

Stirling Place

Luxury Custom Houses



AXION
ARCHITECTS





STIRLING PLACE

43 Strathblane Way, Melkbosstrand, Cape Town

MARKING AND INFO PACK

CONTACT THE DEVELOPER

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INTRODUCTION

Experience the pinnacle of coastal living in picturesque Melkbosstrand at Stirling Place. This exclusive collection of three residences melds tranquillity, elegance, and convenience. Strategically located on Melkbosstrand's scenic edge, these homes offer breathtaking views of green fields, the ocean, and the iconic Table Mountain. Each modern home boasts open-plan living spaces, cutting-edge kitchens, and full height windows and glass sliding doors that bathe interiors in natural light.

Nestled on the town's scenic edge, these homes not only offer exclusive views that radiate serenity and privacy but also place residents moments away from Melkbosstrand's charming offerings. With quaint cafés, boutiques, top-tier restaurants, a golf course, and a pristine beach all within reach, Stirling Place truly captures the essence of luxury coastal living.

These beautifully designed homes feature 4 bedrooms, 4 bathrooms with double garage, starting at 280 square meters, while the largest home offers a massive 380 square meters of space with 5 bedrooms, and 6 bathrooms, and quadruple garage.

KEY FEATURES

- Three exclusive homes, two with 4 bedrooms, 4 bathrooms starting at 280 sqm, and up to 5 bedrooms, 6 bathrooms, and 380 sqm.
- Uninterrupted sea and mountain views
- Modern design with high-quality finishes
- Open-plan living areas, perfect for entertaining
- State-of-the-art kitchens with top-of-the-line appliances
- Full height windows and glass sliding doors for abundant natural light
- Beautiful private gardens with space for an optional pool
- Serene and picturesque location with easy access to amenities
- Modern energy and water-saving design principles
- Solar-ready design for easy installations, with complete solar power solutions available as an optional extra

Overlay





Overlay



Overlay



Exterior





Exterior



Exterior



Exterior



Interior



Interior



Interior



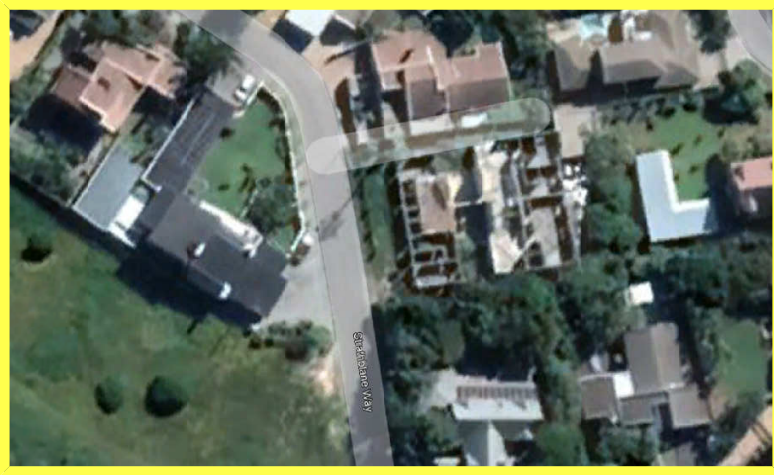


Interior









SITE DEVELOPMENT PLAN

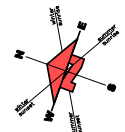
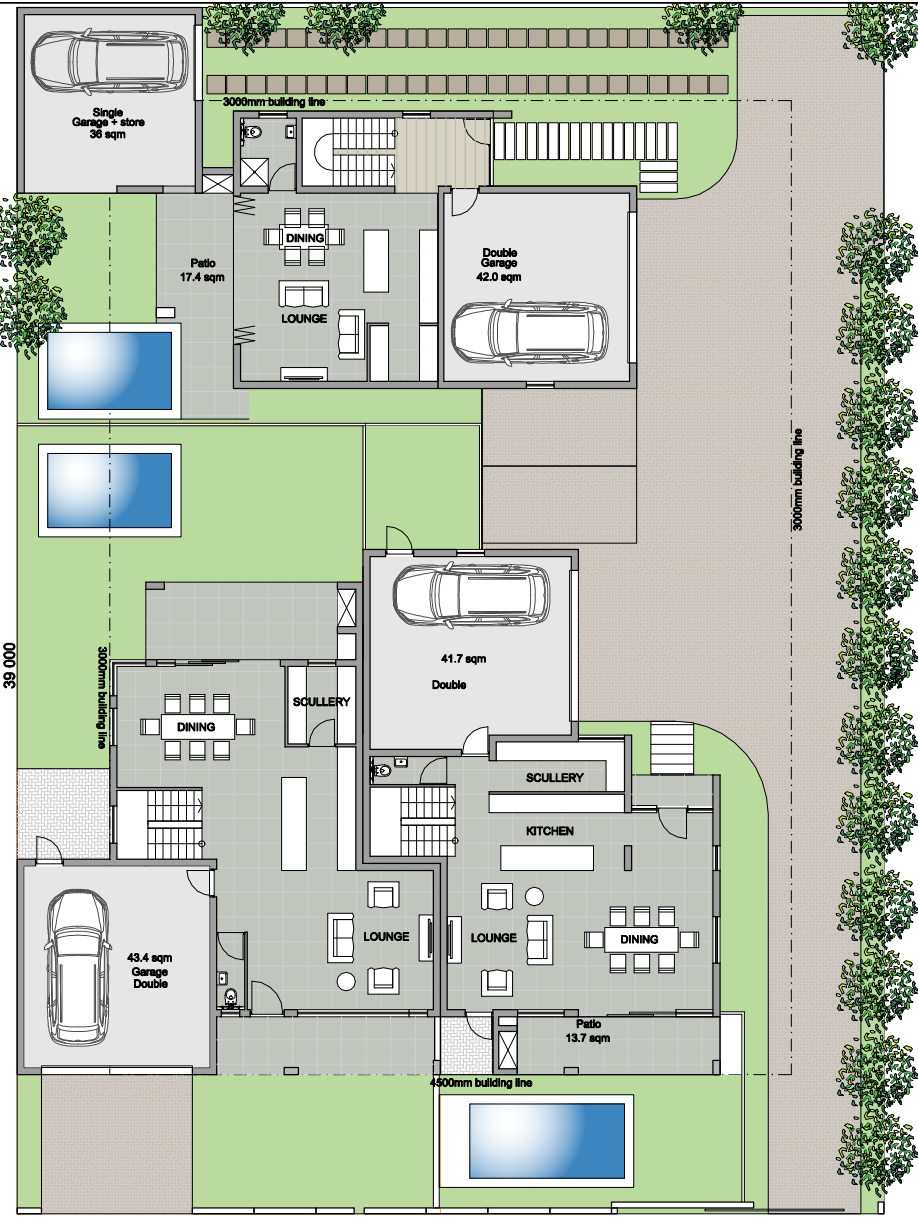
scale - NTS

