

MADE BY SEA POINT

BLOK ○ =
× || RAW



A Blok Raw Development

FOUR
ON
0

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Blok Raw is a new product that ushers in a fresh design aesthetic whilst carrying Blok's strong principles of thoughtful design, third and shared spaces, a passion for neighbourhoods and urbanism. Rooted in powerful simplicity, Blok Raw reimagines the urban home in an increasingly dense city.

The considered use and expression of materials is a hallmark of our approach. Blok Raw developments emerge as a harmonious response to the cultural and historical fabric of each locale.

Celebrating urban apartment living as a collective experience, we design with human connection in mind.



Jacques van Embden
Managing Director

F0UR 0N 0 is our second iteration of our Blok Raw product, an innovative evolution that allows us to differentiate our buildings and homes while simultaneously offering the market competitive value to counter the increasing cost of property, a trend we are seeing globally, as developers are required to respond to market trends and client pressures.

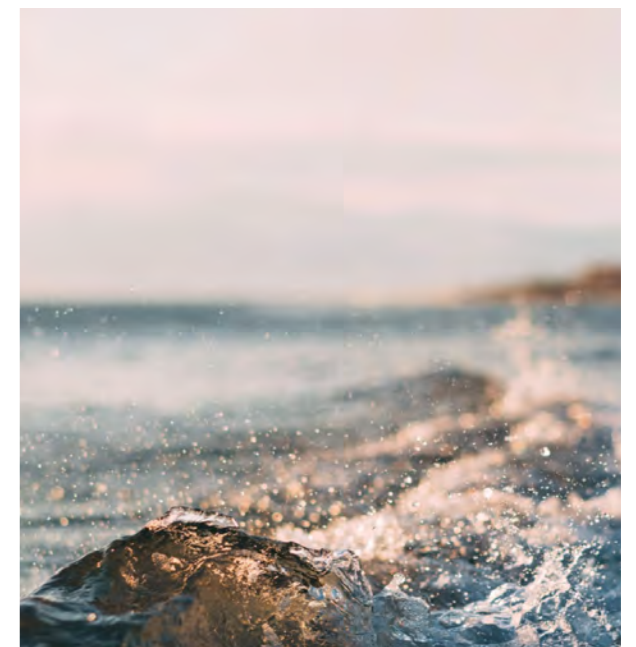
Bringing Raw to Sea Point feels like a natural evolution as it seeks to offer a new aesthetic and finish to a suburb defined by the architecture of each generation it has housed. We're incredibly excited to be adding a building that juxtaposes our oldest homemaking material, the brick, with modern aluminium vertical lines.

Slowly seeing the new wave of increased density in the Atlantic Seaboard which has allowed for the mushrooming of smaller businesses for one of the few high street environments in the country, pushing the re-invigoration of Regent Road through to Main Road. We hope this trend continues which will create more opportunity and diversity in our urban spaces. This is evidenced in the growing number of cyclists, boarders and one wheelers seen around this area, meaning that the offering available within a small area has increased sufficiently to encourage new modes of mobility, better for the environment and for our cultural growth. Obviously, traffic will increase, but that will hopefully encourage the growing trend of moving away from cars.

People are now choosing where to live versus work, based on the major structural changes happening in the work place, meaning quality of your lived and home experience is becoming paramount. This will continue the global migration to lifestyle cities which offer an abundance of opportunity to live, work and play, the old cliché...

F0UR 0N 0 contributes to this growing trend by prioritising communal spaces both for celebration and reflection, ensuring that your opportunity to roam and connect in both your building and suburb is ever present.

We hope you enjoy the combination of some of our favourite things - thoughtful compact design, Raw finishing and high street vibrations.





The Architect
Jarred Pincus | Paragon

How did Sea Point influence the building?

Sea Point's modernist architecture is very distinctive. This building uses those geometries and materials to create that same distinct aesthetic found throughout the area. We wanted to marry this balance of context with contemporary design. The brickwork used is a tribute to the existing context, while the aluminium fins speak to the new contemporary connection. The gradient of texture ties these two eras together.

Sea Point also boasts specific views of Lion's Head, Signal Hill and the Atlantic Ocean, which all play a role in the internal design of each unit and maximises the spaces.

This is your first project with Blok. What did you take with you from other developments and what did you leave behind?

How Paragon approaches every building is through an attempt to understand the product as a solution to a specific set of variables. The proposal is designed through this understanding. What we left behind was the notion that what we have done previously will work or be best for this site. In this way, fresh ideas take prominence.

Space in cities is increasingly harder to come by. Can you tell us how this influenced your design approach with a development like F0UR 0N 0?

One has to understand that the move towards densification is a global phenomenon and that this brings both opportunistic and problematic briefs. The effects of densification require communal amenities to be provided but also balanced with secluded spaces to recharge. The building and unit designs are driven by this ethos of delineating spaces in terms of their use and their private, semi-private and public applications. The opportunity to create layers of community and seclusion is one we happily embraced and believe will contribute to the occupants's contentment.

Layers of community in terms of the Sea Point context, the building's immediate context and the building itself.

Do you have a favourite raw material you like to use in your design?

Timber. It is the most versatile material we have available to us as architects. It can either be used as a structural element, decorative element or as a statement piece. But my favourite is its 'gift' to concrete in terms of its raw texture: a concrete finish is only as good as its shutter work.

