

ON TOP OF THE WORLD  
TOTALLY OFF THE GRID

THE  
NEST



**arcadian**

a very pleasant and quiet place or scene

**ark**

something that affords protection and safety

**a.r.c.**

advanced residential concept

**1**

the first

## **ARC-1 is the first project built to the WELLTH standard**

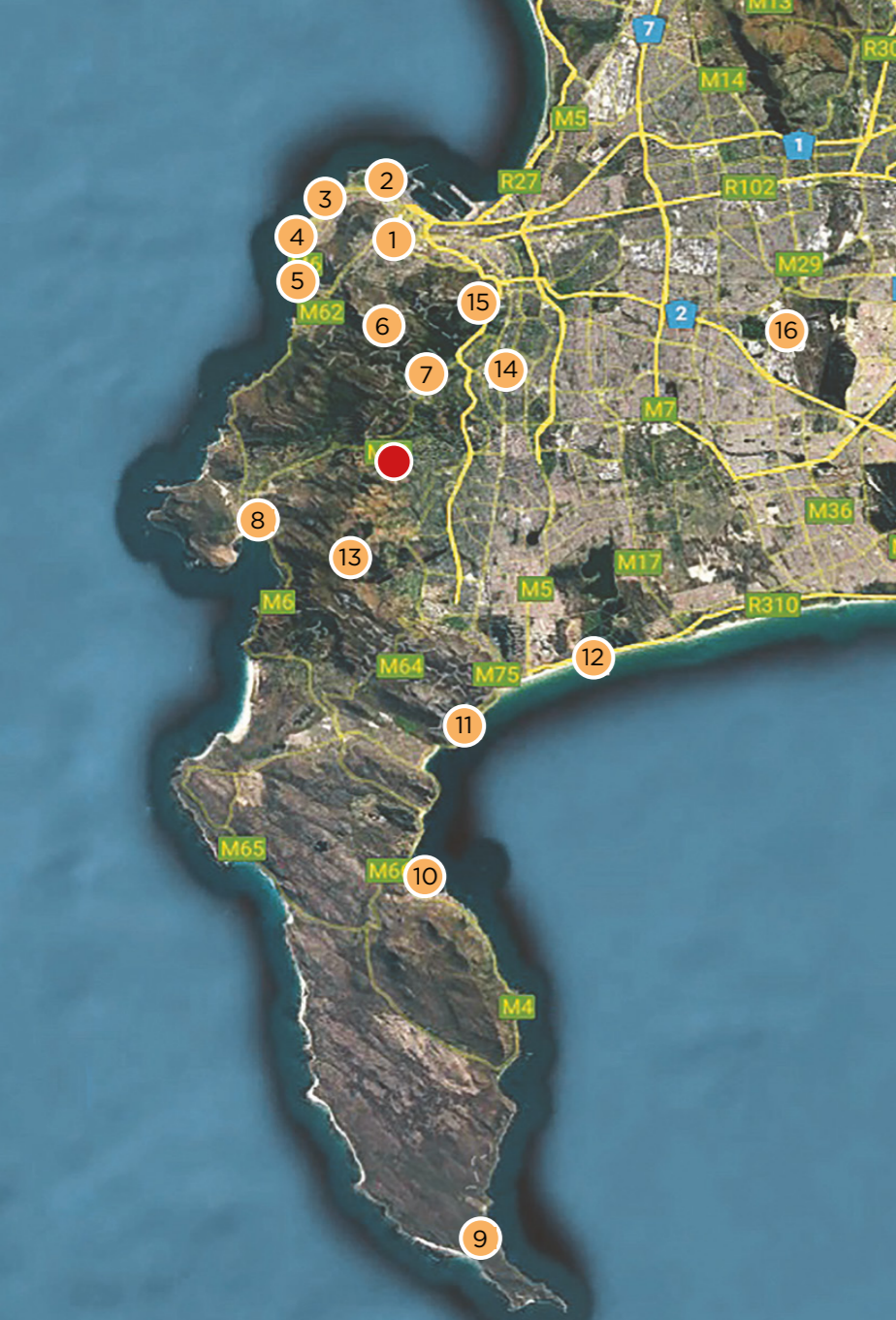
Aquacor Property Developers, SAProperty.com, JW Hugo Construction and WELLTH Consulting are proud to bring you ARC-1, the first of a new brand of ultra-luxury, technologically responsive developments which address the uncertainty of the times we live in.

ARC-1 is the culmination of over 30 years of development experience; the very best that we can create using the latest and greatest combination of technology, design, systems and materials.

ARC-1 is the purest expression we can currently achieve of the ideal built environment and the needs of the people who live in it.



