

THE PENTHOUSE
TWENTY20NW



A modern rooftop terrace at dusk. The terrace features a curved wooden ceiling with integrated lighting, a long beige sofa with cushions, a bar with stools, and a view of a city and ocean. The text "Honey, you're home." is overlaid in the center.

Honey, you're home.

Step inside.

Where tranquillity and the vibrancy of urban living harmoniously meet – The Penthouse at **TWENTY2ONW** offers a haven amidst the bustle of coastal living on Cape Town's spectacular Atlantic Seaboard.

Located at 22 Wisbeach Road, in the heart Sea Point's welcoming neighbourhood, a secluded, serene sanctuary, awaits. Set across two-floors, this luxury home is nestled between the Atlantic Ocean and Table Mountain – offering unrivalled 360° views of the city's most iconic landmarks.

Find your piece of quiet.







Concept and design.

A calming, idyllic oasis, where nature and thoughtful-design seamlessly meet. Inspired by organic curves, mountain contours and the raw beauty of the surrounding landscapes, every element flows with purpose, creating an atmosphere of effortless elegance.

The elegant curves of the apartment frame the panoramic views and have been intentionally placed to guide light, optimise the unparalleled views, and enhance the feeling of openness and zen. Its open-plan living areas and spatially optimised outdoor spaces allow for effortless indoor-outdoor living with breathtaking views at every turn.

The Penthouse boasts three spacious bedrooms and three elegant bathrooms. The master bedroom includes a full ensuite, complete with a double vanity counter, shower, and a lavish freestanding bath. A private rooftop pool, hot tub, sauna and waterfall offers the ultimate retreat in the sky.

Live with your head in the clouds. Literally.



Specifications.

