

STRUISBAAI BEACH HOTEL

150 ROOMS | RESTAURANT | CONFERENCE | SPA
(NEW DEVELOPMENT)

- Hotel Apartments from R 1 500 000 -
(Bank Finance Available – buy with min. 10% contribution)
(Furnished & VAT Included)

LOCATION





Cape Town Intern
V&A Waterfront

Struisbaai



Chasing daylight Struisbaai

Dutker St

Struisbaai Caravan Park

Chas Everitt Cape Agulhas Estate Agents

Port Jackson Ave

Kamp Road

Krom St

Nederduitse Gereformeerde Kerk

Kamp Road

Church St

Mermaid Guest House

HPM Bouhandelaars

Fish and More

Image © 2025 Airbus

The Boardwalk Apartments

Struisbaai promenade

Google Earth



Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus

Google Earth



KEY POINTS



KEY POINTS

- **Unique location - One of very few Beach Hotels in Western Cape with direct access to the beach**
- **Resort with 150 Hotel Rooms**
- **Amenities – Restaurants, Conference facilities, Spa & Swimming pools**

BUILDING IMAGES





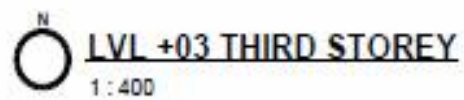
AREA SCHEDULE			
PROPOSED PROPERTY (EDH) - NOFL / FLAT			
USE	COVERED	AREA	NET AREA
10,777 m²	100%	10,777 m²	
EDH/NOFL	N/A	N/A	100%
NOFL	50%	10,777 m²	10,777 m²
TOTAL	50%	10,777 m²	10,777 m²
EDH/NOFL			

PARKING SCHEDULE	
Level	Count
LVL 00 (GROUND STOREY)	312
TOTAL 2.0 x 5m PARKING	312
Adding Public parking adjacent to development	136
On-site parking & loading bay parking & not yet assessed	

NON SALEABLE BUILT AREA SCHEDULE		
NAME	LEVEL	AREA
RESTAURANT / LOUNGE / RECEPTION		726.2 m²
EDH		150.7 m²
STAIRS		29.0 m²
UP		10.8 m²
UP		13.0 m²
STAIRS		22.7 m²
STORE		3.9 m²
STAIRS		24.0 m²
STAIRS		25.4 m²
COMMERCIAL		402.3 m²
COMMERCIAL		336.7 m²
GROUND STORY TOTAL		1,771.2 m²
STAIRS		22.9 m²
STAIRS & UP		40.1 m²
STAIRS & UP		43.2 m²
CONNECTION		347.8 m²
RRR ESCAPE		46.4 m²
RRR ESCAPE		46.7 m²
STAIRS		25.3 m²
FIRST STORY TOTAL		826.7 m²
STAIRS		22.9 m²
STAIRS & UP		40.1 m²
STAIRS & UP		43.2 m²
CONNECTION		347.8 m²
RRR ESCAPE		46.4 m²
RRR ESCAPE		46.7 m²
STAIRS		25.3 m²
SECOND STORY TOTAL		826.7 m²
RECEPTION BAY & BREAKFAST		225.4 m²
RECEPTION POOL		156.1 m²
STAIRS		14.0 m²
UP		11.0 m²
UP		12.7 m²
STAIRS		17.2 m²
RECEPTION SERVICES		1048.3 m²
RECEPTION SERVICES		1005.3 m²
ROOFTOP TOTAL		3408.6 m²
GRAND BUILT AREA TOTAL		3,926.5 m²

SALEABLE BUILT AREA SCHEDULE		
NAME	LEVEL	AREA
Hotel Rooms		31,470 m²
Hotel Rooms		31,470 m²
GRAND BUILT AREA TOTAL		42,940.1 m²

BULK AREA SCHEDULE	
LEVEL	AREA
LVL 400 THIRD STORY	3438.6 m²
LVL 400 SECOND STORY	3438.7 m²
LVL 401 FIRST STORY	3438.7 m²
LVL 00 (GROUND STORY)	1,771.2 m²
TOTAL BULK AREA: 10887.2 m²	



