



# DOGON | GROUP

PROPERTIES

## OAKWOOD FLOOR PLANS



HEAD OFFICE **021 433 2580**

**dogongroup.com**

*A visionary company with decades of experience*



# DOGON | GROUP

## PROPERTIES

### COMPANY PARTICULARS

Established in 2002 and founded by Denise Dogon, Dogon Group Properties has proven to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD  
REGISTRATION NO: 2002/020365/07  
FIDELITY FUND CERTIFICATE NO: F110941  
ALEXA HORNE (MANAGING DIRECTOR)

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### SALES AGENT



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FFC: 0525859



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FFC: 1233883

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**1903**

NEWLANDS ROAD

| Stage 2 - Feasibility

**MARKETING PLANS**

| June 2, 2021

| P E E R U T I N



OVERALL SITE PLAN

1:200

when printed in A3





UNIT 1 - GROUND FLOOR

1:100

when printed in A3

**UNIT 1 - GROUND FLOOR**

TOTAL FLOOR AREA	130.24 m <sup>2</sup>
TERRACE	42.28 m <sup>2</sup>
YARD	10.46 m <sup>2</sup>
GARDEN	51.34 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
Lounge	5.0 x 6.6	33 m <sup>2</sup>
Dining	5.0 x 3.3	16.5 m <sup>2</sup>
Kitchen	5.0 x 2.7	13.5 m <sup>2</sup>
Scullery/Laundry	2.5 x 1.8	4.5 m <sup>2</sup>
Guest WC	2.3 x 1.8	4.14 m <sup>2</sup>
Garage	5.8 x 6.0	34.8 m <sup>2</sup>
Pool	4.8 x 1.6	7.68 m <sup>2</sup>



UNIT 1 - FIRST FLOOR

1:100

when printed in A3

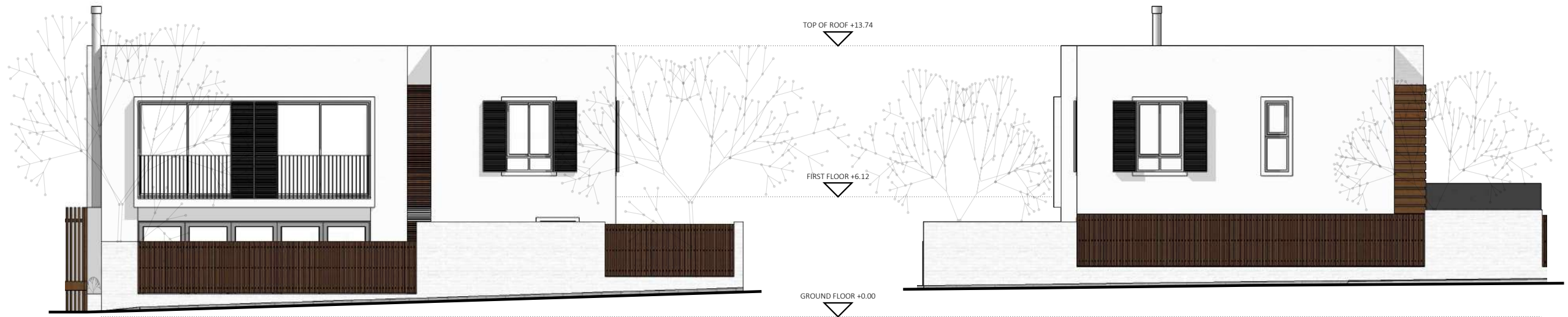
**UNIT 1 - FIRST FLOOR**

TOTAL FLOOR AREA	114.77 m <sup>2</sup>
BALCONIES	4.34 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
PJ Lounge	2.6 x 4.4m	11.44 m <sup>2</sup>
Master Bedroom	6.3 x 4.1m	25.83 m <sup>2</sup>
Master En-suite	4.1 x 1.9m	7.79 m <sup>2</sup>
Bedroom 1	7.5 x 3.2m	24 m <sup>2</sup>
En-Suite 1	3.6 x 1.2m	4.32 m <sup>2</sup>
Bedroom 2	5.1 x 3.7m	18.87 m <sup>2</sup>
En-Suite 2	2.0 x 1.8m	3.6 m <sup>2</sup>

