

Vol.6	8001	S.P.
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SEVEN
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We are Blok.

The soothing far-off bustle is below as your front door closes with that reassuring click you've known your whole life. It's quiet now.

You feel high above the world yet never disconnected from it, in your own succinctly thought out space where design's only purpose is to put you at the centre of your home. A place where aesthetics, practicality and intuition come together. Effortlessly. Seamlessly.

The time is now to once more live in a thriving neighbourhood you can call your own. An urban environment defined by creativity and energy. You're close to everything here. Because this is home.

A life curated just for you.

Defined by Blok.



Co-founder and Chairman of Blok

Marco van Embden

It gives me much pleasure to write this report for our sixth Blok project. A year ago, Blok launched its business with **FOURONC**, a 14 apartment development in Clarens Road Sea Point. Today we launch development number six, **SEVENONS**. An exciting and timely building in an area that has not seen new apartments for some time.

Our continual focus on creating urban homes for a new way of living is borne out by this new block. A classy design for the eight apartments will appeal to the discerning and modern buyer at the same time. Complementing the immediate surrounding properties, the architects have applied themselves in a unique and inspired manner.

In this latest magazine promoting **SEVENONS**, we introduce a new concept featuring interviews with roleplayers living in the Atlantic Seaboard. We also feature the progress we have made with **SEVENONT**, our Green Point project which will be handed over to owners in December this year, and **FOURONC**, our Clarens Road project which will be completed by the end of Summer 2016.

The past year has been a year of continuous improvement at Blok and every one in the team has made significant progress with the growth of the company. We have sold 68 apartments in the five projects launched to date and are proud to acknowledge our 'waiting list' of potential buyers. Over R400 million of real estate has been sold with a further five projects to be launched in the next 12 months.

Pop into our brand new exhibition space on Regent Road in Sea Point and witness first hand the innovation and thoughtful design on show for new owners and prospective buyers of Blok apartments. The coffee is good as well...

We are excited about handing over our first apartments before the end of this year and are confident in the future of the Atlantic Seaboard and Cape Town. We are blessed to live in a city and province that provides a lifestyle the envy of our country. At the same time, we remain mindful of our responsibility and role in society at all times, Blok will play its part.

Thank you for your continued support.

Co-founder and Managing Director of Blok

Jacques van Embden

 @JacquesvEmbden

This September marks the beginning of our second year as the "New Kid on the Blok". The past year has been a vortex of exuberant intensity that was underlined by our focus on Thoughtful Design and Business Un-usual.

With our new exhibition space, growing team and determination to innovate and improve in everything we do, we are well positioned for the next season of Blok launches, which starts this Spring with our sixth development, **SEVENONS**, in Sea Point.

The site rests between two of the main arteries of the Atlantic Seaboard, High Level Road and Ocean View Drive. They represent the gradient lines that define how our neighbourhood interacts with the contours of Signal Hill and ultimately contributes to our urban spaces and community activity. Hidden above High Level Road are multiple public spaces, from corner flower beds to the active community parks and the secret links onto the nature reserve's walking paths. These special quiet moments await those who venture out from their front doors.

The design brief for **SEVENONS** required a building that de-constructed itself to feel welcoming and intimate to its eight future residents, whilst simultaneously pushing forward the architectural language of its shape and street edge. It effortlessly combined into this the critical relationship between inside and outside space, a requirement for urban living and to take advantage of the north light and views.

Internally we have added additional layers to challenge the conventional spaces within apartments. The introduction of multi-functional dens allows for more uses and dynamism and this is complemented by new playful areas to display all the objects that make up our lives in both the wall features and kitchen islands. Finally, through screening and breaking of barriers between spaces we have created a greater sense of both space and drama in the bedrooms, dressing rooms and en-suite areas.

These elements have combined into a building that we are very proud to add to the cityscape.

The months ahead have a strong focus on Building Blok as we are close to finishing our first development, **SEVENONT** in Green Point and have just broken ground on our fourth site. The ongoing innovation in building technology continues to inspire us and pushes the boundaries of functionality and efficiency within our buildings. This complements our ongoing focus on partnering with the best designed finishes and products to ensure the building is brilliant both inside and out.

Cape Town's abundant appetite for embracing urban living has ensured that many more exciting layers are being added to our urban spaces. This positive urban pressure encourages innovation, competition and niche opportunity. Blok is starting with its first contribution to the city space with the construction of Thornhill Community Park, the first of our tactically planned Urban Interventions.

We are excited to work with the communities, city departments and designers in challenging and adding to this context and we thank you for being a part of our journey thus far.



09

SEVENONS Introduction

010

Renders

022

Floorplans

036

Exhibition Space

038

Kitchen Feature

042

Construction Report

046

The Local Lunch

050

SEVENONS Map



A Character of Stories

The Design Journey of **SEVENONS**

Architects : **WAUW**

SEVENONS is quite simply about layers. This was achieved by essentially slicing the building into horizontal sections. The result is a building where each storey has a distinct character.

Beyond the obvious, such as location and orientation, as well as the governing natural and physical parameters, the architects looked to allow the concept and inspiration to emerge from the site itself. This way they don't impose any preconceived notions on the project and let it be informed by the terrain and the history of the area.

The most prominent elements that guided the narrative were the distinctive design and scale of the historical Cape Victorian "row houses" flanking the opposite side of Selbourne Road. These houses have a very specific language, which WAUW saw as consisting of three distinct building layers when viewed from the street: a base, a porch and a roof layer.

"We wanted our building to acknowledge this language but realised that an oversized version of a row house was not the way to achieve it. What we did instead was slice our building up into horizontal layers. Each level being a layer reflecting some of the elements found in the building layers of the row houses. In other words, we created clearly distinguishable horizontal planes and then gave them characteristics inspired by those found in the base, porch and roof strata of the row houses." – **Eric van den Berg, WAUW.**

The base layer was seen as the heavier grounding layer, making it ideal to house the parking garages. Thick, imposing columns and stone elements were used to ground the building at both the front and the back.

The porch layer lent itself perfectly to creating the inviting external area overlooking the street with lighter columns supporting the storeys above. We used our required circulation and exit routes to the apartments as an opportunity. Opening the circulation route to the street, we added large planters and defined the edge with lighter steel columns.

The roof layer reflects the characteristic corrugated steel roofs of the row house era in the vertical profiled steel on the walls.

Then there is the natural layer, which is the backdrop of the sky and Signal Hill towering above **SEVENONS**. This feel was achieved with an irregular vertical timber pergola mimicking the natural surrounds that rise above the profiled steel roofs of the row houses when looking towards the mountain.

We believe we have created a truly unique statement that unshackles itself from the expected, while simultaneously fitting in with its surrounds. We further hope that **SEVENONS** will add a new exciting layer of architectural expression to the area that consistently and gently nudges forward the envelope of Cape Town's existing residential language.

