



MERIBEL & VERBIER



Completion expected  
September 2024

## La Montagne

35B Marmion Road

Oranjezicht

Developed by

**annenbergh**  
PROPERTY GROUP





MERIBEL  
VERBIER

### Welcome to Meribel and Verbier

2 Exclusive 4-unit apartment blocks situated within Oranjezicht's premier 24-hour gated and guarded security estate - La Montagne.

Situated at the top of Oranjezicht, the apartments offer security, privacy and serenity with incredible views of Lions Head, the city bowl and Table Mountain.

Each apartment is equipped with high end fixtures and fittings including Hans Grohe taps, Smeg appliances, Oggie oak flooring, Duco sprayed cabinets and Quartz counters and matching splashbacks.

Each bathroom has custom made vanities with Quartz countertops and countertop basins, while the main en-suite includes a freestanding bath and heated towel rail.

The design incorporates energy saving LED lights throughout, a heat pump geyser and each unit has the option to upgrade to a full solar power system.

Each unit includes a large double garage with space for extra storage, whilst 6 of the units include their own exclusive use swimming pool and sun deck.



hansgrohe

smeg

Oggie  
hardwood  
flooring

Eezi  
Quartz



#### KEY FEATURES:

- Panoramic views
- 24 hour gated and guarded security estate
- Solar power systems optional upgrade
- Oggie oak floors
- Hans Grohe taps
- Smeg built in oven, gas hob and extraction
- LED lighting
- Air-conditioning to living area and main bedroom
- Heated towel rail to main bathroom
- Heat pump for geyser
- Exclusive use deck with swimming pool\*
- Large double garage with storage space
- Water-efficient fittings
- Fibre ready
- Multiple visitors' parking bays
- Completion expected September 2024

