

SIGNATURA



INVEST
WHERE THE
FUTURE FLOWS

RIVERLANDS

CAPE TOWN





A RIVER OF OPPORTUNITY IS FLOWING THROUGH THE HEART OF CAPE TOWN!

“Signatura is thrilled to announce the launch of a major new residential development in the Riverlands mixed-use precinct. This 14-hectare site, on the banks of the rehabilitated Liesbeek River, will provide residents with a compelling range of lifestyle and leisure amenities in a beautifully landscaped and secure environment.

“The first residential development at Riverlands, designed by award-winning Vivid Architects, will command stupendous views of Devil’s Peak and the Hottentot’s Holland Mountains. Sunbird will give buyers the opportunity to secure a prime

real estate asset at extremely attractive prices, starting at R1, 675 million. “There is no doubt that Riverlands is the most important mega-development Cape Town has seen in decades. In a few years time it is going to be a world-class, privately managed precinct and a major new growth node that will fundamentally improve the urban landscape of the Mother City.

“In my opinion, early investors are assured a significant return on their rental properties, underpinned by ongoing demand from high-quality tenants, and enhanced by exceptional capital growth prospects. City-redefining investment opportunities of this kind are exceedingly rare. **Don’t miss out!”**

John Rabie
Founder & Chairman of Signatura

LUXURY APARTMENTS FROM R1,675 MILLION

No transfer duty

SUN DECK WITH SWIMMING POOL

A detailed rendering of a modern sun deck and swimming pool. The scene is set on a wooden deck with a large, light-colored umbrella on the left. A woman in a bikini and hat is relaxing on a lounge chair. In the foreground, a woman is swimming in a pool. The deck is surrounded by lush greenery, including trees and flowering plants. In the background, a large, rocky mountain with a flat top (Table Mountain) rises against a blue sky with light clouds. Several other people are seen walking and sitting on the deck, adding a sense of life and activity to the scene.



