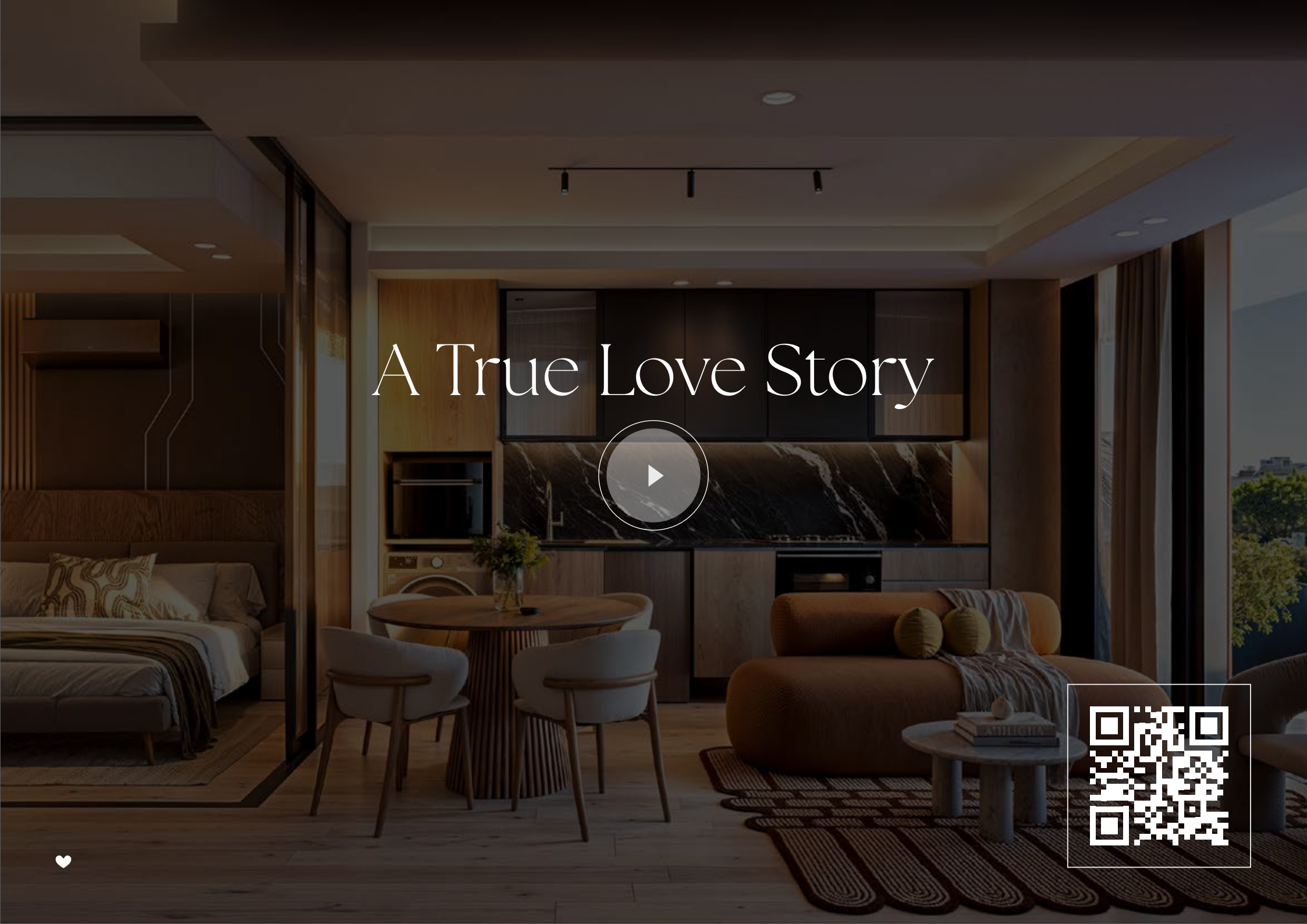
isabella
Sea Point
239
isabella.capetown
AQUACOR
PROPERTY DEVELOPERS
APOLLON
PROPERTY

Meet Isabella.

Aquacor and Apollon are proud to introduce the love story that is Isabella, a brand new, sophisticated, elegant, residential development for those in search of stylish and contemporary living on the Atlantic Seaboard.

This modern and contemporary, premium development at 237 High Level Road, Sea Point features 16 units, including 1, 2, and 3-bedroom options, a garden unit, a duplex, and a single penthouse, embodying Aquacor's 40 year proven track in property development.

She fell
in love.


A True Love Story

Love is ...
Sea Point Living

Sea Point, positioned along Cape Town's Atlantic Seaboard, is one of the region's most sought after places to live.

From the long and winding Promenade, to its wide variety of restaurants and close proximity to the sea, the mountains and world class beaches, Sea Point is a lively and affluent hub filled with a vibrant and spirited energy.

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Premium Features

- Building energy modelled to optimise material selection, reduce winter heating by 60 % and improve thermal comfort 83 % overall
- Edge Certification (Targeting Advanced Standards)
- Inverters to all units and common areas
- Solar power
- 40% Reduction in power use
- Indigenous planters & trees
- Sustainable materials with over 20 % reduction in embodied energy and carbon foot print
- Advanced access control
- State of the art finishes
- Quick access to the City via High Level Road
- Airbnb-friendly design
- Timber floors in premium units
- Additional windows to allow for more light & natural ventilation
- Extensive glazing to maximize views and day lighting
- Full-height exterior windows and doors
- Extensive balconies and terraces with built in seating
- Contemporary architecture and space layout
- Sea & mountain views
- Ami pod hot tub/cold plunge tubs in signature units

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Premium Features

- Large format A Grade porcelain tiles
- Layered designer full height headboards with integrated concealed lighting and reading lights
- Feature bulkheads with concealed ambient lighting which allow for concealed window covering fixing
- Specialist lighting design with efficient LED lights
- Generous supply of plugs and USB outlets
- Power provided to Premium units for automated blinds & curtains
- Designer kitchens with 'Leathered' granite tops, imported top end soft close hardware, fluted glass feature doors and integrated task lighting
- Integrated energy-efficient fridge/freezer, dishwasher & washer dryer to premium units
- Built in cupboards with integrated lighting and full length mirrors
- Advanced fire detection & security system
- 24-Hour concierge service
- High end bathroom mixers made in Europe
- Generous flush shower 'Wet room' concept with shower channels
- Integrated shower niches
- Imported vanities with integrated porcelain top and basins
- State of the art air conditioning with mirror finish
- Outside showers with hot & cold water in all units
- Penthouse with indoor-outdoor kitchen & bio-ethanol fireplace
- Energy-efficient appliances in all units
- Integrated fibre to all units

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W
E
S
SUNSET
SUNRISE
Rockpool
The Winchester Hotel
Artem Centre
Pauline's
Hustle & Heart Cycling Studio
Graaff's Pool
The Duchess of Wisbeach
Posticino
Atlantic Ocean
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237 High Level Road
Sea Point Promenade
The Movement Lab
Sea Point Pavilion
Grand Pavilion
Sea Point Medical Centre
Mojo Market
The Breathe Barre
Signal Hill
Sweat 1000
BUC Fitness
The Point Shopping Mall
Kleinsky's Delicatessen
Moro Gelato
Piazza Da Luz
Mischu Coffee
The President Hotel
Saunders' Rocks Beach

The Final Duplex Penthouse at Isabella. Fully Furnished. Completely Turnkey.

