

# THIRTEENONUP

GREEN POINT





# Welcome to layered living.

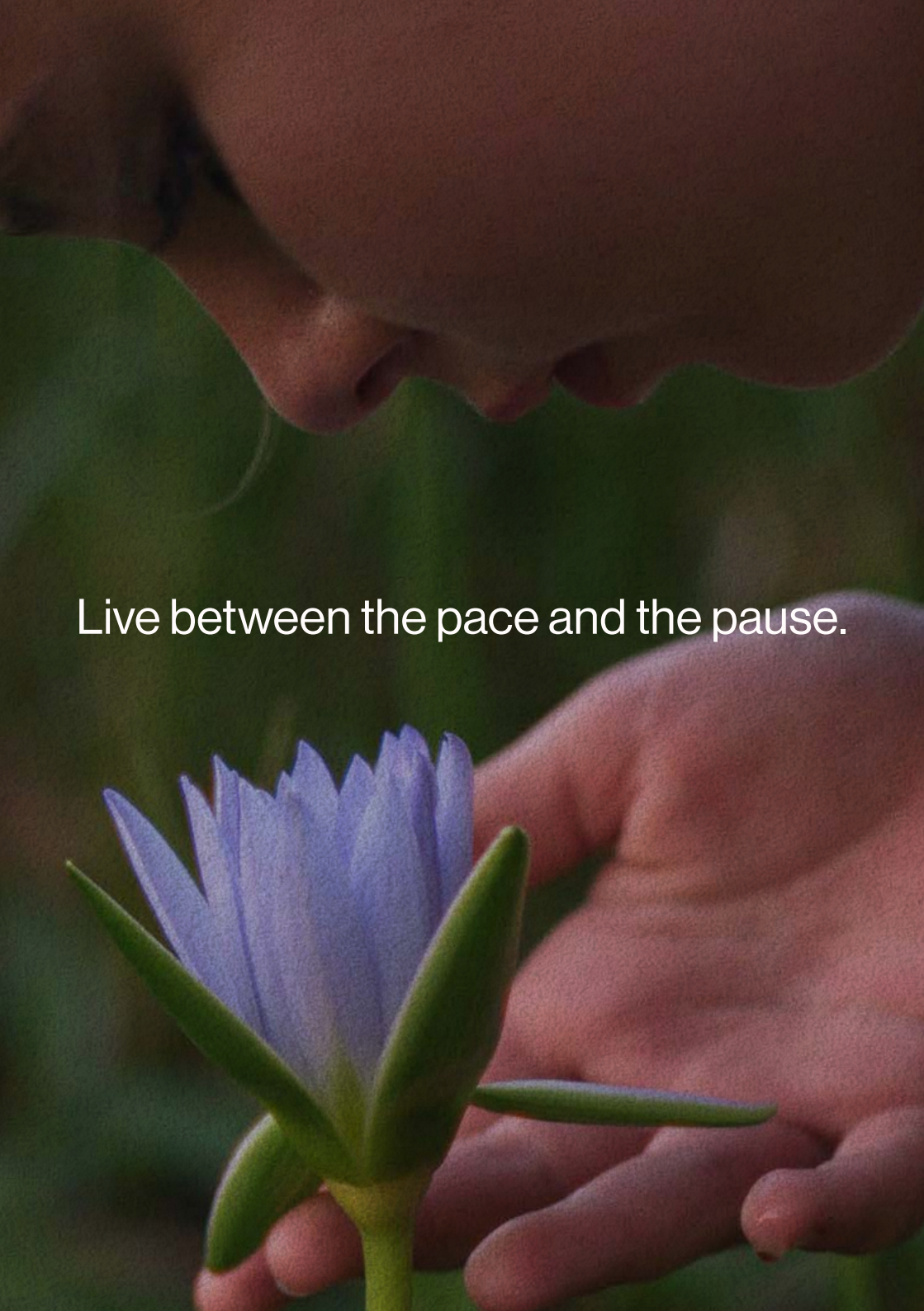
Introducing **THIRTEENONUP**.

Our 22<sup>nd</sup> development, welcomes you to the sought-after Green Point neighbourhood in Cape Town, South Africa.

Where life settles into a gentle rhythm between the Atlantic Ocean and Table Mountain National Park.

Each day unfolds in layers of calm, connection, and simplicity.

📍 13 Upper Portswood Road, Green Point, Cape Town.

