

World class mixed-use for Blouberg

A new residential and retail development is currently underway at Big Bay Beach Estate, Bloubergstrand, Cape Town. *Eden on the Bay* is being hailed as a first of its kind in South Africa, being a mixed use development where you can live, work and play literally a 'stones throw' from a world-class beach.

The developers, Asrin and Mvelaprop in a joint venture, believe that *Eden on the Bay* will offer residents a lifestyle with the ambience of village life, direct beach access, fantastic views of Robben Island and Table Mountain, architecturally designed apartments and studios, combined with top class eateries and retail outlets on their doorsteps.

Designed to look and feel like the typical villages along the Cape's West Coast, features will include white plastered walls, with flowing paved courtyards. According to Piet Bakker of leading architects, Stauch Vorster/ACG, 'The West Coast style,' he emphasises, 'is essentially unpretentious and modest and our designs try to capture this.'

The development will be significantly different to what has been seen thus far in the Big Bay area. *Eden on the Bay* will be a low density development consisting of open spaces, buildings with non-continuous pitched roofs, courtyards, pedestrian walkways, and no building will be more than three storeys high. 'We will not see high density development here,' says Ishmail Essa, the CEO of Asrin.

Even the light fittings and street furniture in the development are designed in accordance with the West Coast style. The buildings themselves will be situated within a duneveld landscape which is being specifically planted with sympathy to the indigenous floral heritage of the area.

The landscape too will be in contrast to what has been seen in previous Big Bay developments. *Eden on the Bay* sits in a sensitive position on this precious strip of coastline and the landscaping needed to respect this. The landscape will be improved and enhanced, with much emphasis on re-creating the original landscape of dunes and strandveld fynbos. '*Eden on the Bay* will be truly unique in that it will be a sustainable development which will strive to have a symbiotic relationship with nature', says Michele Robertson Swift of Urbanscapes, the Landscape Architects.

Eden on the Bay will be equipped with state-of-the-art communication technology. All apartments, studios and penthouses within the development will be fitted with Plug and Play centralised communication systems which ensure instantaneous access to the telephone and broadband internet as well as cheaper line rentals and international calls. This system will be serviced by 24/7 support. Perfect for those who wish to work from home. Other of the significant benefits for *Eden on the Bay* residents are free internal phone calls to any line within the development, a centralised DSTV dish, and remote access control.

Eden on the Bay will also be a positive asset for the area with much improved public amenities, including a new state of the art lifesavers' centre and the upgrading of the original block house which are both situated on the beach. There will be wide-decked public walkways within the development and along the

beachfront, as well as a 200 metre long natural grassed amphitheatre in front of the restaurant and retail complex, specifically for public use. A law enforcement facility will also be built within the complex to service the beach and surrounding areas.

According to Ishmail Essa and Anton Chait, 'The challenge facing the developers and their designers at the beach estate is that this section calls for a harmonious mixing of private and public space. At peak holiday times large numbers of people visit Big Bay each day. A way had to be found to make this not only possible despite the new built environment but more enjoyable while simultaneously creating an appealing live, work, shop and entertain environment for the residents and other visitors.'

Eden on the Bay provides a more than adequate solution to this challenge. A meticulously well designed mixed-use precinct within the Big Bay Beach Estate offering breathtaking views, superior public amenities, more than adequate parking facilities in an underground parkade, a well-planned retail mix offering world class restaurants, supermarkets and specialist shops, and world class apartments with premium finishes. All of this is located only 20 minutes away from the city centre.

Eden on the Bay will comprise 171 residential apartments with one and two bedrooms, as well as deluxe penthouses. Pricing of the apartments is from R995 000 to R8.5 million.

For more information contact +27 21 554 0033 or [go to www.eden-onthebay.co.za](http://www.eden-onthebay.co.za)