



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.

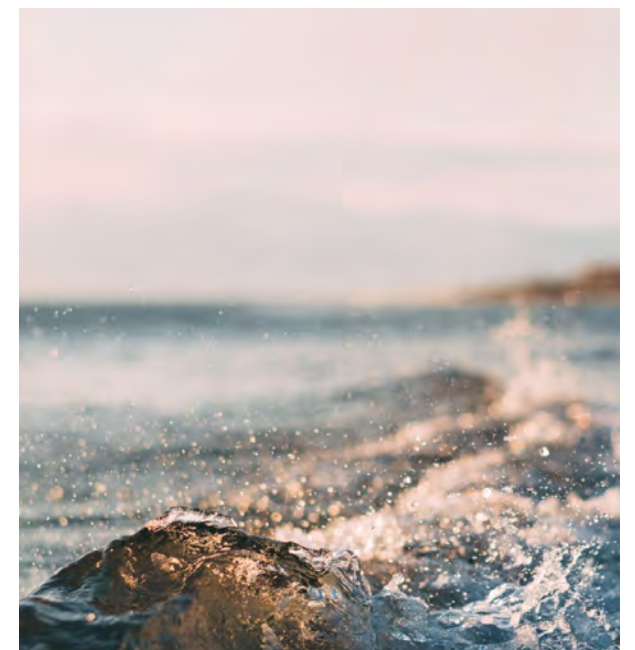
Bringing Raw to Sea Point feels like a natural evolution as it seeks to offer a new aesthetic and finish to a suburb defined by the architecture of each generation it has housed. We're incredibly excited to be adding a building that juxtaposes our oldest homemaking material, the brick, with modern aluminium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





Building
Elevation

BASEMENT

Secure Parking
available

GROUND
FLOOR

Apartments:
GA, GB, GC, GD,
GE & GF
Vehicle Entrance
Lobby

FIRST
FLOOR

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

SECOND
FLOOR

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

THIRD
FLOOR

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

FOURTH
FLOOR

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

FIFTH
FLOOR

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

SIXTH
FLOOR

Apartments:
5A & 5B



06 SIXTH STOREY 17955

05 FIFTH STOREY 15000

04 FOURTH STOREY 12045

03 THIRD STOREY 9090

02 SECOND STOREY 6135

01 FIRST STOREY 3180

00 GROUND STOREY 00

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

20 Studios
05 One beds
09 Simplex two beds
02 Duplex two beds

Legend

FLOOR PLAN:

Fittings
(included)

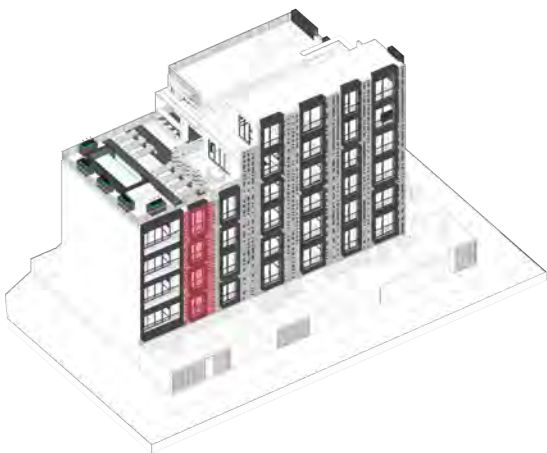
Furniture
(suggested)

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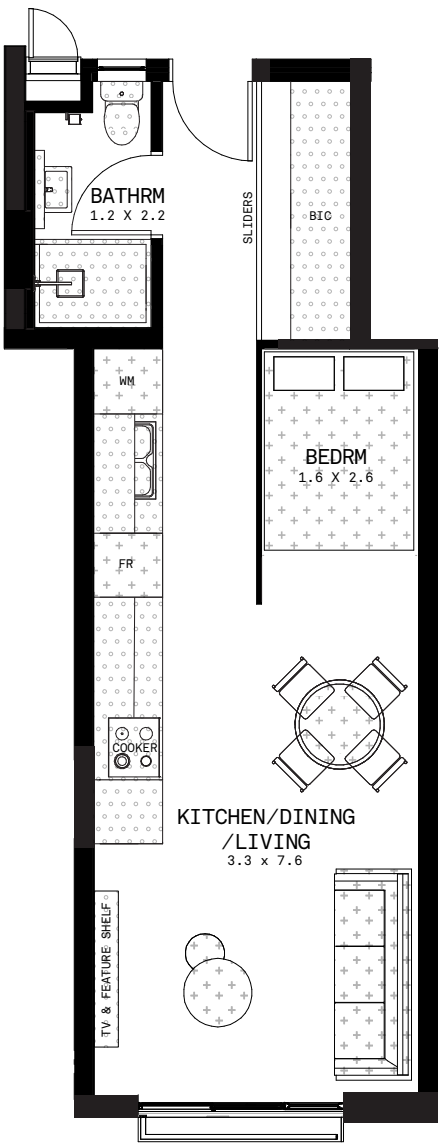