Could you explain a bit more about the synergy between materials and space?

The materials tie back to the idea of context and area privatising spaces. For example, the characteristics of glass are fluted for privacy, transparent for views and public space and semi-transparent for semi-private or changing space. The characteristics of textured brickwork versus the aluminium fins are modernistic design versus contemporary design, and context versus the statement. Finally, the rawness of the concrete and brickwork allows the standard home to become a canvas to personalise space by allowing the furniture, artwork and mementoes to become the focus.

Made by Sea Point is the conceptual layer behind our campaign. Is there a favourite place you have in Sea Point?

Can you beat a Kleinsky's bagel? Simplicity with a whole lot of flavour.

Blok Raw is all about creating a canvas for the buyer to then add to. What item would you recommend every apartment owner should have?

A bold or colourful artwork that reflects their personal understanding of the world or, for those with green thumbs, a Delicious Monster.



The Interior Architect
Kirsten Fick | Paragon

To what extent was the interior influenced by the architecture of the building?

One cannot separate the interior design and feel from the architecture as the building needs to be a cohesive experience. The short answer is that they are one in the same; each one influences the other.

What is the feeling you wish to bring about through the final interior experience?

That this is a home, a collaboration between us and the resident. Where it is active, calm or sacred, the space requires a personal touch.

If you could describe the F0UR 0N 0 space in just 3 words, what would they be?

Gradient, interesting and dynamic.

Can you describe the materials and textures you might have used to evoke these feelings?

What is interesting is that the brickwork texture creates the interest in what is the peculiar use of a common material. Dynamicism is created through the long, distinct aluminium fins that stretch the building higher. Gradient is the formal pattern specifically designed to create statement edges and which allow us to tie the various contradictory materials into a formal shape.

How would you differentiate the Blok Raw concept from your portfolio of past projects?

We have often used a single raw finish in our previous projects but not to this extent. Here, we were challenged to pull back the additional layers and allow the materials to speak for themselves. This means the forgiving tolerances we usually allow ourselves are not prevalent here and therefore an extra level of detailing is required to ensure the best outcome.

What role does an interior space play in an urbanising city like Cape Town?

We spend most of our lives inside a building, i.e an interior. Therefore, to urbanise a city, one needs to ensure all the qualities of life are reflected and possible in a well-designed and thoughtful interior.

The architecture of F0UR 0N 0 has been influenced by Sea Point. How would you say the interior spaces have mimicked the neighbourhood's aesthetic and its culture?

The culture of Sea Point is the community and therefore it ties back to the idea of various layouts of private and public spaces.

If Sea Point had a colour palette, what would it look like and what emotions do they bring about?

Grey, green, yellow, red and blue. To me, these colours bring a balance of chaos and calm.

How has the envisioned colour palette been included in the interior space of the F0UR 0N 0 development?

Sometimes, pulling a space back to a base and allowing the context or the person to make their stamp is the better way to approach a design. Grey and pops of colour have been used to allow for this.

Which do you consider more important: functionality or aestheticism?

Why can't they be one and the same? Form follows function but function is inherently a formalistic tool. In other words, we can ensure that spaces gel together to create a form. The Raw concept strips away the additional layers that hide the base materials. These materials have their own aesthetics that need to be celebrated.



Artist Impression : Communal Roof Deck



Building Elevation

BASEMENT	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR
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Secure Parking available

Apartments: GA, GB & GC
Vehicle Entrance
Lobby

Apartments: 1A, 1B, 1C, 1D, 1E, 1F & 1G

Apartments: 2A, 2B, 2C, 2D, 2E, 2F & 2G

Apartments: 3A, 3B, 3C, 3D, 3E, 3F & 3G

Apartments: 4A, 4B, 4C, 4D, 4E, 4F & 4G

Apartments: 5A & 5B
Communal Roof Deck
Plunge Pool
Braai Areas

Apartments: 5A & 5B



06 SIXTH STOREY

05 FIFTH STOREY

04 FOURTH STOREY

03 THIRD STOREY

02 SECOND STOREY

01 FIRST STOREY

00 GROUND STOREY

Oliver Road

Spec Overview

BUILDING:

Centrally located
Close to multiple MyCiti bus routes
Communal roof deck with plunge pool
Communal braai area
High-speed fibre connectivity
Energy-efficient and water-wise fittings
Generator for common property
Security (CCTV)
Pet friendly
Bicycle parking
Secure parking available to purchase

ALL APARTMENTS:

Screed flooring
Exposed concrete ceilings
Bagged brick walls
Plaster walls
Pine and Duco-sprayed joinery
Interior colour accents
Shelving
Smeg Cooker

DISCLAIMER

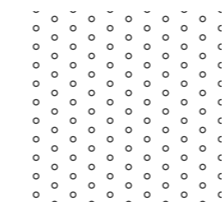
The particulars detailed herein are correct at date of issue to the Purchaser and are for information purposes only. Floor areas indicated on the Floor Plans are calculated prior to completion of the Development and are subject to final survey. In view of the Seller/Developer's continual strive to improve its product, the final layout may differ from what was originally presented. Whilst every precaution has been taken in preparation thereof, the Seller/Developer accepts no liability for any inaccuracy contained in the layout. Any image contained in this document are for illustrative purposes only and will not be binding on the Seller/Developer. Such images are owned by the Seller/Developer and shall exclusively be used in accordance with its mandate and by its partners. Any unauthorised use, reproduction or copying of such images and photographs shall be unlawful and amount to infringement of the Seller/Developer's rights over such images or photographs.

