

THE BOWER

A V&A WATERFRONT RESIDENTIAL PROPERTY



What You Built It For

Some chapters are about building.

Others are about arriving.

You no longer measure success in square metres, status reports or boardroom hours, but in the quality of your mornings, the calibre of your company and the feeling that your time is completely your own.

Introducing The Bower.

Designed for those who believe life gets richer from here.



B

Future Development

Atlantic Park

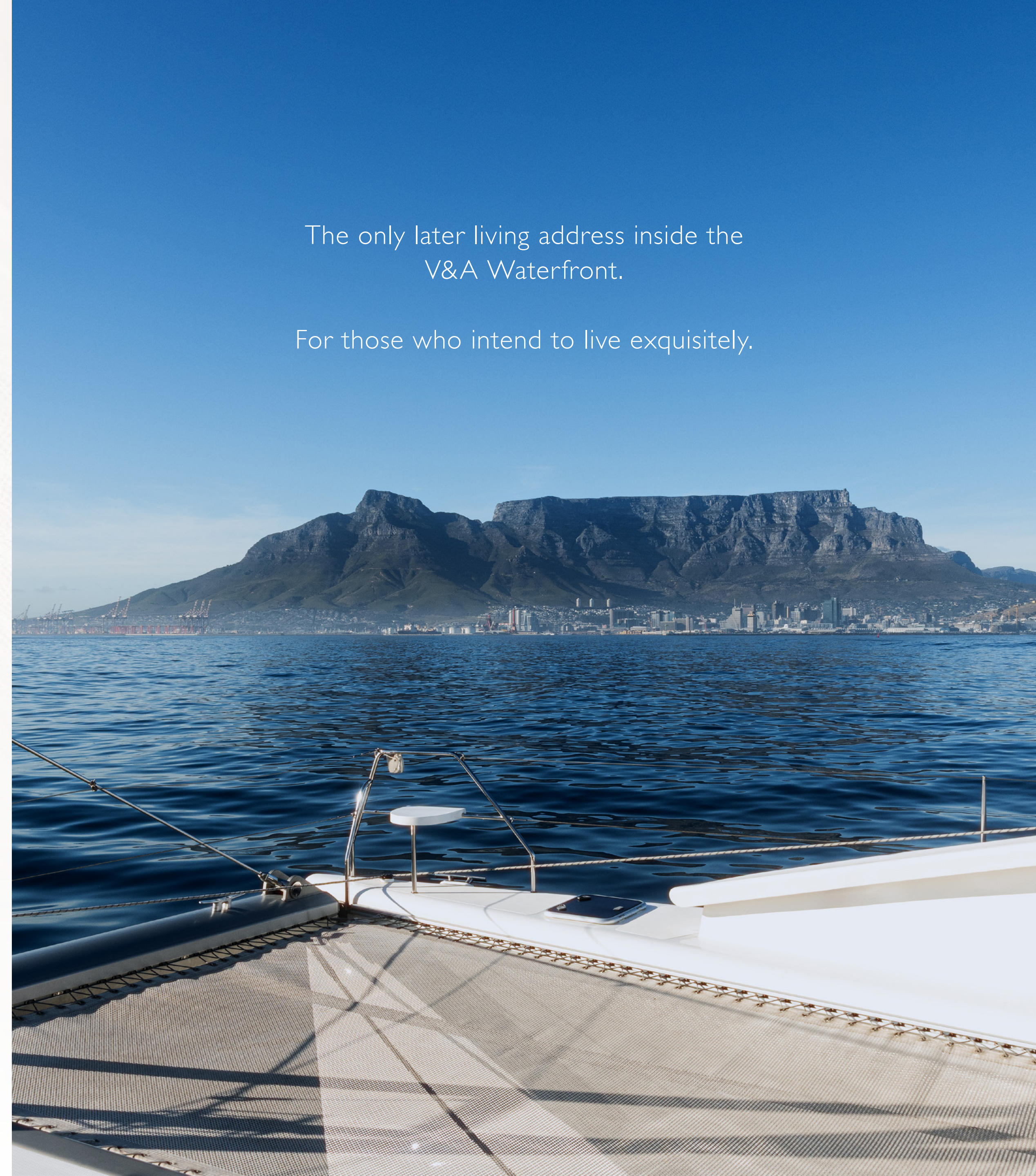
Where Life Gets Richer

This is a city where culture, cuisine, craftsmanship and coastline converge. Where a reserve wine tasting, a gallery opening, a mountain walk or a sunset beside the Atlantic can all become part of an ordinary week, and life feels richer because of it.

