

NEW OFFICE PARK DEVELOPMENT

- Paarl-South, Western Cape -

INVEST | BUY | RENT

- Business Offices | rent from R 255 p/sqm -

(VAT Excluded; rate for 2027)

LOCATION







Koue Bokkeveld Mountain Catchment...

Anysberg Nature Reserve

Medicentre

NEW PAARL OFFICES

Klapmuts

Cape Town

Stellenbosch

Villiersdorp

Grabouw

Betty's Bay

Kleinmond

Hermanus

Stanford

Caledon

Robertson

Montagu

Bonnievale

Swellendam

Suurbraak

Barrydale

Heidelberg

Malgas

Witsand

Bredasdorp

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

Google Earth



Medicentre

NEW PAARL OFFICES

Image © 2025 Airbus

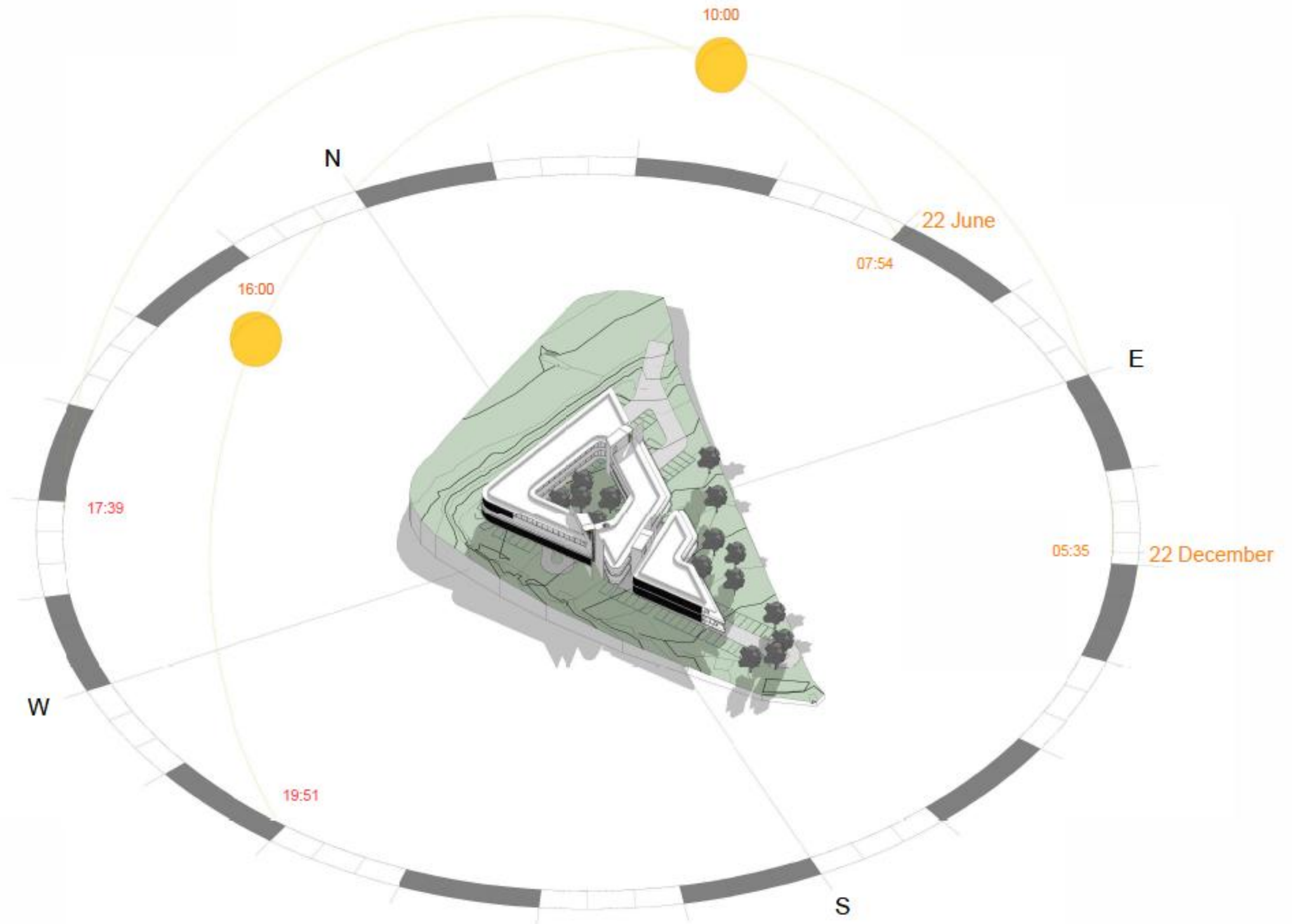
Google Earth

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

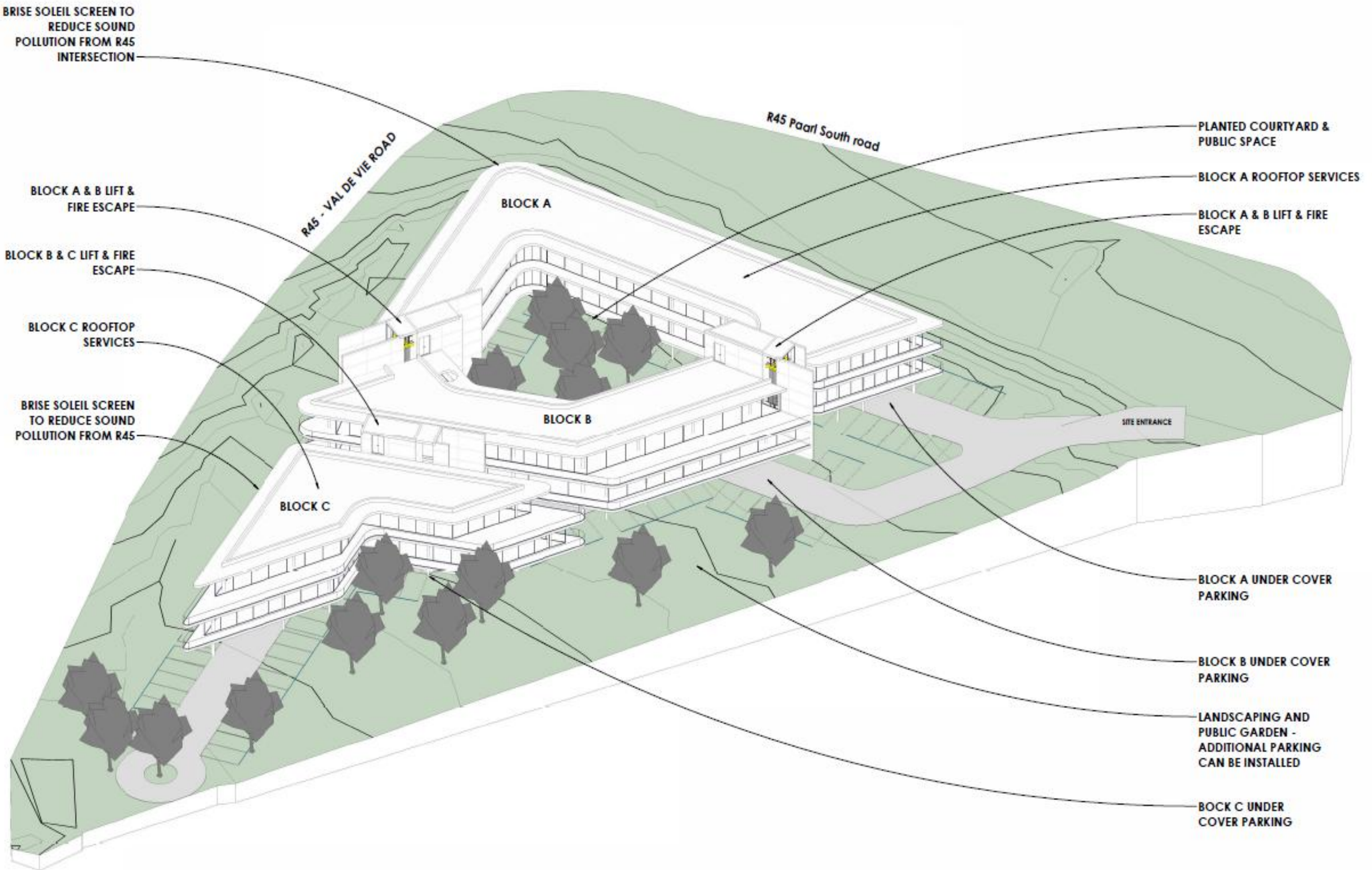
SITE ENTRANCE

BLOCK A UNDER COVER
PARKING

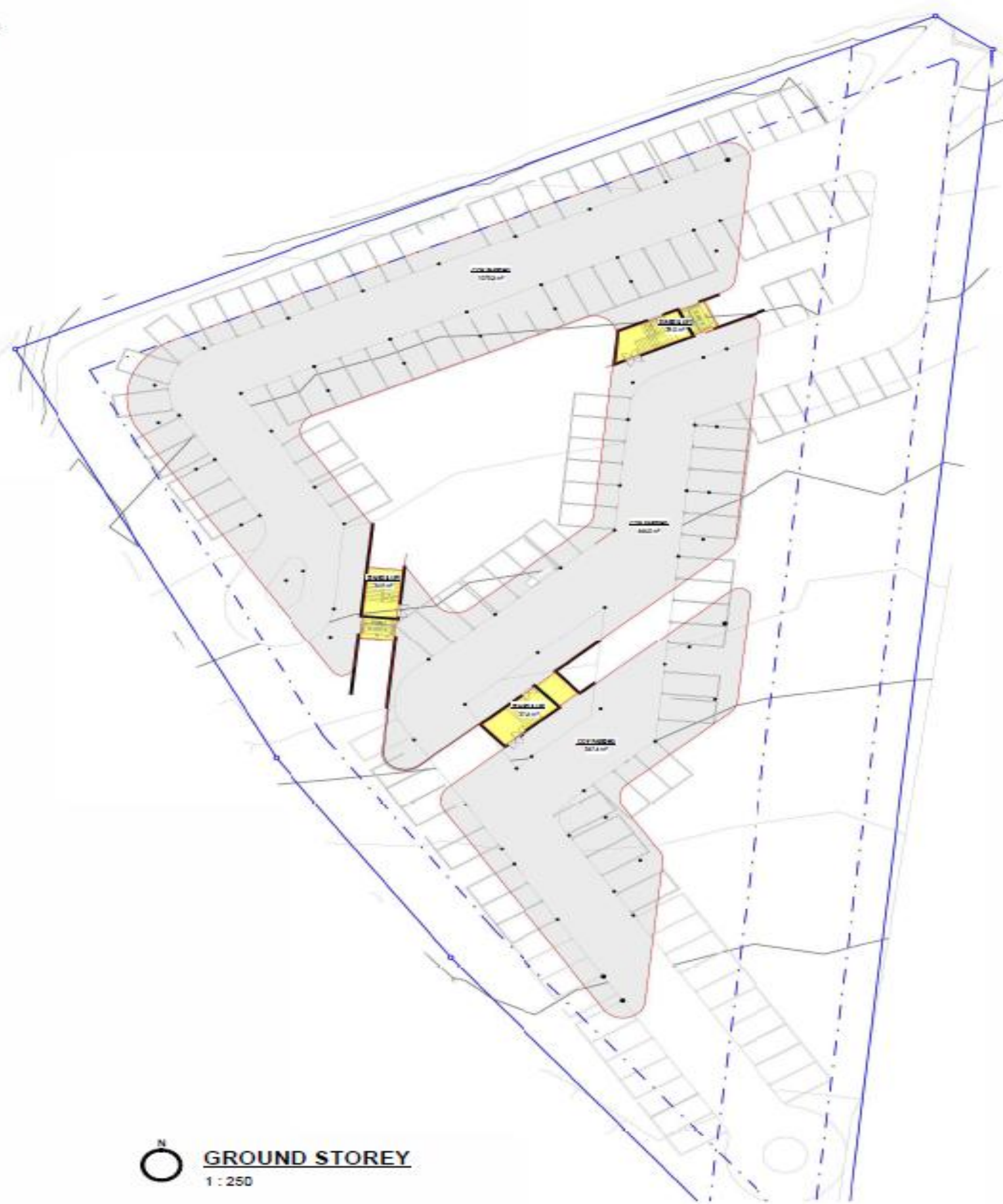
BLOCK B UNDER COVER
PARKING

LANDSCAPING AND
PUBLIC GARDEN -
ADDITIONAL PARKING
CAN BE INSTALLED

BOCK C UNDER
COVER PARKING



- ☐ COW PARRIES
- ☐ EELHOLE & LIFT



1 : 250

FIRST FLOOR AREA SCHEDULE	
UNIT NO.	Area
