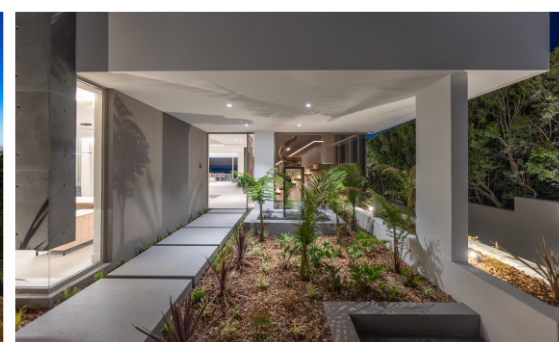




ED
EXCLUSIVE
DEVELOPMENTS

3 on Cranberry



3 on Cranberry

A cocoon of comfort and calm, nestled in leafy seclusion close to the sea.

3 Cranberry Crescent is nestled in the calm and exclusive enclave of The Glen; though still within easy reach of the cosmopolitan Camps Bay beachfront, with its legendary palm tree promenade, white beach and sparkling blue ocean.

As a 'slice of seclusion', 3 on Cranberry is situated in a quiet green haven - yet also features an extensive sea view. It provides the best of both worlds: beachfront bustle close by, and comfortable tranquility at home, all protectively presided over by the peaks of the Twelve Apostles mountain range.

The Cranberry experience

Enjoy a glass of smooth, full-bodied Cabernet wine in front of a glowing fire in Winter, cosying up on a soft leather couch as you look out at a storm-tossed sea.

Walk barefoot on smooth, cool floors in Summer, on your way to dive into your infinity pool where you enjoy the sun and the feeling of being one with the sea in this very special home, with its lush greenery and pervading sense of ease and contentment.

Full-on features:

This distinctive architect-designed home is 998 square metres under roof, and is constructed over 3 levels, each with a lot of attractive features and amenities for the discerning buyer to enjoy and include:

4 of en-suite bedrooms

Impressive infinity pool and deck overlooking the ocean

Full solar giving complete electricity grid-independence

Fibre internet / wifi

State-of-the-art security system

'Smart home' with mobile remote control - music, doors, garage, lighting, gate and garage access, home security and more in the palm of your hand

