

Est. 1751

the
BARRACKS



THE HISTORY

Let's tell you a story about The Barracks...

The first record of the warehouse, now known as "The Barracks", appeared on a city block map of 1751. The building formed part of the neighbouring Lutheran Church group of buildings.

Interestingly, at that time, the United East India Company was in control of the Cape & the owner of the building, a devout Lutheran, was not allowed to have any Lutheran congregations. He then took matters into his own hands & had a hall erected in the stately Sea Street, now known as Strand Street. He disguised it as a warehouse, but in secret, used it as a church hall from 1771 to hold Lutheran church services.

From 1785, the warehouse was put to military use & was described as "Kaserne Magarzijnen", meaning "Barracks" or "Warehouse/Store".

the **BARRACKS**

Fast forward to 2010 when the current owners, Casey & Mike Augoustides, started to revive & rejuvenate the old girl to her previous glory.

When entering The Barracks, you will see her ceilings made of authentic yellowwood beams from the 1700's & moments of history appear in various exposed nodes where natural clay brick, sea sand & even sea shells make up a structure that will now become one of Cape Town's most historic residential space.

The Barracks welcomes you to experience a piece of her untold history.



the
BARRACKS

CAPE
TOWN
//
SOAK
UP
THE
MOTHER
CITY

THE CITY



360
DEGREES
OF
CAPE
TOWN
//

THE VIEW

With an exquisite wellness centre & pool on the rooftop, residents can relax & absorb iconic views of the city, Table Mountain, Signal Hill & the Cape Town Stadium.



Vivaciously standing on the corner of Bree & Strand street, The Barrack's location could not be sweeter. Undoubtedly known as one of the coolest restaurant strips in Cape Town, Bree Street offers a wide array of urban eateries, contemporary bars, art galleries & even antique shops.

STRAND STREET

BREE STREET

WATERKANT STREET

CAPE TOWN FAN WALK

THE LOCATION

THE BARRACKS



THE AMENITIES

- SECURITY ◆
- ROOFTOP POOL ◆
- ROOFTOP WELLNESS CENTRE ◆
- CONCIERGE SERVICE ◆
- ATTENTION TO DETAIL UNIT INTERIORS WITH DOUBLE GLAZED WINDOWS ◆
- APARTMENTS FITTED WITH ENGINEERED WOOD FLOORING ◆
- BESPOKE, DESIGNER FURNITURE PACKAGES AVAILABLE ◆
- IN-HOUSE RESTAURANT & COFFEE SHOP ◆

MARKETING
OF UNITS

CHECK-IN
& OUT

LAUNDRY &
HOUSEKEEPING

INTERIOR
DECORATING

APARTMENT
MAINTENANCE

RATE MANAGEMENT &
DISTRIBUTION

APARTMENT INVENTORY
& STANDARD CONTROL

MONTHLY
REPORTING

Whether you opt to short-term let or not, TPF will also provide all owners management services of the building and the rental operation:

CONCIERGE
SERVICE

COMMON AREA CLEANING
& MINOR MAINTENANCE

BUILDING SUPERVISION IN
COLLABORATION WITH THE MANAGING AGENT

The Barracks offers investors full rental management packages, with a net yield estimated at 8%* for short-term letting.

Appointed as short-term letting operator, TPF Hospitality has extensive experience in hospitality, which includes managing 5-star Hotels, Time-share Resorts, Guest Houses and Luxury Serviced Places.

Having developed extensive marketing and operating systems, and through the use of a combination of marketing and distribution channels, TPF Hospitality will ensure your property returns are maximized without compromising the long-term value of your asset.

In short, TPF Hospitality takes the hassle out of managing your property.

*Individual unit yields applicable, please discuss with sales consultant.

RENTAL MANAGEMENT

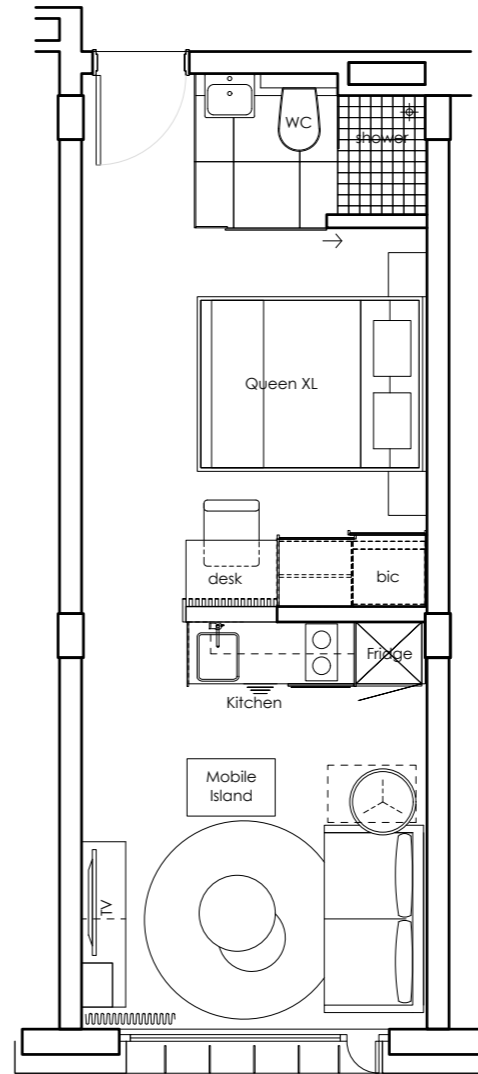


Bespoke studio, 1 & 2 bedroom apartments - designed with attention-to-detail specs & finishes, large ceiling height windows with double glazing & engineered wood flooring.