University of Cape Town



Groote Schuur Hospital

City Bowl

Future Phase

Eco Park

Riverlands Mall
& Offices

International
Corporate
Headquarters

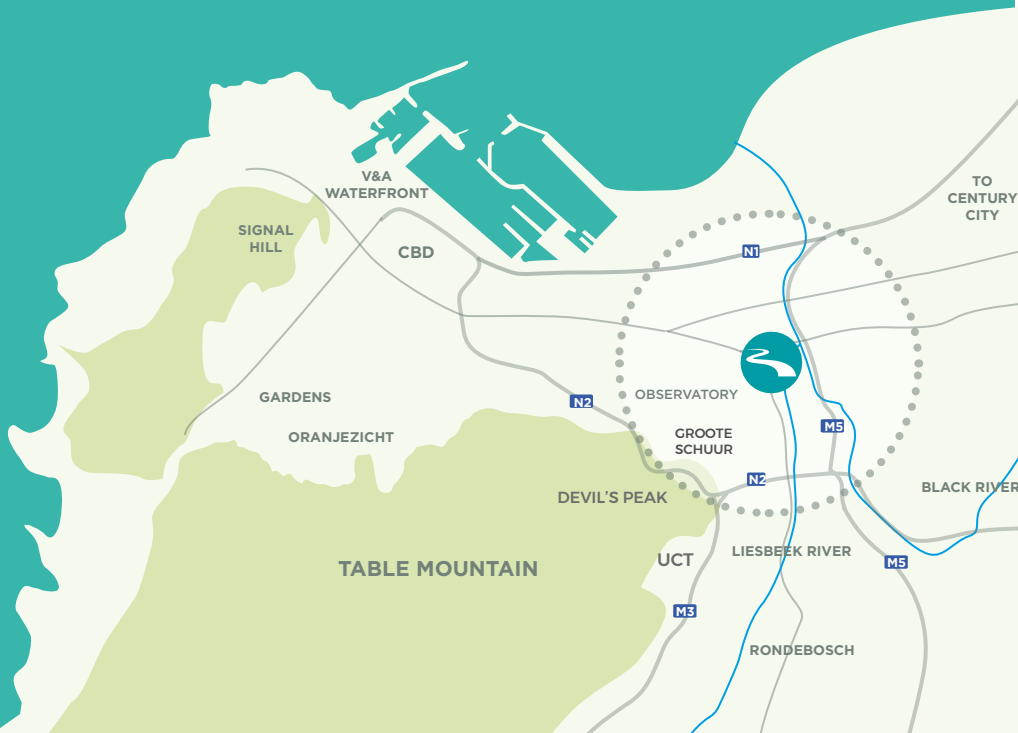
New road to M5

Heritage Centre

Future Phase



WHAT – AND WHERE – IS RIVERLANDS?



Riverlands is a world-class New Urban estate now under construction between the Liesbeek Parkway and the Liesbeek River. This 14-hectare mixed-use precinct is without question the Mother City's most exciting new growth node, and will create a strategically important new east-west link across the Black River.

The site is incredibly well situated, being less than 10 minutes from Cape Town's city centre, the V&A Waterfront, UCT, the Southern Suburbs, and just 15 minutes from Cape Town International Airport. Although it is in a quiet area adjoining a green belt that includes the Raapenberg wetlands and the South African Observatory, the site is at the epicentre of all the major highways in the area – the Liesbeek Parkway, the N1, the N2 and the M5 via a new bridge across the Black River.

Riverlands will consist of a carefully curated mix of office space, residential opportunities and a significant new retail centre with riverside restaurants and coffee shops, all set in an indigenous landscape that includes a two-hectare eco park, six kilometres of river trails and running tracks, a First Nations Heritage Centre and a medicinal garden.

“There is no doubt that Riverlands will become a beacon of modern living, merging urban sophistication with the stunning natural beauty of its surroundings, complemented by world-class amenities to create a vibrant, flourishing community for residents and businesses alike.”

Imraan Ho-Yee, Vivid Architects



MEET SUNBIRD, OUR FIRST RESIDENTIAL DEVELOPMENT IN RIVERLANDS



OFFICE PARKING

SUNBIRD

Sunbird is a majestic eight-storey, twin-towered building with magnificent views of Devil's Peak. Named after one of the iconic birds that will inhabit the indigenous landscaping of the new Riverlands precinct, its 410 apartments offer residents a lifestyle of superb convenience and quality, and investors a high-earning real estate asset with compelling capital growth potential. Currently under construction completion earmarked for the second quarter of 2025.

- Studios, one-bed & two-bed apartments with balconies
- Expansive landscaped sun deck with swimming pool
- 24-hour reception desk & on-site security
- Well-equipped residents' gym & access to laundry
- Pre-installed, high-speed WiFi by Bunny Digital
- One parking bay for studios & one-beds, and two for two-beds
- Generator for full load-shedding backup
- A brilliant new shopping centre just across the road
- Riverside restaurants and coffee shops just a stroll away
- Two-hectare Eco Park & other green open spaces
- Six kilometres of river trails & running tracks
- Live in a world-class international tourist attraction



> SOPHISTICATED DESIGN & STUNNING VIEWS

Buyers at Sunbird will have a selection of apartment types to choose from:

Studio Apartments, from 31m² to 50m², priced from R1,675m

One-Bed Apartments, from 47m² to 76m², priced from R2,2m

Two-Bed Apartments, from 66m² to 90m², priced from R2,945m

All apartments will be fitted with an oven, hob and extractor fan, built-in cupboards in kitchens and bedrooms, and high-quality finishes throughout, including engineered stone countertops. Studios and one-beds will have one point for a dishwasher or washing machine, and two-beds will have two points.