Apartment Overview

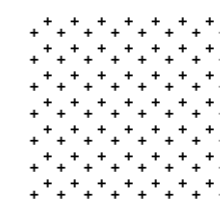
16 Studios
04 One bed
10 Simplex two bed
02 Duplex two bed
01 Simplex three bed

Legend

FLOOR PLAN:



Fittings
(included)



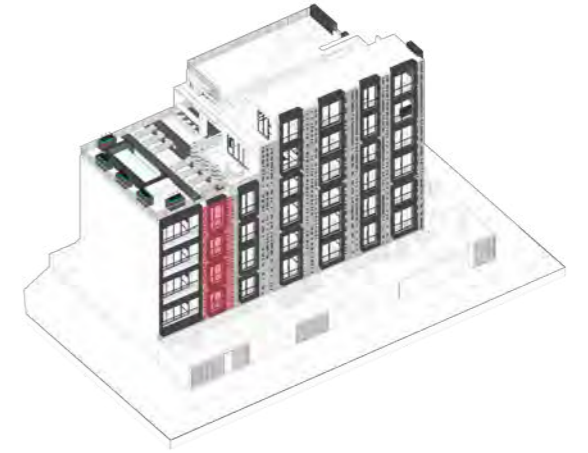
Furniture
(suggested)

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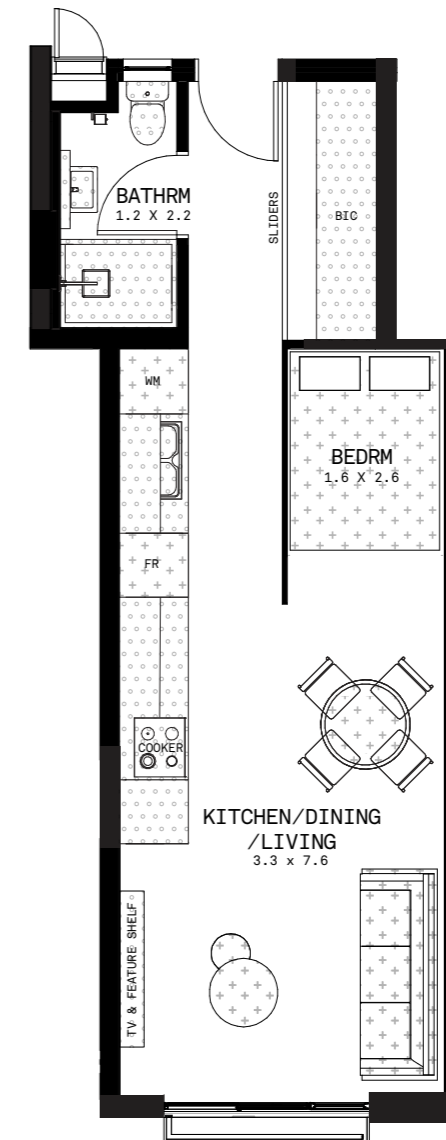


STUDIØS

1234 B



ONE BATH



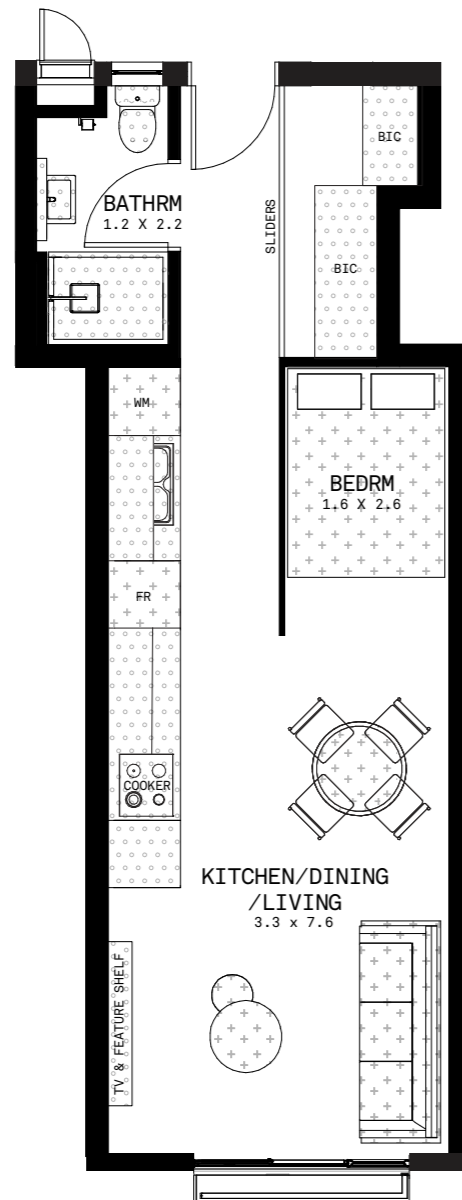
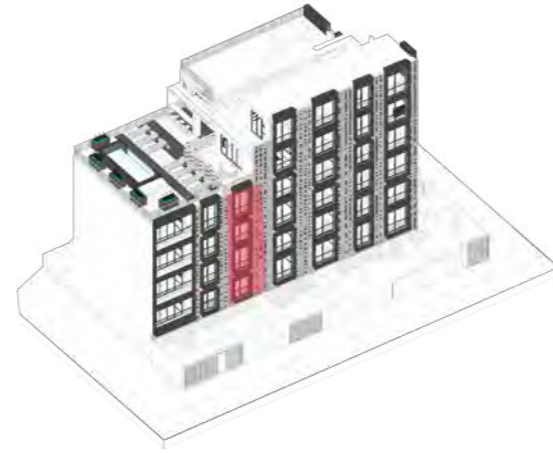
Individual floor plans can be found at blok.co.za

