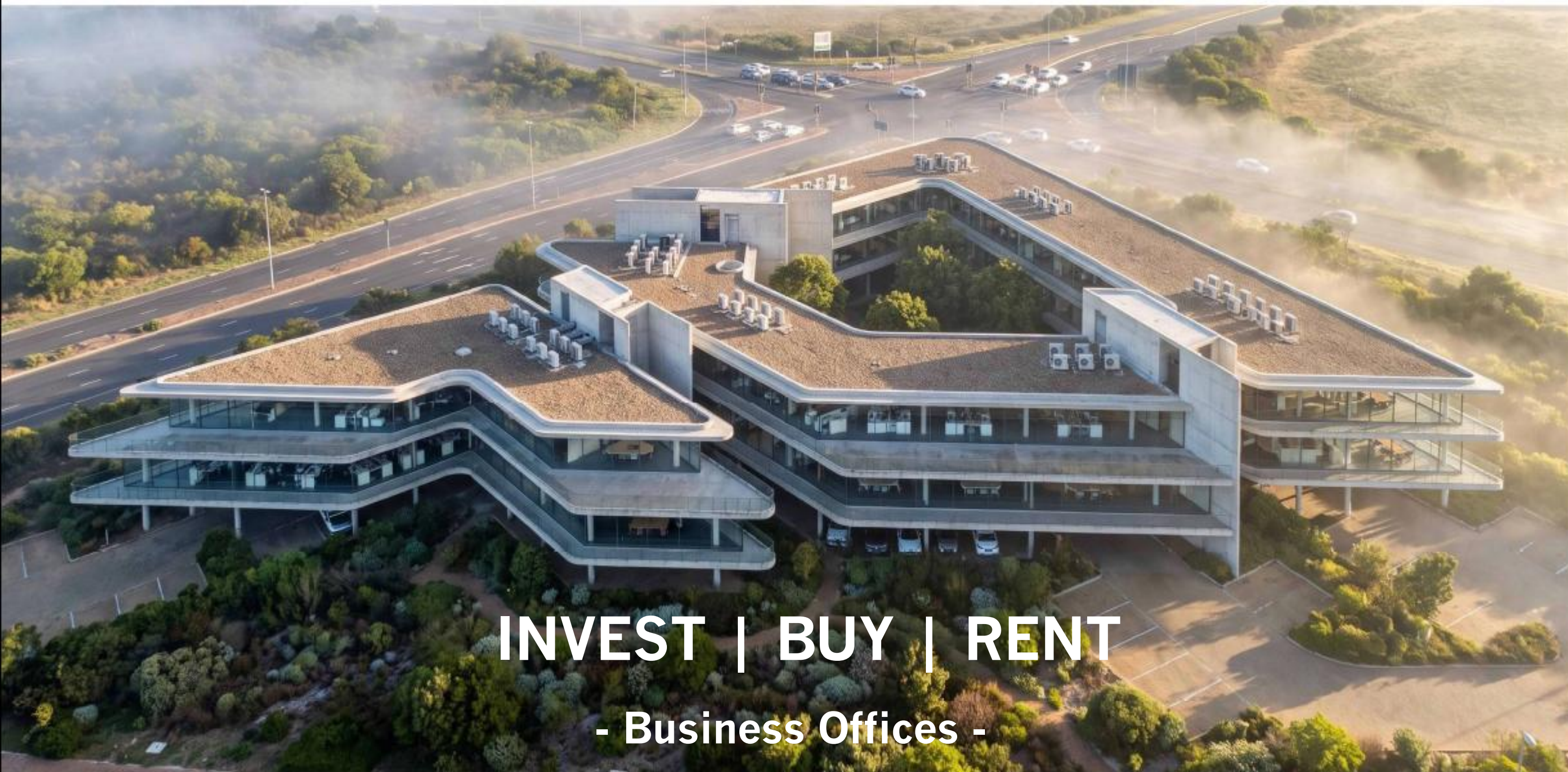


# **NEW PAARL BUSINESS OFFICE DEVELOPMENT**

**- Paarl-South, Western Cape -**



**INVEST | BUY | RENT**

**- Business Offices -**



## LOCATION











Koue Bokkeveld Mountain Catchment...

