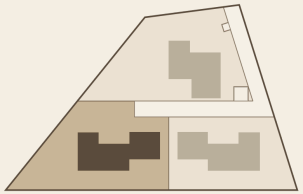
OLIVE

Olive sits against the mature trees of the western boundary. The living wing, the study and the patio all open north onto the pool and the lawn; the entrance block and the garage face the court.

AREA SCHEDULE

Internal (incl. garage, store & plant)	505 m²
Covered patio, balcony & entrance	79 m²
Home area	**584 m²**
Garden (exclusive use area)	1,318 m²
Bedrooms	4 + study
Bathrooms	4.5
Garaging	Double, with a private forecourt, store and plant room
Orientation	Garden faces north

PLOT LOCATION





ARTIST'S IMPRESSION — OLIVE · ARRIVAL FROM THE SHARED COURT



OLIVE

Axonometric view
Refer to floor plans for exact layout.

Ground Floor
3D Floor Plan



OLIVE

Axonometric view is illustrative only.
Refer to floor plans for exact layout.

First Floor
3D Floor Plan

PARAMOUNT ESTATE

OLIVE

GROUND FLOOR

Beds	4 + study
Baths	4.5
Internal	505 m²
Outdoor areas	79 m²
Home area	**584 m²**
Garden	1,318 m²
Parking	2 (garage)
Direction	North

ON THIS FLOOR

Living · Dining · Study · Kitchen · Scullery · Walk-in pantry · Store · Laundry · Guest suite · Entrance hall · Gallery · Double garage · Plant room · Tank store

Unit layout may differ slightly from marketing plans. Furniture is shown for illustration only.



Ground Floor

PARAMOUNT ESTATE

OLIVE

FIRST FLOOR

Beds	4 + study
Baths	4.5
Internal	505 m²
Outdoor areas	79 m²
Home area	**584 m²**
Garden	1,318 m²
Parking	2 (garage)
Direction	North

ON THIS FLOOR

Main bedroom with dressing room and en-suite · Two en-suite bedrooms · Full-length balcony under a pergola · Library · Pyjama lounge

Unit layout may differ slightly from marketing plans. Furniture is shown for illustration only.



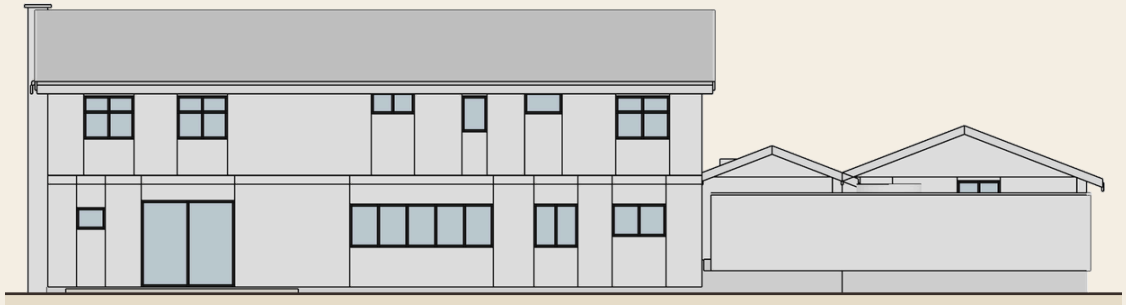
First Floor



North · Garden



West



South · Street



East · Court

0 2.5 5 10 m

All four elevations at the same scale. Ridge c. 7.8 m and wall plate 5.9 m above each home's platform level.

OLIVE

Elevations indicative only.
Refer to plans for exact layout.

Elevations



ARTIST'S IMPRESSION — WILLOW · THE PATIO AT DUSK

RESIDENCE

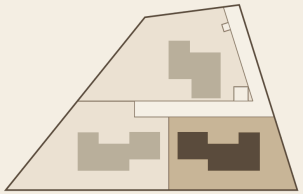
WILLOW

Willow is Olive handed: the same house, mirrored, with its garden and pool to the north, the lane beyond its hedge, and the entrance and garage on the court.

AREA SCHEDULE

Internal (incl. garage, store & plant)	505 m²
Covered patio, balcony & entrance	79 m²
Home area	**584 m²**
Garden (exclusive use area)	1,049 m²
Bedrooms	4 + study
Bathrooms	4.5
Garaging	Double, with a private forecourt, store and plant room
Orientation	Garden faces north

PLOT LOCATION





ARTIST'S IMPRESSION — WILLOW · THE SHARED COURT



WILLOW

Axonometric view indicative only.
Refer to floor plans for exact layout.