 677m²

 Three bedrooms

 Four bathrooms

 Private rooftop pool

 Hot tub & sauna

 Three parking bays

 Private lift access



Annexure B

01. Main Kitchen

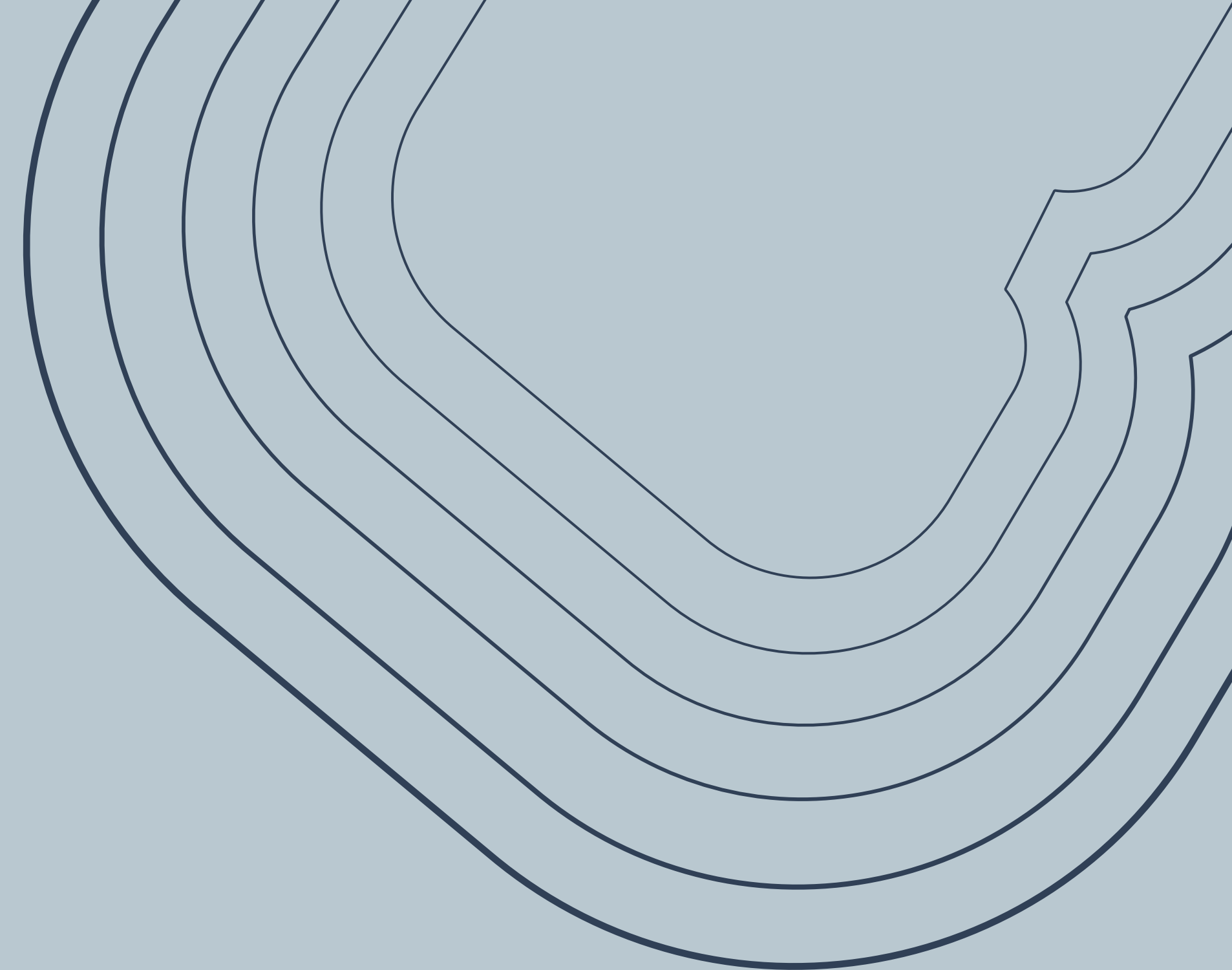
- **Flooring** – Porcelain tile with timber edge detail as per the architect's specifications.
- **Ceiling with Cove Detail** – In a designated area as per the architect's specifications.
- **Joinery** – A combination of open and closed oak units with integrated shelving.
- **Worktops** – Natural stone worktops in main kitchen and engineered stone worktops in secondary spaces with splash back.
- **Kitchen Island** – Large feature stone and timber kitchen island as per architect's specifications.
- **Sanitaryware** – Single lever kitchen mixer.
- **Sink** – Single sink prep bowl and double bowl sinks, as specified on the plan.
- **Water Point** – Two water points, where indicated on plan.
- **Hob** – Integrated five plate gas cooker as per the architect's specifications.
- **Integrated Appliances** – Integrated 1200mm fridge and freezer, and two 900mm electric ovens as per the architect's specifications.
- **Lighting** – Feature lighting as per the architect's specifications.

02. Living and Dining

- **Flooring** – Porcelain tile with timber edge detail as per the architect's specifications.
- **Ceiling with Cove Detail** – In a designated area as per the architect's specifications.
- **Fibre Point** – With the ability to stay powered on during power outages.
- **Power Outages** – Provision made for plug point access during power outages. To be specified at a later stage, but possibly battery-operated power bank/battery.
- **Lighting** – Down lighting and architectural integrated LEDs and ambient lighting to the architect's specification. Light bulb installed that can stay powered on during power outages.
- **Fireplace** – Bio-ethanol fireplace with integrated stone ledge.

03. Main Bedroom

- **Flooring** – Porcelain tile with timber edge detail as per the architect's specifications.
- **Wardrobes** – Closed oak finished drawers and cupboards with glass door fronts. Integrated lighting with mechanical switching.
- **Dressing Table/Vanity Counter** – Timber and stone dressing table as per the architect's specifications.
- **Integrated Headboard and Bedside Tables** – Timber headboard with built in bedside tables and storage.
- **Open Shelving** – Open shelving where specified as per the architect's specifications.