Stirling Place
43 Strathblane Way, ERF 2615
MELKBOSSTRAND

House 1

House 2

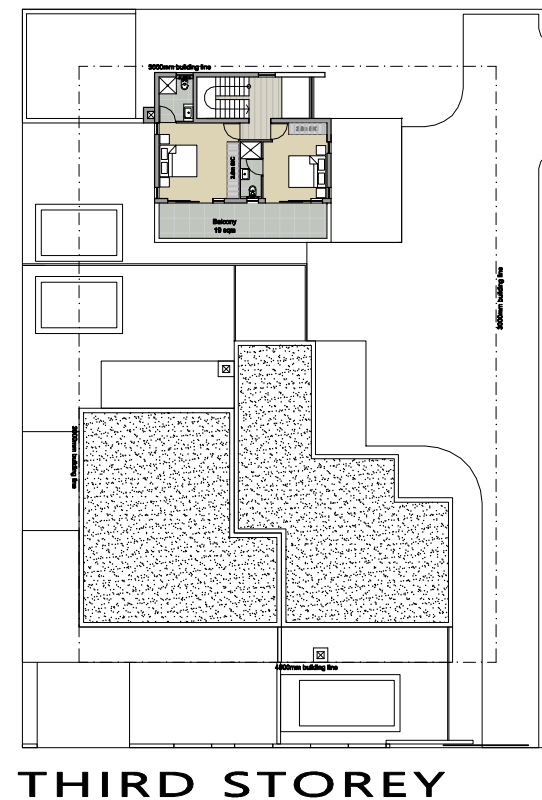
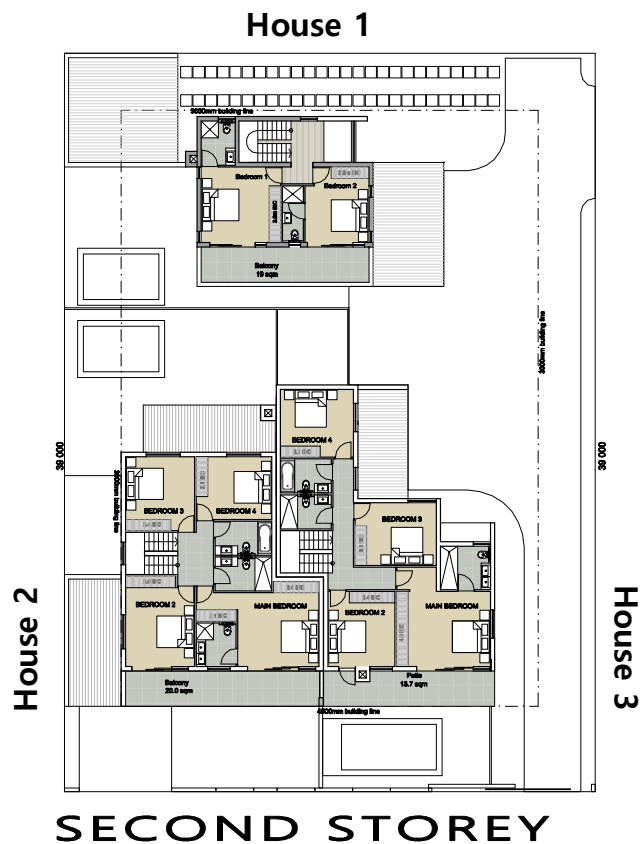
House 3



Plans

Project no. AX.23.003
Drawing no. 1000 - SDP
Revision 0
Date 26 Sept 2023

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SITE DEVELOPMENT PLAN

scale - NTS



Plans

Project no. AX.23.003
Drawing no. 1001 - SDP
Revision 0
Date 26 Sept 2023



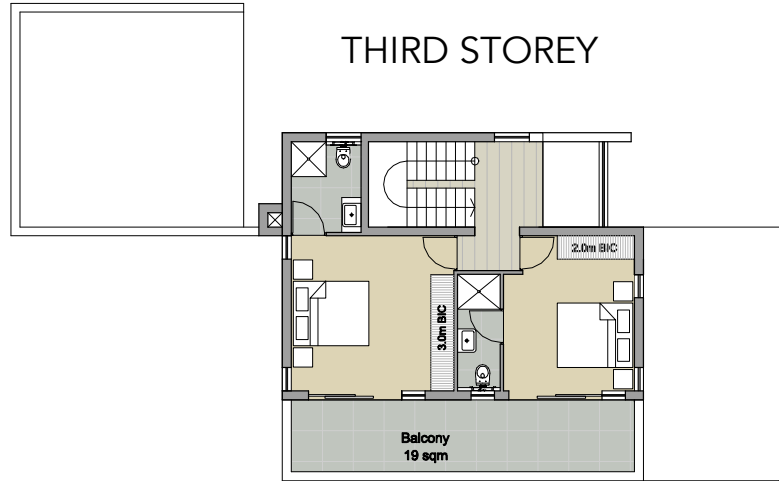
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PAC: 0800 404040

