

# Seeff

DEVELOPMENTS  
COLLECTION

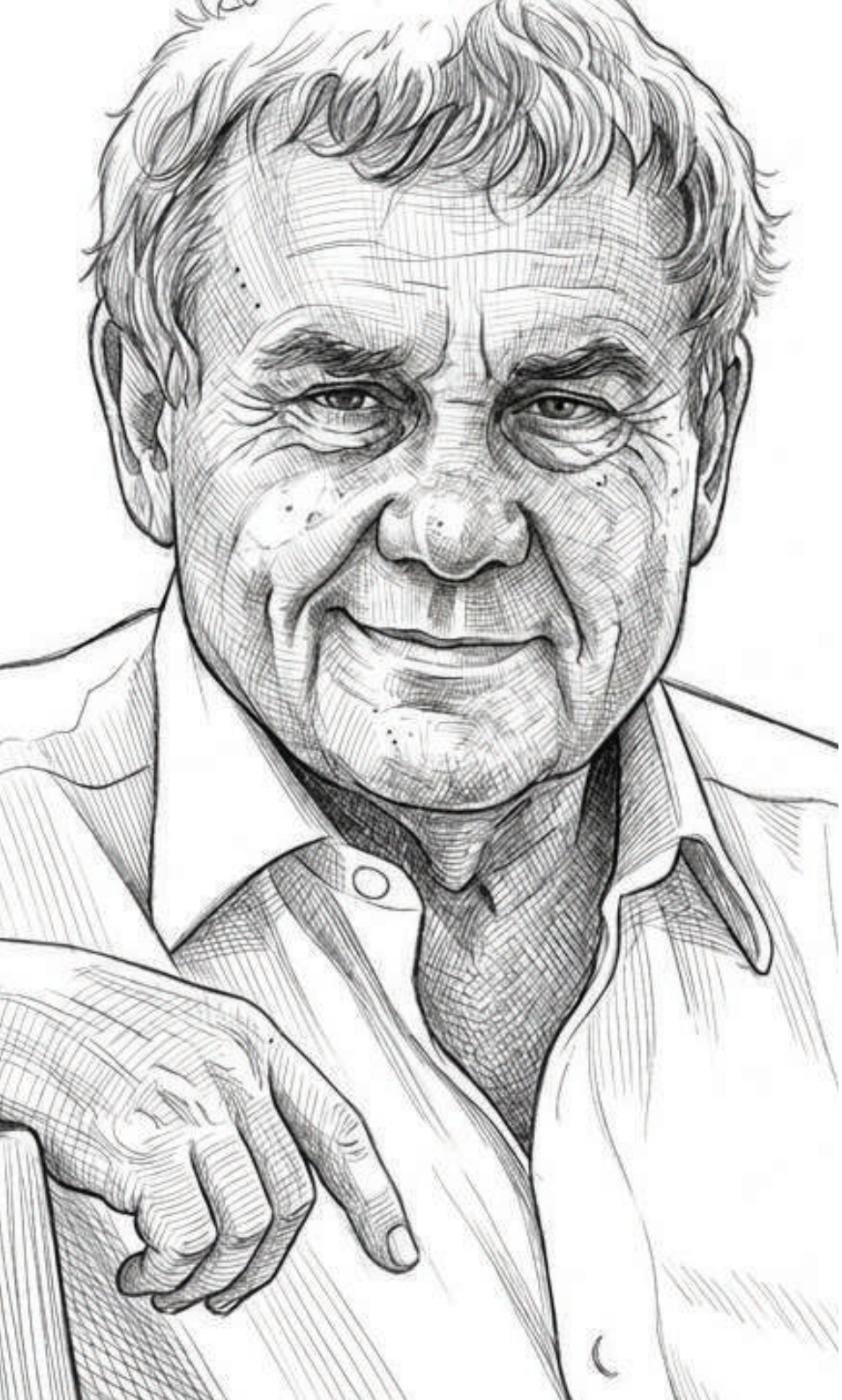


THE ART OF THE HORIZON



LEEUKOPPIE

\*Artist Impression



## THE ARCHITECT OF DREAMS THE KERZNER ODYSSEY

Sol Kerzner didn't just build luxury; he invented it.