R24.95 Million.

The final duplex penthouse at Isabella is now available and we've made it truly move-in ready.

We believe luxury should feel effortless. That is why this exceptional home includes a complete, interior-designer-curated fit-out, thoughtfully selected to complement the architecture, finishes and character of Isabella.

No lengthy furnishing process. No expensive final details still to resolve. Everything has been considered, curated and included in the purchase price.

Simply bring your suitcase.

Your complete turnkey package includes:

- **Curated furnishings:** A full KAVE Home furniture package, with a detailed inventory available.
- **Modern living:** High-end Smart TVs throughout.
- **Beautifully finished interiors:** Luxury linen, custom curtains and fitted blinds.
- **Ready to entertain:** Complete sets of premium crockery and cutlery.

This is the final opportunity to own a duplex penthouse at Isabella, beautifully finished, completely furnished and ready to become yours.

Price List

ONLY 1 UNIT REMAINING

Floor	Unit No	Unit Type	Description	Total Size	Interior	Terrace	Green	Bays	List Price (Incl. VAT)	Estimated Rental
4	13	3-Bed	3 Bed 3 Bath -Duplex Mountain View	**182 m²**	113 m²	69 m²		2	**R24,950,000**	R 72,000

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She Fell in Love ...

She is sophisticated and enchanting.

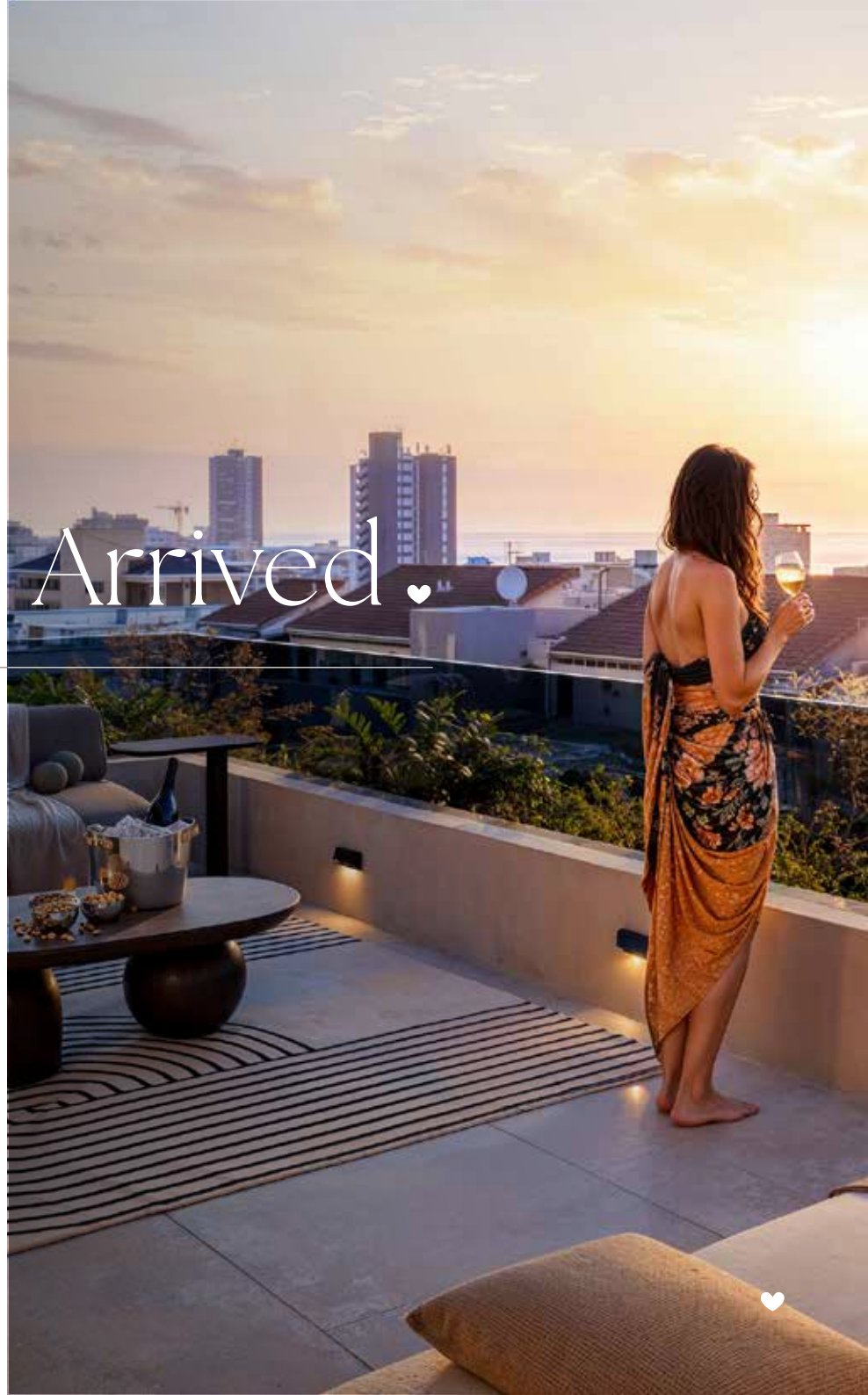
She is stylish and confident She is Isabella, a true romantic, in love with life and the world around her. She welcomes you to Sea Point, her forever Cape Town home, where you will experience a residence so inviting that it will captivate your imagination and draw you into its splendour.

A Place to Stay

When You've Already Arrived

Isabella carries a prestigious, Edge Certification with a significant reduction in water, power and carbon footprint.

Timber flooring in premium units and other state of the art finishes, positions Isabella as elegant and contemporary, appealing to discerning individuals with a taste for contemporary, high-end living.