04. Main Bathroom

- **Flooring** – Timber flooring with porcelain tile inlay as per the architect's specifications.
- **Basins** – Black marble countertop basins as per the architect's specifications.
- **Toilet** – Concealed cistern/closed coupled toilet or similar.
- **Ceiling Finish** – Flush plaster ceilings painted white and integrated architectural lighting.
- **Sanitaryware** – Single lever basin mixer and single rainfall shower mixer in the ceiling.
- **Shower Screens** – Glass shower screens to architect's specifications, where specified.
- **Bath** – Bath to architect's specifications
- **Tiling** – Around the shower to the architect's specifications.
- **Heated Bath Towel Rail** – One per bathroom.
- **Hand Towel Hook** – One per bathroom. One extra hook where bath towel rails are not possible.
- **Toilet Roll Hook** – One per bathroom.
- **Bathroom Vanity Counter** – As per architect's design where specified and where possible on the plan.
- **Lighting** – Light bulb installed that can stay powered on during power outages.

05. Secondary Bedrooms

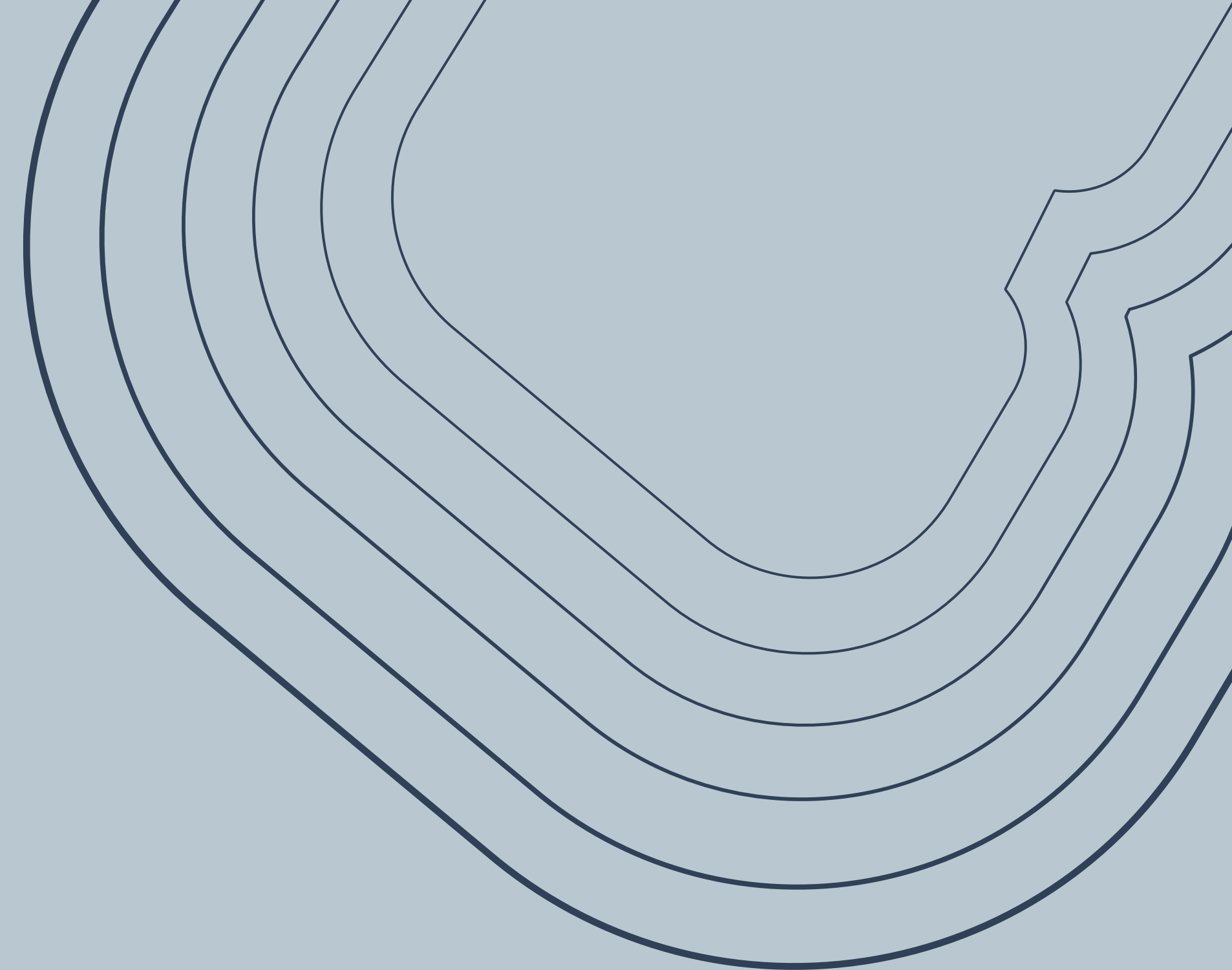
- **Flooring** – Timber flooring with porcelain tile inlay as per the architect's specifications.
- **Wardrobes** – Closed timber finished drawers and cupboards as per the architect's specifications.