A close-up photograph of a person's face and hand interacting with a blue lotus flower. The person's face is in the upper half of the frame, with their nose and mouth visible as they lean towards the flower. Their hand is in the lower half, gently holding the green stem of the lotus flower. The lotus flower is in full bloom, showing many light blue petals. The background is a soft, out-of-focus green, suggesting a pond or garden setting. The overall mood is peaceful and contemplative.

Live between the pace and the pause.

# Five floors. Endless stories.

**THIRTEENONUP** offers:

52 thoughtfully designed apartments, spread across five open air floors.

- 11 Studio apartments, starting from R2 895 000
- 23 One-bedroom apartments, starting from R4 495 000
- 12 Two-bedroom apartments, starting from R 9 595 000
- 4 Three-bedroom apartments, starting from R16 495 000
- 2 Penthouse apartments, starting from R34 995 000

Estimated completion date **April 2029**





# Depth by design.

**THIRTEENONUP** reflects a quieter evolution of urban living. Designed for family-focused lifestyles or those looking for permanence in a thriving neighbourhood.

Step inside an intimate and sensory world, where architecture balances neighbourhood energy and personal peace. Sculpted like moulded clay, **THIRTEENONUP** unfolds in layers. An atrium and vertical garden welcome you as you enter through a double volume, light-filled foyer. Suspended walkways, sculpted stairs, and many curves create a landscape of movement, pause and connection.

Beyond the home, you'll discover shared garden spaces, a children's play area, and an elevated pool deck. These spaces are essential extensions of a home that are considered and designed for human connection that unfold naturally.



# THIRTEENONUP features:

- Views of Signal Hill, Green Point Park, and the V&A Waterfront.
- High-specification space-saving joinery.
- Air-conditioning in all apartments.
- Concierge and Building Manager (provided by Fluent, our STL management partner).
- Back-up power for all shared-space areas.
- 24-hour on-site security.
- Lifestyle pool deck.
- Pet-friendly apartments.
- Children's play area.
- Green spaces and atrium featuring a vertical living garden.
- Walkable neighbourhood with cafès, delis, and convenience on your doorstep.



A person is silhouetted against a window with vertical blinds. The person is standing with their back to the camera, looking out the window. The blinds are partially open, allowing light to filter through. The overall mood is contemplative and serene.

Apartment living isn't flat living.