STUDIØS

1234 B



ONE BATH



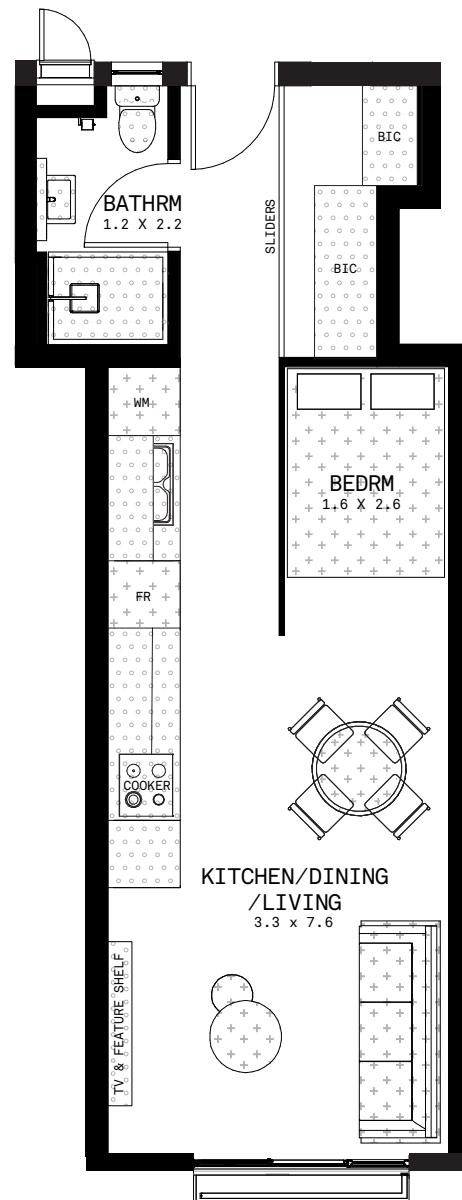
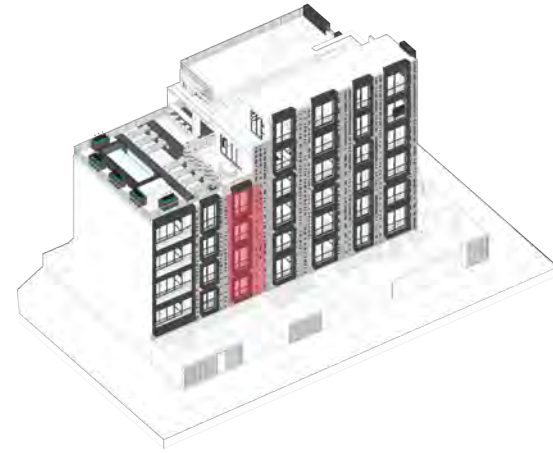
Lincoln Road