06. Secondary Bathrooms

- **Flooring** – Porcelain tile inlay as per the architect's specifications.
- **Basins** – White porcelain basins as per the architect's specifications.
- **Toilet** – Concealed cistern/closed coupled toilet or similar.
- **Ceiling Finish** – Flush plaster ceilings painted white and integrated architectural lighting.
- **Sanitaryware** – Single lever basin mixer, single lever shower mixer in all bathrooms, shower rose and arm to showers.
- **Shower Screens** – Glass shower screens to architect's specification where specified.
- **Tiling** – Around the shower to the architect's specifications.
- **Bath Towel Rail** – One per bathroom, where possible.
- **Hand Towel Hook** – One per bathroom. One extra hook where bath towel rails are not possible.
- **Toilet Roll Hook** – One per bathroom.
- **Bathroom Vanity Counters** – As per architect's design where specified and where possible on the plan.
- **Lighting** – Light bulb installed that can stay powered on during power outages.

07. Pyjama Lounge

- **Flooring** – Timber flooring with porcelain tile inlay as per the architect's specifications.
- **Open Shelving** – Open timber shelving as per the architect's specifications.
- **Lighting** – Down lighting and ambient lighting to the architect's specification. Light bulb installed that can stay powered on during power outages.
- **Fireplace** – Bio-ethanol fireplace with integrated stone ledge.



08. Pool Terrace Kitchen

- **Flooring** – Timber flooring with porcelain tile inlay as per the architect's specifications.
- **Feature Ceiling** – Slatted powder coated aluminium ceiling design in a designated area as per the architect's specifications.
- **Joinery** – A combination of open and closed timber units with integrated shelving. Integrated lighting in joinery as per the architect's specifications.
- **Sanitaryware** – Single lever kitchen mixer.
- **Sink** – Double sink as per the architect's specifications.
- **Water Point** – One water point, where indicated on plan.
- **Integrated Appliances** – Integrated 600mm fridge and freezer, and 600mm oven.
- **Bar Fridge** – One undercounter bar fridge.
- **Hob** – Two-plate integrated gas cooker.
- **Lighting** – Down lighting and ambient lighting as per the architect's specifications.

