

# the poplar

NEWLANDS





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secure *modern living.*



secure  
parking



private  
garden



4  
bathrooms



3  
bedrooms



# introducing the poplar

Prime location on the **corner** of Willow and Poplar street. The Poplar promises to redefine the art of luxurious yet comfortable living, creating an exclusive sanctuary for discerning individuals seeking the embrace of luxury living.

# the area

Situated on the corner of **Willow** and **Poplar street** in **Newlands**, The Poplar occupies a highly desirable residential area located in the Southern Suburbs of Cape Town, South Africa.

Known for its lush greenery, proximity to top educational facilities, shopping and dining experiences - in addition to its unique blend of urban convenience and natural beauty.



# the developer

**Edge Properties**, founded 30 years ago by prominent quantity surveyor Andrew Cairns, aimed to specialize in cutting-edge residential and industrial developments in South Africa.

Their industry expertise reflects dedication to the development of residential and industrial spaces, working with the finest architects to develop, intelligent, aesthetic and energy-efficient properties.



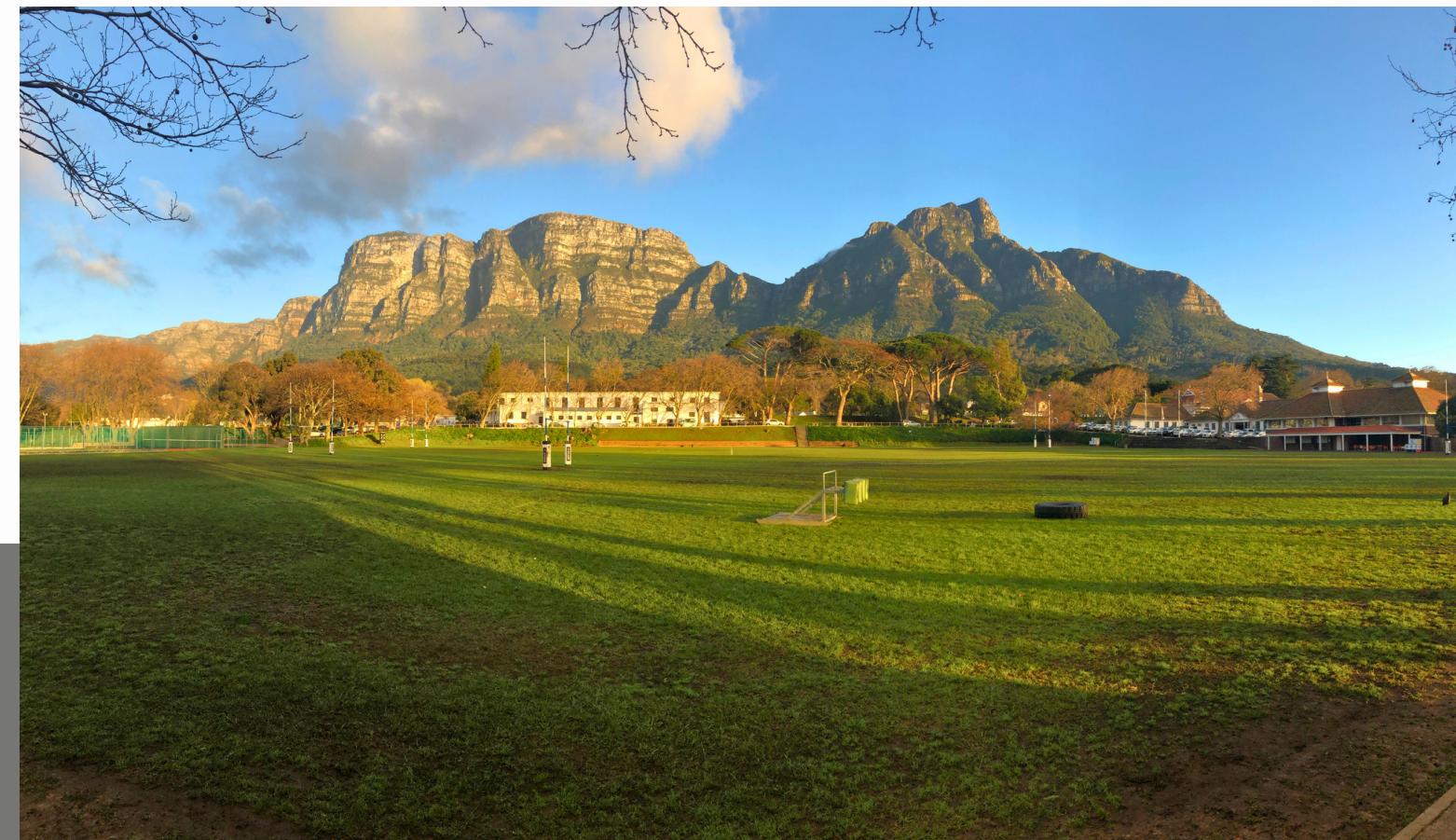
private garden

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# nearby amenities

## Preschools

- 2.1km** Barkly House
- 1.3km** The Hill
- 1.7km** Kildare
- 1.3km** Hiddingh House



## Schools

- 4.2km** Bishops Prep & High
- 2.0km** SACS Prep & High
- 2.9km** Herschel Girls
- 3.0km** Westerford High
- 5.5km** Rondebosch Boys'
- 3.0km** University of Cape Town



## Shopping Centres & Activities

- |   |                                   |
|---|-----------------------------------|
| <b>2.5km</b> Cavendish Square               | <b>1.3km</b> Newlands Forest      |
| <b>8.2km</b> Constantia Village             | <b>6.1km</b> Constantia Greenbelt |
| <b>4.2km</b> Riverside Mall                 | <b>7.5km</b> The Old Biscuit Mill |
| <b>1.4km</b> Kirstenbosch Botanical Gardens | <b>4.9km</b> Rondebosch Common    |



## well-defined

We've combined **aesthetic appeal** and **functionality** with cohesive finishes.