BALCONY	388.3 m ²
BATHROOM & KITCHENETTE	128.2 m ²
LEASEABLE OFFICE A1	741.3 m ²
LEASEABLE OFFICE B1	438.7 m ²
LEASEABLE OFFICE C1	347.0 m ²
STAIRS & LIFT	81.8 m ²
STAIRS & LIFT AREA	246.3 m ²

Floor Area legend:

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



FIRST STOREY
1:250

SECOND FLOOR AREA SCHEDULE	
UNIT NO.	Area
BALCONY	775.4 m ²
BATHROOM & KITCHENETTE	148.8 m ²
LEASEABLE OFFICE A2	488.2 m ²
LEASEABLE OFFICE B2	391.0 m ²
LEASEABLE OFFICE C2	277.3 m ²
STAIRS & LIFT	81.8 m ²
STAIRS & LIFT AREA	246.3 m ²

Floor Area legend:

- BALCONY
- BATHROOM & KITCHENETTE
- LEASEABLE OFFICE A2
- LEASEABLE OFFICE B2
- LEASEABLE OFFICE C2
- STAIRS & LIFT



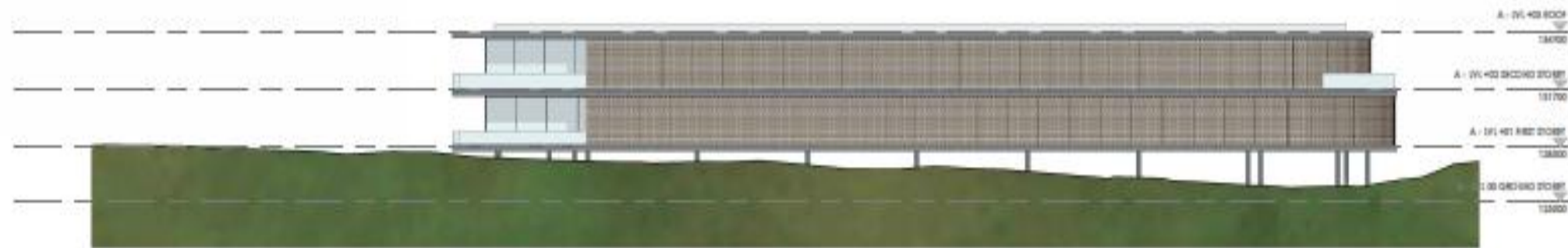
SECOND STOREY
1:250

LEASEABLE OFFICES - GLA SCHEDULE		
NAME	LEVEL	AREA
LEASEABLE OFFICE A1		741.3 m ²
LEASEABLE OFFICE B1		438.7 m ²
LEASEABLE OFFICE C1		347.0 m ²
FIRST STOREY TOTAL:		1527.0 m ²
LEASEABLE OFFICE A2		488.2 m ²
LEASEABLE OFFICE B2		391.0 m ²
LEASEABLE OFFICE C2		277.3 m ²
SECOND STOREY TOTAL:		1156.5 m ²
Overall Leaseable Area TOTAL:		2683.5 m ²