Two ultra-exclusive self-sustaining eco-villas on the crest of Constantia's highest north-facing hill  
From **R33 million** (ex. VAT) depending on owner's choice of finishes



## CAPE PENINSULA

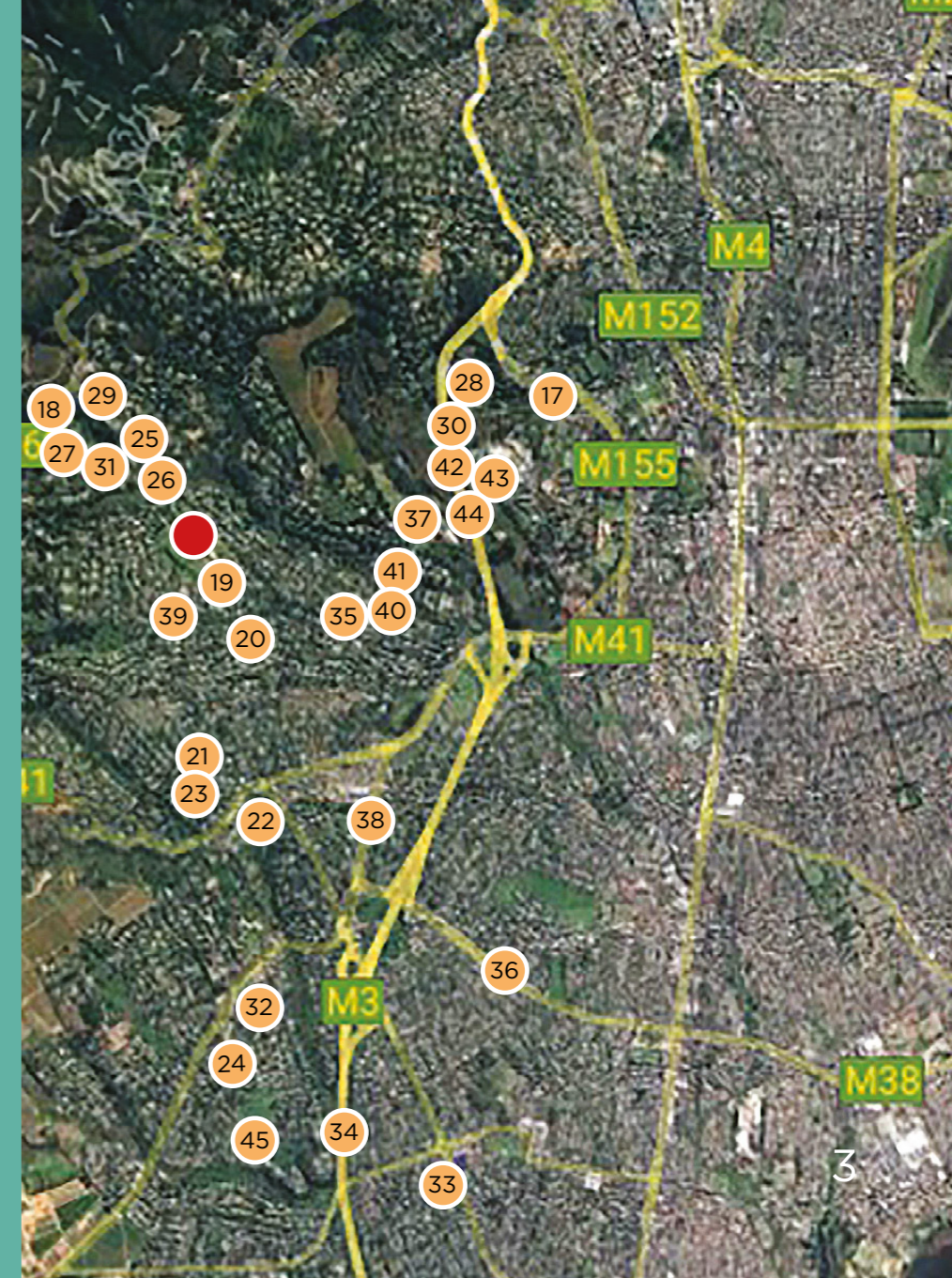
1. Cape Town CBD
2. V&A Waterfront
3. Sea Point
4. Clifton
5. Camps Bay
6. Table Mountain Nature Reserve
7. Kirstenbosch Botanical Garden
8. Hout Bay
9. Cape Point Nature Reserve
10. Simon's Town Yacht Club
11. Kalk Bay Harbour
12. Muizenberg Beach
13. Cape Winelands
14. Claremont CBD
15. University of Cape Town
16. Cape Town International Airport



 THE NEST

## CONSTANTIA VALLEY

17. Zonnestraal
18. Silvermist
19. Groot Constantia
20. Klein Constantia
21. Buitenverwachting
22. Constantia Uitsig
23. The Bike Park
24. Steenberg
25. Eagles Nest
26. Constantia Glen
27. Beau Constantia
28. Constantia Royale
29. La Parada
30. Alphen Hotel
31. Chefs Warehouse
32. Steenberg Golf Club
33. Westlake Golf Club
34. Reddam House School
35. Constantia Waldorf School
36. Blue Route Mall
37. Constantia Village Shopping Centre
38. American International School
39. Jonkershuis
40. Peddlars
41. Last Word Constantia
42. Virgin Active Health Club
43. Claremont Cricket Club
44. False Bay Rugby Club
45. Norval Foundation