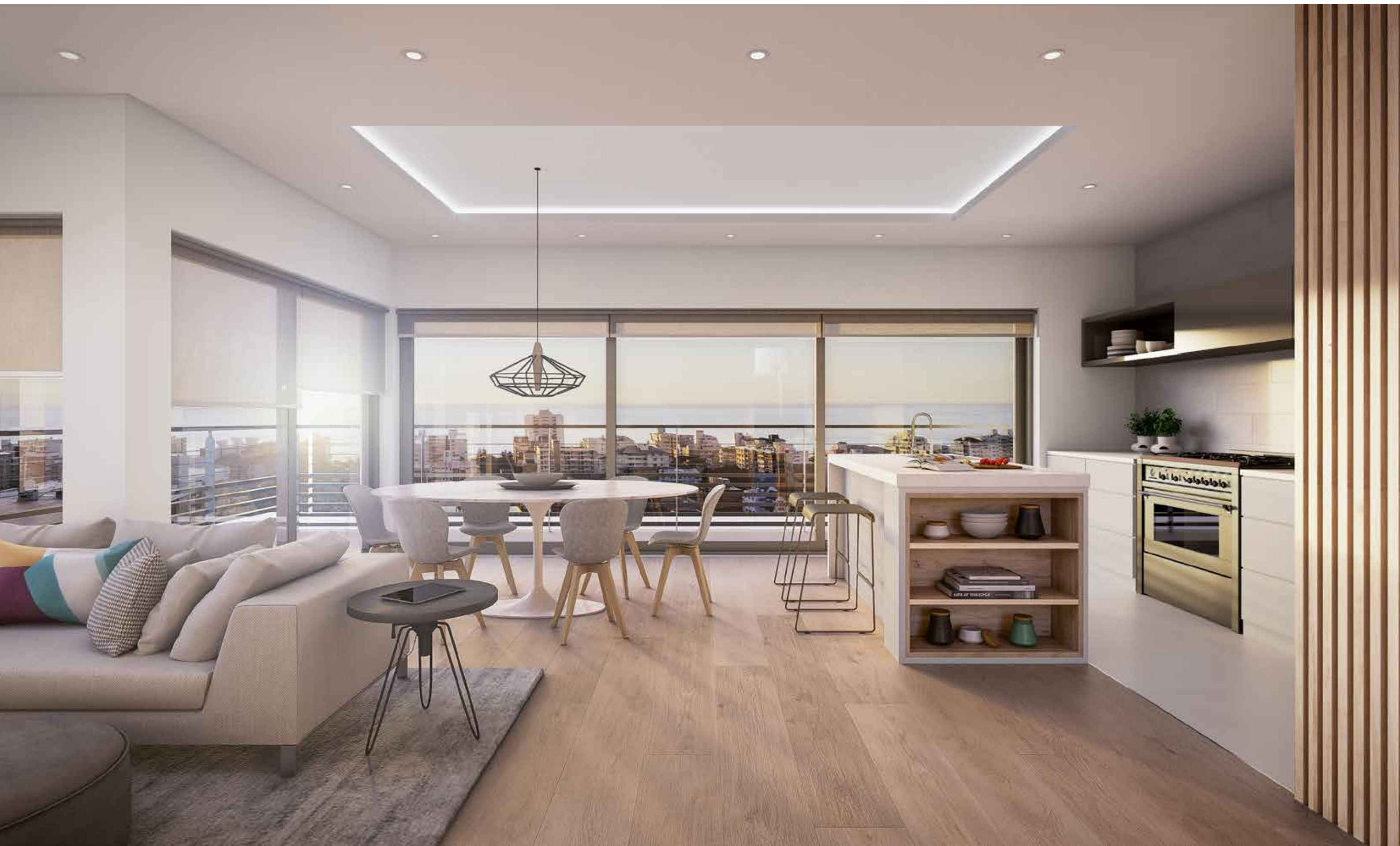
Artist's Impression

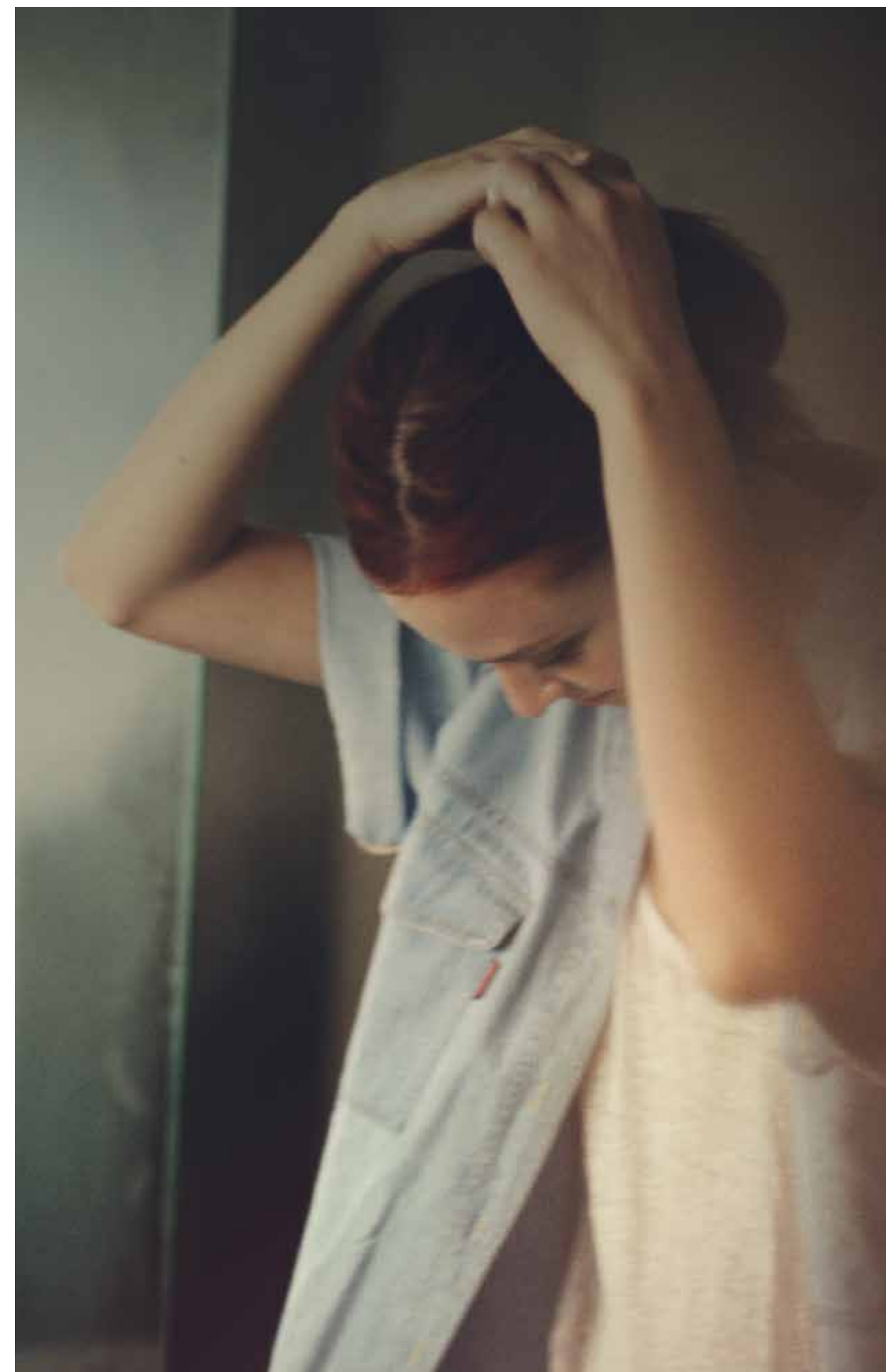




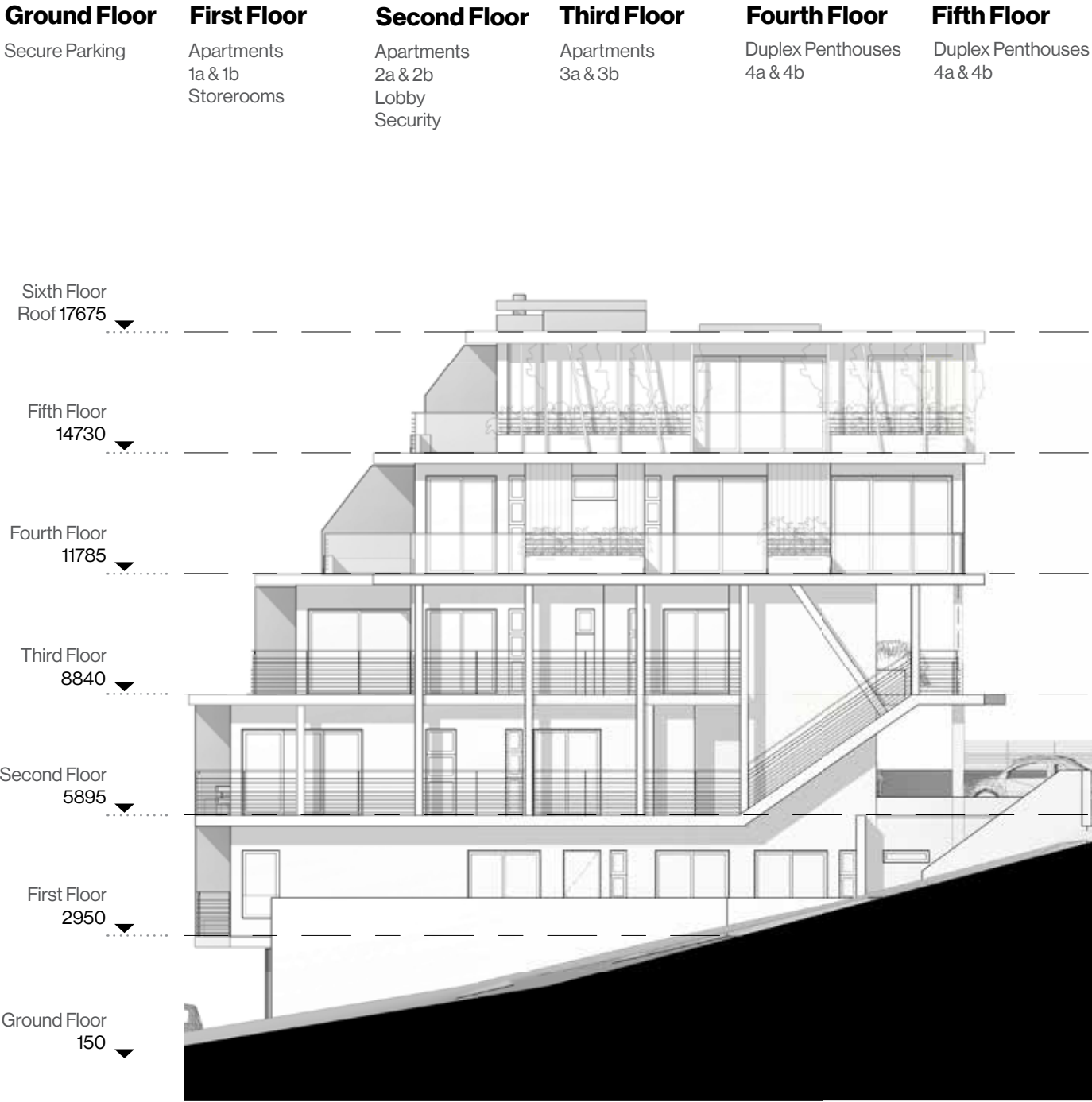








SEVENONS Elevation

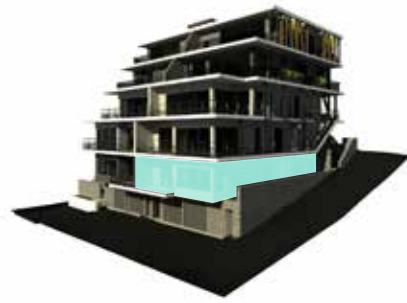


For more detailed floor plans and a virtual walk through of each apartment, download the Blok App from the iTunes store
<https://itunes.apple.com/us/app/blok-developments>