**TOTAL UNIT SIZE**  
245 m<sup>2</sup>





UNIT 1 - SOUTH ELEVATION

1:100

when printed in A3

UNIT 1 - WEST ELEVATION

1:100

when printed in A3



UNIT 1 - NORTH ELEVATION

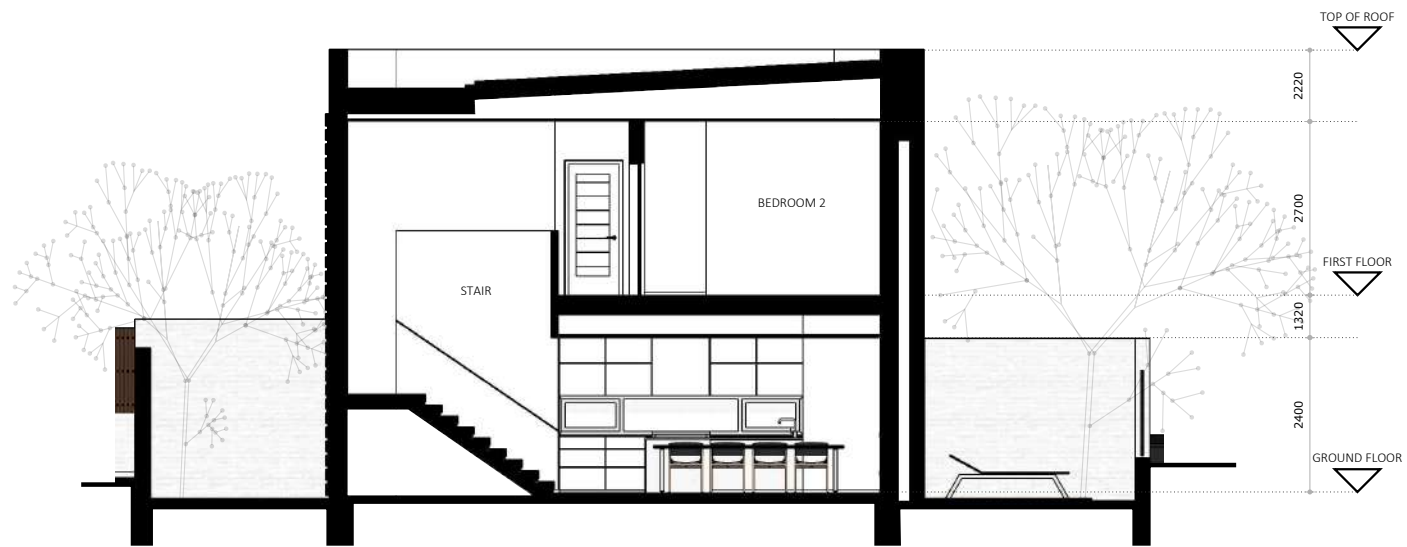
1:100

when printed in A3

UNIT 1 - EAST ELEVATION

1:100

when printed in A3



UNIT 1 - SECTION A-A

1:100

when printed in A3



UNIT 2 - GROUND FLOOR

1:100

when printed in A3

**UNIT 2 - GROUND FLOOR**

TOTAL FLOOR AREA	128.47 m <sup>2</sup>
TERRACE	34.42 m <sup>2</sup>
YARD	17.34 m <sup>2</sup>
GARDEN	7.27 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
Lounge	5.0 x 6.6m	33 m <sup>2</sup>
Dining	5.0 x 3.0m	15 m <sup>2</sup>
Kitchen	5.0 x 2.5m	12.5 m <sup>2</sup>
Scullery/Laundry	2.5 x 1.8m	4.5 m <sup>2</sup>
Guest WC	2.3 x 1.6m	3.68 m <sup>2</sup>
Garage	5.8 x 6.0m	34.8 m <sup>2</sup>
Pool	3.2 x 1.6m	5.12 m <sup>2</sup>