## THE CONSTANTIA VALLEY

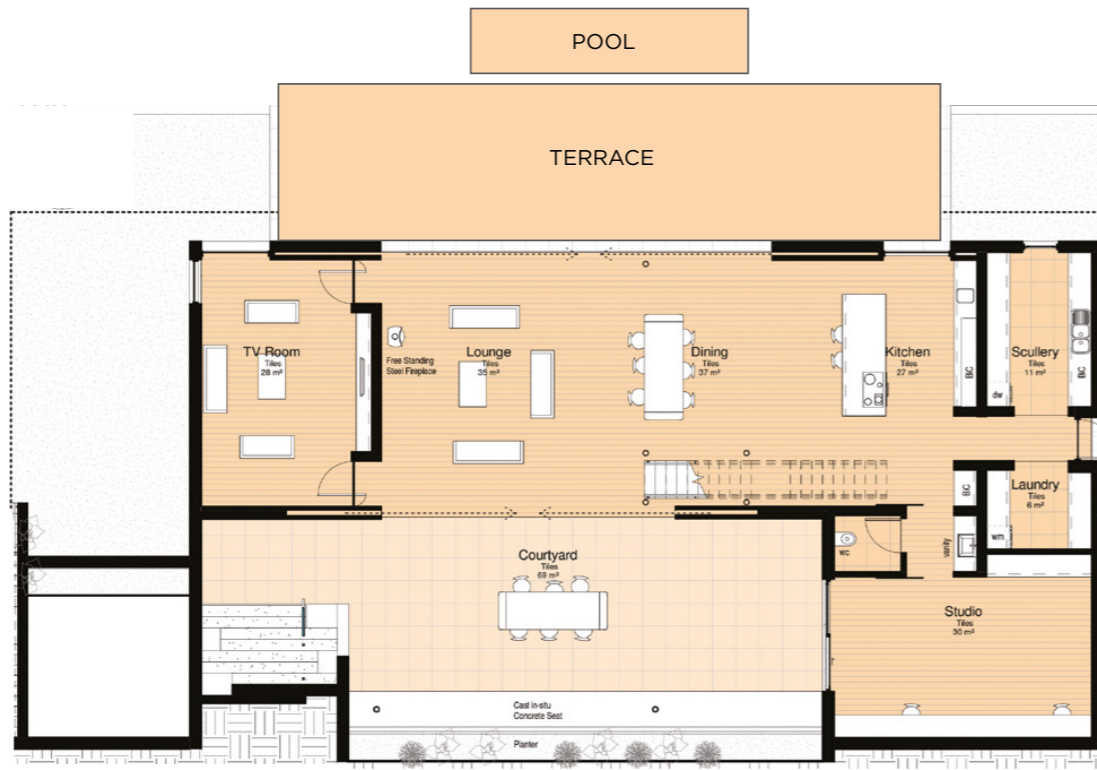
The Constantia Valley is one of the most beautiful and sought-after areas in Cape Town. This jewel of the Cape is ringed by the majestic peaks of the Table Mountain National Park on three sides, and by the warm waters of False Bay on the other. The site of Southern Africa's earliest wine farms, this stunning valley is only 20 minutes from the centre of Cape Town but retains an exclusive country-retreat ambience.

Constantia is home to some top private schools, a number of highly rated medical facilities, upmarket shopping centres, outstanding restaurants and boutique hotels - not to mention some of the best golf courses in South Africa. Hiking, cycling and mountain-biking trails offer scenic outdoor exercise, and horse riding is also very popular. All these factors have attracted many wealthy residents to the area, and underpin an exceptionally strong real estate market.