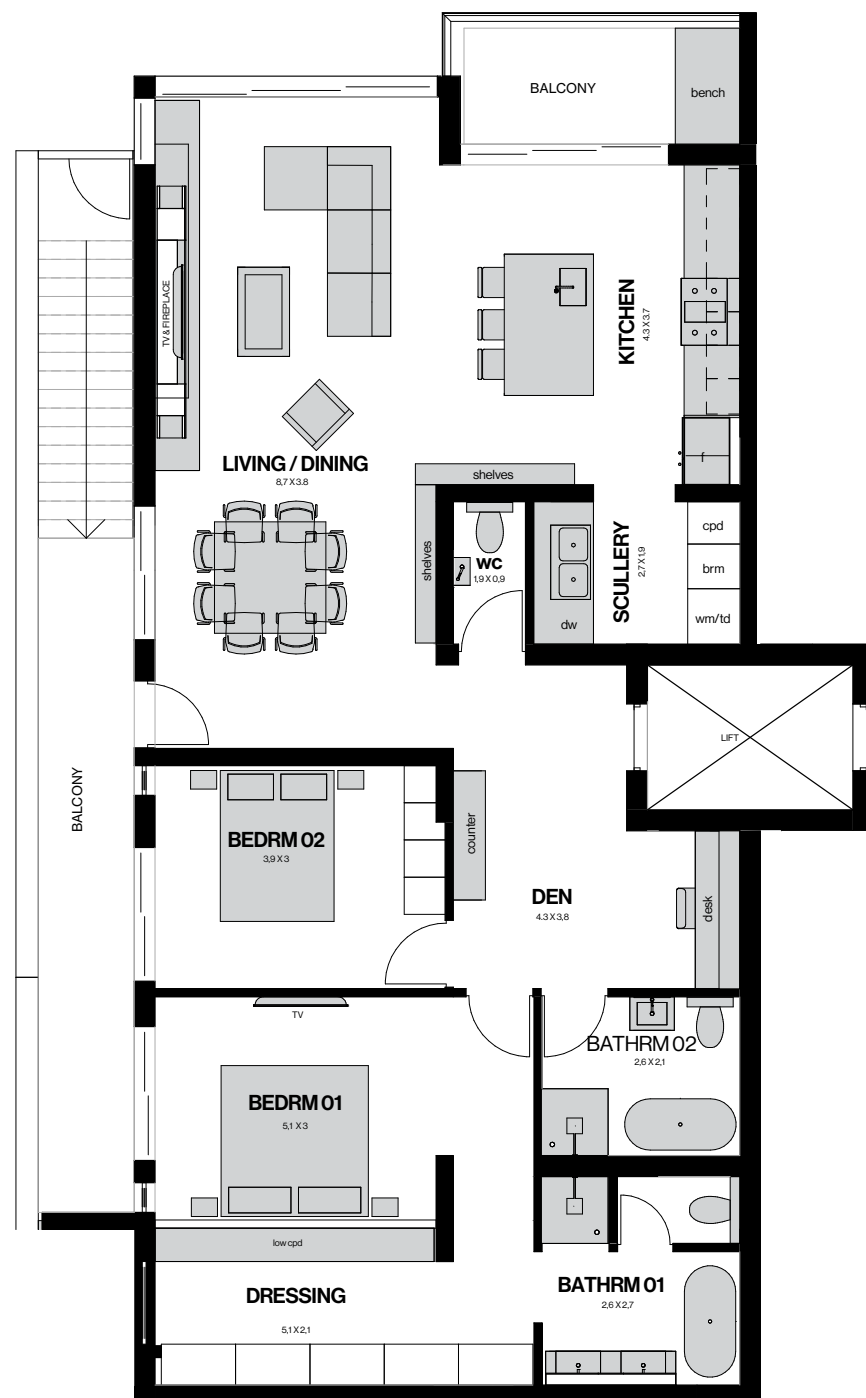
Apartment Overview

4a	Duplex Penthouse	4b	Duplex Penthouse
Fourth & Fifth Floors Three Bed Three.5 Bath 186 Interior	62 Exterior 248 Total Two Garages One Storeroom	Fourth & Fifth Floors Three Bed Three.5 Bath 186 Interior	62 Exterior 248 Total Two Garages One Storeroom
3a		3b	
Third Floor Two Bed Two.5 Bath 100 Interior	22 Exterior 122 Total Two Parking One Storeroom	Third Floor Two Bed Two.5 Bath 100 Interior	22 Exterior 122 Total Two Parking One Storeroom
2a		2b	
Second Floor Two Bed Two Bath 110 Interior	23 Exterior 133 Total One Parking One Storeroom	Second Floor Two Bed Two Bath 86 Interior	23 Exterior 109 Total One Parking One Storeroom
1a		1b	
First Floor Two Bed Two.5 Bath 136 Interior 30 Exterior	166 Total One Parking One Storeroom	First Floor Two Bed Two.5 Bath 136 Interior 57 Exterior	44 Garden 237 Total One Parking One Storeroom

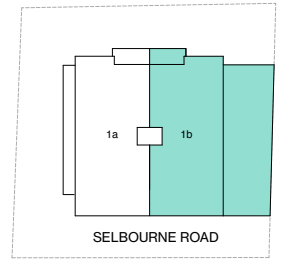
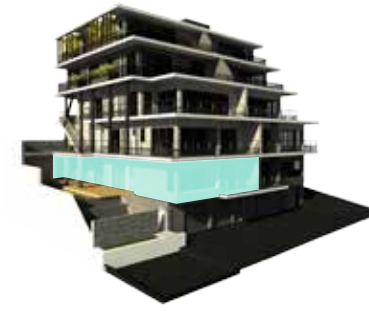
1a



First Floor
Two Bed
Two.5 Bath
136 Interior
30 Exterior
166 Total
One Parking
One Storeroom



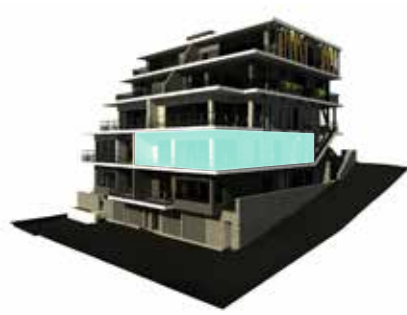
1b



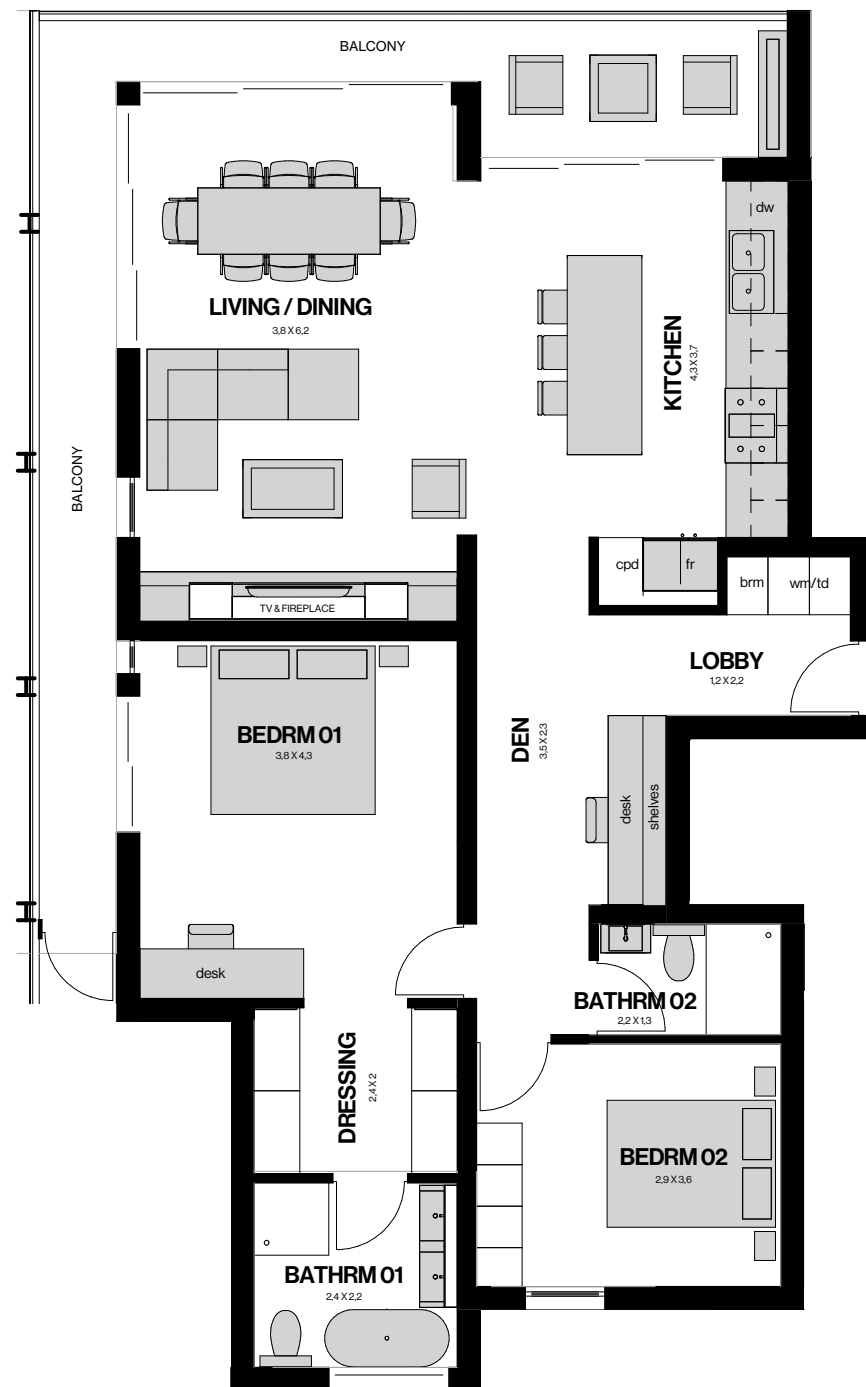
First Floor
Two Bed
Two.5 Bath
136 Interior
57 Exterior
44 Garden
237 Total
One Parking
One Storeroom



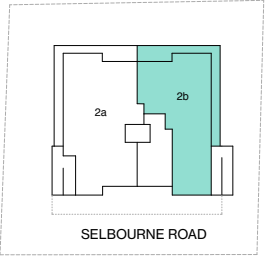
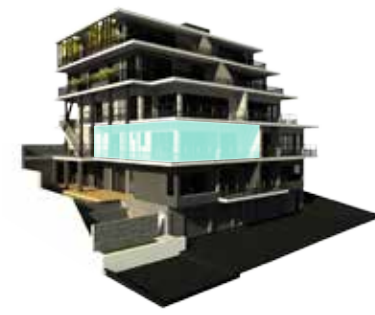
2a



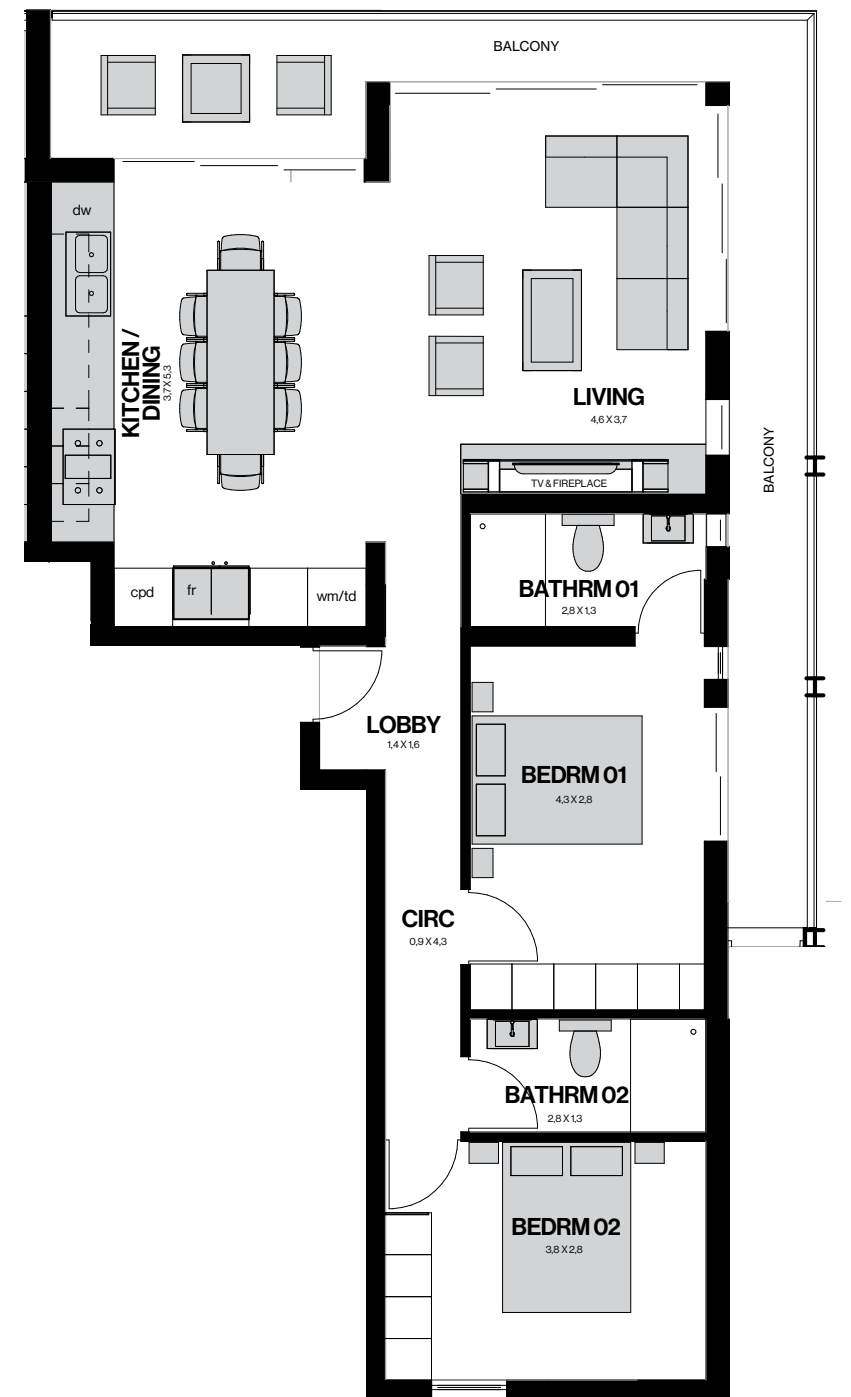
Second Floor
Two Bed
Two Bath
110 Interior
23 Exterior
133 Total
One Parking
One Storeroom