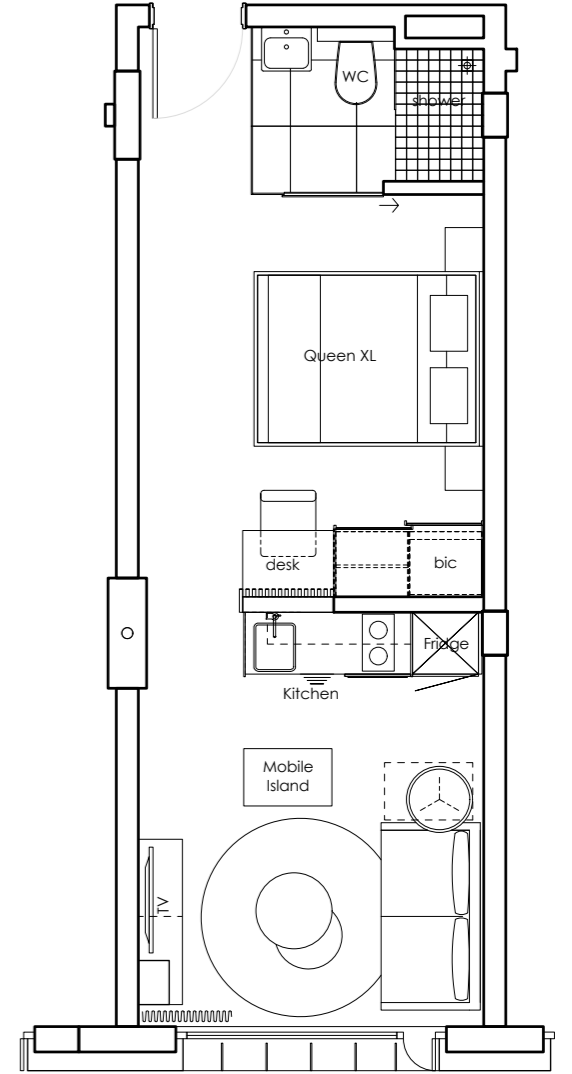
THE INTERIOR



UNIT TYPES

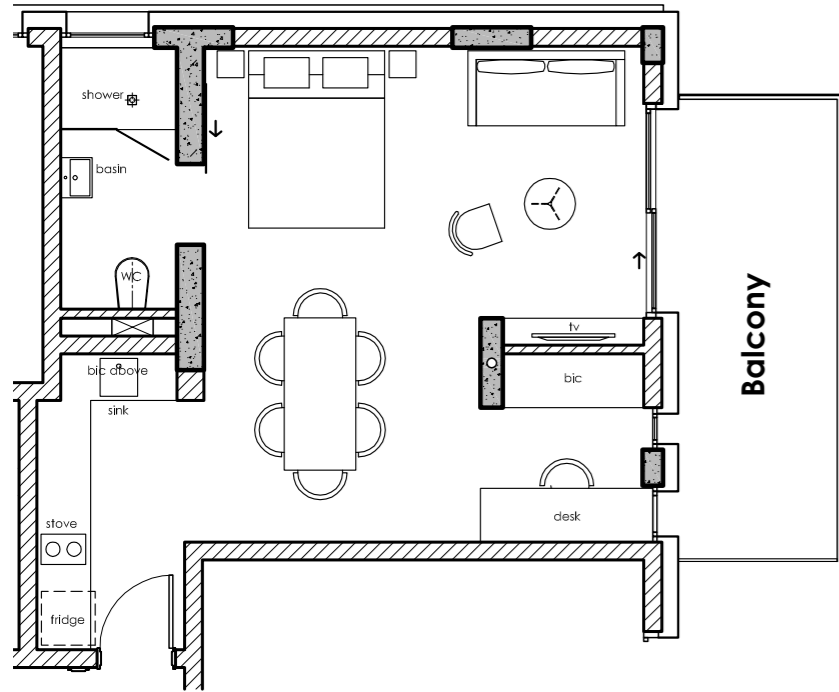


TYPE A | 30m²

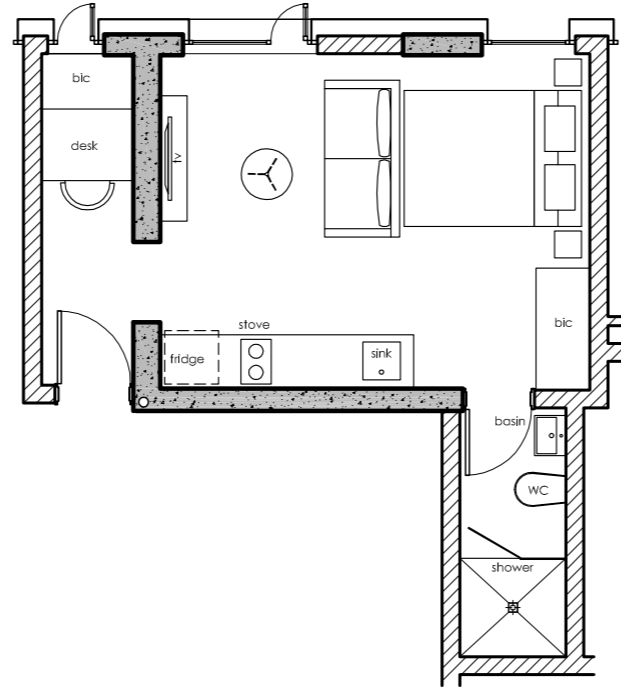


TYPE A1 | 31m²

