




DRAKENZICHT
VILLAGE RETAIL

NOVEMBER 2024, Rev 6



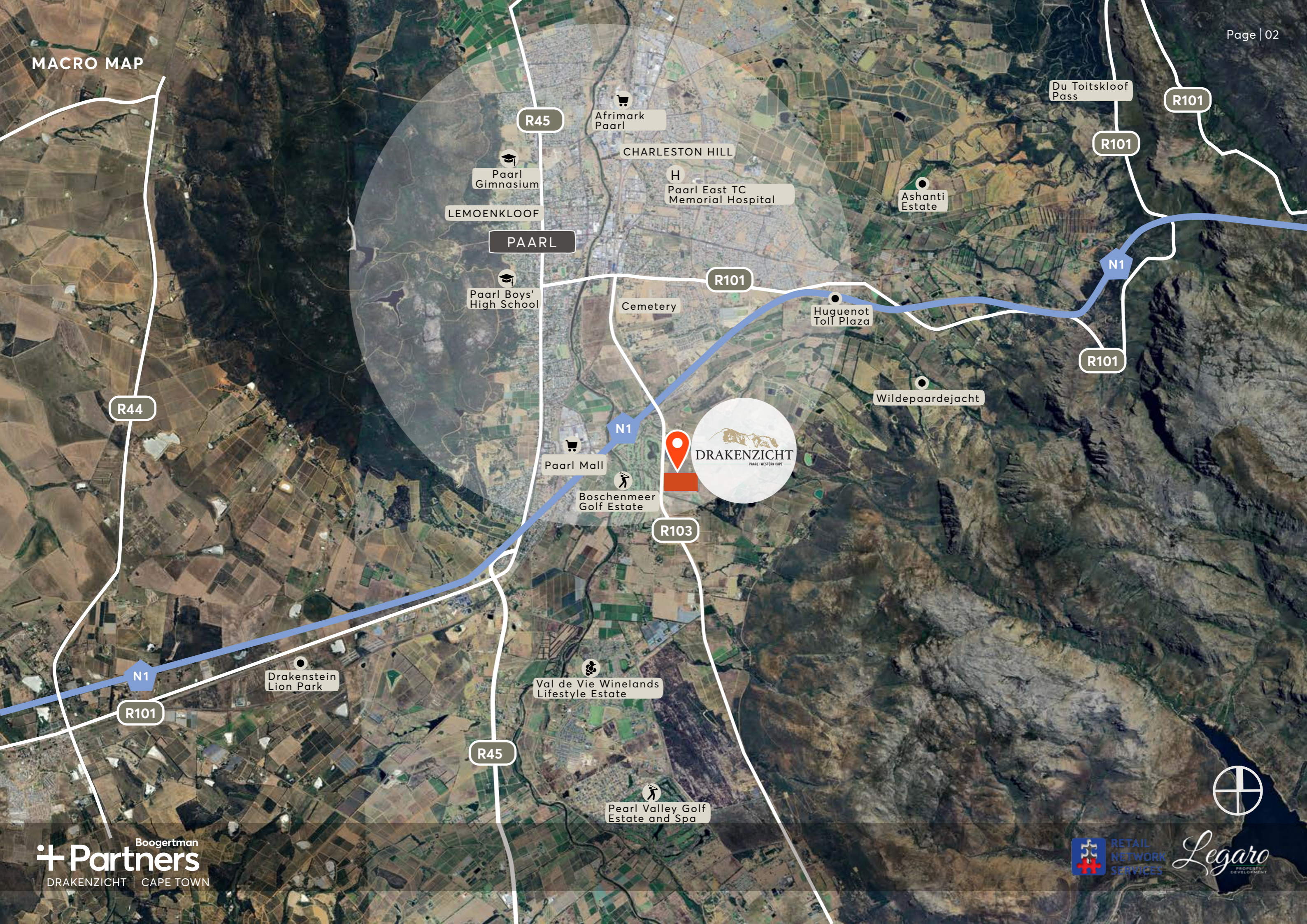


LEGEND

- Highways
- Main Feeder roads

Durbanville	40km
Bellville	40km
Stellenbosch	30km
Cape Town CBD	60km
Melkbosstrand	80km
Paarl	5km

