



A REAL ESTATE OPPORTUNITY AS RARE AS THE KNYSNA SEAHORSE!



I am thrilled to introduce Seahorse – our first development in Knysna, the jewel of the Garden Route.

Knysna is not only a perennially popular holiday destination but has a strong and diverse local economy, boosted in recent years by an influx of semigration residents. This has seen sustained residential capital growth in residential property, a trend that is bound to continue into the foreseeable future.

In this context, the brilliant location of our Seahorse development just a few hundred metres from the Knysna Waterfront and Thesen Island – a world-class lagoonside with sought-after restaurants, bars and shops – makes it an ideal spot for both capital appreciation and strong rental income.

Here we have stayed true to the Signatura recipe for success, combining great positioning with stunning contemporary design, modern technology, and unbeatable value for money. In short, Seahorse is an exceptionally rare opportunity to acquire a prime coastal real estate asset at an excellent price. Nothing like this has ever been brought to the market in Knysna before, which makes me confident that an investment here, combined with our turnkey short-stay service, will deliver handsome returns, as well as offering flexible holiday accommodation for you and your family. Don't miss out!



John Rabie

Founder & Chairman
of Signatura





LUXURY APARTMENTS JUST MINUTES FROM THE LAGOON

One & Two-Bed Apartments from R1,75m • No Transfer Duty

Seahorse is a contemporary residential development comprising 35 sectional title, one and two-bedroom apartments in three storeys, set above secure ground-floor parking.

Located just a few minutes' walk from the shore of the wonderful Knysna lagoon, the building is designed to offer a secure, convenient and luxurious lifestyle.

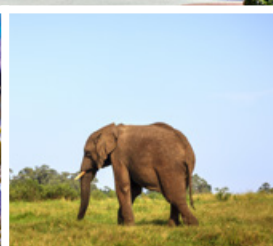
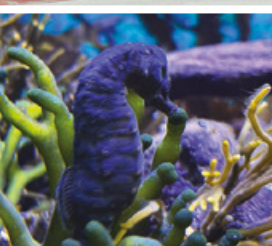
The development is perfect for anyone looking for a sophisticated contemporary apartment in the heart of Knysna – whether you want to live here yourself or acquire a high-performing real estate asset perfectly positioned for lucrative short or long-term rental returns.

To facilitate hassle-free Airbnb income, Perch Short Stays will offer a complete turnkey service for investors, ranging from furnishing and marketing to management and maintenance.

- Apartments from 40 to 57 square metres excluding terraces
- Inverter included and low-energy LED lighting throughout
- Heated swimming pool and sun deck
- A landscaped internal courtyard
- One or two secure parking bays for each apartment
- Lift access from the parking level to the residential floors
- All apartments have balconies with built-in braai places
- Integrated, Bunny Digital Wi-Fi units in all apartments
- Open-plan kitchens fitted with stainless steel appliances
- Short-term rental management solutions by Perch Short Stays
- Now selling off plan for completion in 2024







