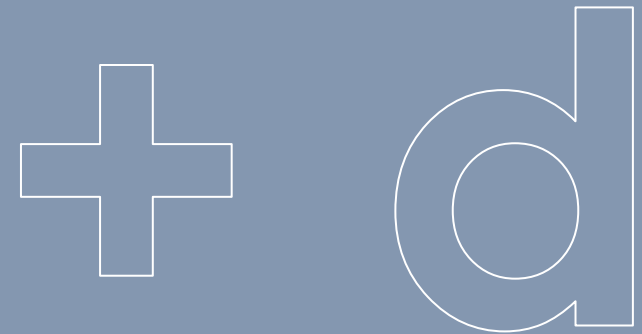




e | 105_the factory

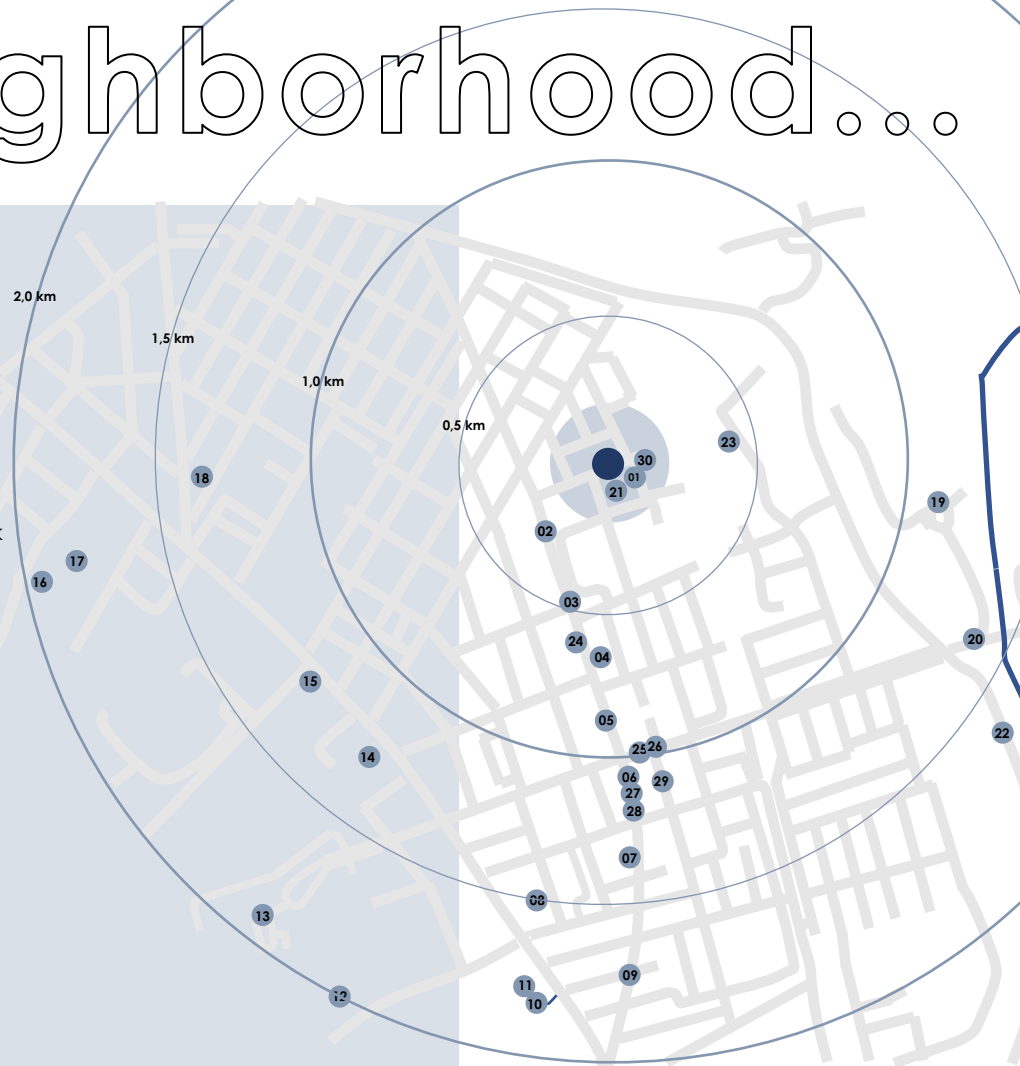
observatory | cape town



R 1,250,000

a shed+town development

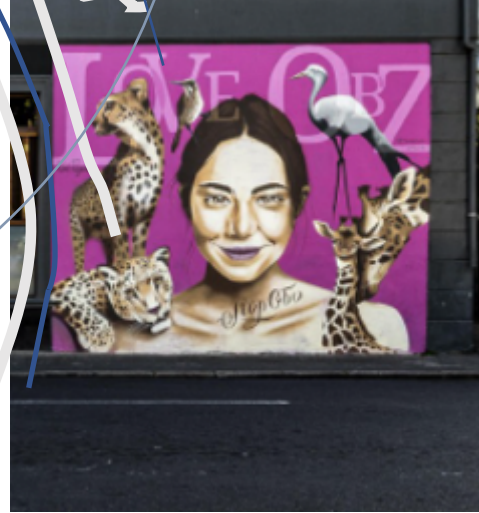
the neighborhood...



- 01 Obs Court
- 02 Dolce Bakery
- 03 Ferdinando Pizza
- 04 Ground Zero
- 05 Trench Town
- 06 Panchos
- 07 Bang Bang
- 08 The Paragon
- 09 Coco Chachi
- 10 Pick n Pay
- 11 McDonalds
- 12 UCT Academic Hospital
- 13 Groote Schuur Hospital
- 14 CT Science Centre
- 15 Spar
- 16 Hilton Hotel
- 17 Upper East Side
- 18 Tap Room
- 19 The River Club
- 20 Two Rivers Urban Park
- 21 Woolworths Financial Services
- 22 Hartleyvale Stadium
- 23 Black River Park
- 24 Sasol
- 25 Kwik Spar
- 26 Tops
- 27 Obs Cafe
- 28 Woodstock Brewery
- 29 Conscious Kitchen
- 30 Securistore

c o n t e x t . . .

Ideally located with easy access to all arterial routes and 10 minutes from the city centre, this unit will ease the pain of the rush hour commute. Closer to home there is the eastern city development spine with both the Woolworths Financial Services Hub and the exciting River Club development on the doorstep.



the block



Tightly knit in the urban fabric of the ever popular Observatory is The Factory – a residential complex of contemporary apartments. With more than a nod to the industrial chic of its immediate surroundings, it is both contextually appropriate and ideally positioned with effortless accessibility to all major arterial routes and the various UCT campuses.

The unit is situated in the East block, and does not have any road frontage, making it quiet and secure.