SALEABLE BUILT AREA SCHEDULE		
FLOOR	LEVEL	AREA
Housed Rooms	SECOND STORY TOTAL	33,473.0 sq ft
Housed Rooms	FIRST STORY TOTAL	33,473.0 sq ft
GRAND BUILT AREA TOTAL		67,946.1 sq ft

BULK AREA SCHEDULE	
LEVEL	AREA
LVL +03 THIRD STORY	3439.8 sq'f
LVL +02 SECOND STORY	3953.7 sq'f
LVL +01 FIRST STORY	3953.7 sq'f
LVL 00 GROUND STORY	1771.1 sq'f
TOTAL BULK AREA: 13018.4 sq'f	

PARKING SCHEDULE	
Event	Date
1.1.00 (BROUKE) TOWNSHIP	3
	TOTAL 2.2 x 2.0 = 4.40000000
Working Public parking adjacent to development	10
On-site parking & loading bay parking (not yet assessed)	



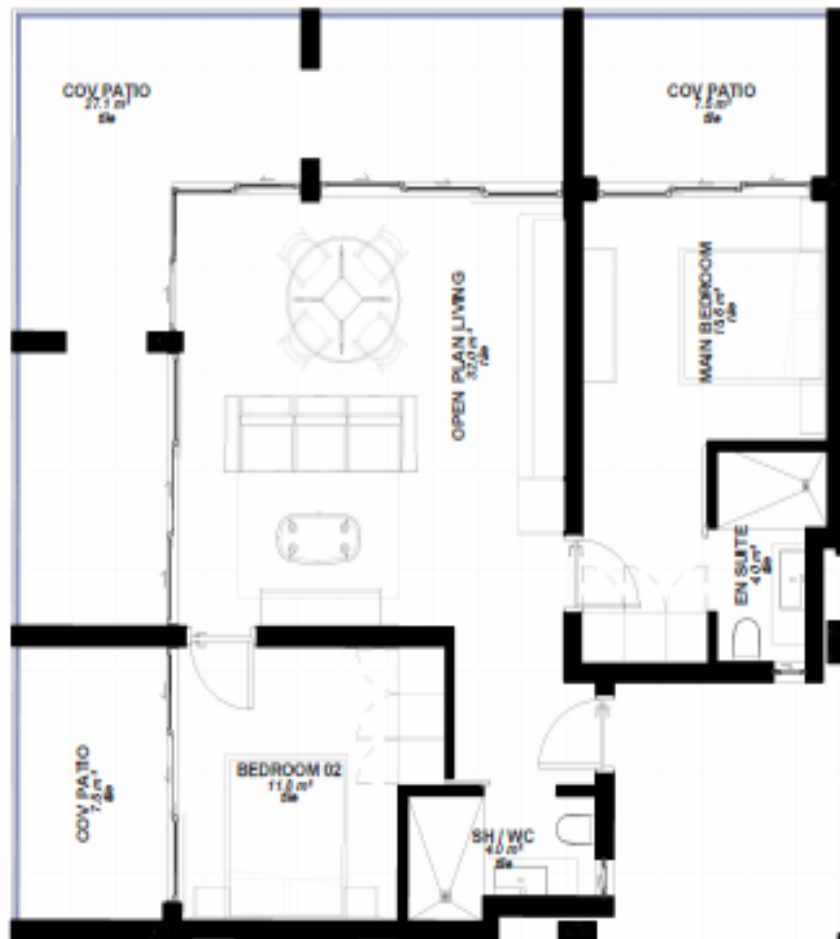
BEACHFRONT 2 BED APARTMENT TYPE 1



BEACHFRONT 1 BED APARTMENT TYPE 1



BEACHFRONT 1 BED APARTMENT TYPE 2