Ground Floor
3D Floor Plan



WILLOW

First Floor
3D Floor Plan

PARAMOUNT ESTATE

WILLOW

GROUND FLOOR

Beds	4 + study
Baths	4.5
Internal	505 m²
Outdoor areas	79 m²
Home area	**584 m²**
Garden	1,049 m²
Parking	2 (garage)
Direction	North

ON THIS FLOOR

Living · Dining · Study · Kitchen · Scullery · Walk-in pantry · Store · Laundry · Guest suite · Entrance hall · Gallery · Double garage · Plant room · Tank store

Unit layout may differ slightly from marketing plans. Furniture is shown for illustration only.



Ground Floor

PARAMOUNT ESTATE

WILLOW

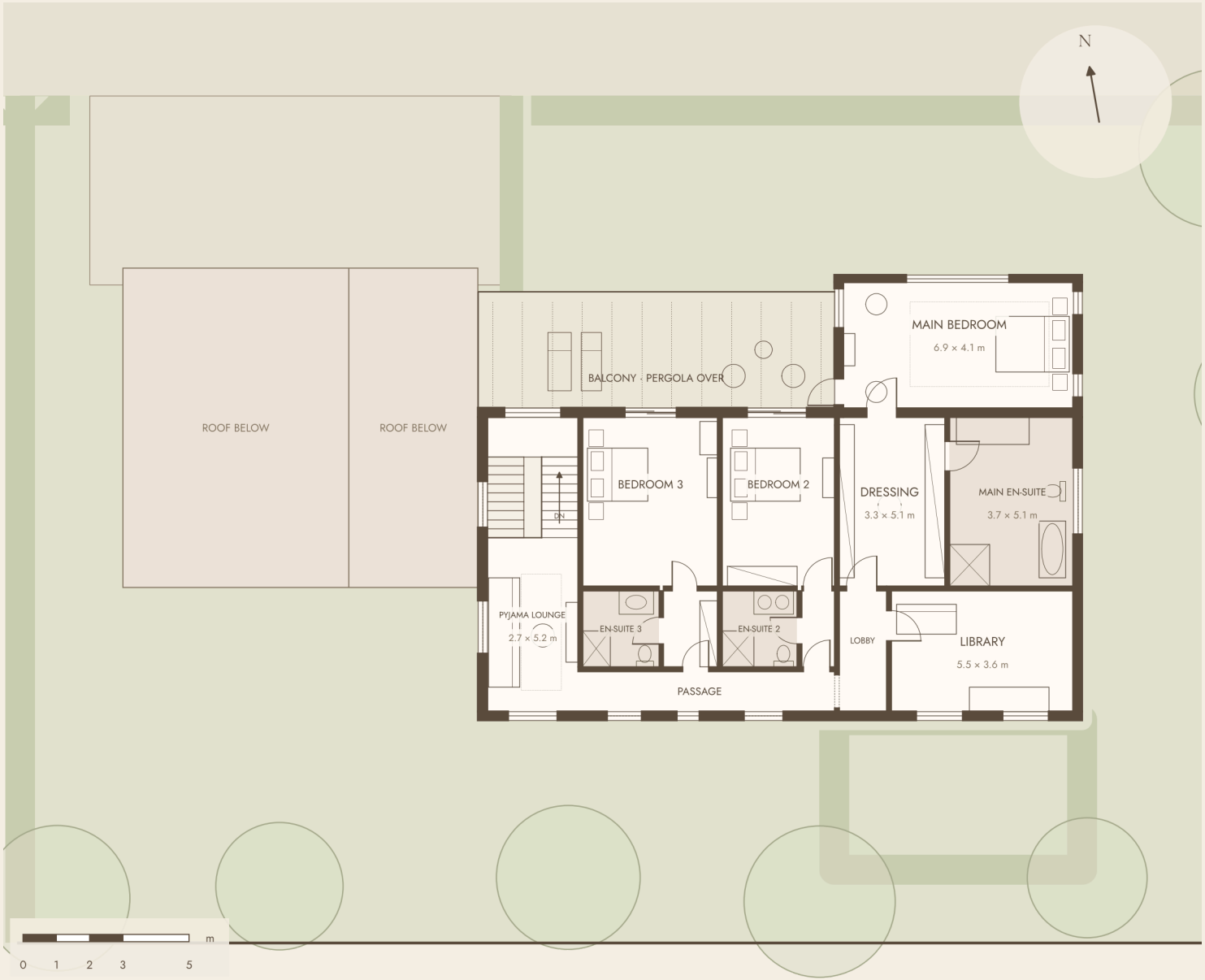
FIRST FLOOR

Beds	4 + study
Baths	4.5
Internal	505 m²
Outdoor areas	79 m²
Home area	**584 m²**
Garden	1,049 m²
Parking	2 (garage)
Direction	North

ON THIS FLOOR

Main bedroom with dressing room and en-suite · Two en-suite bedrooms · Full-length balcony under a pergola · Library · Pyjama lounge

Unit layout may differ slightly from marketing plans. Furniture is shown for illustration only.



