



**MOUNTAIN  
VIEW BUSINESS  
PRECINCT**

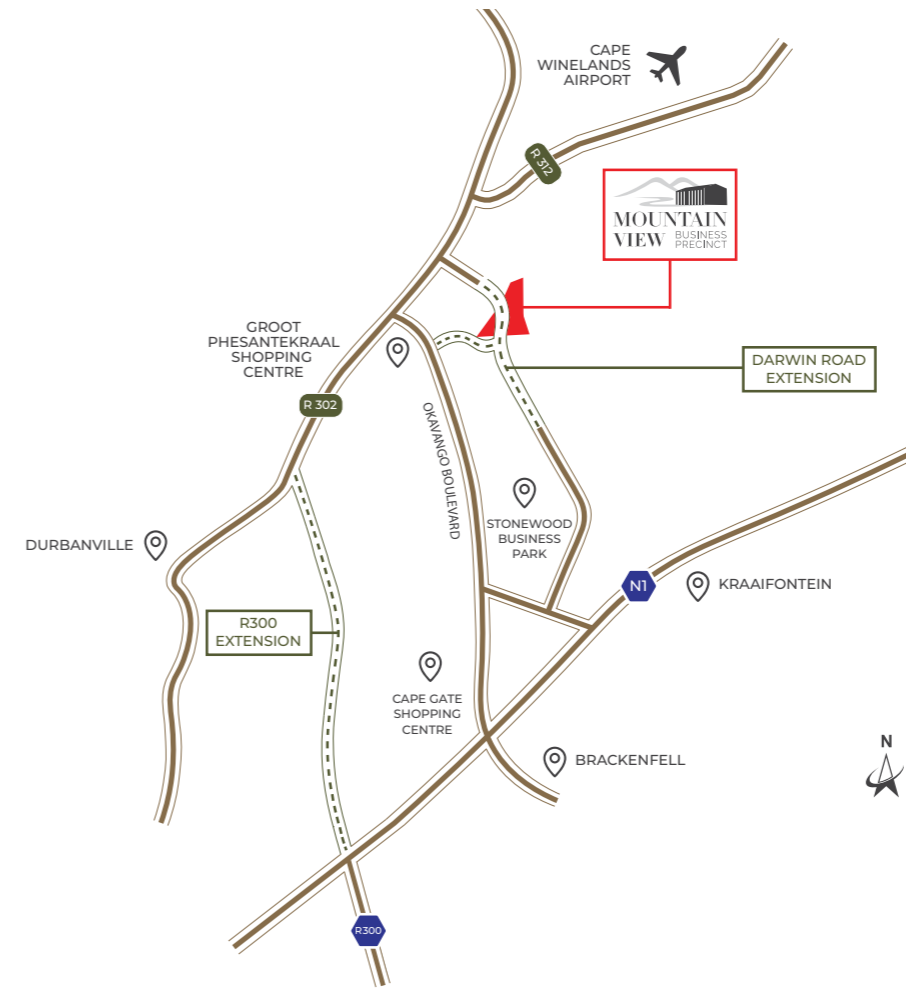
— DURBANVILLE —

**THE CONCEPTUAL PROPOSAL**

## MACRO LOCALITY

Mountain View Business Precinct is positioned within a strategic commercial growth node between the up and coming Cape Winelands Airport and Durbanville. The development provides seamless access to key markets and transport networks.

Durbanville	7 km
N1 Freeway	9 km
Brackenfell	10 km
N7 Freeway	21 km
Montague Gardens	28 km
Cape Town International Airport	30 km
Cape Town Port	37 km

