



MOUNTAIN  
VIEW BUSINESS  
PRECINCT

— DURBANVILLE —



A NEW DEVELOPMENT | **THE CONCEPTUAL PROPOSAL**



# MOUNTAIN VIEW BUSINESS PRECINCT

DURBANVILLE

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Mountain View Business Precinct  
*Thrive in a modern, clean, and secure setting*

# ABOUT



**Ariel View of Distribution Centres & Business Park**  
*Artist's impression*

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 enhanced energy efficiencies. Experience the perfect synergy of innovation and functionality, enabling your business to thrive and reach its full potential.

# LOCALITY

## MACRO



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

Within the immediate vicinity of Mountain View Business Precinct, the micro locality will offer an array of conveniences and amenities to support daily business operations and employee well-being.

Groot Phesantekraal 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



# MASTERPLAN



Darwin Road North  
link to R302 / Durbanville



Light Industrial  
Micro Warehousing



Business Park Gatehouse  
to enclosed security estate



Light Industrial Land  
25 stands from 900m<sup>2</sup>



Distribution Centre Land  
or Turn-key Solutions  
sub-divided as required by Purchaser  
[ 8.6 hectares available ]



Proposed "Shared" Pumps & Tanks



Distribution Centre Land  
or Turn-key Solutions  
sub-divided as required by Purchaser  
[ 13.6 hectares available ]



Darwin Road South  
proposed link to N1

## SITE AREA SCHEDULE

### Area Breakdown

Phase 1 - Distribution Centre Land or Turn-key Solutions  
Phase 2 - Distribution Centre Land or Turn-key Solutions

### Size

8,6 ha  
13,6 ha

### Business Park

Phase 3 - Light Industrial Warehousing  
Land or Turn-key Solutions  
Phase 4 - Light Industrial Micro Warehousing  
Natural vegetation & Landscaping  
Zoning Classification

6 ha  
3,1 ha  
1 ha  
G11



Artist's impression



*Artist's impression*





# OPPORTUNITIES



## 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 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.

-  Customisation Of Land Size
-  24 Hour Off-Site Monitoring
-  Shared Pumps & Tanks (Optional)
-  Bulk Services Installed
-  1,000 KVA Electricity Per Stand (Additional Electricity Available)

## 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.

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





Artist's impression

## BUSINESS PARK PHASE 3 & 4

Our business park seamlessly combines aesthetic appeal, 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 flexibility to develop according to your specific needs.

