

## **New Project To Aid Wynberg Renewal**

The remarkable transformation of the Wynberg CBD, which is beginning to draw favourable comment from urban designers, will take a leap forward when a new R230m development is launched in the next few weeks.

Charles Barnett-Harris, Director of the Leisure Group, announced this week that work on a new development, to be known as Grand Central-Wynberg, is about to begin on a 7 017sq m site on the east side of Main Road.

The site is almost opposite the well-known Wynberg Pharmacy on Main Road. It is currently partially occupied by a number of shops, the art deco 1920s façades of which will be incorporated in the overall design so as to preserve the village atmosphere of the Wynberg High Street trading precinct.

Grand Central-Wynberg will ultimately consist of three large similar residential blocks, all with a retail component on the ground floor. It could introduce about 2 000 new residents to the area.

The initial phase will be a seven storey building which will have 414 apartments, parking for 414 vehicles (i.e. for residential and retail clients) and 1 700sq m of retail space, 80% of the ground floor will be devoted to parking and 20% to retail.

In this first phase Leisure Development is offering 78 two bedroom apartments from 54sq m – 65sq m, 204 studio units from 30sq m , and 132 one bedroom units of 35sq m.

The retail outlets on Main Road will be carefully selected to service the residents in the apartments and will include a convenience grocer, a laundromat, a hairdresser and a restaurant."

Barnett-Harris said that Leisure's investigations had revealed that many people, especially those presently living on the Cape Flats and in adjoining areas to the east and south such as, in Mitchell's Plain, Grassy Park or Ottery, see Wynberg as a highly desirable address. They are, he said, keen to join the current swing to a Southern Suburbs urban lifestyle, living close to convenient facilities and good schools.

Many of these aspirant buyers, he added, have not previously owned their own properties – but are now determined to do so.

"Our prices," he said, "will cater for this market we have identified, without compromising on standards. By keeping the units compact we have ensured that they are very definitely in the affordable bracket." Prices range from R340k to R750k; the majority of units being priced under R500k.

The official launch function is scheduled for late April and Leisure expects to be on site by 1st June this year. Interested investors will be able to receive information in the pre-launch phase which kicked off on the 24th March. First occupations are expected towards the end of 2008.

The attractions at Grand Central Wynberg, said Greeff, will be enhanced by top level security, with a concierge in the foyer and electronic controls to the parking garage entrance.