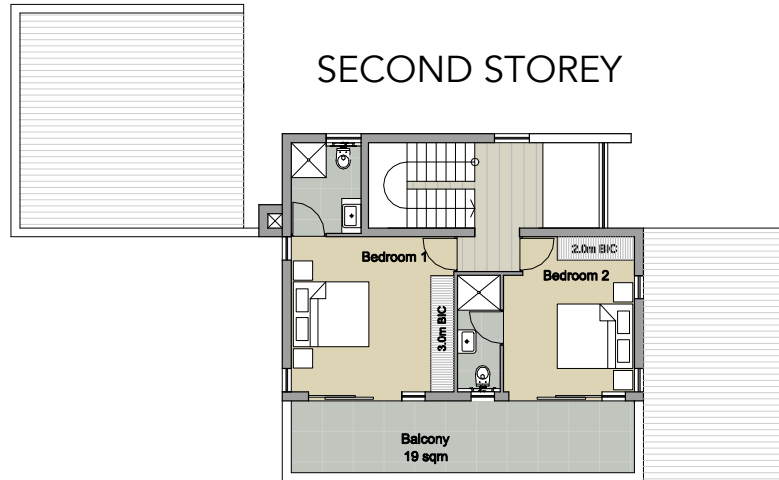
10 BELLA ROSA STREET
ROBIN PARK
DUBLIN 15

typical plan layout:
 * Unit types vary to
 optimise views and
 outdoor links based on
 location of unit on site.
 * Unit sizes vary.

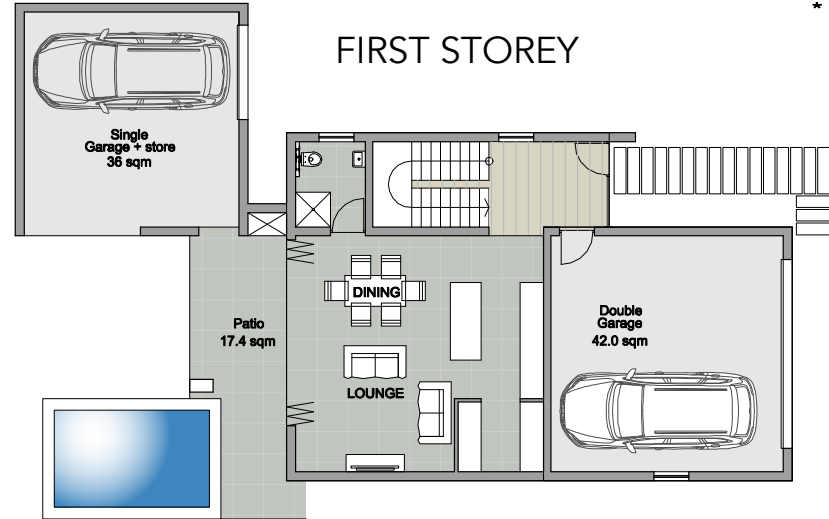
THIRD STOREY



SECOND STOREY



FIRST STOREY

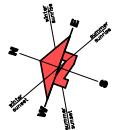


SITE DEVELOPMENT PLAN

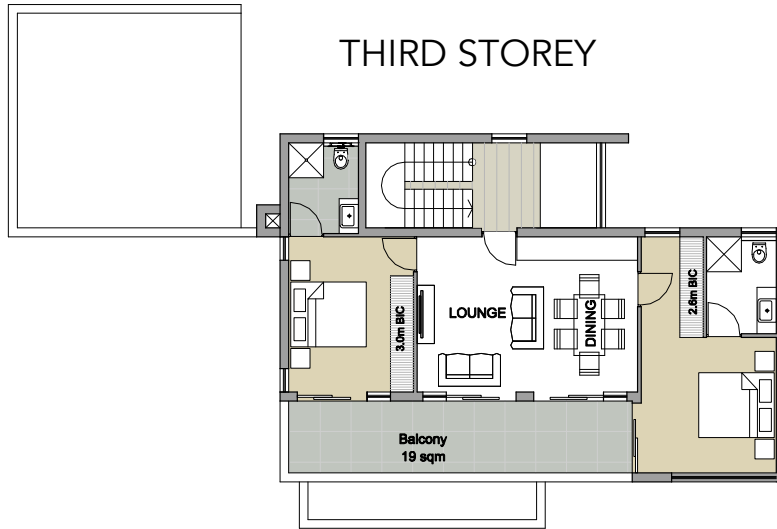
HOUSE 1	313.7 sqm
4 Bedroom, D/G	
Ground	159.1 sqm
- House	63.7 sqm
- Garage	36 sqm + 42 sqm
- Braai Patio	17.4 sqm
First	77.3 sqm
- House	57.9 sqm
- Balcony	19.4 sqm
Second	77.3 sqm
- House	57.9 sqm
- Balcony	19.4 sqm

257.5 sqm excl. balconies and braai stoep

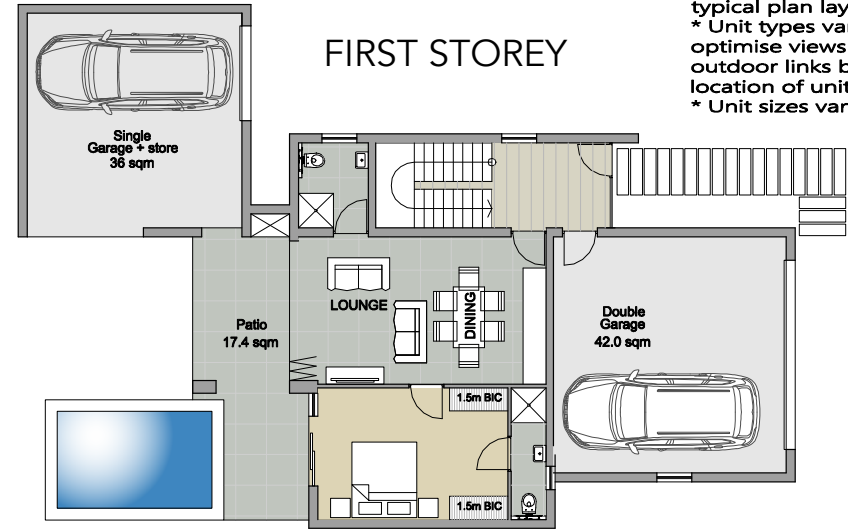
* (House 1A - Primary Design)