09. Balconies

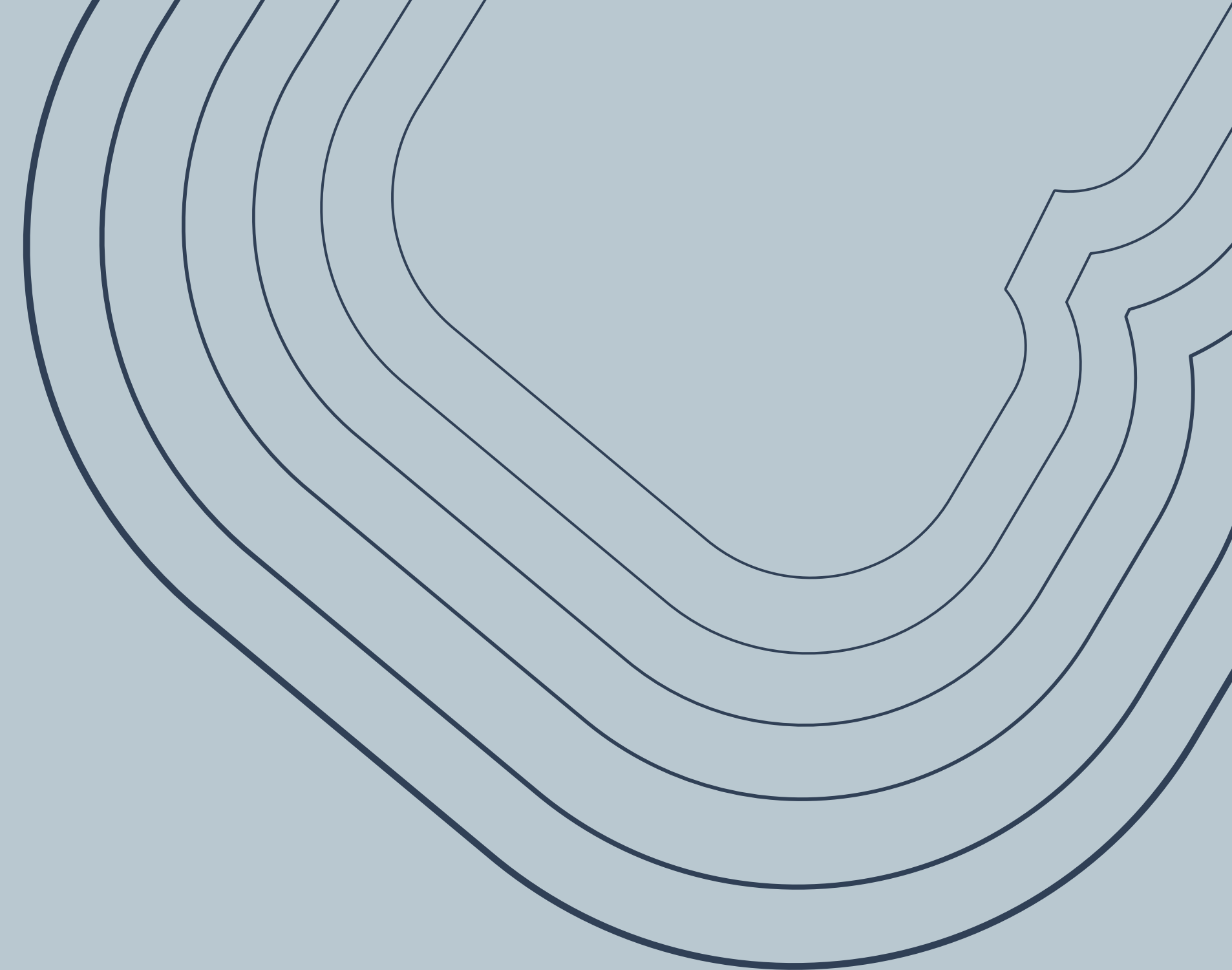
- **Balustrades** – Concrete, and/or brick and/or metal balustrade to architect's specifications and specific to each façade.
- **Exterior** – Colour, painted exterior as per architectural design.
- **Flooring** – Slip-resistant tiles to the architect's specifications.
- **Lighting** – LED strip lighting.
- **Planters** – Built in planter boxes.

10. Outdoor Pool Terrace

- **Flooring** – Porcelain tile as per the architect's plan.
- **Feature Ceiling** – Slatted powder coated aluminium ceiling design in a designated area as per the architect's specifications.
- **Seating** – Built in seating as per the architect's specifications.
- **Outdoor Kitchen** – Closed joinery units with timber carcasses and engineered stone worktops.
- **Sanitaryware** – Single lever outdoor kitchen mixer.
- **Sink** – Single sink, as specified on the plan.
- **Braai** – Outdoor gas braai integrated into joinery.
- **Pool** – Swimming pool as per architect's specification.
- **Lighting** – Integrated lighting in seating and ceiling design to the architect's specifications and ambient lighting.