BLOCK A & B ELEVATION - R45

1 : 200



BLOCK A ELEVATION - MAIN RD

1 : 200



EAST ELEVATION

1 : 200

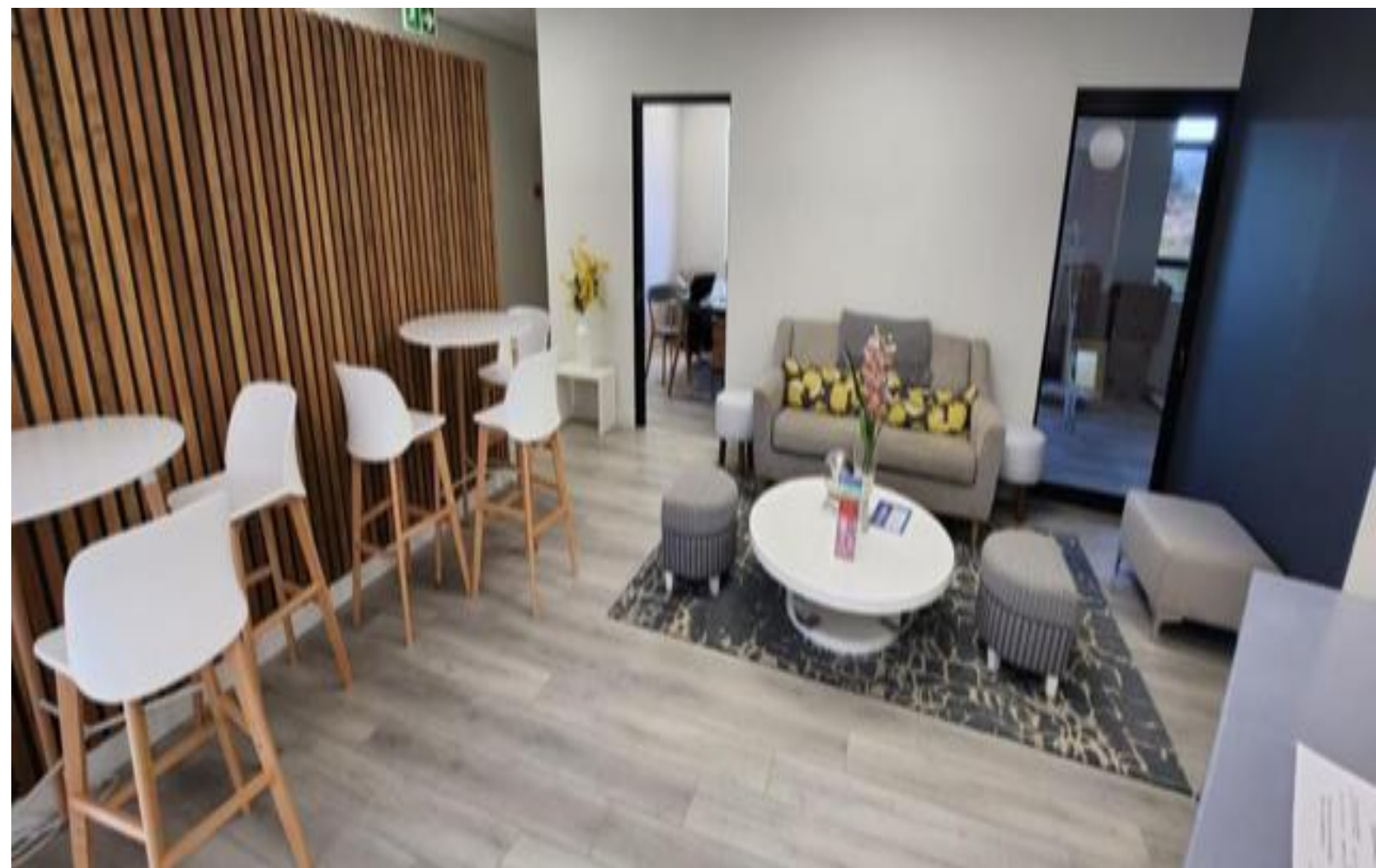
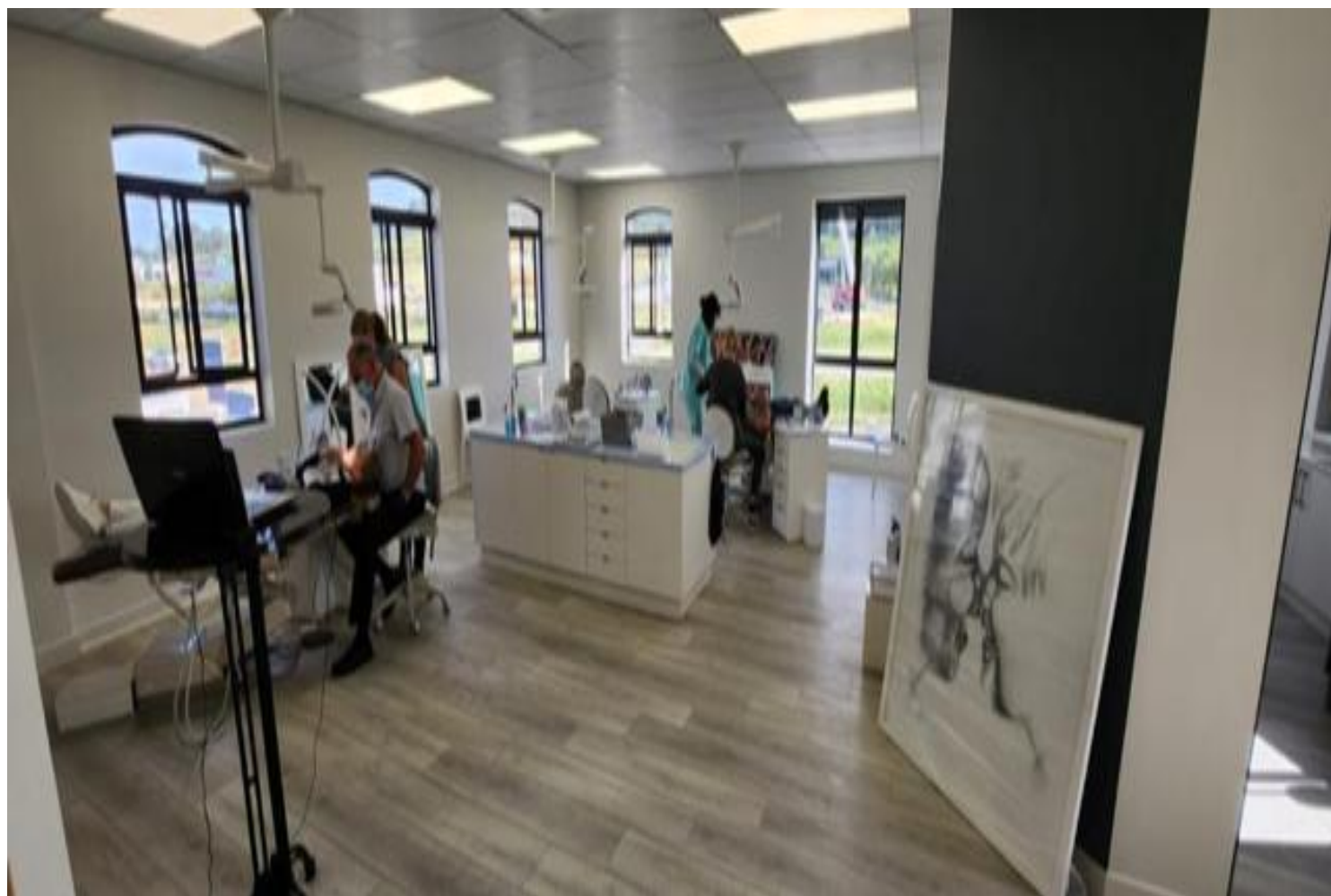
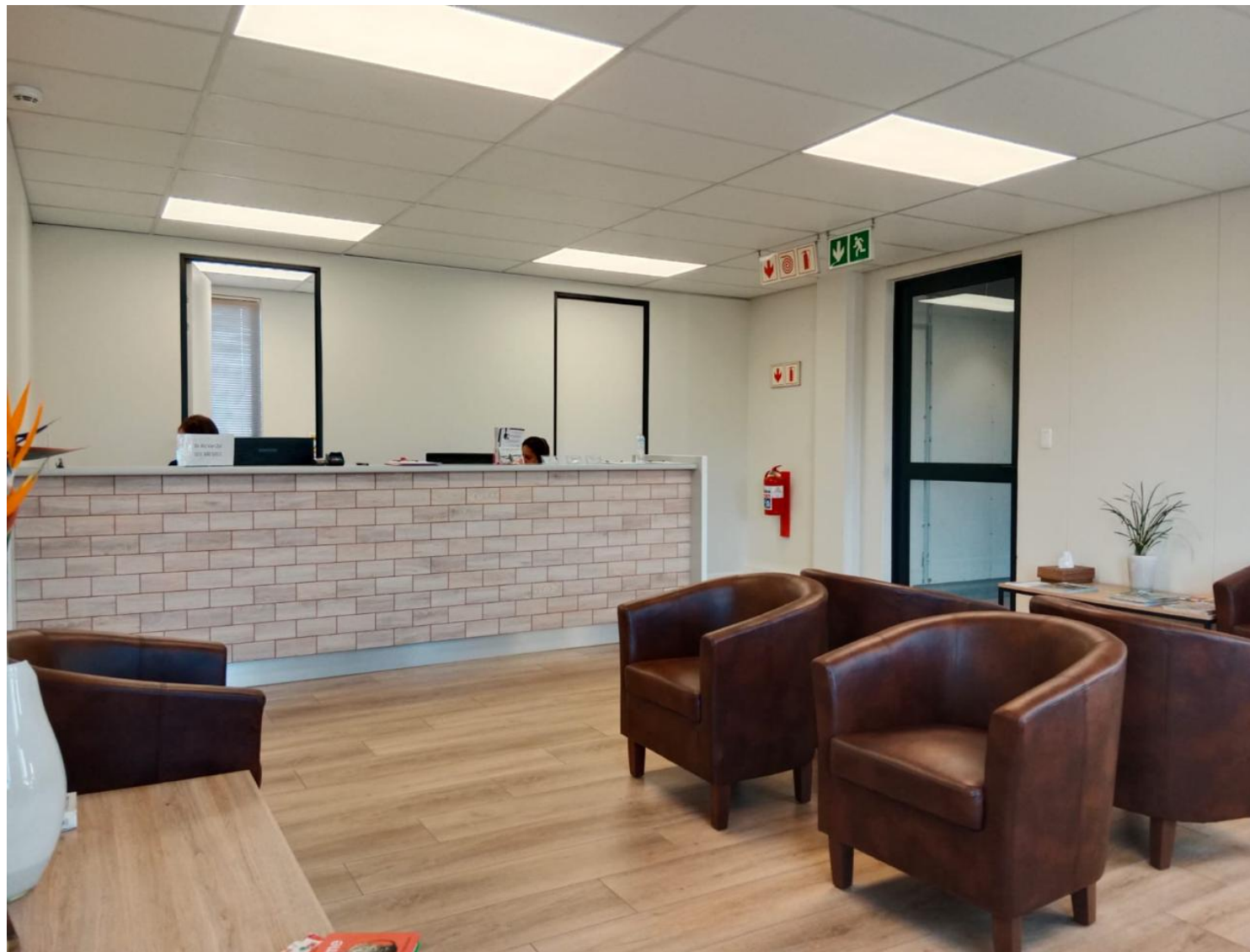
LOCATION - NEIGHBOURING SITE





MEDICAL CENTRE





MAINREEF⁷



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