



ALTO NIVELLO

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Welcome to the High Life

Nestled on the slopes of Signal Hill, above one of Cape Town's most well-known streets, High Level Road in Green Point - Alto Livello is an opportunity to live an idyllic lifestyle with magnificent ocean or mountain views. This exclusive boutique development comprises of just 13 ultra-chic apartments and redefines contemporary living on the Atlantic Seaboard.

- 55 High Level Road, **Cape Town**
- Apartments selling from **R3,79 – R11,15 million**
- Sales launch on **Wednesday, 28 February at 1pm**



The architectural vision behind Alto Livello was to create living spaces that feel spacious, comfortable and light whilst optimising views of the magnificent Atlantic Ocean and Signal Hill.

- Jeff | Silk Road Architecture



Exclusive Atlantic Seaboard Living

Opportunities to own at such an illustrious address don't come by too often and with the arrival of Alto Livello, buyers now have the chance to secure a beautiful home in a prime Atlantic Seaboard location.

- **One Beds from R3,79 million**
- **Two Beds from R7,45 million**
- **Three Beds from R10,450 million**

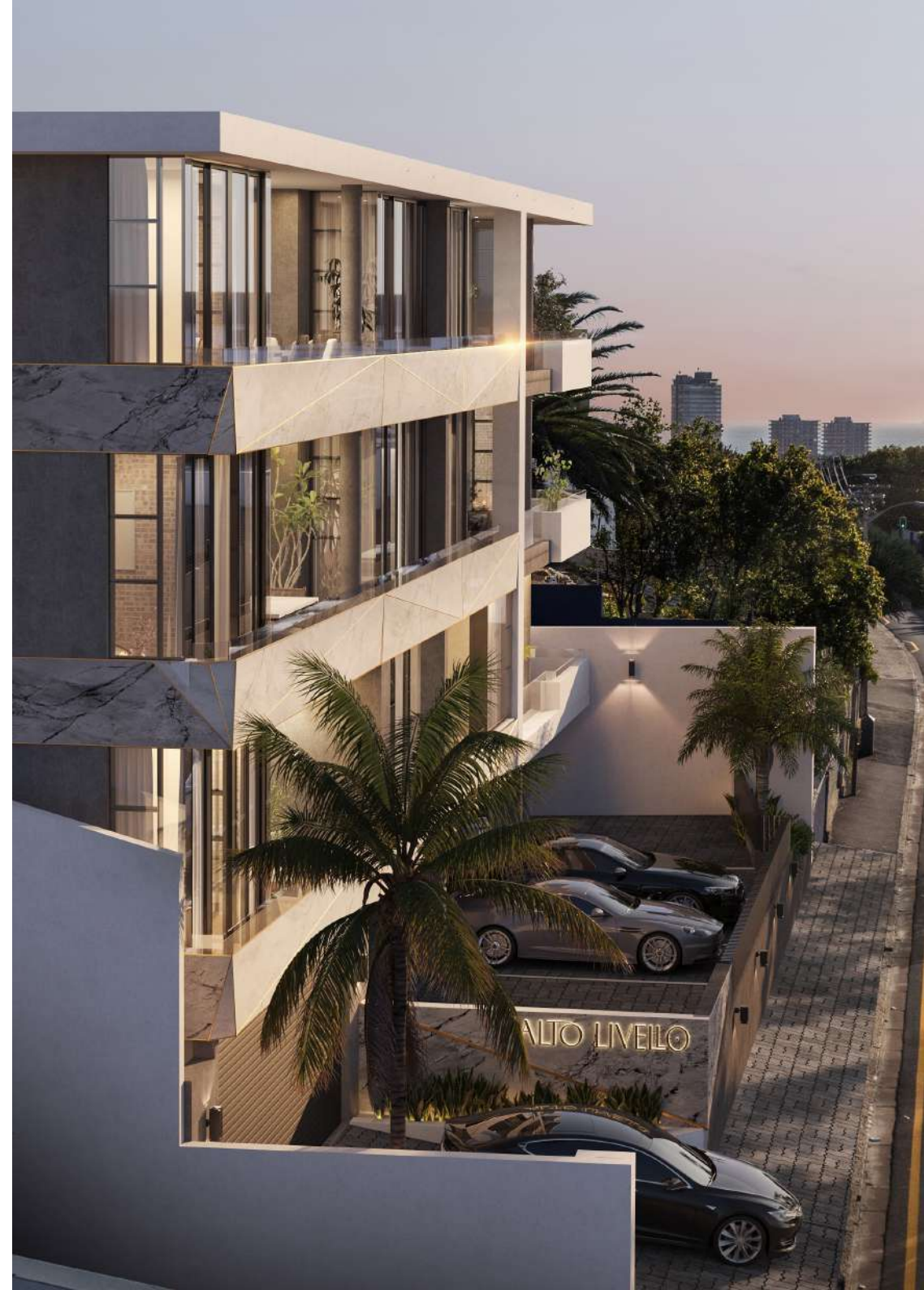




Luxe Penthouses & Apartments

On the top floor of Alto Livello, you'll discover four remarkable penthouses; **two with captivating panoramic sea views and two with an alluring vista of the majestic Signal Hill**. In addition, a selection of duplex **garden apartments complements** the collection, alongside a blend of lavish **one, two and three-bedroom apartments**, each artfully appointed for comfort and elegant style.

Each apartment comes with secure parking on the ground floor with access to the complex via a security roller shutter door on High Level Road.