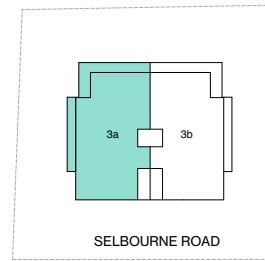
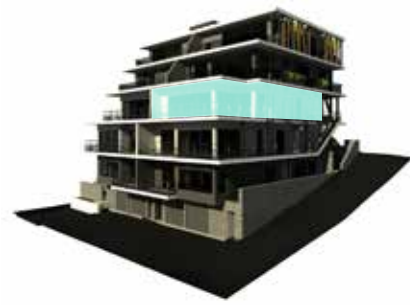
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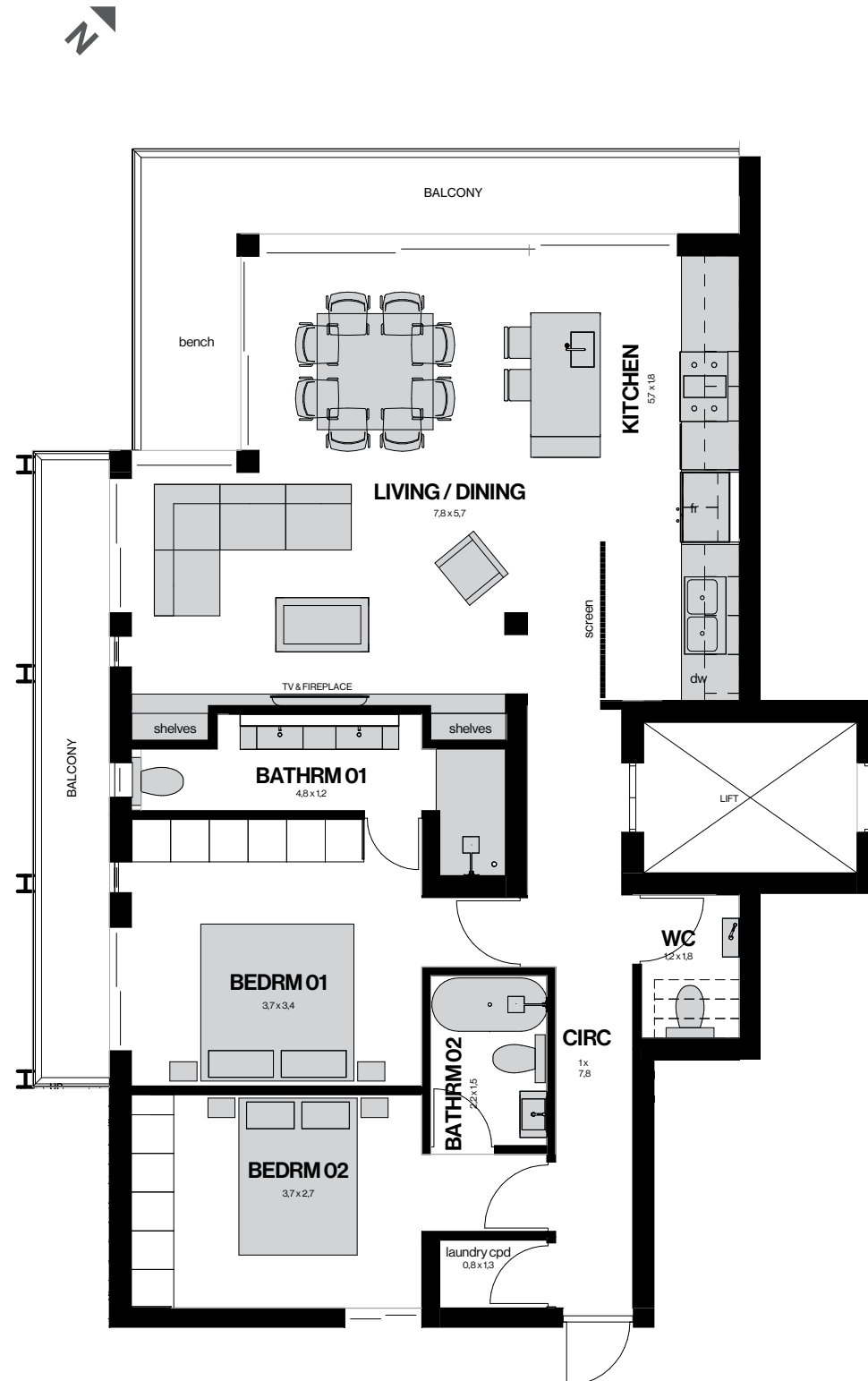
Second Floor
Two Bed
Two Bath
86 Interior
23 Exterior
109 Total
One Parking
One Storeroom



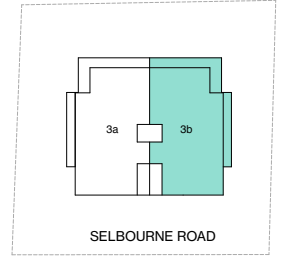
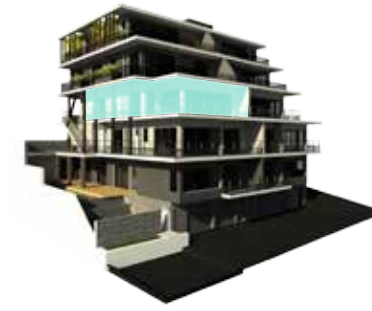
3a



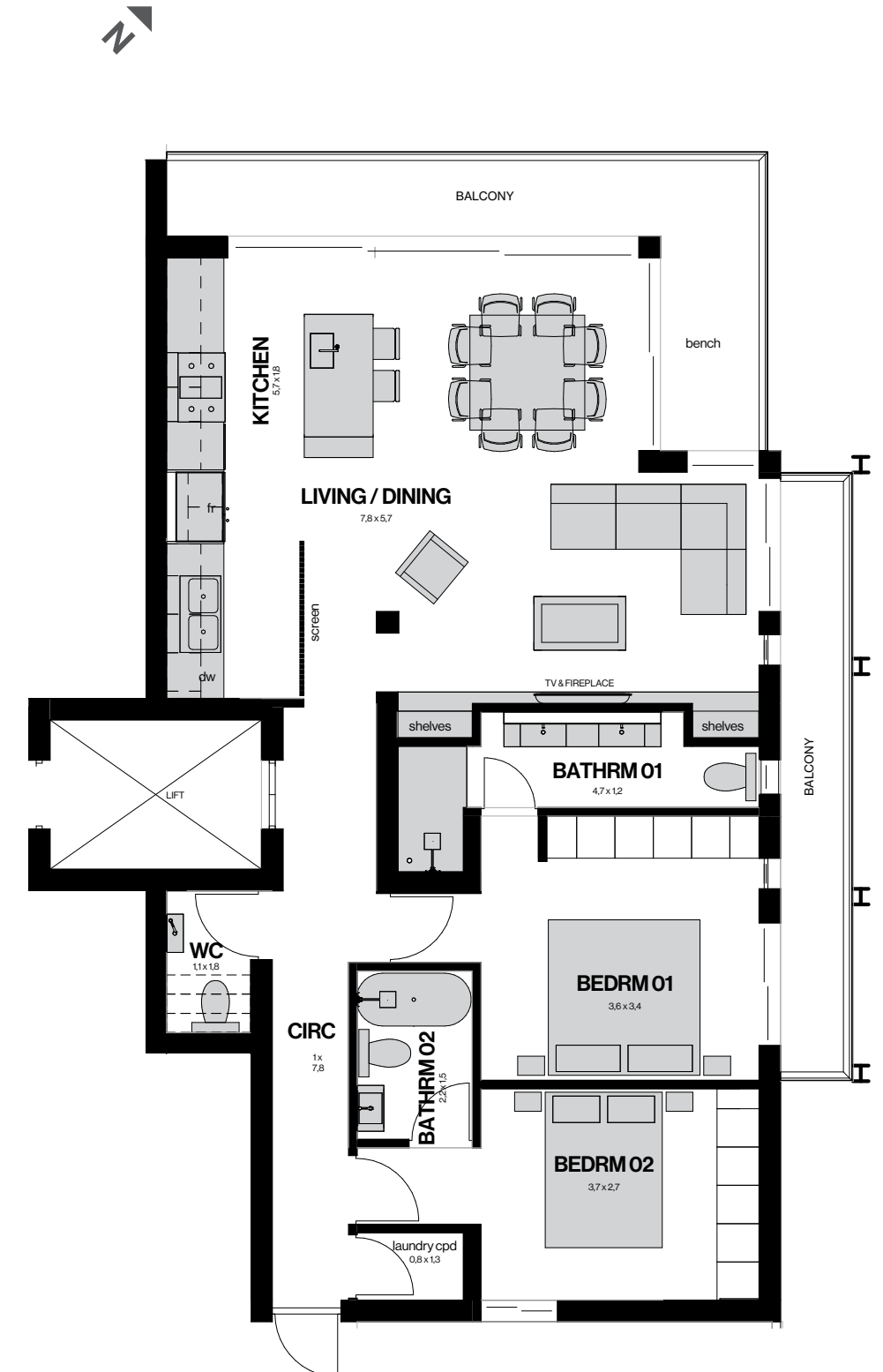
Third Floor
Two Bed
Two.5 Bath
100 Interior
22 Exterior
122 Total
Two Parking
One Storeroom