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Unit 13 Side View

Unit 13LF

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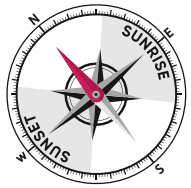

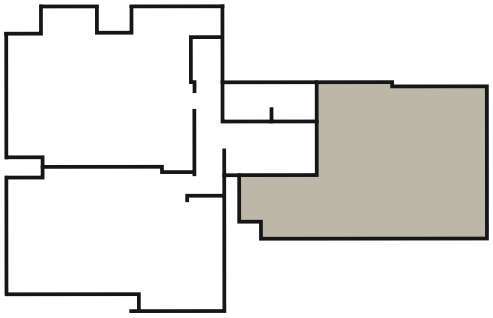

Third Floor

Unit 13LF

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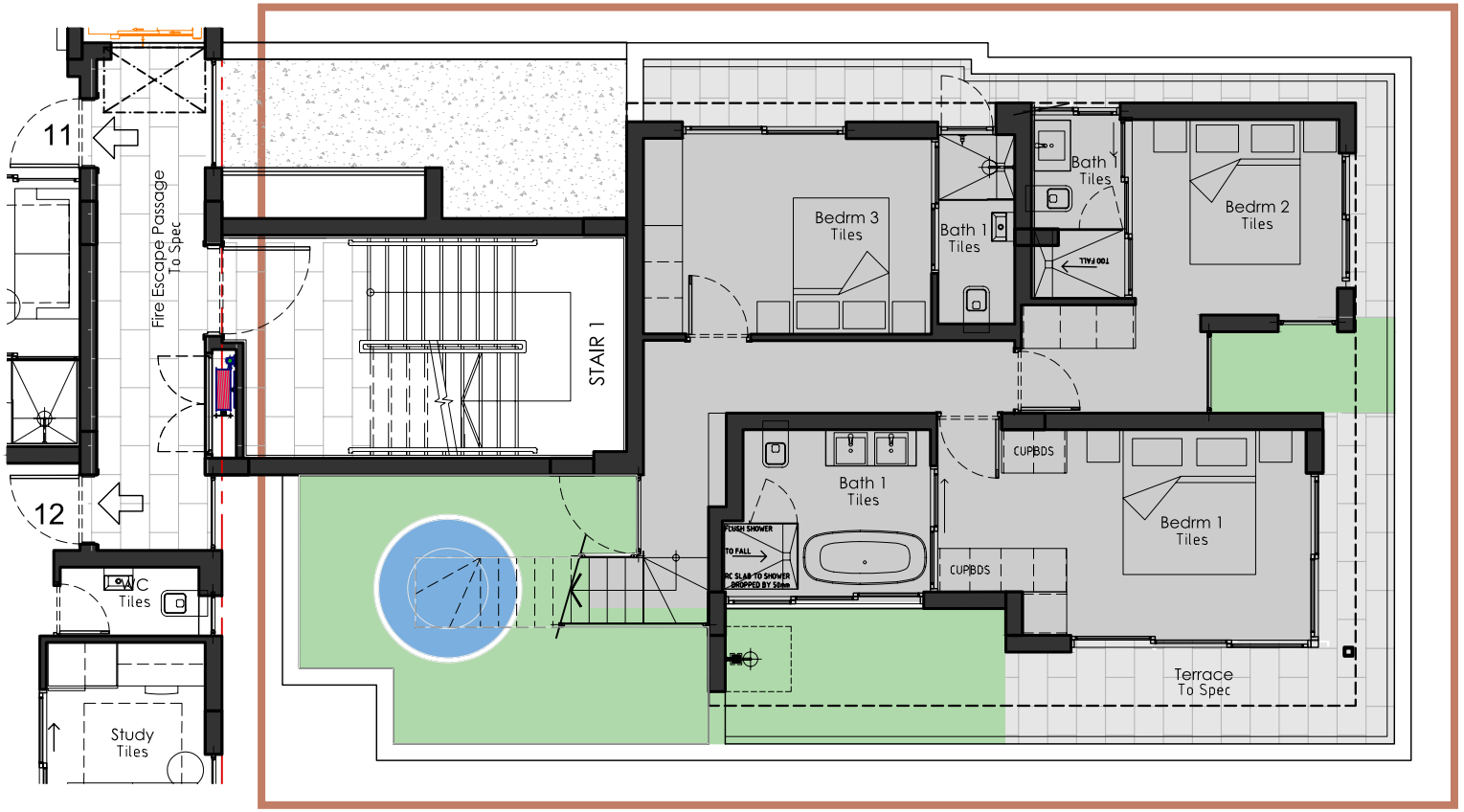
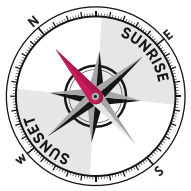
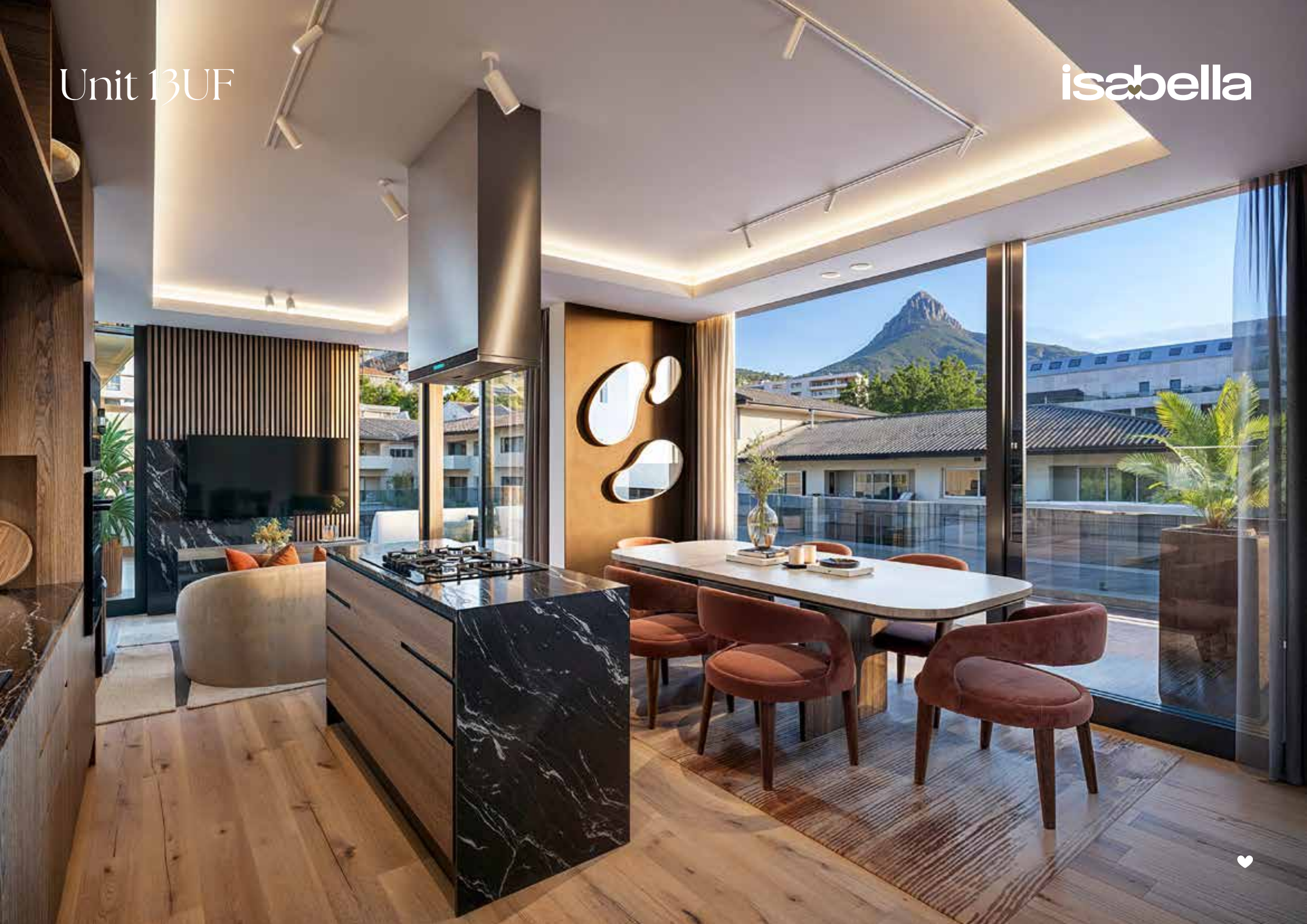