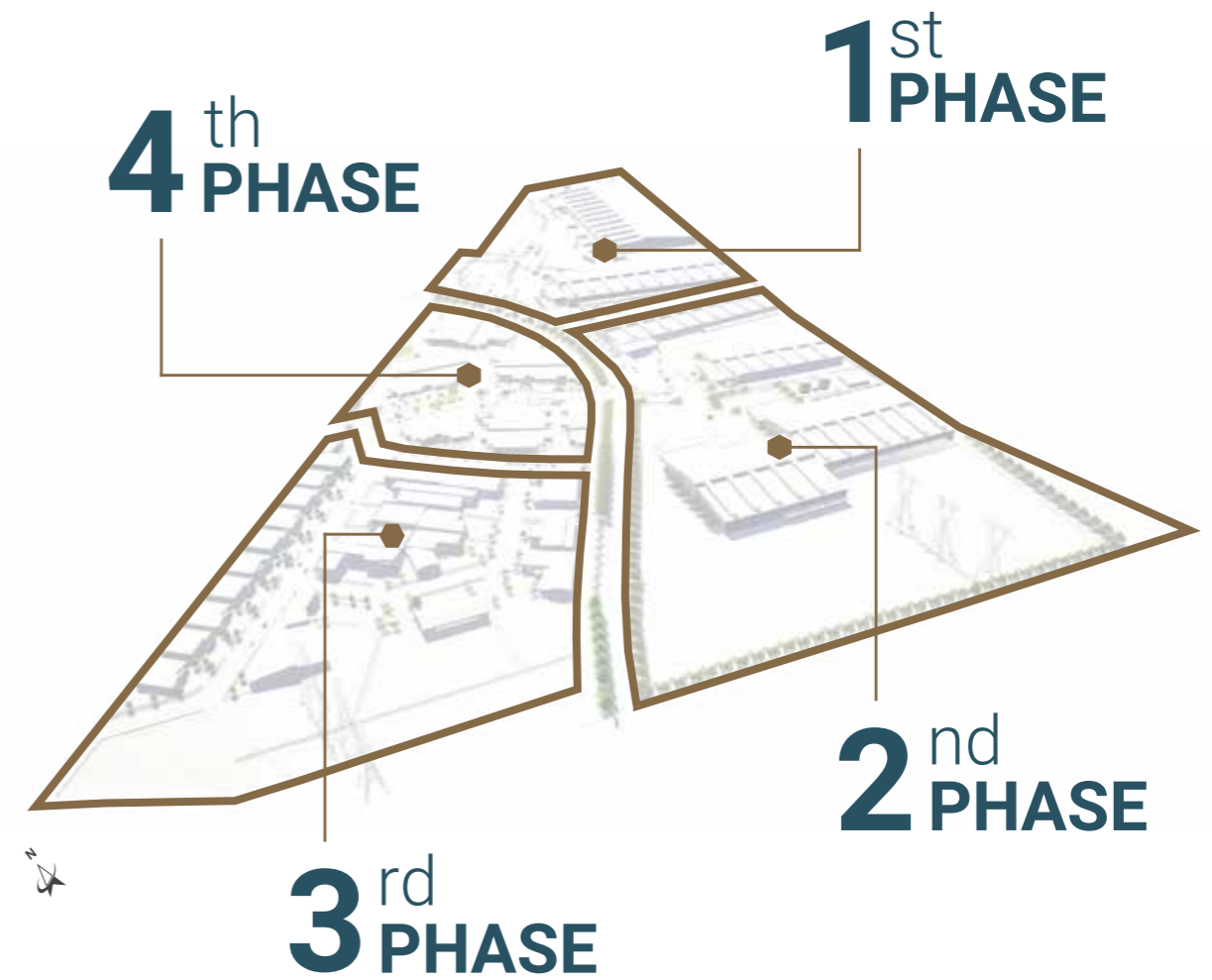


## MICRO LOCALITY

Within the immediate vicinity of Mountain View Business Precinct, the micro locality will offer a range of conveniences and amenities which contribute to daily business operations and employee well-being.

Groot Pheasantekraal Shopping Centre	3 km
Proposed Filling Station	3 km
Proposed R300 Extension On/Off Ramp	5 km
Cape Winelands Airport	5 km
Stonewood Business Park	6 km





Mountain View Business Precinct, an emerging 34-hectare light industrial park, is thoughtfully designed with the latest urban planning and architectural principles. Our premier development offers versatility, affording you the opportunity to create your optimal workplace environment.

Our mission is to meet market demands by delivering a purpose-built setting for distribution and logistics that ensures top-tier security, expansive open areas with landscaping, cutting-edge technology, and enhancing energy efficiencies. Experience the perfect synergy of innovation and functionality, enabling your business to thrive and reach its full potential.