24hr manned security



remote access



visitors parking



equipped gym



on site manager



laundry service

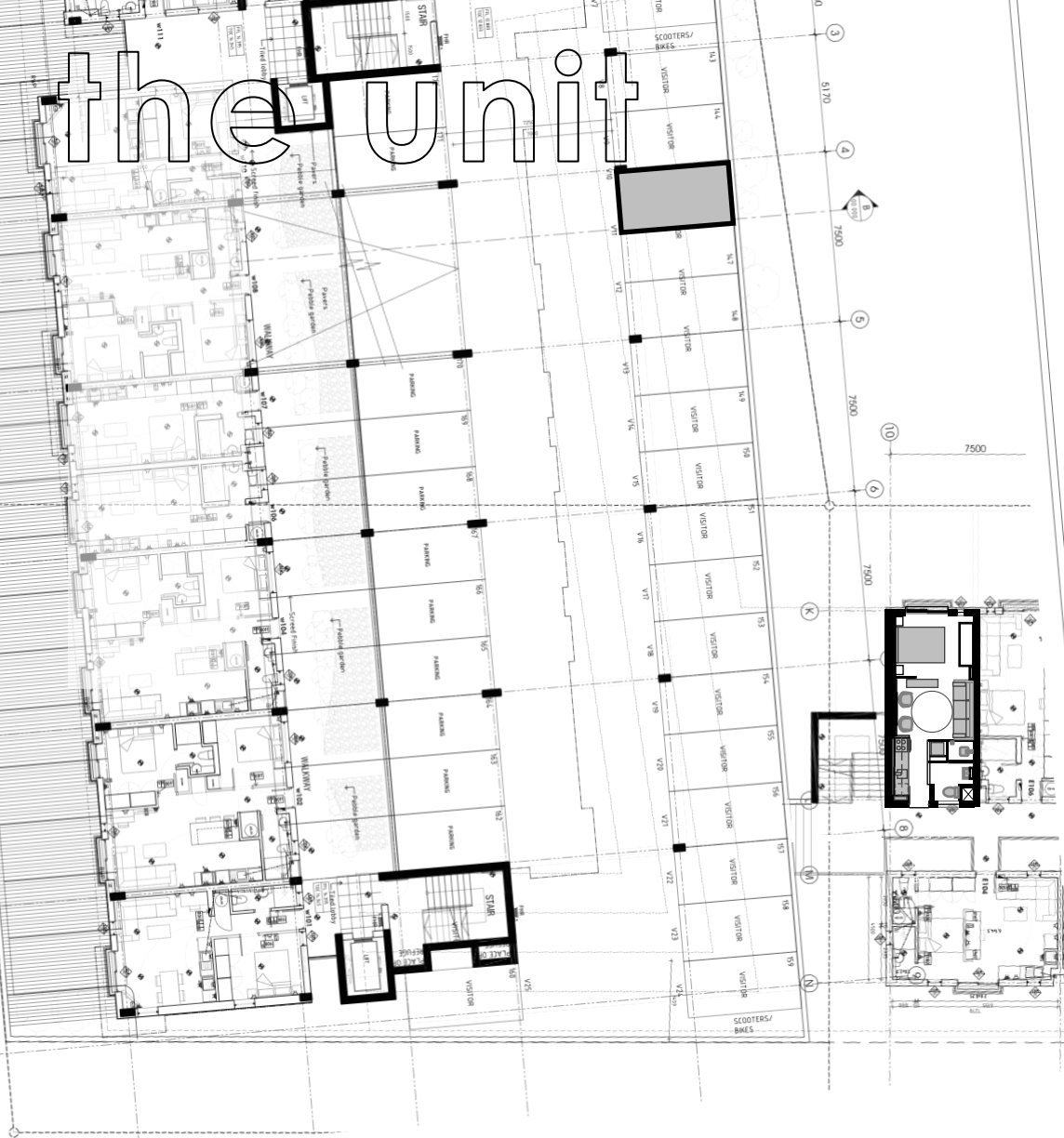


bicycle parking



easily accessible
self storage

the unit



description : e | 105 The Factory

11 Nelson Road

OBSERVATORY

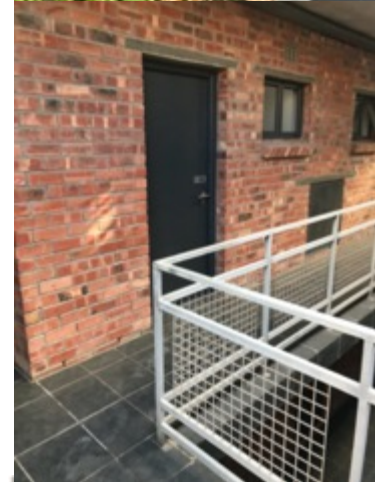
area : 31 sqm

The conveniences of modern day living is effortlessly accommodated in this first floor micro apartment

Your daily routine dictates the nature of the space through the seamless transition from luxury living space to remote office workspace for 2, complete with the data backbone to link you remotely to the virtual marketplace.

Your time is your own – manage it... and let your space adapt to your needs.