Type	Floor	Total Size	Interior	Terrace	Garden	Parking
Downstairs of 403	Third Floor	**99 m²**	68 m²	31 m²		


Unit 13UF
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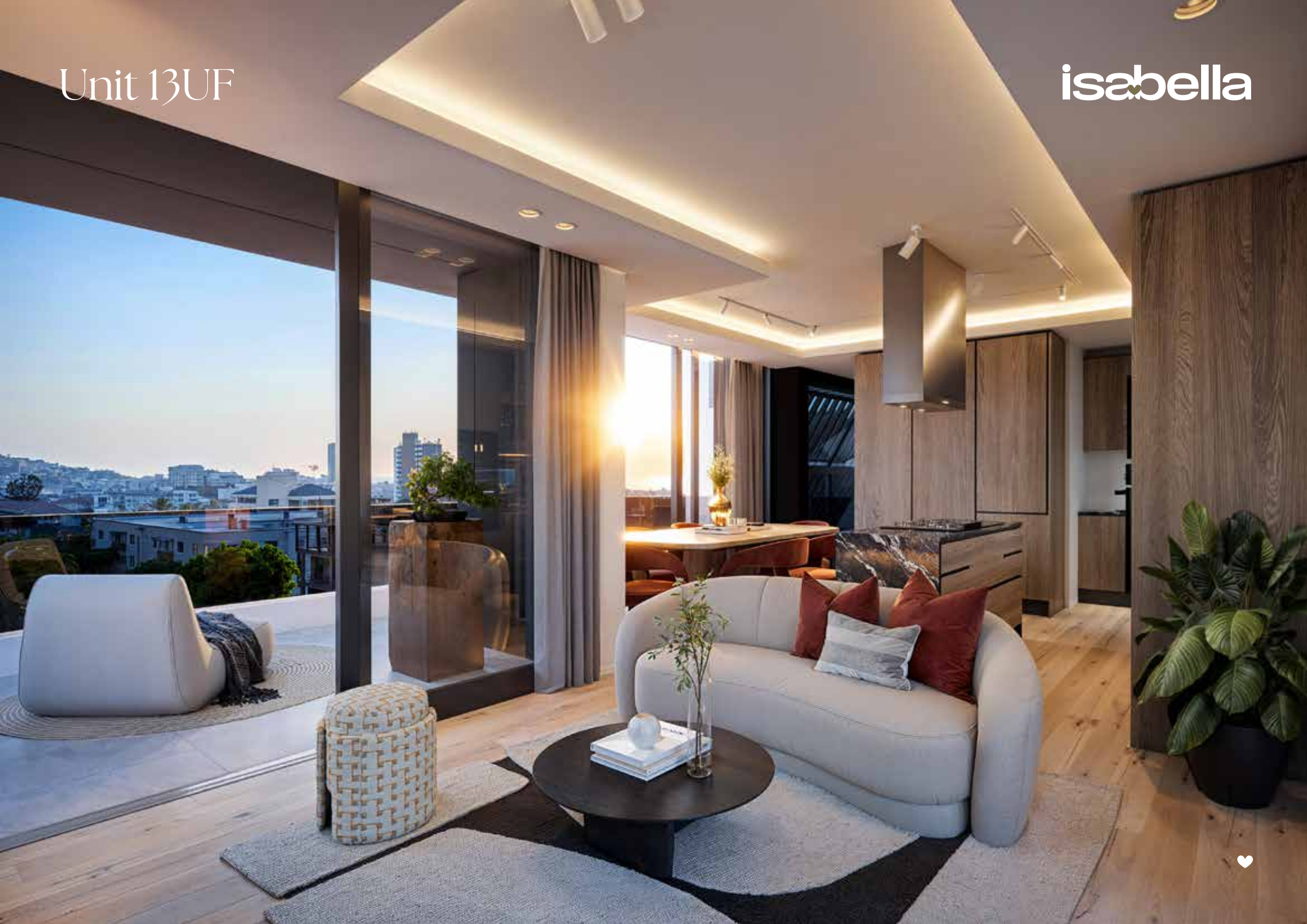
Unit 13UF
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Unit 13UF

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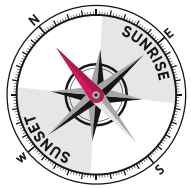