Living areas, kitchens and bathrooms will feature luxury timber vinyl floors, while balconies will be surfaced with glazed porcelain tiles. The interior design and colour palette balances industrial edge with residential warmth.



TYPICAL TWO-BED APARTMENT



TYPICAL ONE-BED APARTMENT



TYPICAL STUDIO APARTMENT



SUNBIRD 6TH FLOOR VIEW

> SHOPS & RESTAURANTS



Riverlands Mall, a brand new 12 000m² shopping centre, will be anchored by a premium South African supermarket brand and complemented by ‘best-of-breed’ specialist stores that will not only serve the needs of residents but attract shoppers from across the Peninsula. The mall will be anchored by Fresh X, flagship of South African supermarket brand Checkers. Riverlands Mall will open in November 2024.

Riverlands will also be endowed with a wide menu of restaurants, coffee shops and eateries, ranging from destination fine dining establishments to popular franchises. Many of these will spill out onto scenic riverside decks or a tree-lined public piazza creating an outstanding leisure and hospitality experience.



THE RIVERLANDS PIAZZA



checkers

EXIT

ETABLES

FRUITS V

6 ES

1-G



TWO-HECTARE ECO PARK

ECO PARK & RIVER TRAILS



Riverlands will feature a two-hectare Eco Park and six kilometres of river trails and running tracks. The concrete canal will be removed and the Liesbeek restored to a natural riverine ecosystem.

Millions of rands are being spent on indigenous landscaping that will improve the ecological environment and create a habitat for endemic fauna, including the Western Cape leopard toad, and local bird species such as brilliantly coloured sunbirds, the grey heron and the malachite kingfisher.

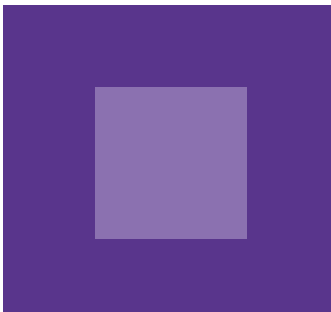
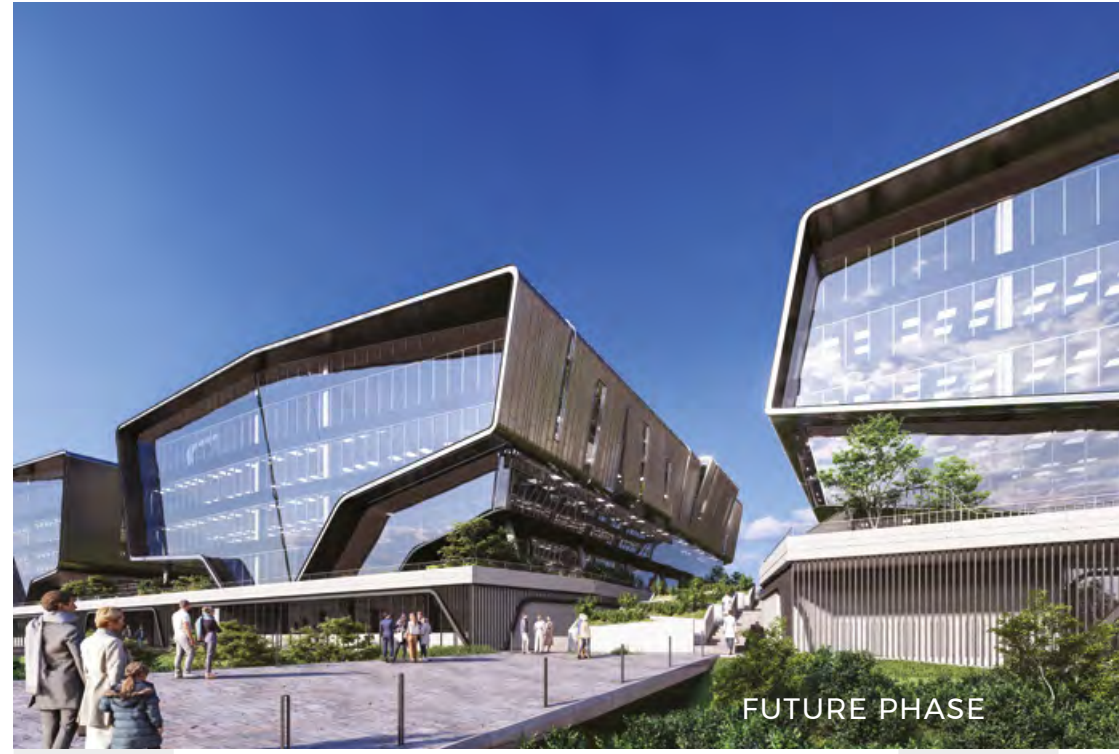
Riverlands will ultimately comprise 65% green open space, including a grassed amphitheatre, a First Nations medicinal garden, and various outdoor gyms and pause points. All pathways will be accessible to wheelchair users while non-motorised transport routes for cyclists and skateboarders will link up with existing NMT routes in the surrounding area.