Entertainment centre

Man cave / gym

Study

Pyjama lounge

Domestic staff accommodation

2-bedroom basement apartment with main en-suite

Basement-to-top-floor elevator

Undercover basement parking for 4 vehicles

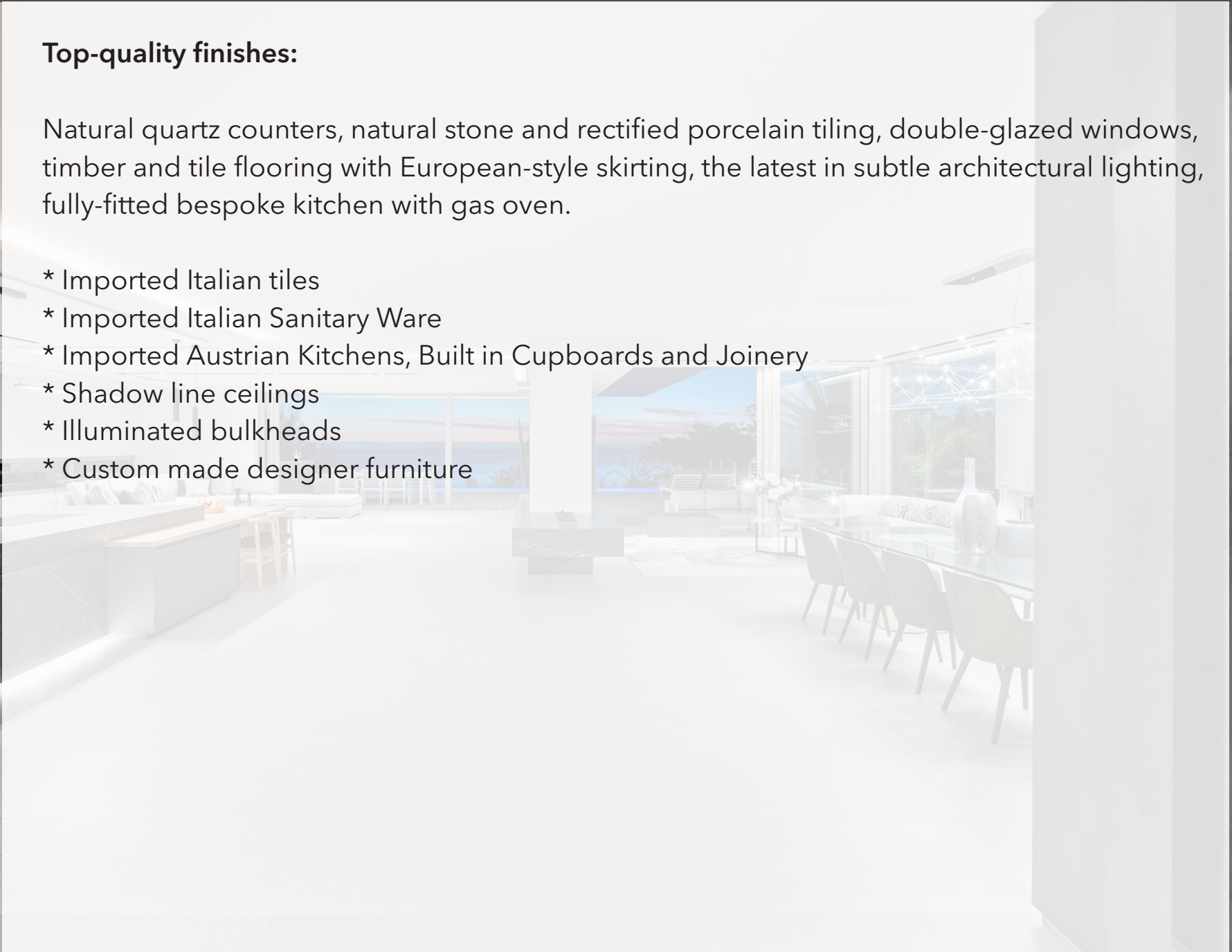
Landscaped gardens featuring indigenous and exotic planting

Wine Cellar

Top-quality finishes:

Natural quartz counters, natural stone and rectified porcelain tiling, double-glazed windows, timber and tile flooring with European-style skirting, the latest in subtle architectural lighting, fully-fitted bespoke kitchen with gas oven.

- * Imported Italian tiles
- * Imported Italian Sanitary Ware
- * Imported Austrian Kitchens, Built in Cupboards and Joinery
- * Shadow line ceilings
- * Illuminated bulkheads
- * Custom made designer furniture



Schedule of Finishes:

Description	Country of Origin
Y10, Y12, Y16, 20, 24, 32, 38 rebar used in foundations, concrete slabs and columns	South Africa
25MPA ready-mix concrete used in all foundations, concrete slabs and columns	South Africa
In situ concrete slabs	South Africa
Clay stock bricks used for construction of structures	South Africa
32.5 cement used for all brickwork and plastering	South Africa
Washed plaster sand used for all internal and external plastering	South Africa
Geberit (Mepla) piping used for all water lines	Switzerland
Legrand switch gear (plugs and switches)	France
Solar system (50KW hybrid inverters and 30KWH battery bank	Various
Water filtration plant for drinking, showers/baths and irrigation	Various
Miele integrated induction stove, oven and microwave	Germany
Liebherr integrated fridge and freezer	Germany
Snowmaster ice maker	South Africa
Gas fire places and gas / wood braai	South Africa
Porcelain tiles	Italy
Qua Dro taps and mixers	Italy
Geberit Toilets	Switzerland
Seno and Caesarstone custom made floating vanities	Austria and Italy
Frameless glass showers	South Africa
Frameless glass balustrades	South Africa
Capco shadow line suspended ceilings using galvanised steel structure and 9mm ceiling boards	South Africa
Spazi lighting	Italy
Solid Doors and heavy duty doors frames with shadow line detail	South Africa
Oro & Oro Ironmongery (door handles)	Italy
NMC skirtings	Belgium
Midas Earthcoat paint on all internal surfaces	South Africa
Architectural decorative plaster on all exterior surfaces	South Africa
Unipanel and Infinity kitchens with Blum hardware	Germany, Italy and Austria
Seno BIC's with Blum hardware	Austria
Seno and Ceasarstone custom made floating vanities with Blum hardware	Austria and Israel
Paradox security system, incl CCTV cameras, wireless access control, facial recognition	Canada
IOT (Internet of Things) smart home technology	USA
Fibre infrastructure	South Africa
HBS aluminium windows, sliding and stacker doors	South Africa

Renewable Energy

Hybrid Solar System

System includes a battery backup, providing power even during grid outages. This means you won't have to rely solely on the grid, which can be crucial during peak times or emergencies.