Lincoln Road

1B	1st Floor	36 Interior
2B	2nd Floor	00 Exterior
3B	3rd Floor	36 Total
4B	4th Floor	

1234 C

ONE BATH



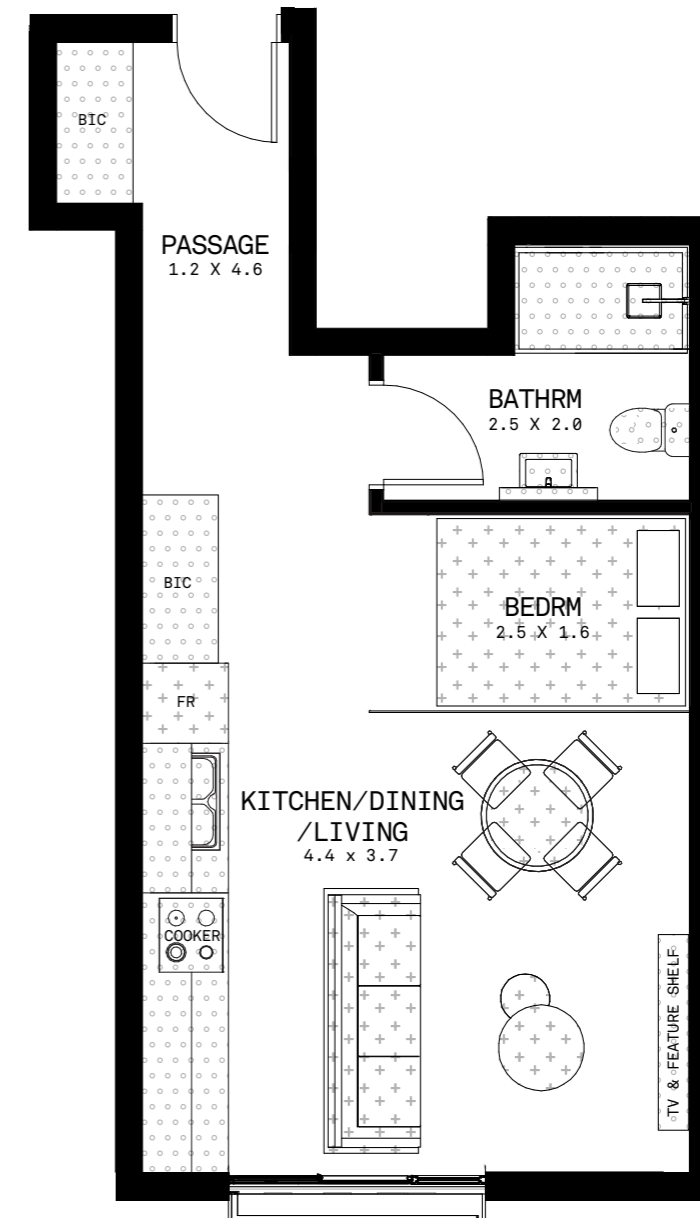
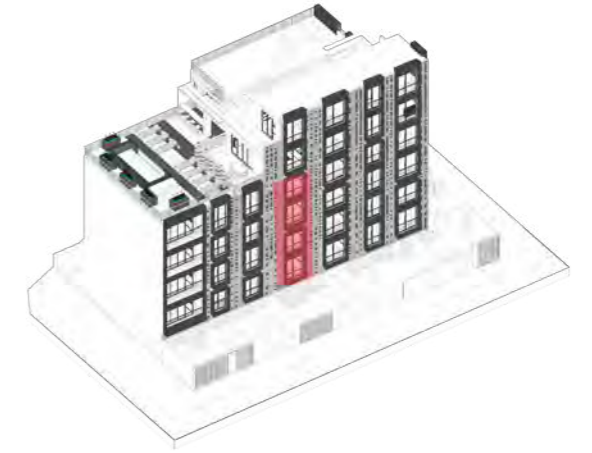
Individual floor plans can be found at blok.co.za

Lincoln Road

1C	1st Floor	37 Interior
2C	2nd Floor	00 Exterior
3C	3rd Floor	37 Total
4C	4th Floor	