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

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

1234 C

ONE BATH



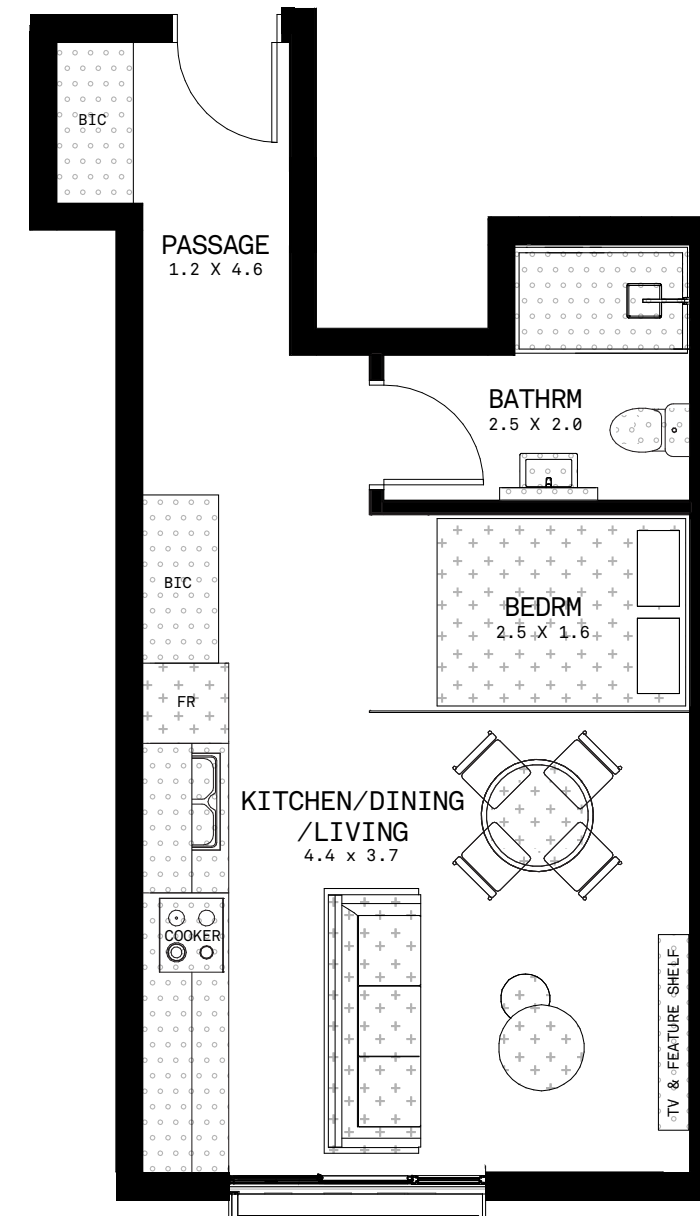
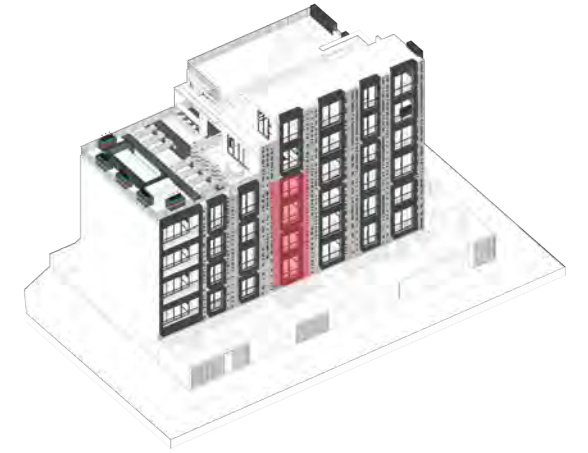
Individual floor plans can be found at blok.co.za

Lincoln Road

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

1234 D

ONE BATH



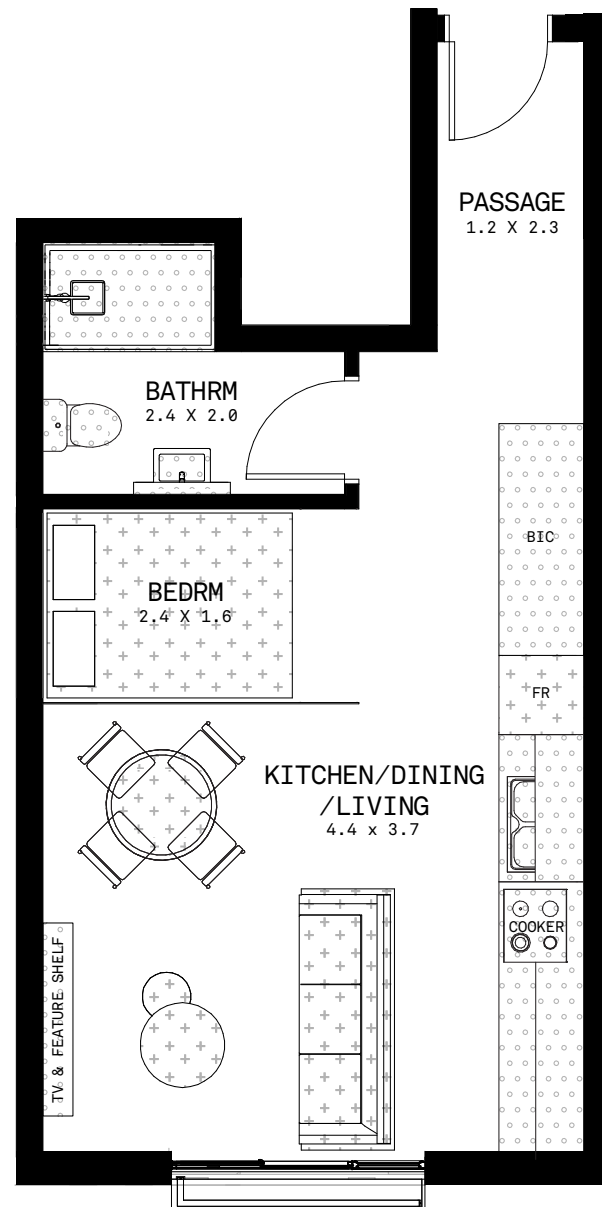
Individual floor plans can be found at blok.co.za