This is micro living done right . . . done the s h e d + d way

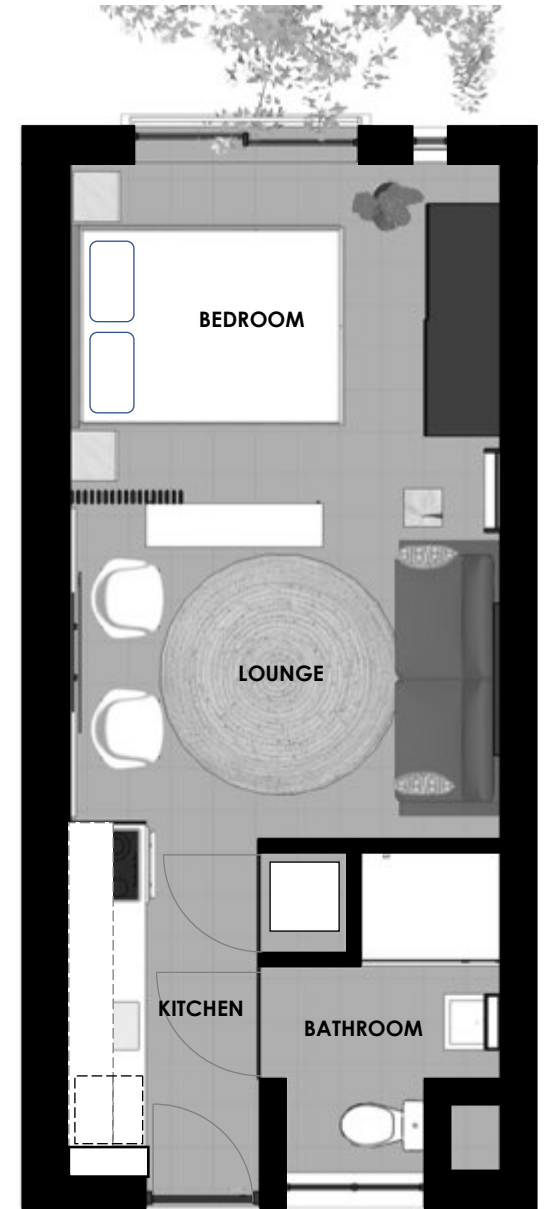


Recently remodeled and renovated, this apartment offers careful space planning coupled with luxury finishes that embody the s h e d + d philosophy – design for essential living.

_cabinetry kitchen – oversized ash cupboard fronts conceal all appliances and coupled with white quartz top and translucent glass splash back, set the pared down scandi-chic tone of the apartment.

bedroom – bespoke floating wardrobe with double soft close sliders offers both double and full height hanging, ample drawer and shelf space.

_bathroom hidden behind a full height ash door, an oversize frameless glass shower and wall hung bathroom cabinet continue the calming aesthetic whilst ensuring the functionality of the space.



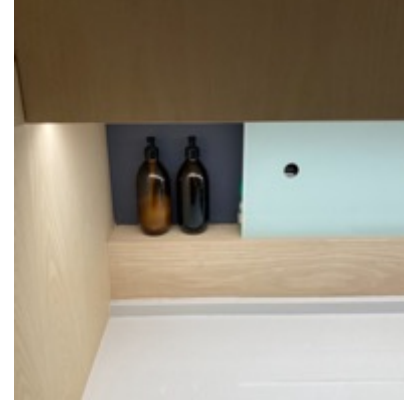
s h e d + t o w n

_electrical an abundance of electrical and data points ensure that extension cables are a thing of the past and the devices that are an extension of your very being, are always charged and at the ready

_data affordable data in the form of a fibre connection with up to 100MBps upload/download