UNIT 2 - FIRST FLOOR

1:100

when printed in A3

**UNIT 2 - FIRST FLOOR**

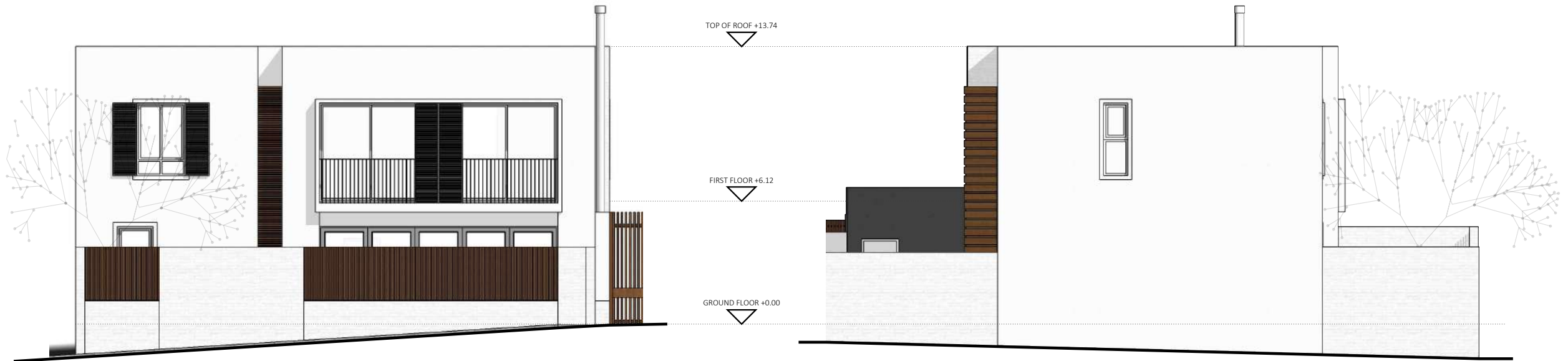
TOTAL FLOOR AREA	113.13 m <sup>2</sup>
BALCONIES	4.2 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
PJ Lounge	2.7 x 4.3m	11.61 m <sup>2</sup>
Master Bedroom	6.3 x 4.1m	25.83 m <sup>2</sup>
Master En-suite	4.1 x 1.9m	7.79 m <sup>2</sup>
Bedroom 1	7.5 x 3.0m	22.5 m <sup>2</sup>
En-Suite 1	3.5 x 1.2m	4.2 m <sup>2</sup>
Bedroom 2	5.1 x 3.8m	19.38 m <sup>2</sup>
En-Suite 2	2.0 x 1.8m	3.6 m <sup>2</sup>