Lincoln Road

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

1234 E

ONE BATH



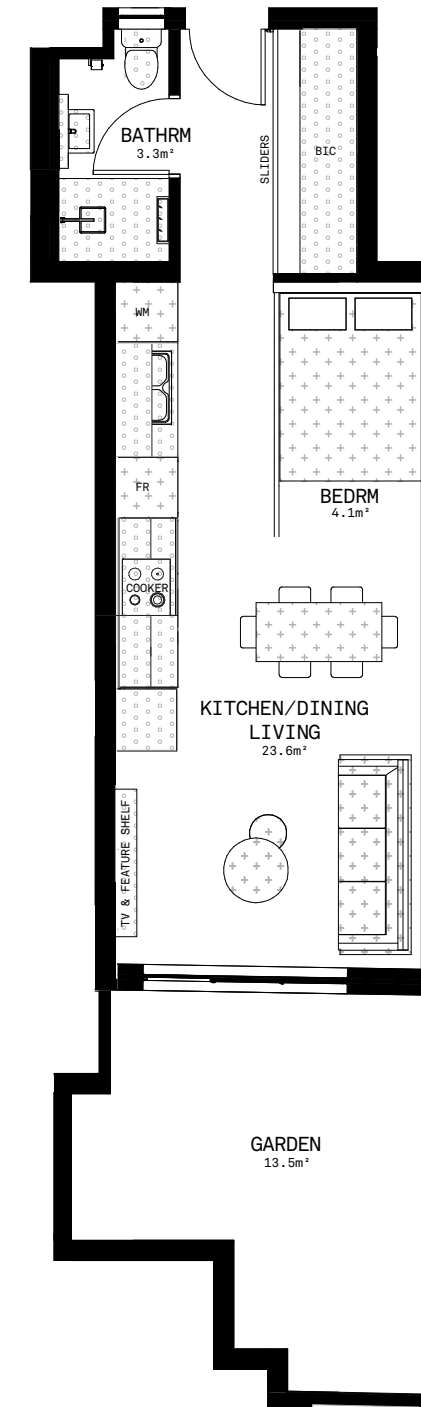
Lincoln Road

1E 1st Floor
2E 2nd Floor
3E 3rd Floor
4E 4th Floor

37 Interior
00 Exterior
37 Total

GB

ONE BATH



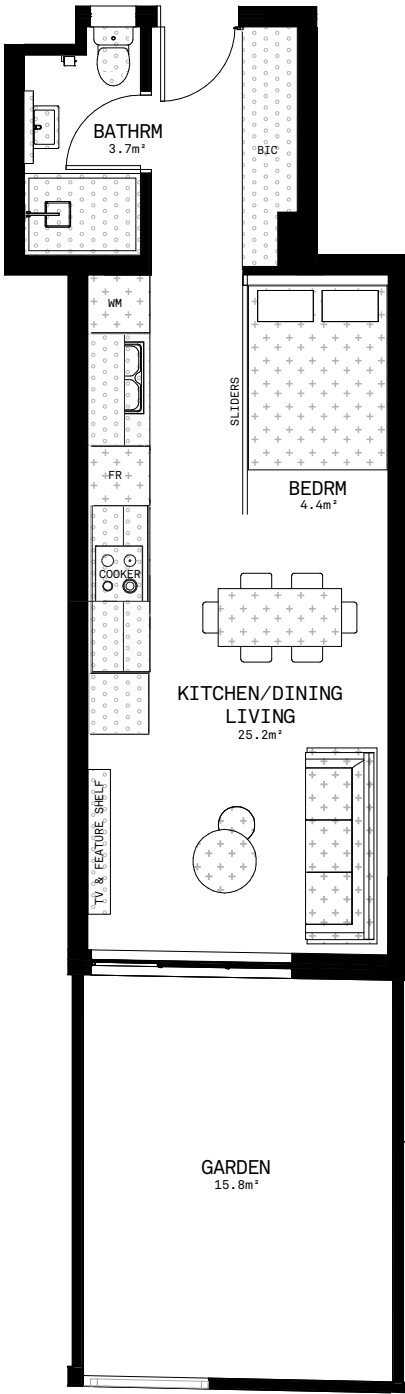
Lincoln Road

GB Ground

36 Interior
11 Exterior
47 Total

GC

ONE BATH