TRANQUILITY AT THE HEART OF AN ENRICHING LIFESTYLE

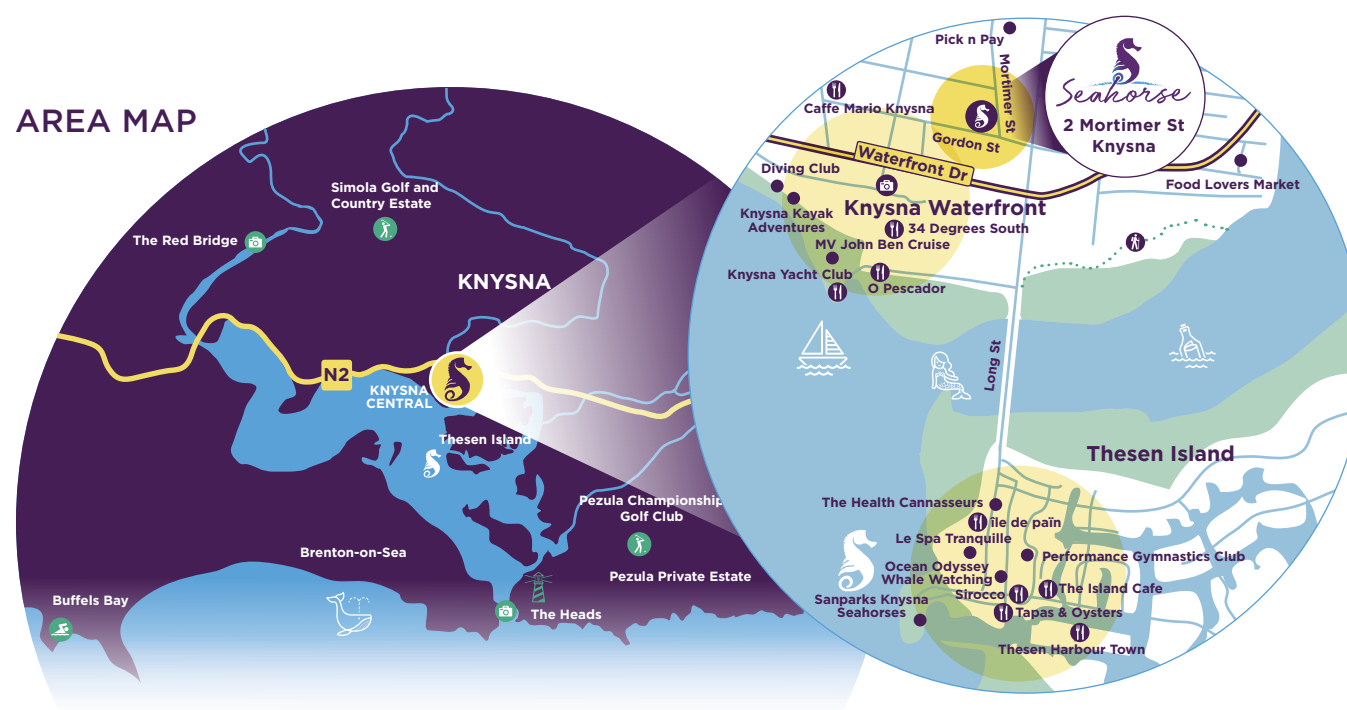
Knysna's magical holiday ambience is underpinned by a combination of stunning natural beauty and rich cultural heritage. From its breathtaking lagoon landscapes to its lush forests and rolling hills, the town is a true paradise for nature lovers and outdoor sports enthusiasts. But Knysna is also home to a rich and vibrant cultural life reflected in its markets, galleries, museums, and festivals.

Seahorse is situated in a quiet but central area of Knysna within a short stroll of the popular Knysna Waterfront and Thesen Island, with its bustling array of popular restaurants, bars and shops.

The site is a perfect springboard for anyone wanting to experience the exciting variety of Knysna's attractions, including:

- Waterfront wining and dining on Thesen Island or Knysna Marina
- Boating and fishing on the incredible Knysna Lagoon
- Hiking and mountain biking on lush forest and mountain trails
- Swimming and surfing at nearby beaches like Buffalo Bay
- Abseiling and bungee jumping in the Tsitsikamma Forest
- Golfing at one of several world-class courses
- Visiting the Knysna Elephant Park
- Enjoying whale and dolphin-watching boat trips
- Exploring Knysna's art galleries and museums

AREA MAP





INVEST WITH THE CAPE'S LEADING LUXURY DEVELOPERS

Seahorse is being developed as a joint venture between Obsidian Developments and Signatura, John Rabie's private label development brand. John co-founded the Rabie Property Group in the late 1970's. The company has developed hundreds of successful residential projects as well as several large mixed-use estates like Century City, an award-winning 250-hectare New Urban precinct.

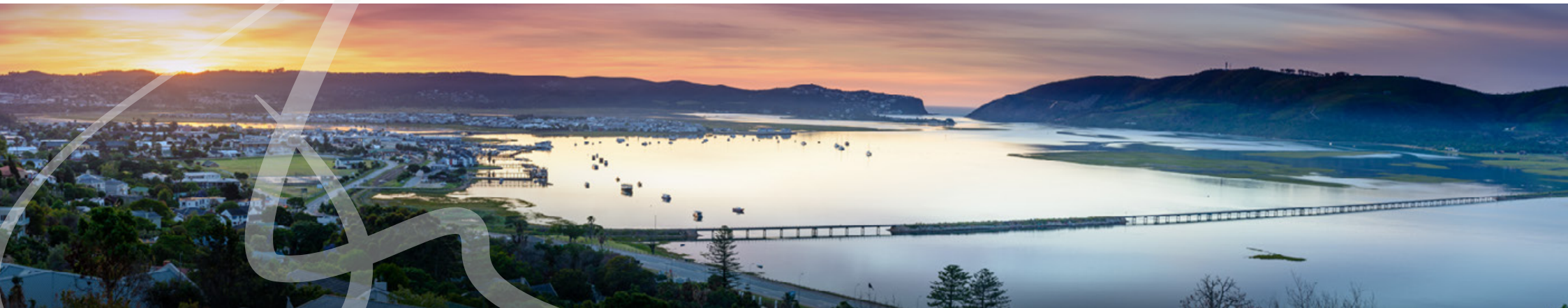
In 2012, John launched Signatura, concentrating initially on bespoke residential developments in Cape Town's City Bowl and Atlantic Seaboard, but soon diversifying into large-scale mixed-use buildings offering world-class luxury, outstanding architecture and intelligent lifestyle design.

