



4 Oak Avenue,
Constantia Heights

6
BOUTIQUE
HOMES

NOTE: For Illustration Purposes Only.



STEP INSIDE

a home designed for the way you like to live

Welcome to Chez Under Oaks, a luxury boutique development in the most desirable part of "old" Constantia, nestled between the Hohenort and Alphen hotels. Situated on a quiet, oak-rich cul-de-sac with mountain views, Chez Under Oaks offers a rural idyll within easy reach of all the city conveniences the discerning buyer wants.

The fourth development by Constantia property experts, Chez Developments, Chez Under Oaks represents a showcase of modern design facilitating easy contemporary living.

Open-plan communal spaces, with an optimized flow from the interior to the outdoors, combine with intimate private spaces where luxury and comfort abound.



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CONSTANTIA

enjoy idyllic country living a stone's throw from town

Nestled in the Constantia Valley, just 15km from the heart of Cape Town, lies Constantia, one of the oldest suburbs in the country. However, calling it a suburb is a misnomer because the Constantia lifestyle is anything but suburban.

With an abundance of green belts, you'll encounter hikers, runners, and cantering horses at your doorstep. Some of the finest premier wine estates in the country are your neighbors, including the historic Groot Constantia estate, dating back to 1685. Constantia does not disappoint when it comes to dining either, with options ranging from vibrant coffee shops to intimate bistros to 5-star fine dining. It's a pastoral paradise that encourages outdoor pursuits while being minutes away from the vibrant Cape Town CBD and Waterfront.

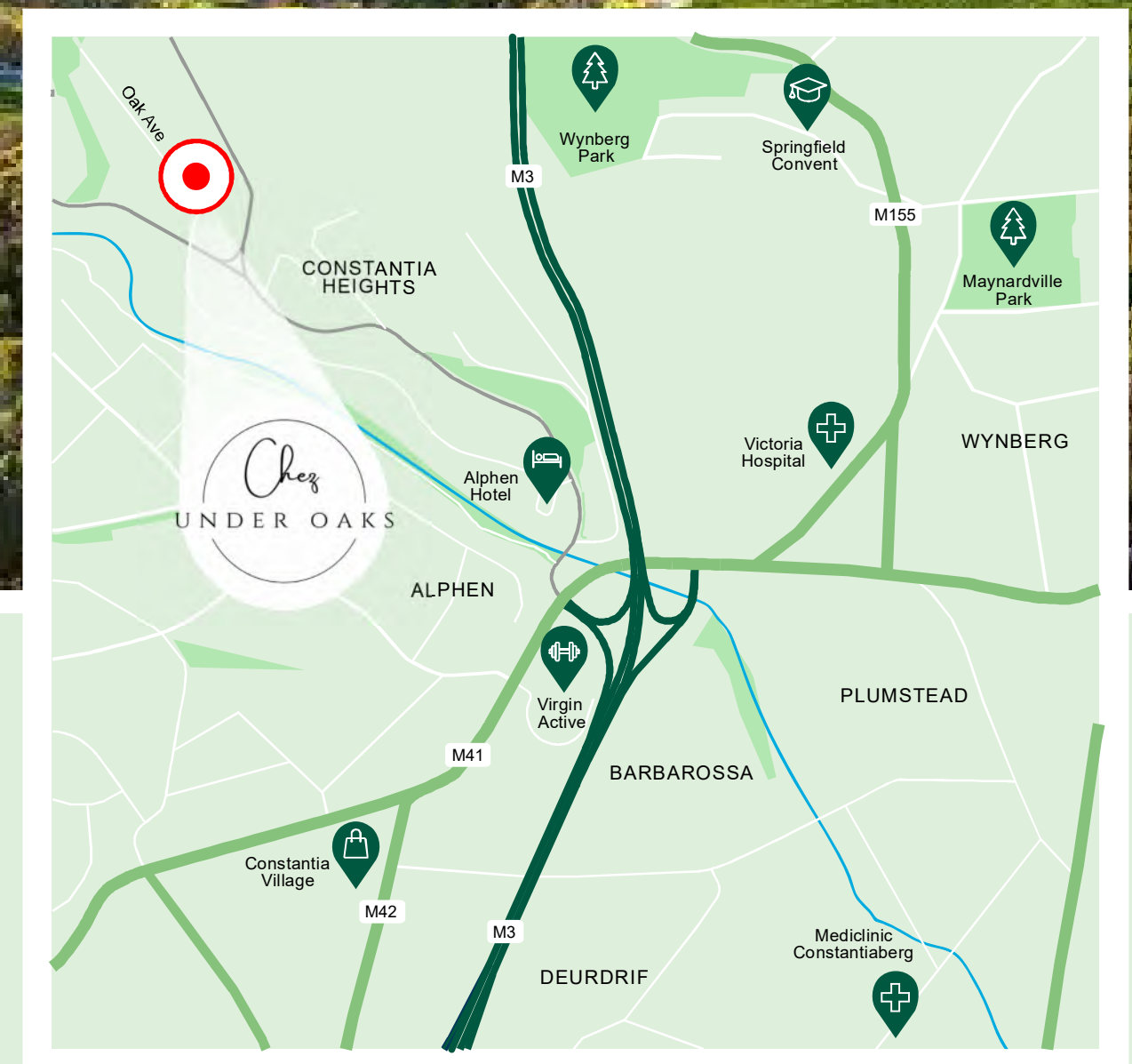
With top private hospitals and schools, Constantia ticks all the boxes for a family-friendly, highly livable place where residential properties are a sound investment not just for tomorrow, but for today.