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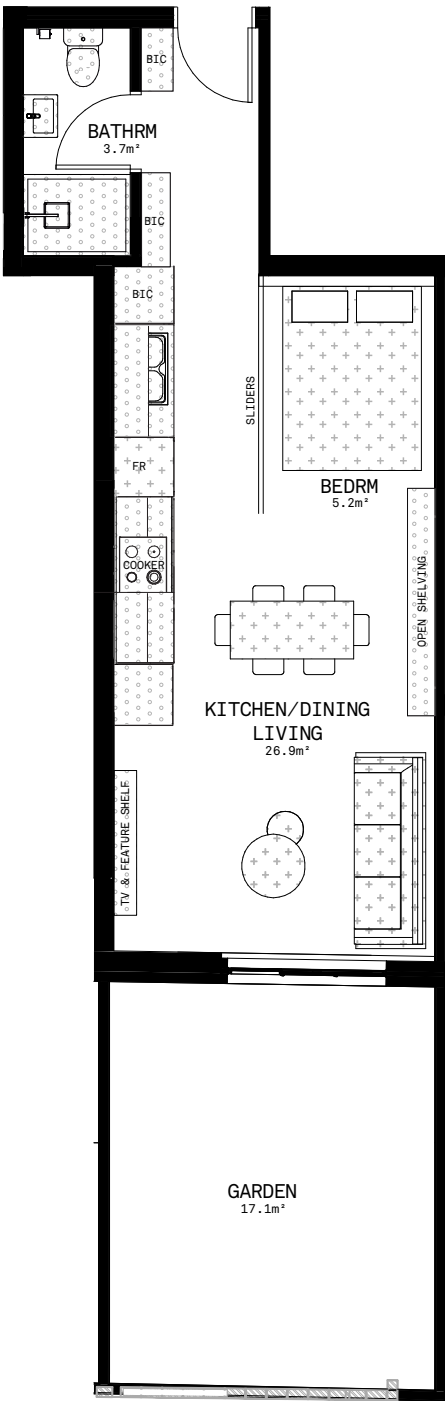
Lincoln Road

GC Ground

37 Interior
16 Exterior
53 Total

GD

ONE BATH



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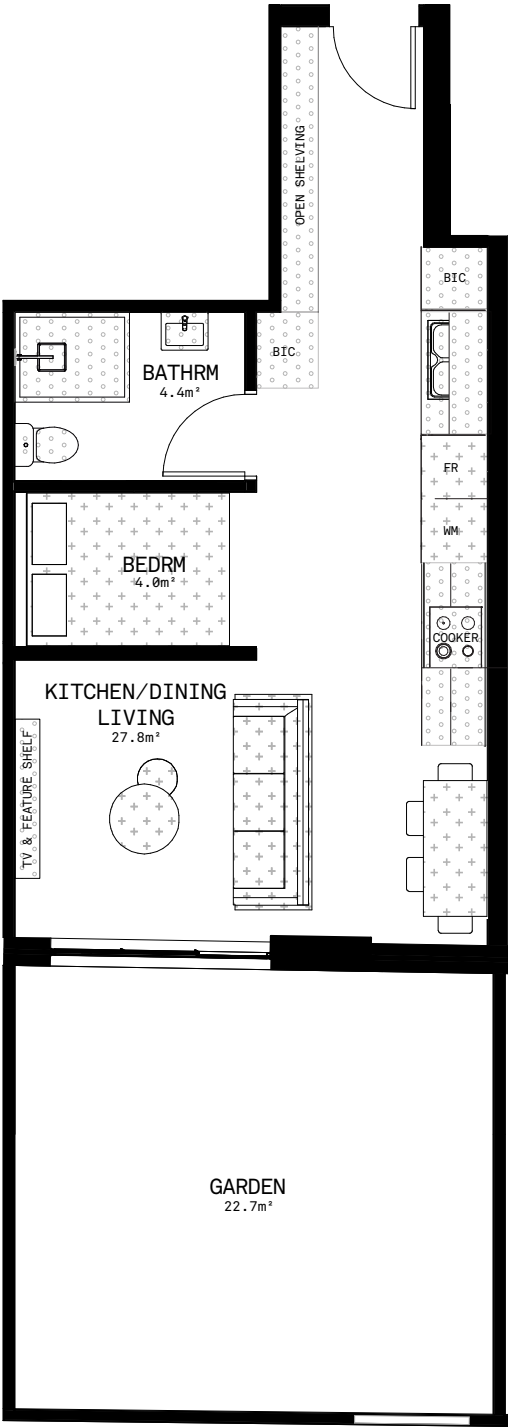
Lincoln Road

GD Ground

35 Interior
16 Exterior
51 Total

GE

ONE BATH

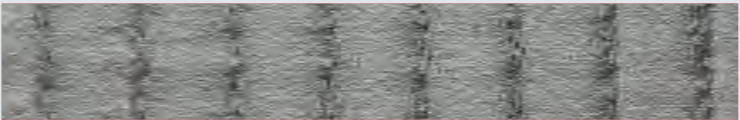
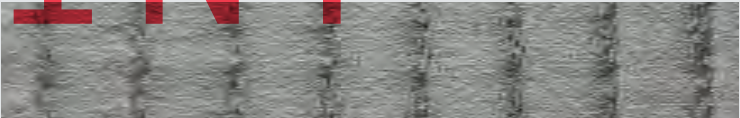


