


SKY  WATER

LIVING
CONNECTED


 **rabie**



Limited
Units



Exceptional
Location



Unmatched
Lifestyle

A VISIONARY DEVELOPMENT

by **Motion Property Investments** in collaboration with **Rabie Property Developers**, isn't just a place to live - it's a lifestyle designed for **connection** to everything that matters - **nature, work, and play**. With **secure lock-up-and-go convenience** and a **prime location on the water's edge** in Century City, Skywater offers the perfect blend of **modern city living** and a **vibrant, dynamic lifestyle** in Cape Town's thriving urban hub.

LOCATION & LIFESTYLE



15min

from Cape Town city centre



20min

from the airport



1.7km

from the beach



Surrounded by nature

and urban green spaces



Walking distance

to restaurants and cafés, co-working spaces, and retail hubs



Active lifestyle destinations

including gyms, running and cycling trails, and watersports facilities on your doorstep

At **Century City**, you're not just living—you're **Living Connected**. Whether you're investing in a high-growth precinct or looking for the perfect **lock-up-and-go lifestyle**, this is where it all comes together.



CENTURY CITY IS CAPE TOWN'S ULTIMATE URBAN HUB

designed for those who value connectivity in every aspect of life. This thriving **smart-city** brings together **lifestyle, nature, and business**, creating a walkable, secure environment where everything you need is just moments away.