**TOTAL UNIT SIZE**  
241.6 m<sup>2</sup>







UNIT 2 - SOUTH ELEVATION

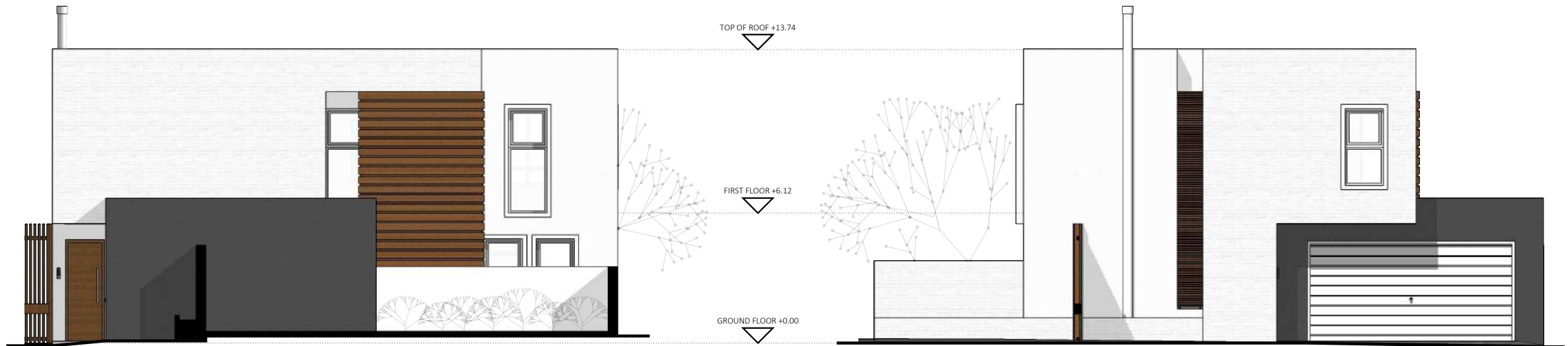
1:100

when printed in A3

UNIT 2 - WEST ELEVATION

1:100

when printed in A3



UNIT 2 - NORTH ELEVATION

1:100

when printed in A3

UNIT 2 - EAST ELEVATION

1:100

when printed in A3



UNIT 2 - SECTION B-B

1:100

when printed in A3



UNIT 3 - GROUND FLOOR  
1:100  
when printed in A3

**UNIT 3 - GROUND FLOOR**

TOTAL FLOOR AREA	125.14 m <sup>2</sup>
TERRACE	44.73 m <sup>2</sup>
YARD	13.51 m <sup>2</sup>
GARDEN	39.96 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
Lounge	4.9 x 4.4m	21.56 m <sup>2</sup>
Dining	7.1 x 2.7m	19.17 m <sup>2</sup>
Kitchen	4.8 x 1.8m	8.64 m <sup>2</sup>
Scullery/Laundry	2.8 x 2.3m	6.44 m <sup>2</sup>
Entrance	2.3 x 1.8m	4.14 m <sup>2</sup>
Guest WC	2.4 x 1.1m	2.64 m <sup>2</sup>
Garage	6.6 x 5.4m	35.64 m <sup>2</sup>
Pool	2.4 x 1.6m	3.85 m <sup>2</sup>



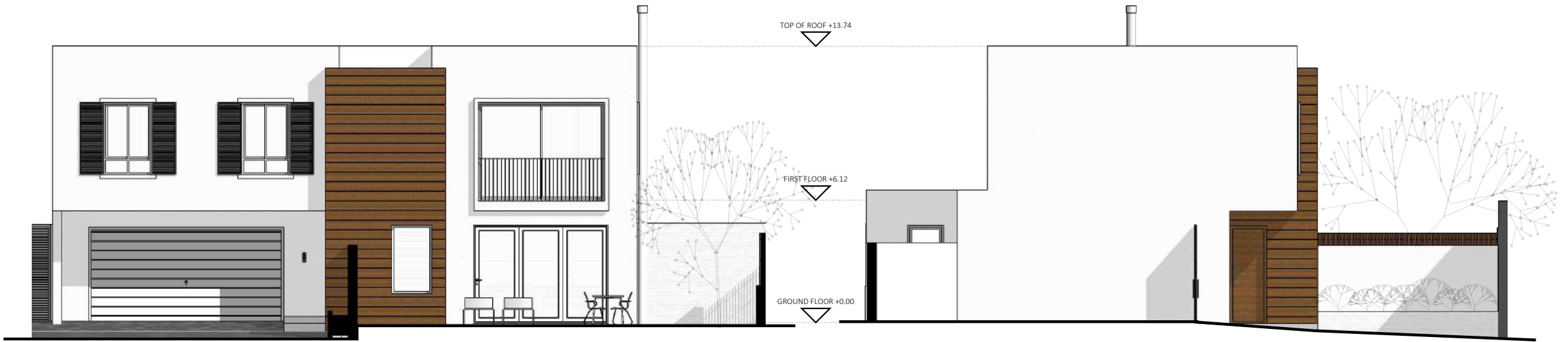
UNIT 3 - FIRST FLOOR  
1:100  
when printed in A3

