

THE
RUBIK
DESIGNED TO INSPIRE

FACT SHEET

Located within the enchanting Mother City, this iconic building boasts magnificent views of Table Mountain and the ocean. The Rubik is conveniently situated on the corner of Loop and Riebeek Street within the Cape Town CBD. Loop Street with its unique blend of historic Victorian buildings and modern contemporary architecture gives a truly unique flavour. With construction already well underway the building is attracting increasing attention with several large office user enquiries in discussion.

Cape Town is fast becoming the Tech Hub of Africa and is attracting both national, as well as recognised international businesses. The Rubik's unique design combined with its key position within the city make it a statement head office building, suitable for any multinational business.

This mixed-use building offers 403m² retail, 4 871m² office space, as well as 88 residential apartments.



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1. TOTAL AREA

DESCRIPTION		AVAILABLE AREA (m ²)	OCCUPATION
	Floor 11	617 + 54	First Quarter of 2024
	Floor 12	700	
	Floor 13	700	
	Floor 14	700	
	Floor 15	700	
	Floor 16	700	
	Floor 17	700	
	Office Total	4871	
Parking Bays Allocated to Offices & Retail		107	
Retail	Retail 01 GR FL & Mezz	273	
	Retail 02 GR FL	130	
	Retail Total	403	



2. Detailed Breakdown

OFFICES	
Number of floors	7
Total Area in m ²	4871
Parking	107
RETAIL	
Floors	Ground and Mezz
Total Area in m ²	403
Parking	3

3. ABOUT THE DEVELOPER

Abland is a well-known and respected property development company with a 30-year track record in producing high quality developments. We have extensive experience in residential, mixed-use precincts, premium office, retail, industrial and motor spaces. As a result of our work over the past 3 decades we have become synonymous with producing supreme quality projects leading us to attracting top local and international businesses to our spaces. Please refer to our website for further information: <https://abland.co.za>

With an innovative approach to property development Abland considers every detail from sustainable building practices, transport links, connectivity, state-of-the-art security, accessibility, green surroundings, and improved work performance to be able to create spaces in which South Africans can break new ground.

4. THE RUBIK



5. OPERATING COSTS (COMMON AREAS)

- 5.1. Building insurance premiums
- 5.2. Cleaning
- 5.3. Management fees
- 5.4. Cleaning consumables
- 5.5. Meter reading fees
- 5.6. Building security
- 5.7. General repairs & maintenance

6. RATES, TAXES AND LEVIES

- 6.1. Estimated municipal assessment rates, taxes & improvement district levies

7. EXCLUSIONS

- 7.1. Electricity, water, sewerage and refuse (metered separately or shared proportionately based on GRA where applicable)

8. EASILY ACCESSIBLE TO

- 8.1. N1/N2 Freeway allowing instant access/egress to Cape Town CBD
- 8.2. Cape Town International Convention Centre (CTICC)
- 8.3. MyCiti Bus Route
- 8.4. Cape Town Train Station
- 8.5. V&A Waterfront
- 8.6. Cape Town Airport Shuttle
- 8.7. Financial and Legal District

9. VALUE ADDED SERVICES

- 9.1. Fibre Internet
- 9.2. Security – State of the art security and access control systems
- 9.3. Secure Parking Space
- 9.4. Restaurants/Retail
- 9.5. Rooftop Swimming Pool & Deck
- 9.6. Concierge Service
- 9.7. Amazing views of Cape Town and surrounds
- 9.8. Generator

10. GREEN BUILDING INITIATIVES

- 10.1. A building user's guide will be produced upon occupation of the building.
- 10.2. An environmental management plan and a waste management plan is in place for the duration of the construction process.
- 10.3. The AC system has been designed to reduce electrical consumption and refrigerant gas emissions, and to have no water loss.
- 10.4. Daylight has been maximized within the office space to lower the requirement of lighting during the day.
- 10.5. Energy consumption has been lowered using energy efficient light fittings.
- 10.6. Low energy water heating has also been employed.
- 10.7. Bicycle storage is provided.

The information herewith does not constitute a mandate and can change without notice.