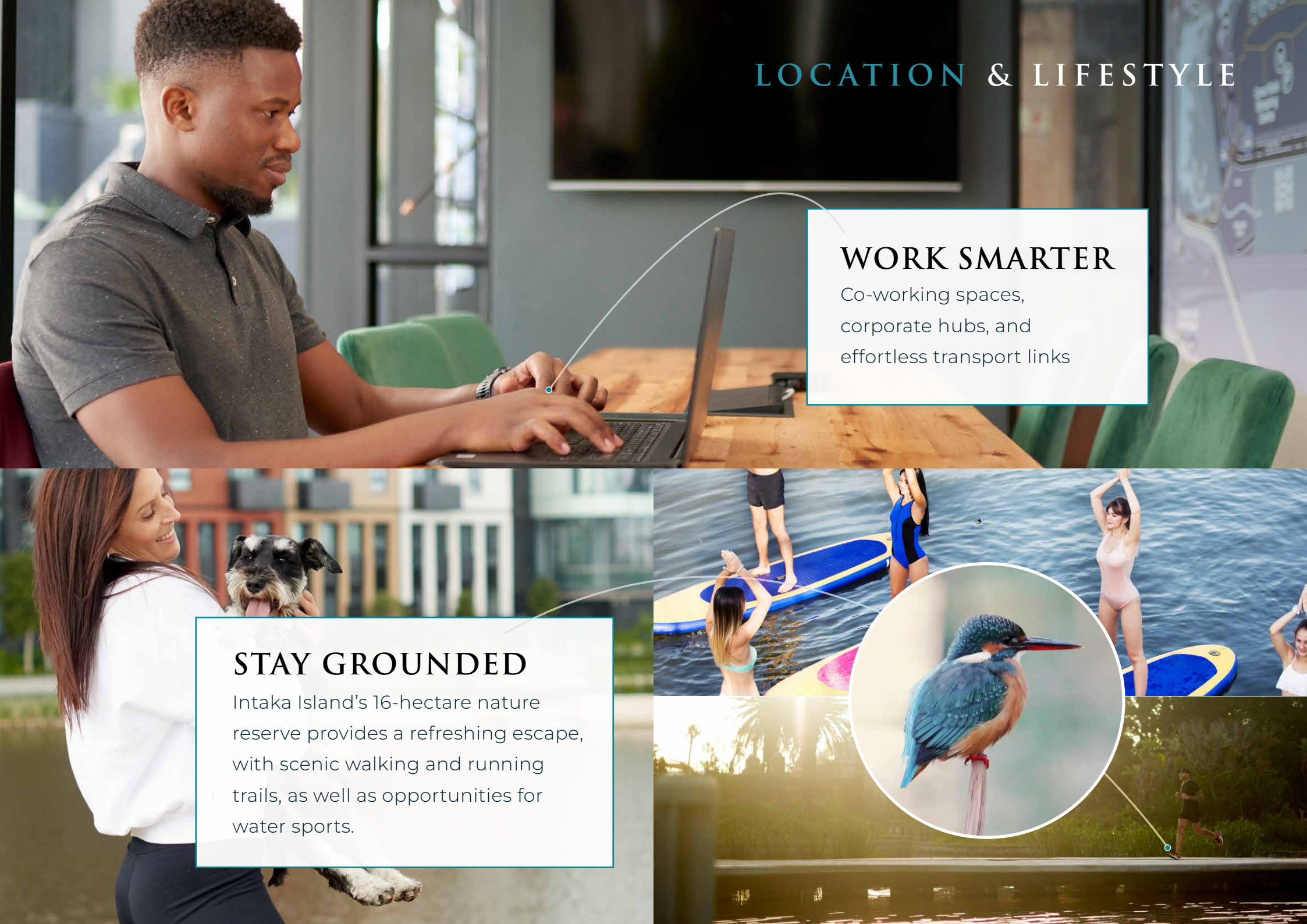
LOCATION & LIFESTYLE

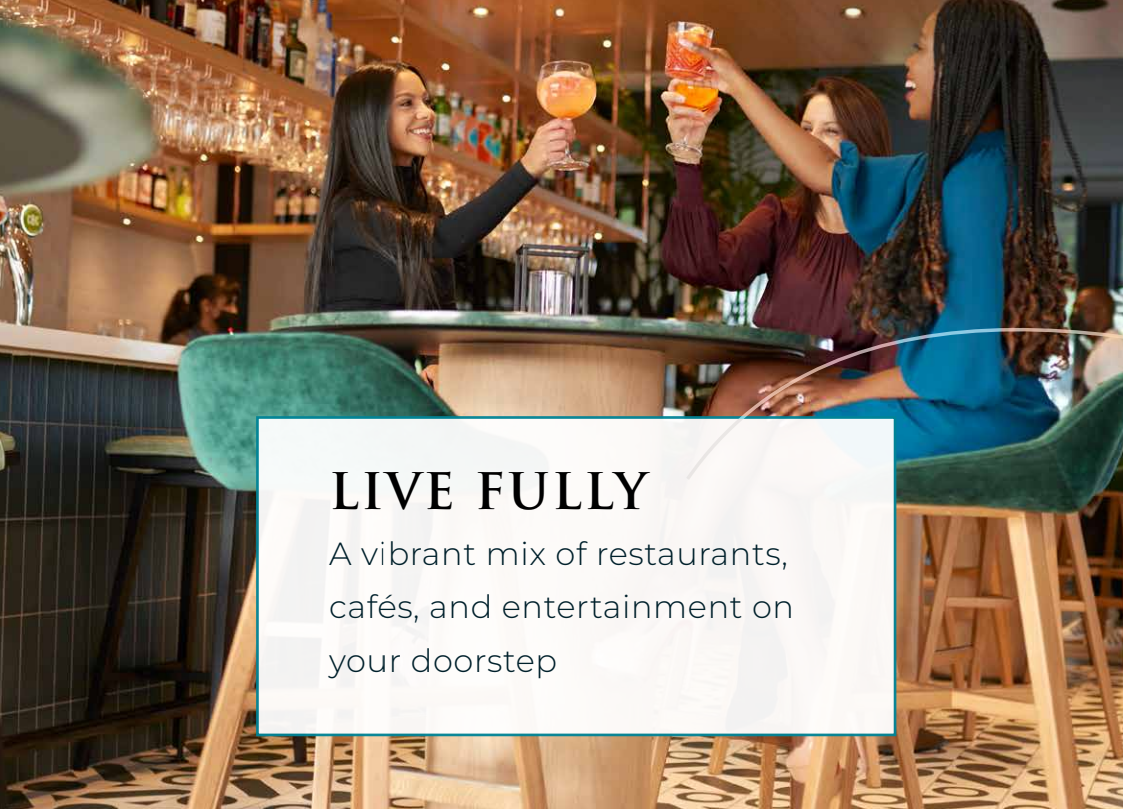
WORK SMARTER

Co-working spaces,
corporate hubs, and
effortless transport links

STAY GROUNDED

Intaka Island's 16-hectare nature reserve provides a refreshing escape, with scenic walking and running trails, as well as opportunities for water sports.