Known globally as the "Sun King," Sol was a man who believed that a destination should be more than a stay, it should be an assault on the senses, a choreographed masterpiece of awe.

He understood a fundamental truth that many architects miss: True luxury is not about what you put into a building, but the feeling you have when you look out from it. For five decades, Sol curated the world's most spectacular views for others. But for himself, he chose only one place.

His private 10-hectare estate at Leeukoppie - perched on the saddle between Hout Bay and Llandudno - was his personal sanctuary. It was the one place where the world's most prolific developer came to find resonance.

Today, this storied ground serves as the canvas for House 23. This residence, designed by the visionaries at Metropolis Design, is the architectural heir to Sol's original ambition.

# THE ARCHITECTURE OF THE AIR

The design of House 23 is a dialogue between the heavy and the ethereal.

## THE CANTILEVERED PLANE

Inspired by the granite overhangs of the mountain, the bold, off-shutter concrete roof slabs appear to float, pushing the living space out into the sky.

## THE INVISIBLE BOUNDARY

Floor-to-ceiling glass allows the interior to dissolve. You don't just inhabit a room; you inhabit the view of the Atlantic and the silhouette of the Constantia Berg and Chapmans Peak.

## ORGANIC BRUTALISM

By utilising a palette of raw concrete, natural stone, and timber, Metropolis Design has ensured that House 23 feels less like a building and more like a natural outcrop of the Leeukoppie ridge.

# THE ART OF THE HORIZON

A rare intersection of structural innovation and tranquil seclusion.  
Experience a residence that doesn't just overlook nature - it becomes a part of it.





**Site Area**

1145m<sup>2</sup>

**Built Area**

543.16m<sup>2</sup>

**Ground Floor Area**

**Internal**

212m<sup>2</sup> (excl. staircase)

**External**

16m<sup>2</sup>

**First Floor Area**

**Internal**

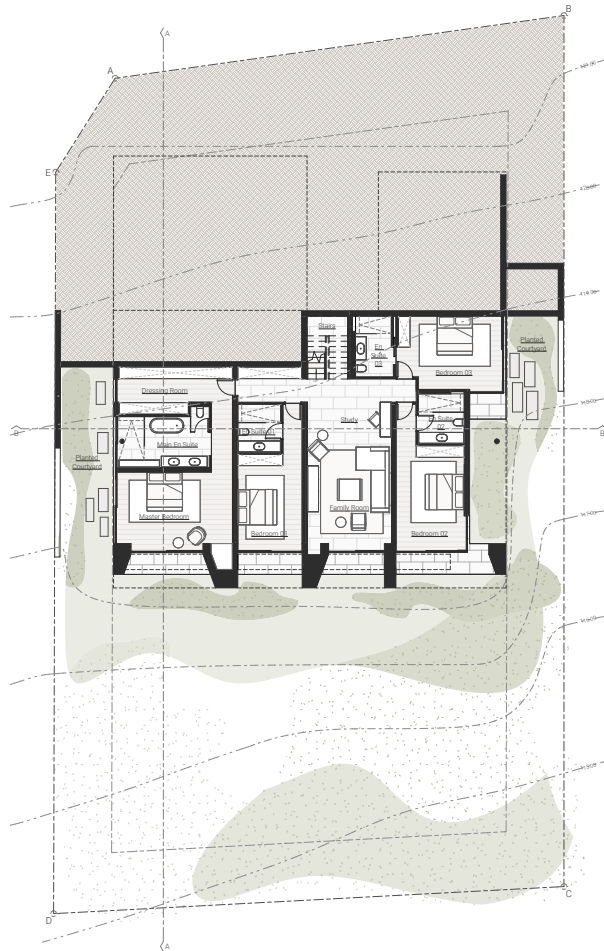
147m<sup>2</sup> (incl. Garage & Plantroom)

**External**

169m<sup>2</sup> (excl. Pool & Drying Yard)

SITE LOCATION

# THE THEATRE OF THE INTERIOR



## *The Descent to Quietude*

While the upper levels are a stage for the horizon, the lower suites are carved into the slope - offering a subterranean calm and a direct connection to the ancient earth.

