

The top 10 luxury apartments in South Africa



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2017 Apartment Ratings

As a follow up to our annual residential estate ratings, we have rated the top 10 luxury apartment complexes in South Africa for the first time.

Ratings criteria include:

- Design and space.
- Communal gardens.
- Maintenance.
- Location.
- Views and scenery.
- Security and reception features.
- Activities available - gym, swimming pool etc.
- Quality of fittings.
- Appeal to wealthy buyers.

Recent trends in this space include:

- A large number of luxury apartments were put up in Sandton and Cape Town during the 10 year period from 2005 to 2015 due to strong demand.
- Although demand has slowed since then, there remain a few areas where new luxury prime apartments are still going up including: Illovo, Umhlanga, Ballito, CT Waterfront and Bantry Bay.
- A large number of residential lifestyle & golf estates have started to add luxury apartments onto their offerings. Previously, most residential estates had focused only on houses.

First place - Whitehall Court

Whitehall Court is our top luxury apartment complex for 2017. Located in Killarney in Johannesburg, it has a timeless design, with impressive internal gardens, sculptured pillars and high ceilings. Apartment prices there range from R3 million to R12 million.

Second place - The Bantry

This beautifully designed complex is located in Bantry Bay in Cape Town. It offers residents impressive views over the ocean and is wind protected. Notably, all the units there are relatively large (over 300 square meters each). The complex was designed by well-known SA architect Stef Antoni. Apartment prices there range from R30 million to R40 million.

Third place - Melrose Arch

Melrose Arch in Sandton is a unique mixed use residential area with apartments, offices and shops. It offers residents easy and safe access to local shops, bars and restaurants. Apartment prices there range from R2 million to R30 million.

Fourth place – San Michele

San Michele is a beautifully designed complex located in Clifton in Cape Town. It overlooks the iconic Clifton Beach, which is one of the top rated beaches in the world and a major hangout for the world's jet set. Apartment prices there range from R3 million to R30 million.

Fifth place - Franklin Row

Franklin Row is located on Melville Road in Illovo, Johannesburg. Like Whitehall Court, it has a timeless design, with a very similar look to apartments in Belgravia (the most exclusive part of London, UK). Prices there range from R3 million to R10 million.

Sixth place - Michael Angelo & Raphael Suites

The Michael Angelo & Raphael Suites are located in the heart of Sandton CBD, with easy access to Sandton City Shopping Centre. Apartment prices there range from R3 million to R45 million.

Seventh place - V&A Marina Apartments

The V&A Marina is located next to the One & Only Hotel in Cape Town's Waterfront district. It is arguably the most expensive address in SA, with apartments there fetching over R90,000 per square meter. Many of the owners there have their own yachts which they park in the marina. Note: an upcoming development in Bantry Bay called Aurum is expected to overtake the V&A to become the most expensive address in SA once it is complete (prices there are expected to fetch well over R100,000 per square meter).

Eighth place - The Pearls

The Pearls is a large residential development in Umhlanga. It offers several types of units, ranging from beachfront garden apartments to sky-rise penthouses. Prices there range from R3 million to R30 million.

Ninth place - De Meermin

De Meermin overlooks Lookout Beach and the Lagoon in Plettenberg Bay. It is the only Garden Route apartment complex in our top 10. Apartment prices there range from R3 million to R10 million.

Tenth place – The Bermudas

The Bermudas is a well-established development in Umhlanga. It offers garden apartments and high rise units normally with 2-3 bedrooms each. It is very well maintained with nice internal gardens and an impressive pool on the upper levels. It has easy access to the beach. Prices there range from R3 million to R10 million.

Other contenders:

- 70 on Melville (new) - Illovo, Johannesburg.
- Aurum (new) - Bantry Bay, Cape Town.
- Blue Waters - Blouberg, Cape Town.
- Cape Royale - Greenpoint, Cape Town.
- Central Square (new) - Central Sandton, Johannesburg.
- Clifton Terraces (new) - Clifton, Cape Town.
- Eventide - Clifton, Cape Town.
- La Corniche - Clifton, Cape Town.
- Oceans Hotel Residential Apartments (new) - Umhlanga.
- ONE97 Hyde Park (new) - Hyde Park, Johannesburg.
- Sandton Emperor - Central Sandton, Johannesburg.
- Silo Apartments (new) - Waterfront, Cape Town.
- Strand Beach (new) - Seapoint, Cape Town.
- Taj Residences - City Bowl, Cape Town.
- The Houghton (new) - Houghton, Johannesburg.
- The Onyx (new) - City Bowl, Cape Town.
- The Water Club - Granger Bay, Cape Town.
- The Yacht Club (new) - Waterfront, Cape Town.
- Umhlanga Arch (new) - Umhlanga.

Spotlight on hotel residences:

- Globally, over the past few years there has been a move away from traditional luxury apartments towards hotel residences. 'Hotel residences' refer to apartments in existing hotels that can be purchased. They essentially allow owners to live in a hotel permanently and enjoy the same services as normal guests do (i.e. room service, dining, cleaning etc.).
- Hotel residences are often difficult to identify such as 'One Hyde Park' in London - the apartments there are essentially hotel residences serviced by the Mandarin Oriental next door.
- Hotel residences sell at a premium to normal luxury apartments.
- Notable worldwide examples include: the Mandarin Oriental Residences (One Hyde Park) in London, Plaza Pied-a-terre in New York, the St Regis Residences in New York, the Four Seasons Private Residences in Seychelles, Ten Trinity Square in London, the Baccarat Residences in New York and the Palazzo Tornabuon in Florence.
- The hotel residence model is starting to take off in South Africa – local examples include: the Houghton in Johannesburg, the Cape Royale in Cape Town, the Taj Residences in Cape Town and the upcoming Oceans Hotel Residential Apartments in Umhlanga.

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