- 147 private apartments
- 14 specialised Memory Care suites
- Thoughtfully designed for later living
- Integrated wellness
- Concierge-level service

The only later living address inside the
V&A Waterfront.

For those who intend to live exquisitely.



At The Edge of The Atlantic

Architecture that steps back and lets the Atlantic lead.

Interiors shaped by restraint and craft.

Shared spaces designed for living well today and tomorrow.





Effortless By Design



Concierge



Library Lounge



Restaurant & Bar



Cinema Lounge



Gym, Fitness Studio &
Heated Indoor Pool



Wellness, Healthcare &
Memory Care Facilities



Disclaimer: The depictions herein are for illustration purposes only and are subject to change without prior notice.



Every Stage, Still Yours

Here, your name is remembered before you say it, and the privacy of home is never in question.

Integrated wellness, personalised healthcare and seamlessly delivered services allow residents to continue living independently while providing reassurance for whatever tomorrow may bring.

For residents requiring additional support, dedicated Memory Care suites provide continuity within a familiar environment.



The Apartments

Every apartment has been designed to welcome natural light, generous proportions and uninterrupted connection to its surroundings.

The waterfront was always the destination.
Now it's the address.

Floor Plates

First Level

Key

- 1.5 B-1
- 1B-1
- 1B-2
- 2B-1
- 2B-3
- 2.5B-1
- 2.5B-2
- 2.5B-3
- 3B-1
- 3B-2
- 3.5B-1



Floor Plates

Second Level

Key

- 1.5 B-1
- 1B-1
- 1B-2
- 2B-1
