

THE BRIDGES
CENTURY CITY

Cross over to
a whole new world

rabie

Introducing the final Ratanga Park development

LUXURY WATERFRONT APARTMENTS FROM R1,75 MILLION



Invest in a living landscape

Framed by greenery and bordered by water, The Bridges is the final residential development to enjoy direct access to the sweeping lawns, established trees and tranquil waterways of Ratanga Park.

Designed by Vivid Architects and developed by Rabie Property Developers, The Bridges brings together thoughtful architecture, a superb park-side location, and the long-term rewards of investing in Century City, Cape Town's flagship New Urban precinct. Don't miss this unique opportunity to invest in a living landscape that will grow in value, year by year.

Our first release at The Bridges



West Bridge, the first building to be launched at The Bridges, consists of 106 luxury apartments over eight storeys and offers serene views of Ratanga Park's lush landscape, and vistas of Cape Town's iconic mountains and Table Bay coastline.

Exquisitely designed for luxury, flexibility, convenience and long-term value, West Bridge includes a mix of studios, one, two and three-bedroom apartments and penthouses.

With refined finishes, superior appliances, excellent security and full backup power, the Bridges delivers a precious blend of natural calm and urban ease.



Key features include:

- Clubhouse & swimming pool
- Water access via a resident-only jetty
- Pet-friendly garden apartments
- 24-hour access control
- Full power backup
- Short-term rental approved
- High-speed fibre connectivity
- High-tech precinct & development security

Shop, work and play just a bridge away



The Bridges sits at the heart of Cape Town's most connected neighbourhood. You're minutes from Canal Walk, the city's largest mall with over 400 stores, restaurants and a world-class cinema complex, and even closer to everyday essentials like Woolworths Food, Clicks, and artisanal cafés.

Just across the bridge is Century City's Urban Square — home to celebrated restaurants like Tigers Milk, La Parada, Gusto and Urban Umami. There are also several hotels, co-working spaces, the Century City Conference Centre, and multiple fitness facilities – including a new padel court complex opening in 2025.

And right next door, Clay Café offers a family-friendly space to relax, eat, or get creative. Life at The Bridges is about more than convenience. It's about flow, freedom and connection.

Where
every day
feels like a
getaway



With direct access to Ratanga Park, residents of The Bridges enjoy an exceptional connection to nature, right in the heart of Century City. Cross a bridge and enter six hectares of greenery, big trees, sloping lawns and rippling water.

This stunningly landscaped park offers a rare sense of stillness and space in a city setting. Sit beneath the trees. Launch your kayak on an adventure to Intaka Island. Watch the birds skim the surface of the water. And keep an eye open for a curious otter!

THE BRIDGES





Restaurants

1. Akiya Sushi
2. Vida e Caffè
3. Urban Umami
4. Tiger's Milk
5. La Parada
6. Seattle Coffee Co.
7. Gusto Urban Italian

Hotels

8. Bootlegger Coffee
9. Kauai
10. Mozambik
11. Slug & Lettuce
12. Hussar Grill
13. Clay Cafe
14. Casa Bella
15. Century City Hotel Urban Square
16. Century City Hotel Bridgewater
17. Colosseum Luxury Hotel
18. Cape Town Marriott Crystal Towers
19. StayEasy Hotel

Fitness

20. Virgin Active
21. Heat Studio
22. Bodytec
23. Padel Courts

Shopping

24. Woolworths
25. Canal Walk
26. Clicks
27. Property World

Developments

- A. Nine Palms
- B. On Park
- C. Junxion Park
- D. Park Place



THE BRIDGES

SITE DEVELOPMENT PLAN



Choose your view. Define your space.



Whether you're looking for a smart studio, a generous one or two-bedroom apartment, or a statement penthouse, West Bridge offers a carefully considered mix of layouts and sizes — all finished to exceptional standards, and all designed to maximise light flow and flexibility.

- **Studios from R1,75m | 29m² – 32m²**
- **1 Bedrooms from R2,18m | 36m² – 49m²**
- **2 Bedrooms from R3,3m | 66m² – 75m²**
- **2 & 3 Bedroom Penthouses from R6m | 85m² – 136m²**

All prices include VAT. No transfer duty. Sizes exclude balconies.



WEST BRIDGE

The Bridges apartments are designed with comfort, clarity and calm in mind — clean architectural lines, premium appliances, modern fittings, and natural finishes that feel timeless yet fresh.

Refined, relaxed & remarkably easy to live in



*Artist's Impression of Penthouse

Disclaimer: The images and renders are computer-generated and intended for illustrative purposes only. While every effort has been made to ensure accuracy, final finishes, layouts, and details may vary from the completed development.



* Artist's Impression of Studio & Two Bed Apartments

Each unit is optimised for light and space, with full power backup, high-speed fibre, and carefully planned layouts that make day-to-day living effortless. It's a home you'll love to come back to — and a space that's ready for whatever comes next.



