

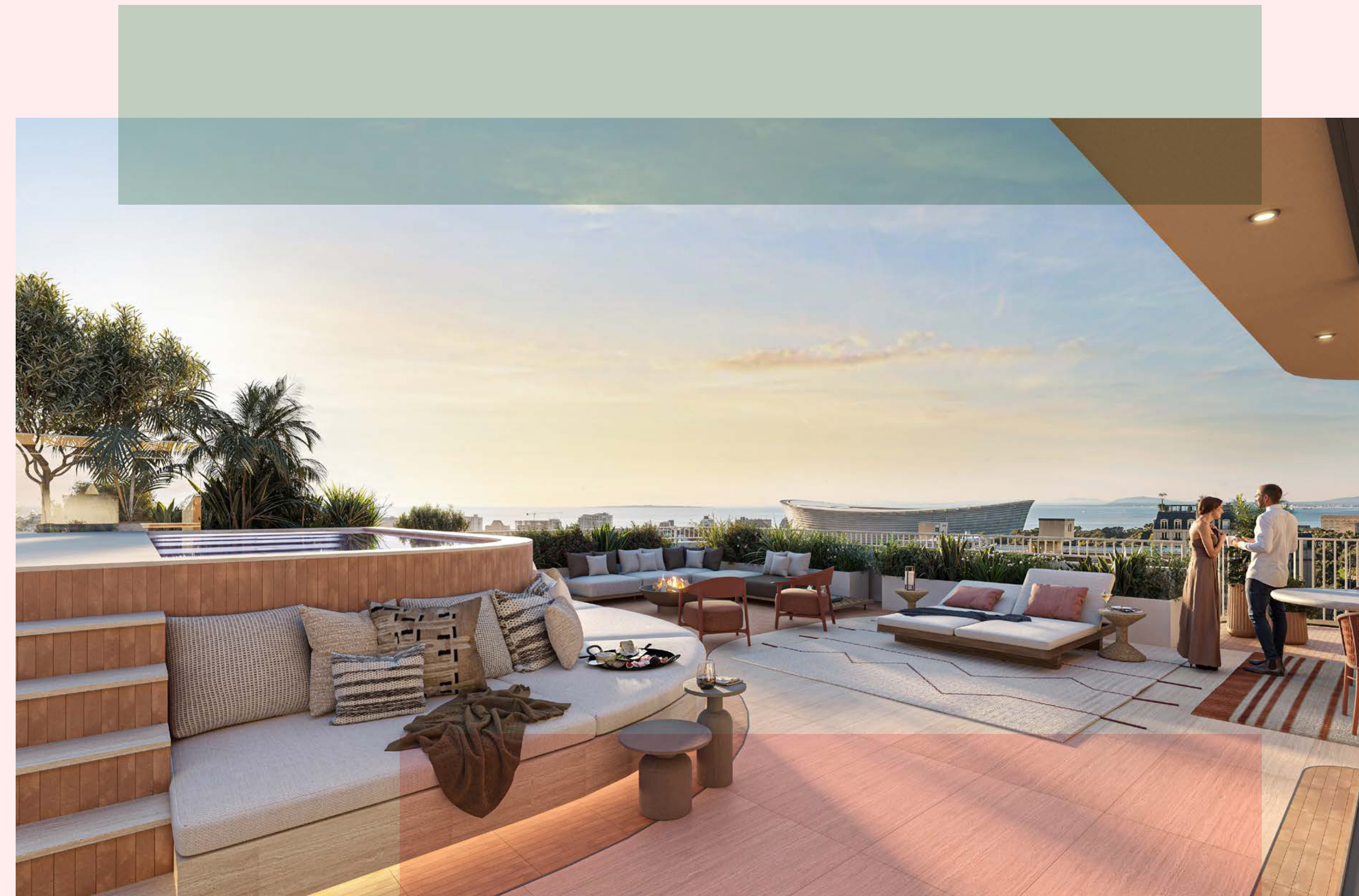
THE
PENTHOUSES
THIRTEENONUP
GREEN POINT



The ultimate vantage point.

Expansive terraces capture a rare duality. The wild silhouette of Signal Hill and the infinite expanse of Table Bay and the Atlantic Ocean. Below, a layered world in constant, magnetic motion. Around you, a neighbourhood that masters the art of the pause, revealed layer by layer.