# Studio apartments.

Starting from R2 895 000

Sizes range from 29m<sup>2</sup> to 39m<sup>2</sup>

Studio A



Studio B



# One-bedroom apartments.

Starting from R4 495 000

Sizes range from 39m<sup>2</sup> to 92m<sup>2</sup>

One-bedroom



One-bedroom Garden



# Two-bedroom apartments.

Starting from R9 595 000

Sizes range from 76m<sup>2</sup> to 129m<sup>2</sup>

Two-bedroom



Two-bedroom Garden



# Three-bedroom apartments.

Three-bedroom starting from R16 495 000

Three-bedroom Garden starting from R18 195 000

Sizes range from 161m<sup>2</sup> to 233m<sup>2</sup>

Three-bedroom



Three-bedroom Garden



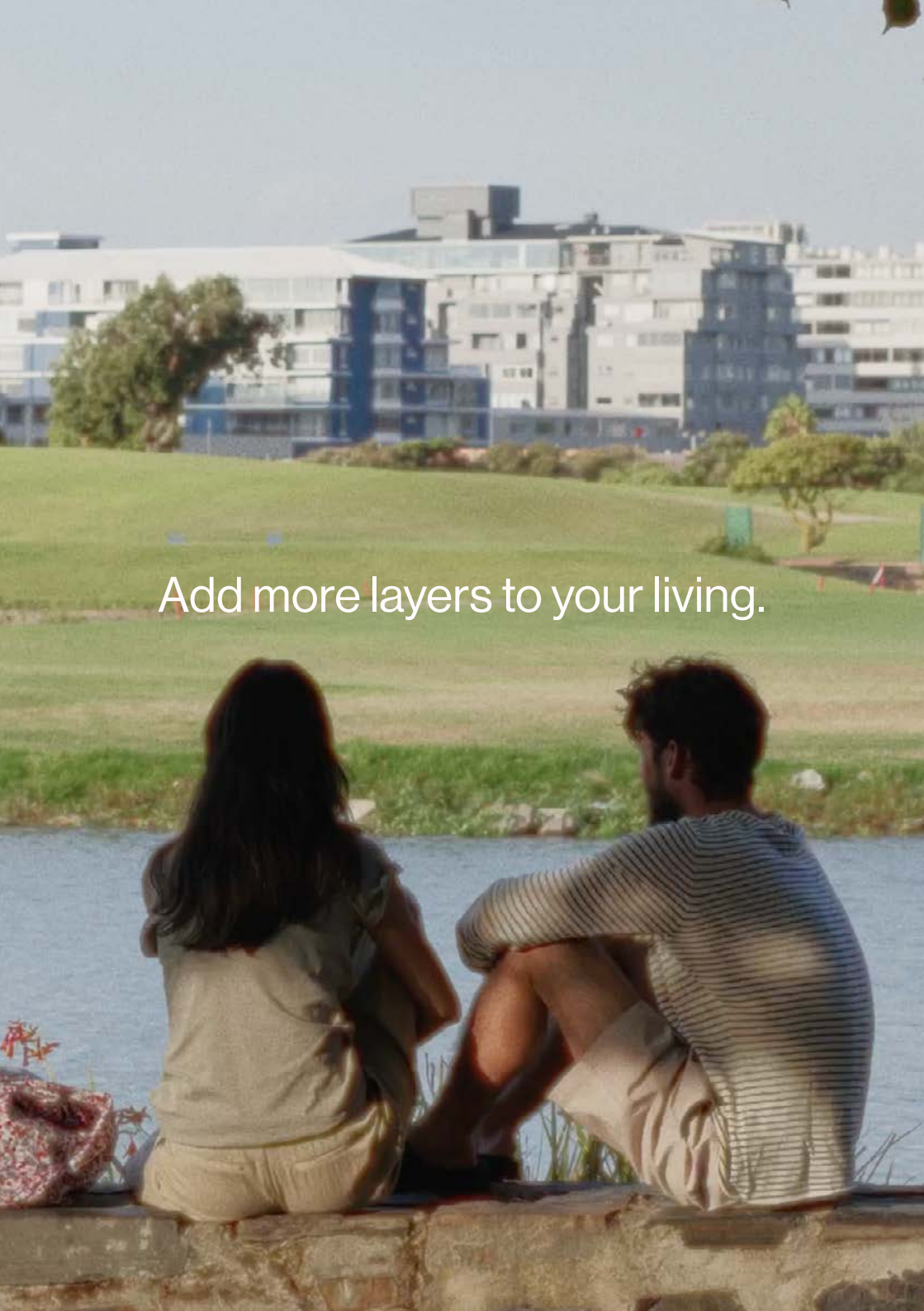
# Penthouses.

Penthouse 501  
329m<sup>2</sup>  
R39 995 000



Penthouse 502  
273m<sup>2</sup>  
R34 995 000



A man and a woman are sitting on a low stone wall, looking out over a body of water. The woman is on the left, with long dark hair, wearing a light-colored sleeveless top and shorts. The man is on the right, with a beard and short hair, wearing a striped long-sleeved shirt and shorts. In the background, there is a large, modern apartment building with blue and white facades, situated behind a green lawn. The sky is clear and blue.

Add more layers to your living.

# Elevations.



North front elevation.



South rear elevation.

## An architectural section drawing of a multi-story building. The drawing shows various levels with balconies and terraces. Labels include "USER TERRACE" at the top left, "USER BALCONY" across several middle levels, "TELEPHONE TERRACE" on the right side, and "KIDS PLAY AREA" near the bottom right. The building is shown in cross-section, revealing internal spaces and structural elements. The ground level is indicated by a dark, sloping line at the bottom.



East side elevation.



# Location. Life. Live.

Morning light and a fresh Atlantic Ocean air breeze filters through your window.