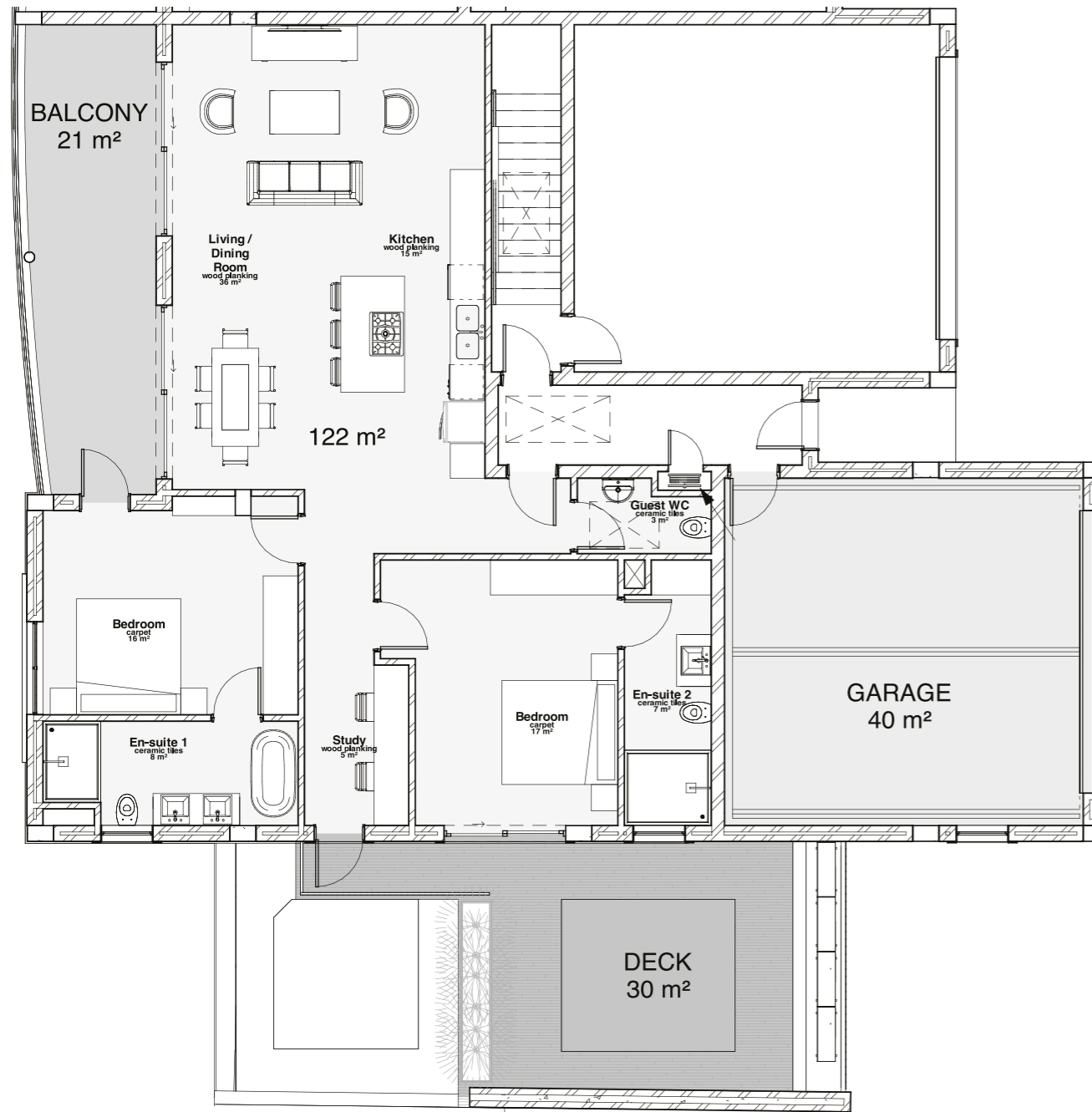
\* On 6 units

**2 Blocks**  
**4 units per block**

Units from 208m<sup>2</sup> to 256m<sup>2</sup>  
including 30m<sup>2</sup> decks