Lincoln Road

GE Ground

37 Interior
22 Exterior
59 Total

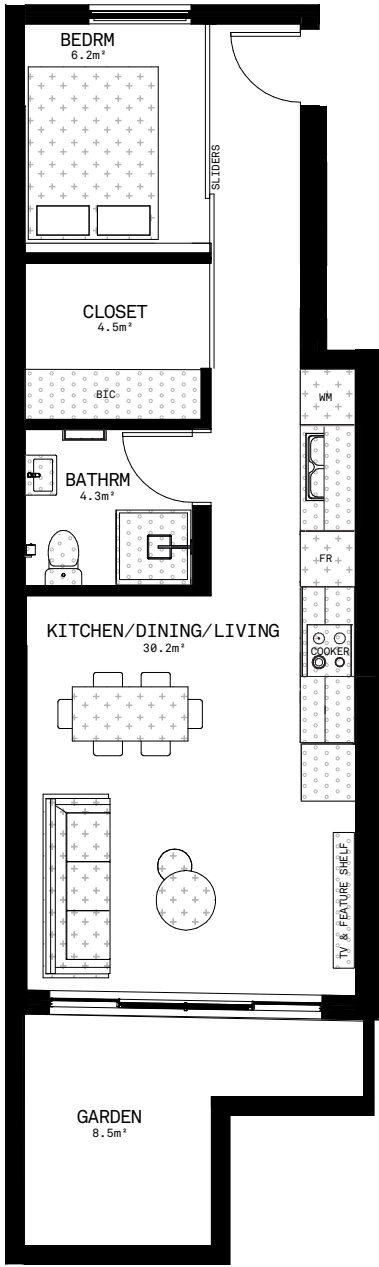
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ONE
BEDS

G1234 A

ONE BATH



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Lincoln Road

GA	Ground	43 Interior
1A	1st Floor	08 Exterior
2A	2nd Floor	51 Total
3A	3rd Floor	
4A	4th Floor	

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BY
SEA
POINT



TW0
BEDS

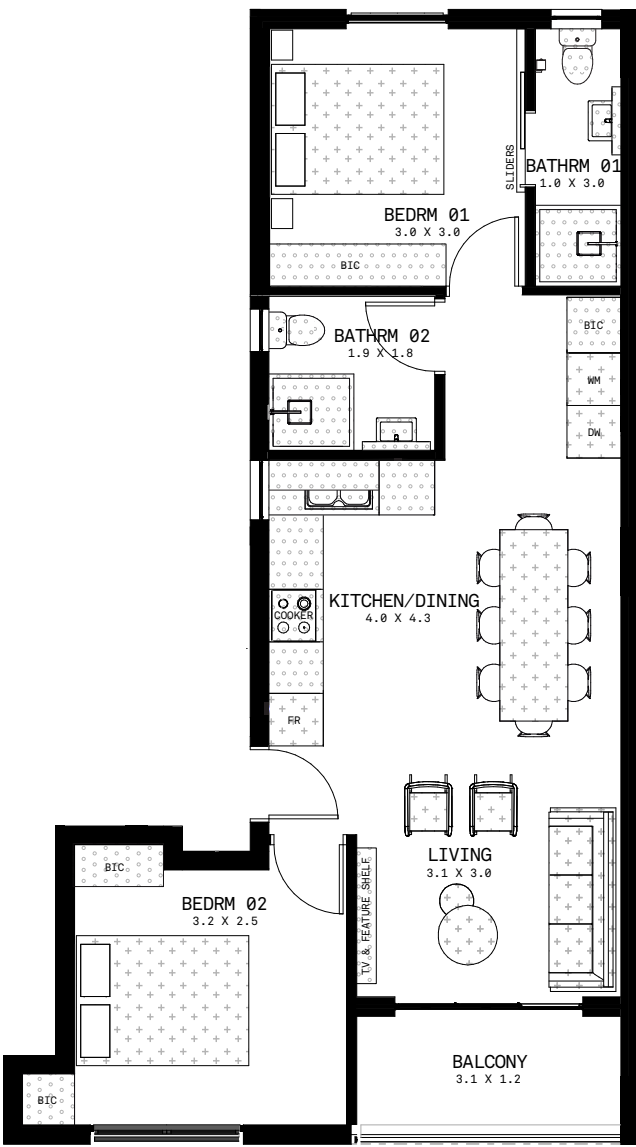
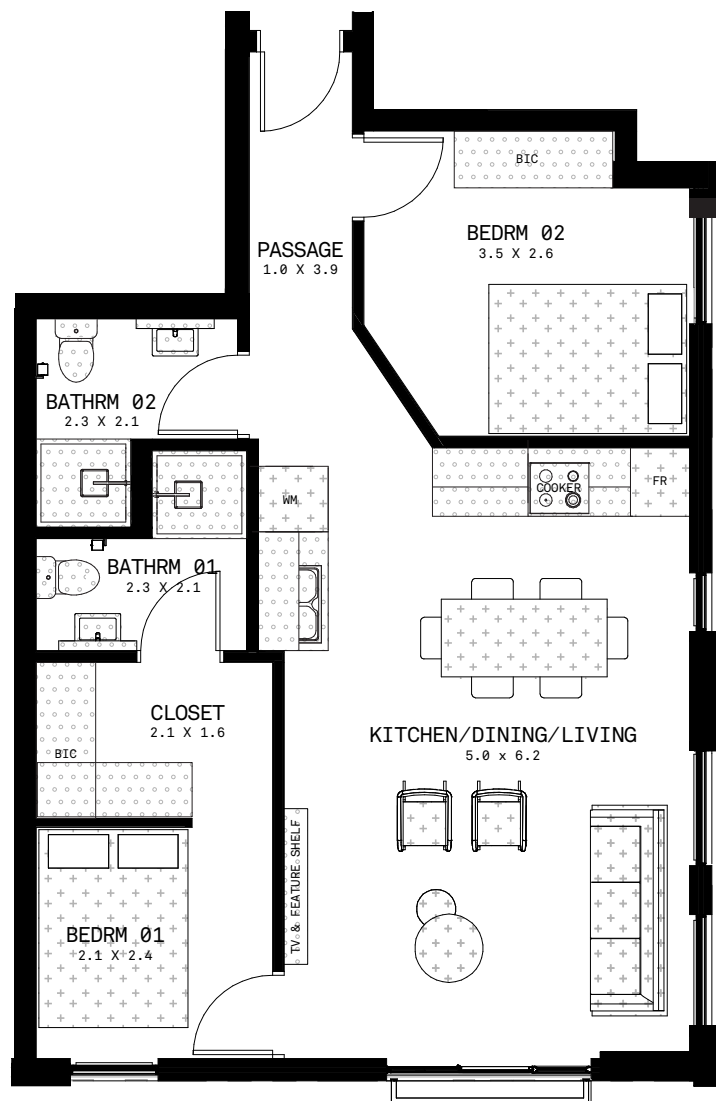
1234
F