IN CLOSE PROXIMITY TO *Chez Under Oaks*

- Cape Town CBD / 17km
- Cape Town International Airport / 24km
- Constantia Village shopping centre / 3,8km
- Cavendish Square shopping mall / 7,4km

- Mediclinic Constantiaberg private hospital / 4,5km
- Kirstenbosch National Botanical Gardens / 4,7km
- Virgin Active gym / 2,8km
- Reddam House private school / 10,5km





SINGLE STOREY WITH
BASEMENT GARAGE



SINGLE STOREY

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SPACE, SECURITY, COMFORT

The essence of luxury living

SPACE

Room to breathe... Offering just six units in this development, each home at Chez Under Oaks is expansive, with generous floor plans and plenty of outdoor green space. Choose from either a single storey or double storey design.

SECURITY

Chez Under Oaks offers top-tech security features. The development has an electrified perimeter fence with cameras. The main entrance gate is linked to each home via intercom with each house equipped with two Hikvision intercom units, one in the main bedroom and one in the living area. Homes are also equipped with an Ajax alarm system with internal beams. External beams and cameras are available as optional extras.

COMFORT

From Italian brushed stainless steel fittings, to Spazio light fittings to Siemens appliances, every single build detail at Chez Under Oaks encapsulates quality and comfort.

FEAST

A kitchen where optimal function meets exquisite form

It's the heart of the modern home, the spot where family and friends inevitably gather. We understand this, which is why we've designed a space that not only functions perfectly but also looks stunning.

Phoenix Stone engineered quartz countertops are delicately veined, offering the luxurious appearance of marble without any of its drawbacks. A kitchen island provides seating and an expansive, practical prep space with an undermount stainless steel sink. In keeping with this development's contemporary aesthetic, sleek cupboards offer all the storage you could possibly need.

Appliances are top-of-the-line Siemens, featuring an integrated oven/microwave, 5-burner gas hob, and extractor. Optional extras include a built-in fully automatic coffee machine and integrated fridge and freezer.

A practical scullery with ample space keeps the mess out of sight. It comes ready plumbed and wired for a washing machine, dishwasher, and dryer.

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DOUBLE STOREY KITCHEN





DOUBLE STOREY KITCHEN & DINING

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SINGLE STOREY BEDROOMS
WITH EXPANSIVE GLASS

NOTE: For Illustration Purposes Only.

REST
Your refuge at the end of the day



MASTER BEDROOM



MASTER EN-SUITE



MASTER BEDROOM

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The design of these modern homes optimizes the connection between built structure and nature, with expansive glass flooding all rooms, including the bedrooms, with natural daylight.

Dimmer lights, dropped ceilings, and plush carpeting give the bedrooms an intimate, cloistered feeling at night. All bedrooms feature elegant wooden paddle fans, and ducted air-conditioning is optional.

The master bedroom features a full en suite bathroom with a free-standing modern oval soaker tub, a large shower, and a double basin.



MASTER EN-SUITE BATHROOM

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SOAK

Bathrooms that pamper

A heated towel rail, a high-flow shower rose, and a free-standing bath that cocoons you – this is the way to unwind at the end of the day. All bathrooms in a Chez Under Oaks home feature top-of-the-line Newform brushed stainless steel fittings and stylishly modern sanitaryware. Oversized tiles, large mirrors, and exquisite wall sconces complete the picture. Under-floor heating pipes are installed as standard, giving you the option to upgrade to underfloor heating as an extra.



PLAY

a home that's made for entertaining

The design of these homes captures what we all want from modern living – welcoming spaces with a seamless flow from the interior to the outside; spaces that encourage coming together. All homes in this exclusive development are designed with pools and outside entertainment areas sensitively integrated with the main living areas and beautifully landscaped gardens.



DOUBLE STOREY PATIO AND POOL



DOUBLE STOREY PATIO AND POOL



SINGLE STOREY COVERED PATIO

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YOUR HOME

built the way you want it

CHOOSE FROM A WIDE RANGE OF OPTIONAL EXTRAS INCLUDING:

- A fireplace for the lounge – for the single storey it's built in, for the double storey it's a sleek suspended design
- Ducted airconditioning in all bedrooms
- An upgrade to Bamboo or Engineered Oak in all bedrooms
- A poolsafe electronic underground pool cover with remote
- An upgrade from the standard 5KvA inverter to a 16KvA single phase inverter, 14.3 lithium iron batteries and 24 x 545 PV panels
- Double glazing
- Gas and wood braai unit for double storey houses (included in single story homes)
- Alarm outdoor beams

CHEZ UNDER OAKS

A 'forever home' that's designed for the way you want to live.
Contact us today for the full list of optional extras.