_furnishings available unfurnished or partly furnished, including

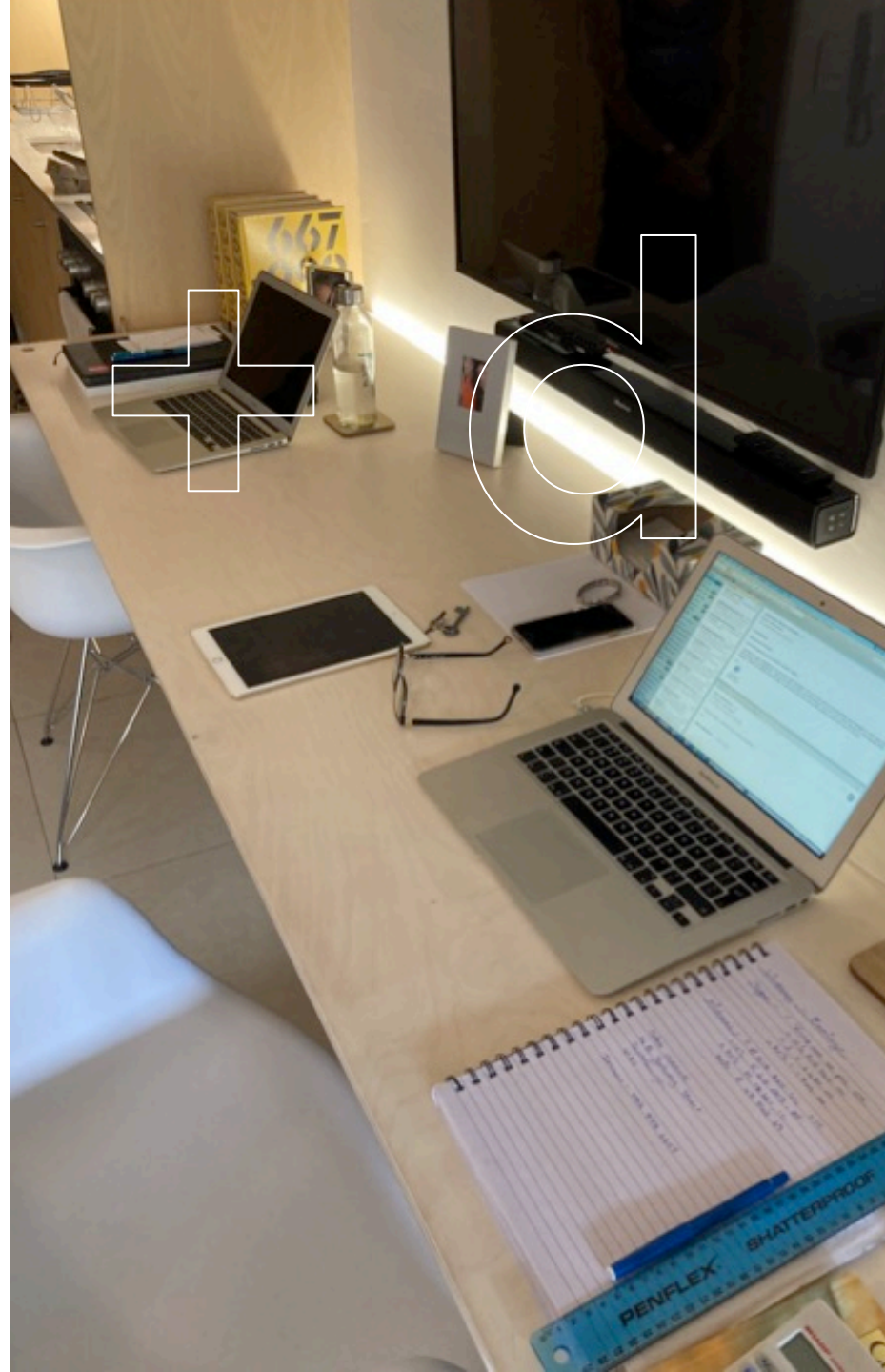
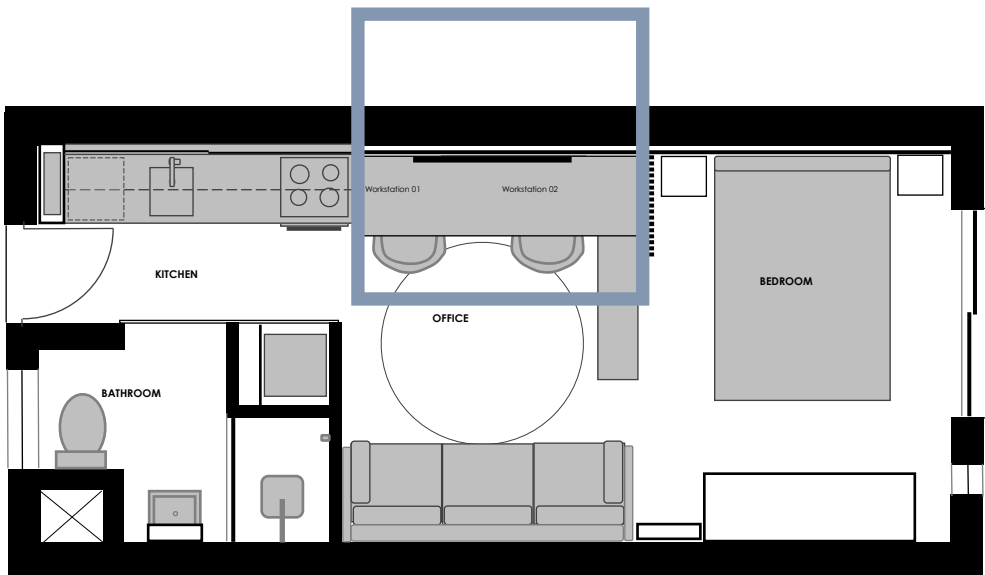
- 1x queen size storage bed base
- 1x 1600 x 1500 padded fabric headboard
- 2 x wall hung bedside tables with open shelf and single drawer
- 1 x 2160 x 665 wide standing mirror