# MERIBEL



## Unit 2 2 Bedroom + Study

### Area Schedule

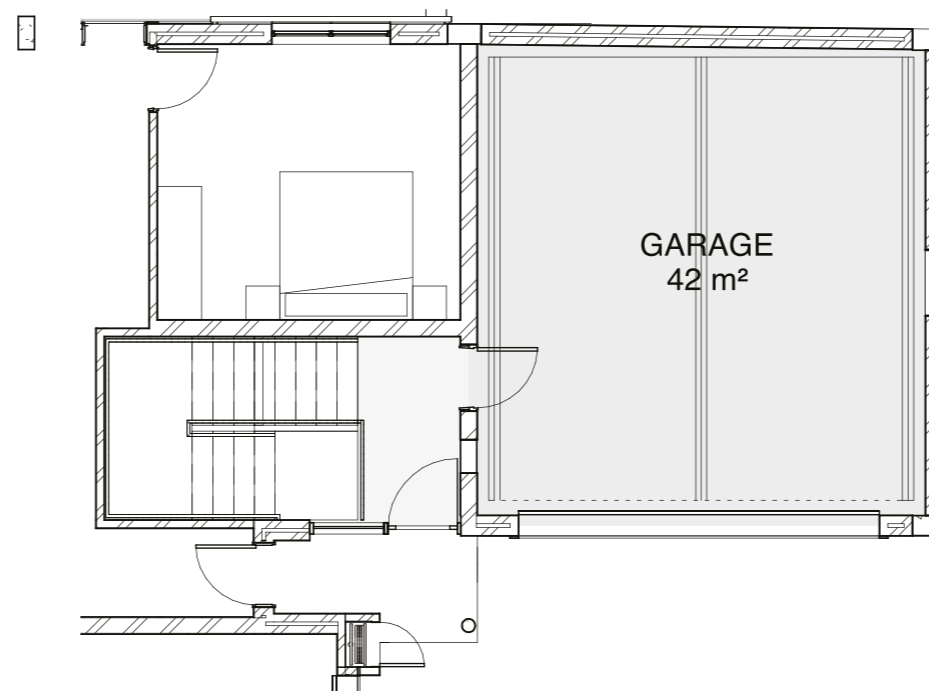
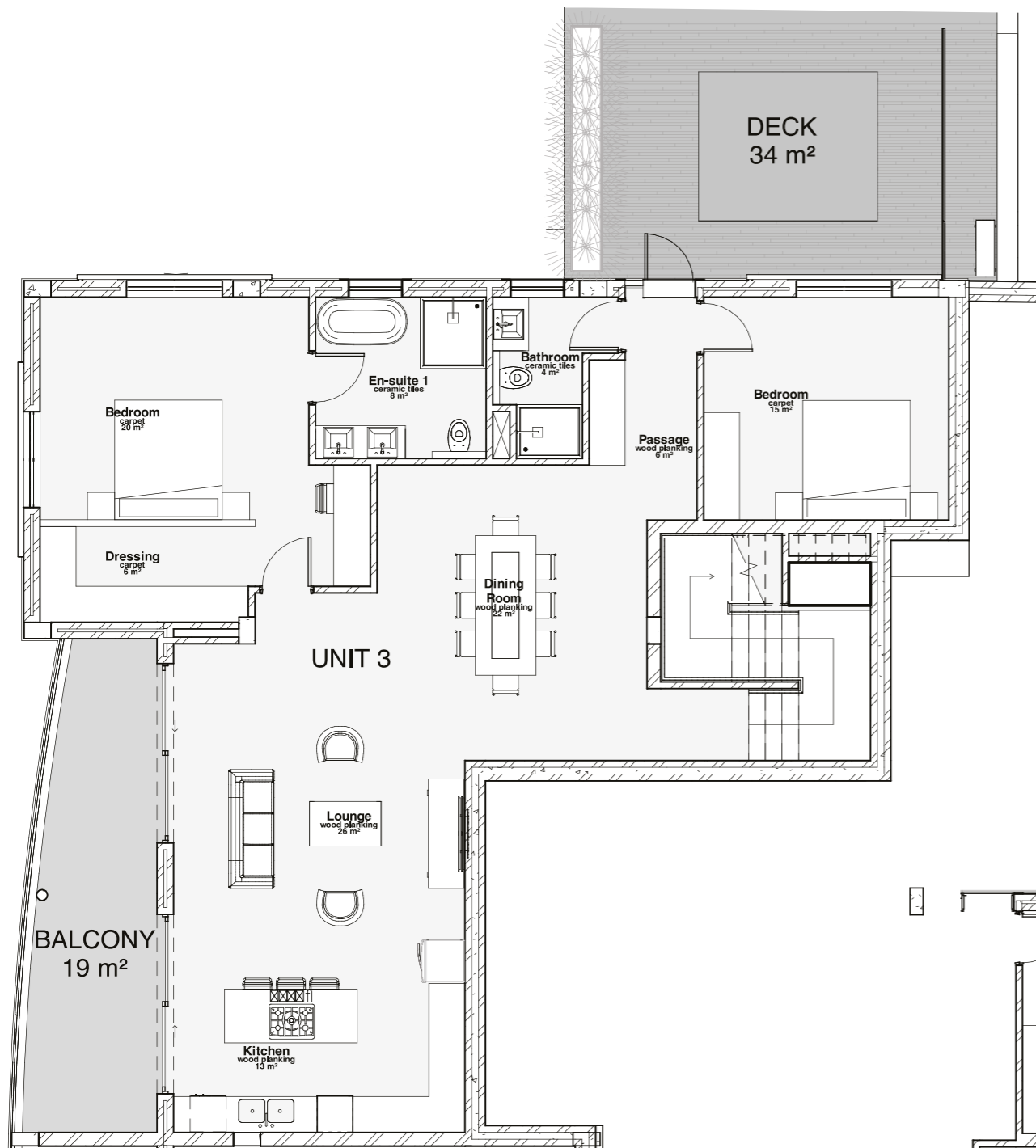
Name	Area
Living Area	122 m <sup>2</sup>
Garage	40 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Deck	30 m <sup>2</sup>
<b>Grand total:</b>	<b>214 m<sup>2</sup></b>