### **Master Bedroom**

5.9m x 4m

### **Bedroom 01**

3.3m x 4.9m

### **Bedroom 02**

3.5m x 5.3m

### **Bedroom 03**

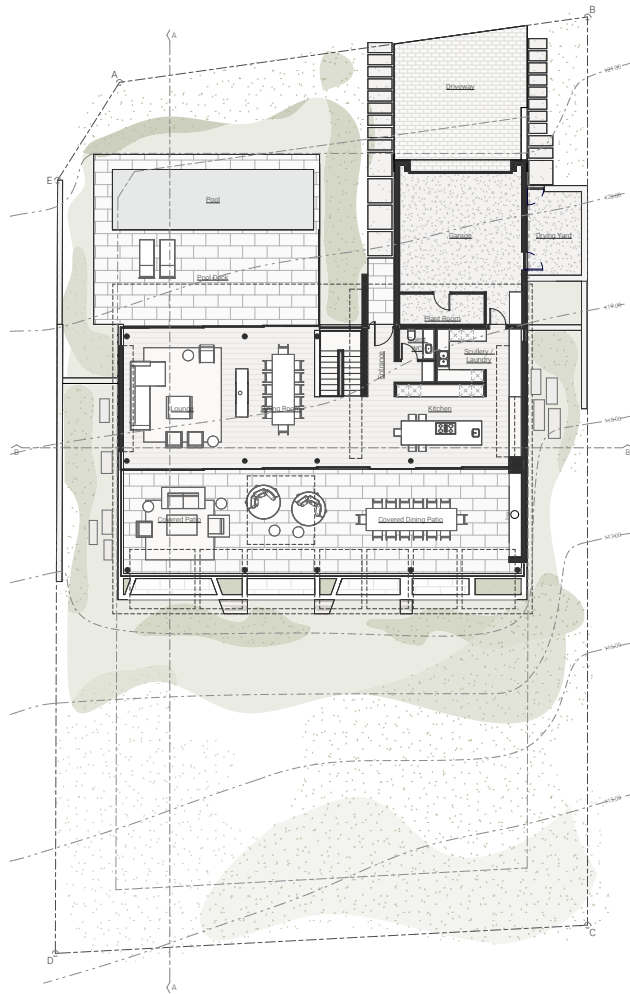
5.3m x 3.8m

### **Family Room & Study**

4.3m x 7.3m

GROUND FLOOR

# THE THEATRE OF THE INTERIOR



## *The Living Core*

A monumental dual-sided hearth anchors the open-plan volume, providing a warm, tactile heart to a space defined by glass and light.

### **Lounge**

5.5m x 6.6m

### **Covered Dining Patio**

9.6m x 5m

### **Dining Room**

3.3m x 6.6m

### **Pool Deck**

4.5m x 6.4m

### **Kitchen**

6.3m x 4m

### **Pool**

10m x 3m

### **Covered Patio**

6.1m x 5m

### **Garage**

6m x 6m

FIRST FLOOR



Engineerd Oak Timber Flooring

Natural Casablanca Granite  
Large Format Tile

Engineered Stone Kitchen

Suspended Concrete Slab Sofit

Shadow Line Cornice Detail

Double Glazing Throughout

Powder Coated Aluminium Doors & Windows

Double Glazed Skylights

Solid Oak Front Door

Lusso Kitchen

Oak Lined Interior Doors

Closed Combustion Lacunza Fireplace

INTERIOR FINISHING SCHEDULE

Aloidendron Barberae/Aloe Bainesii Trees

Tarchonanthus Hedges

Fynbos, Pincushions & Proteas

Outdoor Barbeque Area

Integrated Flora Roofscapes

Frameless Glass/Steel Balustrades

Fibreglass Swimming Pool

Fully Automated Irrigation System

Porcelain Basalto Gris Exterior Tiles

Malmesbury Shale Stone Cladding

Grid Tied Solar System



## *The Garden in the Sky*

Integrated green roofscapes bring the fynbos directly to the upper levels, cooling the home naturally and softening the modernist lines.

EXTERIOR FINISHING SCHEDULE



\*Artist Impression



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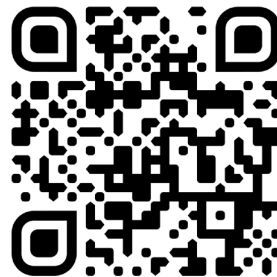
FOR MORE INFORMATION, PLEASE GET IN TOUCH

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