1234 D

ONE BATH



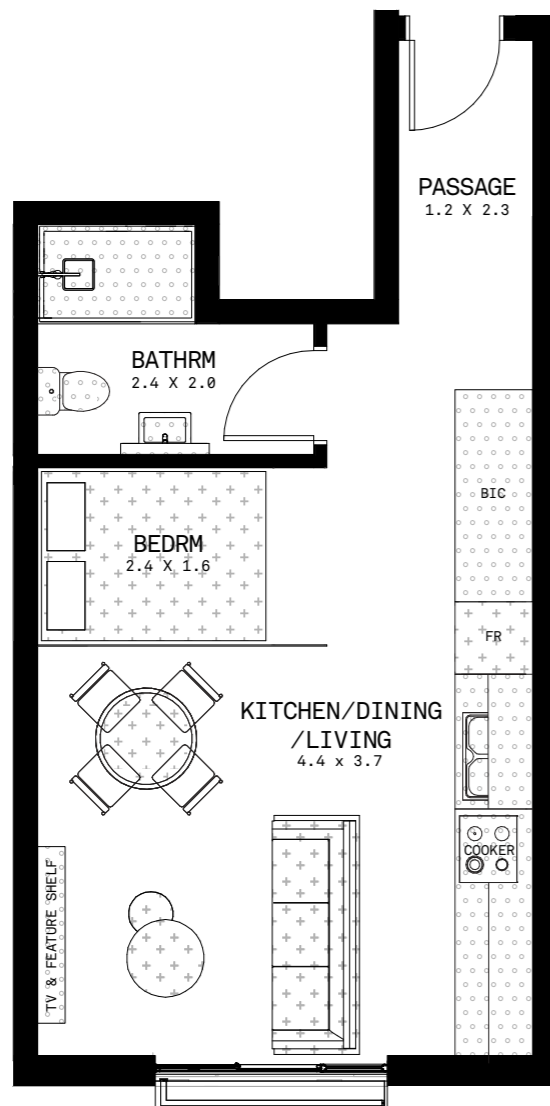
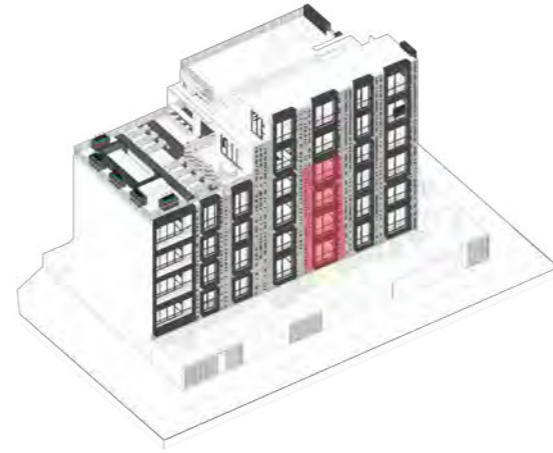
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Lincoln Road

1D	1st Floor	38 Interior
2D	2nd Floor	00 Exterior
3D	3rd Floor	38 Total
4D	4th Floor	

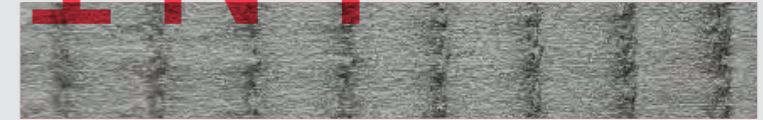
1234 E

ONE BATH



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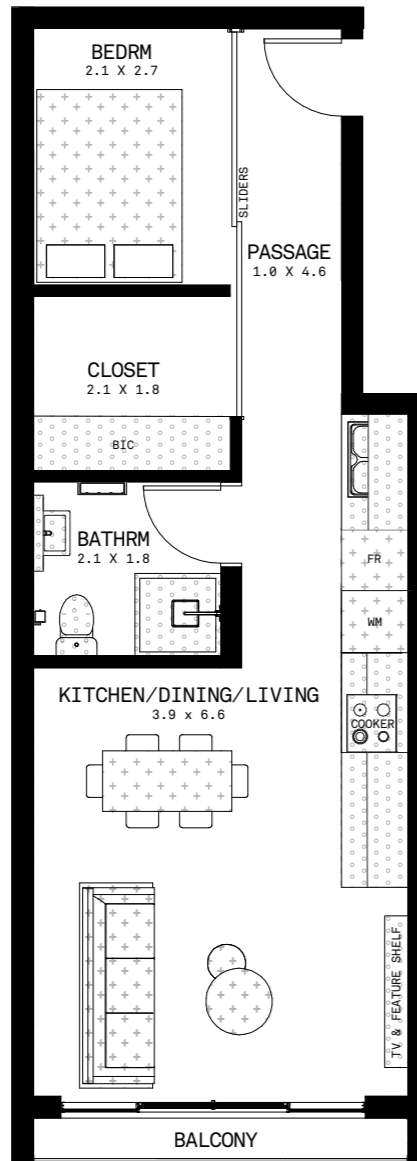
Lincoln Road

1E	1st Floor	37 Interior
2E	2nd Floor	00 Exterior
3E	3rd Floor	37 Total
4E	4th Floor	

ONE
BEDS

1234 A

ONE BATH



Individual floor plans can be found at blok.co.za

Lincoln Road

1A	1st Floor	43 Interior
2A	2nd Floor	03 Exterior
3A	3rd Floor	46 Total
4A	4th Floor	