**MERIBEL**  
**2 bedroom**  
**from R10.55m to R11.995m**  
 Incl. VAT | No Transfer Duty



# MERIBEL



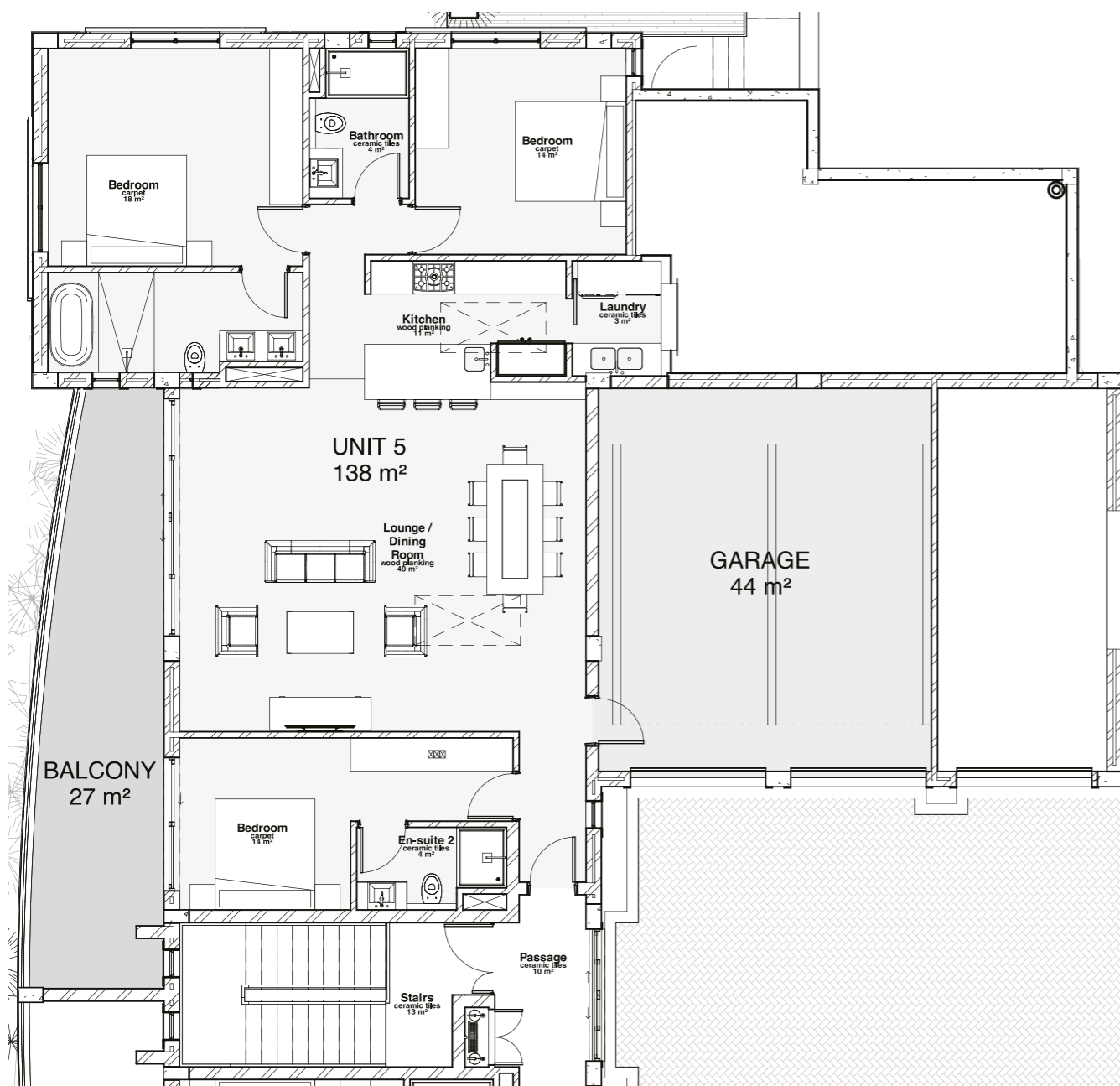
## Unit 3 2 Bedroom

### Area Schedule

Name	Area
Living Area	150 m <sup>2</sup>
Garage	42 m <sup>2</sup>
Balcony	19 m <sup>2</sup>
Deck	34 m <sup>2</sup>
<b>Grand total:</b>	<b>245 m<sup>2</sup></b>