- 2B-3
- 2.5B-1
- 2.5B-2
- 2.5B-3
- 3B-1
- 3B-2
- 3.5B-1



Floor Plates

Third Level

Key

- 1.5 B-1
- 1B-1
- 1B-2
- 2B-1
- 2B-3
- 2.5B-1
- 2.5B-2
- 2.5B-3
- 3B-1
- 3B-2
- 3.5B-1



Floor Plates

Fourth Level

- Key
- 1.5 B-1
 - 1B-1
 - 1B-2
 - 2B-1
 - 2B-3
 - 2.5B-1
 - 2.5B-2
 - 2.5B-3
 - 3B-1
 - 3B-2
 - 3.5B-1



Floor Plates

Fifth Level

Key

- 1.5 B-1
- 1B-1
- 1B-2
- 2B-1
- 2B-3
- 2.5B-1
- 2.5B-2
- 2.5B-3
- 3B-1
- 3B-2
- 3.5B-1



Floor Plates

Sixth Level

Key

- 1.5 B-1
- 1B-1
- 1B-2
- 2B-1
- 2B-3
- 2.5B-1
- 2.5B-2
- 2.5B-3
- 3B-1
- 3B-2
- 3.5B-1



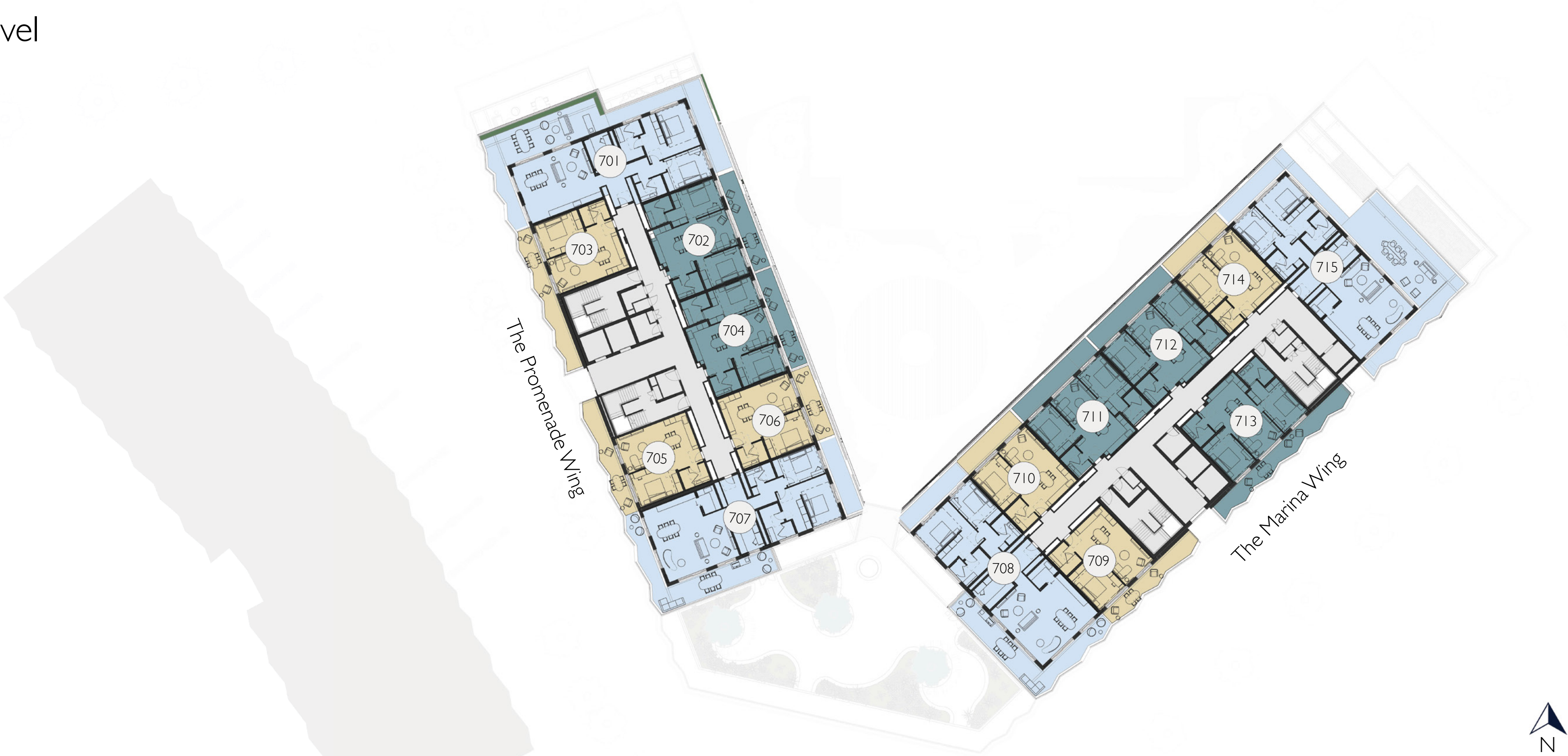
Floor Plates

Seventh Level

Breakwater Blvd

Key

- 1.5 B-1
- 1B-1
- 1B-2
- 2B-1
- 2B-3
- 2.5B-1
- 2.5B-2
- 2.5B-3
- 3B-1
- 3B-2
- 3.5B-1



Floor Plates

Eighth Level

Breakwater Blvd

Key

- 1.5 B-1
- 1B-1
- 1B-2
- 2B-1
- 2B-3
- 2.5B-1
- 2.5B-2
- 2.5B-3
- 3B-1
- 3B-2
- 3.5B-1





Apartment Collection



1-Bedroom

Total (Incl. balcony)
81-89m²

1.5-Bedroom

Total (Incl. balcony)
127-131m²



2-Bedroom

Total (Incl. balcony)
110-224m²

2.5-Bedroom

Total (Incl. balcony)
197-310m²



3-Bedroom

Total (Incl. balcony)
306-319m²

3.5-Bedroom

Total (Incl. balcony)
324m²



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Interiors & Finishes

Every apartment has been thoughtfully designed to feel calm, timeless and effortlessly liveable. Carefully selected materials, balanced proportions and quality craftsmanship create interiors that are as practical as they are beautiful, supporting comfort, accessibility and longevity while reflecting the character of the V&A Waterfront.