4 Oak Avenue,
Constantia Heights

6 BOUTIQUE HOMES

HOUSE A₃ SINGLE STORY

<i>Ground Floor</i>	
House	233m ²
Garage	37m ²
Covered patio's	126m ²
<i>Total</i>	396m ²

HOUSE B₁ DOUBLE STORY

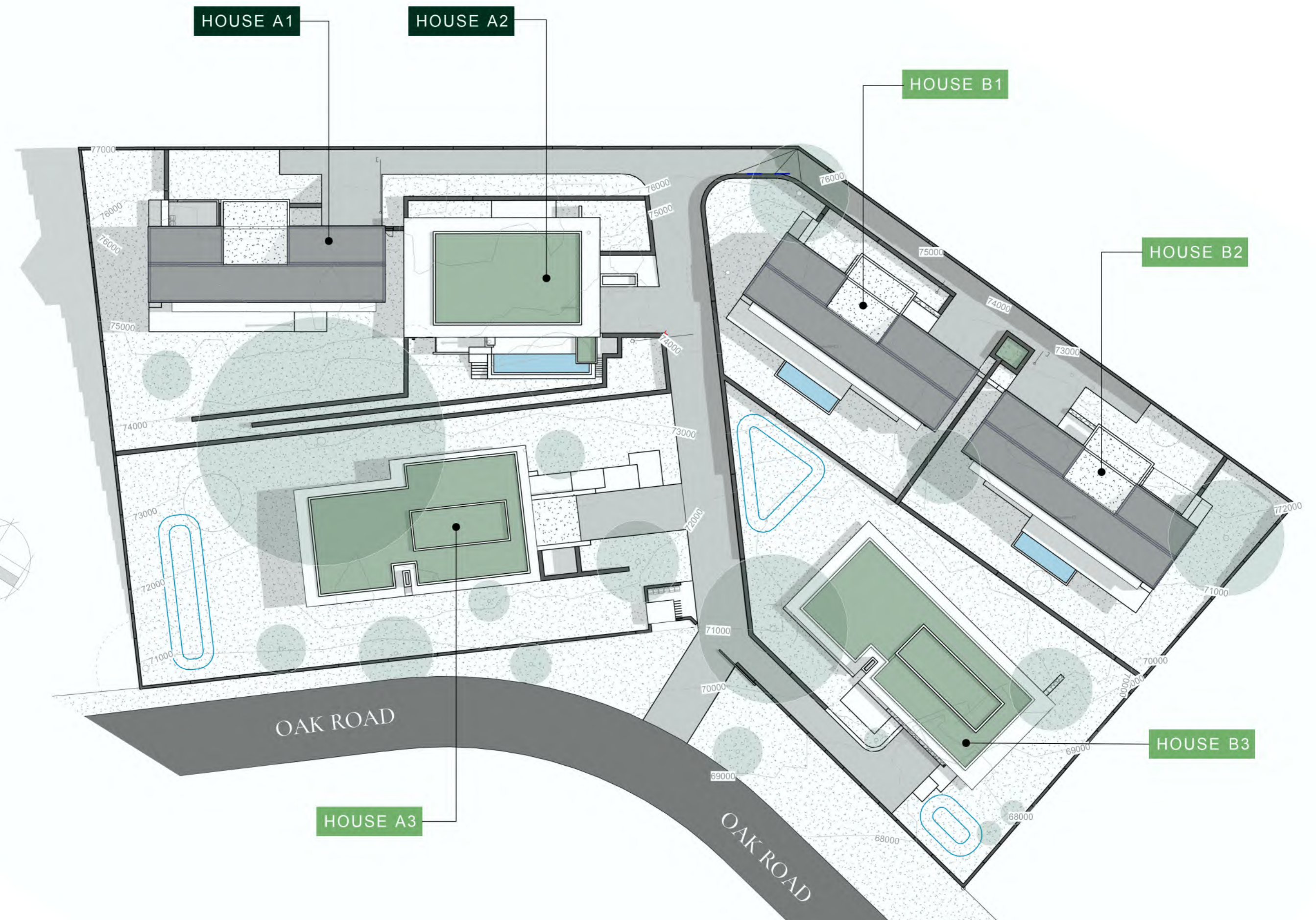
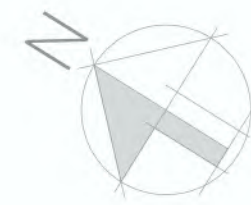
<i>Ground Floor</i>	
House	173m ²
Garage	42m ²
Covered patio & entrance	94m ²
<i>First Floor</i>	
House	178m ²
Balconies	17m ²
<i>Total</i>	504m ²

HOUSE B₂ DOUBLE STORY

<i>Ground Floor</i>	
House	173m ²
Garage	42m ²
Covered patio & entrance	94m ²
<i>First Floor</i>	
House	178m ²
Balconies	17m ²
<i>Total</i>	504m ²

HOUSE B₃ SINGLE STORY

<i>Basement</i>	
House	36m ²
Garage	39m ²
<i>Ground Floor</i>	
House	237m ²
Covered patio's	128m ²
<i>Total</i>	365m ²



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SITE DEVELOPMENT PLAN

Chez Under Oaks

HOUSE A₃

NOTE: For Illustration Purposes Only.