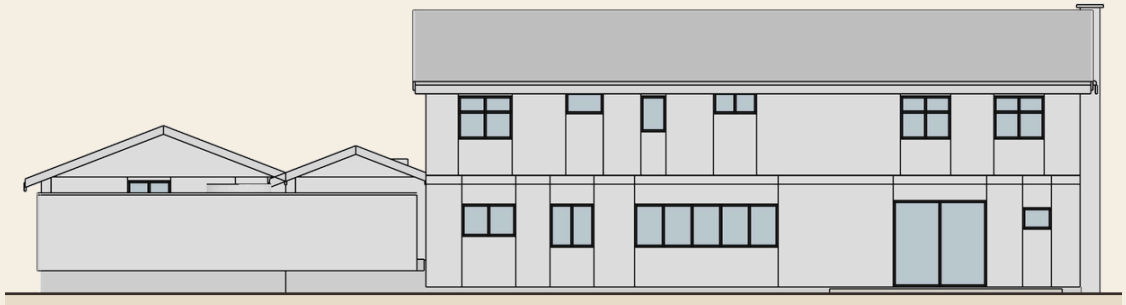
First Floor



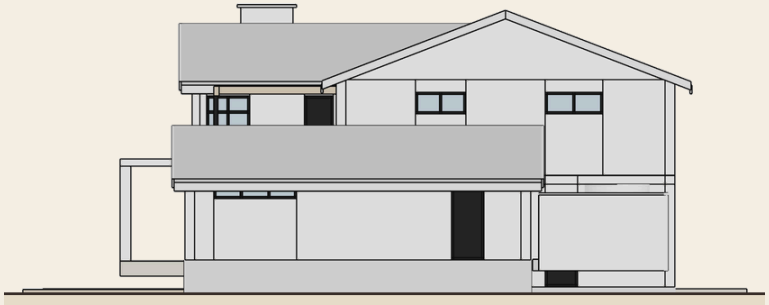
North · Garden



East



South · Street



West · Court

0 2.5 5 10 m

All four elevations at the same scale. Ridge c. 7.8 m and wall plate 5.9 m above each home's platform level.

WILLOW

Elevations indicative only.
Refer to plans for exact layout.

FINISHES & SPECIFICATION

Oak, stone, bronze and plaster.



ARTIST'S IMPRESSION — KITCHEN DETAIL

Exterior	Smooth plaster painted warm white; charcoal standing-seam metal roofs at 21°; black aluminium windows and sliding doors; oak pivot front doors; charcoal sectional garage doors.
Outdoor living	4 m deep covered patio with a built-in braai, a stone bar counter and honed limestone paving; main balcony with a planted parapet and hardwood pergola; 8 × 3.3 m pool with sandstone coping and hardwood deck.
Floors	Wide-plank engineered oak throughout the living, dining and kitchen areas, bedrooms and stairs; honed travertine to the entrance hall, foyer, scullery, laundry and bathrooms; epoxy screed to garages.
Walls & ceilings	Warm white paint with limewash feature walls; flat ceilings with LED cove lighting downstairs; raked ceilings with exposed oak beams upstairs.
Kitchen	Greige flat-panel cabinetry with oak accents; marble island, worktops and splashback; professional range cooker; fluted-glass cabinets; separate scullery, walk-in pantry and laundry.
Bathrooms	Stone-look large-format tiles; floating fluted-oak vanities with marble tops; back-lit mirrors; brushed-bronze tapware; freestanding bath in the main en-suite; walk-in showers.
Joinery	Full-height oak and greige wardrobes; walk-through dressing room with LED-lit shelving; full-height internal doors.
Estate	Clay brick paving in herringbone; clipped hedges; mature boundary trees retained; 2.1 m plastered boundary wall; motorised gate with intercom; bin store; two visitor bays.
Water & power	Estate borehole and pump station reticulated to a 5 000-litre tank and pressure pump in each home's service yard; plant room for inverter, batteries and distribution board; heat-pump hot water; provision for solar PV.
Sustainability	Insulation and glazing to SANS 10400-XA; waterwise planting; borehole water for gardens and pools, kept separate from the municipal supply.

Specification is indicative and may be substituted with items of equal quality.

SILVERLEAF

Last light.



ARTIST'S IMPRESSION — SILVERLEAF AT DUSK

PARAMOUNT

ESTATE

9 SOHLAND AVENUE · CONSTANTIA · CAPE TOWN

ENQUIRIES

[Developer / agent name]
[Telephone] · [Email]
[Website]

All images are artist's impressions generated from the 3D model of the concept design and are indicative only. Plans, areas, finishes and specifications are subject to survey, municipal approval and design development, and may change without notice. Areas are approximate. Furniture, décor and landscaping shown are for illustration only. Map data © OpenStreetMap contributors (ODbL). E&OE.