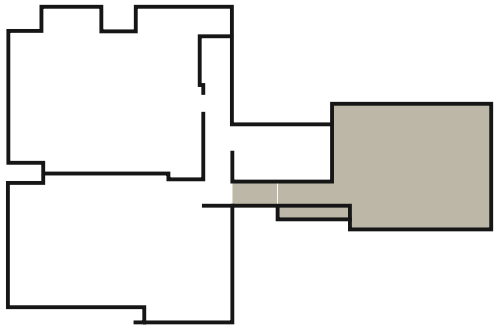

Fourth Floor

Unit 13UF

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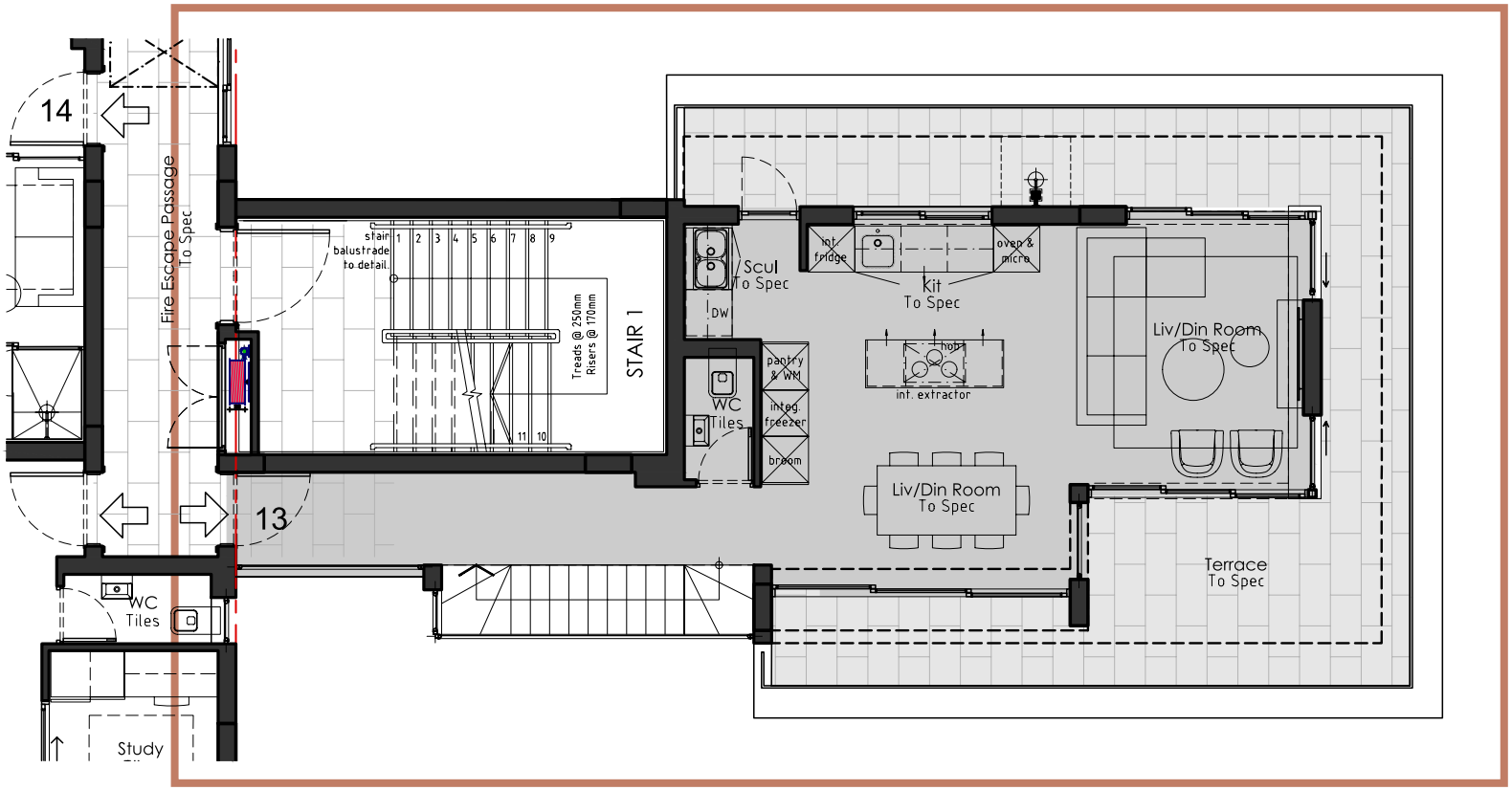

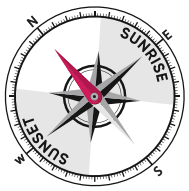

Type	Floor	Total Size	Interior	Terrace	Garden	Parking
3 Bed 3 Bath - Duplex Mountain View	Fourth Floor	**83 m²**	45 m²	38 m²		2

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Secure Your Residence

01

Sign a 2-page reservation form.

02

Pay a R50k no-risk, fully refundable reservation fee.

03

You have 2 weeks thereafter to sign a sales agreement and pay your balance of the deposit, otherwise you will receive a full refund.

Purchaser Reservation Form

The Developer being **237 HL DEVCO PROPRIETARY LIMITED, REGISTRATION NUMBER 2023/244317/07** is undertaking a residentialdevelopment known as **ISABELLA** consisting of 16 (SIXTEEN) Sectional Title Units ("the Development").