Chez Under Oaks

HOUSE A₃



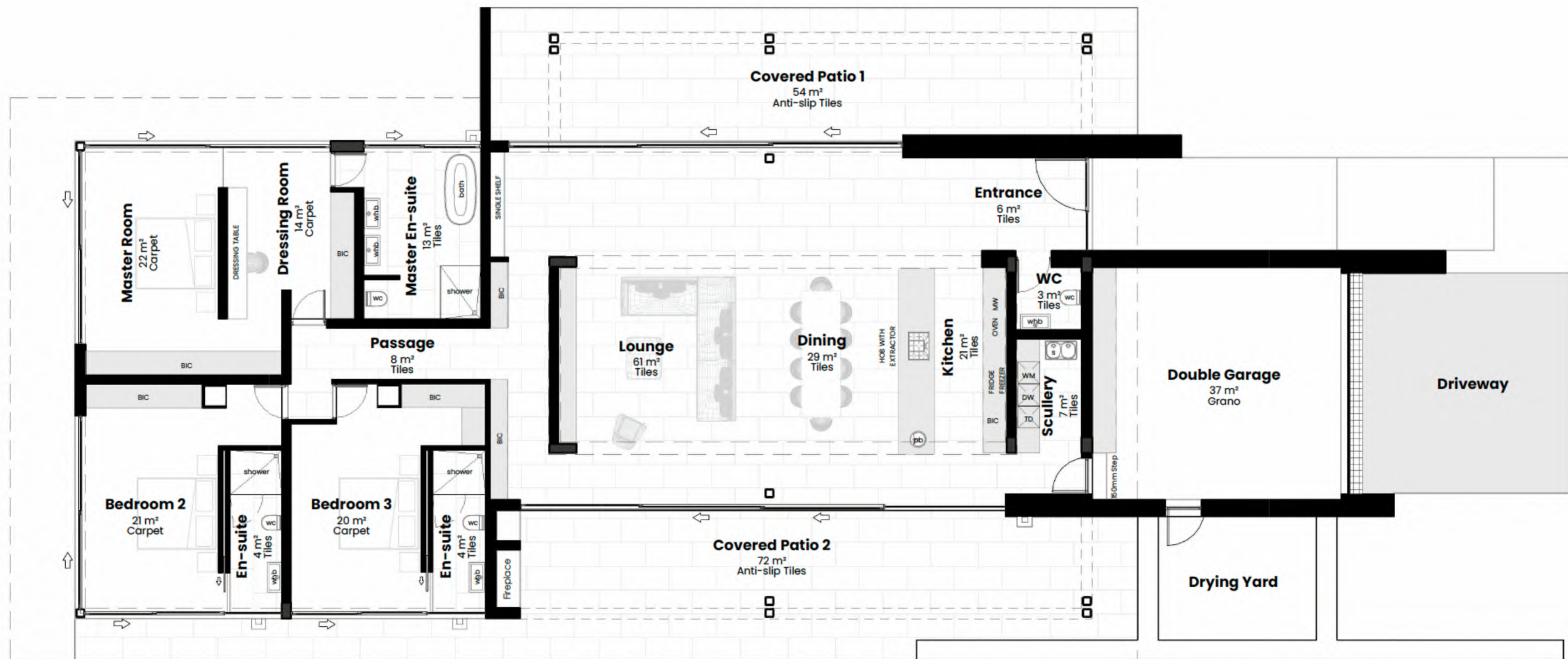
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Chez Under Oaks

HOUSE A₃



NOTE: For Illustration Purposes Only.



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Chez Under Oaks
GROUND FLOOR PLAN
HOUSE A3

Entrance and passage	14m ²	Master bedroom	22m ²	En-suite 3	4m ²
Guest toilet	3m ²	Master en-suite	13m ²	Double garage	37m ²
Kitchen	21m ²	Master dresssing room	14m ²		
Scullery	7m ²	Bedroom 2	21m ²		
Lounge	61m ²	En-suite 2	4m ²		
Dining	29m ²	Bedroom 3	20m ²		
				Covered patios (1+2)	126m ²

- 396m² House floor plate
- 270m² House under roof
- 3 Bedrooms
- 4 En-suite bathrooms, plus guest toilet
- 2 Garages

Chez Under Oaks

HOUSE B_I

NOTE: For Illustration Purposes Only.

Chez Under Oaks

HOUSE B_I

NOTE: For Illustration Purposes Only.