Green Point is a setting that rewards both ambition and stillness. With the park, stadium and ocean on your doorstep, and the mountain as your backdrop, life here is measured in moments. From the morning ritual at a local café to the evening cadence of a Mouille Point wander. This is urban living, redefined for the few.





Light as an architect.

The Penthouses at **THIRTEENONUP** are designed to be in constant dialogue with the shifting Cape Town light. The curved facade acts as a kinetic response to the day. Catching the crisp, early sun off Signal Hill and holding the molten gold of dusk as it sweeps across the Cape Town Stadium.

Seamless transitions.

Floor-to-ceiling glazing dissolves the boundary between the sanctuary of the interior and the expanse of the outdoors. The kitchen, anchored by a monolithic, curved island, transitions effortlessly into a dining space that opens wide onto the terrace. Here, your private pool sits at the canopy-level of Signal Hill, offering an unmatched vantage point over the V&A Waterfront and the vast, shimmering Atlantic.

A masterclass in restraint.

Inside, materiality is layered with intent. Tactile timber joinery meets the cool precision of engineered stone; shadow-line cornices create floating ceiling planes, and carefully considered lighting frames every angle. It is a home of quiet luxury, where every surface has been curated for calm.



The residence.

Your sanctuary.

Three bedrooms and three bespoke bathrooms, including a master ensuite featuring a sculptural freestanding bath and walk-in rain shower. Glass, floor to ceiling, cupboards adds a distinctive touch to the master bathroom.

The terrace.

An elevated urban oasis, complete with a private pool, a dedicated integrated sauna, and an outdoor rain shower for post-swim refreshment. The building ends here. The urban living begins.

Layered living.

Designed for a seamless indoor-outdoor lifestyle, the living and dining areas use fluid, open-plan geometries that draw the eye straight toward the expansive wrap-around terraces and horizon views. Floor-to-ceiling glass sliding panels retract completely, merging the indoor lounge and dining zones directly with the outdoor terrace living spaces.

A culinary experience.

The kitchens are engineered as the functional and social heart of each penthouse, balancing utility with understated tactile luxury. Each kitchen features a generous, statement island with a curved edge profile, finished in premium engineered stone worktops and paired with structured bar seating. It serves as both a prep zone and an informal gathering space. Rich, warm timber joinery lines the walls, seamlessly integrating top-tier appliances and pantry storage. Architectural shadow-line cornices create floating ceiling effects, complemented by warm under-shelf and backlit detailing that highlights the textures of the stone and wood.