MACRO MAP



SITE LOCATION



RL
TAIN



KLEIN DRAKENSTEIN MOUNTAINS

MICRO MAP



ENGEN
CONVENIENCE
CENTRE

DRAKENSTEIN ROAD

DRAKENSTEIN
SENTRUM

LUSTIGAN ROAD

DRAKENZICHT D1
14.4HA

DRAKENZICHT D2
11HA

BOSCHENMEER ESTATE

SCHOOL

DRAKENZICHT
VILLAGE
4.5HA

DRAKENZICHT D3
13HA

AVONDALE WINE FARM

R103

DRAKENZICHT D4
62.4HA

PAREL BERG RETAIL



SITE ANALYSIS

SURROUNDING HOUSING OPPORTUNITIES



MASTER PLAN



DRAKENZICHT BOULEVARD

ENTRANCE

GATEHOUSE

SERVICE ROAD

PUBLIC VEHICLE ACCESS

SERVICE ROAD CONTROLLED ACCESS

LINKING BRIDGE OVER SERVICE ROAD

R103

R103

DRAKENZICHT VILLAGE
4.5HA

DRAKENZICHT D3
13HA

DEVELOPMENT DATA

GROUND FLOOR MASTERPLAN



Area Schedule (GLA)		
Number	Name	Area
1	SCHOON	86.37 m ²
2	PLATO	67.74 m ²
3	BOSSA FAMILY RESTAURANT	496.57 m ²
4	KAUAI	100.02 m ²
5	PLANET FITNESS FF	2051.25 m ²
5A	PLANET FITNESS GF	546.37 m ²
5B	EXTREME NUTRITION	50.00 m ²
6	RIBS & BURGERS	250.00 m ²
8A	ATMs	25.20 m ²
9	PnA	399.96 m ²
10	HAIR SALON	87.00 m ²
11	SKOON	87.03 m ²
12	OPTOMETRIST	87.00 m ²
12A	SHOES	87.00 m ²
14	JEWELLER	50.00 m ²
14A	SUNGLASS HUT	50.00 m ²
14B	BARBER	50.00 m ²
15	BUTCHERY	695.36 m ²
16	WINE CELLAR	122.66 m ²
17	SUPERMARKET	1991.10 m ²
18	ABSOLUTE PETS	90.04 m ²
19	DISCHEM	1071.27 m ²
20	WAX-IT	40.00 m ²
21	I-CARE	40.00 m ²
23	INTERCARE / SPA FOYER	44.00 m ²
24	WHISKEY BAR	100.29 m ²
25	HUSSAR GRILL / FIRE ROOM	316.34 m ²
25	LIFE DAY SPA	786.39 m ²
25	LIFE DAY SPA OUTDOOR DECK	445.71 m ²
25A	LIFE DAY SPA ENTRANCE	80.00 m ²
26	DOPIO ZERO / AKTI	319.95 m ²
27	RESTAURANT	319.70 m ²
28	NAP	50.29 m ²
28A	ATM	17.99 m ²
29	RAIN / THE BODY SHOP	75.00 m ²
30	LINDT	75.00 m ²
31	PERFUME / LE CREUSET	75.00 m ²
32	JJ CALE	75.00 m ²
33	WELLNESS WAREHOUSE	75.00 m ²
34	FLORSIT	34.14 m ²
35	BAGLIOS	34.14 m ²
36	COFFEE & CAKE	100.24 m ²
37	BOOK SHOP / EXCLUSIVE BOOKS	210.11 m ²
38	BURNT	105.00 m ²
39	FREEDOM OF MOVEMENT	105.00 m ²
40	LISA RALEIGH	105.00 m ²
41	BOUTIQUE / GONE OUTDOOR	105.00 m ²
42	BOUTIQUE	105.00 m ²
43	GIFT / CAROL BOYES	105.00 m ²
44	TASHAS	250.72 m ²
44	NANDOS	207.98 m ²
44	INTERCARE	436.10 m ²
44C	PADEL	1839.36 m ²
45	CAR WASH OFFICE	55.97 m ²
Grand total: 54		15276.35 m ²

OUTSIDE SEATING & CAR WASH GLA		
Number	Name	Area
1A	SCHOON O.S.	75.76 m ²
1B	BOSSA PLAY AREA	41.49 m ²
2A	PLATO O.S.	96.36 m ²
3A	BOSSA O.S.	310.61 m ²
4A	KAUAI O.S.	61.09 m ²
6A	RIBS & BURGERS O.S.	87.94 m ²
26A	SHARED O.S.	190.08 m ²
44B	TASHAS O.S	144.77 m ²
45	CAR WASH	678.22 m ²
Grand total: 9		1686.32 m ²