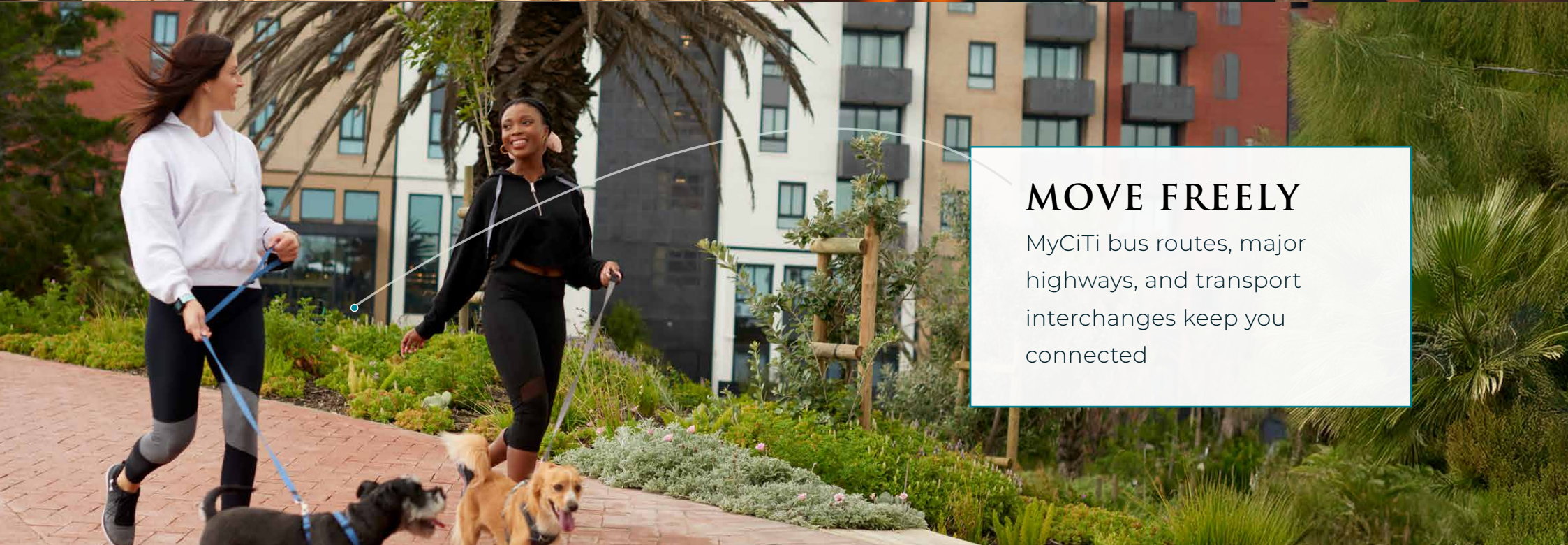




LIVE FULLY
A vibrant mix of restaurants, cafés, and entertainment on your doorstep



LOCATION & LIFESTYLE



MOVE FREELY
MyCiTi bus routes, major highways, and transport interchanges keep you connected

THE DEVELOPMENT

Stylish 3-storey walk-up

122 units

Modern, eco-friendly design
with EDGE Certification

“Green Bond”
Opportunity

24-hour security &
private entrance

Situated on the water's edge

Mountain views

Undercover parking
for all residents

Studio, one- and two-
bed apartments

Two exclusive
penthouses



UNIT BREAKDOWN & FLOOR PLANS

Designed for effortless, modern living, Skywater's apartments are perfect for those who thrive on an active, city lifestyle.

Smart layouts maximise natural light, while Juliet balconies create a seamless connection to the outdoors. Whether you're out exploring or working on the move, your home remains a stylish sanctuary, offering secure, lock-up-and-go convenience in the heart of Century City.