PHASE 1	PHASE 2	PHASE 3	PHASE 4
now selling	from mid 2026	from mid 2027	from mid 2027
Distribution Centre Land or Turnkey Solutions	Distribution Centre Land or Turnkey Solutions	Warehousing Erven or Turnkey Solutions	Micro Unit Warehousing
Extent: 8,6 HA	Extent: 13,6 HA	Extent: 6 HA	Extent: 3 HA

## DEVELOPMENT

Our approach provides the flexibility to meet the diverse needs of various business models. The precinct is strategically divided into zones, accommodating both large distribution centres and smaller operations within a secure business park.









## DISTRIBUTION CENTRES

### PHASE 1 & 2

Our design guideline showcases contemporary architecture and innovative standards for state-of-the-art facilities, ensuring efficient operations.

We offer land parcels ranging from 30,000m<sup>2</sup> to 85,000m<sup>2</sup>, available either as vacant, serviced stands or turnkey solutions for purchase. Whether you're looking to build from the ground up or acquire a ready-to-use space, our offerings cater to your specific business needs.

-  up to 60% Bulk Coverage
-  Architectural Guidelines
-  Property Owners Association
-  Easily Accessible Roads
-  Business Fibre
-  Public Transport









## BUSINESS PARK

### PHASE 3 & 4

Our business park seamlessly combines aesthetic appeal with practicality and advanced security to form a vibrant commercial community.

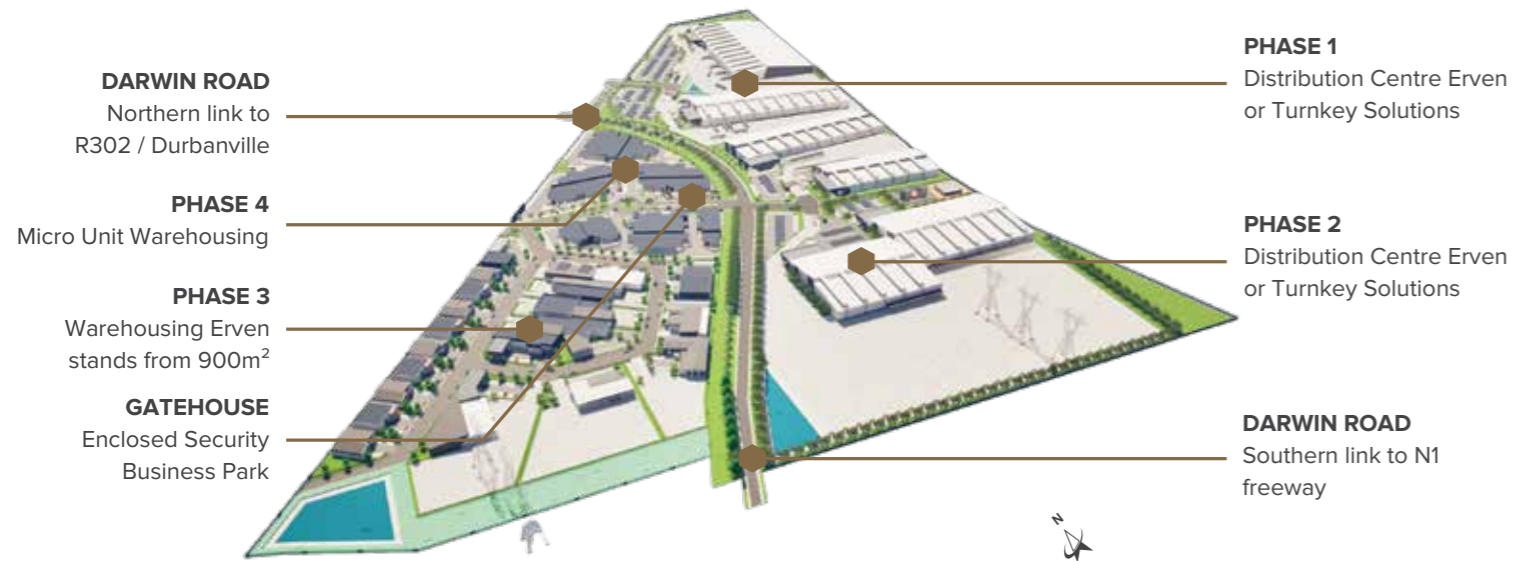
Designed with flexible spaces that accommodate light industrial activities, opportunities range from 150m<sup>2</sup> to 4,500m<sup>2</sup>, available as turnkey solutions for ownership or lease. Additionally, vacant stands are available for purchase, offering you the freedom to develop according to your specific needs.