3b

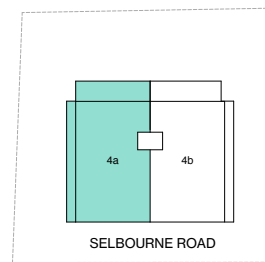
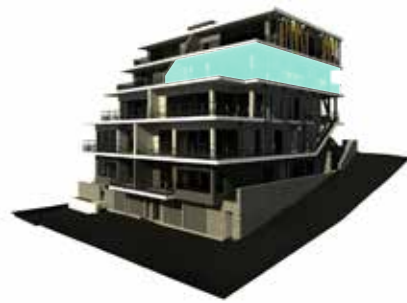


Third Floor
Two Bed
Two.5 Bath
100 Interior
22 Exterior
122 Total
Two Parking
One Storeroom





4a

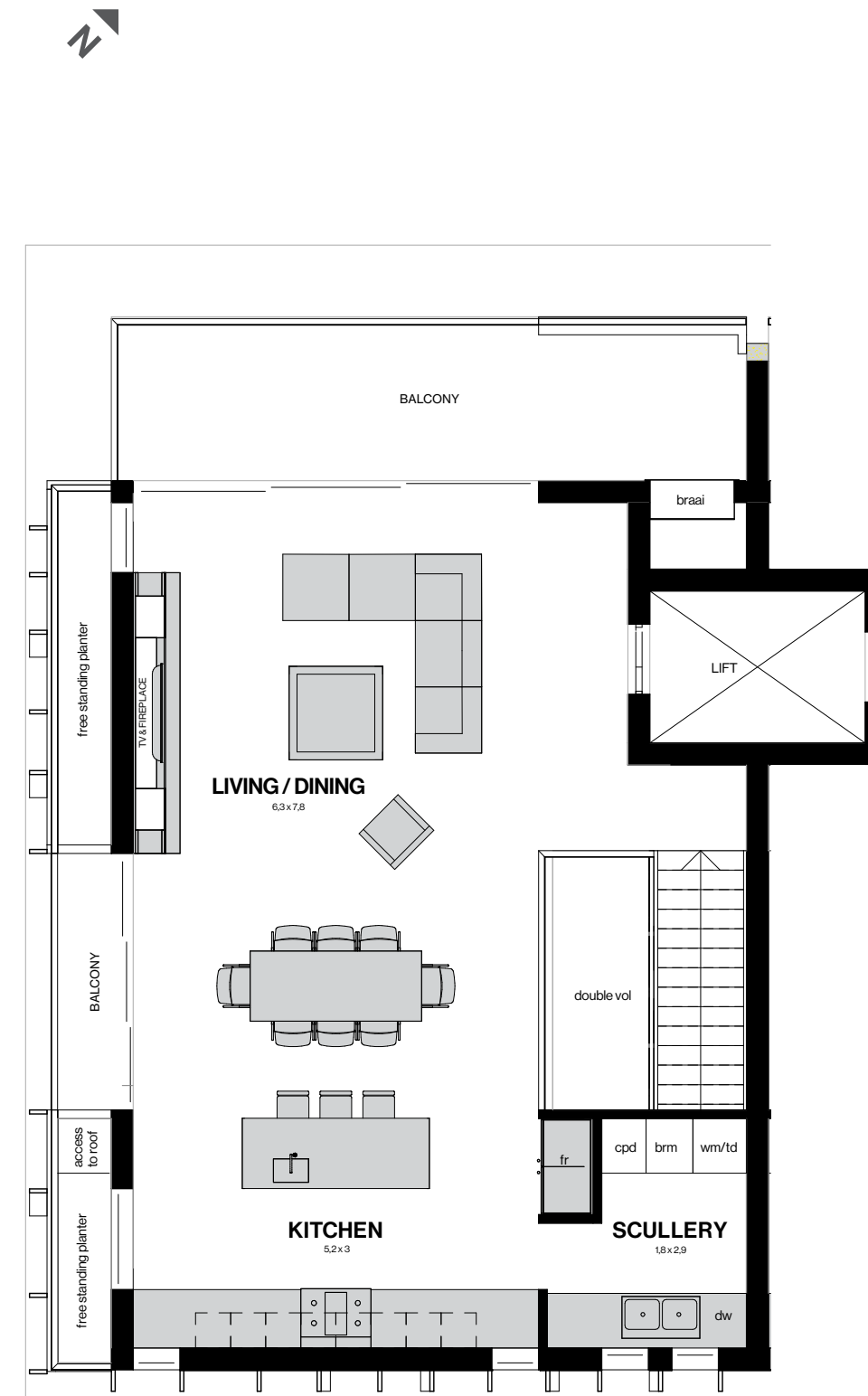
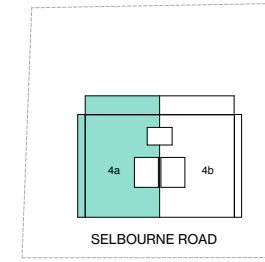
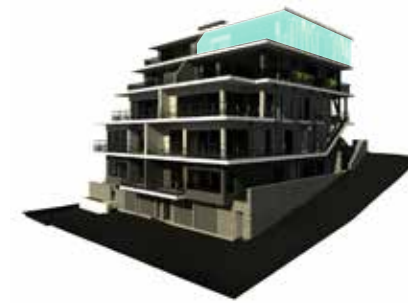


Duplex Penthouse

Fourth &
Fifth Floors
Three Bed
Three.5 Bath
186 Interior
62 Exterior
248 Total
Two Garages
One Storeroom