work

Time to hit the books, or clock in with mission control as you start your virtual workday.

Flip up your foldaway, backlit worktop and you're ready to go with 2 workstations as your lounge seamlessly converts to an executive office.



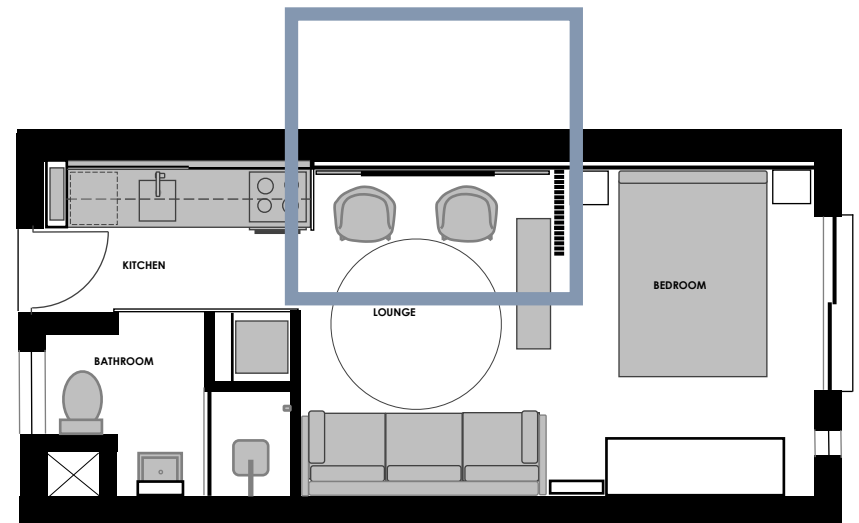




relax

It's downtime...literally.

Fold away the worktop, dim the lights and feel the *hygge magically return as you settle into the evening ahead. You have virtually and quite literally left the office.

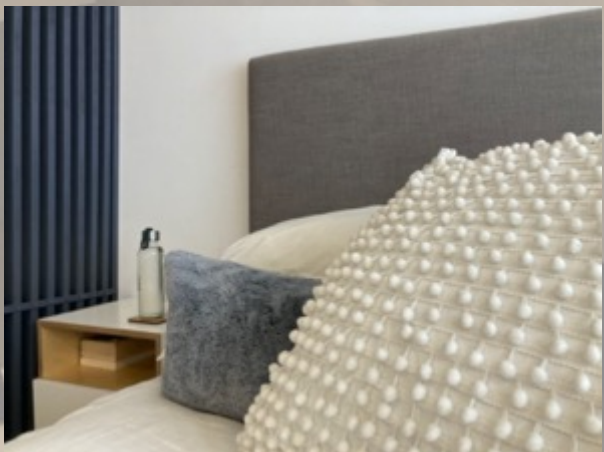


*hygge – mood of coziness and comfortable conviviality with feelings of wellness and contentment