**UNIT 3 - FIRST FLOOR**

TOTAL FLOOR AREA	113.95 m <sup>2</sup>
BALCONIES	1.09 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
Passage	5.8 x 1.2m	6.96 m <sup>2</sup>
Master Bedroom	7.2 x 7.1m	51.12 m <sup>2</sup>
Master En-suite	3.3 x 2.4m	7.92 m <sup>2</sup>
Bedroom 1	7.1 x 3.2m	22.72 m <sup>2</sup>
En-Suite 1	2.6 x 1.9m	4.94 m <sup>2</sup>
Bedroom 2	5.7 x 4.5m	25.65 m <sup>2</sup>
En-Suite 2	1.9 x 1.8m	3.42 m <sup>2</sup>

**TOTAL UNIT SIZE**  
239.1 m<sup>2</sup>



UNIT 3 - SOUTH ELEVATION

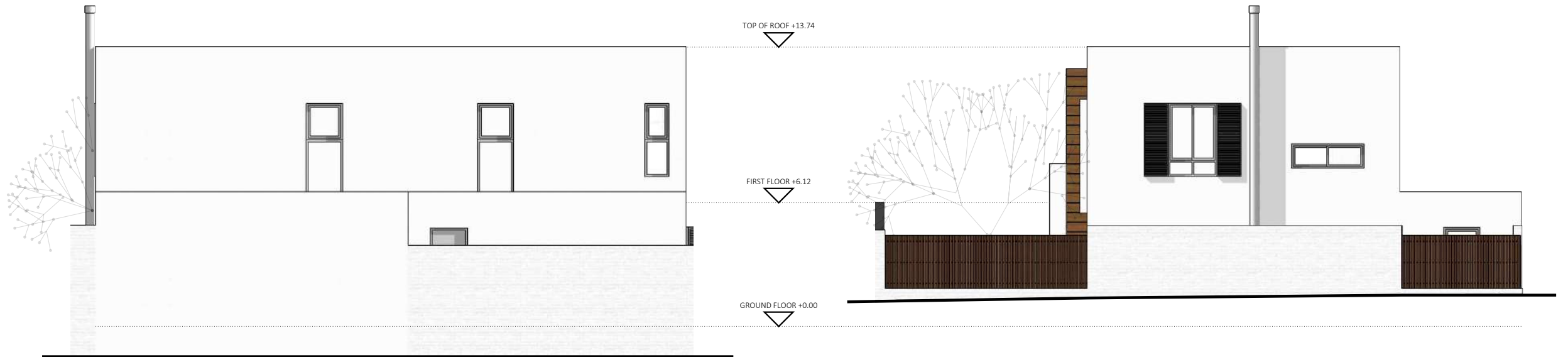
1:100

when printed in A3

UNIT 3 - WEST ELEVATION

1:100

when printed in A3



UNIT 3 - NORTH ELEVATION

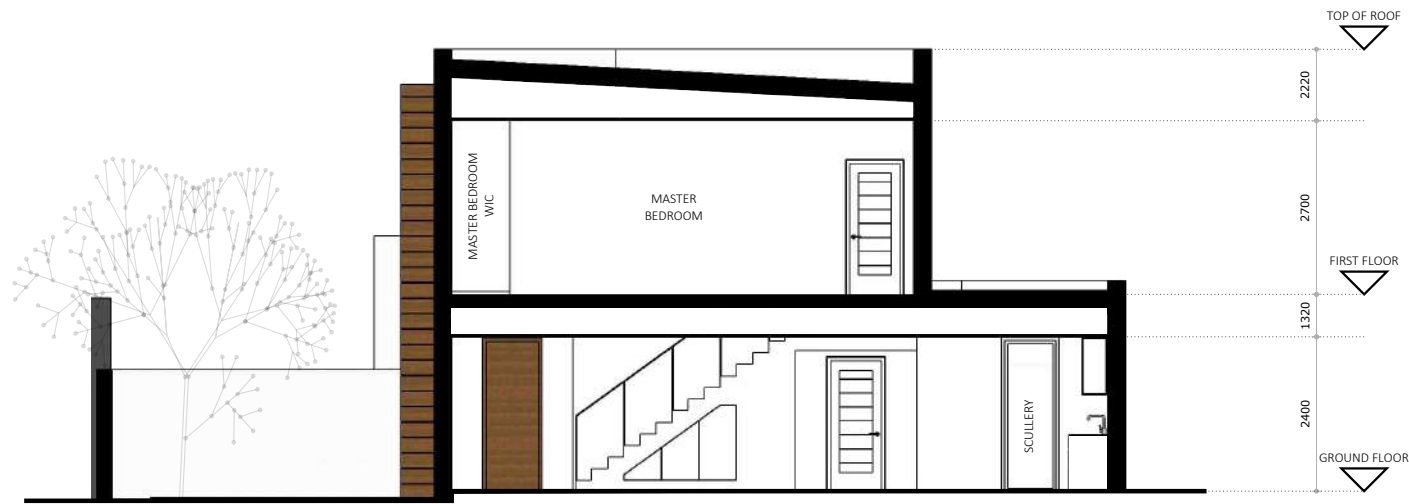
1:100

when printed in A3

UNIT 3 - EAST ELEVATION

1:100

when printed in A3



UNIT 3 - SECTION C-C

1:100

when printed in A3



UNIT 4 - GROUND FLOOR

1:100

when printed in A3

**UNIT 4 - GROUND FLOOR**

TOTAL FLOOR AREA	126.09 m <sup>2</sup>
TERRACE	31.46 m <sup>2</sup>
YARD	49.97 m <sup>2</sup>
GARDEN	8.43 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
Lounge	7.1 x 4.8m	34.08 m <sup>2</sup>
Dining	4.4 x 2.7m	11.88 m <sup>2</sup>
Kitchen	3.6 x 2.7m	9.72 m <sup>2</sup>
Scullery/Laundry	2.4 x 2.3m	5.52 m <sup>2</sup>
Entrance	2.3 x 2.1m	4.83 m <sup>2</sup>
Guest WC	2.4 x 1.1m	2.64 m <sup>2</sup>
Garage	6.6 x 5.4m	35.64 m <sup>2</sup>
Pool	2.4 x 1.6m	3.84 m <sup>2</sup>