Signatura also provides a number of follow-on services for its investors. Signatura Rentals provides long-term tenant acquisition and management services. Bunny Digital, a building-integrated internet service provider, provides the fastest and easiest way for owners and tenants to access high-speed, low-cost connectivity. And Perch Short Stays provides short-term letting management – at disruptively affordable fees.



Obsidian Developments combines the energy and insight of two friends and partners, Ryan Bluett and Marc Schutte.

With strong connections to the Garden Route and backgrounds in construction management, development, and structured property finance, Ryan and Marc are proudly partnering with Signatura on this exciting project, the first of its kind in Knysna.



WIFI & BEYOND WITH BUNNY DIGITAL

Every apartment in Seahorse will be fitted with fibre optic cabling and the sleek, integrated WiFi units of Bunny Digital, an internet service provider that makes getting online simple, quick and easy.

Various uncapped packages will be available to owners, ranging from 20 Mbps to an eye-watering 1 Gbps download speeds, at the most competitive prices you will find in the country.

Internet access is an increasingly important factor for short-term letting in this work-from-anywhere world, and the instant-on access of Bunny Digital will give both permanent residents and digital nomads everything they need in the way of reliable and lightning-quick connectivity.



WATCH YOUR ROI TAKE OFF WITH PERCH

An investment in Seahorse clearly offers an exceptional opportunity to access the lucrative returns of Knysna's booming and sustainable tourism industry. The apartments themselves have been specifically designed and kitted out to appeal to Airbnb travellers, including features like keyless digital entry, robust WiFi and attractive common areas.

To assist buyers in tapping into this market, Signatura's dedicated short-stay management company, Perch, will provide a seamless turnkey service that includes online advertising on all the major booking platforms, revenue management to ensure you as owner get the most you can out of your investment, cleaning, maintenance, laundry and stocking of consumables.

This one-stop offering will take care of every aspect of successfully running a high-income, short-term rental hospitality asset, with none of the time consuming hassles associated with this form of letting. Leveraging significant efficiencies of scale, the cost of this service by Perch will be significantly lower than anything else available.

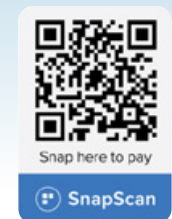


SUPPORTING LOCAL CONSERVATION

The Knysna Lagoon is considered to be the most important estuary in South Africa in terms of conservation importance. Roughly 42% of South Africa's estuarine biodiversity is found within this system, including the endangered Knysna seahorse (*Hippocampus capensis*).