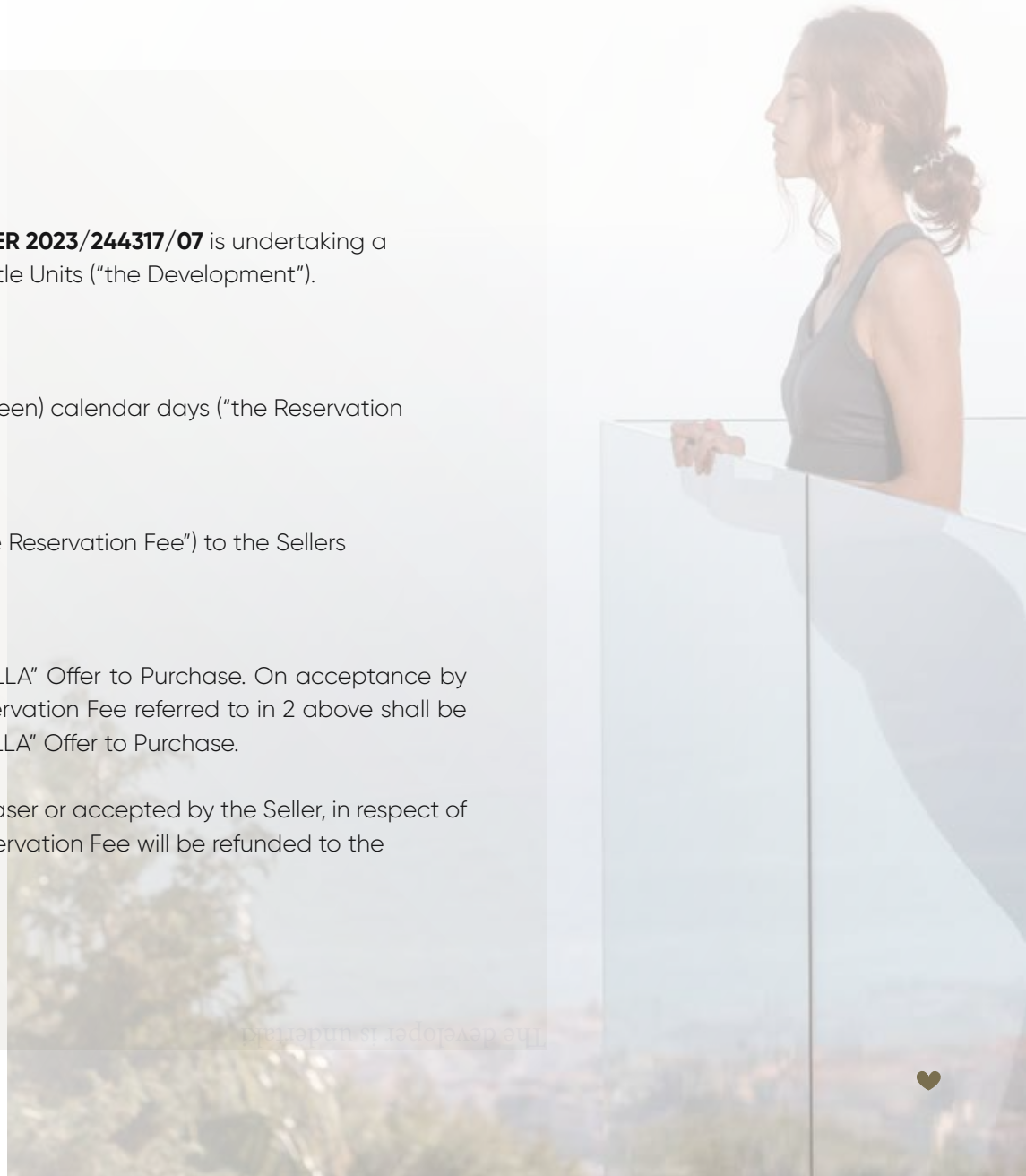
The Purchaser is desirous of purchasing a Sectional Title Unit in the Development.

The Developer shall reserve the Property for the Purchaser for a period of 14 (fourteen) calendar days ("the Reservation Period") provided that:

1. The Purchaser completes and signs this reservation form; and
2. Pays the refundable reservation fee of R50 000.00 (Fifty Thousand Rand) ("the Reservation Fee") to the Sellers
3. conveyancers trust account on
   signature of this Reservation Form.

The Purchaser then has the Reservation Period to sign and complete an "ISABELLA" Offer to Purchase. On acceptance by the Seller of a duly signed and completed "ISABELLA" Offer to Purchase, the Reservation Fee referred to in 2 above shall be applied toward the deposit payable in terms of the signed and accepted "ISABELLA" Offer to Purchase.

In the event of an "ISABELLA" Offer to Purchase not being concluded by the Purchaser or accepted by the Seller, in respect of the Sectional Title Unit in the Development within the Reservation Period, the Reservation Fee will be refunded to the Purchaser.



Purchaser Reservation Form

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TO BE COMPLETED BY PURCHASER
PROPERTY DETAILS DESCRIPTION AND PURCHASE PRICE

Unit Number: _____

Purchase Price: _____

Company/Close Corporation/Trust Name

Registration Number

Natural Person Full Names

Identity Number

Marital Status

Spouse Name If Married In Cop

Spouse Identity Number If Married In Cop

Dated at _____ this _____ day of _____

Residential / Business Street Address

Domicilium Address

Postal Address

Telephone Number (Work)

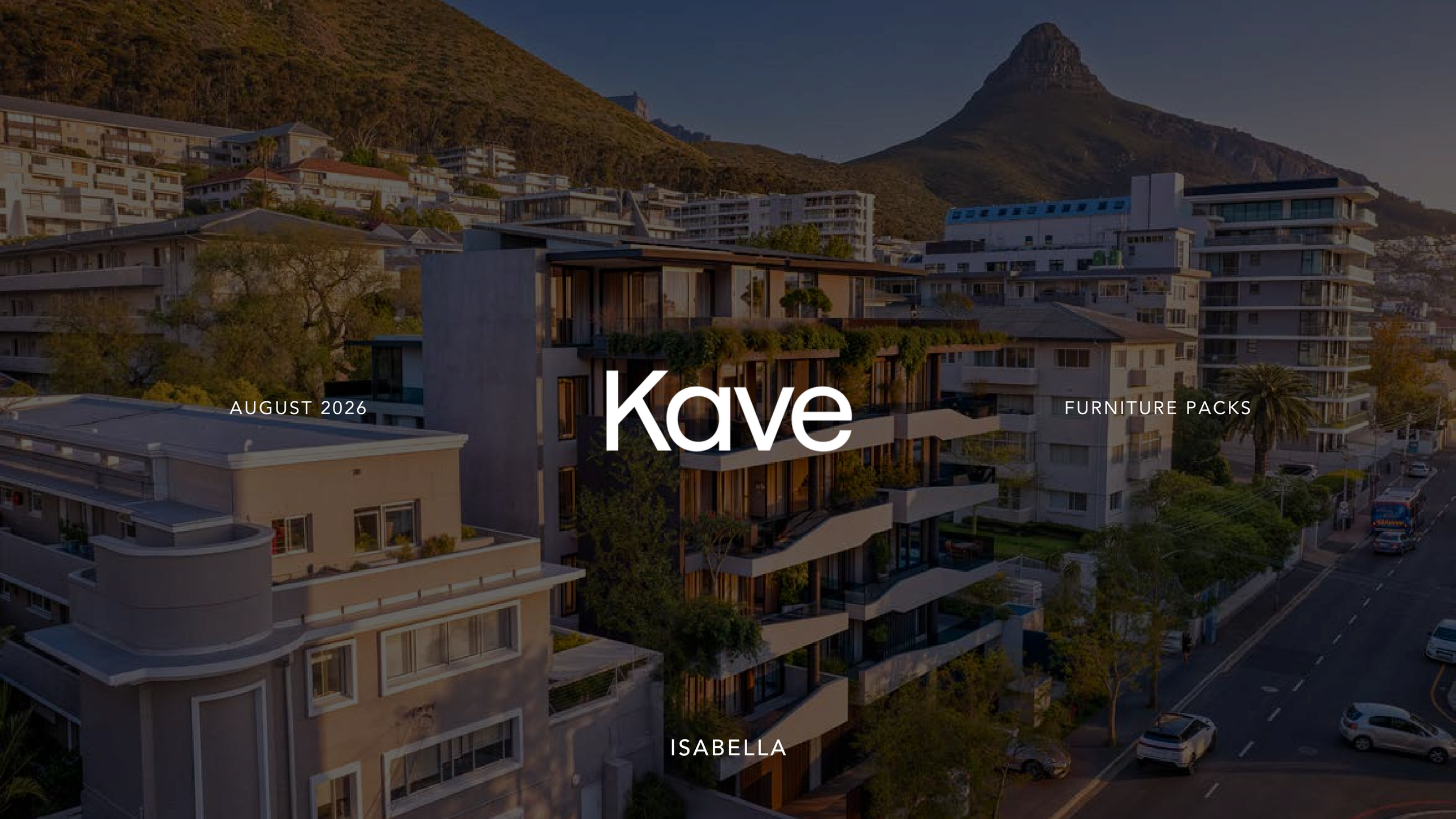
Telephone Number (Home)