Anysberg Nature Reserve

Medicentre

NEW PAARL OFFICES

Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth





Medicentre

**NEW PAARL OFFICES**

Image © 2025 Airbus

Google Earth



## BUILDING IMAGES





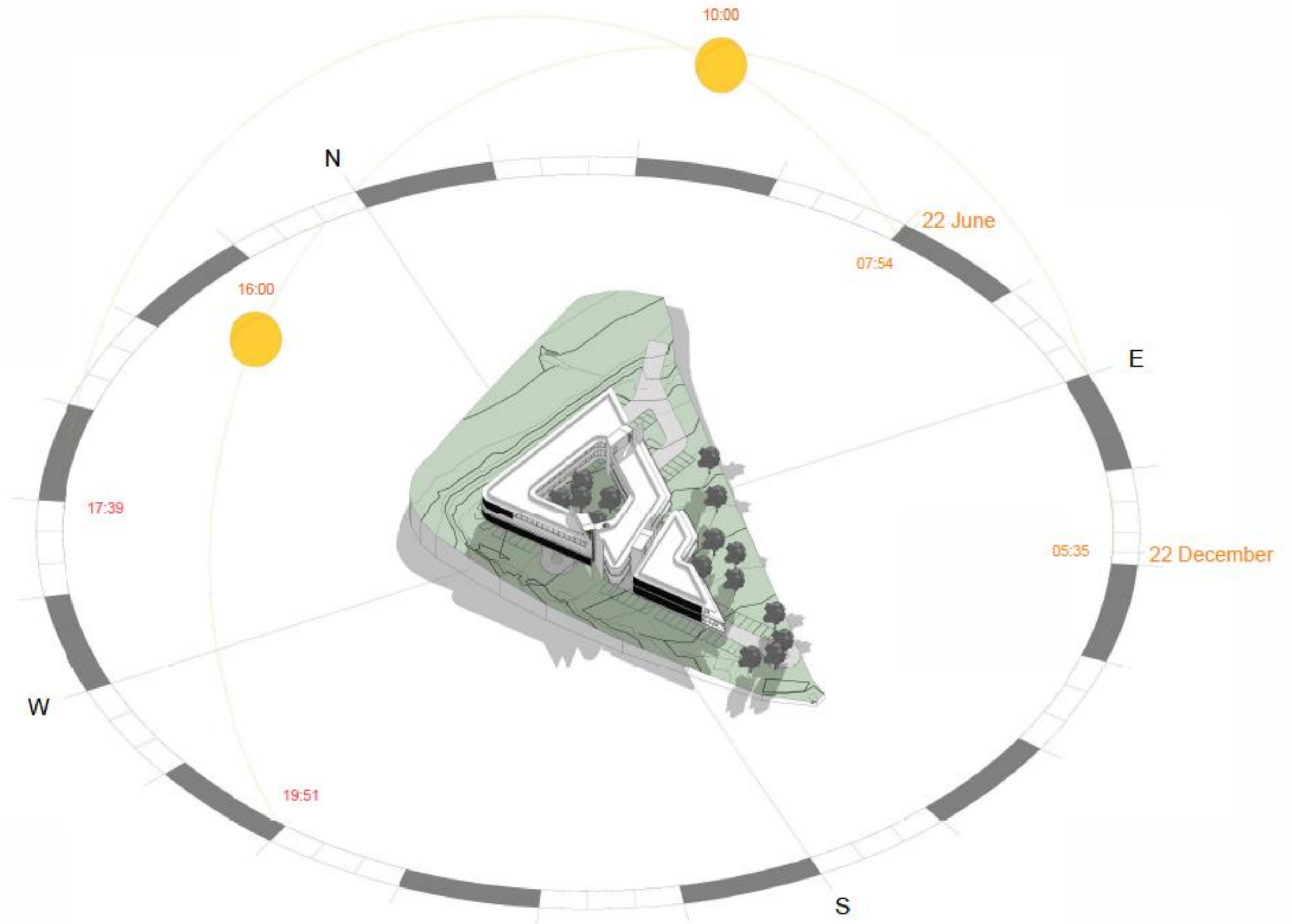








# Sun Study





# MASSING DIAGRAM

BRISE SOLEIL SCREEN TO  
REDUCE SOUND  
POLLUTION FROM R45  
INTERSECTION

R45 - VAL DE VIE ROAD

BLOCK A & B LIFT &  
FIRE ESCAPE

BLOCK B & C LIFT & FIRE  
ESCAPE

BLOCK C ROOFTOP  
SERVICES

BRISE SOLEIL SCREEN  
TO REDUCE SOUND  
POLLUTION FROM R45

R45 Paarl South road

BLOCK A

BLOCK B

BLOCK C

PLANTED COURTYARD &  
PUBLIC SPACE

BLOCK A ROOFTOP SERVICES

BLOCK A & B LIFT & FIRE  
ESCAPE

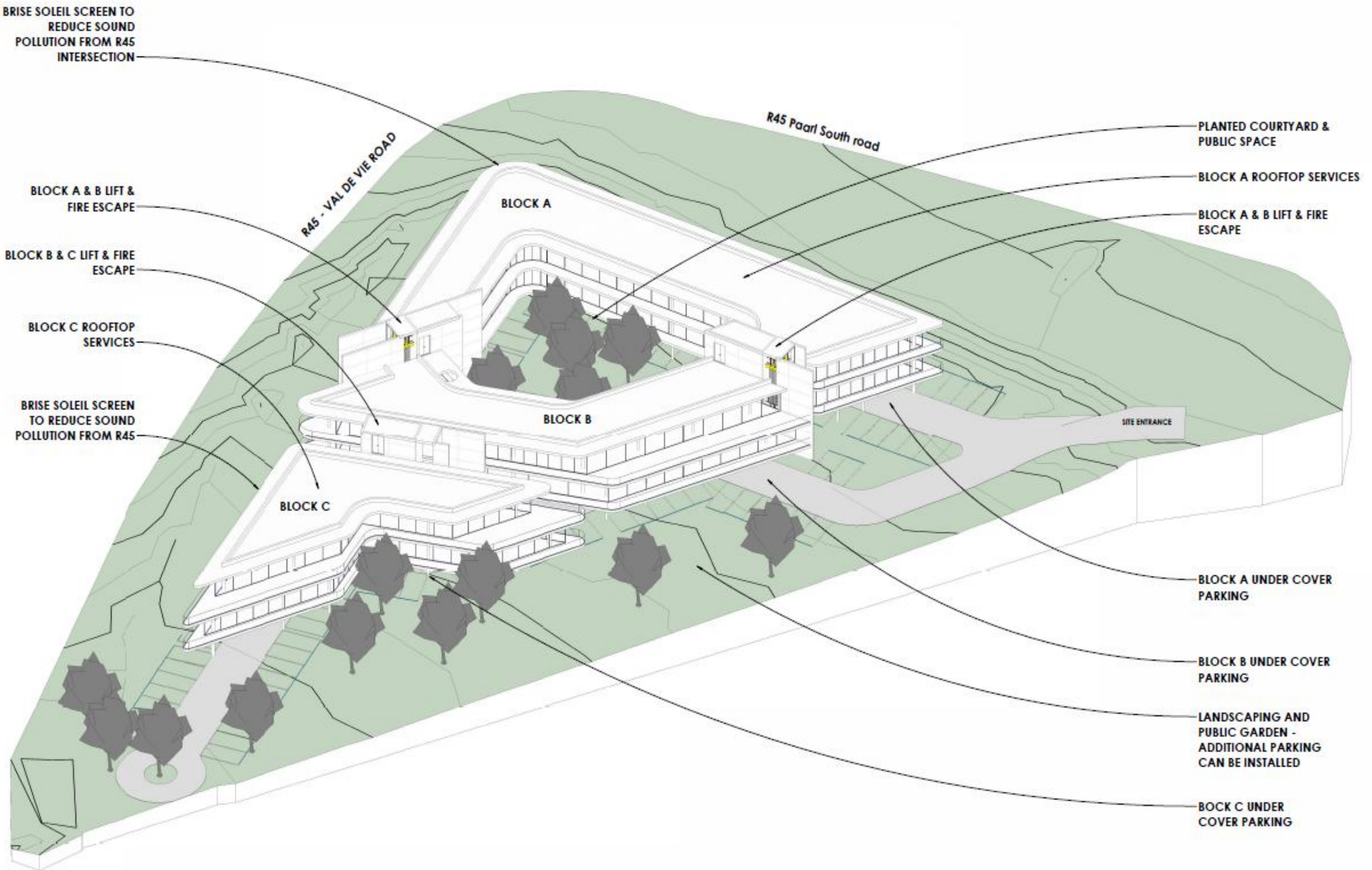