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TWO BEDS

1234 F

TWO BATH

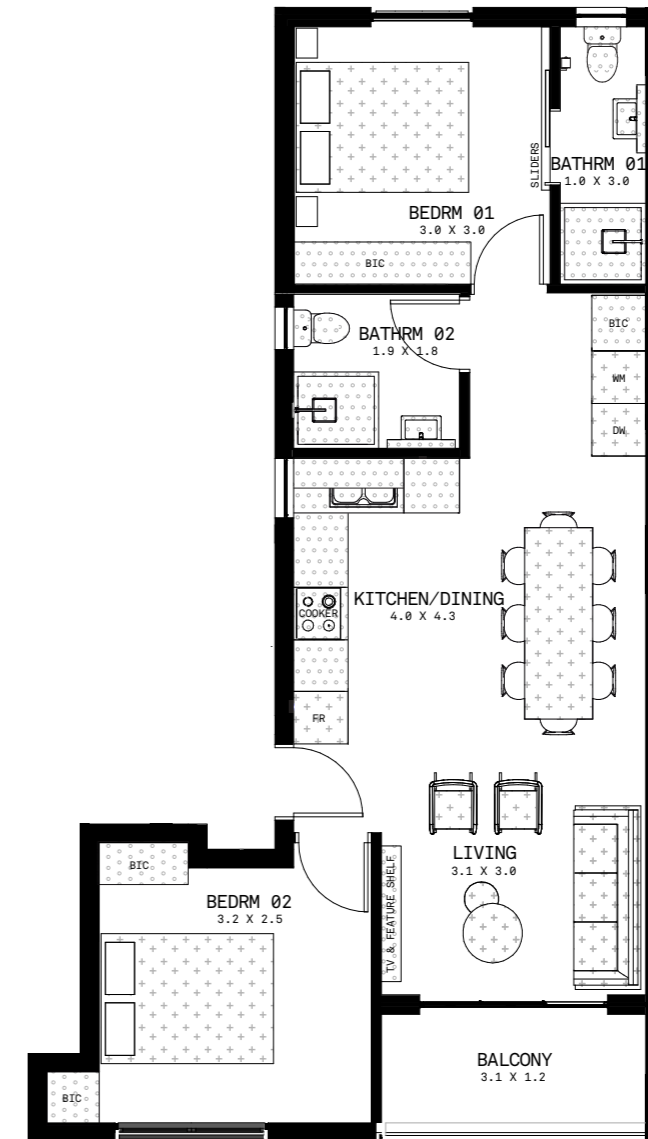


Lincoln Road

1F 1st Floor 65 Interior
 2F 2nd Floor 00 Exterior
 3F 3rd Floor 65 Total
 4F 4th Floor

1234 G

TWO BATH



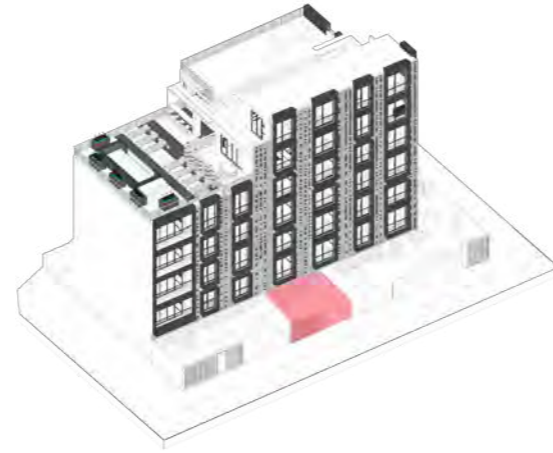
Oliver Road

1G 1st Floor 60 Interior
 2G 2nd Floor 05 Exterior
 3G 3rd Floor 65 Total
 4G 4th Floor

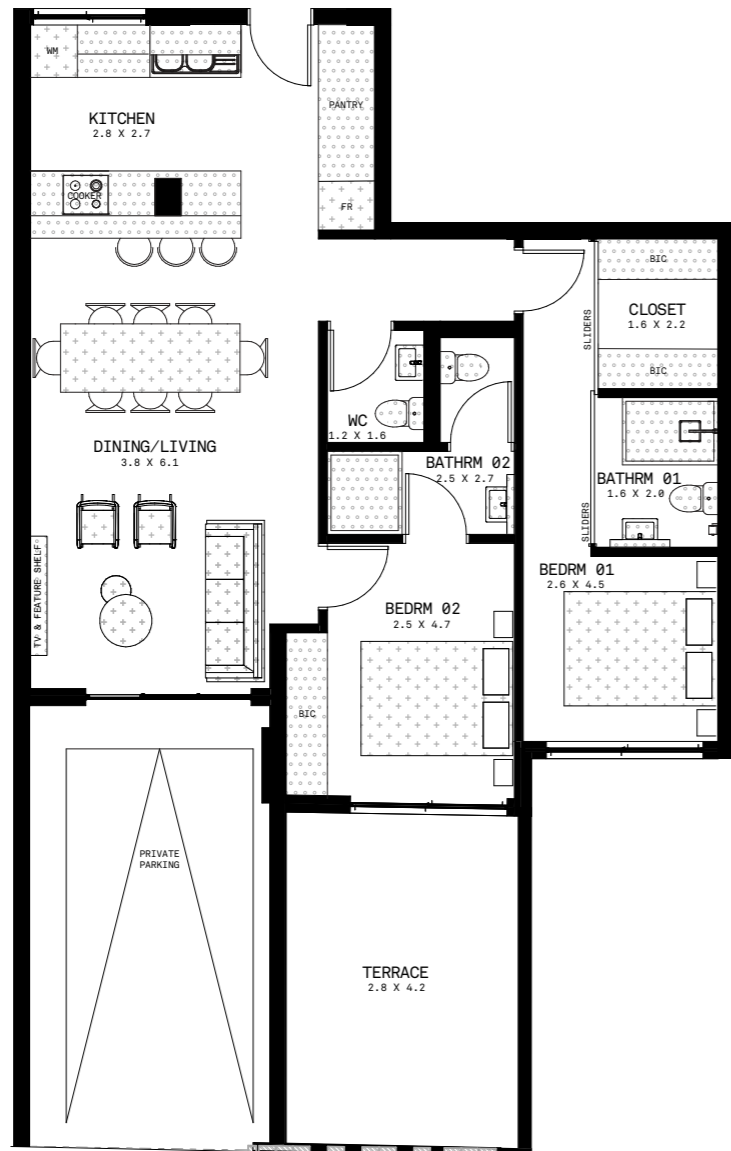
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Individual floor plans can be found at blok.co.za