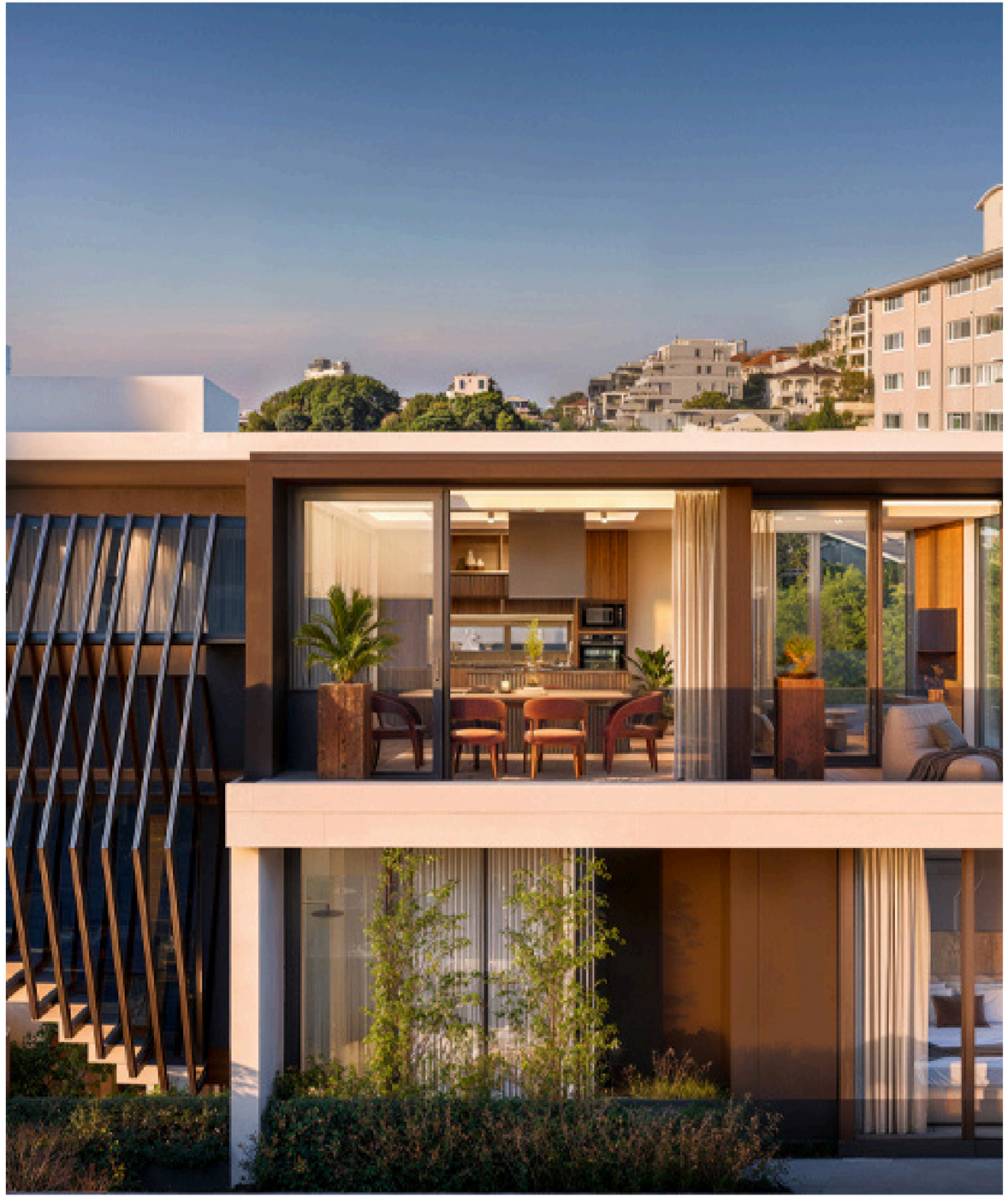
Telephone Number (Cell)

Income Tax Number/ Vat Number

Email Address

Purchaser Duly Authorised _____


AUGUST 2026
Kave
FURNITURE PACKS
ISABELLA



CLIENT

Isabella

LOCATION

Sea Point, Cape Town

CLASSIFICATION

Residential

Introducing Kave Home

Kave Home is a Catalan design house, family-owned since 1982 and making furniture under its own name since 2013. In a single decade it has become one of the **10 fastest-growing companies in Europe** on the Financial Times ranking for 2014 to 2024, with revenue of **€321 million** and more than **140 stores across 80 countries**.

The Isabella would be one of the first residential development's furnished by Kave in South Africa.

Isabella can be the address that introduces it. A design language that speaks to light, natural materials, good proportions and pieces designed to stay rather than simply follow a season.

Held to a longer life

ORIGINS

Designed and distributed from Sils and Tordera, Girona, with production at Yecla. A family business, now in its second generation.

MATERIALS

Solid and FSC-certified timber, **natural stone**, **linen**, **bouclé**, **rattan** and **hand-finished ceramic**. Neutral tones, honest surfaces, nothing that dates in a season.

LONGEVITY

A range **built around durability and reconditioning**, served by a dedicated furniture recovery and recycling centre at the group's Tordera platform.

AMBITION

A stated path to zero waste and a zero-carbon footprint — **the natural counterpart to Isabella's green star certification**.

