



DOGON | GROUP

PROPERTIES

CHANTECLER TERRACE

PRICE LIST



HEAD OFFICE 021 433 2580

dogongroup.com

A visionary company with decades of experience



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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
ALEXA HORNE (MANAGING DIRECTOR)

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SALES AGENTS



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PRICE LIST

CHANTECLER TERRACE, CONSTANTIA

HOUSE	GROUND FLOOR (A) SIZE/m ²	COVERED PATIO(S) (B) SIZE/m ²	FIRST FLOOR SIZE/m ²	TOTAL UNDER ROOF SIZE/m ²	EXCLUSIVE USE AREA (EUA) (C) SIZE/m ²	COMMON PROPERTY (D) SIZE/m ²	TOTAL PLOT AREA (A+B+C+D) SIZE/m ²	PRICE (VAT INCL)
1	178	64	157	399	558	-	800	SOLD
2	183	17	111	311	382	118	700	SOLD
3	183	17	111	311	382	118	700	R8 850 000.00

** No Transfer Duty

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Chantecler Terrace

OPTIONAL EXTRAS

All amounts include VAT and installation

#	Item	Description	Price
1	Enclose patio	Frameless glass including revised building plans & scrutiny fees	R135 000
2	Swimming pool	Fibreglass, includes pump, Speck filter, skimmer box, 1x underwater LED light, cleaning equipment, automatic pool cleaner, Cemstone coping <ul style="list-style-type: none"> - 5m x 2.35m (1.4m deep) - 5m x 3m (1m – 1.5m deep) Saltwater chlorinator	R115 000 R125 000 R15 000
3	Inverter air-conditioner	Midea Extreme Inverter Air-conditioner (wifi ready) <ul style="list-style-type: none"> - 9,000BTU (coverage 0-18m²) - 12,000BTU (coverage 18-25m²) - 18,000BTU (coverage 25-40m²) - 24,000BTU (coverage 40-50m²) Additional piping & trucking	R16 500 R17 000 R22 000 R28 000 R600/m
4	Ceiling fans	Eurolux 3 blade <ul style="list-style-type: none"> - satin chrome with either dark wood or white blades (each) 	R4 500
5	Braai	Gas burner/cooker (instead of wood burning) <ul style="list-style-type: none"> - includes gas installation and COC 	R23 000
6	Underfloor heating	Per bathroom (under tiles) Per bedroom (under carpet) Guest bedroom/study (under carpet)	R8 900 R15 000 R13 500
7	Heated towel rail	Jeeves Spartan 520 (each)	R6 500
8	Garden lights	6x spot lights (placement tbc)	R8 000
9	Extra electrical point	Each	R850
10	Extra plumbing point	Each	R5 000
11	Inverter/PV system	<ul style="list-style-type: none"> - Option 1: 5kW inverter, 2x 2.4kW Lithium batteries - Option 2: 7.2kW inverter, 2x 3.5kW Lithium batteries, 8x 450W PV panels - Option 3: 8kW inverter, 4x 3.5kW Lithium batteries, 15x 450W PV panels 	R90 000 R160 000 R250 000
12	Flooring	<ul style="list-style-type: none"> - Upgrade carpet to tiles - Upgrade carpet to engineered oak - Upgrade tiles to engineered oak - Upgrade tiles to wooden decking (patio) - Tiling of garage (PC sum = R200/m² – tile supply only) 	R300/m ² R720/m ² R420/m ² R2 400/m ² R21 600
13	Guest bedroom/study	Built-in cupboards	R40 000
14	DSTV dish	Includes dish, smart LNB, 3x TV points	R5 000