SITE ENTRANCE

BLOCK A UNDER COVER  
PARKING

BLOCK B UNDER COVER  
PARKING

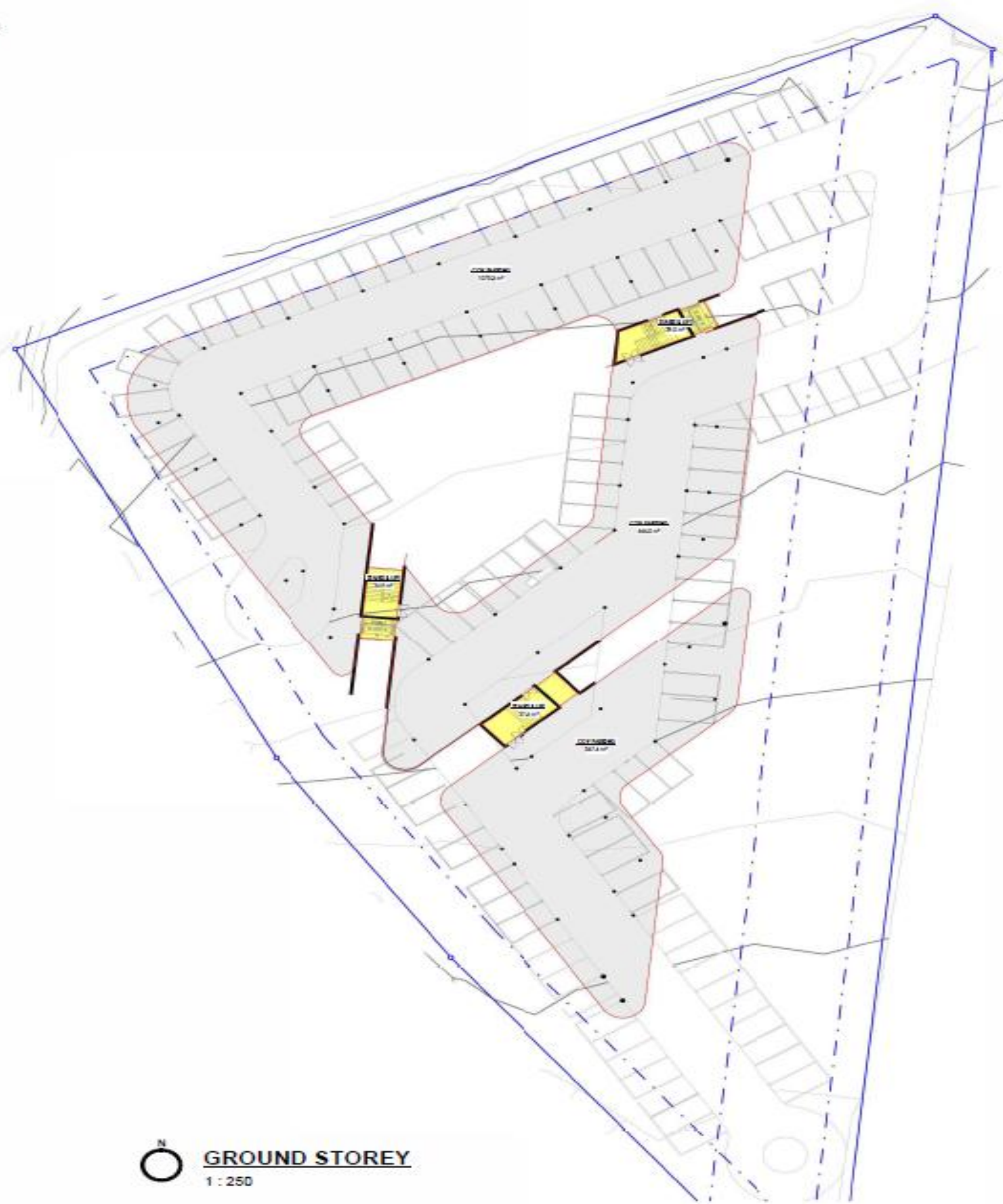
LANDSCAPING AND  
PUBLIC GARDEN -  
ADDITIONAL PARKING  
CAN BE INSTALLED

BOCK C UNDER  
COVER PARKING





☐ CONFIDENTIAL  
☐ INTERNAL USE ONLY



1 : 250



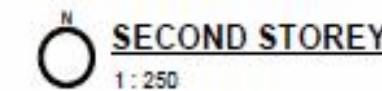
**Room Area legend:**

-  BALCONY  
 BATHROOM & KITCHENETTE  
 LEASABLE OFFICE A1  
 LEASABLE OFFICE B1  
 LEASABLE OFFICE C1  
 STAIRS & LIFT



Plot Area legend

-  BALCONY
-  BATHROOM & CLOTHES
-  USABLE OFFICE A2
-  USABLE OFFICE B2
-  USABLE OFFICE C2
-  STAIRS & LIFT



| LEASEABLE OFFICES - GLA SCHEDULE |                     |              |
|----------------------------------|---------------------|--------------|
| NAME                             | LEVEL               | AREA         |
| LEASEABLE OFFICE A1              |                     | 747.3 sq ft  |
| LEASEABLE OFFICE B1              |                     | 438.7 sq ft  |
| LEASEABLE OFFICE C1              |                     | 347.5 sq ft  |
|                                  | FIRST STORY TOTAL:  | 1533.5 sq ft |
| LEASEABLE OFFICE A2              |                     | 488.7 sq ft  |
| LEASEABLE OFFICE B2              |                     | 391.2 sq ft  |
| LEASEABLE OFFICE C2              |                     | 277.3 sq ft  |
|                                  | SECOND STORY TOTAL: | 1157.2 sq ft |
| Grand Leaseable Area TOTAL:      |                     | 2690.7 sq ft |