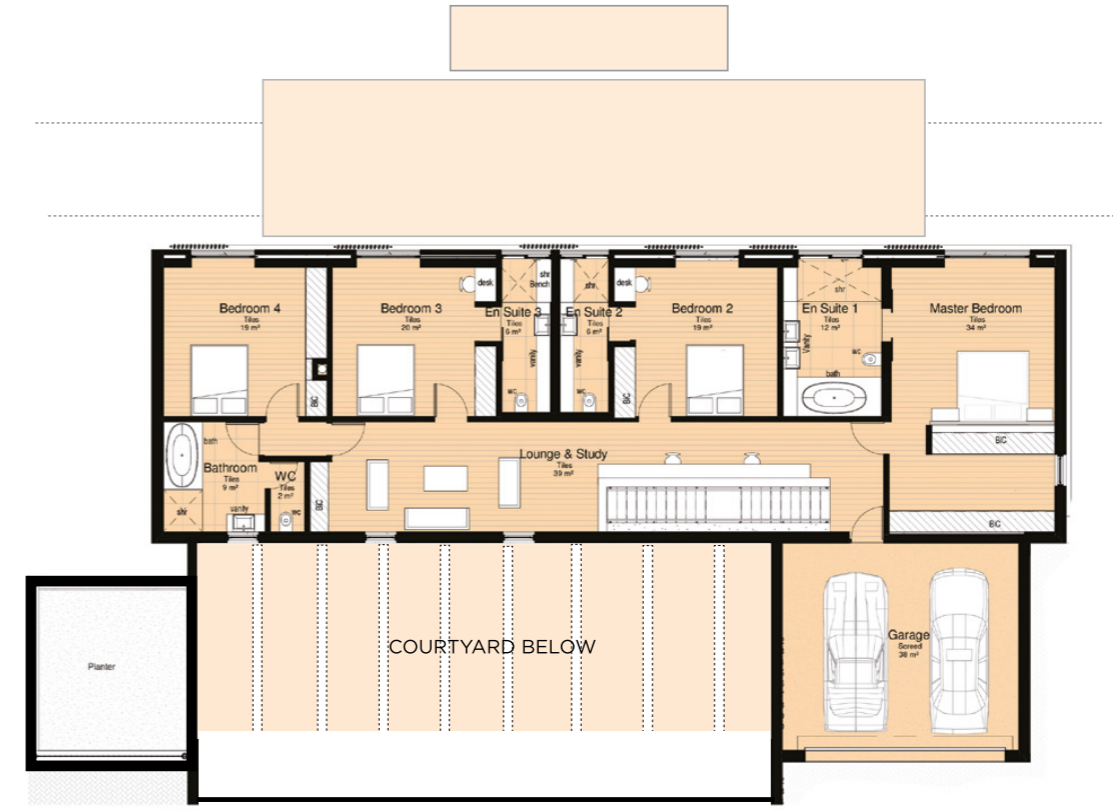


## SITE PLAN





GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

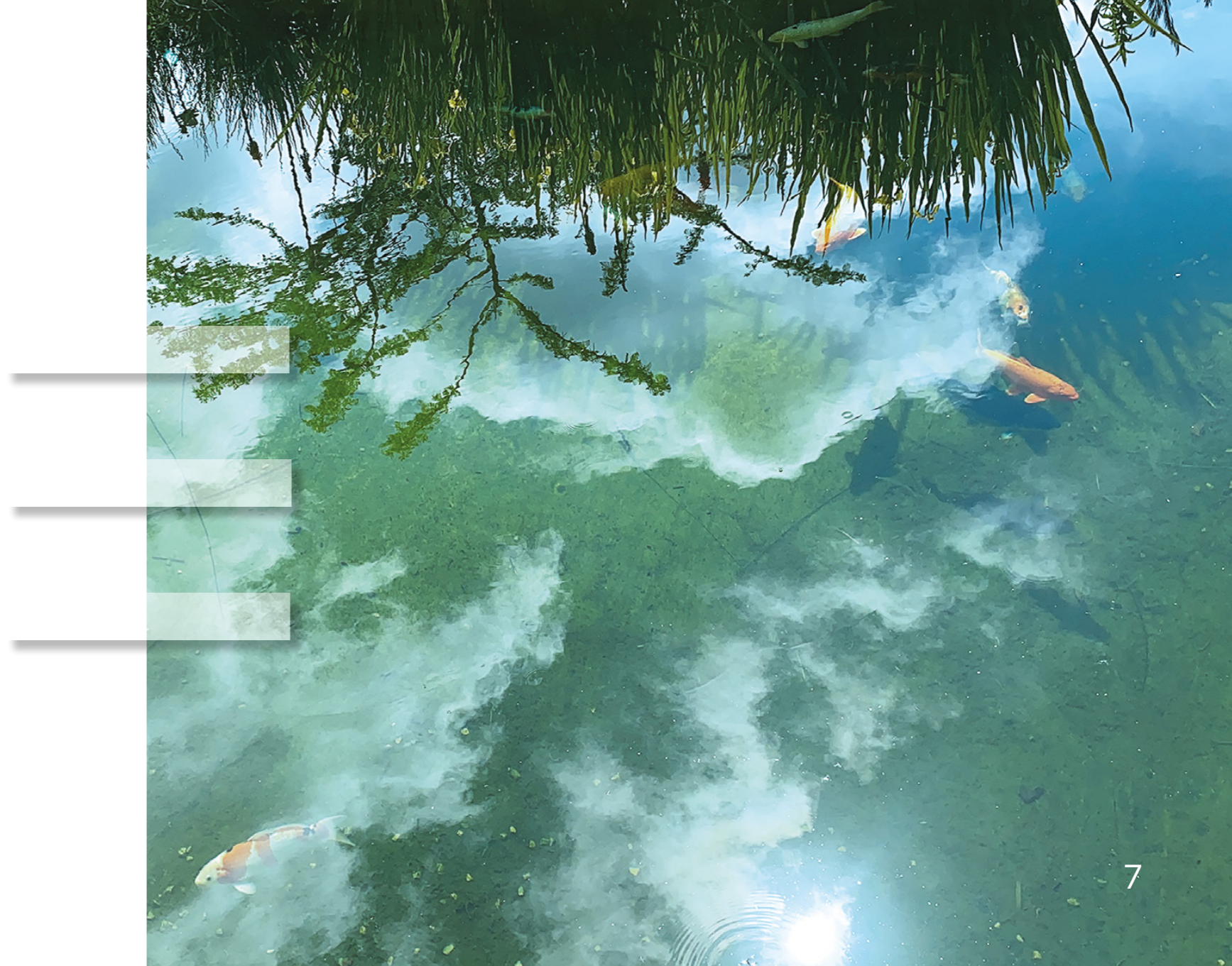


NORTH ELEVATION

NEST

## KEY FEATURES

- Contemporary ecological design by award-winning architect
- 4 bedroom, 3.5 bathroom layout
- 450m<sup>2</sup> internal area, 50m<sup>2</sup> balconies
- Home office with separate toilet
- Secure courtyard entertainment area
- Open-plan kitchen, dining & living space
- Upstairs mini work space
- Multimedia entertainment room
- Pyjama lounge
- 4m floor-to-ceiling downstairs, 3m floor-to-ceiling upstairs
- Solar panels, inverters and battery system
- Borehole water supply with on-site filtering and 100% recycling
- Double glazing throughout
- Eco-friendly central heating
- Natural swimming pool
- Large wood-burning fireplace
- Imported designer kitchen with integrated appliances
- Imported built-in cupboards throughout
- Intelligent and responsive home automation
- Active security perimeter, on-site security and monitoring