11. Outdoor Spa and Sauna Terrace

- **Flooring** – Porcelain tile as per the architect's specifications.
- **Water Feature** – Water feature as per the architect's specifications.
- **Integrated Jacuzzi** – Integrated jacuzzi as per the architect's specifications.
- **Sauna** – Sauna as per the architect's specifications.
- **Lighting** – Integrated lighting in seating and ceiling design with ambient lighting as per the architect's specifications.



12. General

- **Ceiling Finish** – Flush plaster painted white ceilings.
- **Lighting** – Down lighting with integrated cove lighting to the architect's specifications.
- **Internal Wall Finish** – Plaster, skimmed and painted throughout.
- **Planter Boxes** – On balconies where specified on the plan.
- **Plug Switches** – Combination of cover plates, switches, and sockets.
- **Distribution Board** – One DB per unit per engineer's specifications and a smart metering system.
- **Intercom System** – Building intercom is connected to a mobile device.
- **CCTV** – Smart CCTV to selected common and commercial areas.
- **Air Conditioning** – In accordance with the engineer's specification and where possible.
- **Smart Door Locks** – Digital locking solution where possible.
- **Integrated Smart Access Control** – Electronic access control at main building lobby area and vehicle entrance.
- **Smart Switching** – Smart switch automation in apartment enabling light and home automation via secure app dashboard.

13. Optional Extras*

- **Additional Joinery (where specified)** – *Additional shelves and BIC as specified on the plan.*
- **Inverter** – *As per supplier offer, where space can accommodate.*
- **Wireless Charging** – *Wireless charging points integrated into joinery in kitchen and bedside tables.*

* At an additional cost to the purchaser, to be determined later.

Disclaimer

The particulars detailed herein are correct at the date of issue to the purchaser and are for information purposes only. The developer reserves its right to substitute any item should it be discontinued or no longer fit the purpose. Given the seller's/developer's continual strive to improve its product, the final specifications will differ from what was initially presented. While every precaution has been taken in preparation hereof, the seller/developer accepts no liability for any inaccuracy in this specification document.



Location, location, luxury.

Eateries & Cafes

1. Ariel Modern Italian
2. Fat Cactus
3. The Greek Fisherman
4. Kimchi
5. The Dairy Den
6. Mojo Market
7. La Boheme
8. Naked Coffee
9. Norfolk Deli
10. NY Slice Pizza
11. Only Fools
12. Pauline's
13. Plato Coffee
14. Posticino Modern Italian
15. Rockpool
16. Schekter's Raw
17. Kleinsky's
18. Three Wise Monkeys
19. Vagabond Kitchens
20. The Winchester
21. Zest
22. Ollie's

Shopping & Groceries

23. Artem Centre
24. Piazza St John

Fitness & Outdoor Activities

25. Sea Point Promenade
26. Hustle & Heart Cycling Studio
27. Lion's Head Path
28. The Movement Lab
29. Up Cycles Sea Point
30. Horizen Gym

Pet Care & Home Essentials

31. Vondi's Holistic Pet Nutrition



Welcome to a neighbourhood that has it all. An energetic pulse – the city within arm's reach. Discover sprawling street side cafés, brilliant bars and renowned restaurants. Spend time on the Atlantic Seaboard's pristine white sandy beaches, with the twinkling Atlantic Ocean inviting you in.

Outdoor enthusiasts are spoiled for choice – the much-loved promenade, surrounding mountains and tantalising tidal pools, a playground. Sea Point seamlessly blends timeless coastal charm with contemporary culture, offering a dynamic yet peaceful backdrop to your daily life.

Find your balance.