Space to connect. Time to celebrate!

At the heart of The Bridges lies a carefully designed clubhouse and pool, a private space where residents can recharge and come together.

Whether you're entertaining friends, sharing a quiet drink, or celebrating a birthday with family, this space was created for connection.

The clubhouse and pool will be completed in Phase 2, forming a natural gathering point for residents across all three buildings. A children's play area nearby adds another layer of ease for families.



At Century City, wellness is part of the plan. Nature and movement are woven into the urban fabric, making it easy to stay active, healthy and balanced.

Jog along shaded paths. Join the Saturday morning parkrun. Cycle the precinct's wide, landscaped routes. Paddle along quiet waterways. Or sweat it out in our brand-new complex of padel courts just a few hundred metres away.

Whether you prefer stillness or energy, within Century City's privately managed and meticulously maintained estate, you can enjoy both.

With high-tech security, access control, seamless infrastructure and world-class connectivity, everything here works as it should – quietly and efficiently.

Live well,
breathe deep!



THE CENTRE OF EXCELLENCE





Property in Century City has shown steady long-term growth – and The Bridges is set to continue that trajectory of success. With semigration from other provinces still on the rise, The Bridges is perfectly positioned for sustained capital appreciation.

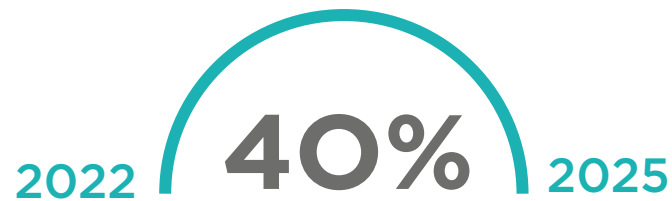
So whether you're investing for lifestyle, long-term returns, or both, The Bridges offers an investment sweet spot where timing, location, quality and demand intersect.

The Bridges has also been designed for full EDGE certification, meaning it meets rigorous international standards for water and energy efficiency, as well as material carbon footprint. This brings down running costs and opens the door to exclusive Green Bond finance from all major banks, offering buyers a 0.25% interest rate reduction!



The numbers tell the story

In just three years, average pricing in the Ratanga Park precinct has grown by over 40%! And demand continues to outpace supply...



Average Prices

	2022	2025	Growth
Studio	R1,200,000	R1,900,000	58%
1 Bed	R1,900,000	R2,600,000	37%
2 Bed (66sqm)	R2,860,000	R3,780,000	32%

Projected Capital Appreciation

Median selling prices of the 4000+ residential properties in Century City have grown by over 10% year-on-year for the last three years!

ROI EX. CAPITAL GROWTH

Gross^{*}
11%

Net^{*}
9%

SELLING PRICES 2025

From R1,75m
From R2,18 m
From R3,3 m

STUDIO
ONE BED
TWO BED

PROJECTED RENTALS 2027

R16 000
R20 000
R29 000

With no transfer duty, VAT-inclusive pricing, and the added benefit of Green Bond savings, The Bridges is a compelling investment proposition — with strong rental demand and exceptional long-term capital growth.

* Figures based on average return on investment projections for entry-level apartments in West Bridge.



Century City is a 250-hectare mixed-use precinct 10 minutes from the centre of Cape Town, combining residential, commercial, leisure and nature spaces in a secure, walkable environment. Perfectly positioned between the city centre and the northern suburbs, it offers exceptional connectivity, world-class amenities, and a vibrant, active lifestyle. With landscaped parks, canals, shops, hotels, restaurants and schools all within easy reach, this privately managed estate is a model of successful New Urban development.



Rabie Property Developers is a leading South African property company specialising in mixed-use developments, with a track record spanning more than four decades. As the visionary force behind Century City, Rabie has transformed the precinct into one of the country's most successful urban environments. The company has also created landmark estates like Royal Ascot, Westlake, Clara Anna Fontein and Burgundy Estate—developments that have consistently delivered high-quality living and significant investment returns over the years.



Property World is the exclusive residential sales agency for Rabie's developments in Century City, with deep expertise in the local property market. The company has played a key role in successfully marketing and selling thousands of apartments in the precinct. With dedicated rental and resale services, Property World helps investors maximise returns through professional tenant management and profitable re-sales.

GET IN TOUCH TODAY

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“As the final off-plan opportunity in Century City’s most coveted location, The Bridges offers a rare chance for early investors. Demand is already surpassing supply, further intensified by Century City approaching full development capacity – a key driver of capital appreciation. With the development pipeline nearing its end, future resale values will be shaped exclusively by private owners, rather than new stock, positioning investors for exceptional long-term growth.”

Devon Usher, Managing Director, Property World


THE BRIDGES



**PROPERTY
WORLD**