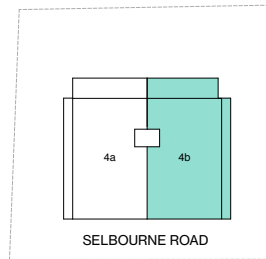


Floor One
109 Interior
34 Exterior



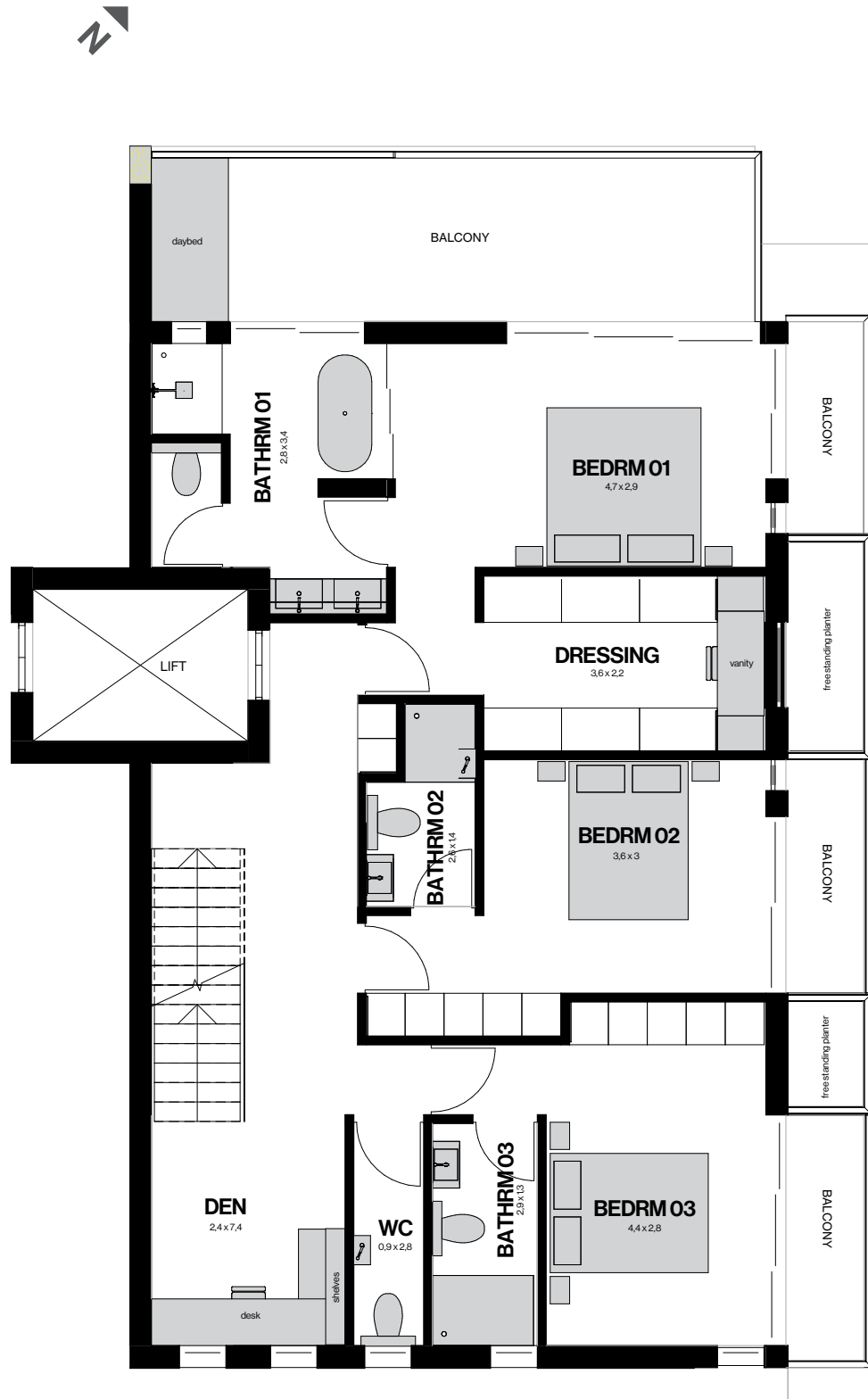
Floor Two
77 Interior
28 Exterior

4b

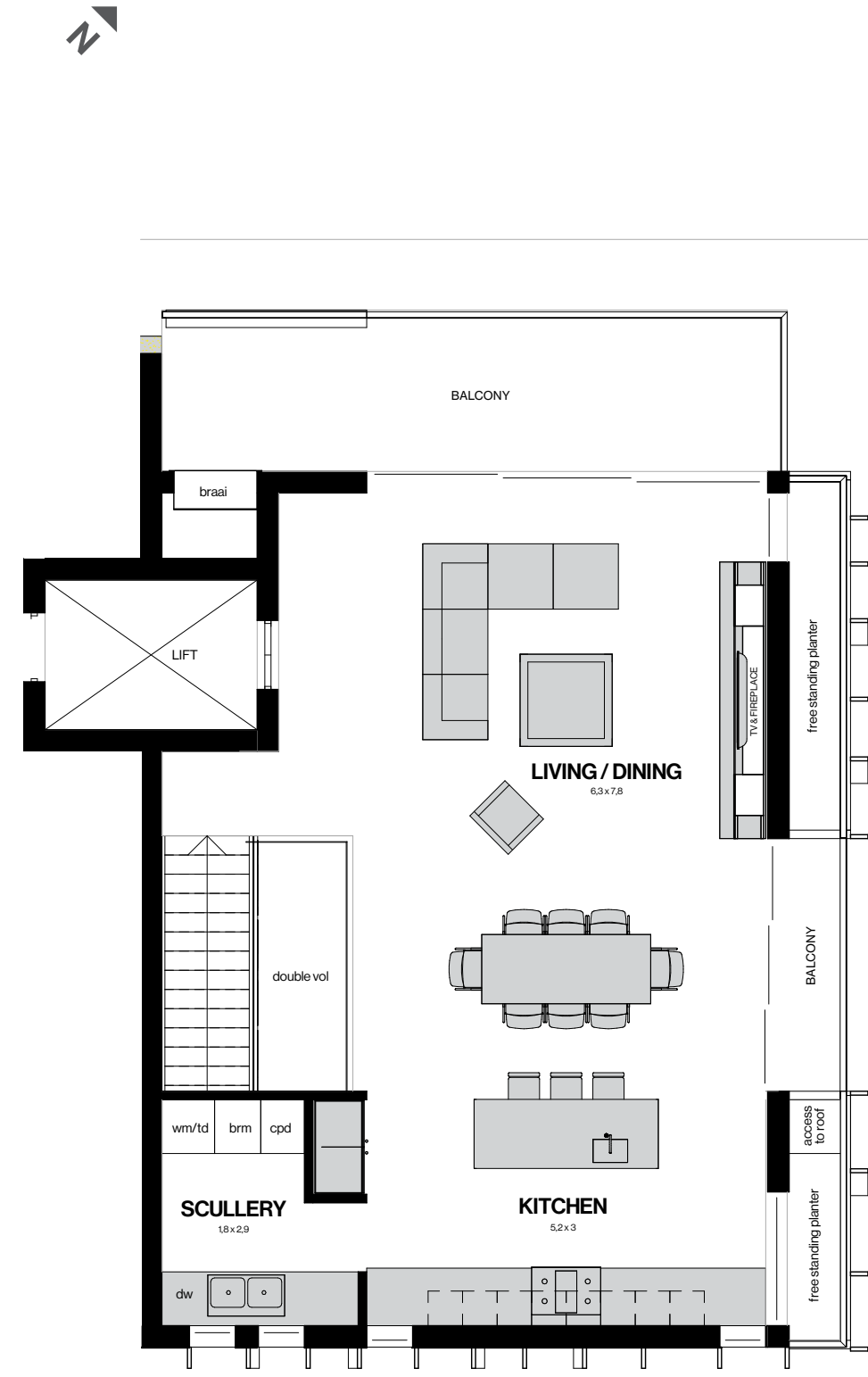
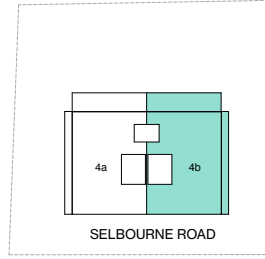
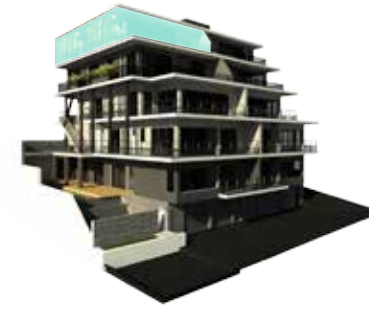


Duplex Penthouse

Fourth &
Fifth Floors
Three Bed
Three.5 Bath
186 Interior
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248 Total
Two Garages
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Floor One
109 Interior
34 Exterior



Floor Two
77 Interior
28 Exterior

Report

Exhibition Space

51 Regent Rd, Sea Point

We recently launched Blok's new home, our exhibition space in the old iconic New York Bagels building in Sea Point.



The space is marked on Sea Point's Regent Road with the words: **"YOU ARE HERE,"** and is an opportunity for visitors to step into the world of Blok. "A lot of our messaging is about locating one-self. By doing this we are encouraging people to view and engage with their city differently. **"YOU ARE HERE"** is a reminder of this; it locates you in the neighbourhood and your context," Jacques van Embden says of the conceptual thinking behind our signage.

Embedded into Blok's ethos is a desire to continuously innovate and push the boundaries in how property is sold off plan. The space is the first of its kind locally and gives future homeowners the opportunity to tangibly experience the Blok brand. We also want the exhibition space to be multi-functional and a space for neighbourhood engagement. We firmly believe that Blok is for everyone, and our new space allows us to deliver this message.

On renovating the iconic space, "We started right at the beginning and using the same team of professionals we use in every Blok project, we did a complete overhaul," said Jacques. We have brought our ongoing brand partners that understand our quality philosophy on board. So Oggie, SMEG, Beauty Fires, Weylandts and Pierre Cronje have all added the final finishing touches that bring the entire experience together.

The scene is set and we are ready to welcome South Africa's urban citizens to their future homes.



Feature

Life. Something that happens between meals.

We asked Megan Bond, co-owner and interior designer with **OBJEK** for Blok, what makes the kitchen the heart of the home.

1. What constitutes a great kitchen?

I would say it is finding that perfect balance of task and ambient lighting. Being able to see what one is preparing in a kitchen is crucial, but the lighting must still be gentle enough to want to spend time there, and more importantly encourage your loved ones to spend time in there with you.

As much as lighting and layout are integral to a well-functioning kitchen; the ambience and flow these days is of equal importance due to our open-plan, multifunctional and mostly quite social way of living.

2. What are the current trends in kitchens that we're seeing?

Kitchens have become more colourful and aesthetically designed, and less simple and designed around function alone. These days one will often see the use of two colours or finishes in kitchen cabinets, i.e: wood mixed with a Duco spray colour, the result of which is far more visually appealing.



Clean lines are also becoming more prominent and this includes the integration of one's appliances, as opposed to those being added when the kitchen design is complete and that tend to be a kitchen add-on vs. part of the original design.

Marble and stone slabs are used quite often as splash backs but also as design features, and this adds a feeling of luxury in a traditionally less luxurious part of one's home.

3. What do you think makes a Blok kitchen unique?

Blok has strategic partnerships with a few brands, one of these being SMEG for all Blok kitchens. This immediately makes them stand out both in a design and a qualitative way.

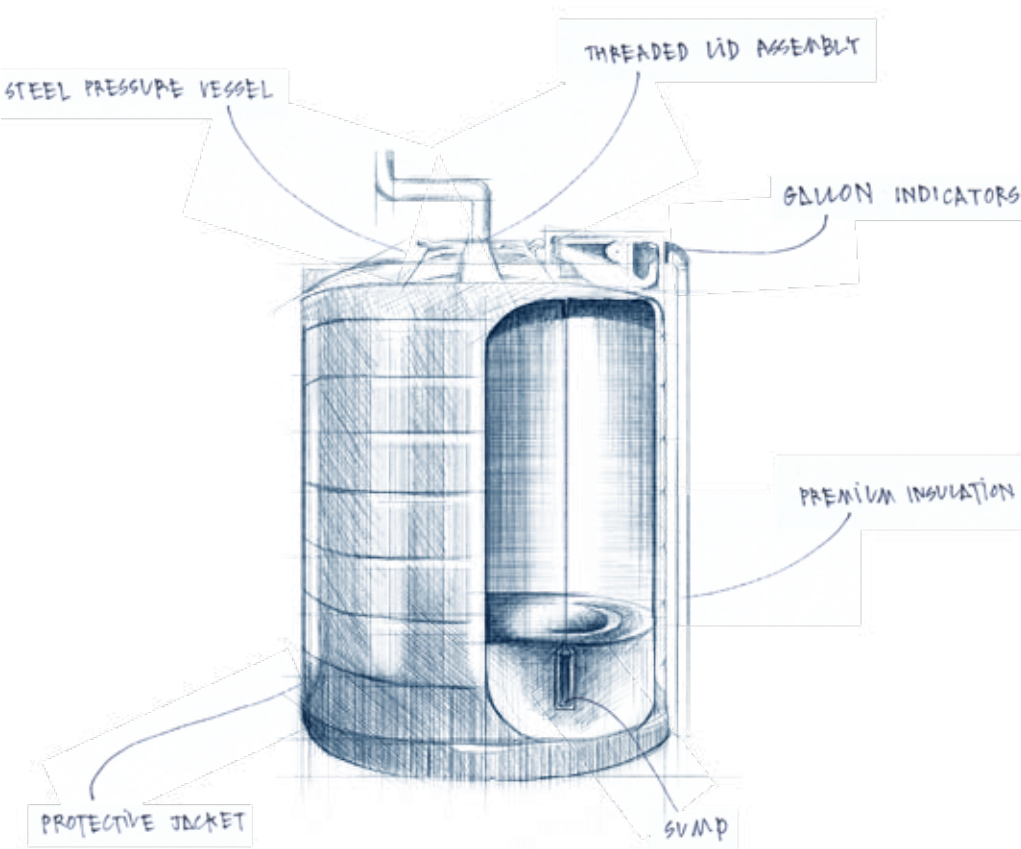
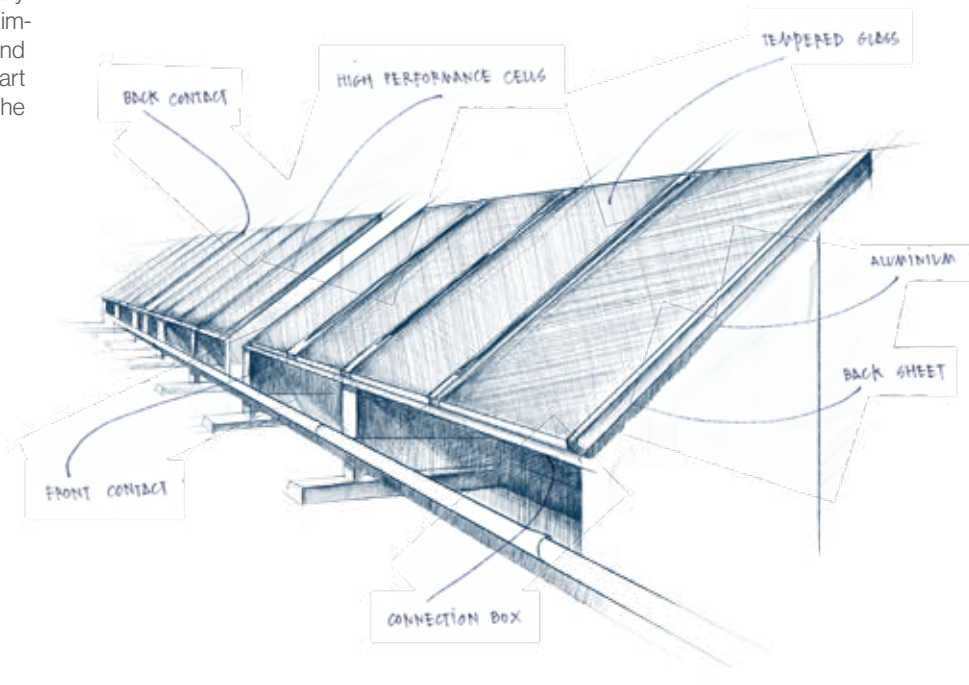
The SMEG cooker in anthracite in particular is pretty special and unique to a Blok kitchen and one that is immediately recognisable when one enters a Blok apartment kitchen.