-  Customisation of Land Size
-  24 Hour Off-Site Monitoring
-  Bulk Services Installed
-  50 Volt Ampere per m<sup>2</sup> of Bulk
-  24 Hour Access Control
-  Restaurant & Meeting Rooms



thrive in a modern, clean and secure setting

# PRECINCT MASTERPLAN



## SITE AREA SCHEDULE

AREA BREAKDOWN	EXTENT	BULK
PHASE 1 - Distribution Centre Erven or Turnkey Solutions	8,6 ha	up to 45,000 m <sup>2</sup>
PHASE 2 - Distribution Centre Erven or Turnkey Solutions	13,6 ha	up to 65,000 m <sup>2</sup>
<b>BUSINESS PARK</b>		
PHASE 3 - Warehousing Erven or Turnkey Solutions	6 ha	50%
PHASE 4 - Micro Unit Warehousing	3 ha	
<b>NATURAL VEGETATION &amp; LANDSCAPING</b>	1 ha	
<b>ZONING CLASSIFICATION: GENERAL INDUSTRIAL 1 (GI1)</b>		





## ARCHITECTURE

### Modern Aesthetics

Buildings will feature clean lines, open spaces, and large windows to maximize natural light. The use of minimalist forms and simple colour palettes will create a sleek, uncluttered look that is both timeless and forward-thinking.

### High-Quality Materials

Durable and sustainable materials such as steel, glass, and concrete will be used to ensure longevity and low maintenance. High-end finishes, including polished concrete floors and energy efficient glazing, will enhance the overall quality and appeal.

### Functionality

Layouts will prioritize operational efficiency, with easy access for logistics and transportation. The design will facilitate smooth workflows, from receiving to shipping.

## ENVIRONMENTAL EFFORTS

### Renewable Energy

All buildings will incorporate energy-efficient systems, including LED lighting, high-performance insulation and energy-efficient HVAC systems. The use of natural light will be maximised to reduce the need for artificial lighting during the day.

### Sustainable Materials

The use of recycled and locally sourced materials will be prioritized in construction to reduce environmental impact. High-quality, durable materials will ensure longevity and reduce the need to replace.

### Energy Efficiency

Solar panels can be installed on warehousing rooftops to harness renewable energy, reducing the dependency on non-renewable resources and lowering overall energy costs. This will also contribute to reducing the carbon footprint.

### Water Conservation

Smart meters will be installed to monitor and manage water usage efficiently, provide real-time data on water consumption and help optimize water use. Additionally, rainwater harvesting systems will collect and reuse rainwater for landscaping and non-potable uses.





## FACILITY HIGHLIGHTS

### Safety and Security

- A combination of perimeter concrete palisades, brick walls, Clearvu and electrified fencing.
- Integrated gatehouse for access control.
- CCTV Perimeter Monitoring.
- On-site reaction vehicle.

### Sustainability & Energy Efficiency

Mountain View Business Precinct promotes the use of

- Solar PV Systems.
- Mechanically-ventilated warehousing.
- Waterwise indigenous landscaping.
- Polycarbonate sheeting to maximise natural light.
- Double glazing for reduced energy consumption.
- Energy-efficient LED lighting in warehouses.

### Parking/Traffic Management

The development promotes the use of:

- Parking for staff and trucks which are split at the guardhouse to ensure the safety of pedestrians and vehicles.
- Designated visitor's parking areas.

### Fire Protection Systems

- Proposed shared sprinkler system to the entire precinct to ensure the safety of the premises and inventory.



# REGISTER INTEREST

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