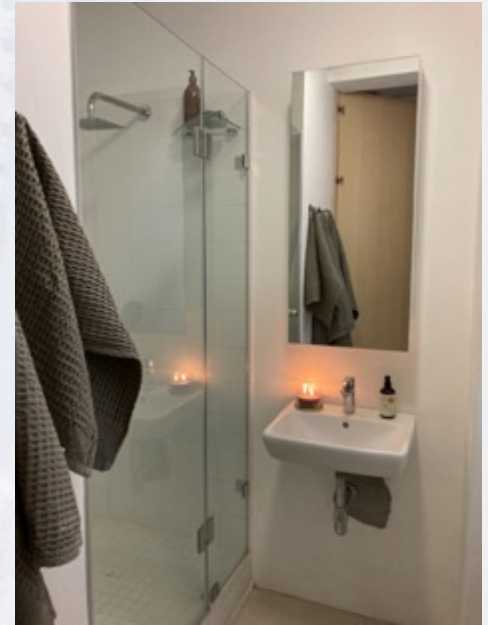
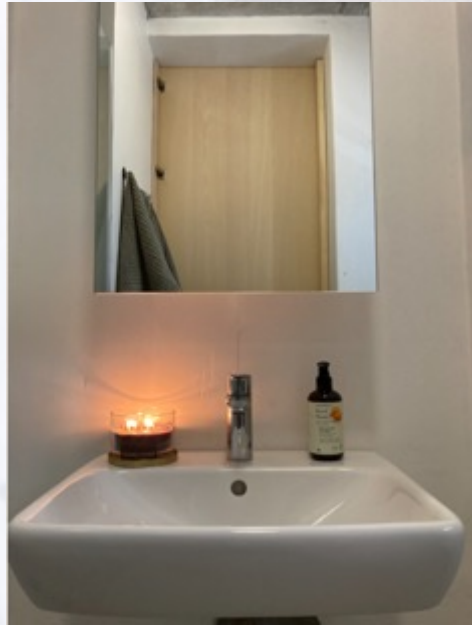
...living well is the best revenge

sleep





bathe



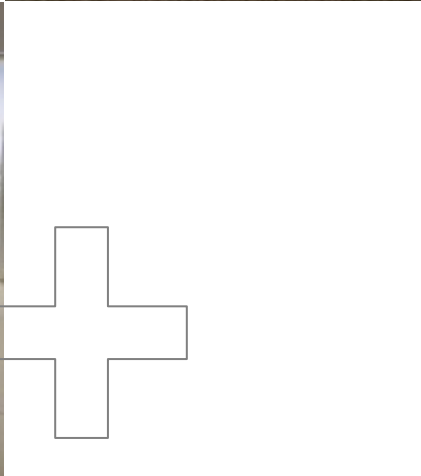
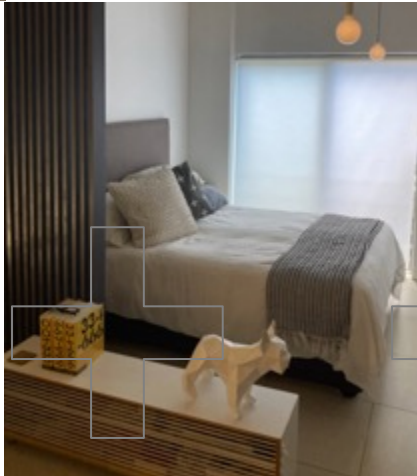
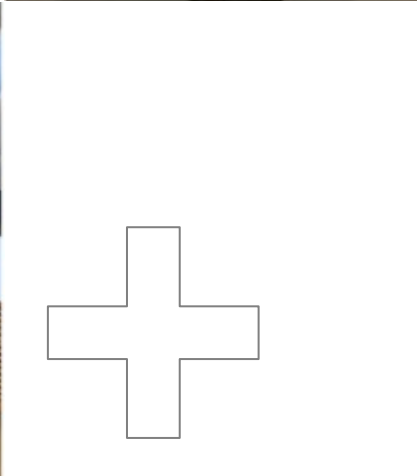
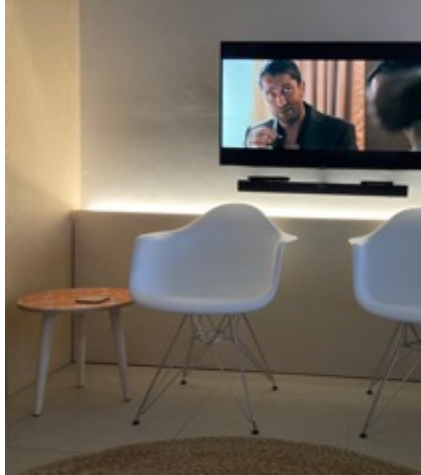


cook



td

unwind



Contact

:

Graham Rodger

|

+27 83 661 7698

graham@shedd.co.za