THIRD STOREY

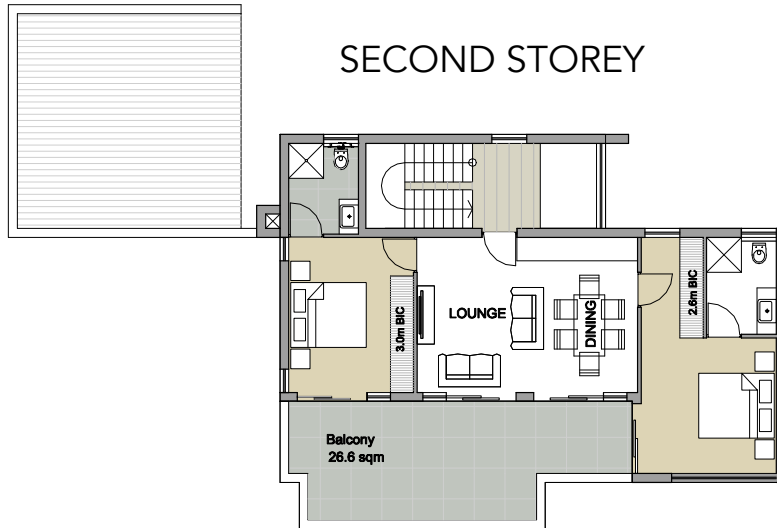


FIRST STOREY



typical plan layout:
* Unit types vary to
optimise views and
outdoor links based on
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* Unit sizes vary.

SECOND STOREY



HOUSE 1 384.8 sqm

4 Bedroom, D/G

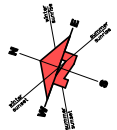
Ground 165.6 sqm
- House 70.2 sqm
- Garage 36 sqm + 42 sqm
- Braai Patio 17.4 sqm

First 113.4 sqm
- House 86.8 sqm
- Balcony 26.6 sqm

Second 105.8 sqm
- House 86.8 sqm
- Balcony 19.0 sqm

264.7 sqm excl. balconies and braai stoep

* (House 1B - Alternate Design)



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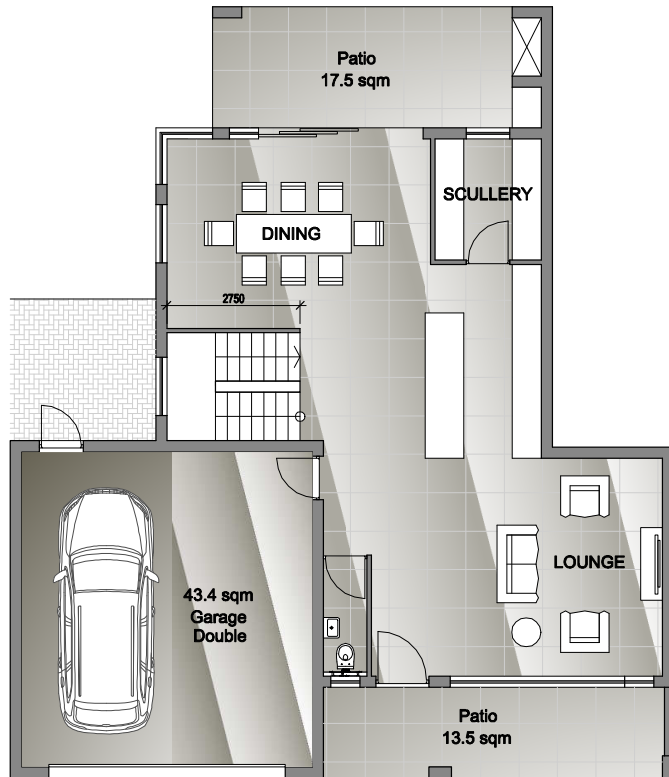
Plans

Project no. AX.23.003
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Revision 0
Date 26 Sept 2023

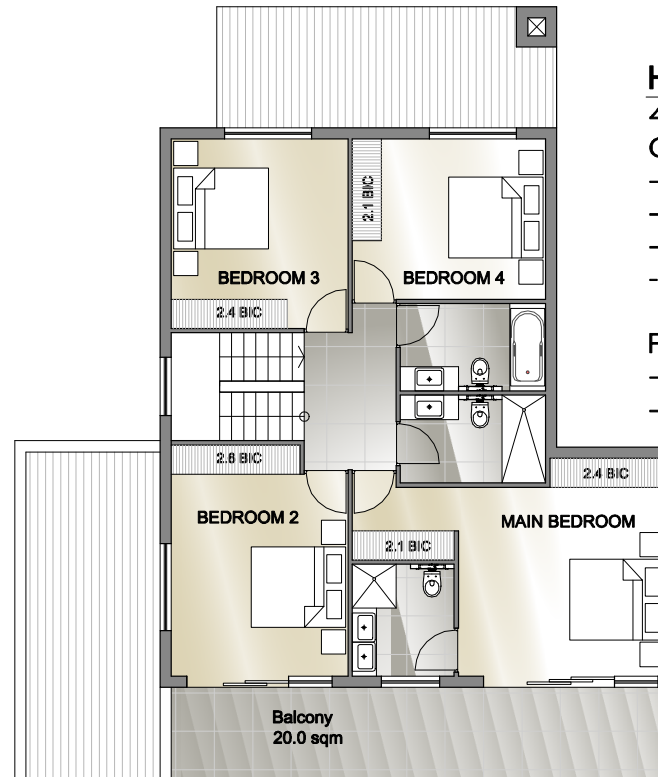
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typical plan layout:
 * Unit types vary to
 optimise views and
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 * Unit sizes vary.