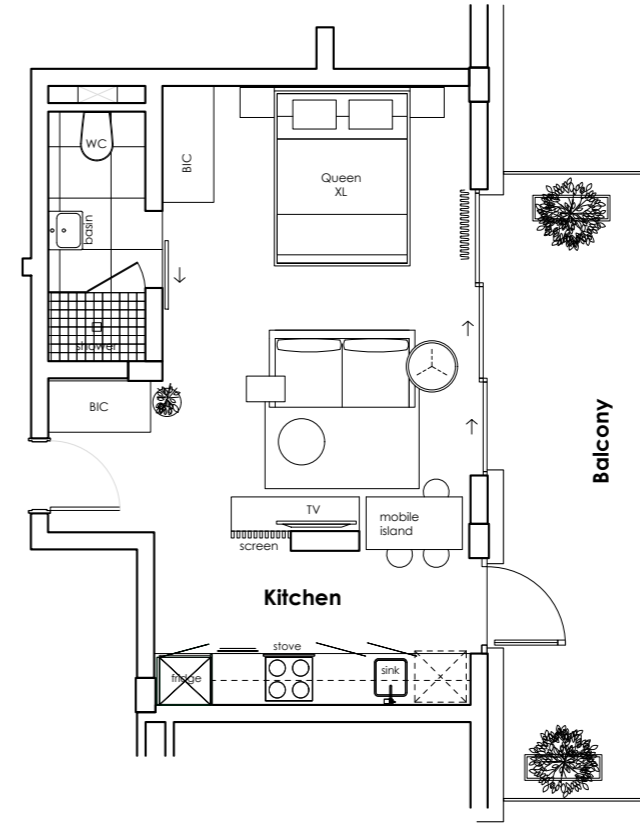
UNIT TYPES



TYPE B1 | 41m² + 11m² Balcony



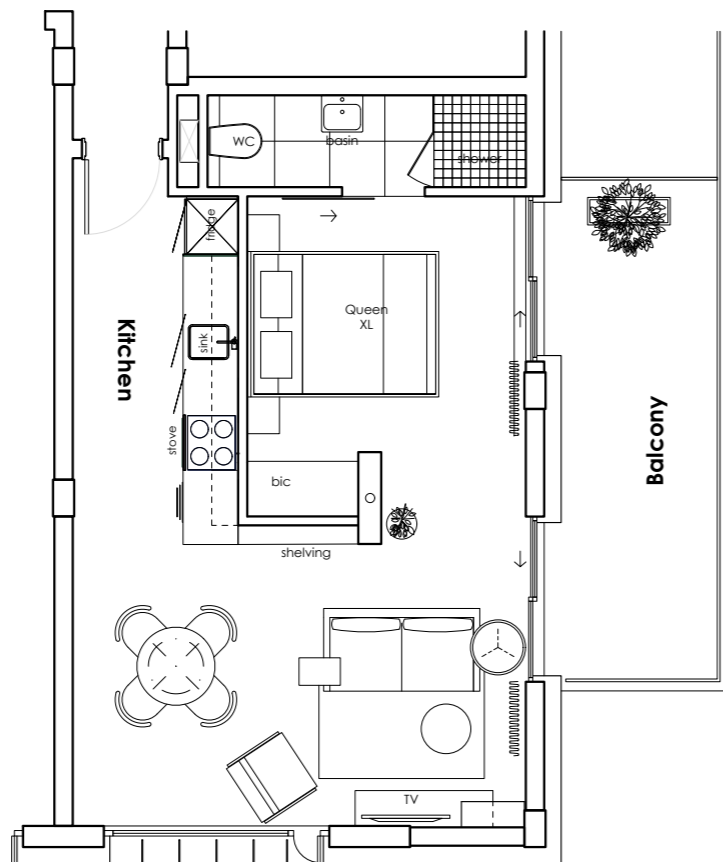
TYPE B2 | 29m²



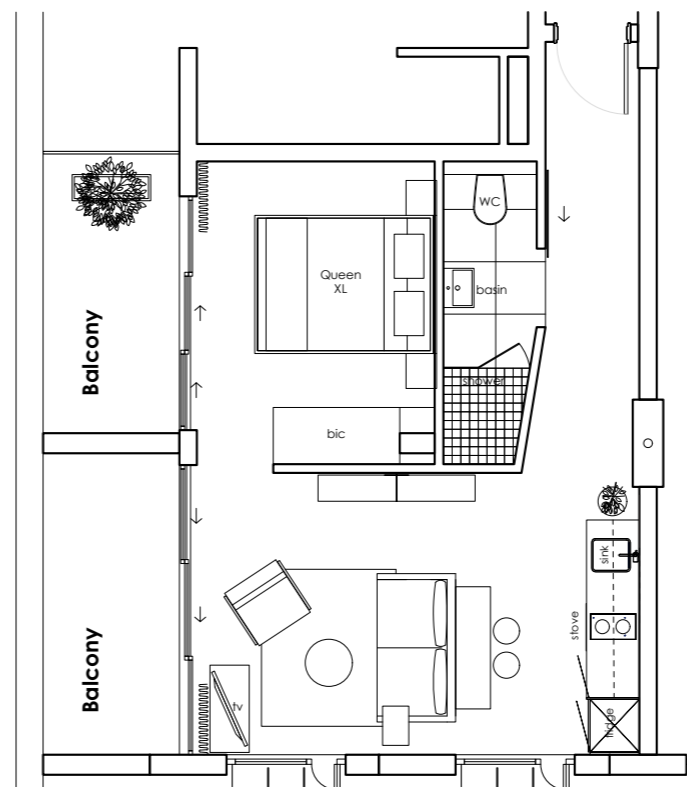
TYPE C | 30m² + 13m² Balcony