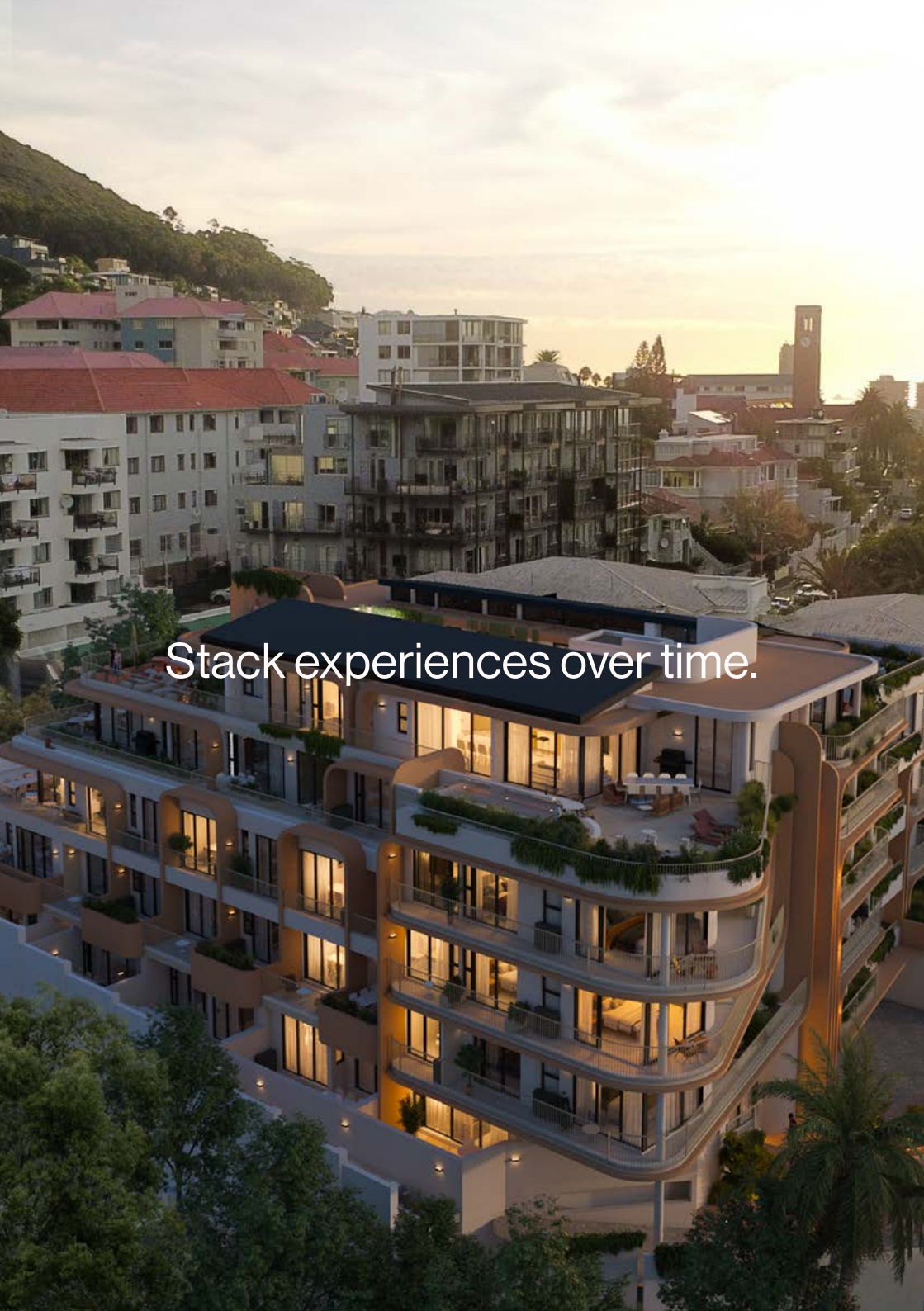
Surrounded by Signal Hill, parks, cafés, restaurants, grocery stores, and the coastline. A lighthouse included.

The Cape Town Stadium and V&A Waterfront are steps away.

Green Point blends urban energy with natural beauty. Here, living isn't rushed. It's considered. Everything you need is within reach.

This is urban living.



An aerial photograph of a modern, multi-story apartment building at sunset. The building features a curved facade, large glass windows, and balconies with greenery. The interior lights are on, and the balconies are furnished. The building is surrounded by other residential buildings and a hillside in the background. The text "Stack experiences over time." is overlaid on the image.

Stack experiences over time.

# The neighbourhood.

## Recreation:

1. Thornhill Park
2. Burnt Clubhouse
3. DHL Stadium
4. Green Point Park
5. Metropolitan Golf Club
6. Virgin Active Country Club
7. Tennis Club
8. Putt Putt
9. Sauna Haus
10. Car Wash
11. Laundry