FIRST STOREY



SECOND STOREY



HOUSE 2 292.2 sqm

4 Bedroom, D/G

Ground 165.2 sqm

- House 89.3 sqm
- Garage 44.9 sqm
- Braai Patio 17.5 sqm
- Patio 13.5 sqm

First 127.0 sqm

- House 107.0 sqm
- Balcony 20.0 sqm

SITE DEVELOPMENT PLAN

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 MELKBOSSTRAND

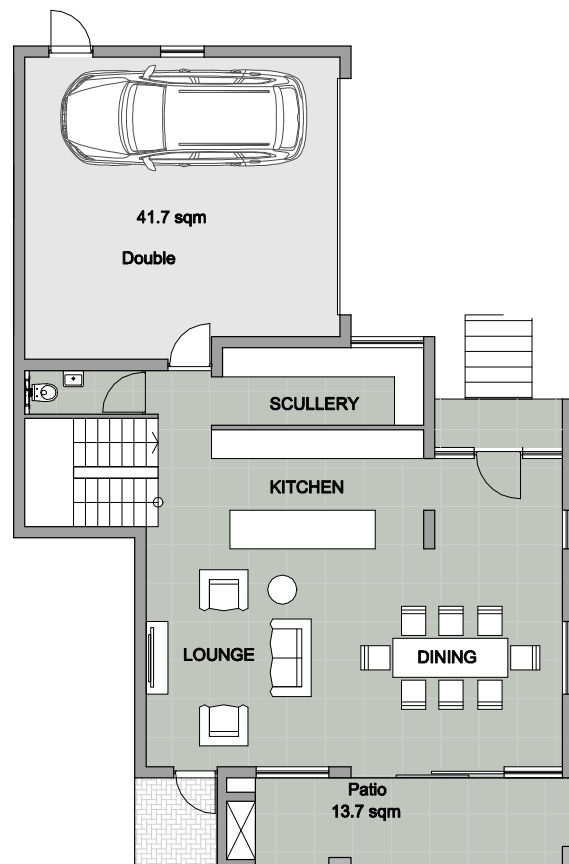
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Project no. AX.23.003
 Drawing no. 1004 - SDP
 Revision 0
 Date 26 Sept 2023

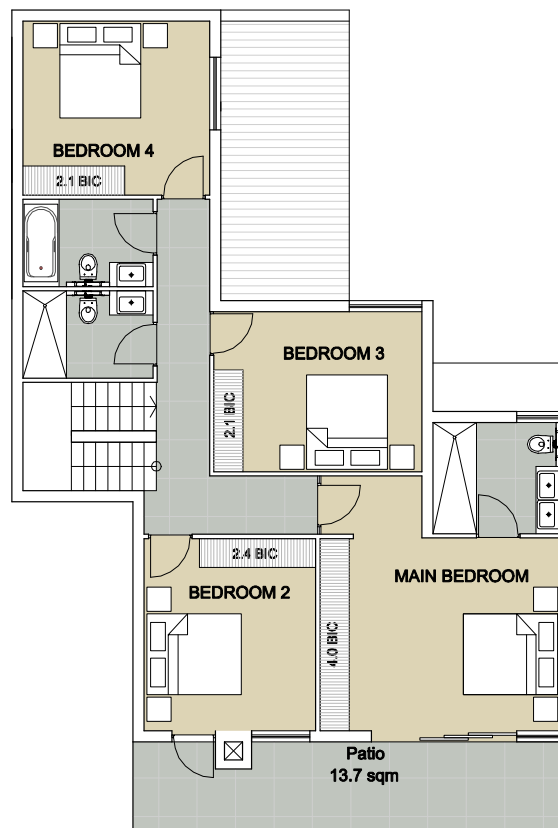


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 10 BELLAIR ROAD, BELLEVILLE, JOHANNESBURG 2001

FIRST STOREY



SECOND STOREY



typical plan layout:
* Unit types vary to
optimise views and
outdoor links based on
location of unit on site.
* Unit sizes vary.