BEACHFRONT 2 BED APARTMENT TYPE 1

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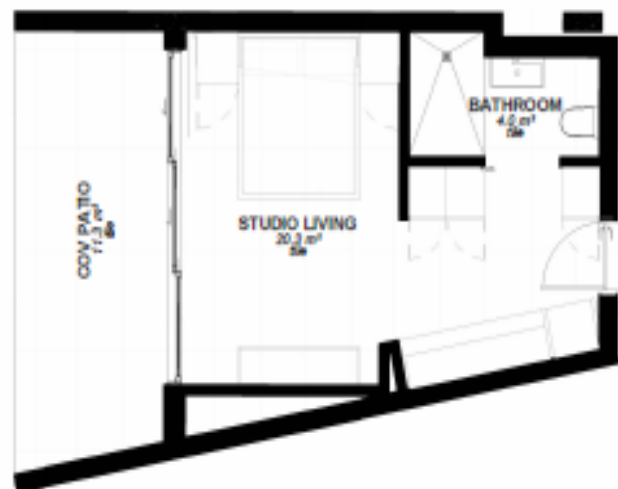
BEACHFRONT 1 BED APARTMENT TYPE 1

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BEACHFRONT 1 BED APARTMENT TYPE 2

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HOTEL ROOM TYPE 03

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HOTEL ROOM TYPE 1

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HOTEL ROOM TYPE 02

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Town & Country, Pr. Land Surveyors, Bredasdorp

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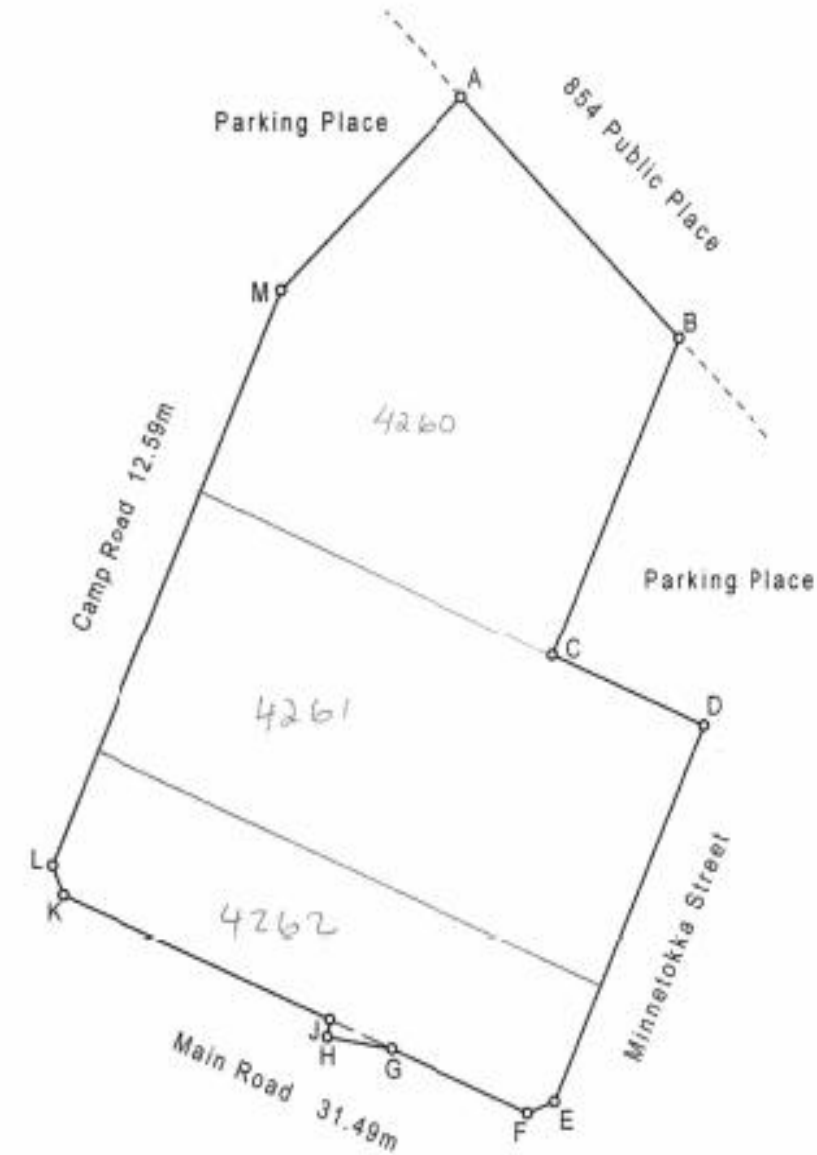
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256/2019