GB



TWO.5 BATH

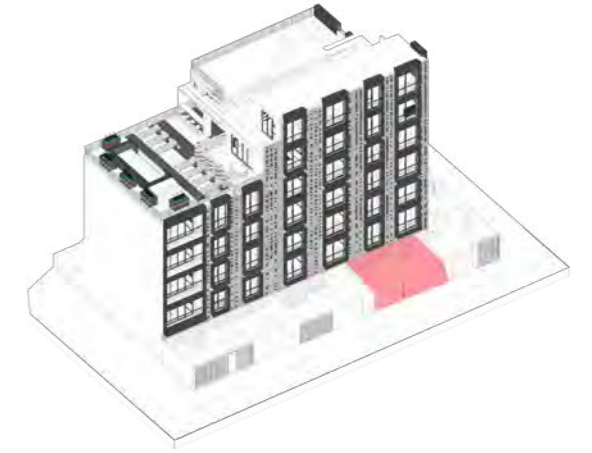


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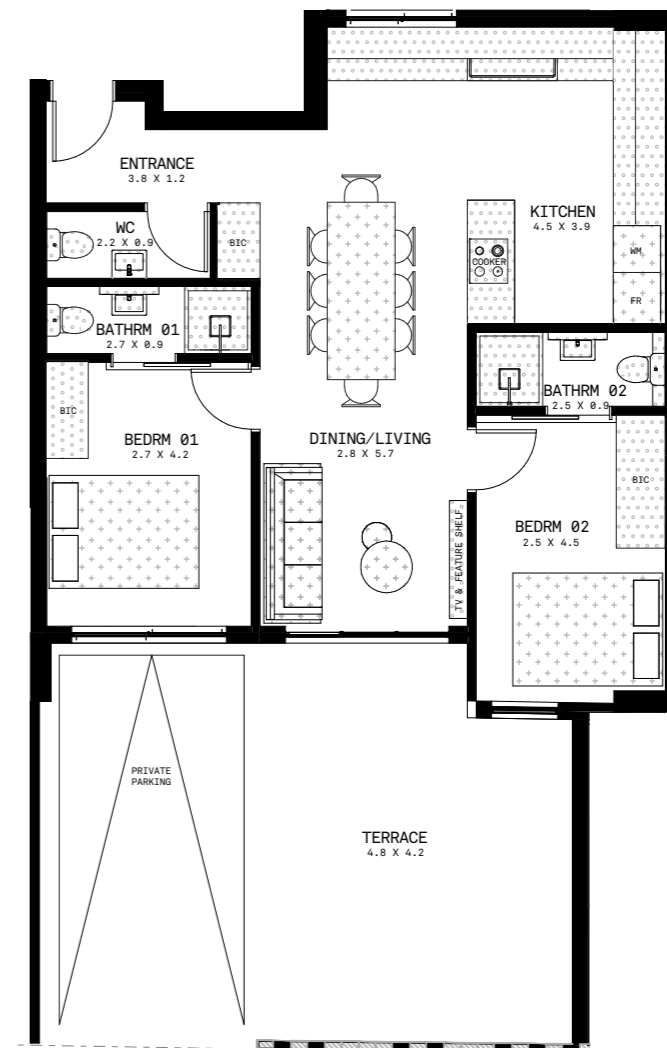
Lincoln Road

GB Ground 79 Interior
45 Exterior
124 Total

GC



TWO.5 BATH

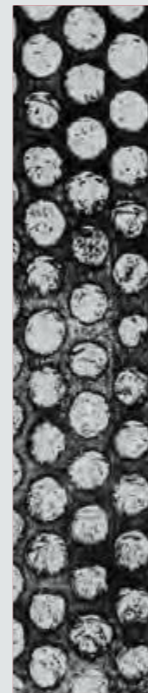


Individual floor plans can be found at blok.co.za

Lincoln Road

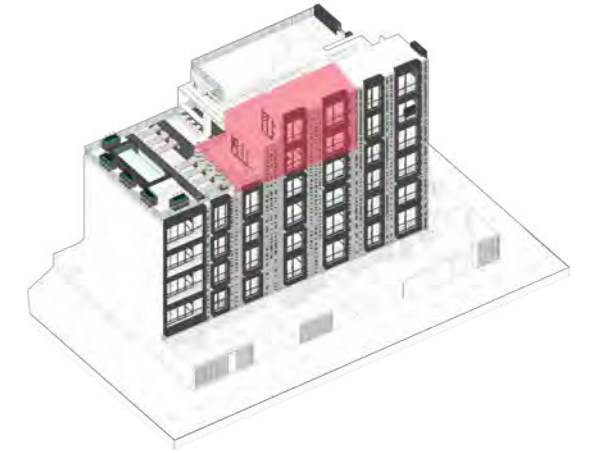
GC GROUND 70 Interior
39 Exterior
109 Total