HOUSE 3 280.1 sqm

4 Bedroom, D/G

Ground 151.1 sqm

- House 82.6 sqm
- Garage 45.4 sqm
- Braai Patio 20.3 sqm
- Patio 2.8 sqm

First 129.0 sqm

- House 112.1 sqm
- Balcony 16.9 sqm

SITE DEVELOPMENT PLAN

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MELKBOSSTRAND

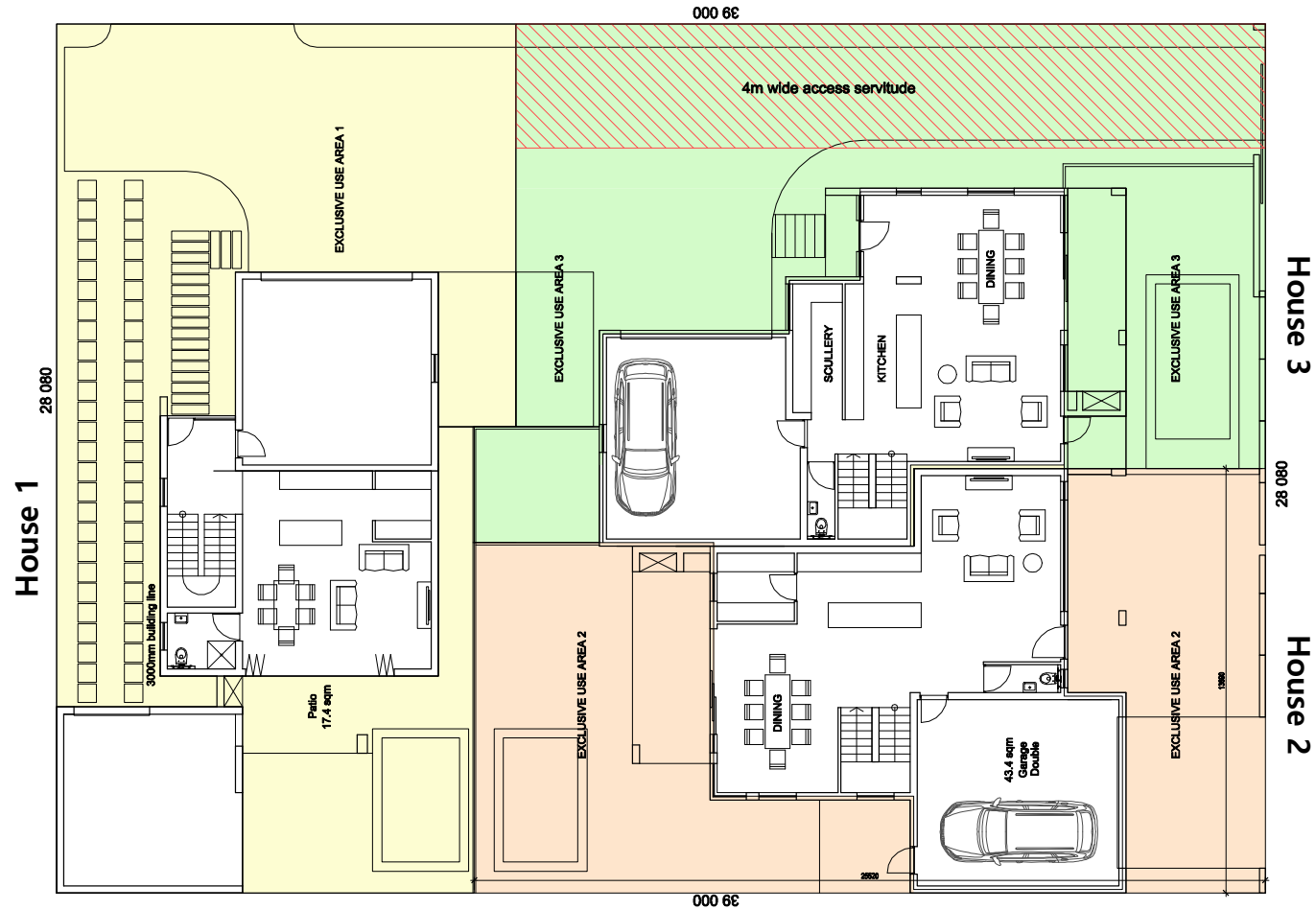
Plans

Project no. AX.23.003
Drawing no. 1005 - SDP
Revision 0
Date 26 Sept 2023



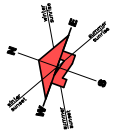
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typical plan layout:
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SECTIONAL TITLE DIAGRAM

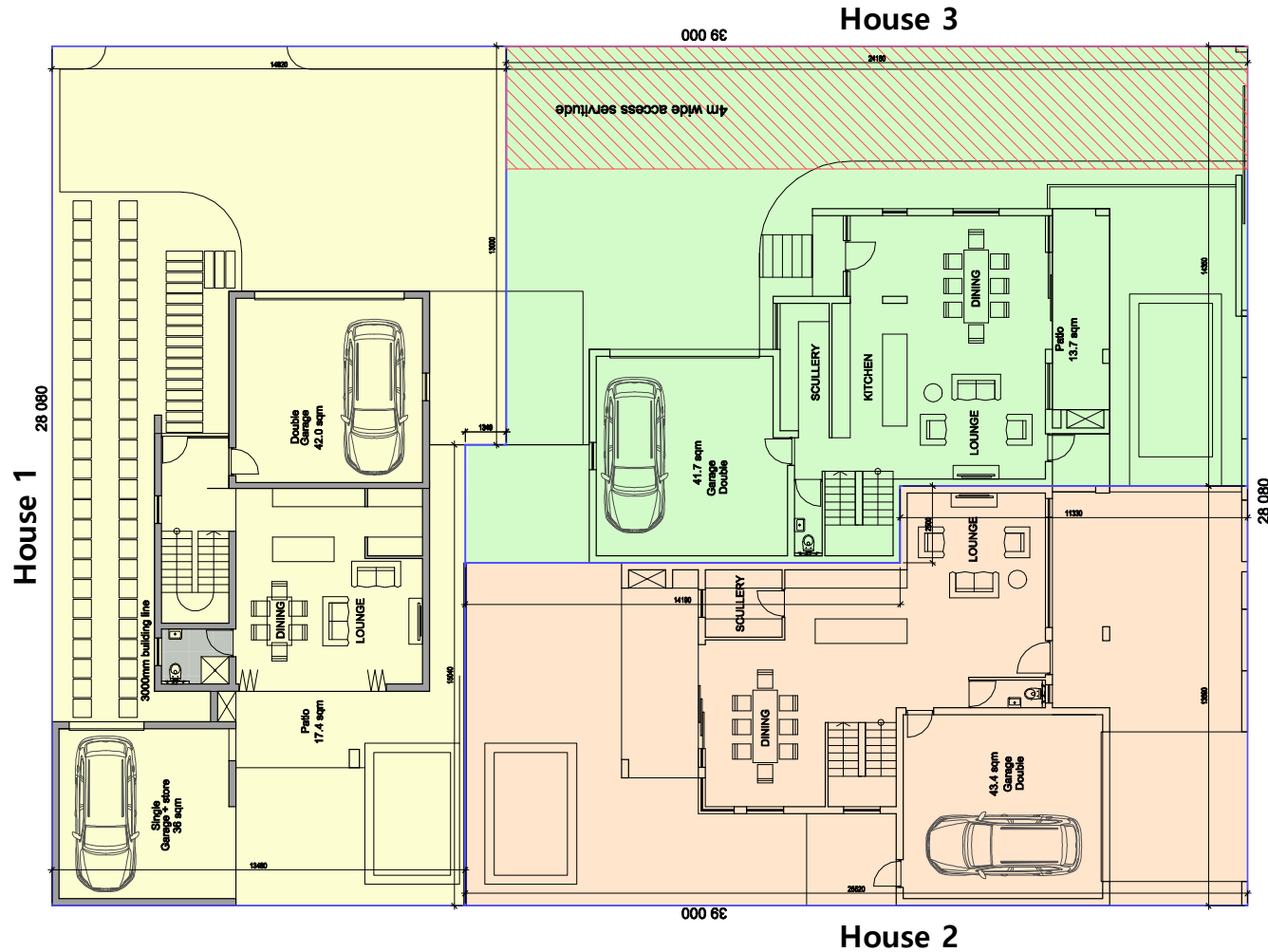


Stirling Place
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 MELKBOSSTRAND

Plans

Project no. AX.23.003
 Drawing no. 1006 - SDP
 Revision 0
 Date 26 Sept 2023

AXION
 ARCHITECTS
 TEL: 021 841 8075 19 MILLA ROAD STREET
 7000 PINEHILL
 JOHANNESBURG 2150



typical plan layout:
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 * Unit sizes vary.