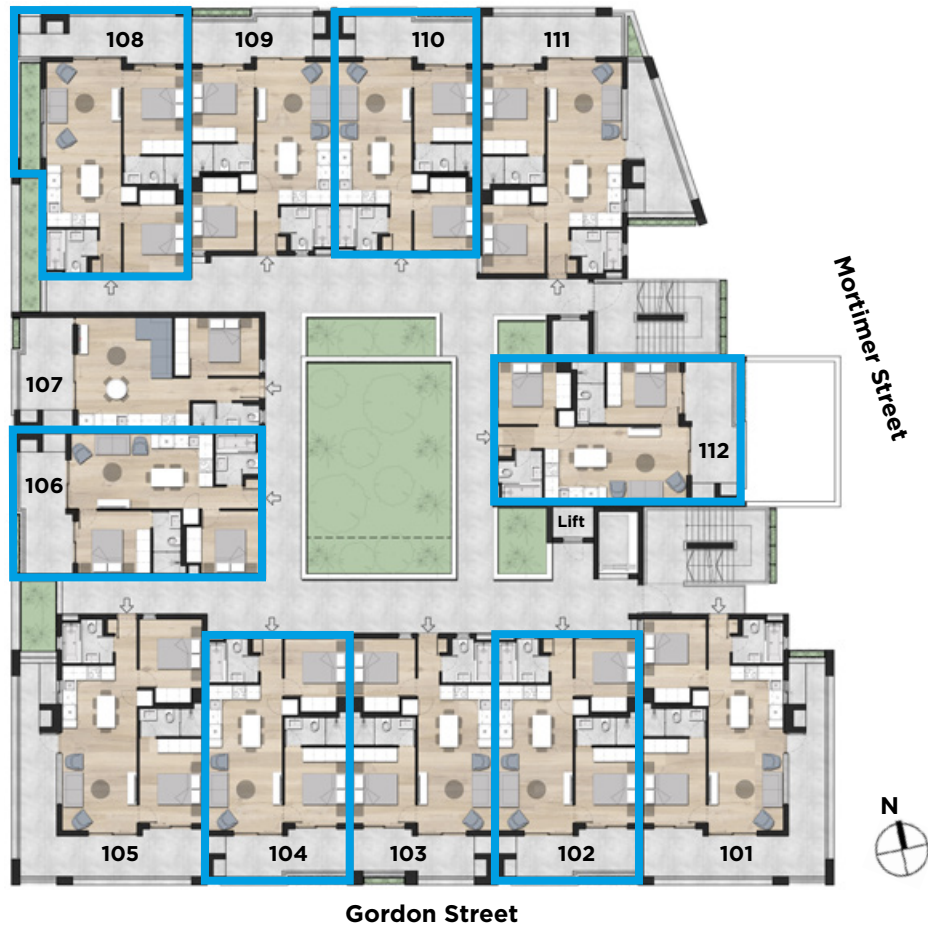
The Knysna Basin Project is an NGO focused on coastal system research – particularly how these systems change over time, what actions can be taken to effectively manage and conserve these systems, and how communities can and should live within them. Coastal social-ecological systems are challenged by the escalating consequences of population growth, urbanisation and climate change. Addressing these challenges requires informed management and behavioural change. Because they fuel each other, both are required if we are to sustain the flows of benefits we derive from these systems

As a new member of the Knysna community, Signatura has chosen the Knysna Basin Project as a local initiative to support, please use the SnapScan QR code below to make a donation. We recognise the lagoon and estuary as the most significant in South Africa and worthy of protection.