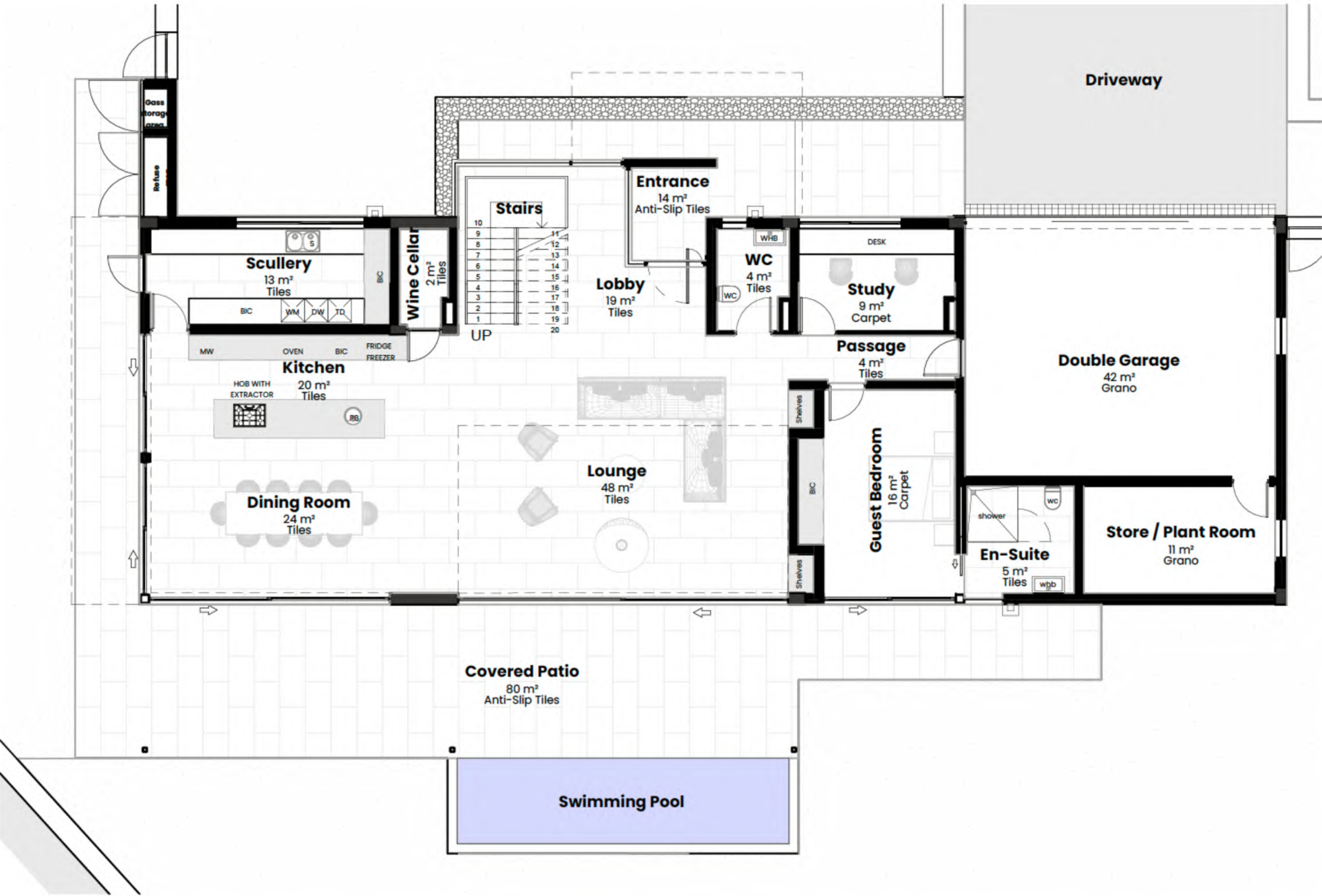
Chez Under Oaks

HOUSE B_I



NOTE: For Illustration Purposes Only.

DOUBLE STORY



NOTE: For Illustration Purposes Only.

Chez Under Oaks
GROUND FLOOR PLAN
HOUSE B1

Lobby and passage	23m²
Guest toilet	4m²
Kitchen	20m²
Scully	13m²
Dining	24m²
Lounge	48m²
Study	9m²
Bedroom 5	16m²
En-suite 5	5m²
Store/plant room	11m²
Double garage	42m²

Entrance	14m²
Covered patio	80m²

309m² House floor plate

393m² House under roof

Garages



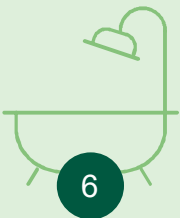
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Chez Under Oaks
FIRST FLOOR PLAN
HOUSE B1

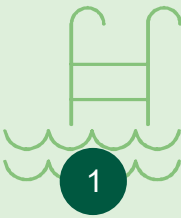
Pyjama lounge	36m²
Master bedroom	28m²
Master en-suite	14m²
Master dressing room	15m²
Bedroom 2	19m²
En-suite 2	4m²
Bedroom 3	19m²
En-suite 3	4m²
Bedroom 4	19m²
En-suite 4	4m²
Passage	16m²
Balconies (2)	17m²



5
Bedrooms



6
En-suite
bathrooms, plus
guest toilet



1
Swimming
pool

Chez Under Oaks

HOUSE B₂

NOTE: For Illustration Purposes Only.

Chez Under Oaks

HOUSE B₂



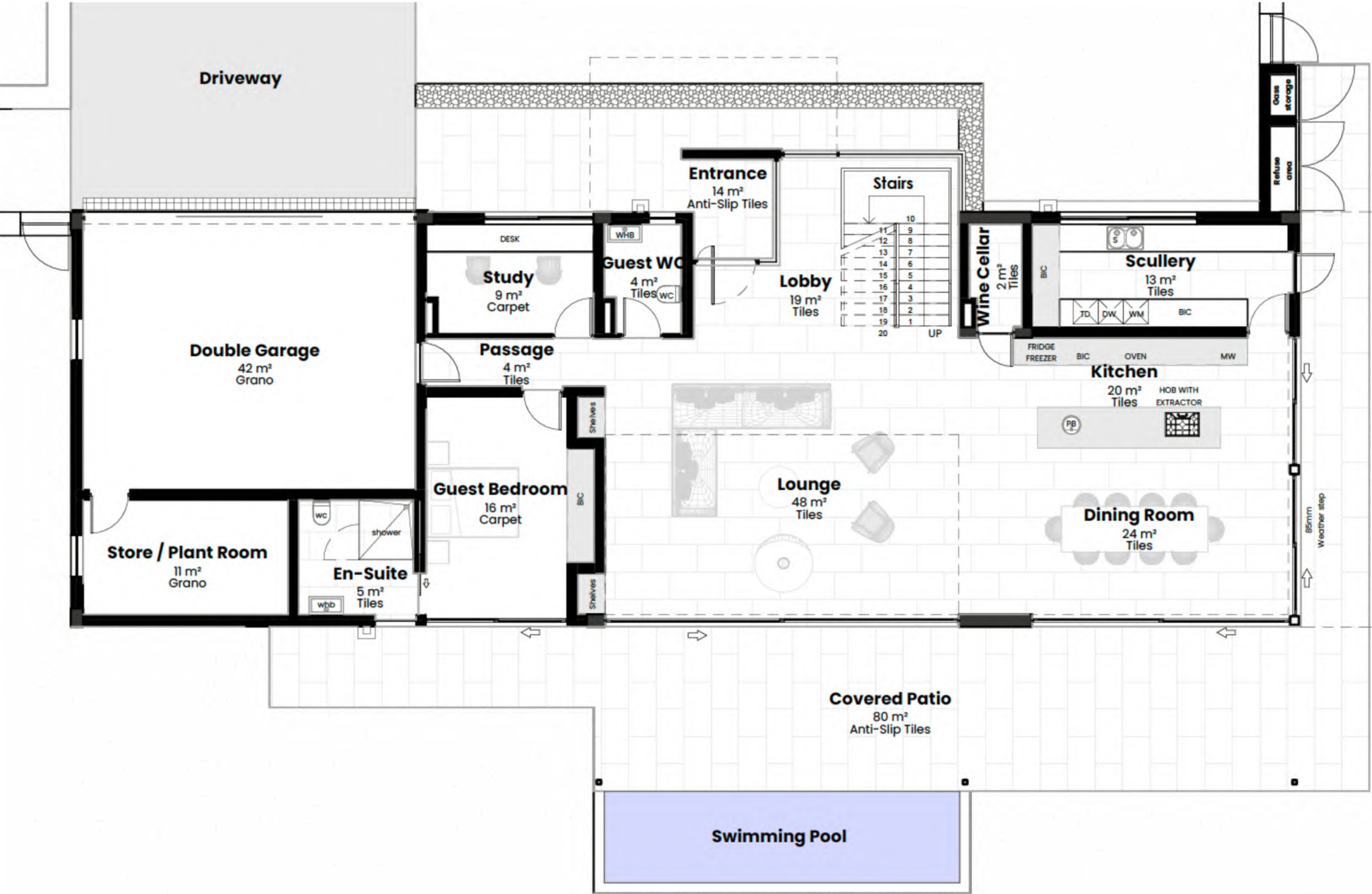
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Chez Under Oaks