ONE PENTHOUSE

Internal: 151m²

External: 178m²

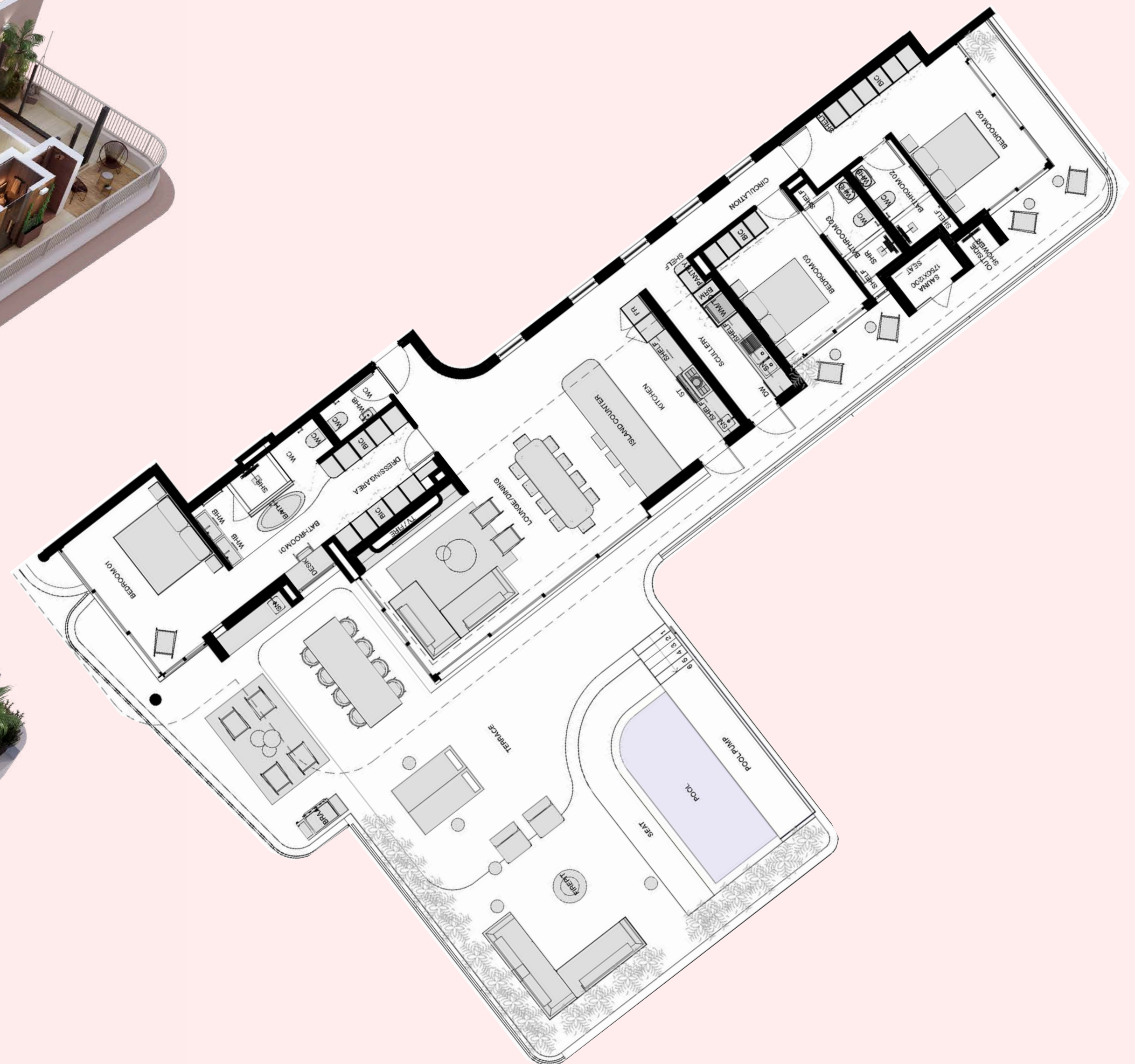
Total: 329m²

-  Three bedrooms
-  Three bathrooms
-  Two parking bays
-  Private rooftop pool
-  Sauna
-  Outdoor shower



PENTHOUSE

3D architectural rendering of a modern penthouse interior and terrace. The interior features a large open-plan living and dining area with a curved sofa, a dining table, and a kitchen. A bedroom with a large bed and a bathroom are also visible. The terrace includes a swimming pool, lounge seating, and a dining area. A small inset shows a site plan with the penthouse location marked.



ONE PENTHOUSE

R39 995 000 incl VAT
R34 778 261 excl VAT
Zero Transfer Duty
\$2 427 234 | €2 125 962