Approved

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for
SURVEYOR-GENERAL
08-03-2019

SHEET 2 OF 2
SHEETS

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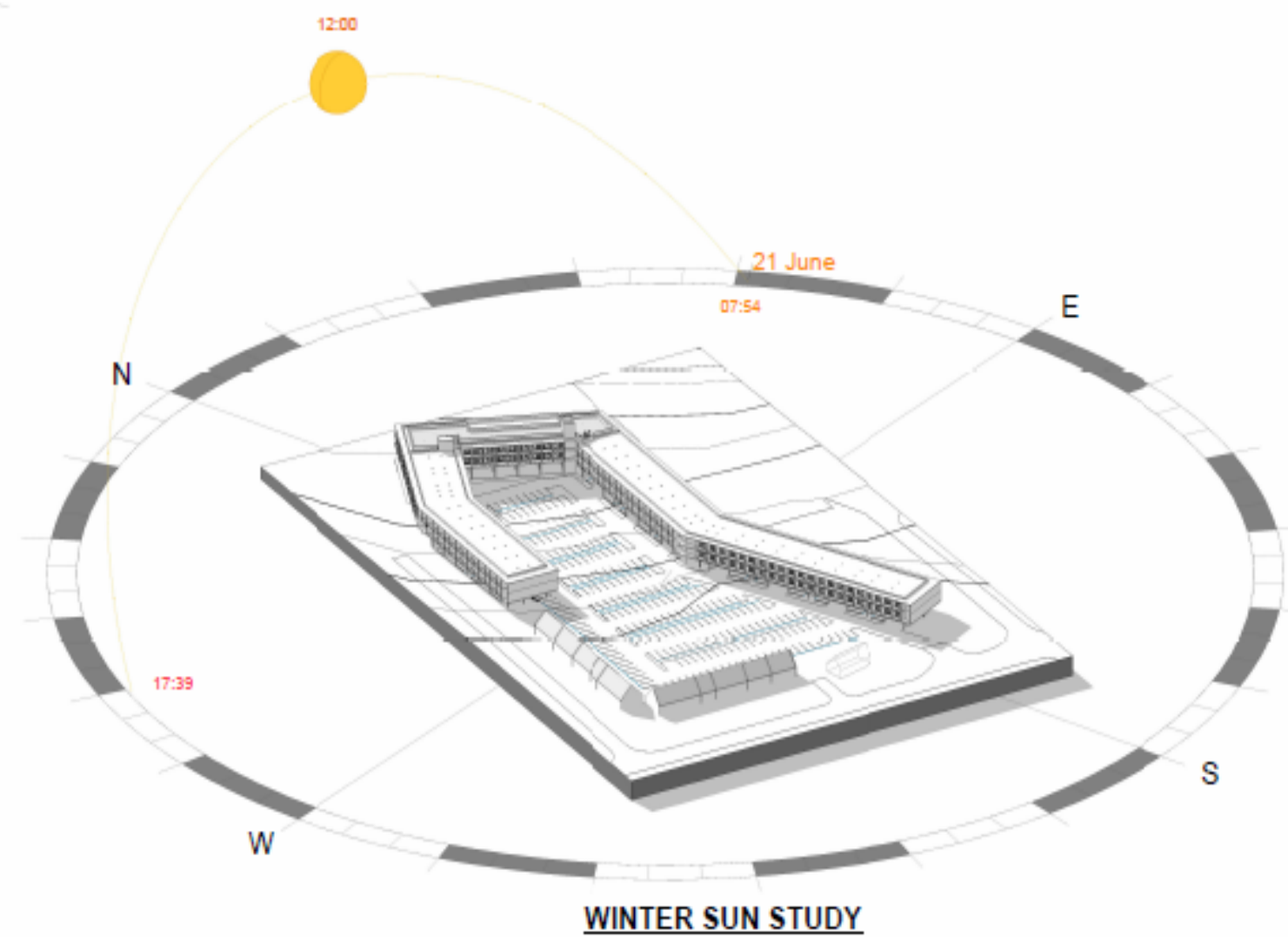
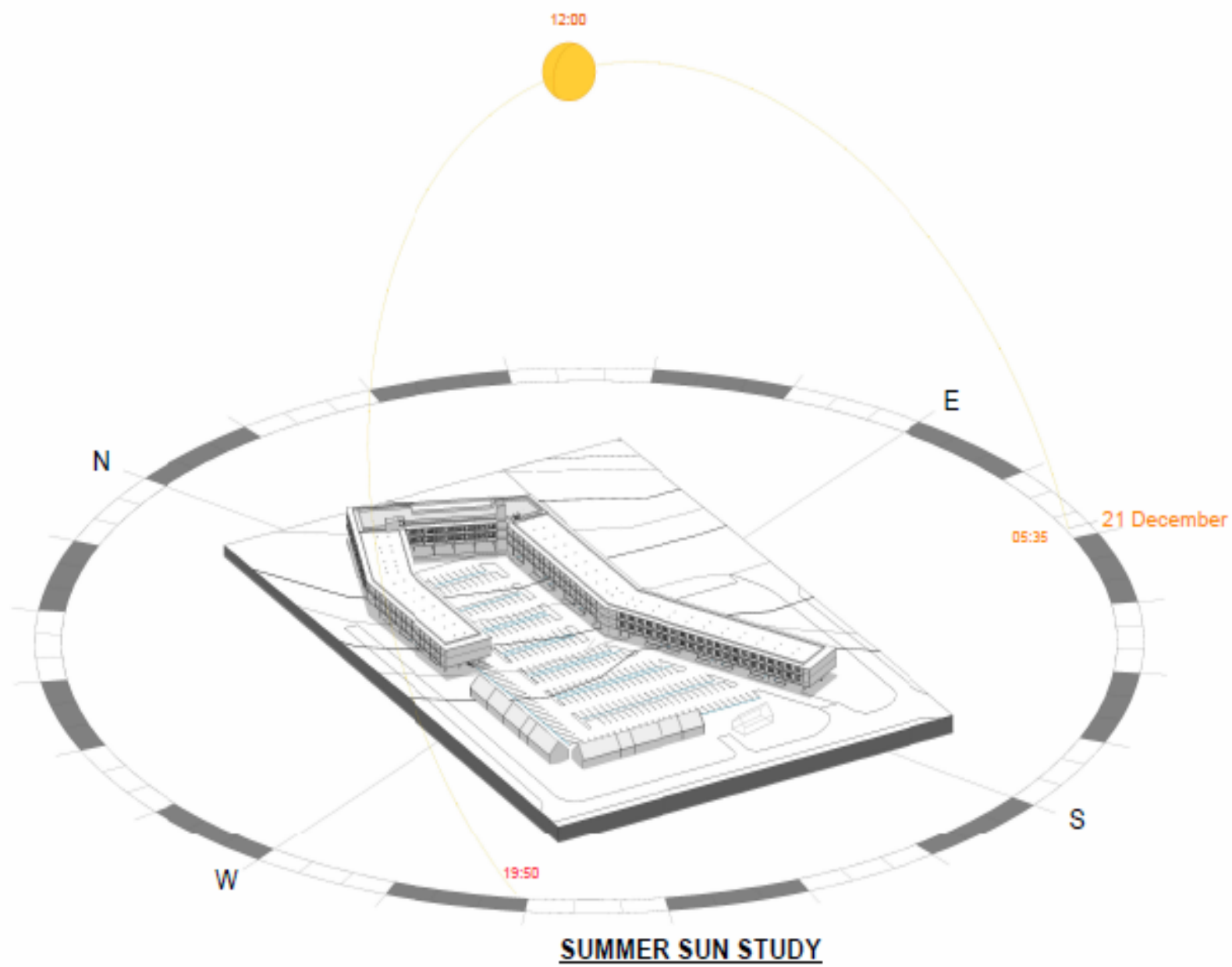