# VERBIER



**VERBIER**  
**3 bedroom, 3 bathrooms**  
**from R10.55m to R11.995m**  
 Incl. VAT | No Transfer Duty



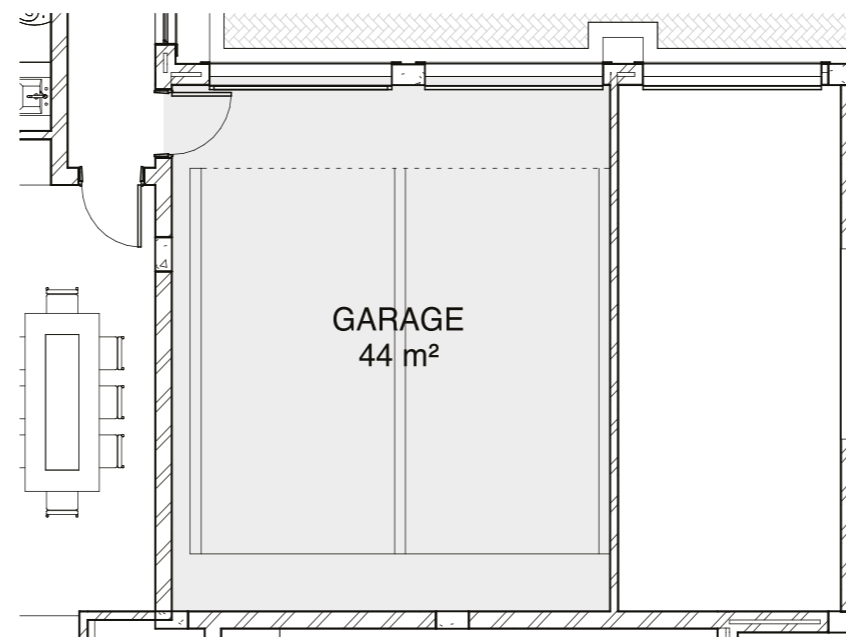
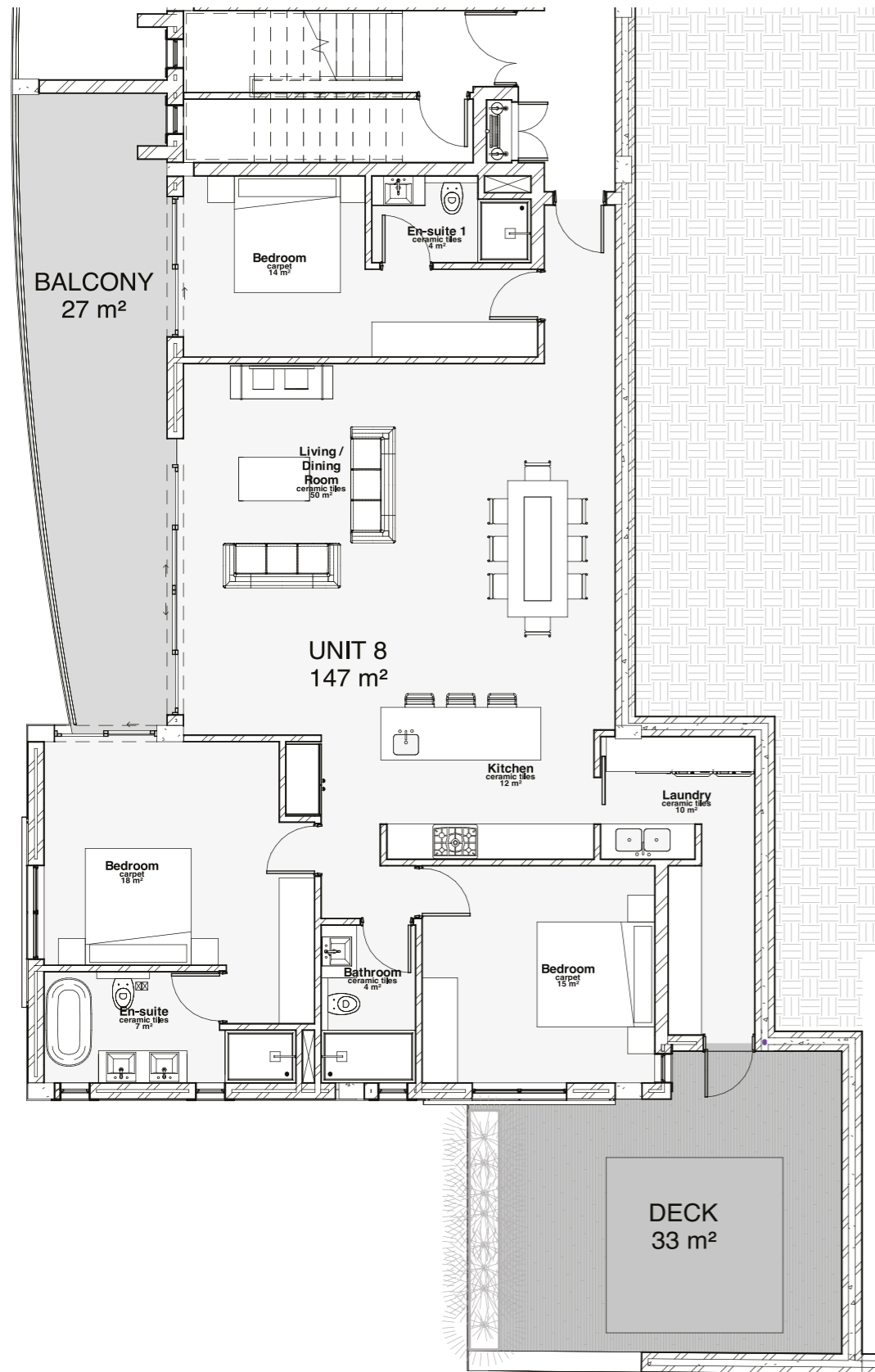
## Unit 5 Second Story Unit