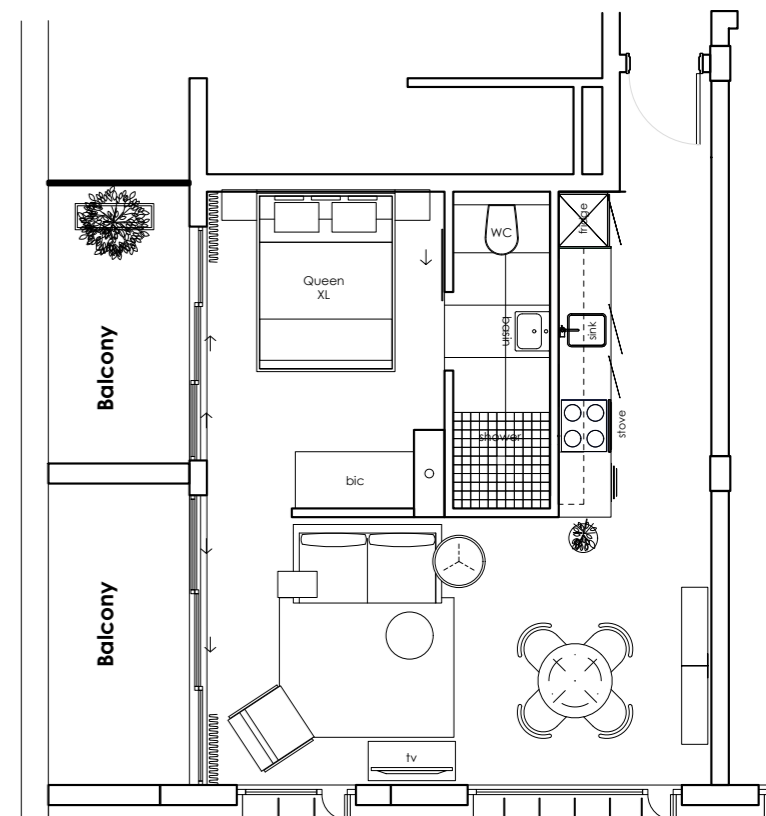
UNIT TYPES



TYPE **D** | 41m² + 14m² Balcony

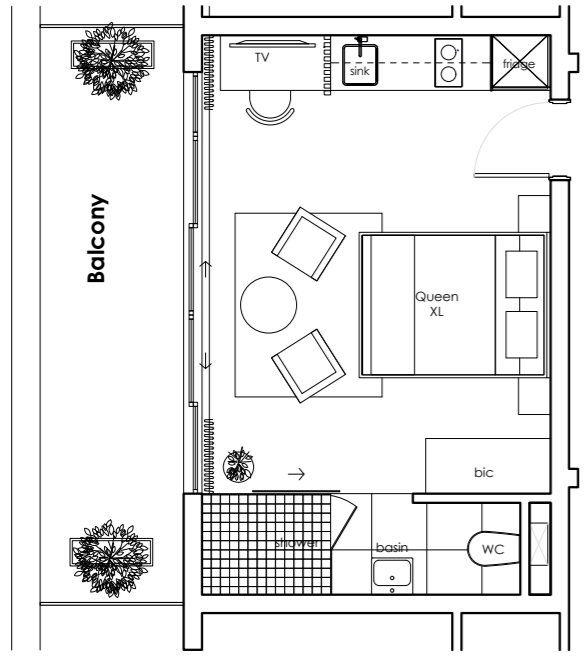


TYPE **E** | 38m² + 13m² Balcony

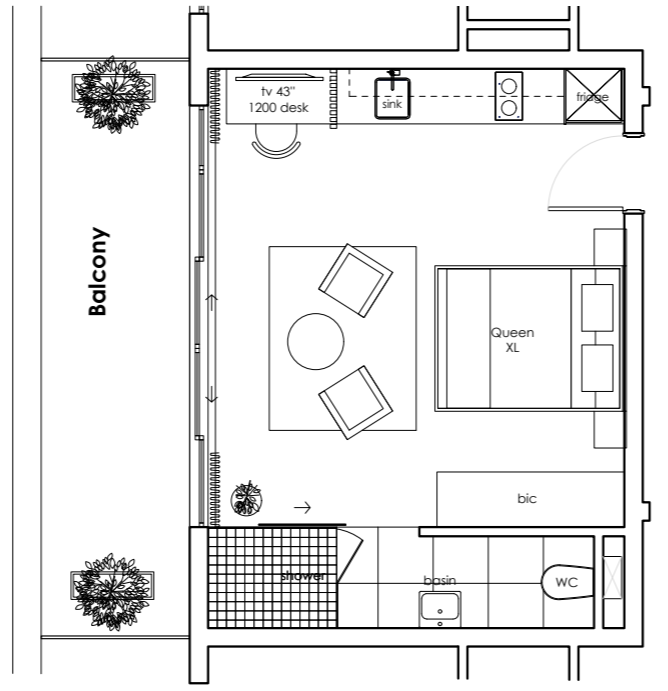