GRAND TOTAL GLA = 16962.35



Parking Schedule	
Family	Count
PARKING BAY	588
Grand total: 588	588

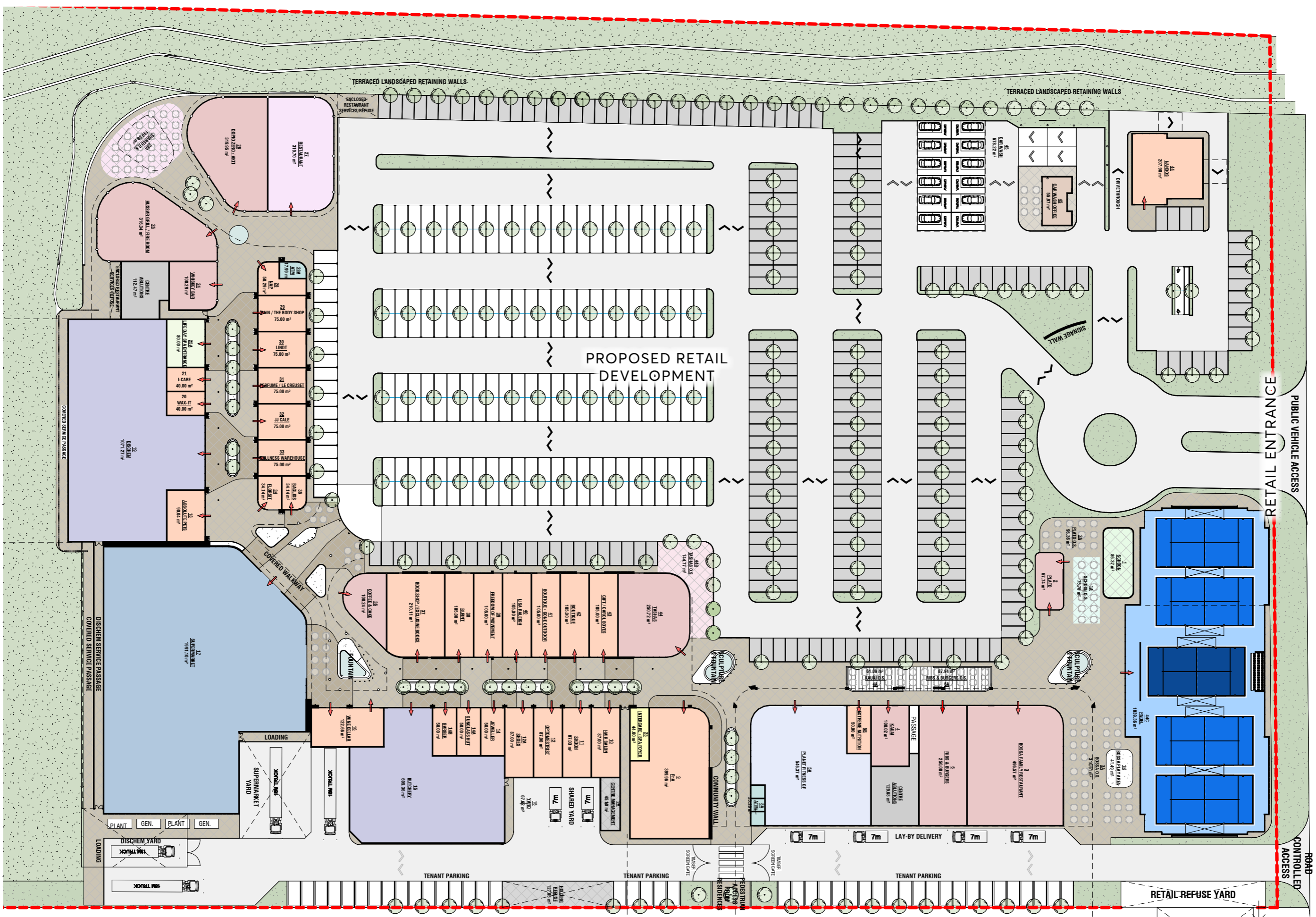
TOTAL GLA = 15 325m²
- 10% BOH STORAGE = 13 750m²