## Cafés and restaurants:

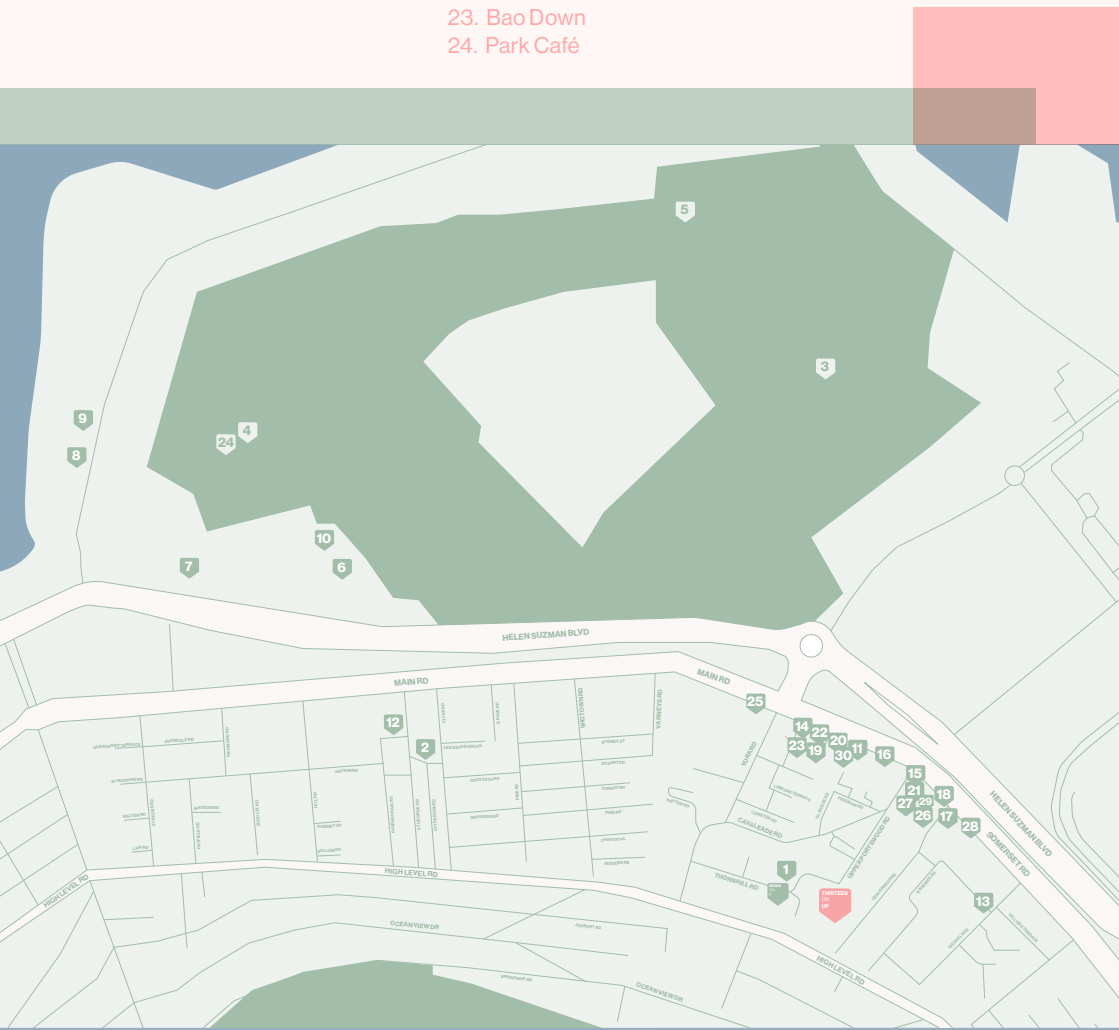
12. Cushty
13. Strangers Club
14. Jason's Bakery
15. Hudsons Burger Joint
16. Tiger's Milk
17. Bootlegger Coffee Company
18. Mano's
19. Café Extrablatt
20. Gelato Mania
21. Moro Gelato
22. El Burro
23. Bao Down
24. Park Café

## Convenience:

25. Giovanni's
26. Woolworths

## Beauty:

27. Boa
28. Show Hair
29. Blue Lemon
30. Blokes





# Let's run the numbers.

Short-term letting yields.

## Studio Apartment

|                       |                   |
|-----------------------|-------------------|
| Average Listing Price | R3 350 000        |
| Furniture             | R195 000          |
| <b>Total Listing</b>  | <b>R3 545 000</b> |

|                         |          |
|-------------------------|----------|
| <b>2028</b>             |          |
| Annual Gross Rental     | R451 946 |
| Estimated Future Rental | R37 662  |
| Occupancy               | 75%      |
| Nightly Rate            | R1 651   |

|                         |                |
|-------------------------|----------------|
| <b>Monthly Expenses</b> |                |
| Cleaning                | R938           |
| Rates                   | R4 697         |
| Levies                  | R2 650         |
| Insurance               | R347           |
| Electricity & Water     | R2 290         |
| Wi-Fi & Netflix         | R1 197         |
| Consumables             | R873           |
| Airbnb Fee              | R5 921         |
| Managing Agent          | R4 855         |
| <b>Total</b>            | <b>R23 768</b> |

|                       |          |
|-----------------------|----------|
| <b>Net Values</b>     |          |
| Net Rental            | R13 893  |
| Annual Net            | R166 717 |
| Yield on Future Rates | 5%       |
| Capital Growth        | 10%      |
| Total Yield           | 15%      |

Short-term letting yields.