**BLOCK A & B ELEVATION - R45**

1 : 200



**BLOCK A ELEVATION - MAIN RD**

1 : 200



**EAST ELEVATION**

1 : 200



## LOCATION - NEIGHBOURING SITE



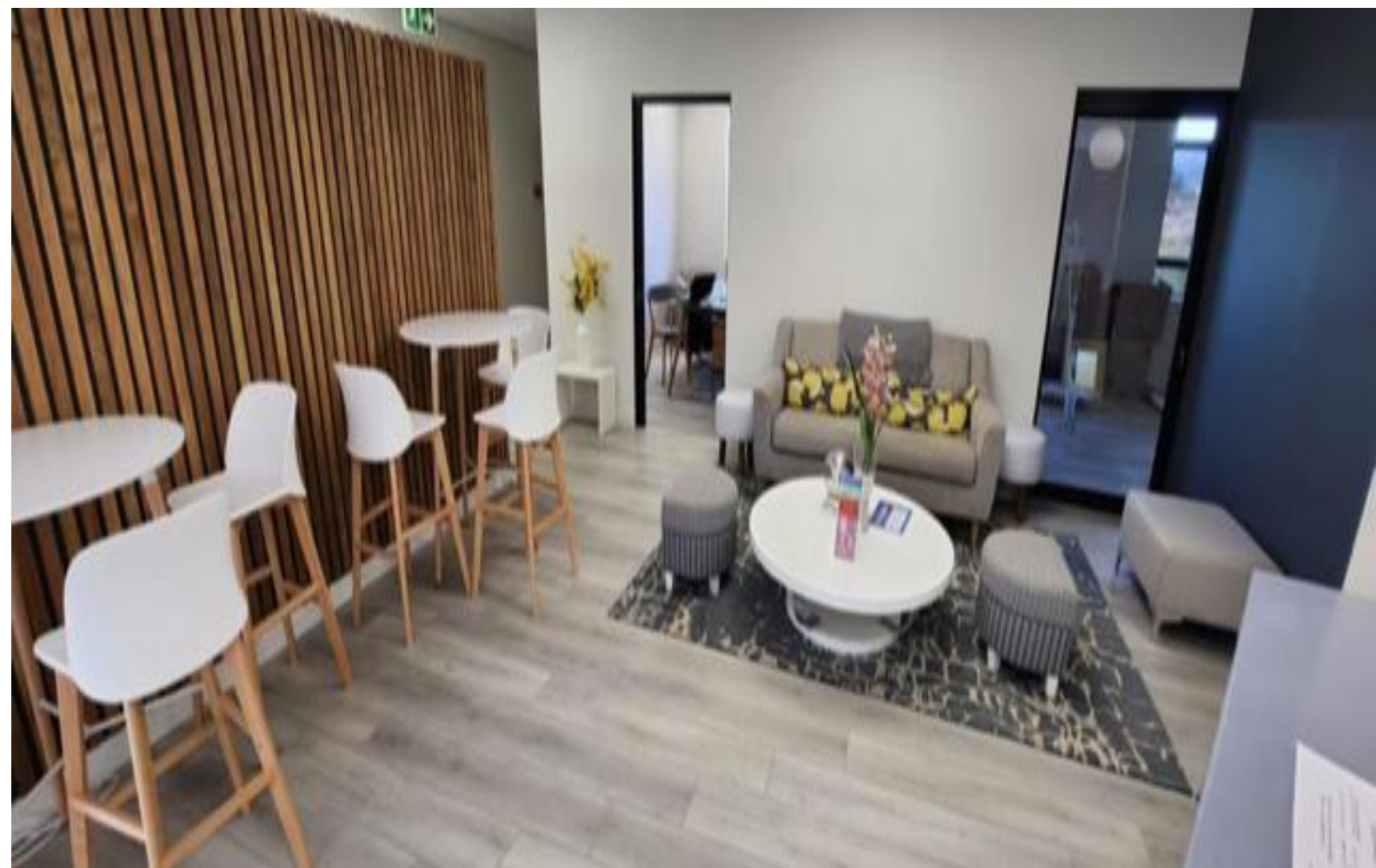
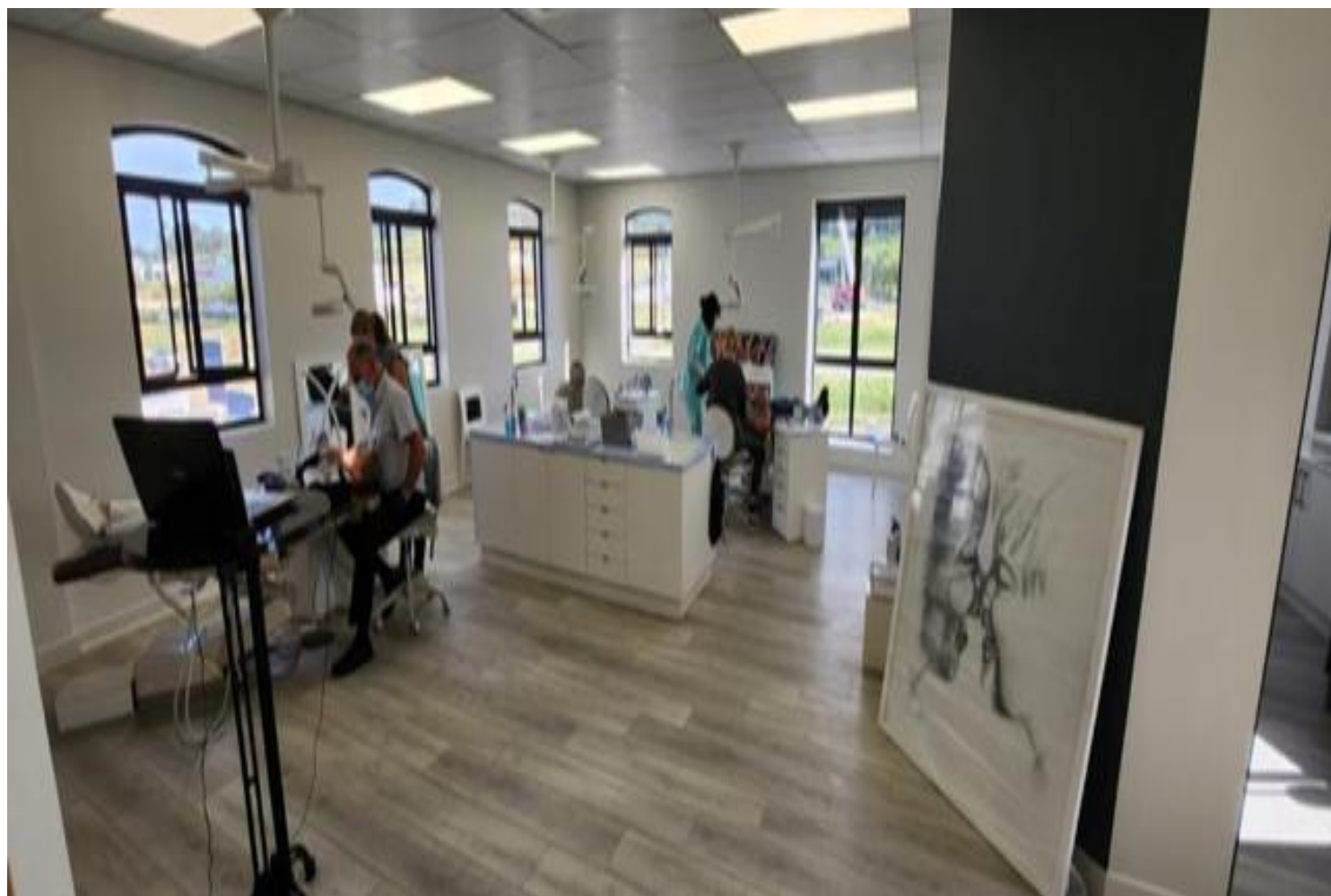
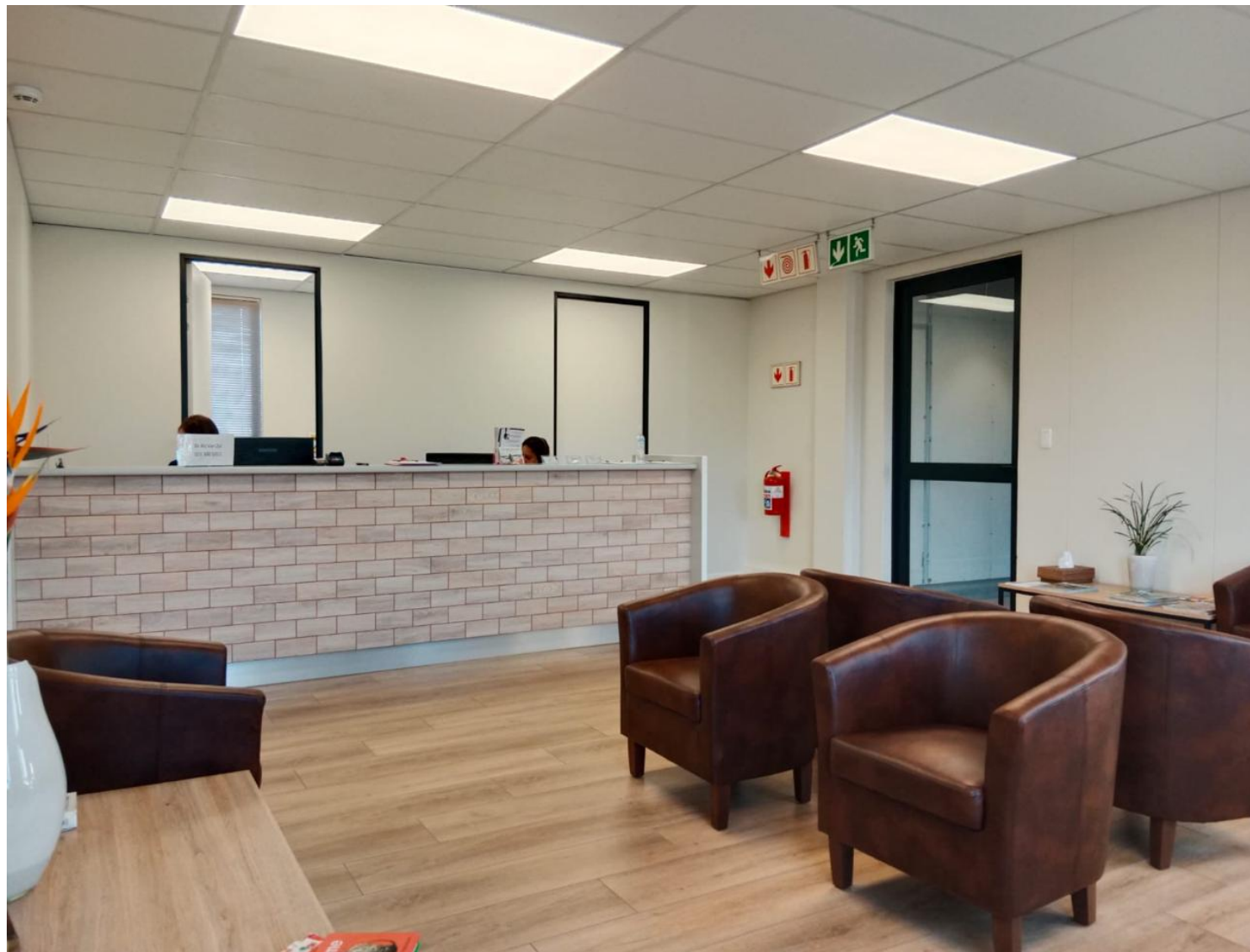




# MEDICAL CENTRE









# MAINREEF<sup>7</sup>



## CONTACT

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[www.mainreef.net](http://www.mainreef.net)

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