PARKING REQUIRED @ 4/100m² = 550 BAYS
PARKING PROVIDED = 588 BAYS

PARKING SURPLUS = 38 BAYS

PARKING:

-  2500 X 5000 PARKING
-  2700 X 5000 PARKING



DRAKENZICHT 1

DRAKENZICHT BOULEVARD

DRAKENZICHT 2

DEVELOPMENT DATA

FIRST FLOOR MASTERPLAN



Area Schedule (GLA)		
Number	Name	Area
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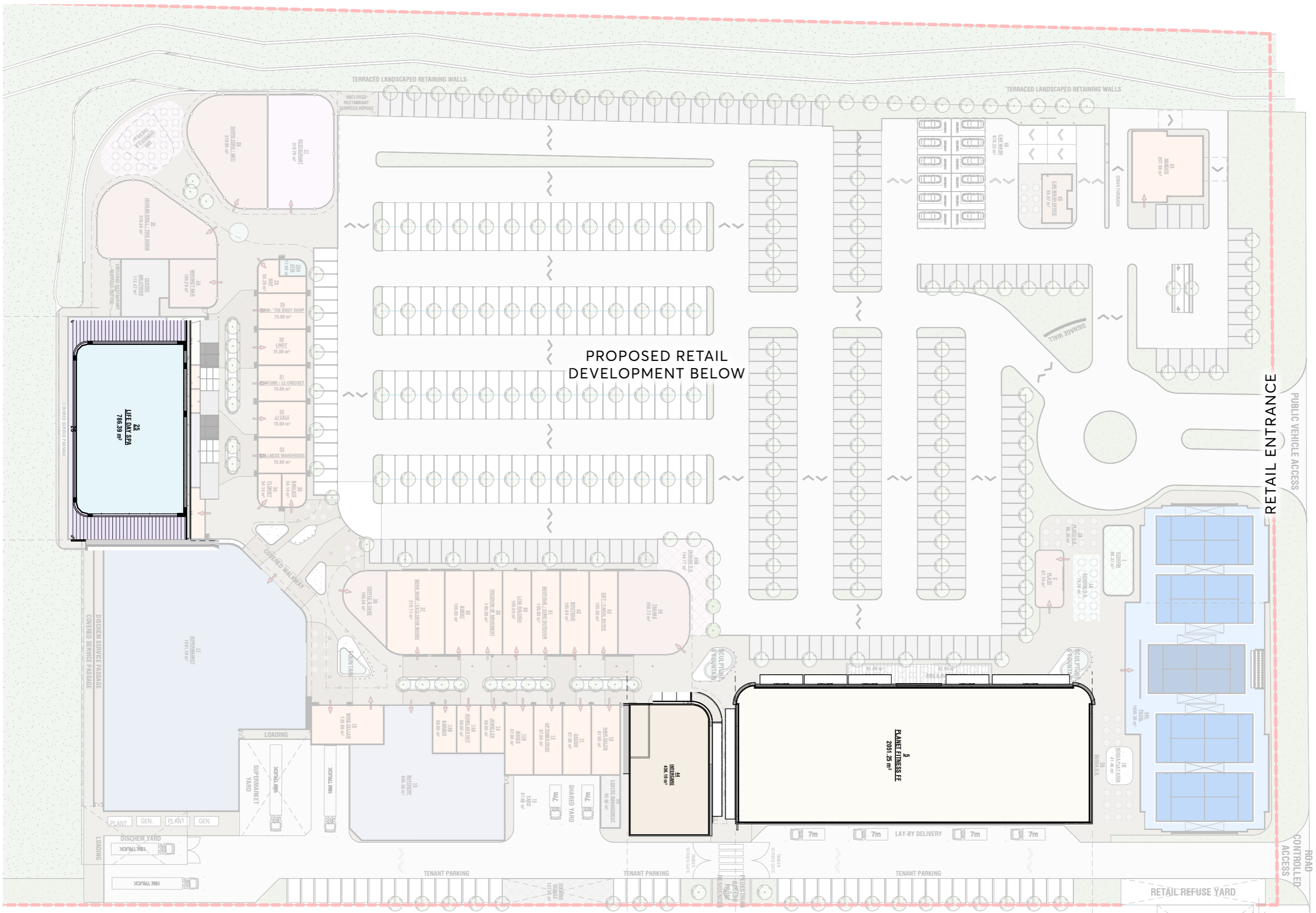
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ARTIST IMPRESSION





















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Thank
you