The kitchens also feature a combination of open and closed shelving, a separate scullery/wash up area to keep one's kitchen looking clean at all times, and we've even gone so far as to introduce a new colour "greige" that is used in the kitchens mixed with white cabinetry to produce a beautiful warm ambience.



The best designer on the planet is sometimes the planet itself

Our apartment buildings are situated in some of the most picturesque locations in Cape Town. We're compelled by our drive for sustainability to design buildings that are environmentally responsible. From harnessing solar energy, implementing rain water collection systems and introducing low energy LED lights and smart switching home systems you can take in the view, without taking from it.



The Third Spaces



Blok's design philosophy places emphasis on optimising the valuable spaces in an apartment that make an apartment a home. Inspired by how our future homeowners will live in their Blok apartments, great care and consideration has been taken to ensure that your home is functional as well as beautiful.

We call these the "Third Spaces", which provide a retreat from the day-to-day, every day. Spaces created to become special moments of living in your home, where you can simply just be.

Drift away in thought or get lost in a great read on your daybed on a quiet afternoon. Fix yourself and friends a favourite drink at your perfectly positioned cocktail bar and revel in the good times. In your beautifully thought out home office, the world can cease to exist and you can simply get things done in your own time.

These are the Third Spaces. Defined by Blok.



With the majority of the wet and structural works now complete, we have cast six floor slabs for the extension of the existing building and completed most of the internal brickwork. We are now fast progressing with plumbing and electrics and into the dry works phase. By December we are aiming to have all windows and doors installed so that site is sealed. Occupation is on track for the end of Summer 2016.



Installation of all windows and doors except for the first floor have been completed as well as most of the dry works. Kitchens and cupboards have been installed in over 50% of the apartments and all of the clip-on steel structure balconies have been added to the exterior which has now also been plastered. Excitingly, we have also broken ground across the road at Thornhill Park where we are completely revamping the park for the enjoyment of the neighbours and **SEVENONT** homeowners.



Get down to your local and order your usual

Not many places can combine the feel of a harbour market-town, the crackling energy of an urban neighbourhood and the sleepy bliss of a beachside retreat, yet Sea Point accomplishes all effortlessly.

It embraces these separate worlds, and with the introduction of **SEVENONS** all of them are equally your oyster.

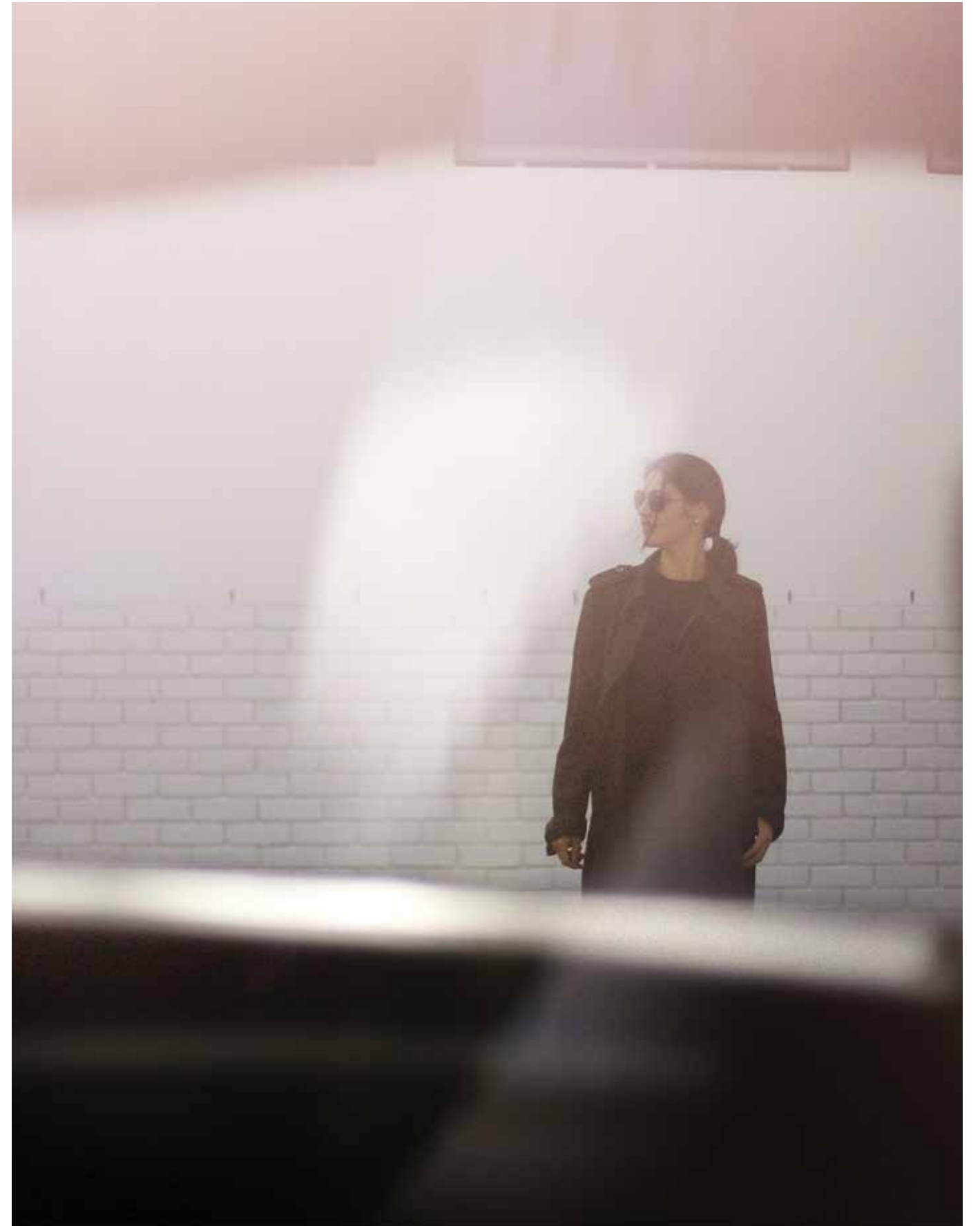
A patchwork of shops, buildings and residential paradises stand amidst the backdrop of the ice blue Atlantic and the summer green slopes lazing in the sun beneath Signal Hill.

This immediately feels like home, where that Sunday feeling and a Friday night bustle are walking distance from each other, any day of the week. **SEVENONS**'s proximity to schools will immediately appeal to parents, while Sea Point's famously eclectic myriad of restaurants, bistros, coffee shops and bars will appeal to just about anyone.

Along the coastline, public spaces dapple the corridors of commerce amongst countless shops that seemingly shift with the tides, always ensuring there's something new to explore, something secret to discover.

But Sea Point's most famous resident is undoubtedly the Promenade or "the Prom" which attracts every type of fitness fanatic, pet lover, stroller, skater and baller, making it the best place for social exercise - or for people watching, if that's more your pace.

SEVENONS awaits, along with the bracing spray of the Atlantic, the hustle and bustle of a seaside town and your own retreat in the quiet midst of it all.



Feature

Lunch with the Locals

Blok recently invited a handful of Sea Pointers to their Regent Road exhibition space to have lunch and talk about the neighbourhood: what it means to them, what they love, what their Sea Point secrets are, and what they see in its future.

Pieter supplied the bubbly from his in-laws' farm, and over a few bottles, with some delicious food provided by Tal, the conversation flowed, new friendships were formed and a host of new ideas for the area dreamed up.



Tal Smith, owner of Sababa and a Sea Point resident since she was 1 years old.



Shaun Duvet, co-owner of Ultra Music Festival, COCO and Goldbar in Town and Bantry Bay resident.



Lior Chen, Sales and Marketing Manager of Blok and Sea Point resident.



Rashiq Fataar, director of Future Cape Town, passionate young urbanist and Sea Point resident.



Pieter Bloem, owner of Bootlegger and La Vie and Sea Point resident.



Jacques van Embden, Managing Director of Blok and Sea Point resident.



Form & Function

"You can't curate a city, it happens in different rhythms and on different layers. It's what makes it so exciting and filled with opportunity and adventure." - Jacques



Rashiq, when discussing one of his favourite things about Sea Point, said "it's the fact that all of the fundamental businesses are here – the Post Office and butcher are next to a boutique coffee shop, across the road from a hairdresser and nail salon."

"Sea Point is the first place in South Africa that's trying to combine the wealthy and the poor in one high street", says **Jacques**. "This is why you'll have an internet café on a street right next to a boutique. It's tough to get that reconciliation right but this incredible stretch seems to manage it. There's also a beauty in the competitiveness of Sea Point, the pressure is quite unforgiving, but it pushes businesses to achieve more, or they won't succeed."

"The pavements in Sea Point also feel generous enough for pedestrian traffic, something that's really important for a city and often overlooked," said **Lior**, "all that is needed is critical mass for people to feel like they can walk the streets comfortably and safely."



