



# STADSIG

private country estate

## FURTHER DEVELOPMENT OF STADSIG COUNTRY ESTATE ADVANCING POSITIVELY - AWAKEN YOUR SENSES IN THE COUNTRYSIDE



The further development of the scenic residential Stadsig Country Estate is advancing positively since it was taken over by ATVANTAGE, a multi-faceted group of built environment professional services and development companies.

Located on the outskirts of Wellington, on the way to Bain's Kloof Pass, the country estate will offer residents the best of both worlds – a tranquil setting amid rolling farmland, within easy reach of the town and city's amenities.

ATVANTAGE, with its 20-year proven local and international history in the provision of services to the residential, retail, commercial, industrial, government and leisure fields, took transfer of the property in June 2018.

Says Hessel Dijkstra, CEO of ATVANTAGE: "We're pleased with the progress made to date. Repairs and refurbishment to the gatehouse complex and access gates have been completed, with access control now formalised. This has been absent at Stadsig for too long. Furthermore, construction of the new perimeter wall and fence will be completed by early December and appointed firm Thorburn Security Solutions, has been on site since mid-August. Once these measures are completed, Stadsig will finally provide its residents the peace of mind of a truly secured estate."

Dijkstra continues that improvements in urban and landscaping design are also proceeding according to plan. "Weeding and general cleaning of the pre-developed phases 1 and 2 have been completed, with a view to evaluate existing planting for upgrading. Furthermore, cleaning and rubble removal from undeveloped areas is also underway. The construction of services for the next development phases will start early next year," he explains.

Dennis Moss of Dennis Moss Partnership, esteemed Stellenbosch architects known for estates such as De Zalze, Welgevonden (Stellenbosch) and Eden Island (Seychelles), adds that ATVANTAGE plans to improve the aesthetic qualities and functional land-uses of the urban spaces, both private open spaces and roads, within Stadsig. "The aesthetical improvements will be achieved in hard and soft landscaping. Hard landscaping will primarily comprise of paving central areas within each phase. By creating a centre point for each phase, these collectively establish a system of open spaces defined by the surrounding buildings. The new master planning increases the areas in private open spaces, in order to provide three potential playground areas of around 400 to 450m<sup>2</sup> each and increase visitor parking bays from 20 to in excess of 60," he explains. "The proposed revisions will create a sense of place - qualities of the traditional village that are characterised by streets and squares."



According to Gerrit van Schalkwyk, CEO of award winning company, Eden Landscaping: "The streetscapes will be enhanced by selected planting, where existing services installations and driveways allow. Within the pre-developed phases, road verge landscaping will be balanced with the need for off-street parking." Planting have been carefully selected for their low water consumption and maintenance. Says Van Schalkwyk: "The planting is chosen and designed to complement in texture, flowering times and foliage contrast. The heights on road verge planting will be low to medium so as not to jeopardise sightlines. Generally the plants are selected to fit in with the natural surroundings, but also create a degree of garden feel to the estate."

Nestled under the majestic Hawequa Mountains, Stadsig Country Estate will afford residents panoramic vistas, as far as Tafelberg. Adds Dijkstra: "The estate will offer free-standing units in the Cape Vernacular style,

the uniquely South African fusion of Cape Dutch and contemporary elements. Each house will be carefully placed and oriented to maximise views, privacy and natural light, while offering protection from prevailing winds. Roof overhangs, pergolas with deciduous planting and functional shutters will be attractive architectural responses to the hot local climate."

Moss concludes that homes will cater to modern tastes: "Open-plan kitchens and spacious covered entertainment areas with built-in braais – flexibly designed to allow optional stacking doors – will open onto private gardens. Scale, proportion, detailing and colours will create a harmonious and attractive composition, set in a secure family-friendly environment with indigenous planting and featuring olive trees, long cultivated on the original Stadsig farm."

Stand sizes start from 220m<sup>2</sup> to 575 m<sup>2</sup>, surrounded by landscaped areas. The plot and plan package sells from R 1 690 000, with designs ranging from two bedrooms and two bathrooms, to four bedrooms and three bathrooms. A selection of luxury finishes will be available."

Prospective homeowners in Stadsig can rest assured. ATVANTAGE comes with an impressive property track record and the experience and expertise to realise Stadsig's full potential. With offices in Cape Town, Centurion, Nairobi (Kenya) and Mahé (Seychelles), the company has a wealth of experience driven by an experienced and dynamic team.

For further information on Stadsig Country Estate, visit [www.stadsig.co.za](http://www.stadsig.co.za), email to [crm@stadsig.co.za](mailto:crm@stadsig.co.za) or call Johandre le Roux on +27 (83) 571 7279.