# studioMAS

## Architecture & Urban Design

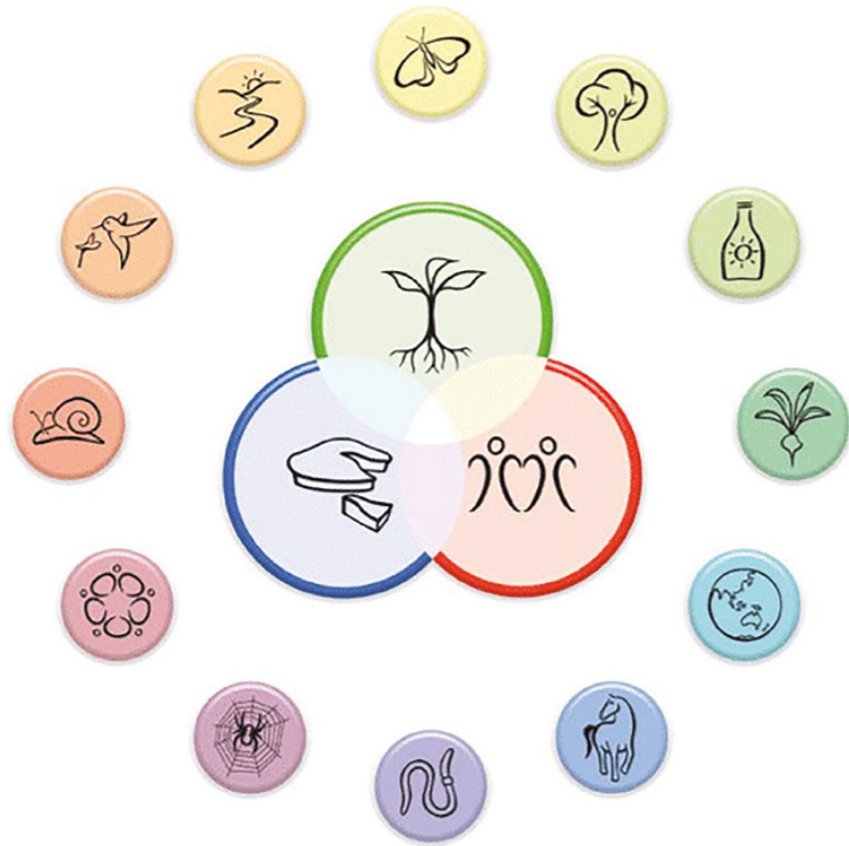
ARC-1 The Nest has been designed by Sean Mahoney, co-founder of StudioMAS. This architectural and urban design practice has produced a plethora of unique and award-winning structures in both the private and public spaces, and has earned an enviable reputation for design excellence and environmental efficiency.

With offices in both Cape Town and Johannesburg, the firm has designed a bevy of highly distinctive private homes and some of the most recognised architectural icons on the recent South African landscape, including the Discovery Offices in Sandton, the City of Johannesburg Council Chamber, The Walter Sisulu Square of Dedication in Soweto and The Ridge in the V&A Waterfront.

Sean's personal passion for environmental issues is clearly reflected in his recent work on The Ridge, which not only received a six-star Green Building Council of South Africa rating but was awarded the World Architecture News Gold Medal for the Best Overall Sustainable Architecture Project 2022.



THE  
NEST



## WHAT IS WELLTH?

If wealth is only defined in material terms, it is hollow and unenjoyable. Having large sums of money, possessions or property, without happiness, a healthy body and a loving circle of companionship is a purely material experience that does not feed the soul.

WELLTH is a combination of wellness and wealth. It is a holistic view of lifestyle and environmental design which focuses on seven core principles to bring about an experience that is nourishing, sustainable and ultimately far beyond anything attainable with money alone.

WELLTH is the fundamental concept of a new breed of home and office design and construction. We have taken everything we have learnt in 30 years' of lifestyle and work experience and have focused it into something utterly unique.



# FAMILY



Our family-centered four-bedroom design gives a large family the space to rest, play, eat, work, study, grow and interact within these carefully laid out multi-functional homes.

The space transforms throughout the day from a hard-working office and study to a peaceful free-flowing home. The downstairs area features a full home office for you and your staff. Carefully selected technology allows the lounge to double up as a boardroom and the entertainment area as an audio-visual presentation room.

A separate lounge and work area upstairs gives children and teens their own space to work, create and relax with friends during the weekdays.

The indoor courtyard and firepit is a grandiose entrance to the home and a campsite for fireside tales and marshmallow roasting on wintry nights. A place where you can pull out the mattresses and lie under the stars, telling stories in the safety of your own magical kingdom.

The living space, with its four-metre ceilings, can be warm and intimate on cold winters nights or a party pavilion soaring above the Constantia Valley on a balmy midsummer's evening.