RIVERLANDS MALL & OFFICES

OFFICES



Riverlands will become home to over 100,000m² of cutting-edge office space, including a campus of five impressive new buildings to host the headquarters of a large international corporation, which will be employing over 6000 people.

Riverlands will also cater for the needs of smaller companies in a series of streamlined steel and glass office towers rising above the new shopping centre and overlooking the Liesbeek River.



FIRST
NATIONS
HERITAGE CENTRE

Riverlands will commemorate the history and culture of South Africa's First Nations in a custom-designed, multi-million rand Heritage Centre. The Centre will consist of a multi-purpose building featuring an impressive 8-metre high mural overlooking a garden of traditional Khoi and San medicinal plants, and a grassed Gathering Space for concerts and other cultural events.

The Heritage Centre will be owned and managed in perpetuity by the Western Cape First Nations Collective, and will become the focal point of First Nations cultural resurgence in South Africa. The Centre will host an important collection of historical artefacts, an exhibition space for contemporary artists, an educational facility for the transmission of Khoi and San languages and traditional knowledge, a media centre and a venue for local and international indigenous people's conferences.



HERITAGE CENTRE & GATHERING SPACE



MOUNTAIN VIEW

LANDSCAPED SWALE

6 KM RUNNING TRAIL





POOL DECK

LEISURE DECK

SOUTH TOWER

NORTH TOWER

THIRD FLOOR

-  RENTAL UNIT
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM





EXAMPLE OF A
STUDIO APARTMENT



STUDIO APARTMENTS

Price • from R1,675m to R1,95m

Total Size • from 31m² to 50m²

Balcony Size • 2m² to 14m²

Bathrooms • One

Parking • Use of one bay

These compact but impeccably configured studio apartments are ideal for single people, students, or young professionals. They are perfect starter homes or buy-to-let investments and are likely to offer an exceptional rental return, whether short or long-term.