TYPE **E4** | 48m² + 16m² Balcony

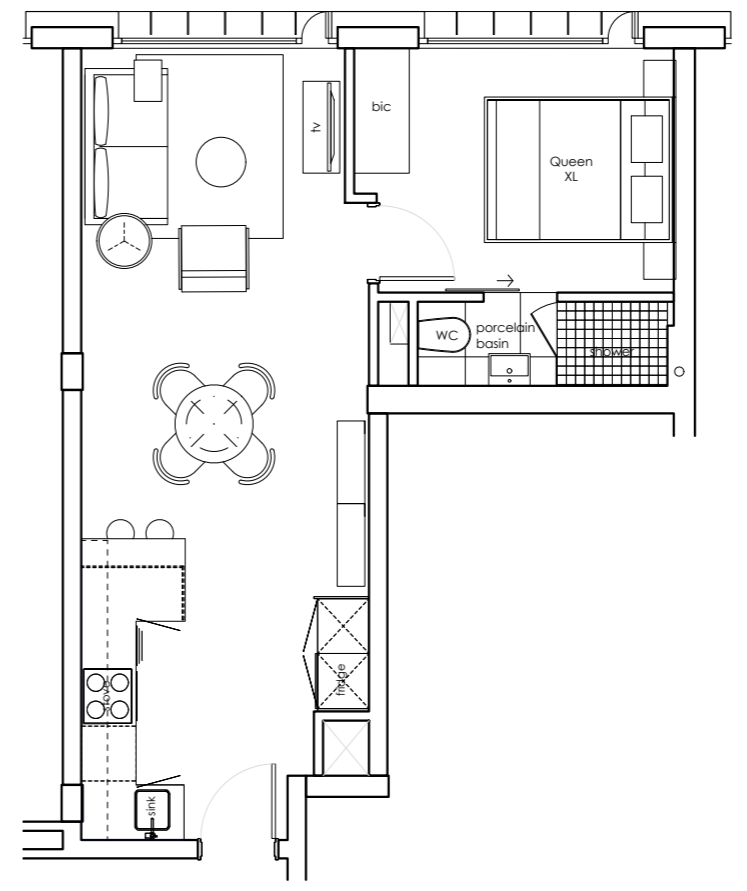
UNIT TYPES



TYPE **F** | 25m² + 12m² Balcony



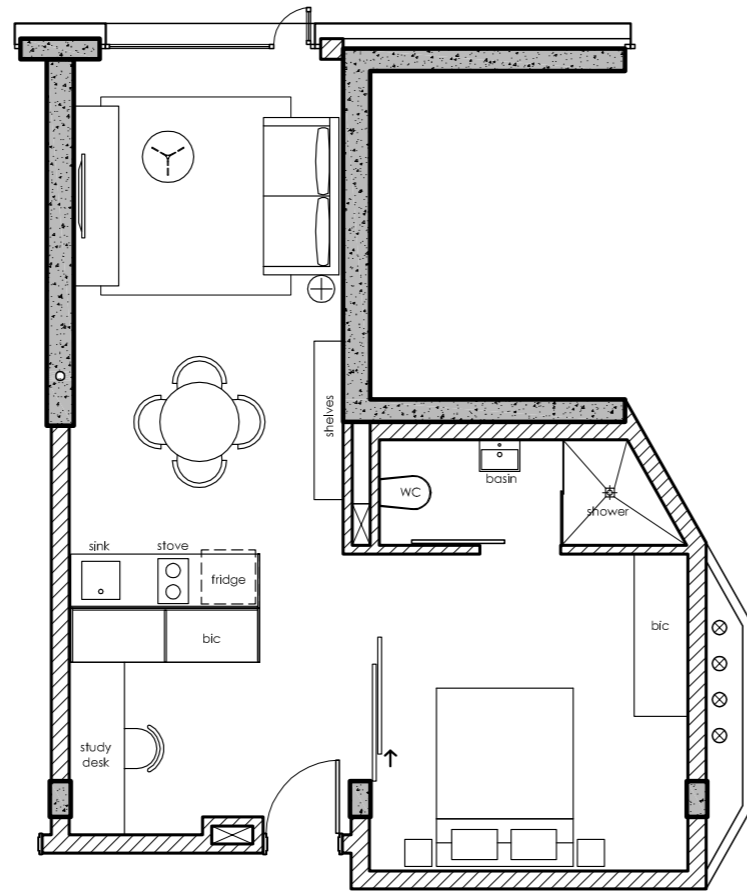
TYPE **F4** | 25m² + 10m² Balcony