TWO PENTHOUSE

Internal: 131m²

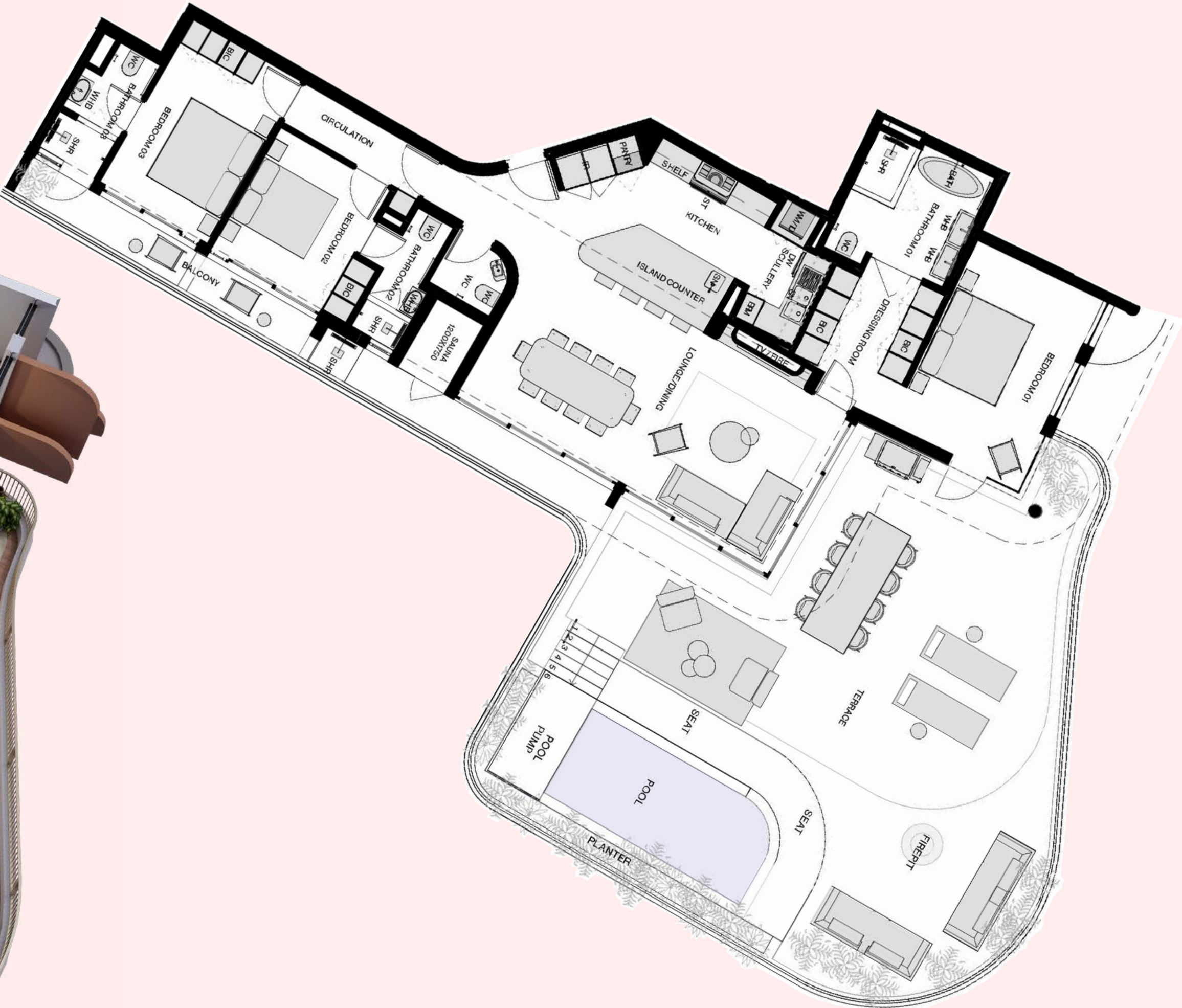
External: 142m²

Total: 273m²

-  Three bedrooms
-  Three bathrooms
-  Two parking bays
-  Private rooftop pool
-  Sauna
-  Outdoor shower



TWO
PENTHOUSE



TWO PENTHOUSE

R34 995 000 incl VAT
R30 430 435 excl VAT
Zero Transfer Duty
\$2 123 793 | €1 860 184





A neighbourhood like no other.

Green Point doesn't ask you to choose between the city and the outdoors. It pulses with the energy of the city while holding onto something quieter. Tree-lined streets, Green Point Park, the mountain always overhead. Cafés with their regulars, restaurants worth the walk, and the kind of street life that makes you slow down without noticing.

Green Point is the entertainment hub of Cape Town, with the Cape Town Stadium the focal point. Concerts, home to the Stormers. The surrounds host the Cape Town Marathon and Cape Town Cycle Tour. Not forgetting the parades that take place on Main Road.

For those looking for a bit of retail therapy or tourist attractions, the V&A Waterfront is less than a kilometre away, home to the spectacular Zeitz Museum of Contemporary Art Africa, ocean activities and loads of hustle bustle.

Green Point offers something increasingly rare; a neighbourhood where the layers of urban living sit comfortably alongside each other, the park and the promenade, the café and the mountain, the activities and the stillness.



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





About 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 | Live. Life. Layered.
GREEN POINT

sales@blok.co.za | +27 66 186 1658 | thirteenonup.co.za