Highlights & Amenities

- Atlantic Ocean and Signal Hill views
- Unique central location
- High rental demand neighbourhood
- 24-hour security with access control
- First-floor lobby
- Inverter and battery back-up to each apartment
- Backup power for communal areas and Wi-Fi
- Backup domestic water
- Double glazing on select road-facing units
- Parking bays included in purchase price
- Air-conditioning included in all bedrooms
- Energy-saving LED light fittings
- Gas hobs
- DSTV and high-speed fibre connectivity
- Pet friendly (with body corporate approval)
- Bespoke furniture packs available on request





Investment Overview

- Purchase on launch and receive a **R200,000 discount**
- High capital growth location
- Estimated completion set for **Q2 2025**
- **10% deposit** required for financed deals
- **30% deposits** for cash deals
- No transfer duties





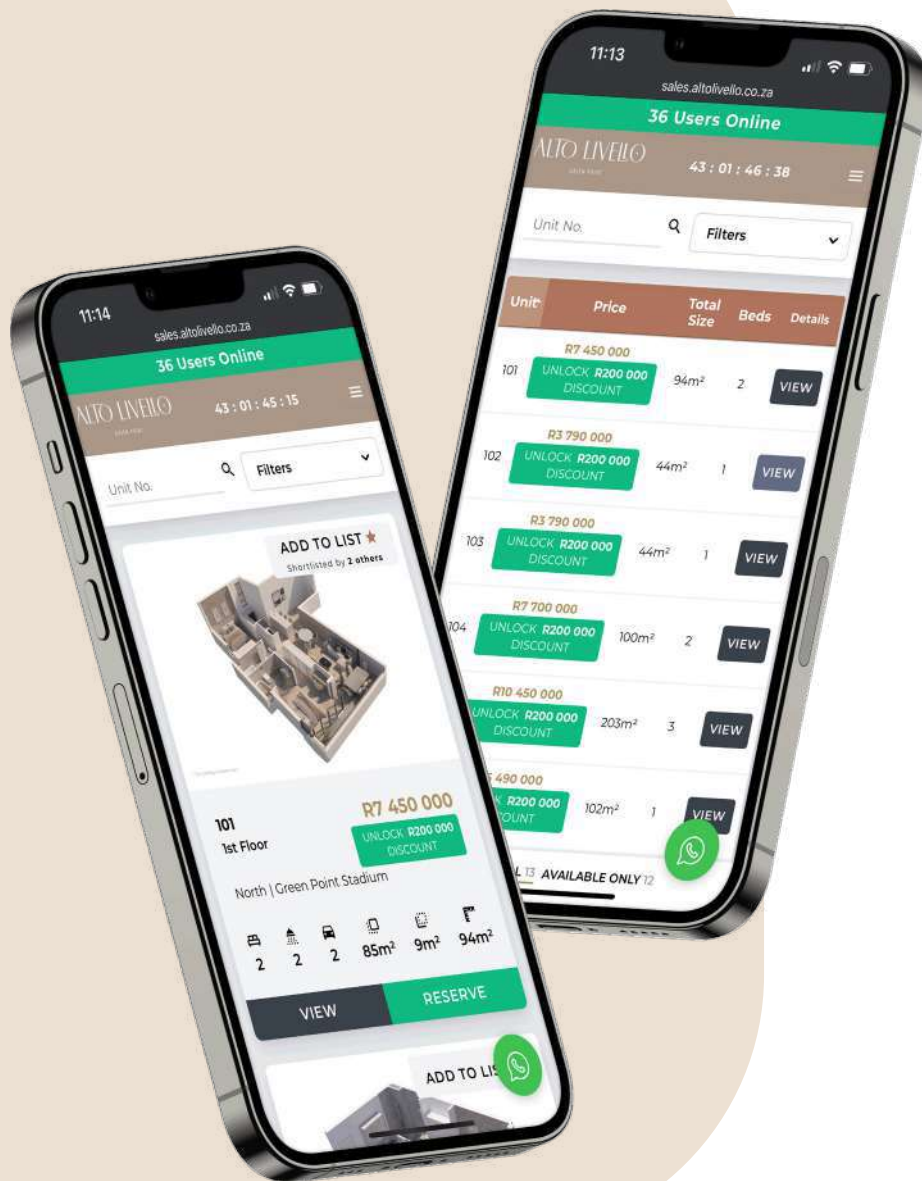
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Prime Atlantic Seaboard setting

Situated along the prestigious Atlantic Seaboard, this High Level Road location is a coastal gem. Perched gracefully above High Level Road and the renowned V&A Waterfront precinct, it places you in perfect proximity to an array of exceptional restaurants, stunning beaches and the entire spectrum of incredible offerings that the Waterfront and Atlantic Seaboard of Cape Town presents.

Reddam House	150m	Giovanni's Deli	350m
Africa Padel	800m	Jason Bakery	400m
Cape Town Stadium	900m	Woolworths Green Point	500m
Metropolitan Golf Course	1km	The Strangers Club	600m
V&A Waterfront	1.5km	Il Leone	1.3km
Sea Point Promenade	1.5km	PIER	1.5km
Clifton Beaches	4.5km	Harbour House	1.5km
Lion's Head Trail	6km	Tang	1.5km





The Sales Launch

With the launch day anticipating to draw a flurry of buyers, proactive investors can capitalise on the incredible **R200,000** launch discount for buyers who secure apartments on launch day.

**SALES GO LIVE ON WEDNESDAY,
28 FEBRUARY 2024 AT 1PM**



Securing your Apartment

- Reservations happen on the interactive price list.
- Interested buyers can reserve their preferred apartment online with a **R10,000** non-refundable reservation deposit.
- Prior to the launch we suggest activating your **R200,000** discount and shortlisting your favourite apartments.
- For those who will be financing the purchase, we suggest getting pre-qualified with **MultiNET** – our preferred bond originator.