### Area Schedule

Name	Area
Living Area	138 m <sup>2</sup>
Garage	44 m <sup>2</sup>
Balcony	27 m <sup>2</sup>
<b>Grand total:</b>	<b>209 m<sup>2</sup></b>



# VERBIER



## Unit 8 3 Bedroom

### Area Schedule (UNIT 8)

Name	Area
Living Area	147 m <sup>2</sup>
Deck	33 m <sup>2</sup>
Garage	44 m <sup>2</sup>
Balcony	27 m <sup>2</sup>
<b>Grand total:</b>	<b>251 m<sup>2</sup></b>





Panoramic views



Solar power systems optional upgrade



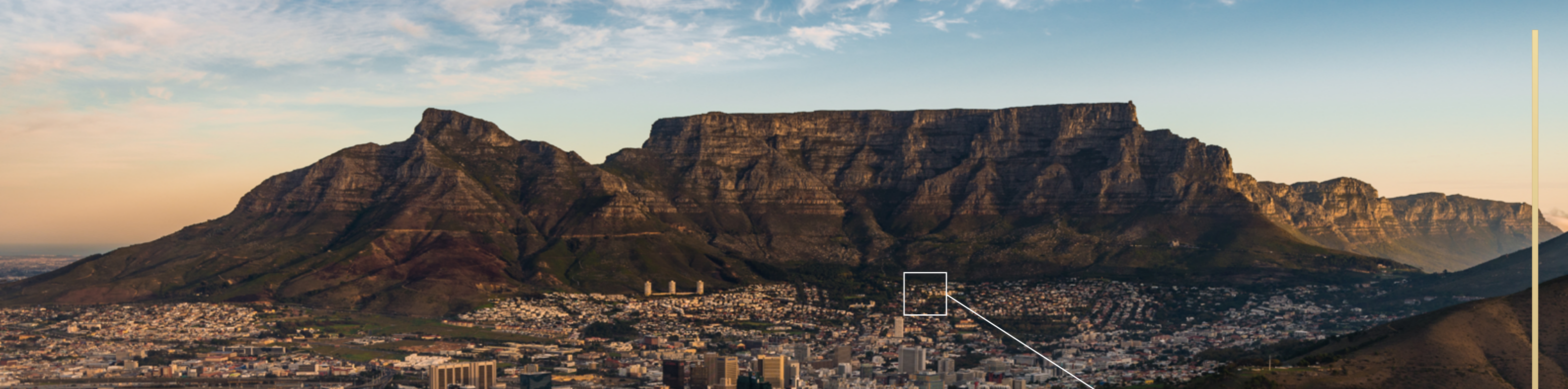
Fibre ready



24 hour gated and guarded security estate







Oranjezicht is known for its leafy streets, well-maintained gardens, and charming character homes. It is centrally located, making it easily accessible to many of Cape Town's attractions, business districts, and amenities. The area is renowned for its peaceful ambiance, providing residents with a tranquil retreat from the bustling city life.

Oranjezicht offers breathtaking views of the city, Table Mountain, and the surrounding landscapes. Living here means waking up to stunning vistas every day, with the mountain providing a dramatic backdrop to your daily life.



# BRIEF

With Table Mountain National Park on your doorstep, you'll have access to a variety of outdoor activities. You can take the cable car to the top of Table Mountain or explore the numerous trails for hiking, running, walking your dog or mountain biking.

Oranjezicht is conveniently located near various amenities. You'll find trendy cafes, restaurants, and shops along Kloof Street, as well as the popular Gardens Shopping Centre nearby. The area also boasts excellent schools, medical facilities, and recreational parks. It is home to Dewaal

Park, a very popular community park which provides jungle gyms, walking paths and regular music events. It is one of the best parks to walk your dogs daily. The ever popular Deer Park is also just a short distance away.

Oranjezicht offers one of the most desirable lifestyles in Cape Town. It combines the tranquility of a suburban setting with close proximity to the city's attractions, natural beauty, and a sense of community.





- 5.5km V&A Waterfront
- 5.5km Camps Bay
- 21.5km Airport
- 6.0km Green Point Stadium
- 2.0km Gardens Centre Shopping Centre

Living in Oranjezicht means being within easy reach of Cape Town's cultural highlights. The city centre, with its museums, art galleries, theatres, and historic landmarks, is just a short drive away. You'll have easy access to the vibrant Cape Town lifestyle while enjoying a more serene suburban environment.





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