One-bedroom Apartment

|                       |                   |
|-----------------------|-------------------|
| Average Listing Price | R5 500 000        |
| Furniture             | R250 000          |
| <b>Total Listing</b>  | <b>R5 750 000</b> |

| 2028                    |                |
|-------------------------|----------------|
| Annual Gross Rental     | R587 969       |
| Estimated Future Rental | R48 997        |
| Occupancy               | 75%            |
| Nightly Rate            | R2 148         |
| Monthly Expenses        |                |
| Cleaning                | R938           |
| Rates                   | R7 711         |
| Levies                  | R3 850         |
| Insurance               | R430           |
| Electricity & Water     | R2 519         |
| Wi-Fi & Netflix         | R1 197         |
| Consumables             | R873           |
| Airbnb Fee              | R5 921         |
| Managing Agent          | R4 855         |
| <b>Total</b>            | <b>R28 294</b> |
| Net Values              |                |
| Net Rental              | R20 702        |
| Annual Net              | R248 428       |
| Yield on Future Rates   | 5%             |
| Capital Growth          | 10%            |
| Total Yield             | 15%            |

Short-term letting yields.

Two-bedroom Apartment

|                       |                    |
|-----------------------|--------------------|
| Average Listing Price | R10 500 000        |
| Furniture             | R350 000           |
| <b>Total Listing</b>  | <b>R10 850 000</b> |

|                         |           |
|-------------------------|-----------|
| <b>2028</b>             |           |
| Annual Gross Rental     | R1109 807 |
| Estimated Future Rental | R92 484   |
| Occupancy               | 75%       |
| Nightly Rate            | R4 054    |

|                         |                |
|-------------------------|----------------|
| <b>Monthly Expenses</b> |                |
| Cleaning                | R1227          |
| Rates                   | R14 721        |
| Levies                  | R7 350         |
| Insurance               | R502           |
| Electricity & Water     | R2 748         |
| Wi-Fi & Netflix         | R1197          |
| Consumables             | R1 405         |
| Airbnb Fee              | R5 921         |
| Managing Agent          | R4 855         |
| <b>Total</b>            | <b>R39 926</b> |

|                       |          |
|-----------------------|----------|
| <b>Net Values</b>     |          |
| Net Rental            | R52 558  |
| Annual Net            | R630 696 |
| Yield on Future Rates | 6%       |
| Capital Growth        | 10%      |
| Total Yield           | 16%      |

Short-term letting yields.

Three-bedroom Apartment

|                       |                    |
|-----------------------|--------------------|
| Average Listing Price | R17 2500 000       |
| Furniture             | R450 000           |
| <b>Total Listing</b>  | <b>R17 700 000</b> |

| 2028                    |                |
|-------------------------|----------------|
| Annual Gross Rental     | R1692 448      |
| Estimated Future Rental | R141 037       |
| Occupancy               | 75%            |
| Nightly Rate            | R6 182         |
| Monthly Expenses        |                |
| Cleaning                | R1158          |
| Rates                   | R24 185        |
| Levies                  | R10 500        |
| Insurance               | R915           |
| Electricity & Water     | R2 519         |
| Wi-Fi & Netflix         | R1197          |
| Consumables             | R1544          |
| Airbnb Fee              | R5 921         |
| Managing Agent          | R4 855         |
| <b>Total</b>            | <b>R52 794</b> |
| Net Values              |                |
| Net Rental              | R88 244        |
| Annual Net              | R1058 928      |
| Yield on Future Rates   | 6%             |
| Capital Growth          | 10%            |
| Total Yield             | 16%            |

Long-term renting yields.

Studio Apartment

|                         |            |
|-------------------------|------------|
| Average Listing Price   | R3 350 000 |
| Total Listing           | R3 350 000 |
| 2028                    |            |
| Annual Gross Rental     | R212 951   |
| Estimated Future Rental | R17 746    |
| Monthly Expenses        |            |
| Rates                   | R4 697     |
| Levies                  | R2 650     |
| Total                   | R4 340     |
| Net Values              |            |
| Net Rental              | R13 406    |
| Annual Net              | R160 875   |
| Yield on Future Rates   | 5%         |
| Capital Growth          | 10%        |
| Total Yield             | 15%        |

One-bedroom Apartment

|                         |            |
|-------------------------|------------|
| Average Listing Price   | R5 500 000 |
| Total Listing           | R5 500 000 |
| 2028                    |            |
| Annual Gross Rental     | R343 479   |
| Estimated Future Rental | R28 623    |
| Monthly Expenses        |            |
| Rates                   | R2 881     |
| Levies                  | R3 850     |
| Total                   | R6 731     |
| Net Values              |            |
| Net Rental              | R21 892    |
| Annual Net              | R262 700   |
| Yield on Future Rates   | 5%         |
| Capital Growth          | 10.0%      |
| Total Yield             | 15%        |

Long-term renting yields.