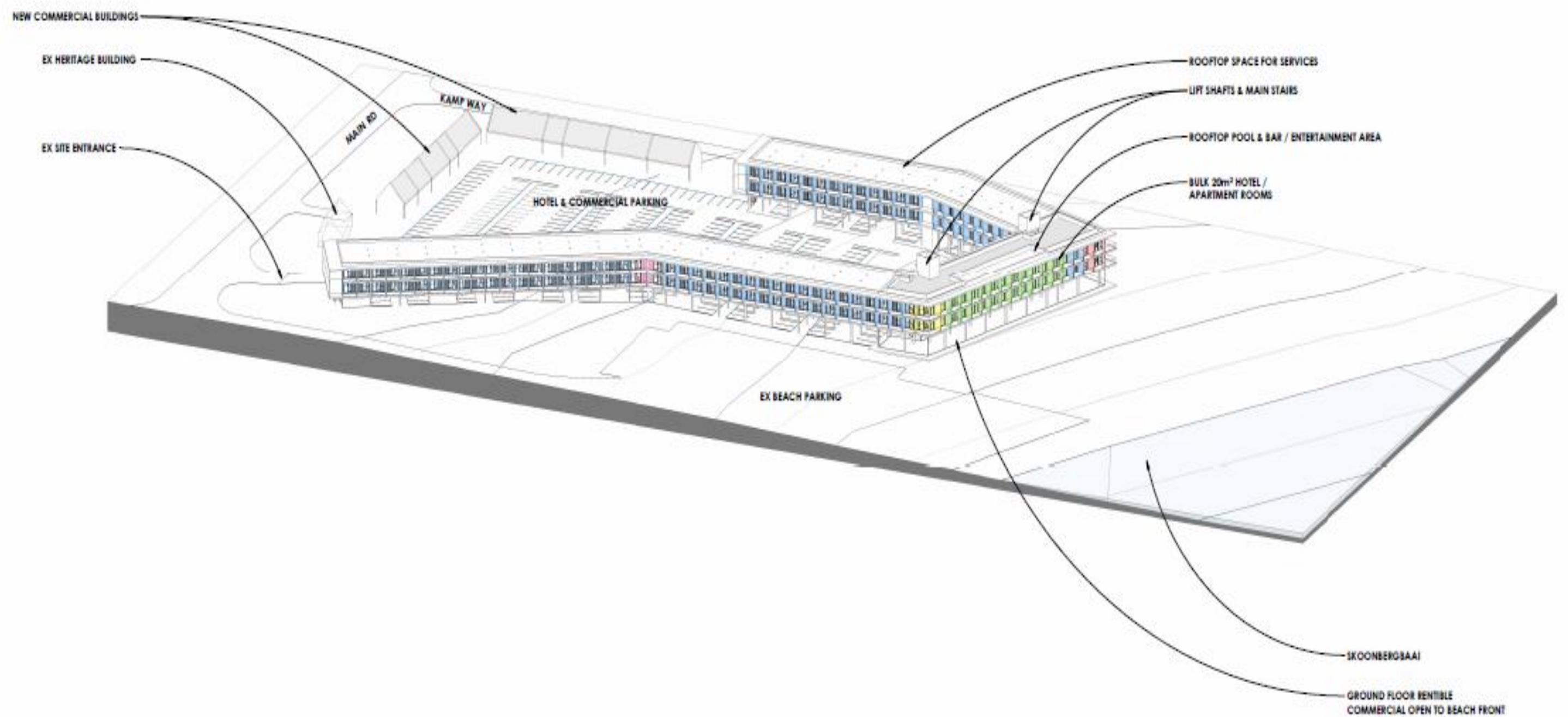
Scale: 1/ 1500

Surveyed by me in October 2018 - January 2019

[Signature]
GPrLS 1141 F. Truter
Professional Land Surveyor

Erf 4219 Struisbaai





ENQUIRIES

info@mainreef.net

+ 27 82 373 5884

www.mainreef.net