Nothing about this space is a compromise to your lifestyle or that of your family. These magnificent homes are the setting for a truly unique family story.



NEST

# PEACE



Poised at the very top of Price Drive, high above Constantia, the twin homes of The Nest are wrapped in the distant hum of the valley below and the sounds of the breezes across the trees of Table Mountain. The air is quiet, and the northern aspect of the site affords wonderful sunlight, complete protection from the south-easter, and an unparalleled view of the mountains that ring the Cape Town metropole as far away as Stellenbosch and Gordon's Bay.

Price Drive is the only road that leads to this part of Constantia and to enhance this seclusion we have designed security on the property to be of the highest magnitude, with electric fencing, infra-red motion detectors, security cameras and remote monitoring.

Solid construction and massive doors and windows frame this exquisite vista, a calm elegant space from which to ponder the world without disturbance.

All the technology incorporated into the house is designed to be functional yet discreet. We have worked hard to manage EMF radiation in the house with wired internet throughout, automatically switchable Wi-Fi and low-radiation routers. A wired phone system with wireless handsets means you can switch off that not so smart phone and just make a call again. Or summon your teenage online gamer to supper without raising your voice.

Circadian lighting systems subtly change the colour hues of the home as evening approaches to minimize the effect on your sleep patterns. The sound system is distributed over a series of discreet, organic speakers which can pump up the volume without announcing themselves visually, or allow your favorite classical song or radio station to follow you from your bedroom to your office.



NEST

A close-up photograph of a brown dog, possibly a Weimaraner, sleeping peacefully on a dark brown leather couch. The dog's head is resting on a dark brown, textured cushion. Its eyes are closed, and its front paws are tucked under its head. The background is a dark, textured surface, likely the back of the couch. The overall mood is calm and cozy.

COMFORT

NEST



Temperature management, spacious design and hard-wearing natural materials ensure that every day of every season is your best day ever. An ingenious water-based underfloor heating system, linked to the fireplace and heat-pumps, mean that going barefoot in winter is a pleasure and energy use is minimal. Double glazing throughout modulates heat and sound, and clever use of passive shading and sliding shutters makes managing the SA sun a breeze.

Ample storage is designed into all bedrooms and bathrooms; the upper level features two large ensuite bedrooms and two central bedrooms with a shared bathroom. A downstairs guest bathroom also serves the office space.

The generous entertainment-oriented kitchen and dining area can be individually finished to suit your catering dreams. There's even space for an AGA stove, and if you're keen, we will source one, refurbish it and install it during construction. A galley-style scullery and laundry is conveniently tucked out of sight, cleverly positioned to serve both the kitchen and the home office.

A dizzying selection of floor finishes is available. Feeling a mid-century vibe? We will source a hard-wood parquet floor and have it professionally refurbished and laid.

A large sun deck with swimming pool runs the length of the northern façade with views forever and not a breath of wind. Here you can skinny dip in your own pool with no one but the eagles to see you.

Staff functions are kept discreet from living functions so work can happen without compromising your privacy. And when activities are over, there is space for every tool to be packed away. Large double garages offer ample space for workshops and sport equipment storage, while a private entrance to the upper level allows family to come and go without disrupting that important board meeting.



When it comes to energy, ARC-1 The Nest is an eco-friendly spaceship. With a serious solar system, giant fireplaces, gas and convection cookers, optional AGA stove and pellet boiler, heat-pumps, water-based floor heating and hot water battery system, the homes are as future-proof as we could make them.

A range of energy sources means that no matter the state of the grid, the weather or the supply of gas, you will be able to cook, heat, light and enjoy your home without compromising your lifestyle.

Our integrated smart metering of all your energy sources and automated switching off of all non-essential services means that your home will manage its energy use to minimize your impact on the earth.

The tune-able Circadian lighting system uses minimal power while delivering maximum useability, while the clever use of shading, glazing and insulation will make maintaining a perfect temperature a minimal energy- cost affair.

Even the natural pools use a fraction of the power of a normal chemical pool and work throughout the day, cleaning themselves through the action of a living microbial world instead of toxic chemicals and mechanical cleaners.

Our biophilic design incorporates passive heating and cooling, utilizing the courtyard to push cooled humid air through the living space in summer, whilst retaining winter sun in the colder months.



# ENERGY

# WATER



Water, water, everywhere – especially where you need it! The Nest celebrates water, from the courtyard streams and the natural pools to the filtered water system that supplies the kitchens and bathrooms.