Two-bedroom Apartment

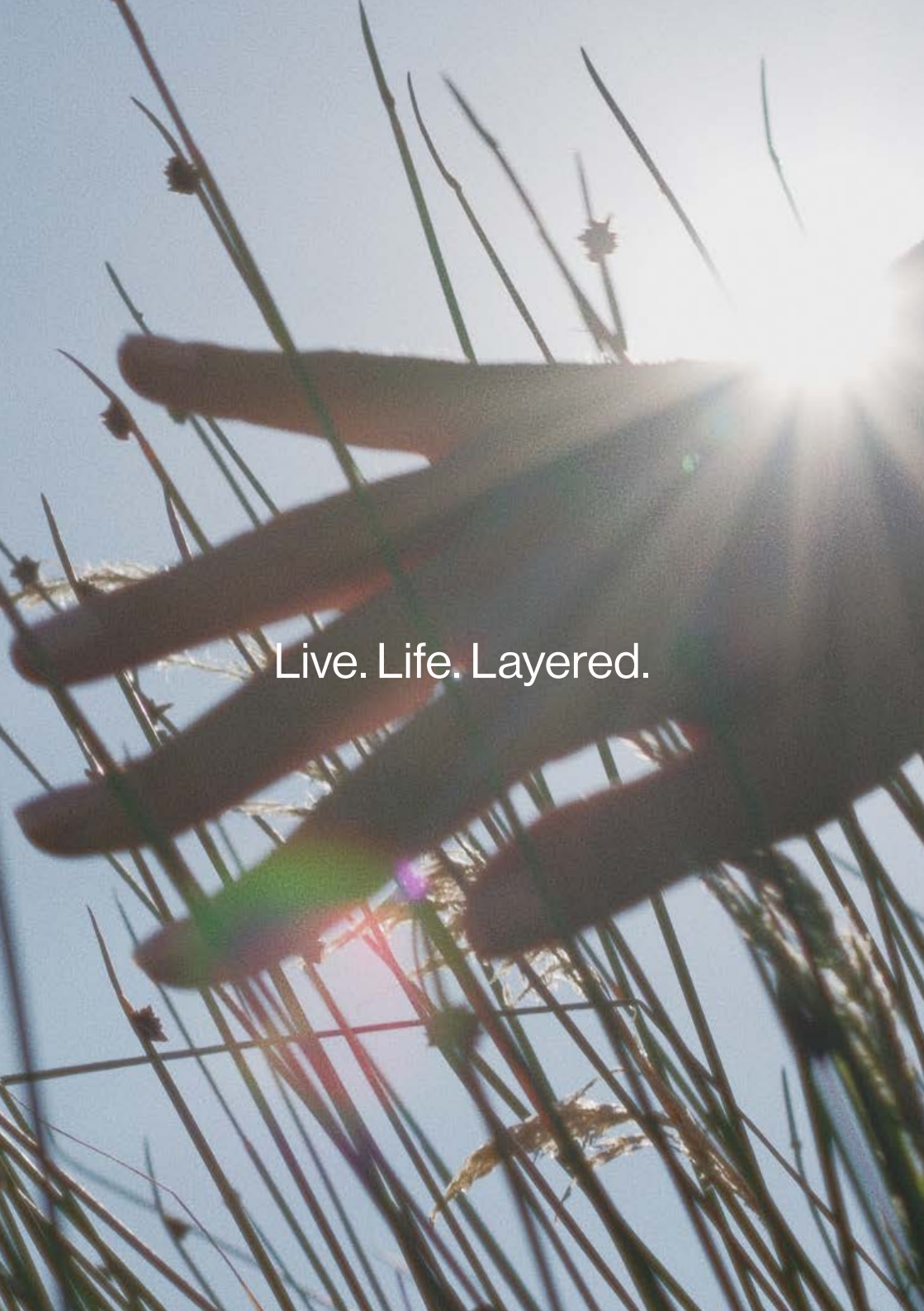
|                       |             |
|-----------------------|-------------|
| Average Listing Price | R10 500 000 |
| Total Listing         | R10 500 000 |

|                         |          |
|-------------------------|----------|
| 2028                    |          |
| Annual Gross Rental     | R515 205 |
| Estimated Future Rental | R42 934  |
| Monthly Expenses        |          |
| Rates                   | R5 651   |
| Levies                  | R7 350   |
| Total                   | R13 001  |
| Net Values              |          |
| Net Rental              | R29 933  |
| Annual Net              | R359 195 |
| Yield on Future Rates   | 3%       |
| Capital Growth          | 10%      |
| Total Yield             | 13%      |

