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AURUM

AURUM
Bantry Bay

CLIENT
Arteche Holdings

PROJECT MANAGER
MDA Projects

ARCHITECTS
Fabian Architects
Make Studio

QUANTITY SURVEYOR
LDM Quantity Surveyors

MULTIDISCIPLINARY ENGINEERS
Sutherland

INTERIOR DESIGNER
Make Studio

TOWN PLANNERS
Tommy Brümmer Town Planners

LAND SURVEYORS
Biff Lewis Geomatics

MAIN CONTRACTOR IN A JV
Concor
Metle

PHOTOGRAPHY
Simon Watson

Aurum is located in the most spectacular bay in Bantry Bay, Cape Town. The buildings are arranged into two sections: the Presidential Residences are on the rocks in close proximity to the crashing waves, whilst the Luxury Residences are on the opposite side of Victoria Road boasting beautiful mountain and ocean vistas. The buildings were previously the Ambassador Hotel which was well known for its idyllic position but was in need of a serious makeover.

Client Brief

Fabian Architects and Make Studio were tasked with converting two existing seven storey hotel and apartment buildings into bespoke luxury residential apartments: a total of 23 apartments over 3,800m². The previous hotel was made up of two buildings that required extensive refurbishment and re-development with added penthouse storeys on both buildings.

The client, Ahsan Darvesh of Arteche Holdings, was particularly interested in creating two of the most luxurious apartment buildings in Cape Town. Serious attention was paid to the interiors that include Italian DADA kitchens and Molteni wardrobes. Gessi sanware and large format porcelain marble look tiles in black and white were used internally and externally to clad the buildings. Ahsan's main objective was to create a product in commercial architecture that Cape Town had not seen before, whilst Fabian and Make translated this brief into exceptional and timeless design and execution.



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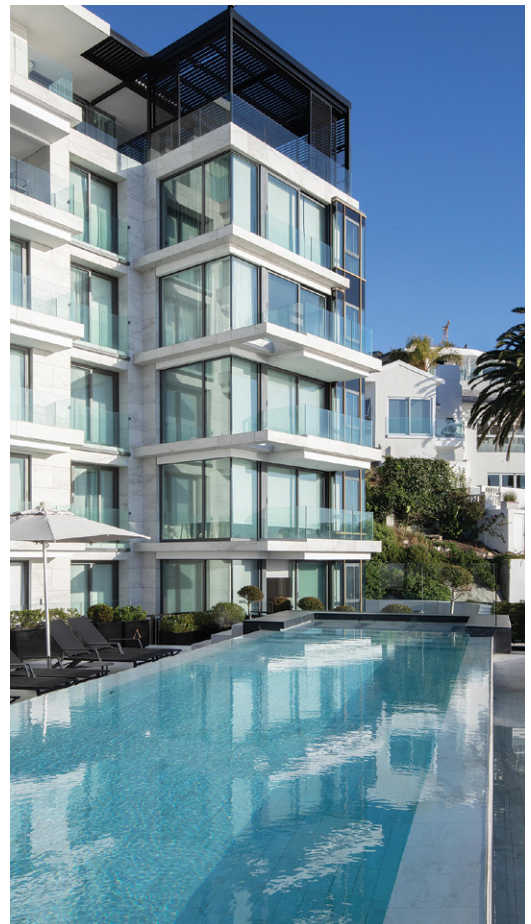




One of the apartments recently reached a record sales high in the 'trophy' home category. This 398m² apartment sold for R72 million and set a new record rate per square metre, which is testament to the high end finishes and detailing injected into the interior and exterior architecture of the apartments.

Design Concept

Being a renovation and addition, the structure was retained and additions carefully designed to enhance the horizontality of the building, especially on the Presidential side of the building. Revitalisation pools were added to each unit on the ocean side. The concept was to create a





fresh and timeless building with intricate detailing to the façade elements and interiors. Aurum Presidential has a minimalist façade facing the ocean. The horizontal lines are expressed in the slab extensions.

Street façades were treated more delicately. Water features wash over black glass mosaics

and steel mesh fins were added to introduce a jewel-like aesthetic. The building features imported Italian internal and front doors with bold brass handles. Large format porcelain marble look tiles were used to clad both buildings. Glass balustrades ensure that the sea and mountain views remain the main focus.

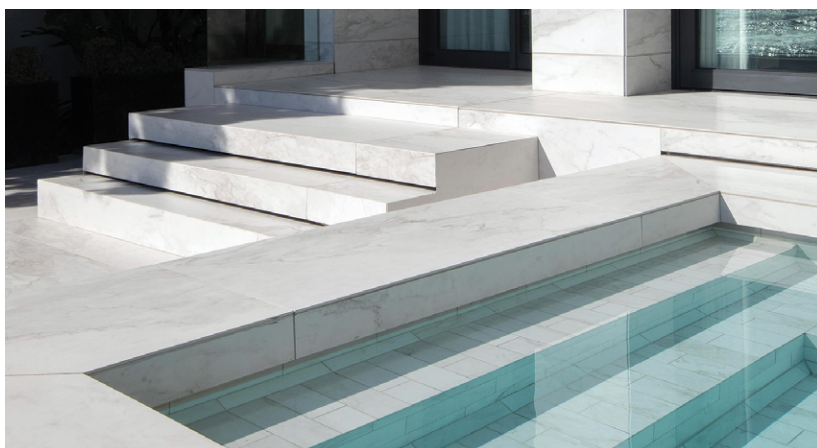




Presidential Residences consists of eight floors (of which one level is a parking level) with one apartment per floor. Each unit has its own private lift lobby and features expansive floor to ceiling glazing with unobstructed views of the sea and surrounding mountains.

The architects added one level to this building which boasts a spacious balcony, panoramic views and a rim-flow pool. There are two pent-

houses in this block (one at the top floor with a planted roof and one situated on the bottom floor on sea level). The Luxury Residences consist of 15 apartments and a large common feature pool. The penthouse on the top floor has two pools and a large wrap-around balcony. Parking is split over 2 levels (at street level and one level above). At street level the building boasts retail space (two restaurants and a pharmacy). The roof of





the Presidential Residences building features an indigenous garden.

Large format porcelain tiles are used throughout the building on apartment floors, bathroom walls and floors as well as the entire external façades of both building. Accents were highlighted in black granite to frame elements such as window surrounds. Kitchens were darker features in some units with marble tops.

Challenges

Planning new apartments within an existing structure was the most challenging part. The architects had to work within a column grid and plan spaces around this. The result is an eye catching building that responds to the surrounding environment. The team are extremely proud of the detail and elegance that occupies the street façades and interiors.





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