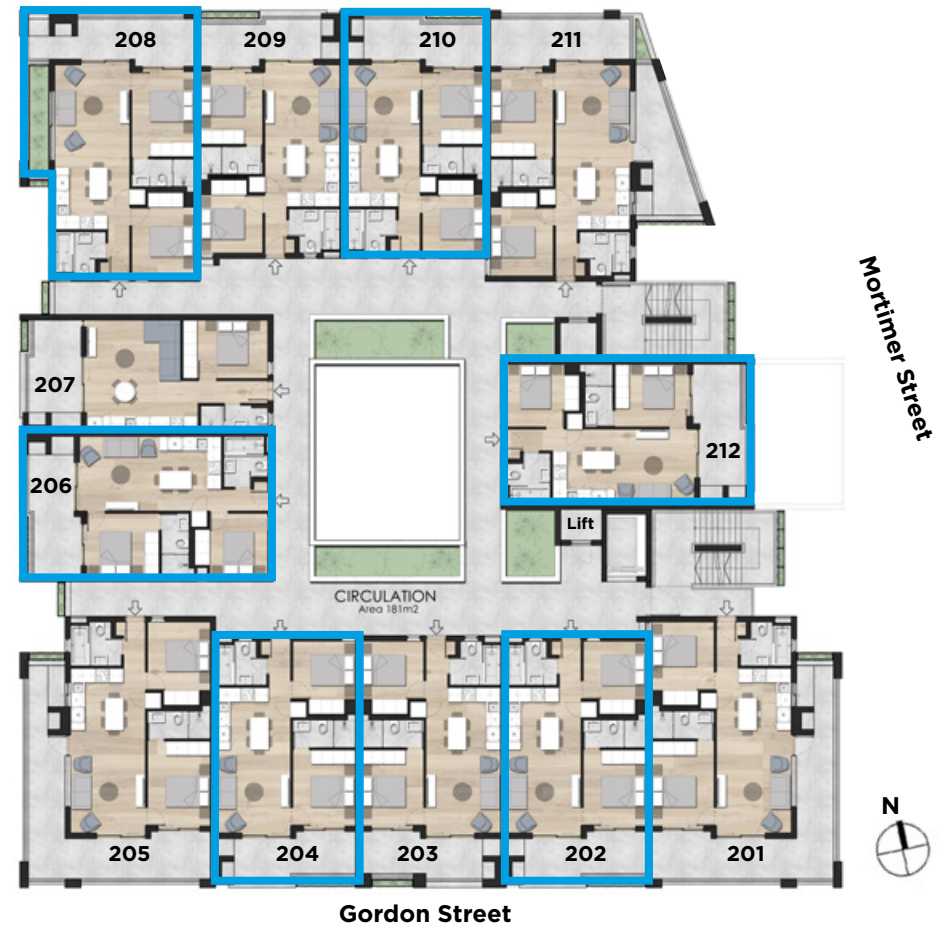


PLEASE DONATE

1ST FLOOR

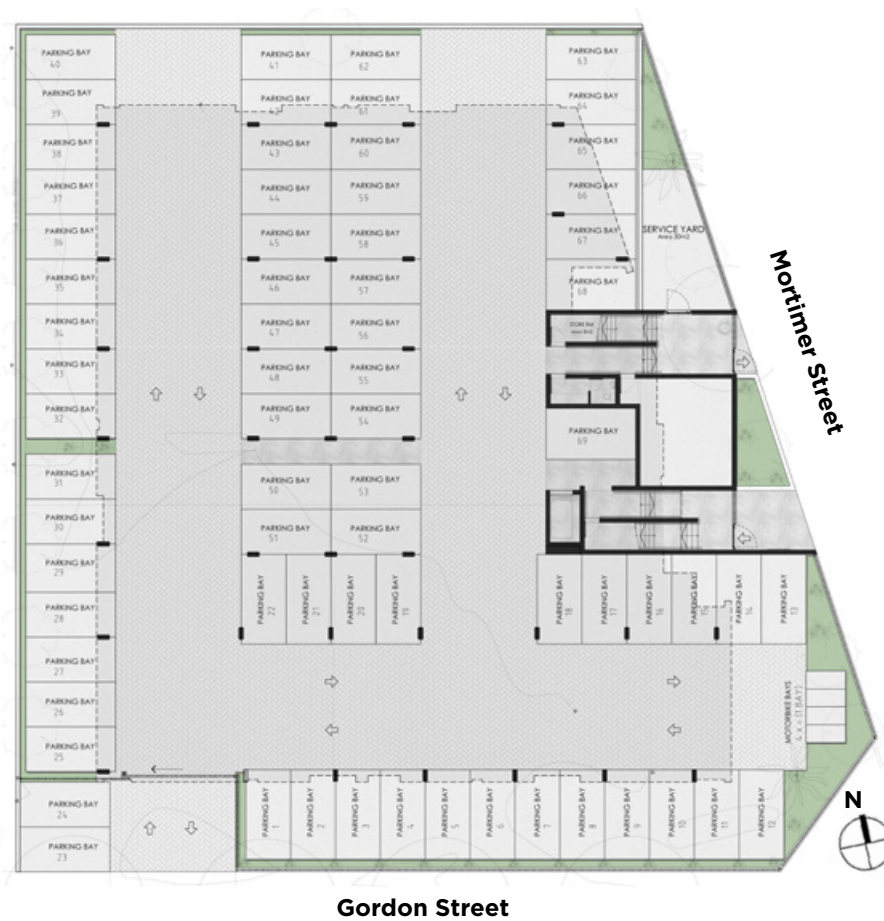


2ND FLOOR



3RD FLOOR

PARKING GROUND FLOOR



PRICE LIST ▲

[Click here for the price list](#)

TYPE A

2 Bed 57m² with
Covered Terrace 30m²

UNITS: 101, 105, 201,
205, 301 & 305



TYPE B

2 Bed 52m² with
Covered Terrace 14m²

UNITS: 102, 103, 104, 106, 109,
110, 112, 202, 203, 204, 206,
209, 210, 212, 302, 303
304, 306, 309 & 310



TYPE C

1 Bed 40m² with
Covered Terrace 12m²

UNITS: 107, 207 & 307



TYPE D

2 Bed 57m² with
Covered Terrace 16m²

UNITS: 108, 208 & 308



TYPE E

2 Bed 57m² with
Covered Terrace 27m²

UNITS: 111, 211 & 311



PRICE LIST ▲

[Click here for the price list](#)



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Disclaimer: All computer-generated artist's impressions of the Seahorse Knysna are indicative only and should not be regarded as literal representations of the finished development.