HOUSE B₂



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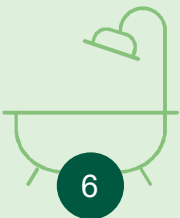


Chez Under Oaks
GROUND FLOOR PLAN
HOUSE B₂

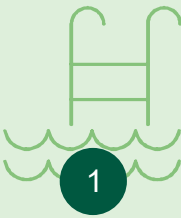
Pyjama lounge	36m ²
Master bedroom	28m ²
Master en-suite	14m ²
Master dressing room	15m ²
Bedroom 2	19m ²
En-suite 2	4m ²
Bedroom 3	19m ²
En-suite 3	4m ²
Bedroom 4	19m ²
En-suite 4	4m ²
Passage	16m ²
Balconies (2)	17m ²



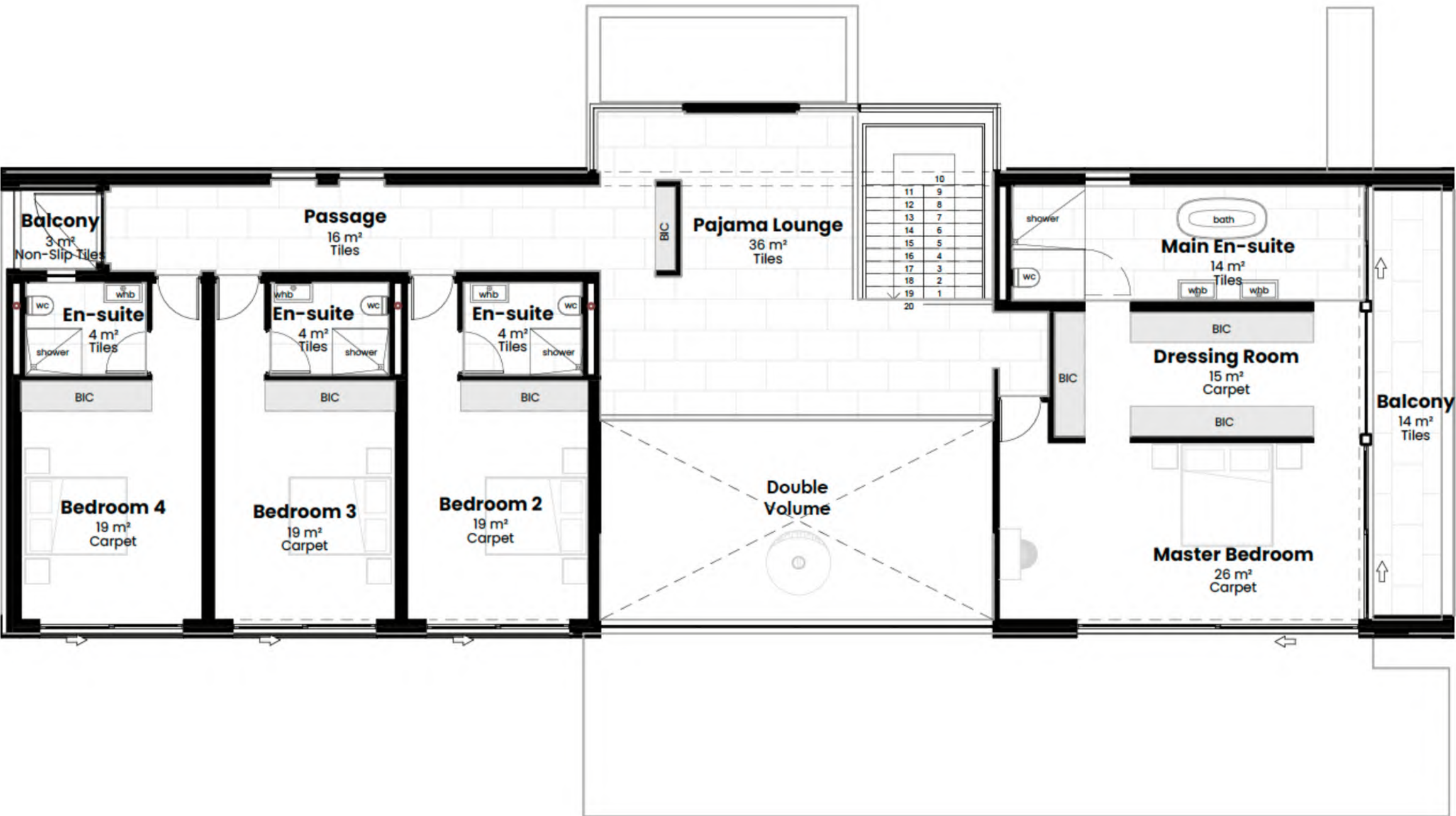
5
Bedrooms



6
En-suite
bathrooms, plus
guest toilet



1
Swimming
pool

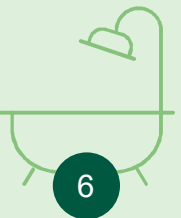