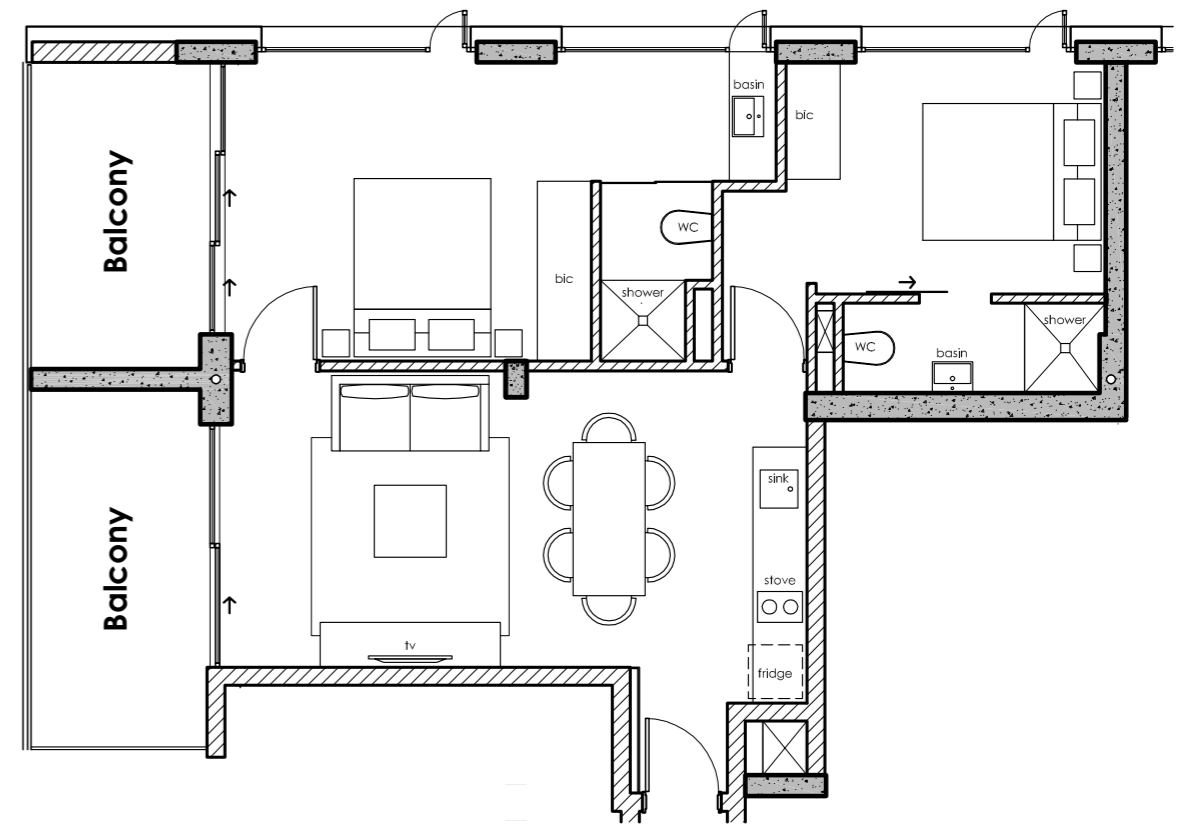
TYPE **G** | 42m²



UNIT TYPES

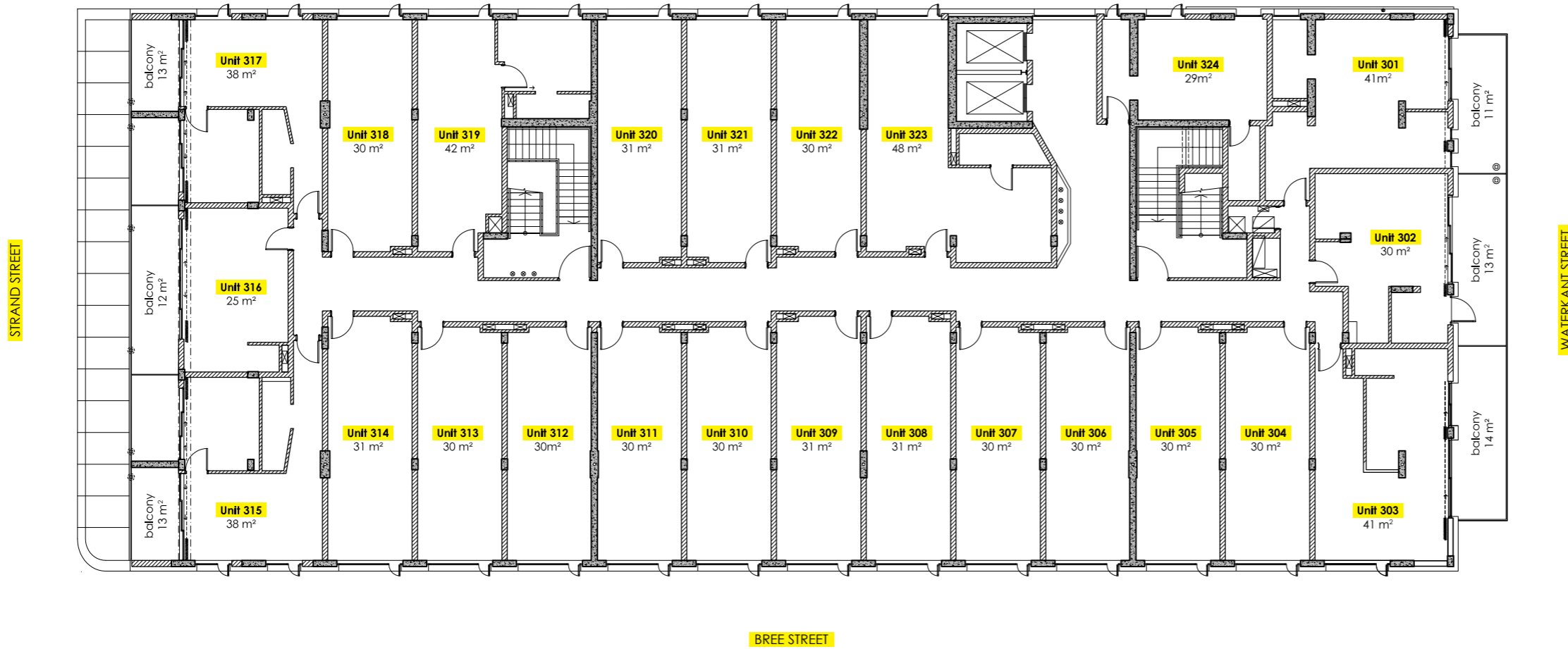


TYPE H | 48m²



TYPE J1 | 62m² + 17m² Balcony

3RD FLOOR PLAN