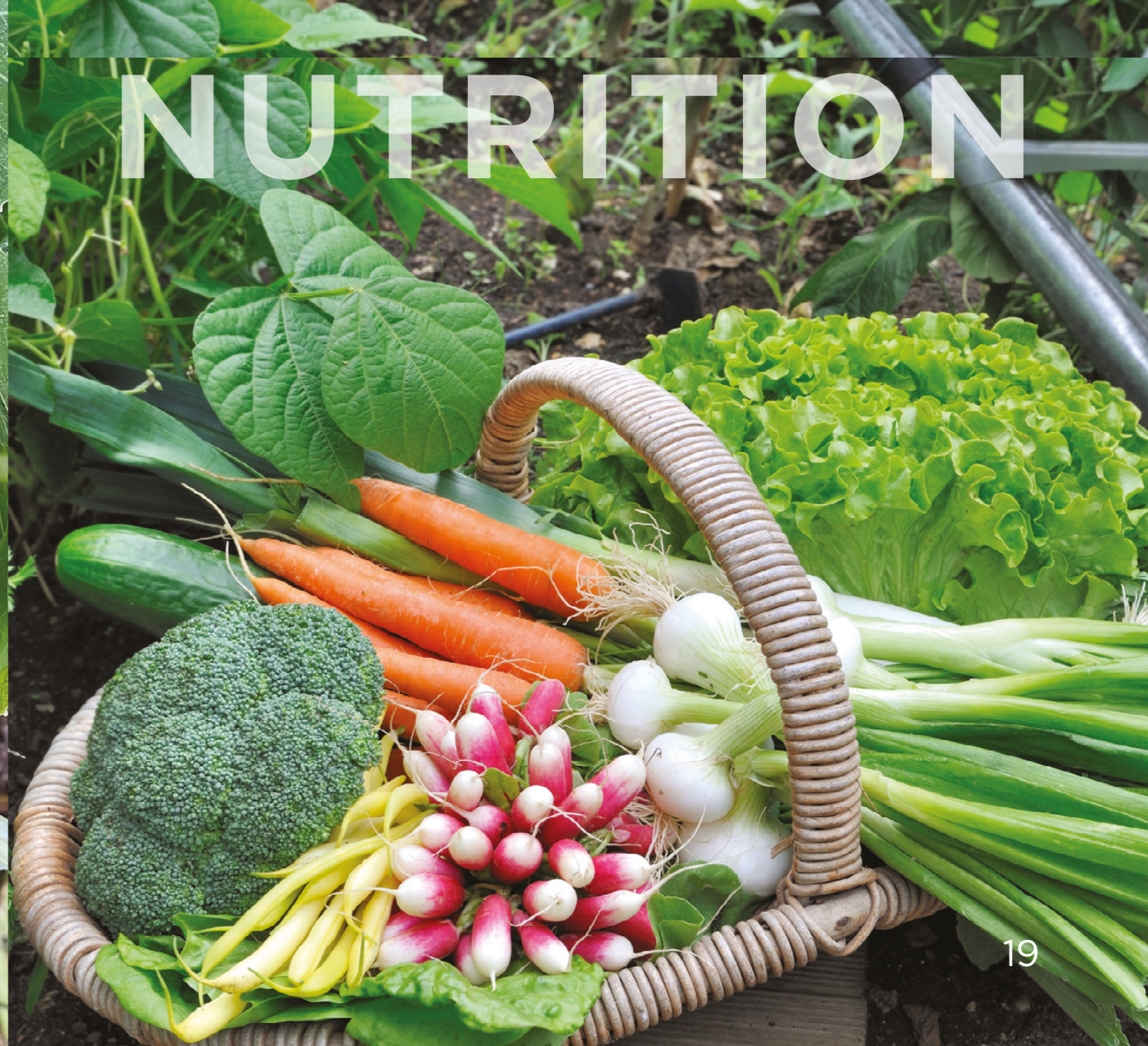
Boreholes and a water treatment system provide your own water supply, always available, virtually unlimited and without all the usual industrial chemicals. We don't believe in drinking poison so we clean the water using filters, natural reactors and ultraviolet sterilization. You will never have to cook your food, wash your face or bath your body in a mixture of chlorine and bromine ever again.

An on-site sewerage treatment plant means that every drop of water used is recycled and reused in the organic gardens. If it's yellow, don't let it mellow, flush that toilet and watch your trees grow. The salad, herb and vegetable beds are watered with the same filtered supply you drink from.

The natural pool featured in each unit will become a source of delight for your family. Enjoy the soft hair of a rainwater wash after every swim; you will never need to shower off the chlorine ever again.

Nature will quickly realize your pool isn't a puddle of poison and will begin to visit it. The sound of frogs in the evening and the occasional visit from local birds will become a daily occurrence. Children love natural pools and will spend hours exploring the amazing underwater world.

In terms of run-off and drainage, the entire site is designed according to permaculture principles to minimise run-off and erosion, and to maximise retention and use. In a dry city like Cape Town, intelligent design can turn a normal hillside into a natural wonderland of healthy green plants.



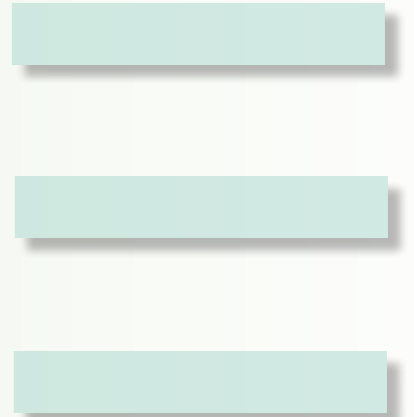
# NUTRITION

Access to organic, freshly harvested and nutritionally dense food is hard to come by and not cheap. Add in the transport and refrigeration costs, and it is easy to see why modern food supply chains have become so expensive whilst simultaneously losing quality and variety.

The Nest comes with extensive permaculture food gardens, indigenous planting and carefully chosen companion plants to provide all the pest control, nitrogen-fixing and protection your garden will need to thrive.