Chez Under Oaks
FIRST FLOOR PLAN
HOUSE B₂

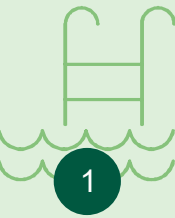
Pyjama lounge	36m ²
Master bedroom	28m ²
Master en-suite	14m ²
Master dressing room	15m ²
Bedroom 2	19m ²
En-suite 2	4m ²
Bedroom 3	19m ²
En-suite 3	4m ²
Bedroom 4	19m ²
En-suite 4	4m ²
Passage	16m ²
Balconies (2)	17m ²



5
Bedrooms



6
En-suite
bathrooms, plus
guest toilet



1
Swimming
pool

NOTE: For Illustration Purposes Only.

Chez Under Oaks

HOUSE B₃



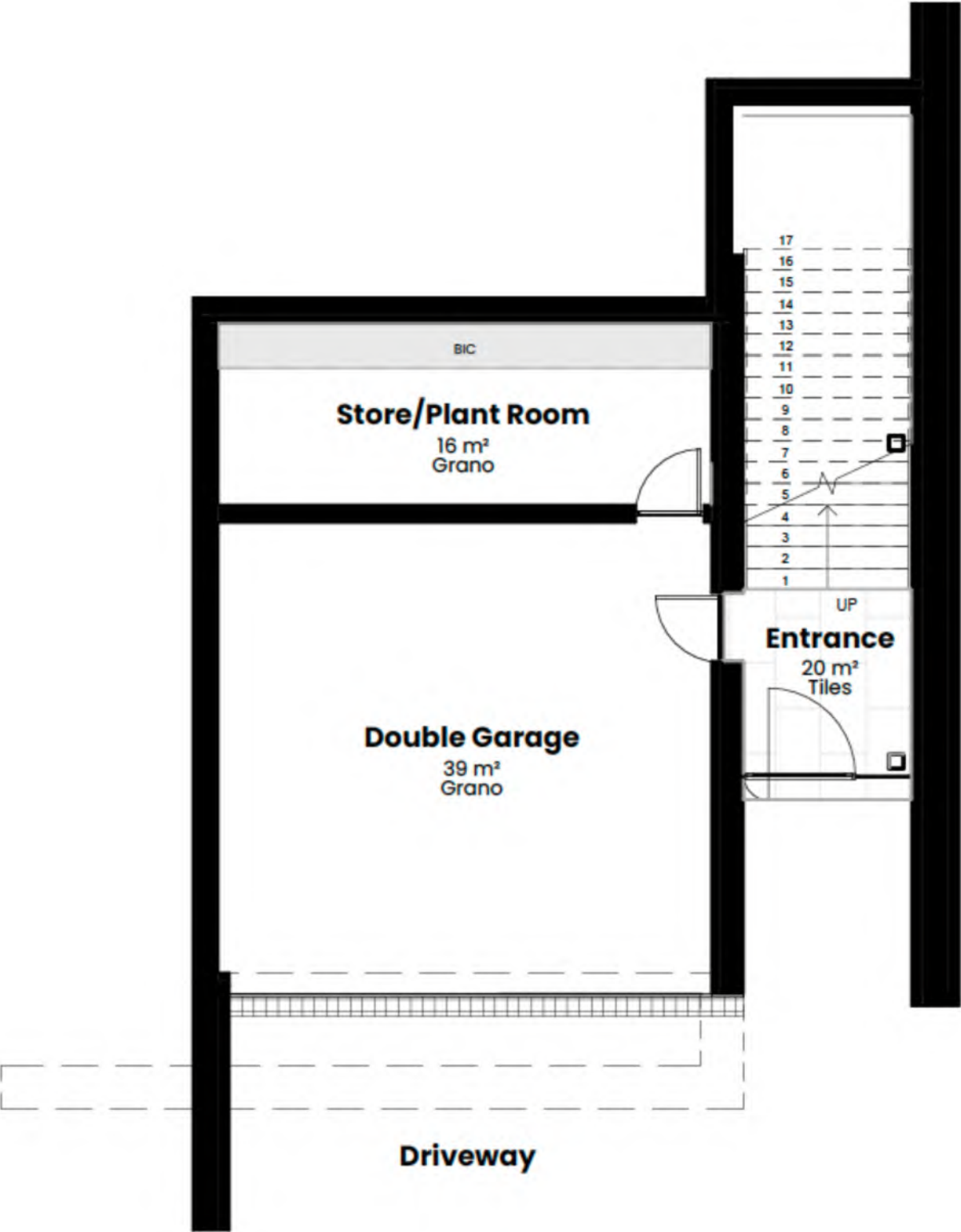
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Chez Under Oaks