WATERKANT STREET

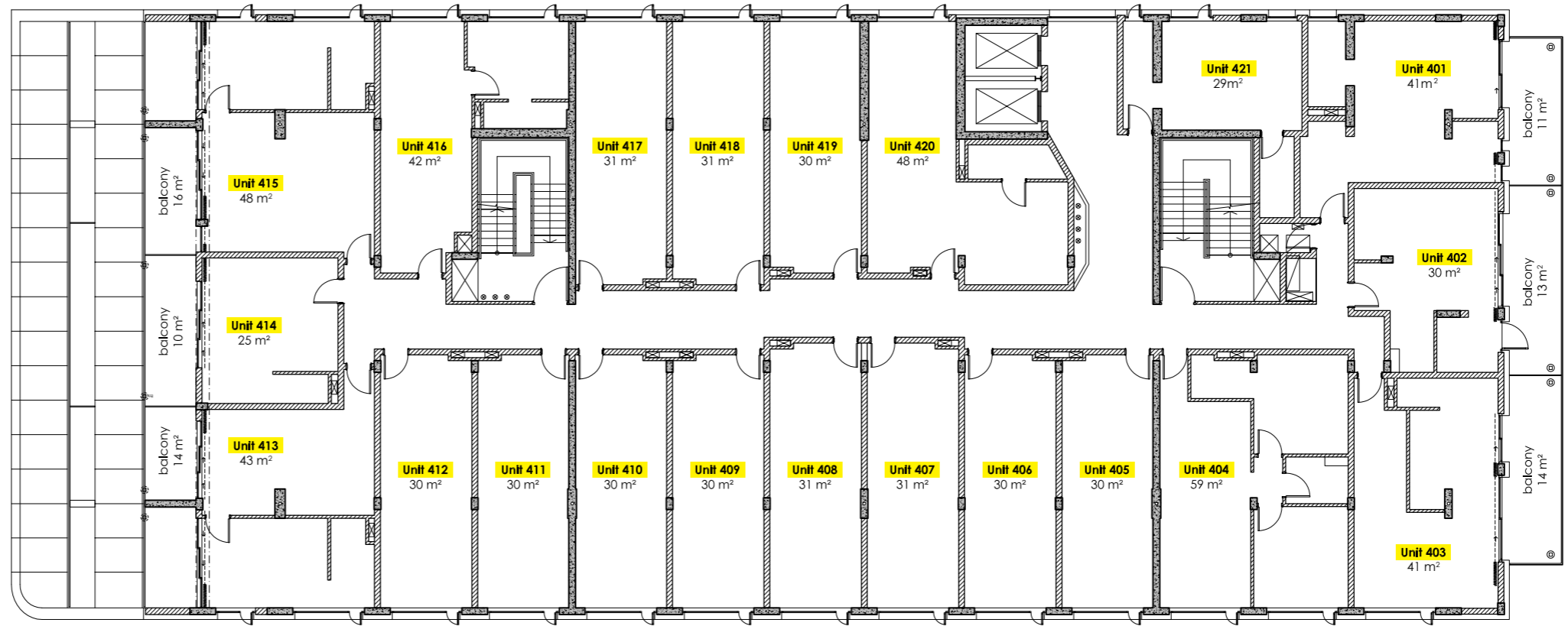
STRAND STREET

BREE STREET





STRAND STREET



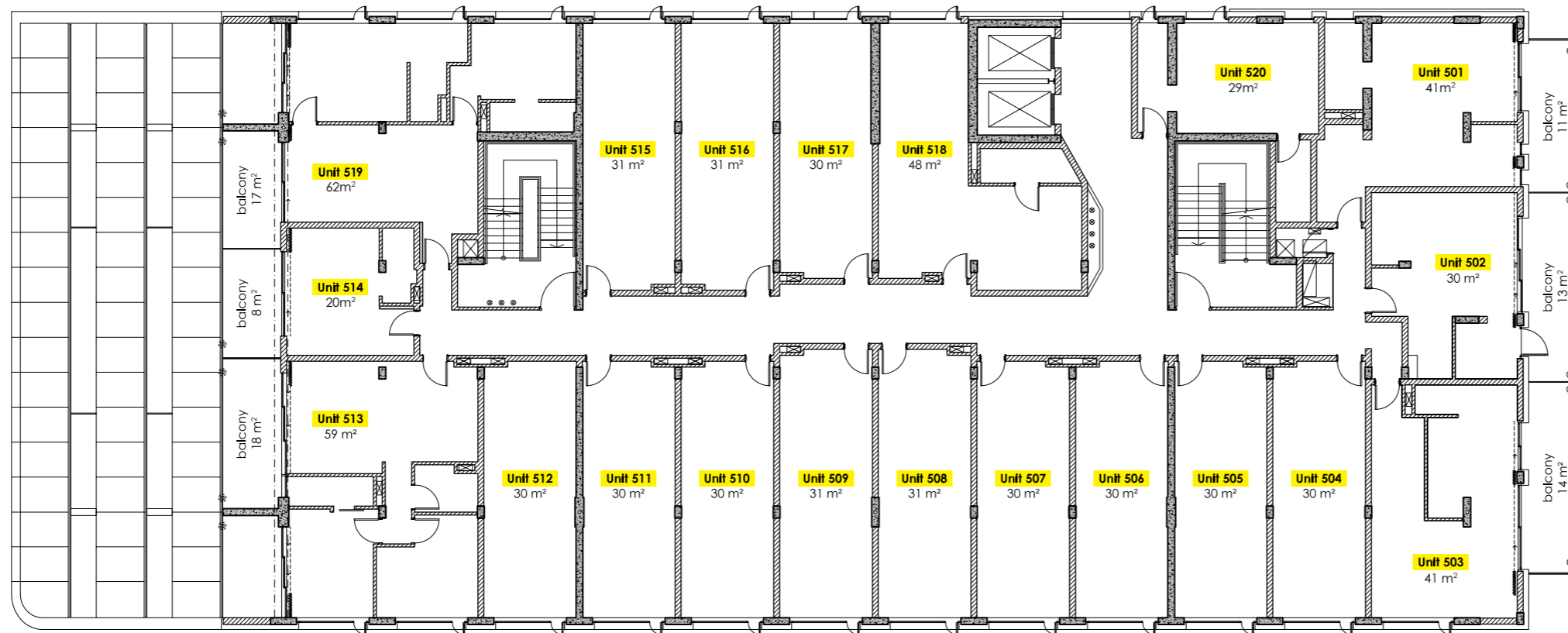
WATERKANT STREET

BREE STREET

4TH FLOOR PLAN

5TH FLOOR PLAN

STRAND STREET



WATERKANT STREET

BREE STREET





270
YEARS
OF
TEXTURE
//
UNTOLD
STORIES
//
HISTORY
//
RESTORED

the **BARRACKS**



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