MADE BY SEA POINT

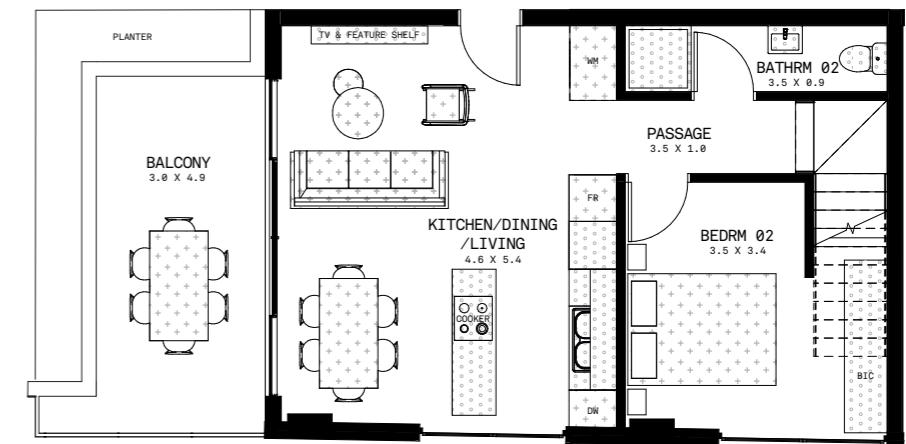
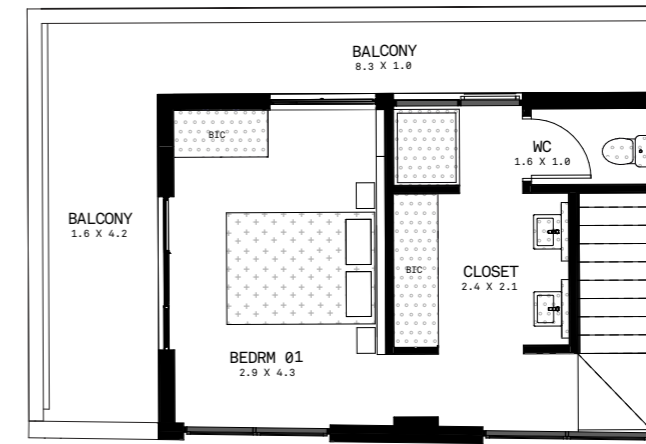


DUPLEX
TWO BEDS

5A



TWO.5 BATH



Lincoln Road

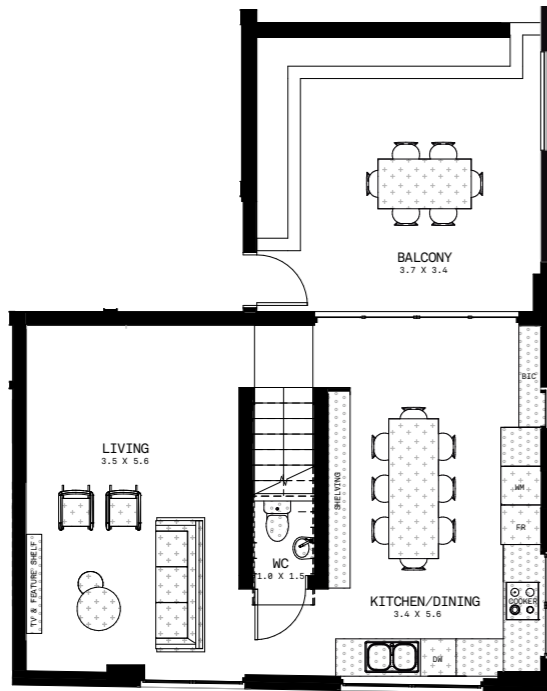
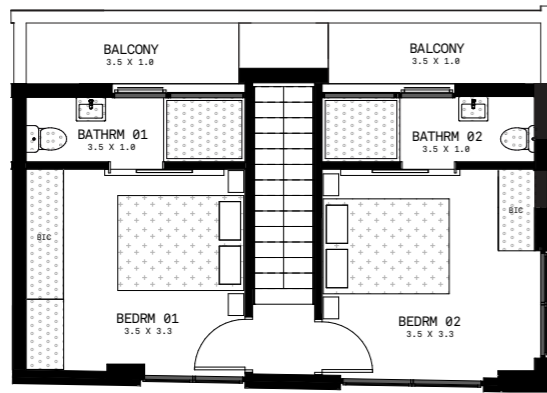
5A	5th Floor	77 Interior
	6th Floor	36 Exterior
		113 Total

Individual floor plans can be found at blok.co.za

5B



TWO.5 BATH



Individual floor plans can be found at blok.co.za

5B 5th Floor 86 Interior
6th Floor 30 Exterior
116 Total

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THREE BED