Three Curated Interior Collections

Choose from three considered interior design themes, each created to complement a distinctive style of living.



LUXURY

Included throughout The Bower apartments, with a selection of developer enhancements available.

PREMIUM

An elevated specification, included within Premium apartments on Floors 1 to 7.

CLOUD NINE

An exclusive design language reserved for the 8th Floor apartments, with bespoke finishes unique to this collection.

Two Colour Palettes

Personalise your home with one of two refined palettes:

TABLE CLOTH

A light, airy palette inspired by Cape Town's natural light.

ATLANTIC

A richer, darker palette reflecting the depth and character of the surrounding harbour.





Beautifully
Considered

Backed By Experience

Development at the V&A Waterfront has never just been about buildings. It's about shaping a piece of Cape Town that works for the people who live in it, walk through it and return to it: better public spaces, new homes, sustainability built in rather than bolted on, and a stronger connection between the city and its harbour.

That same instinct turned a disused grain silo into the Silo District, now a 6-Star Green Star-rated precinct and home to Zeitz MOCAA, work that also won six SAPOA Awards, including Best Mixed Use Development and Best Overall Heritage Building. The Bower carries that instinct forward.

The V&A Waterfront's commitment to lasting quality, deliberate placemaking and long-term stewardship gives confidence that The Bower will be delivered with the same integrity, expertise and enduring care.



FAQs

WHAT IS THE BOWER?

The Bower is a premium later living development at the V&A Waterfront, offering 147 private apartments supported by hospitality-led services, wellness amenities and integrated healthcare.

WHO IS THE BOWER DESIGNED FOR?

The Bower has been created for independent adults aged 60 and older seeking an exceptional lifestyle, with the reassurance of hospitality, wellness and healthcare support when required.

WHAT IS A LIFE RIGHT?

A Life Right gives you the exclusive right to occupy your apartment for life, while enjoying access to the community's shared amenities, services and healthcare offerings. It offers security and peace of mind without the responsibilities of traditional property ownership.

WHAT APARTMENTS ARE AVAILABLE?

The Bower offers a limited collection of one, two and three-bedroom apartments, each thoughtfully designed with generous living spaces and outdoor access.

WILL I BE ABLE TO REMAIN LIVING HERE IF MY NEEDS CHANGE?

Yes. The Bower has been designed to support ageing in place, allowing residents to continue living within the community as their needs evolve, with additional care available when required.

WILL ASSISTED LIVING AND MEMORY CARE BE AVAILABLE?

Yes. The Bower includes a dedicated Memory Care Centre together with a broader continuum of care designed to support residents through changing healthcare needs.

WHAT LIFESTYLE AMENITIES ARE INCLUDED?

Residents will enjoy concierge services, hospitality-led dining, wellness facilities, movement studios, landscaped gardens and beautifully designed social spaces, all within the V&A Waterfront.

CAN FAMILY AND FRIENDS VISIT?

Absolutely. Family and friends are welcome to visit and stay, subject to the community's house rules and security procedures.

ARE PETS ALLOWED?

Yes. The Bower is pet friendly, subject to community guidelines designed to ensure the comfort and wellbeing of all residents.

WHAT DO THE MONTHLY LEVIES COVER?

Monthly levies contribute towards the operation of the building and community, including security, maintenance, communal facilities and selected resident services. Property, services, and medical levies are available on request, as well as estimated rates and taxes.

IS PARKING PROVIDED?

Yes. Secure basement parking and dedicated storage facilities are available on a lease basis.

WHEN WILL RESIDENTS MOVE IN?

Construction is underway, with first occupation anticipated from **1 February 2028**.

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PRIVATE ENQUIRIES NOW OPEN

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