Groves of fruit and nut trees, berry bushes, kitchen and medicinal herbs, vegetable and salads will be planted in the terraced gardens enjoyed by each home. Providing your family with fresh organic salads and meals is as simple as walking a few metres through your garden and picking whatever is in season. Growing your own food is empowering, relaxing and one of the fastest routes to supercharging your health, plus a few hours in the garden floods your body with Vitamin D and washes away the stresses of the world.

Introducing a healthy and balanced organic diet is proven to alleviate many of the modern illnesses we face. The food supply is now littered with pesticides and agricultural chemicals, which can disrupt children's hormones and cause untold damage to health in general. Besides access to fresh food, a diet that is local and in season also provides a range of different micro-nutrients at the time of year you need them most. Ever wondered why citrus gives fruit in winter? It's the vitamin C of course!



NEST

The home office and downstairs space is truly multifunctional. During the working week you have a large office with a courtyard, a board room with views over the valley, and an audio-visual area that is far better appointed and more upmarket than the usual office space.

Family activities are spread cleverly over the two levels to allow various members to work, play or be entertained without disturbing each other. Slide open a few doors and you have an open-plan family entertainment area, a dance floor or a wedding venue. Close a couple of others and there is space for quiet privacy for prayer or contemplation.

Cyclists and runners will love the direct access to the mountain paths just metres from the entrance, and a quick swim in the pool is the best way to fire up your day.

Ample storage in the garage means that everyone from motorheads to model builders can tinker out of sight and sound. Beautifully appointed bathrooms with stunning views turn your personal hygiene routine into a ritual, something to relish and celebrate – especially now that your daily commute involves nothing more than a flight of stairs!

Mealtimes and food preparation will be a pleasure in the open-plan kitchens. Developed by foodies, The Nest will boast kitchens with large surfaces, generous basins, high cupboards and plenty of space for all your cooking tools and toys.



## THE DEVELOPERS

### AQUACOR

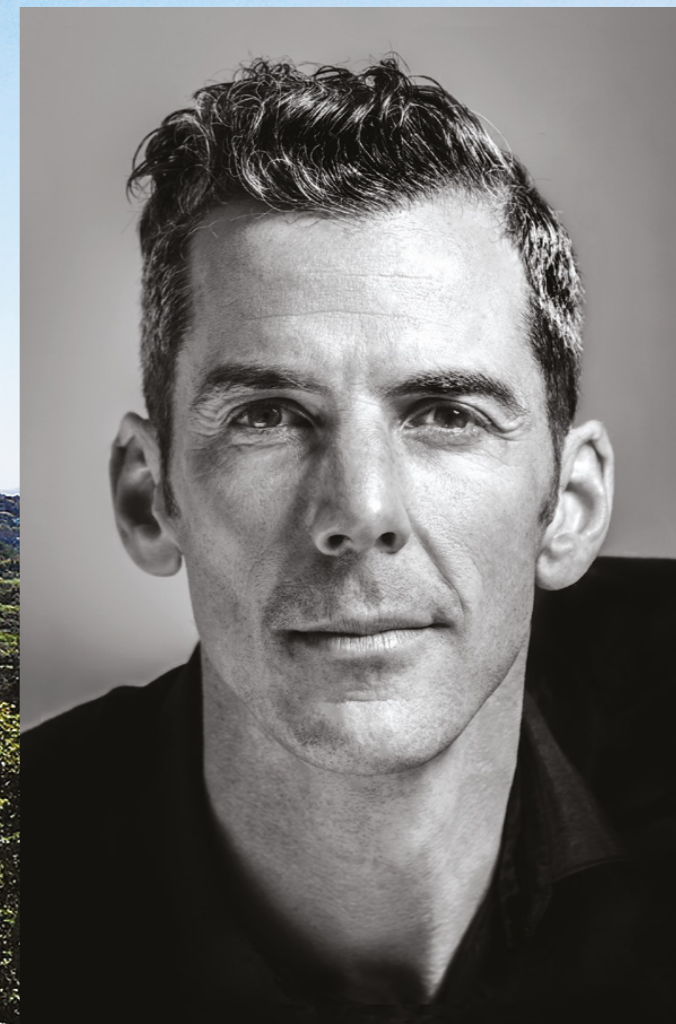
ARC-1 The Nest has been conceptualised and commissioned by Matthew Quinton, director of Aquacor Property Developers. With over three decades of successful developments in Cape Town and other parts of Southern Africa, Aquacor has established a blue-chip track record for producing distinctive residential and mixed-use projects that are ingeniously designed to meet the needs of their clients.

### WELLTH AFRICA

WELLTH AFRICA is an environmental development consultancy dedicated to transforming real estate into a source of sustainable security and well-being. At a time when the state infrastructure is failing to provide reliable energy and water supplies, WELLTH AFRICA is helping South Africans turn their homes into generators of renewable power, water, food, comfort, health and happiness.

### SAPROPERTY.COM

SApportunity.com is a diversified property services company with offices in Cape Town and Johannesburg. The company unlocks significant real estate value for its clients by providing a fully comprehensive and integrated suite of property services matched with dedicated support, cutting-edge technology, and a forward-thinking attitude.





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