Three-bedroom Apartment

|                       |             |
|-----------------------|-------------|
| Average Listing Price | R17 250 000 |
| Total Listing         | R17 250 000 |

|                         |          |
|-------------------------|----------|
| 2028                    |          |
| Annual Gross Rental     | R810 589 |
| Estimated Future Rental | R67 549  |
| Monthly Expenses        |          |
| Rates                   | R9 390   |
| Levies                  | R10 500  |
| Total                   | R19 890  |
| Net Values              |          |
| Net Rental              | R47 659  |
| Annual Net              | R571 904 |
| Yield on Future Rates   | 3%       |
| Capital Growth          | 10%      |
| Total Yield             | 13%      |

A low-angle, close-up photograph of a human hand reaching upwards. The hand is positioned in the center-right of the frame, with fingers slightly spread. It is surrounded by tall, thin blades of grass that rise from the bottom and sides, creating a sense of depth and layering. The background is a bright, clear sky, and a very bright sun is visible in the upper right corner, casting a strong lens flare across the scene. The overall mood is one of reaching, growth, and connection with nature.

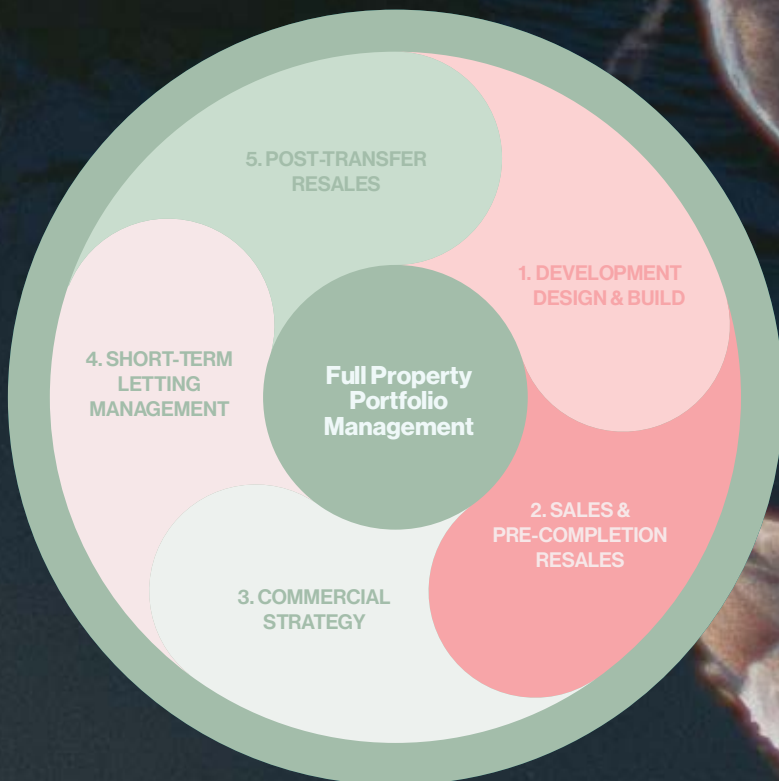
Live. Life. Layered.



# Hands free investment property management.

We're dedicated to shaping a complete living experience. Our all-encompassing approach means we manage every stage of a development's life cycle, from design and construction to ongoing sales and building management. We don't simply build; we nurture each building from inception to long after completion, creating lasting value for both our clients and communities.

Fluent is our short-term letting management agency of choice, placing dedicated personnel in our buildings to assist visitors and guests, ensuring an outstanding level of comfort, service and security. Fluent handles the complexities of short-term rentals on behalf of our apartment owners, which allows us to provide a full-service offering – from apartment purchase to investment property management.





# Who is Blok?

We're an urban precinct property developer, committed to creating visionary design, thoughtfully integrated spaces, and dynamic precincts.

We create environments where architecture, community, and culture intersect. Everything we do is designed to enhance city life, offering residents not just a home, but a place to belong, connect, and thrive.

With an 11-year understanding of the building developments, architecture, lifestyle, and local communities, we create spaces where people feel at home, in an urban setting.

Honey, you're home.





# THIRTEENONUP

GREEN POINT