UNIT BREAKDOWN & FLOOR PLANS

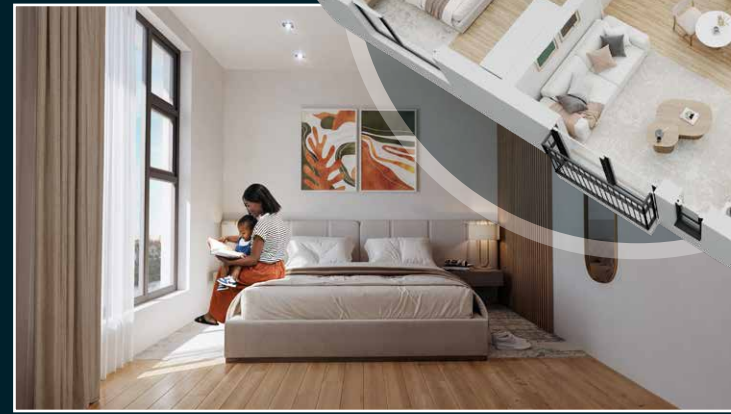
DESIGNER CITY PADS

29sqm
From
R1.5M



STYLISH 1-BEDROOM URBAN SUITES

43sqm
From
R1.94M



UNIT BREAKDOWN & FLOOR PLANS

SIGNATURE 2-BEDROOM CONDOS

62sqm
From
R2.89M



EXCLUSIVE SKYLINE PENTHOUSE

Only Two
Available
From
R5.46M



THE SKYWATER LIFESTYLE



WORK & LIVE

Co-working
spaces, business
hub location



WELLNESS & LEISURE

Nearby gyms, green parks,
cycling/running paths,
canals for water activities,
fitness centres



SMART LIVING

Secure, lock-up-and-go
with high-quality finishes,
fibre-ready, recycled water,
energy-efficient design



INVESTMENT POTENTIAL

WHY INVEST IN CENTURY CITY?

- One of Cape Town's fastest-growing urban Hubs
- High rental demand from professionals, students, and corporates
- Proven capital growth in the area

EXCLUSIVE INVESTMENT OPPORTUNITY

This is it!

Your golden opportunity to invest in Century City at launch prices that will never be seen again. As one of the last prime residential developments in this thriving smart city, Skywater offers unbeatable value in a high-demand location.

Green Bond Initiative

Invest sustainably and save. With Skywater's planned EDGE Certification, you could qualify for a Green Bond, saving up to 0.25% on your home loan interest rate. A smarter, more eco-friendly way to own property in one of Cape Town's most dynamic locations.

Limited Availability

Skywater is one of the final residential opportunities on the water's edge in Century City, making this a truly rare investment. With a limited number of units available, demand is high—secure yours before they're gone.



KEY INVESTMENT DATA POINTS

1. STRONG CAPITAL APPRECIATION

- Limited land availability is expected to drive further price growth

2. ATTRACTIVE RENTAL YIELDS

- Offering nett yields of 9%, outperforming many other Cape Town precincts

Projected rental returns for Skywater units:

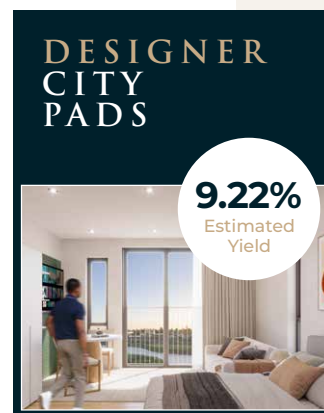
- City Pads: R13,000 – R15,000 p/m
- 1-Bed Urban Suites: R17,000 p/m – R19,000 p/m
- 2-Bed Condos: R24,000 p/m

3. RISING RENTAL DEMAND

- Rental rates in Century City have increased by 15% to 20% in the past year
- Strong demand from young professionals, corporate tenants, and digital nomads

4. POSITIVE MARKET OUTLOOK

- Century City is positioned for sustained growth due to its smart-city infrastructure and ongoing developments
- 5. High Occupancy Rates
- Strong demand ensures consistent occupancy rates, reducing vacancy risks for investors
- Secure lock-up-and-go lifestyle makes it attractive for long-term tenants



SUSTAINABILITY & FUTURE-PROOF LIVING



SUSTAINABLE SMART LIVING

Planned EDGE Certification means lower energy and water consumption—better for you and the planet.



DESIGNED FOR THE FUTURE

Eco-conscious architecture meets smart design, reducing your environmental footprint without compromising style.



GREEN SPACES, URBAN OASIS

Century City's lush parks and nature reserves bring tranquillity to city living, a testament to our commitment to sustainability.

A COLLABORATION BUILT ON EXPERTISE & VISION

Skywater is the result of a unique partnership between **Motion Property Investments** (MPI) and **Rabie Property Developers**—two industry leaders united by a shared vision for modern, connected living.

Motion Property Investments, founded by Godfrey Mokaeanne, brings a professional yet socially conscious approach to property development, ensuring projects are not only practical and efficient but also impact-driven. Having previously worked at Rabie, Mokaeanne's return as a development partner makes this collaboration a natural fit.

With 46 years of experience, **Rabie Property Developers** has shaped Cape Town's skyline with award-winning residential, commercial, and mixed-use developments. Known for their quality, innovation, and ability to create thriving communities, Rabie continues to set new standards in urban living.



A RARE OPPORTUNITY

to invest in Century City's newest development.

Secure Your Unit Today!



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