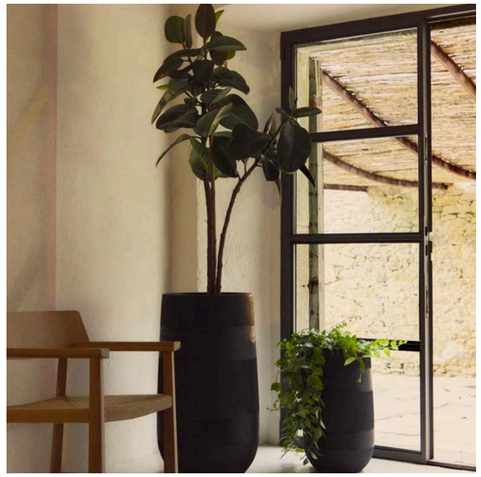
Duplex COASTAL CHIC

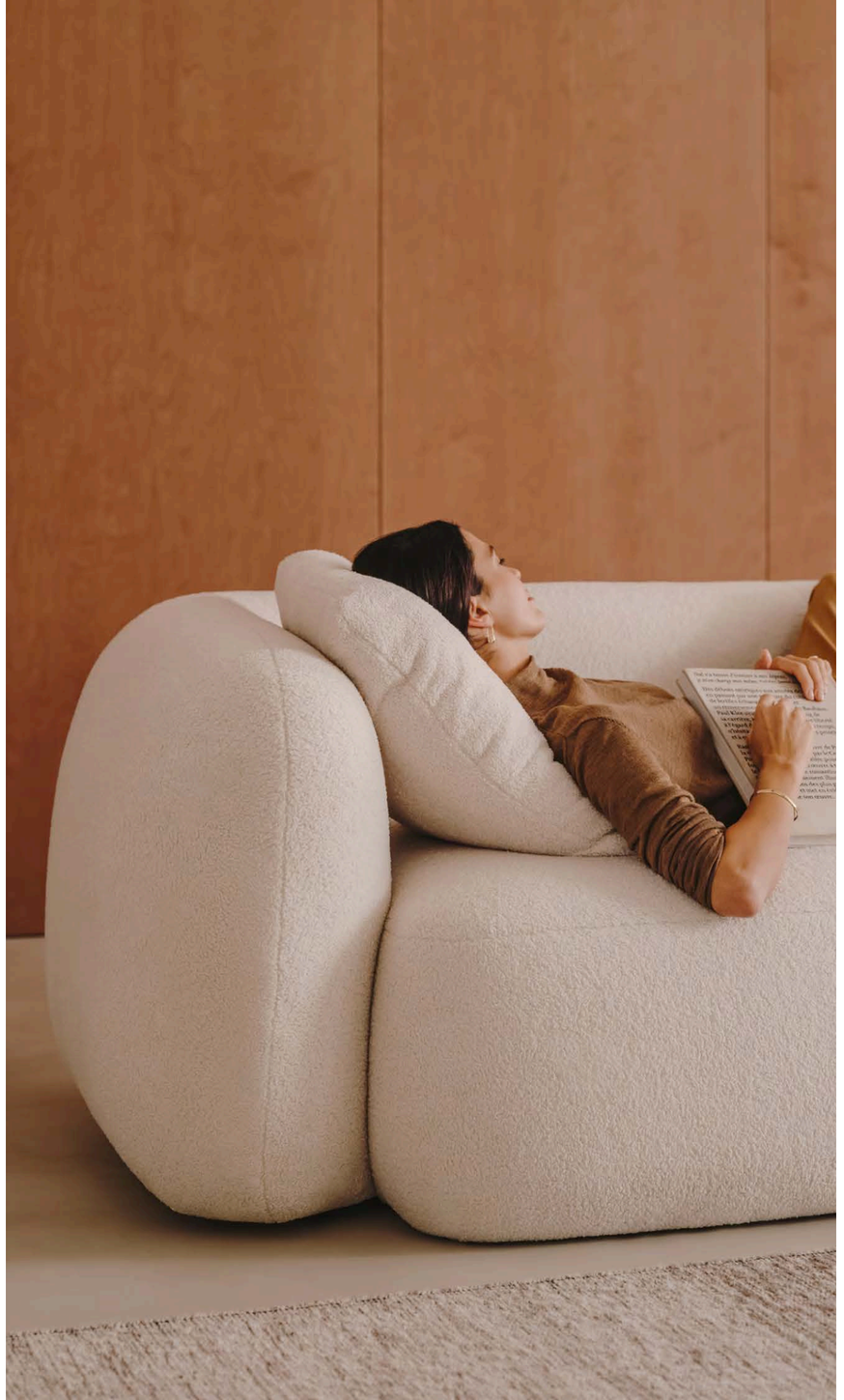
3 BED · 113 M² INTERIOR + SPLIT TERRACES

living space
Martina 3 seater couch
Melvia armchair
Sorein coffee table
Manya side table
Mascarell pouffe
Nak rug
Juhe floor lamp
Ferni + Silpa art
Eloda rug
Norlen TV stand
Burano dining table
Granite dining chairs
Assorted throws

bedroom space
Odina bed 180 + Juno 180
Norlen bed 160 + Juno 160
Elerio 160 + Juno 160
Onix bedside table
Sorein black marblebedside tables
Mesquida red side tables
Bedroom furnishing sets x 3

outdoor space
Saconca outdoor 3 seater couch
Saconca outdoor armchair
Reiba outdoor lamp
Despas outdoor rug
Pada outdoor table
Jenell outdoor coffee table
Aldet solar table lamps





Aquacor

Aquacor Property Developers has been recognised as one of Cape Town's leading inner-city property developers since 1992.

With over 40 years of experience and our first project completed in the early 1980s, Aquacor Property Developers is synonymous with luxury inner-city property development. We consistently deliver successful projects, ensuring excellence at every stage.

Our comprehensive team offers exceptional project planning, skilled architectural design, and specialized financial management, all under one roof—creating a powerhouse in property development.

Bullhaus

Bullhaus redefine spaces and create transformative designs that elevate living and working environments while prioritizing sustainability.

With a focus on residential and commercial projects, they blend innovative concepts with practical sustainable solutions to deliver exceptional results.

Bullhaus believes in a collaborative approach, working closely with clients to understand their objectives and delivering results that exceed expectations. Their commitment to quality, attention to detail, and dedication to sustainable practices set them apart in the industry.

Apollon

Apollon Property is a private equity-funded real estate investment firm backed by a German family office.

The company specializes in acquiring high-quality, income-generating properties and development opportunities in the Cape Town region. With a focus on hands-on asset, tenant, and portfolio management, Apollon Property aims to maximize the potential of its geographically concentrated portfolio. This strategy not only ensures stable income from existing assets but also identifies redevelopment opportunities to foster organic growth and enhance overall portfolio income.

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