

Restyling: design 'conservative' as 'this is where the city and De Waterkant blend'

Strand Street project to be expanded

GRAHAM NORRIS

Property Editor

THE comprehensive renewal plans for Cape Town's CBD and its intended transformation into a cosmopolitan living and working environment have had a profound knock-on effect on the city's perimeter.

Now, as a result of a combination of factors, property developer Annenberg Real Estate has extended the scope of its R40 million Soho on Strand residential development on top of an existing office building at 128 Strand Street, near De Waterkant.

"The sustained renewal of the CBD and the recent opportune vacant availability of a large part of the office component of the building, have together encouraged us to expand on the development," said managing director Dudley Annenberg.

"We have introduced balconies to the original office floors to integrate the façade of the building. Internally, we are upgrading foyers and adding new lifts and ample on-site parking which will bring the offices up to an A-grade specification."

The Soho on Strand project is already at an advanced stage, with only six of the 50 luxury residential units still available.

There will be one-and-a-half levels of parking dedicated to the office

space and one level of parking for the residential units (previously an office floor), leaving three levels of offices in varying sizes available for rental or sectional title ownership within the next three months.

Architects Bam Zöllner, who designed the additional three floors of the building, will also restyle the office floors. Partner Chris Bam said the design of the extensions and lower floor changes responded to existing modern buildings nearby.

"Nevertheless, aware as we are that this is where the commercial city blends into the cosiness of De Waterkant, we have maintained a conservative scale."

The building's combination of stylish dwellings and luxury offices made it an appropriate interface between the two sectors of the city, said Bam.

Buyers had been attracted to the close proximity of the trendy Cape Quarter only a block away.

Soho on Strand offers a wide range of lifestyle options, with penthouse, duplex and simplex residential units of varying sizes from R1.6 million. There will be a swimming pool for residents, 24-hour security and permanent Internet access.

Construction work by Murray and Roberts is about to begin, and the residential units are scheduled for occupation in April next year.



Place to live and work: Soho on Strand, in the upper part of Strand Street, will have three levels of offices and 50 luxury residential units.