-  24 Hour Access Control
-  Restaurant & Meeting Rooms



# ARCHITECTURE

## Modern and Contemporary Aesthetics

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



Artist's impression

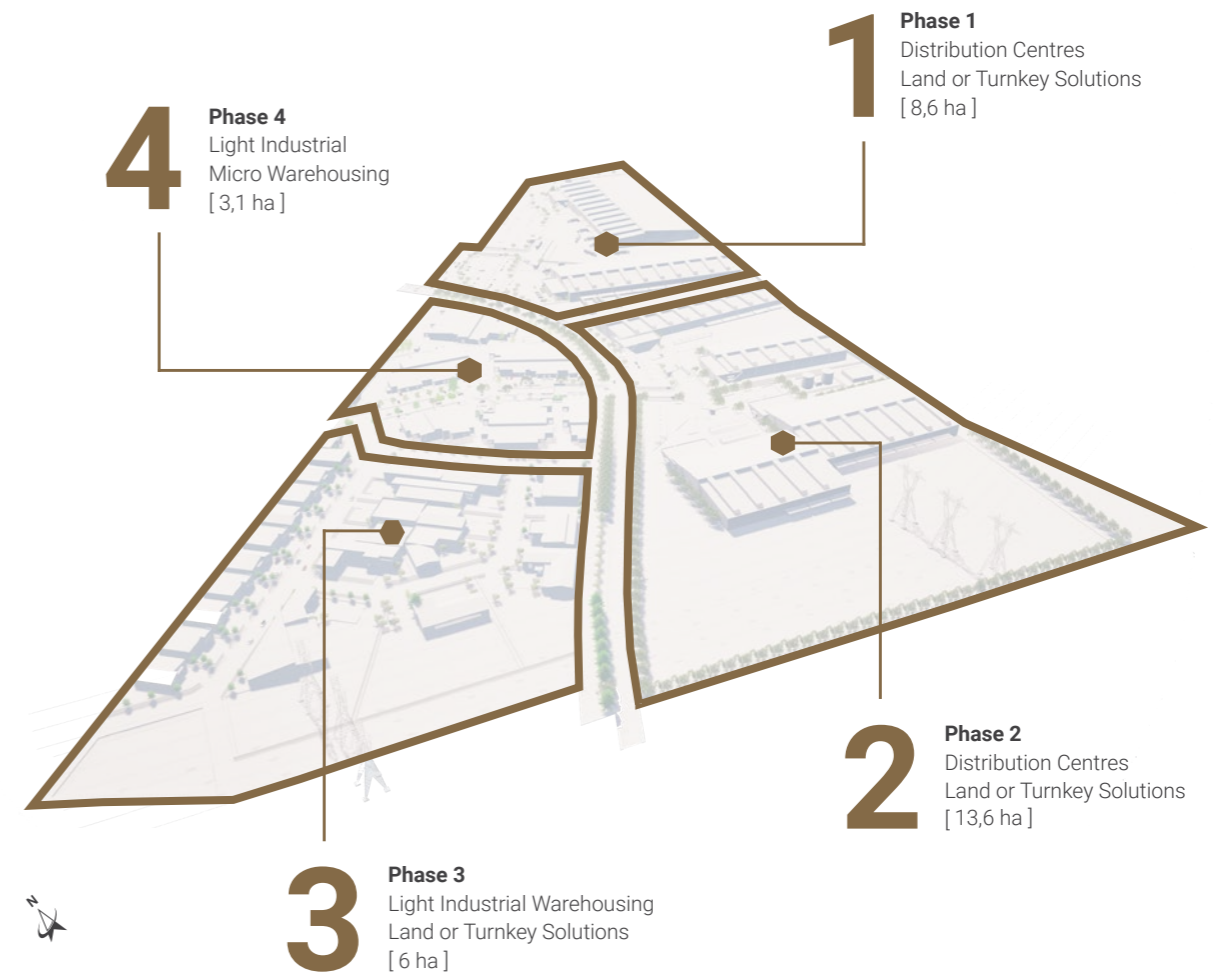
## High-Quality Materials

Durable and sustainable materials such as steel, glass, and concrete will be utilized 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.

# PHASING



## FACILITY HIGHLIGHTS



## ENVIRONMENTAL EFFORTS

### Safety and Security

- Perimeter Concrete Palisades, Clearvu and electrified fencing.
- Integrated guardhouse/gatehouse for access control.
- CCTV Perimeter Monitoring.
- On-site reaction vehicle.

### Parking and Traffic Management (Distribution Centres)

Mountain View Business Precinct promotes the use of

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

### Sustainability and Energy Efficiency

Mountain View Business Precinct promotes the use of

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

### Fire Protection Systems

- Advanced Shared sprinkler system to the entire precinct to ensure the safety of the premises and inventory.

### Energy Efficiency

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 maximized to reduce the need for artificial lighting during the day.

### Renewable Energy

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

### 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 for frequent replacements.

### Water Conservation

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



Artist's impression

Artist's impression





# REGISTER INTEREST

mountainviewbusinessprecinct.co.za



~~ALWYN KANNEMEYER~~

+27 21 300 0908

+27 82 733 6080

alwyn@urbantown.co.za

urbantown.co.za

## Disclaimer

The contents of this document provide a conceptual overview of the envisioned development and is purely for informational reference. Please be aware that design aspects, layouts, and artist's impressions are subject to change without prior notification. Prospective investors are encouraged to conduct thorough due diligence and consult financial experts prior to making any investment decisions. The details presented herein are broad in scope and do not factor in the distinct financial goals, situations, or needs of individuals. Urban Town Property Studio (PTY) Limited accepts no responsibility for any misconceptions arising from this information and offers no assurances regarding performance.