TWO BATH



1234
G

TWO BATH



Lincoln Road

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

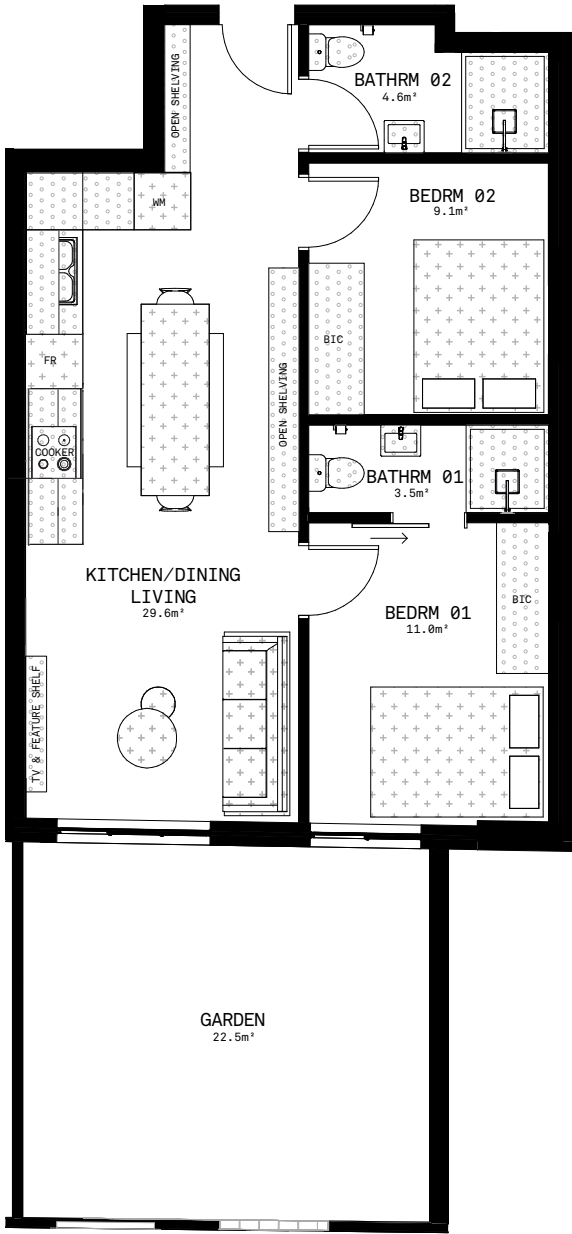
Oliver Road

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

GF



TWO BATH



Lincoln Road

GF Ground	57 Interior
	22 Exterior
	79 Total

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BY
SEA
POINT

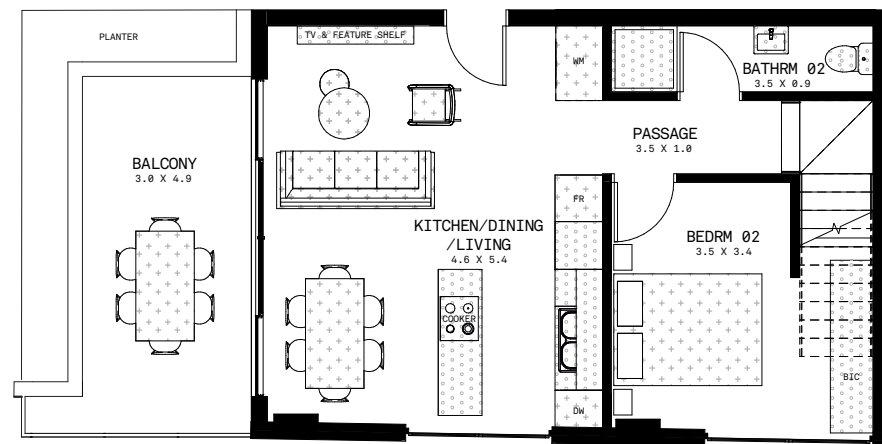
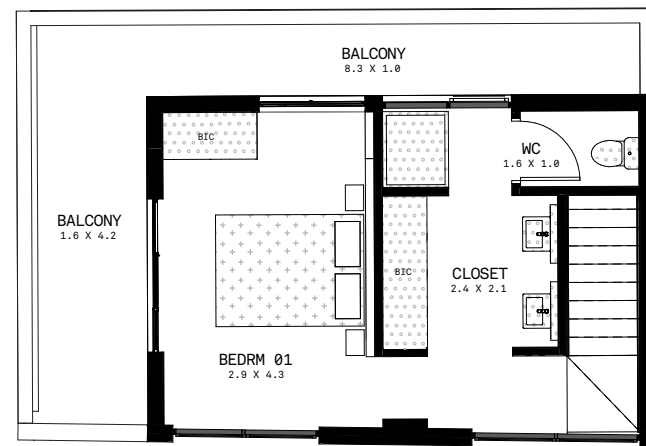


DUPLEX
TWO BEDS

5A



TWO.5 BATH