50kw Deye Hybrid Inverter

The Deye Three Phase Hybrid Inverter series is designed for robust performance and efficient energy management in both residential and commercial settings.

With a focus on high efficiency, seamless integration, and advanced protection features, these inverters offer a versatile solution for modern energy needs.

- 10-Year Warranty

- Remote 24hrs monitoring

30kWh Dyness Battery Bank

1 x HV Battery Management system

6 x 5.12kw HV lithium Batteries

Expandable to 60kw (12 x 5.12kW HV battery)

Hybrid inverter manages battery charging and discharging more efficiently, extending the battery's lifespan

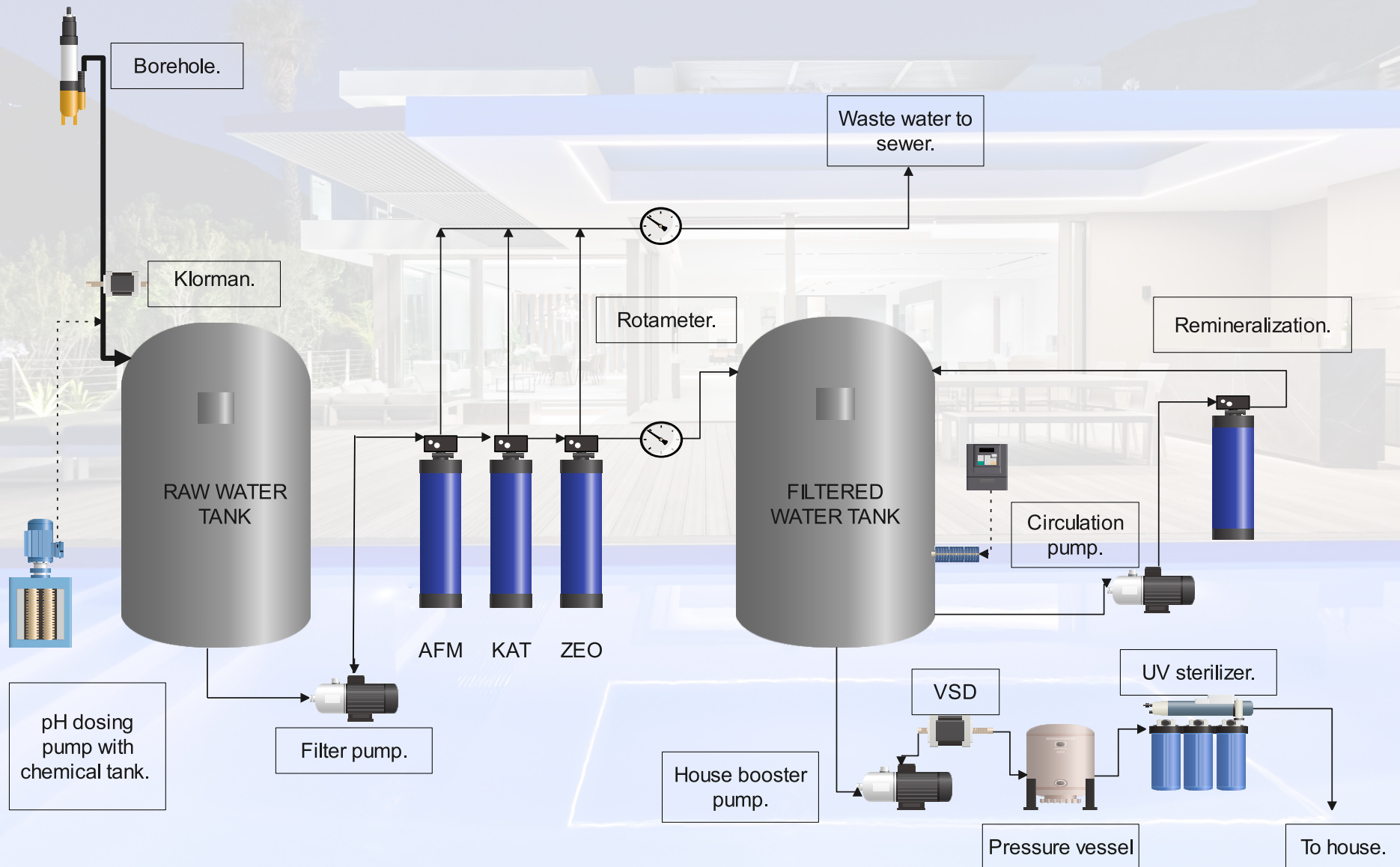
126KW Max Daily Panel power

46 x 550W Solar Panels

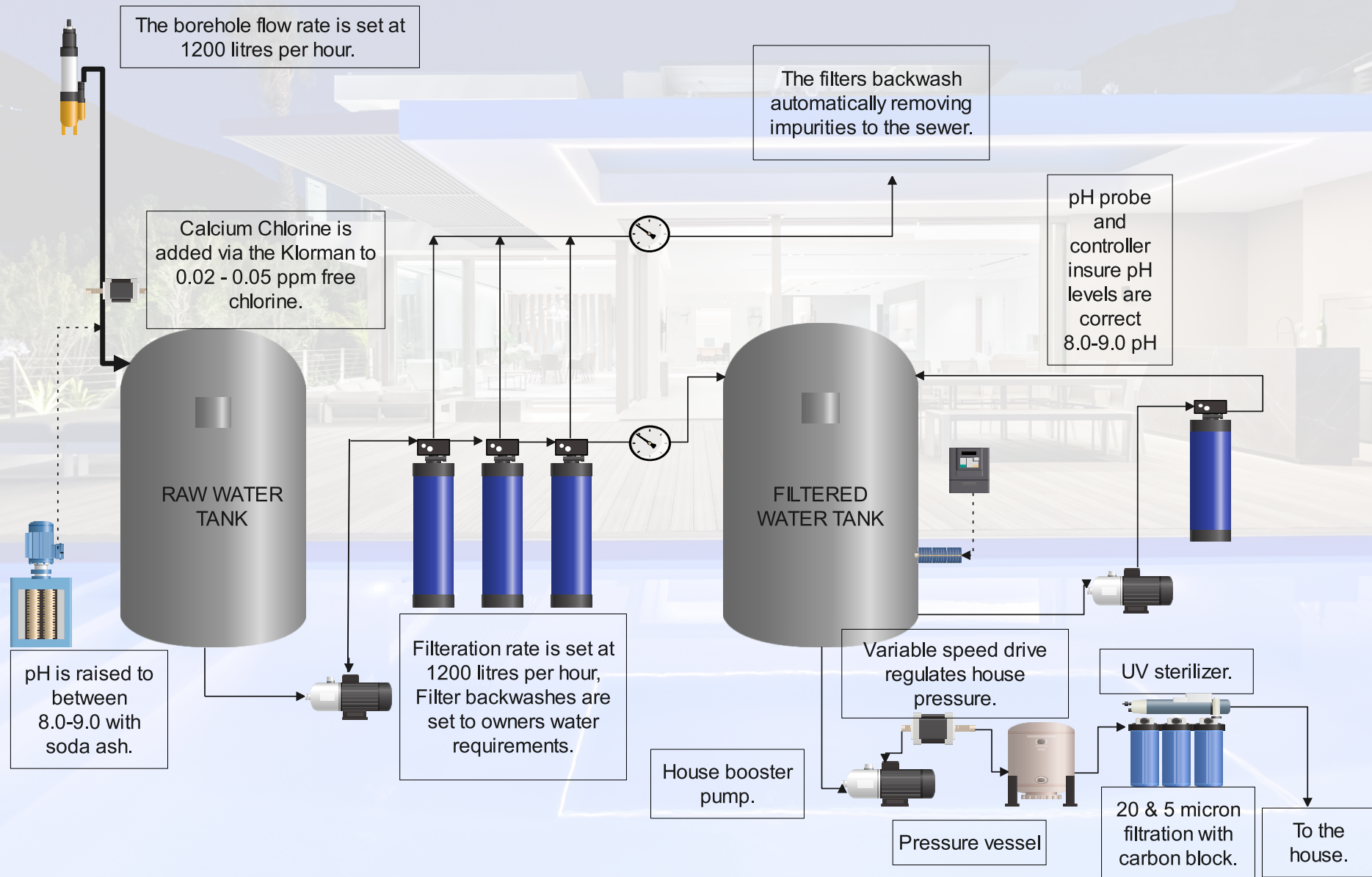
Grid Support:

Thus, hybrid inverter allows you to sell excess power back to the grid, offsetting your costs and supporting grid stability during peak demand times (if local regulations permit).

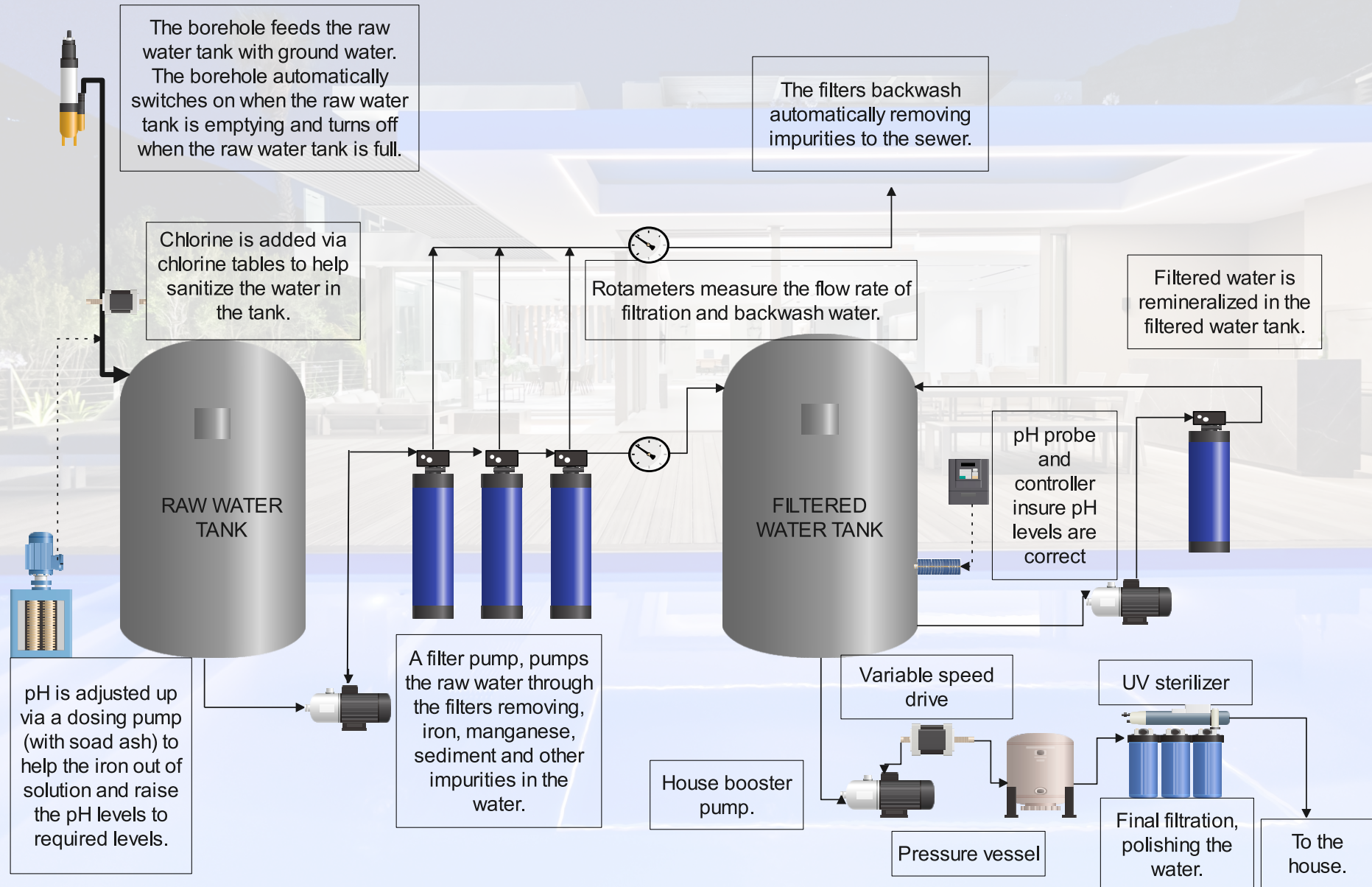
Water Filtration Plant



Water Filtration Plant



Water Filtration Plant



Home Automation

TV Cable Infrastructure

All TV points within the property have been pre-wired with 2 x Krone Cat6 network cables and 1 coaxial cable, offering flexible options for both centralized and decentralized DSTV solutions. This setup enables future-proofing for streaming services, smart TVs, or additional media solutions.

DSTV Satellite Setup

The property features a 100cm fibreglass DSTV satellite dish, ensuring optimal signal strength. The home is fully DSTV-ready and only requires the installation of a decoder at your chosen location to start receiving services.

Wireless Network (Wi-Fi)

To guarantee uninterrupted Wi-Fi coverage across the entire property, we have installed six enterprise-grade Ruckus Wi-Fi access points. Each access point is hardwired to the core network using Krone CAT6A network cables, providing seamless and consistent coverage as you move from room to room.

Seamless Roaming:

The Wi-Fi system supports seamless roaming, ensuring devices stay connected without interruption.

Guest Network Capabilities:

The system can be configured with separate guest networks to maintain privacy and security.

Wired Network

At the heart of the network infrastructure is an enterprise-grade Aruba network switch. This powers all hardwired network devices throughout the home, providing fast, reliable data transfer for devices such as smart TVs, security cameras, and home automation systems.

Dual-WAN Draytek Router:

The Draytek router offers a dual-WAN configuration for fibre and LTE connectivity, ensuring that the property has a failover connection for uninterrupted internet access.

Remote Management:

The network can be remotely monitored and managed, allowing for quick troubleshooting and adjustments as needed.

CCTV System

We've installed eight bullet and four dome Hikvision AcuSense cameras across the property. These cameras use advanced AI-based detection technology, capable of distinguishing between humans, vehicles, and false alarms triggered by environmental factors such as animals or weather conditions.

Secure 32-Channel NVR:

All footage is stored on a 32-channel AcuSense NVR with an 8TB storage capacity, offering substantial storage for historical data.

Mobile Access:

View and manage the CCTV system from anywhere via the Hikvision mobile app.

Advanced Analytics:

The AcuSense system also provides line-crossing and intrusion detection, which can automatically trigger alerts or the alarm system in case of suspicious activity.

Expandable System:

The system is designed with expansion in mind, with the capacity to add more cameras and integrate additional features such as heat-mapping analytics and facial recognition.

Alarm System

Your home is protected by a state-of-the-art Paradox Digiplex EVO alarm system, featuring six indoor PIR sensors and four outdoor PIR sensors to detect movement within and around the property.

Wireless Expansion:

Each floor is equipped with wireless receivers to allow for the seamless addition of extra sensors, should the need arise.

Home Automation Integration:

The system is compatible with smart home integrations.

Mobile Control:

The alarm system can be controlled remotely via the Paradox mobile app, providing full control from anywhere in the world.

Access Control

The property's main entrance and pedestrian gate are fitted with Hikvision facial recognition readers, allowing for keyless entry by authorized individuals. The system is connected to a secure relay and a backup electronic striker lock to ensure security and reliability.

Multi-Tiered Access:

Additional access control points are pre-wired at the staff entrance for future expansion.

Indoor Control:

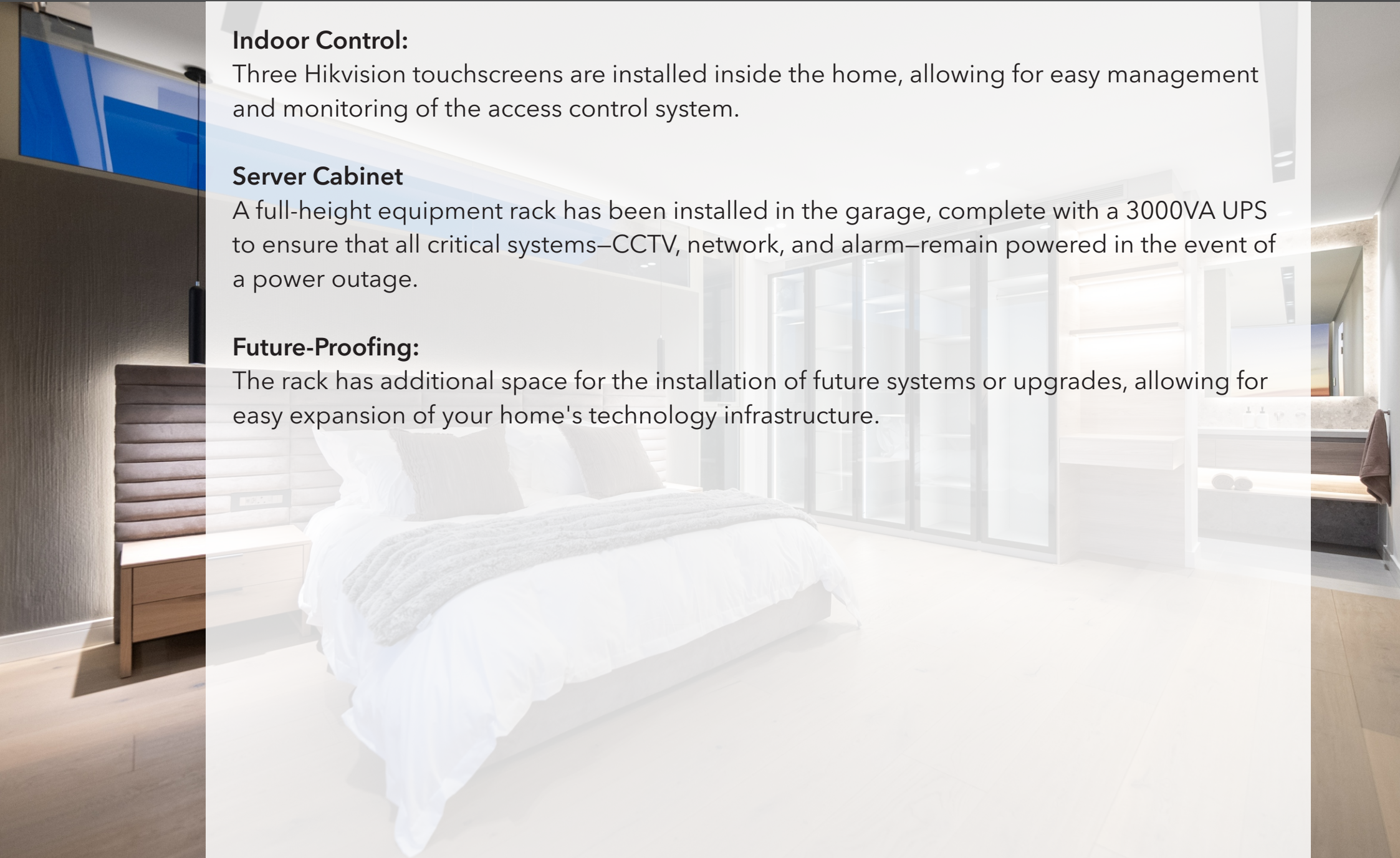
Three Hikvision touchscreens are installed inside the home, allowing for easy management and monitoring of the access control system.

Server Cabinet

A full-height equipment rack has been installed in the garage, complete with a 3000VA UPS to ensure that all critical systems—CCTV, network, and alarm—remain powered in the event of a power outage.

Future-Proofing:

The rack has additional space for the installation of future systems or upgrades, allowing for easy expansion of your home's technology infrastructure.



3C SMART HOME

Your Legrand, "Arteor with Netatmo" IOT home automation system can control automation functions via Voice Control, Swipe or Touch

The system uses your existing electric cabling and can connect the following devices onto the system

Devices:

- Lighting
- Blinds/Curtains
- Geysers
- Pool pump
- A/C
- Plug Sockets
- Cameras

Wireless switches are available to extend circuits or for retrofit

If additional switches are required 3C is wired to easily add additional circuits.

The Legrand "Home + Control" App can be used to control lighting circuits from anywhere in the world. This App also links to "Apple Home" & "Google Home" and can be controlled through a centralised voice control system e.g. Siri, Alexa, Bixby, etc.