HOUSE B₃



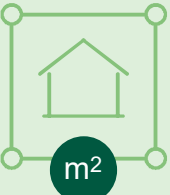
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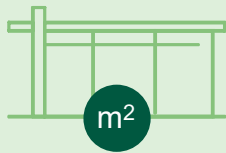
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Chez Under Oaks
BASEMENT FLOOR PLAN
HOUSE B₃

Entrance	20m ²
Store/ plant room	16m ²
Double garage	39m ²



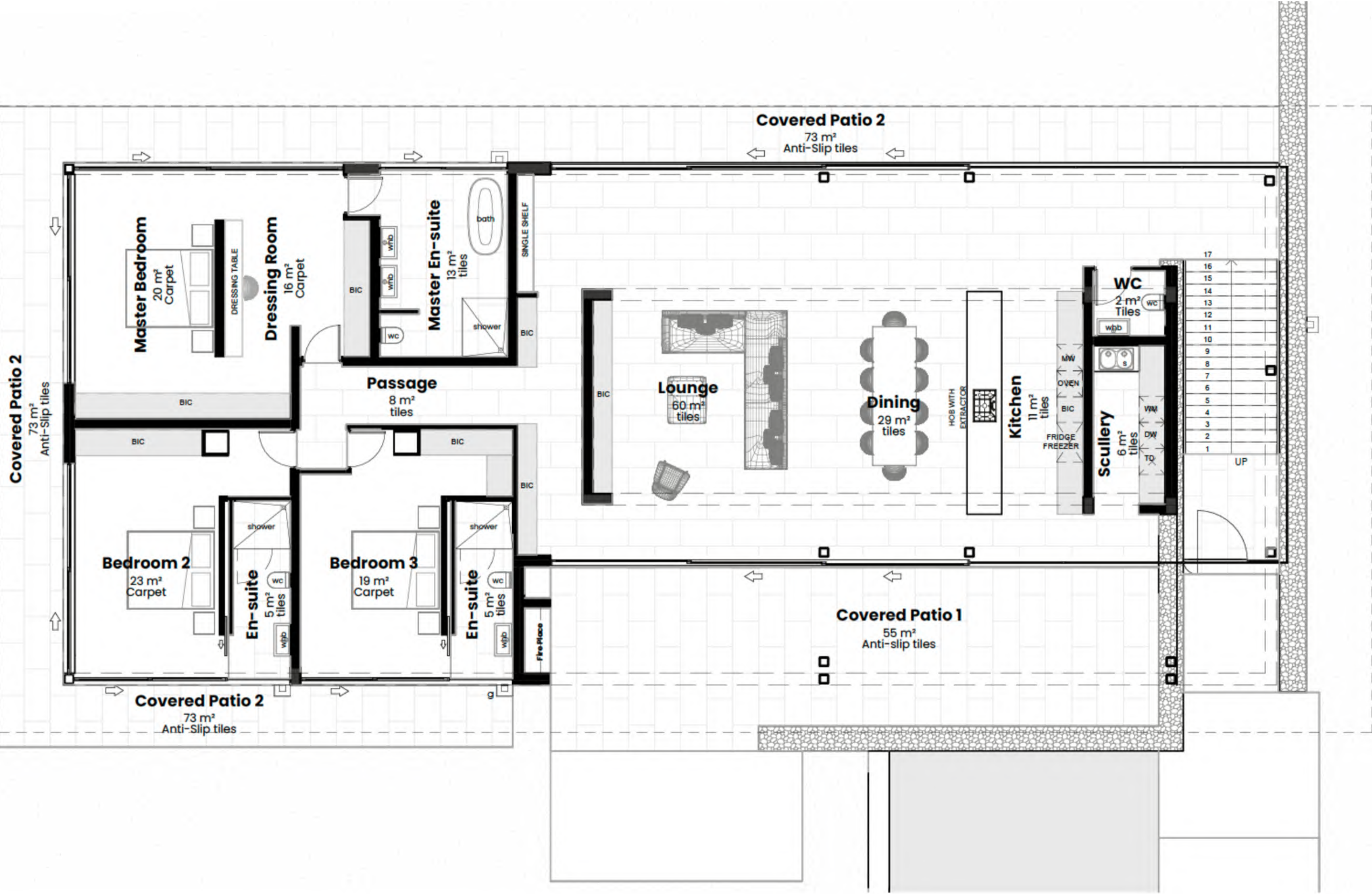
435m² House
floor plate



284m² House
under roof



Garages



Chez Under Oaks
GROUND FLOOR PLAN
HOUSE B₃

Guest toilet	2m ²
Kitchen	11m ²
Scullery	6m ²
Dining	29m ²
Lounge	60m ²
Master bedroom	20m ²
Master en-suite	13m ²
Master dressing room	16m ²
Bedroom 2	23m ²
En-suite 2	5m ²
Bedroom 3	19m ²
En-suite 3	5m ²
Passages and circulation	28m ²
Covered patios (1+2)	128m ²



Bedrooms



En-suite
bathrooms, plus
guest toilet

NOTE: For Illustration Purposes Only.



Building beautiful homes
for beautiful people

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