3D Apartment View | 8th Floor

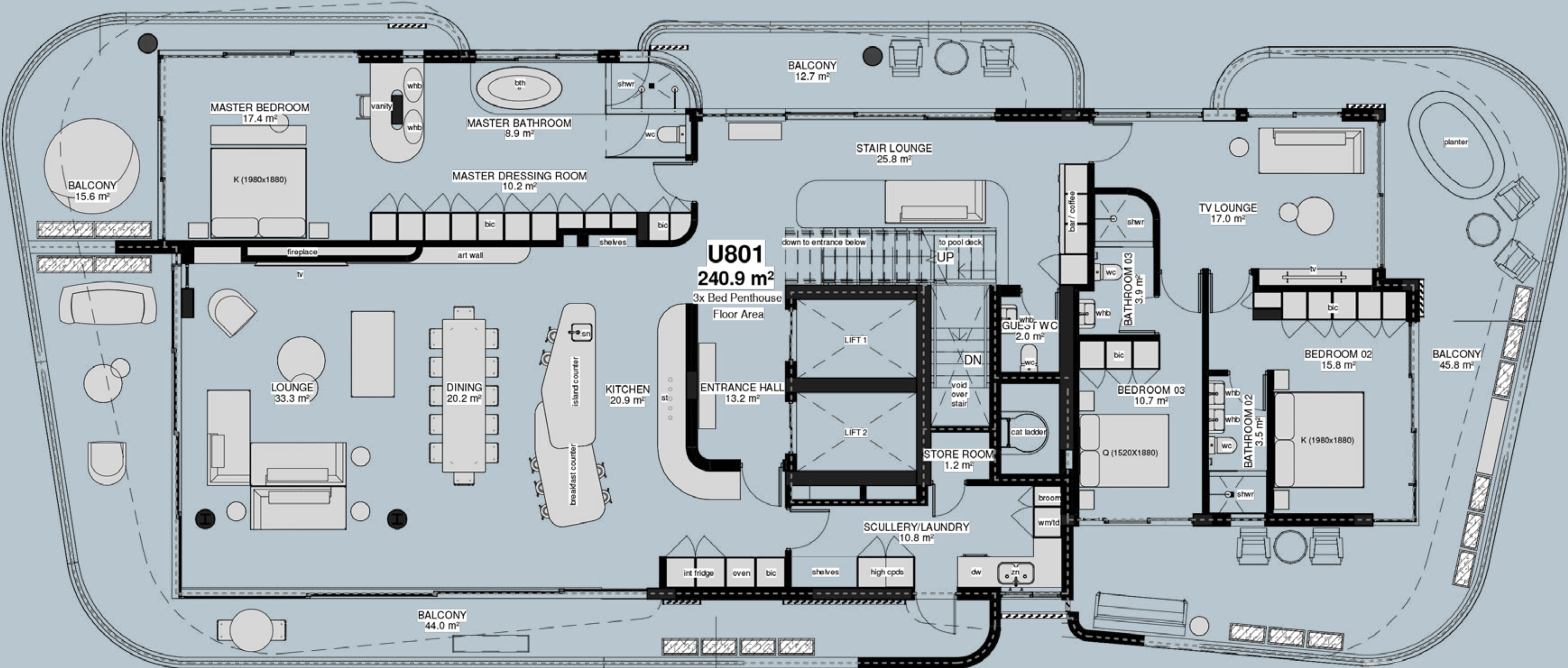


3D Apartment View | 9th Floor

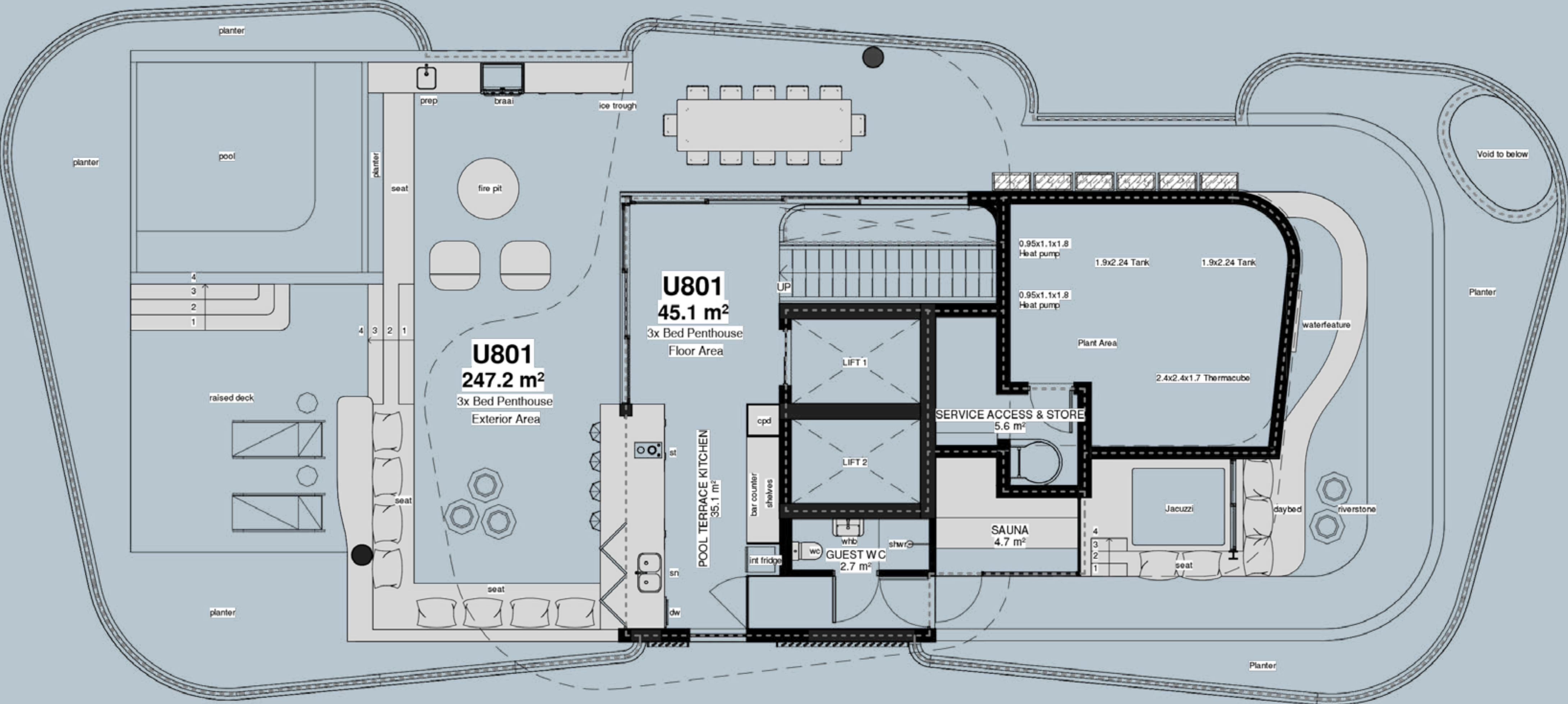




Floor Plan | 8th Floor



Floor Plan | 9th Floor





R 49 000 000 incl. VAT.

R 42 600 000 excl. VAT.

Zero transfer duty.

\$ 2 640 000 | € 2 510 000

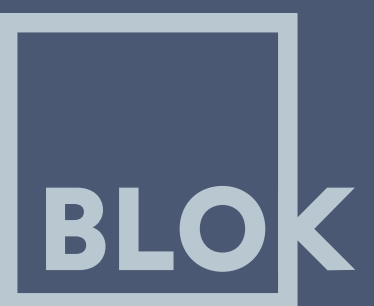
Ground breaking: April 2025
Building completion: September 2026



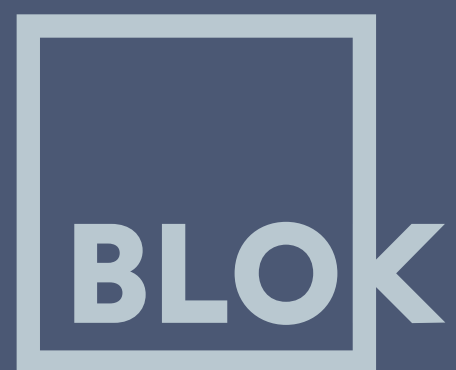
About Blok.

This year, as an award-winning residential property developer, we celebrate a decade of property development in Cape Town.

With 19 developments located along the Atlantic Seaboard and in Cape Town's city centre, we pride ourselves on building thoughtfully designed apartments, creating human connection, impactful community initiatives and design for urban living.



And breathe...



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