UNIT 4 - FIRST FLOOR

1:100

when printed in A3

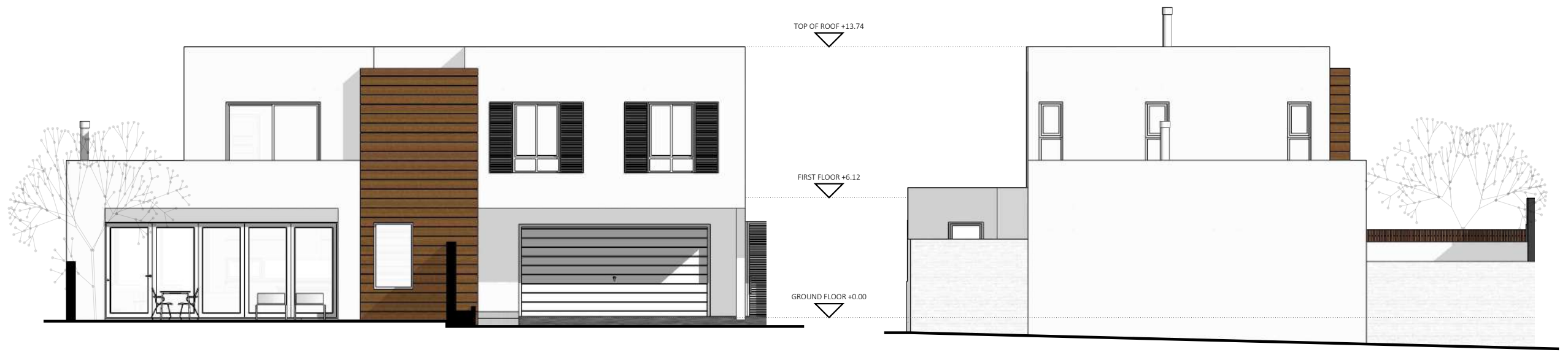
**UNIT 4 - FIRST FLOOR**

TOTAL FLOOR AREA	111.07 m <sup>2</sup>
BALCONIES	3.37 m <sup>2</sup>

	<u>INTERNAL ROOM DIMENSIONS (m)</u>	<u>INTERNAL ROOM AREA</u>
Passage	5.8 x 1.2m	6.96 m <sup>2</sup>
Master Bedroom	7.1 x 6.8m	48.28 m <sup>2</sup>
Master En-suite	3.0 x 2.4m	7.2 m <sup>2</sup>
Bedroom 1	6.0 x 4.5m	27 m <sup>2</sup>
En-Suite 1	1.9 x 1.8m	3.42 m <sup>2</sup>
Bedroom 2	7.1 x 3.2m	22.2 m <sup>2</sup>
En-Suite 2	2.6 x 1.9m	4.94 m <sup>2</sup>

**TOTAL UNIT SIZE**  
237.16 m<sup>2</sup>





UNIT 4 - SOUTH ELEVATION

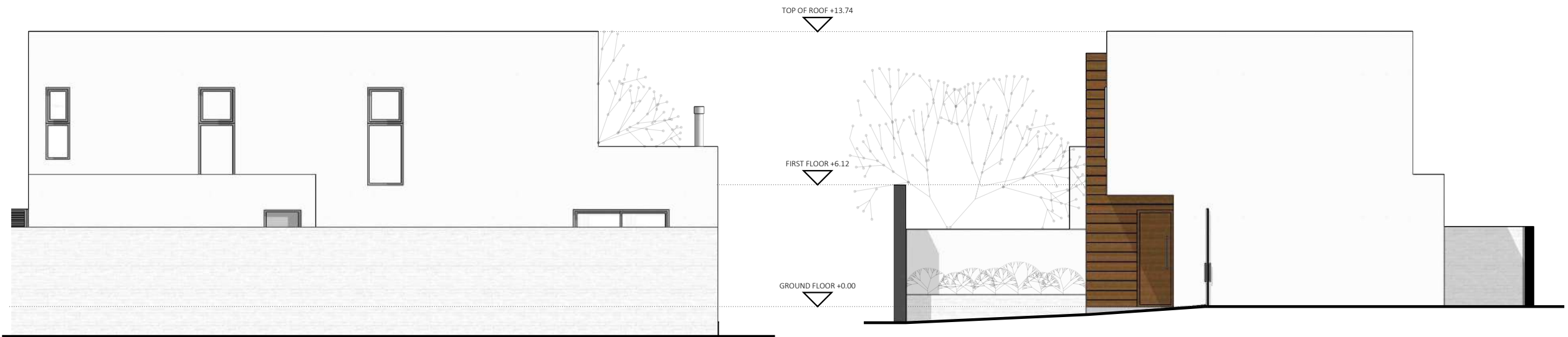
1:100

when printed in A3

UNIT 4 - WEST ELEVATION

1:100

when printed in A3



UNIT 4 - NORTH ELEVATION

1:100

when printed in A3

UNIT 4 - EAST ELEVATION

1:100

when printed in A3



UNIT 4 - SECTION C-C

1:100

when printed in A3