EXAMPLE OF A
ONE-BED APARTMENT



ONE-BEDROOM APARTMENTS

Price • from R2,25m to R3m

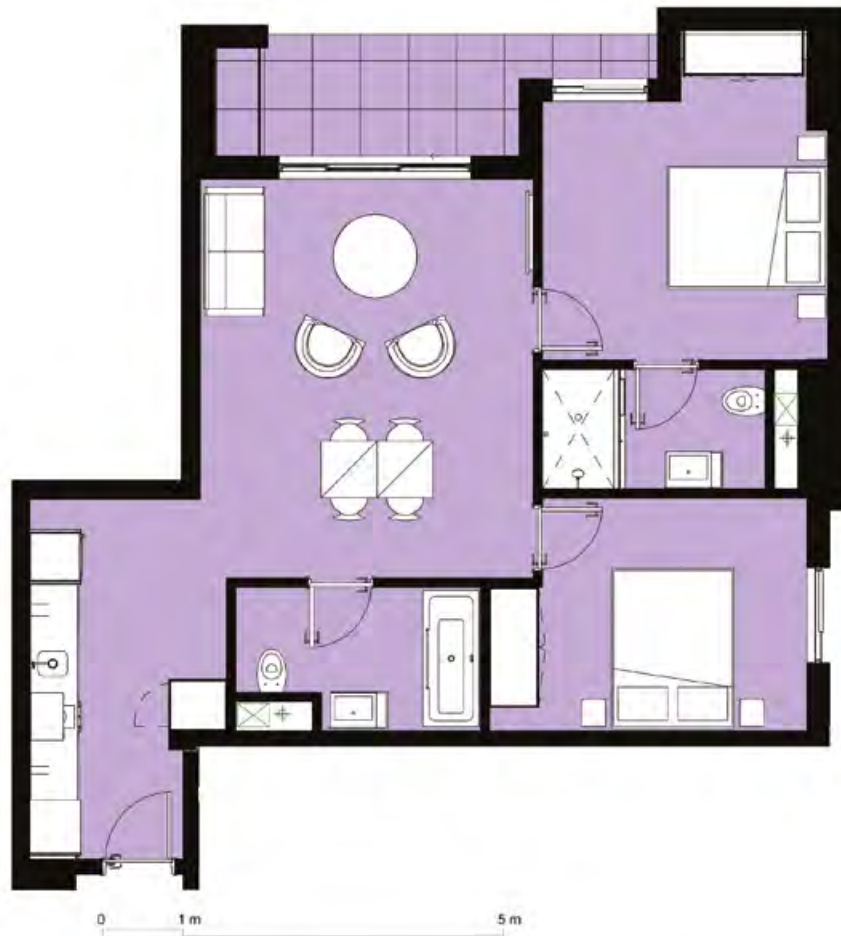
Total Size • from 47m² to 76m²

Balcony Size • 4m² to 22m²

Bathrooms • One

Parking • Use of one bay

The one-bedroom apartments in Sunbird offer spacious and comfortable living and will make wonderful homes for single people or couples, as well as attractive holiday accommodation for local and international tourists. All feature balconies or terraces, many with incredible mountain views.



EXAMPLE OF A
TWO-BED APARTMENT



TWO-BEDROOM APARTMENTS

Price • from R2,945m to R4,35m

Total Size • from 66m² to 90m²

Balcony Size • 6m² to 24m²

Bathrooms • Two

Parking • Use of two bays

Sunbird's two-bedroom apartments are perfect for couples, small families or those who want a guest room or a study. With two bathrooms, a point for both a washing machine and a dishwasher, and the use of two secure parking bays, these stunning living spaces represent the most luxurious accommodation currently available in Riverlands.



SUNBIRD 3RD FLOOR VIEW



SIX KMS OF RUNNING TRAILS & BOARDWALKS

SUNBIRD INVESTMENT OVERVIEW

- In a pristine, privately managed, centrally located estate
- Ranging in price from R1,675m to R4,35m inclusive of VAT
- No transfer duty is payable
- Currently under construction
- Completion is earmarked for Q2 in 2025
- Benefit from capital growth before transfer
- Harness semigration demand for Cape Town real estate
- Exceptional rental returns anticipated
- Over 6000 skilled employees will work in the precinct
- Home of international and other blue-chip office tenants
- Close proximity to Groote Schuur Hospital and UCT
- Turnkey rental management for long & short-term lets
- Airbnb management by Perch & other approved operators
- Tax incentives for purchasers of five or more units



SOUTH TOWER



NORTH TOWER

PRICE LIST

Scan to view prices and plans, or
visit www.riverlands.capetown

DISCLAIMER

All computer-generated images in this brochure are indicative only and should not be regarded as literal representations of the final development.

DESIGNED BY MACHETE.CO.ZA