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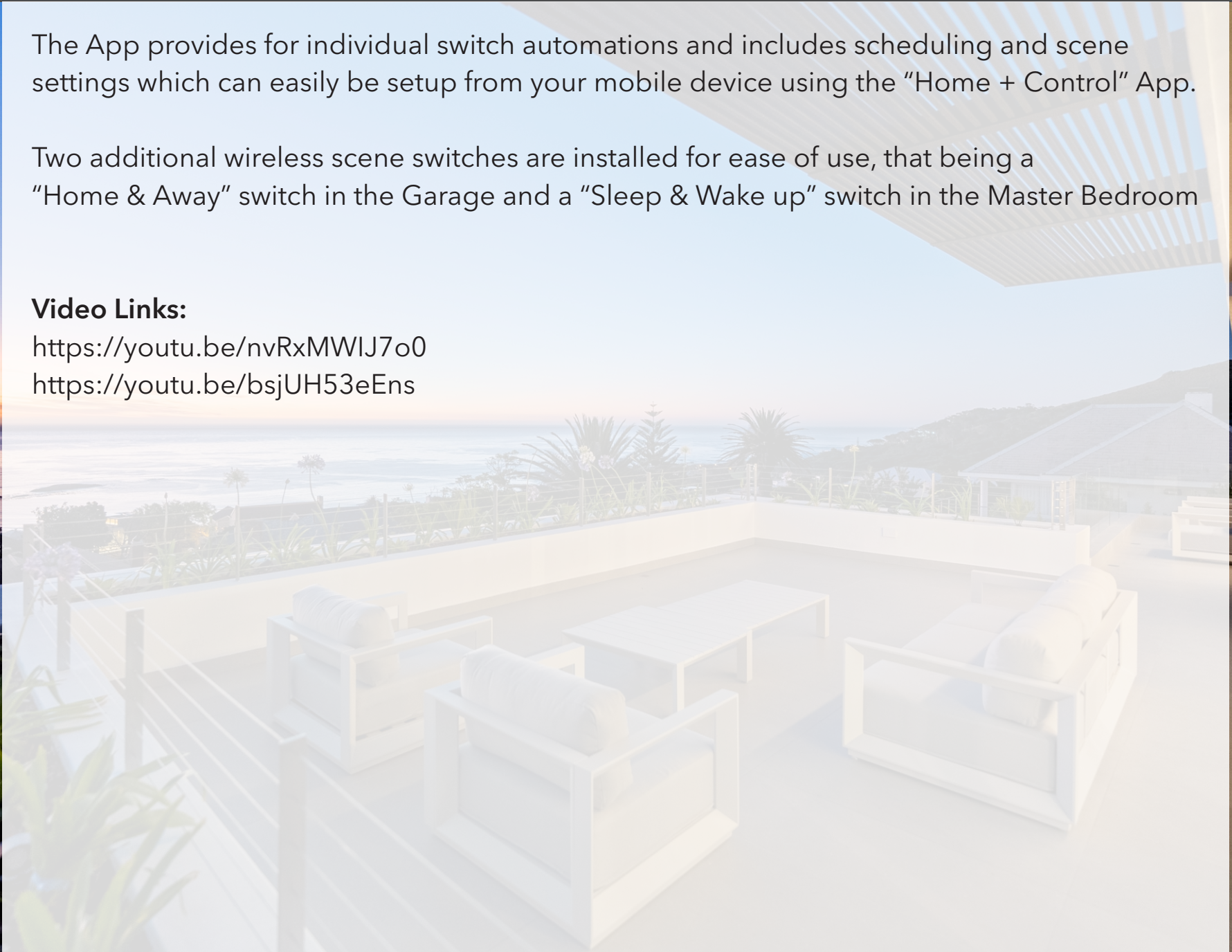
The App provides for individual switch automations and includes scheduling and scene settings which can easily be setup from your mobile device using the "Home + Control" App.

Two additional wireless scene switches are installed for ease of use, that being a "Home & Away" switch in the Garage and a "Sleep & Wake up" switch in the Master Bedroom

Video Links:

<https://youtu.be/nvRxMWIJ7o0>

<https://youtu.be/bsjUH53eEns>



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