Walking Distance

"For me the best part of working, having my morning coffee and living within 100 steps of each other is that I feel like I'm living in the Truman Show, but in the best way. It's greeting every second person as you walk the street, and feeling like you belong to a tight-knit community. You just can't put a price on that." - Lior



Rashiq's idea to make Sea Point a better place to live is "to make some pedestrian crossings clearer and the green light for pedestrians longer, and in doing so people will feel safer walking. In New York, you don't even need to look up when crossing to check for cars, it's a given that the cars will stop for pedestrians. That security immediately encourages more pedestrian traffic."

Pieter suggests that a street festival or craft market once a week or month would encourage people to get out and walk the streets of Sea Point. "Closing a busy road like Regent down to cars once a month and getting people out and about walking, socialising, shopping and eating would be a fantastic way to remind people of the enjoyment of experiencing one's city on foot. Look at how successfully First Thursdays has achieved this for the CBD?"

Jacques continues: "the best part about walking around the city instead of driving is that once you start there is a compounding factor that comes into play. Initially you may only walk until you reach a certain distance, but every 3 - 6 months that range keeps extending so you walk further and further each time, until walking from one end of Sea Point to the other doesn't seem that far. To me, The Point now feels as close to walk to as Bootlegger used to from my apartment in Clarens Road. Plus the massive benefit is how much more of the city and people you see and interact with when doing so."

On Reminiscing

Tal's favourite memory of growing up in Sea Point is, as a girl of about 10 years old, walking the streets of Sea Point with her friends without adult supervision. When her parents and their friends would sit on Main Road at their favourite Middle-Eastern restaurant at night, the men playing "sheshbesh" (backgammon) and the whole street vibe was busy, fun and most of all, safe. "We have a video of those days with the streets jam-packed at night, kids walking around in packs, families walking to dinner or friends, and now as a mom I wish my kids could have that experience. I miss not being able to walk around safely at night, it's slowly improving in places but there's work to do to get people feeling safe and out on the streets after dark again."



Neighbourhood Heroes

"My favourite times of day in Sea Point are 5 minutes before sunrise or 5 minutes after sunset, because you know you're either about to have your first coffee or your first glass of wine." - Pieter

Lior: "When Bootlegger opened on the corner of Clarens and Regent, that corner changed and became a well-used and safe corner again. When a business opens in an urban setting and thrives, it encourages others to do the same as they see the risk softened."

"That's why I count Kleinsky's as amongst my favourite Sea Point spots," commented **Shaun**, "it's a traditional Jewish bagel shop with old ladies buying chopped liver and bagels, amazing coffee, incredible music playing in the background, and run by two young guys that are passionate about the area. The more community businesses like these that open and succeed the better. It's something that Cape Town does extremely well; we're very good at launching artisanal-type businesses. This encourages entrepreneurial spirit and creativity."

For **Rashiq**, his Sea Point hidden gem is also his home address; Main Road in the Oliver Road region with its Greek and two Italian restaurants, a Shwarma shop and a Fruit & Veg shop that everyone visits at some point in their Sea Point experience, within walking distance of each other. "It feels like twelve countries represented in one small street."

Shaun's other hidden gem, also a few short steps from him home, is none other than Brian's Pub. The fact that it is a completely down-to-earth 'dive bar' in the middle of Sea Point, and a few short steps from one of the prime strips of land in Cape Town, is a representation of the true Sea Point diversity. Where else in the world would one find this?

Here's to Sea Point...(glasses clink.)



Community

Blok doesn't stop at the front door.

Blok is passionate about urban regeneration, and part of this is bringing together the urban community where local champions will drive new initiatives to benefit it, in turn getting residents excited about doing the same. In collaboration with Future Cape Town, we have identified several urban intervention projects that will allow us to contribute to the urban fabric of Cape Town.

Explore

Rediscover the neighbourhood, and yourself.

01 Lion's Head Path

Arguably one the most beautiful look-outs on earth, Lion's Head boasts majestic, 360 degree views of Cape Town and is a favourite amongst locals and visitors alike. Head up for breakfast at sunrise or pack in a refreshment or two to drink in the sunset.

02 Mount Nelson Road Park

Hit pause on the day and kick back in one of the ample shady spots in the park, while the kids get busy on the roundabouts, swings and see-saw. It's your little dose of calm in the middle of vibrant Sea Point life.

03 Sea Point Primary School

Sea Point Primary School has been providing the smaller residents of Sea Point an academic springboard for over 100 years. This innovative school not only teaches the prescribed curriculum, but encourages pupils to participate in school events that teach them life lessons as well.

04 Duchess of Wisbeach

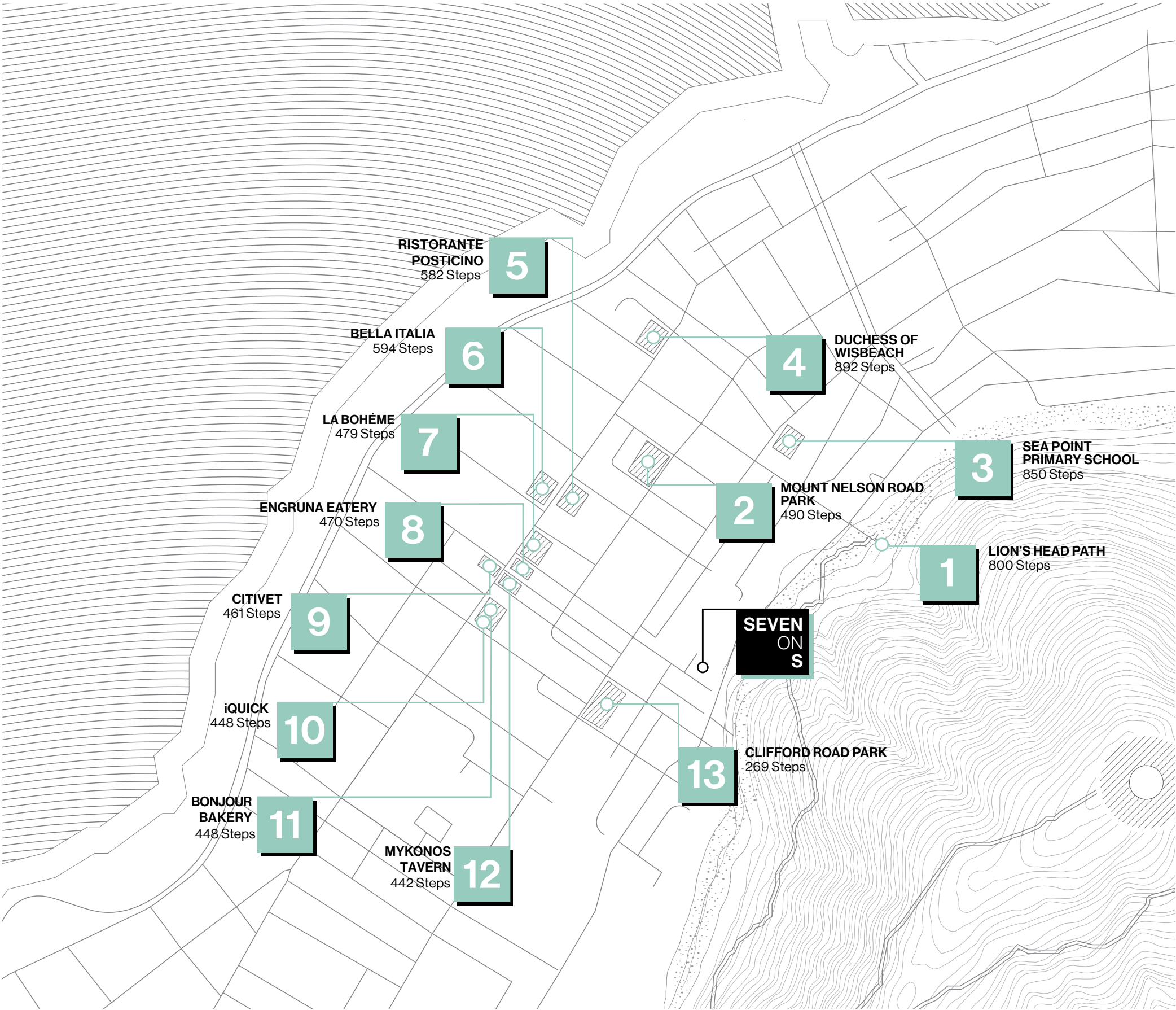
Hidden away down a little street just off Sea Point Main Road, The Duchess of Wisbeach dances delicately between a street café in Paris and a New York-styled speakeasy. Each dish is prepared using fresh ingredients, and although the menu is not massively extensive, it makes it that much easier to pick a favourite.

05 Ristorante Posticino

Freshly prepared Italian food, an authentic Italian atmosphere, "Posti's" is truly an Italian treat. This little Sea Point gem is your home away from home, even if you're not from Italy.

06 Bella Italia

Bella Italia is the quickest way to tuck into a slice of Italy without hopping onto a plane. Enjoy a quick pick-me-up espresso after breakfast or try the delicious wood-fired pizza for dinner.



07 La Bohème

This bistro is a cosy, welcoming fixture on Sea Point Main Road. Their menu serving everything from tapas to hearty gourmet meals. Pop in for a quick glass of wine or sit down and soak in the atmosphere over the Balsamic Beef Fillet with Black Mushroom Risotto.

08 Engruna Eatery

The world is round. Unless your world is a mouth-watering gourmet pizza from Engruna Eatery. Then your world is square. Wash it down with a wide selection of craft beers or one of their delicious signature milkshakes.

09 Citivet

461 steps from your new home, or 895 in dog steps, Citivet is a fully equipped medical practice and emergency veterinary centre. They also stock a range of pet foods to keep Tinkerbell's coat shining and tail wagging.

10 iQuick Service Labs

We've all been there, watching our phone or tablet slide off the pile of stuff we're carrying in slow motion. Sometimes you dodge a bullet, and your phone has nothing more than a little scratch. Other times, you can breathe a sigh of relief knowing iQuick is just 448 steps from your front door.

11 Bonjour Bakery

From the outside, this looks like your average, run-of-the-mill service station. But looks can be deceiving. As you enter this hidden gem of baked deliciousness, the aroma of freshly-baked goodness might convert even the most fervent banterers.

12 Mykonos Taverna

Mykonos is a family-run Taverna serving fresh, authentic Greek fare. Their menu offers all of the traditional favourites plus a few contemporary ones to steal your heart. If you find yourself at one of their famous monthly Greek nights, you can throw a few plates around for good measure. Opa!

13 Clifford Road Park

One of several well-taken care of community parks throughout Sea Point, Clifford Road Park is a mere hop, skip and a jump from your front door. And once you're there, sit back, relax and leave the hopping, skipping and jumping to the kids.





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