Lincoln Road

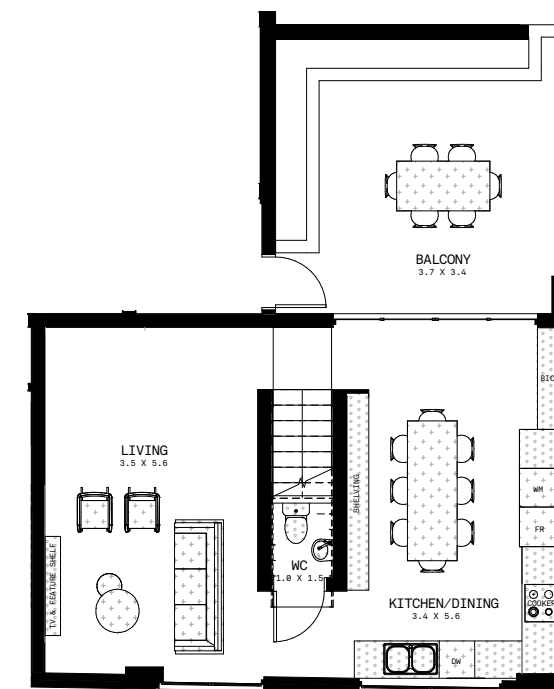
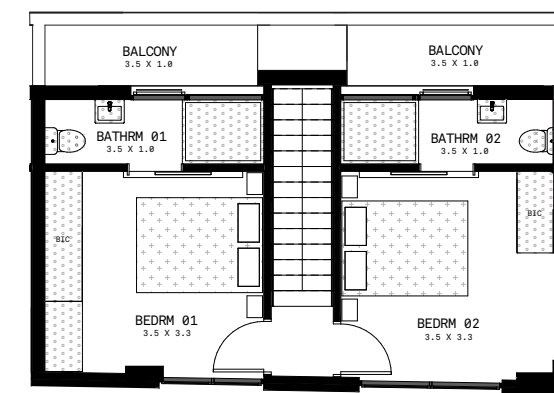
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5A 5th Floor    77 Interior
    6th Floor    36 Exterior
                        113 Total
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Individual floor plans can be found at blok.co.za

5B



TWO.5 BATH



Lincoln Road

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

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