## free to roam

With units designed to **breathe**. Enjoy a clutter-free space you can thrive in.



## ergonomic

We put your **living experience** first. Units have been created with comfort as a first priority.

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All bedrooms are designed with spacious en-suite bathrooms, ample closet space and sliding doors with balconies to take advantage of the views from the top floor.

All units come with **3 bedrooms** and **4 bathrooms**.



living | dining | kitchen

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# modern living

The **open-plan** living / dining and kitchen area opens up onto a private courtyard and garden, ideal for secure playtime with your kids on the lawn, or to test out your green thumb in the **wind-secluded garden.**

Sweeping, wide windows open the living space up, providing **natural light** into the space. Perpendicular windows offer **airflow** throughout the living room, allowing breaths of fresh air within your own home.



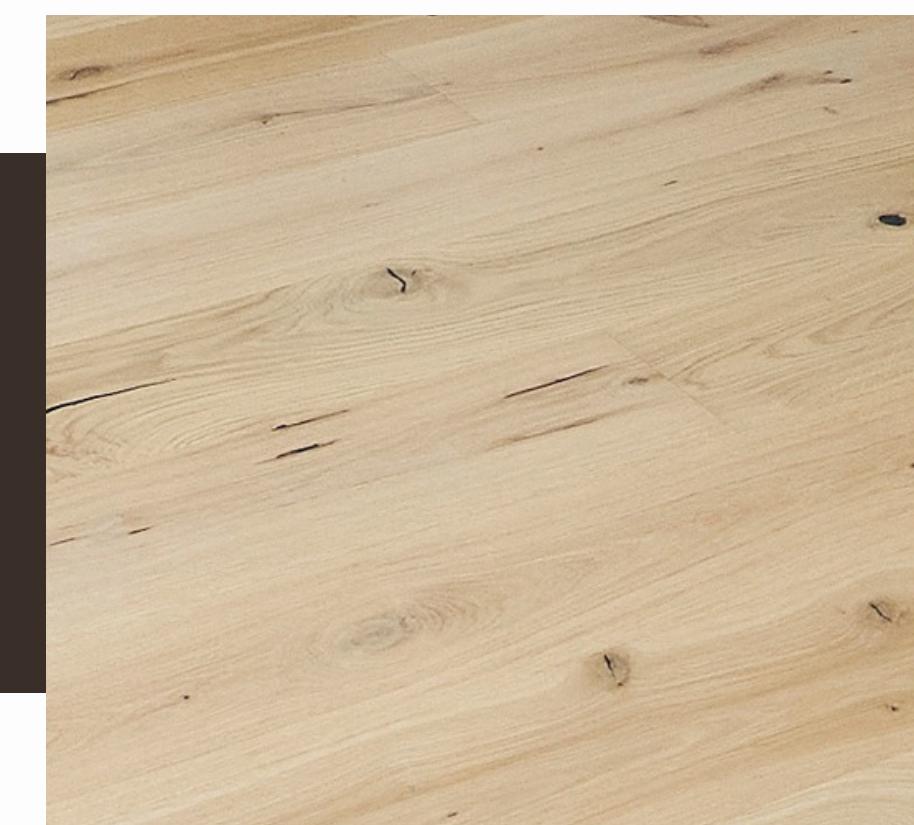
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**single vanity**  
GIO – Simplicity 600 Vanity &  
Charcoal DBL Basin



**double vanity**  
GIO – Simplicity 1200 Vanity &  
Charcoal DBL Basin



all floors, except bathrooms.  
Engineered oak flooring, 3mm  
natural oak finish.



bathroom floor and wall & kitchen  
floor  
1200 x 600 porcelain tiles



**wc with concealed  
cistern**



**franke double sink**



**flushplate  
for geberit**



**freestanding  
bath**

# vanities & finishes

The **perfect** finishing touches.



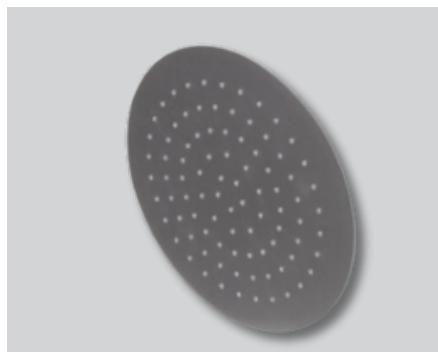
## vanity mixer

Basin Mixer Top - 90mm |  
Dune Black



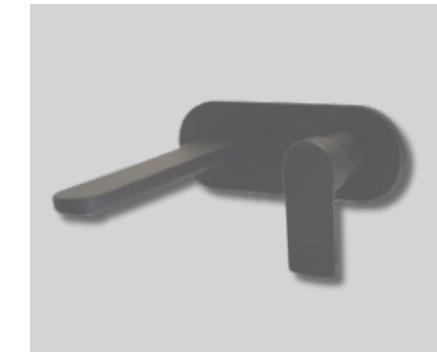
## kitchen sink mixer

Basin concealed mixer  
tap with spout | Dune  
Black



## shower head

Shower head black -  
250mm | Shower Roses



## bath mixer

Basin concealed  
mixer tap with spout  
| Dune Black



## shower mixer

concealed mixer  
tap | Dune  
black



## exterior cladding

Deckz & Wallz Beamz or  
similar approved

## bathroom extras



# call now to reserve your unit

Contact an agent on **+27 82 654 9707** or **+27 74 762 2237**

or email Edge Cape Developments on

**[andrew@edgeproperties.co.za](mailto:andrew@edgeproperties.co.za)**