SUBDIVISION DIAGRAM

Houses initially sold under sectional title structure and the Homeowner's Constitution will permit the development to be subdivided as per this plan



Stirling Place
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Plans

Project no. AX.23.003
 Drawing no. 1007 - SDP
 Revision 0
 Date 26 Sept 2023

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 FAX: 021 914 8071
 10 MILLA ROAD, STREET
 KENILDA PARK
 MELVILLE 7700

View



Picture from House 2 location @ 6m elevation (may vary)

View



Picture from House 3 location @ 6m elevation (may vary)

Location



Location



Location



Location



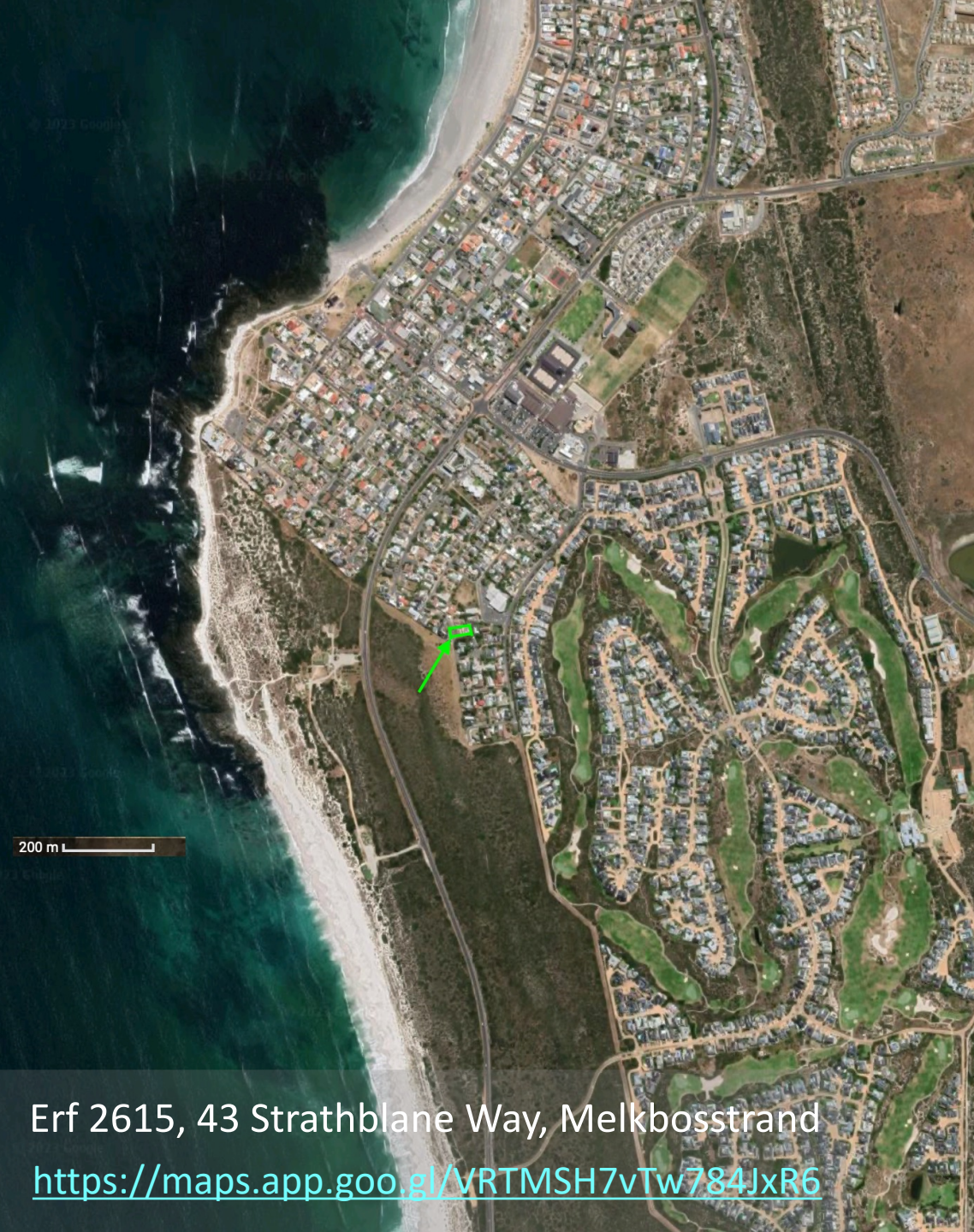
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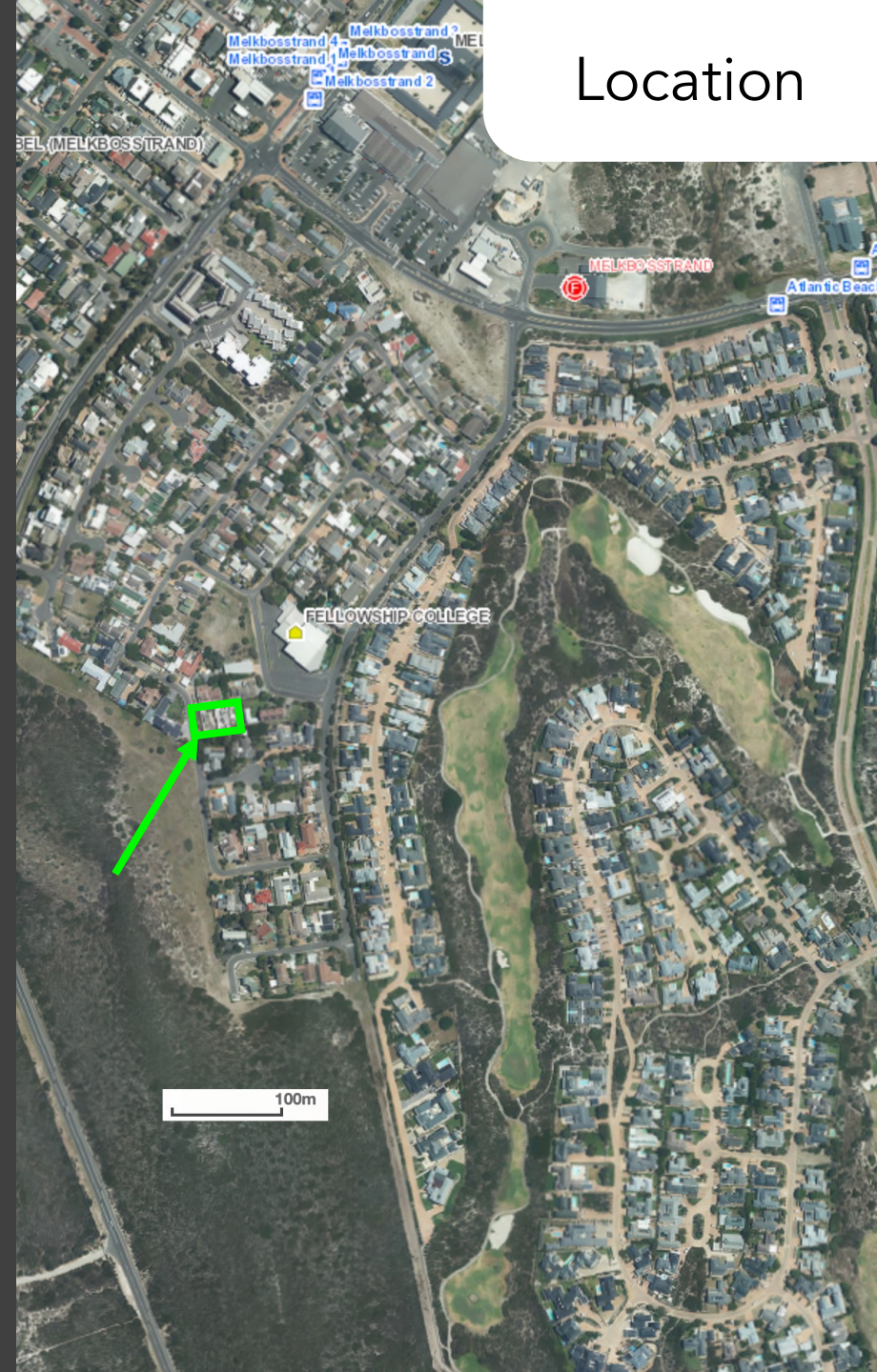
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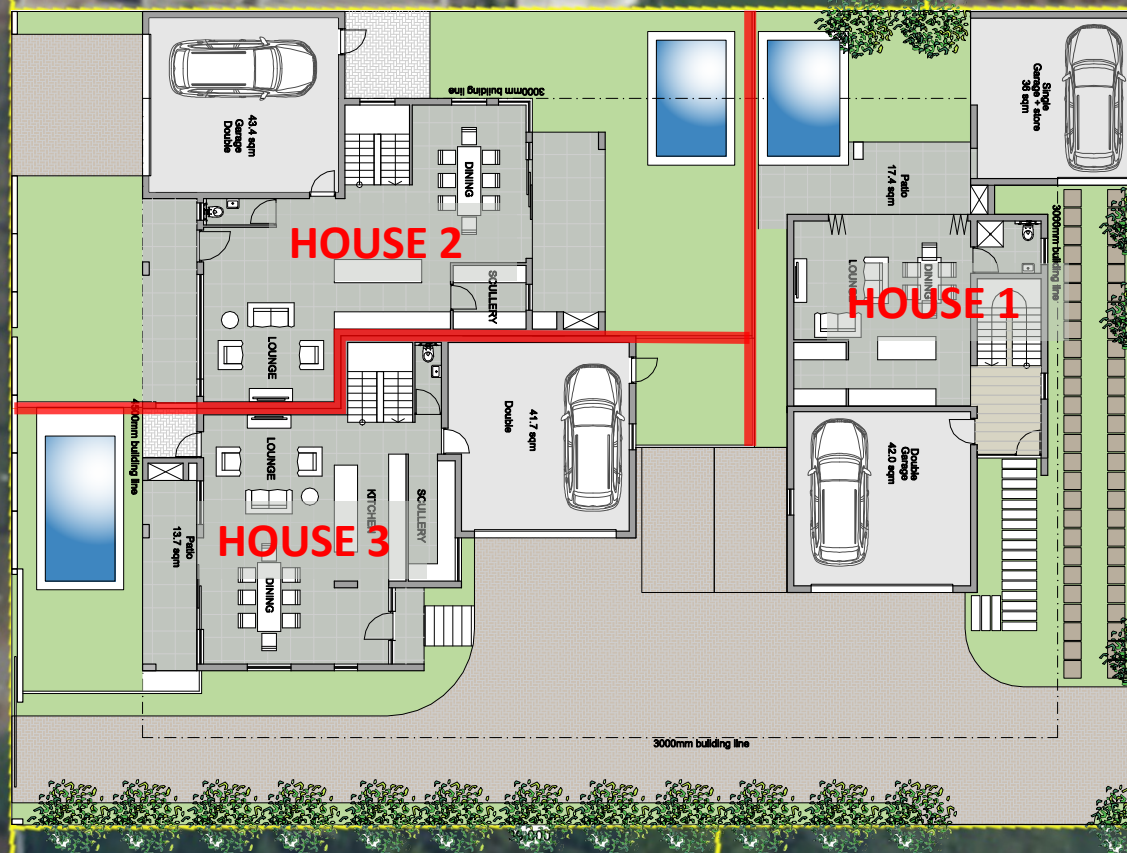
Location



Erf 2615, 43 Strathblane Way, Melkbosstrand
<https://maps.app.goo.gl/VRTMSH7vTw784JxR6>



PRICELIST		
House	Size (sqm)	Price
House 1-A (Primary Design)	314	R 5 490 000
House 1-B (Alternate Design)	385	enquire
House 2	292	R 5 290 000
House 3	280	R 4 990 000



Strathblane Way

3169

56